

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	2.8.16
B	HERITAGE ADVICE AMENDMENTS	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

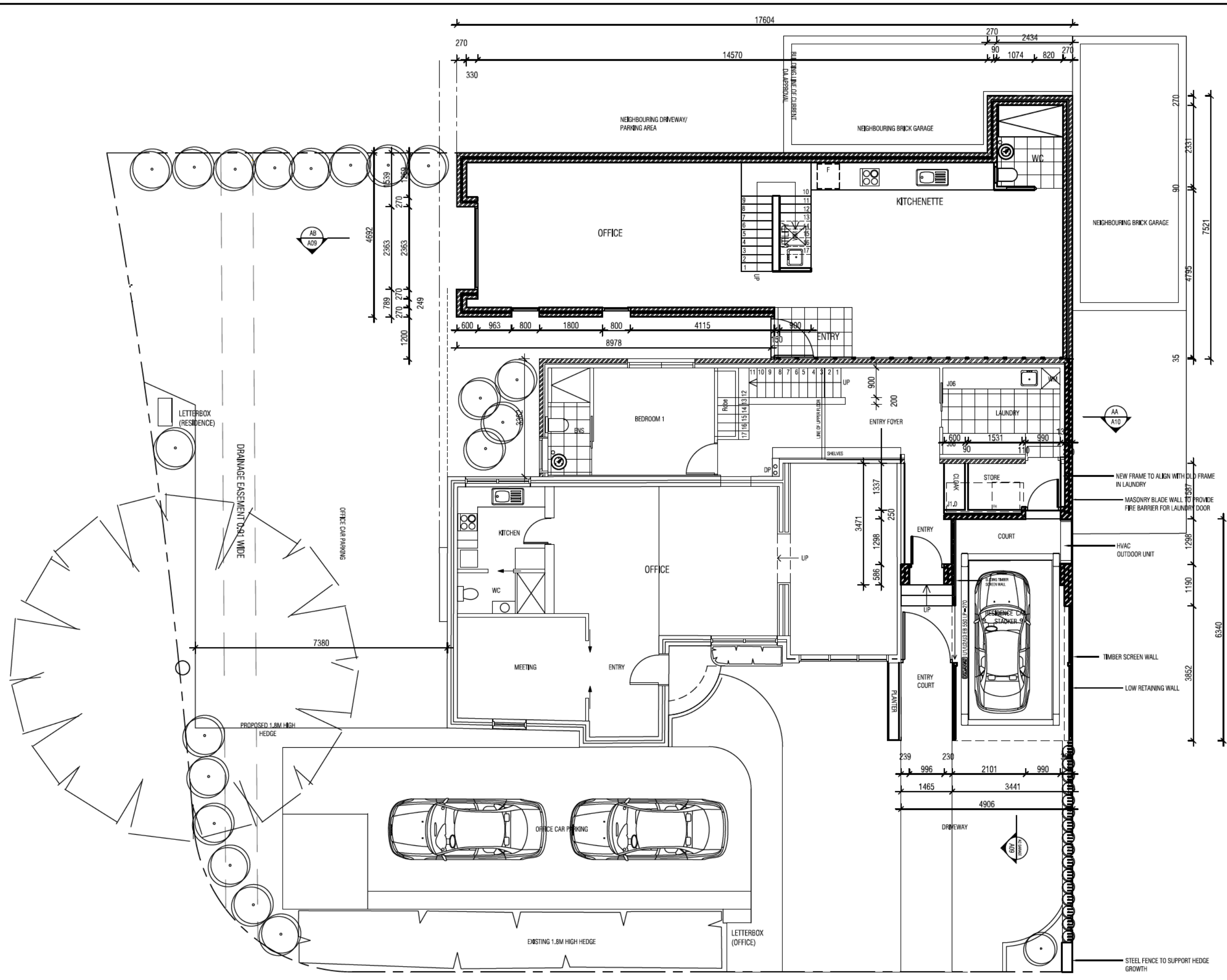
DRAWING
GROUND FLOOR PLAN

DATE 17/08/2016
SCALE 1:100 @ A3
DRAWN TK

**DEVELOPMENT
APPROVAL**

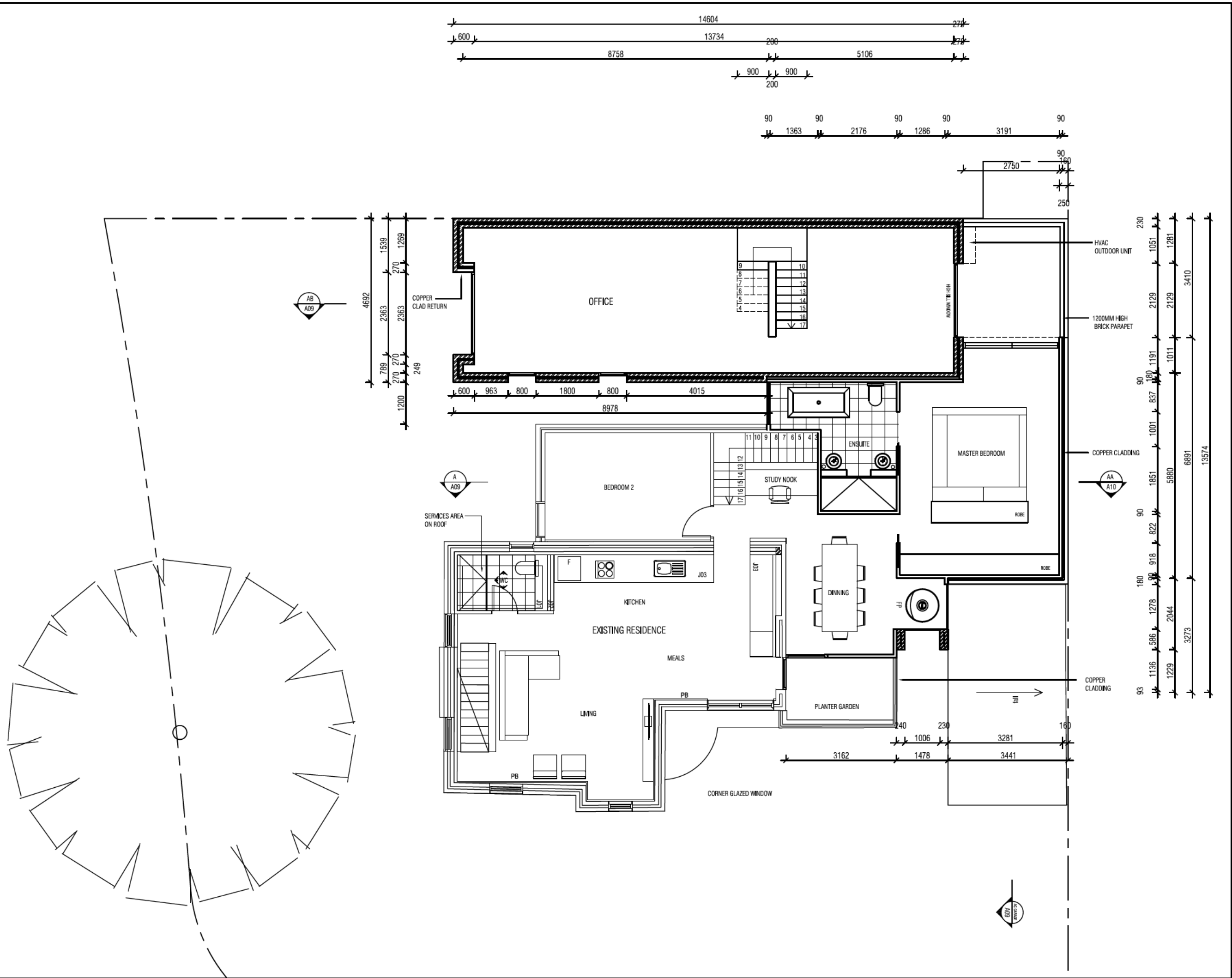
DRAWING No.

A02



REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	2.8.16
B	HERITAGE ADVICE AMENDMENTS	12.8.16
C	HERITAGE ADVICE AMENDMENTS	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
UPPER FLOOR PLAN

DATE **17/08/16**
SCALE **1:100 @ A3**
DRAWN **TK**

**HERITAGE
APPROVAL**

DRAWING No.
A03

ORIGINAL

Entered in Register Book Vol. *897*....Folio. *65*....

.....*J. D. McClure*.....Registrar of Titles

J. D. McClure Deputy

4 AUG '83

CANCELLED AND COMPUTER
CERTIFICATE OF TITLE ISSUED

THE COMMONWEALTH OF AUSTRALIA

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ORDINANCE 1936

LEASE GRANTED pursuant to the City Area Leases Ordinance 1936-1973 and the Regulations thereunder on the *Twenty-ninth* day of *July* One thousand nine hundred and *eighty-three*. WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to WILLIAM ALFRED DUNKLEY of 2 Fitzroy Street Forrest in the Australian Capital Territory Retired and FAY ANNE DUNKLEY of the same address Home Duties as joint tenants (hereinafter called the "Lessee") ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of 608 square metres or thereabouts and being Block 8 Section 35 Division of Forrest as delineated on the Deposited Plan Number 3425 in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by red edging on the plan annexed hereto (hereinafter called the "said plan") TOGETHER WITH and SUBJECT TO the easements respectively granted and reserved in Crown Lease Registered Volume 624 Folio 42 and Volume 583 Folio 34 (as broadly sketched on the said plan) RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the *twenty ninth* day of *July* One thousand nine hundred and *eighty three* to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the said term rent at the rate of five cents per annum if and when demanded.

1. THE Lessee covenants with the Commonwealth as follows:

- (a) That the Lessee will pay to the Minister or to the person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereinbefore reserved within one month of the date of any demand made by the Minister relating thereto and served on the Lessee;
- (b) That the Lessee will at all times during the said term maintain repair and keep in repair all buildings and erection on the said land all to the satisfaction of the Minister;

- (c) That the Lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (d) To use the said land for residential purposes only;
- (e) That the building erected on the said land will be used only as a single unit private dwelling house and any outbuildings erected on the said land shall not be used as a habitation;
- (f) If and whenever the Lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the Lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with such equipment as is necessary may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the Lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Commonwealth by the Lessee;
- (g) To permit any person or persons authorized by the Minister to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

2. THE Commonwealth covenants with the Lessee:

That the Lessee may at any time upon payment of all rent and other moneys due to and demanded by the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the Lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land.

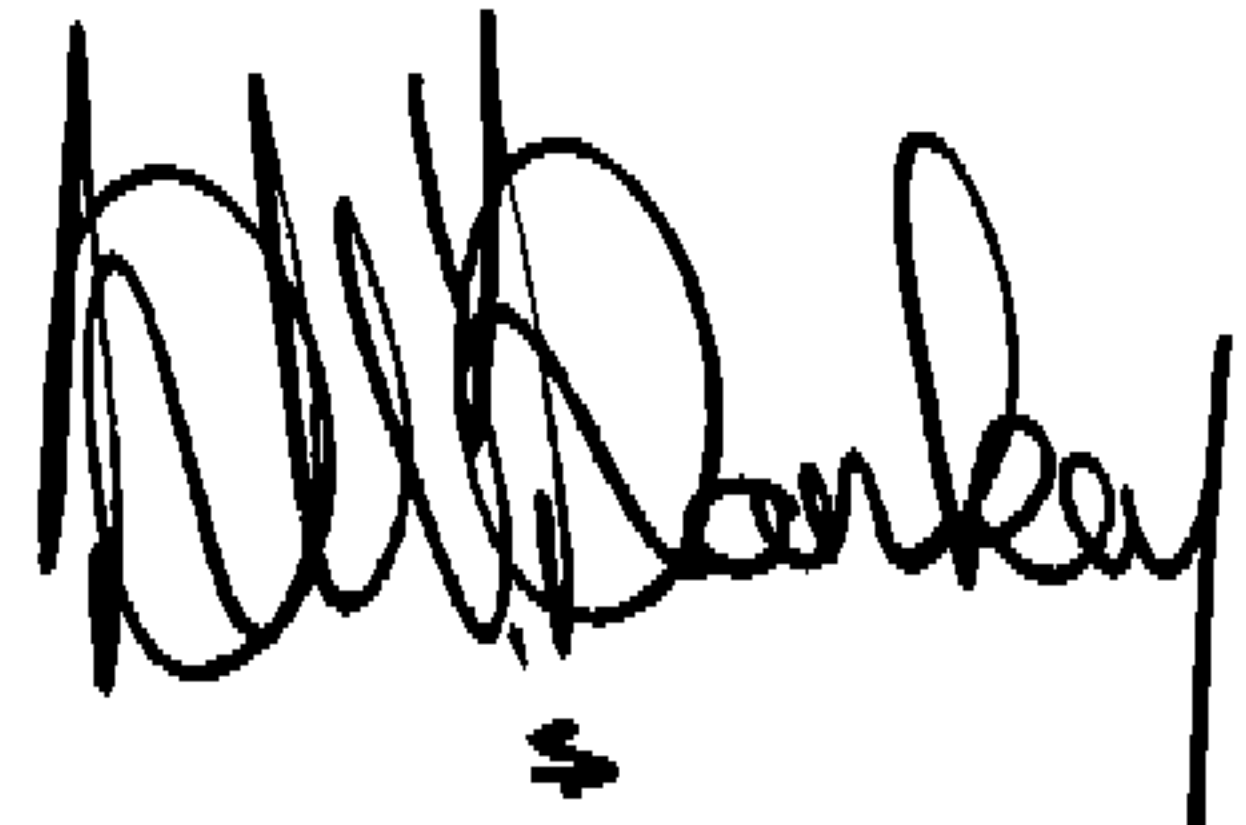
3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

- (a) That if the said land is at any time not used for a period of one year for the purpose for which this lease is granted the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;
- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the Lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1973 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise those powers and functions of the Minister;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the Lessee at the said land or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the said land;
- (f) That if the Lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
- (g) That if the Lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the executors administrators and assigns of the survivor of them;
- (h) That if the Lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns;

IN WITNESS whereof the Commonwealth and the Lessee have executed this lease.

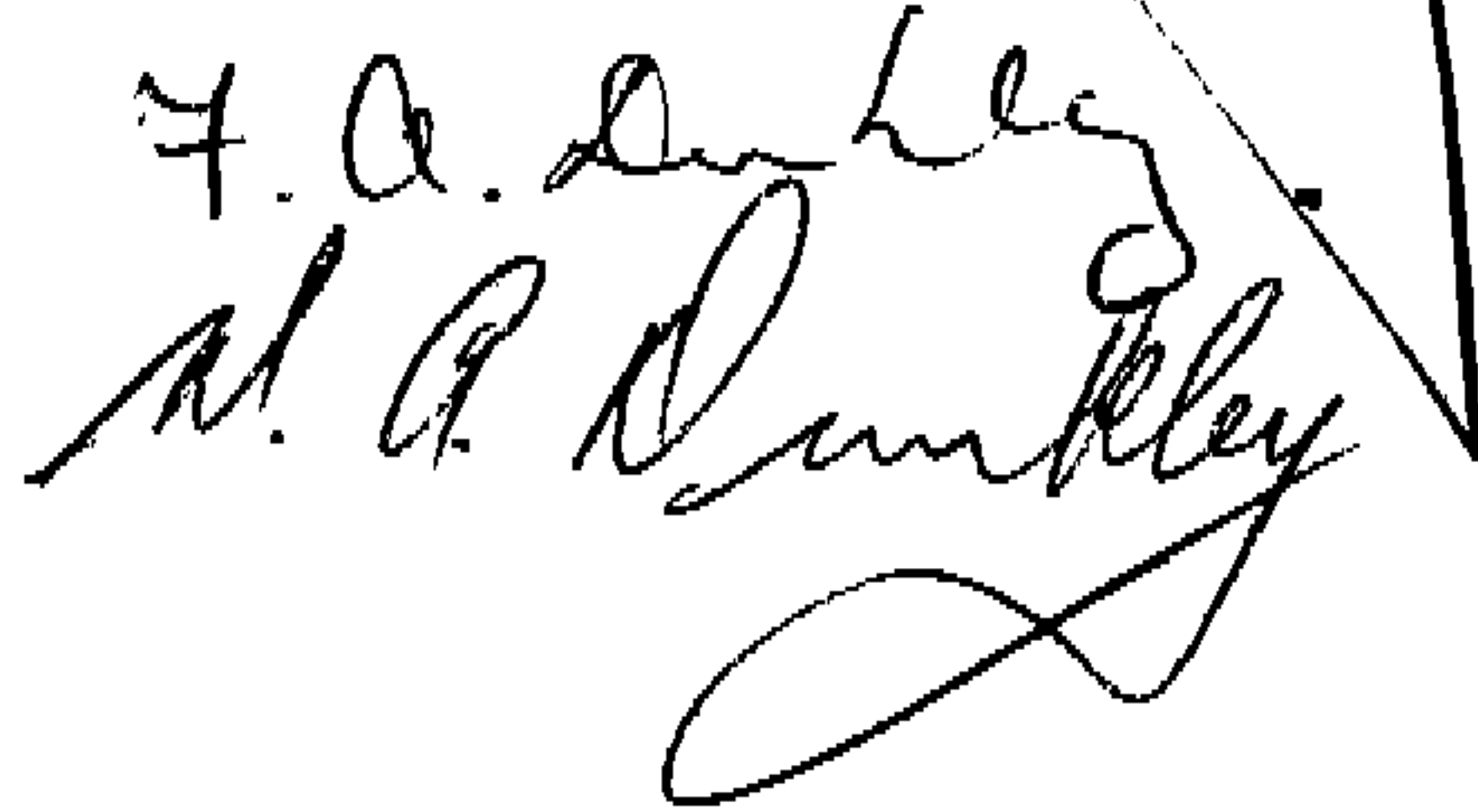
SIGNED SEALED AND DELIVERED)
 by **STUART WILLIAM SANKEY**)
 Delegate of the Minister for)
 and on behalf of the)
 Commonwealth in the presence)
 of -)



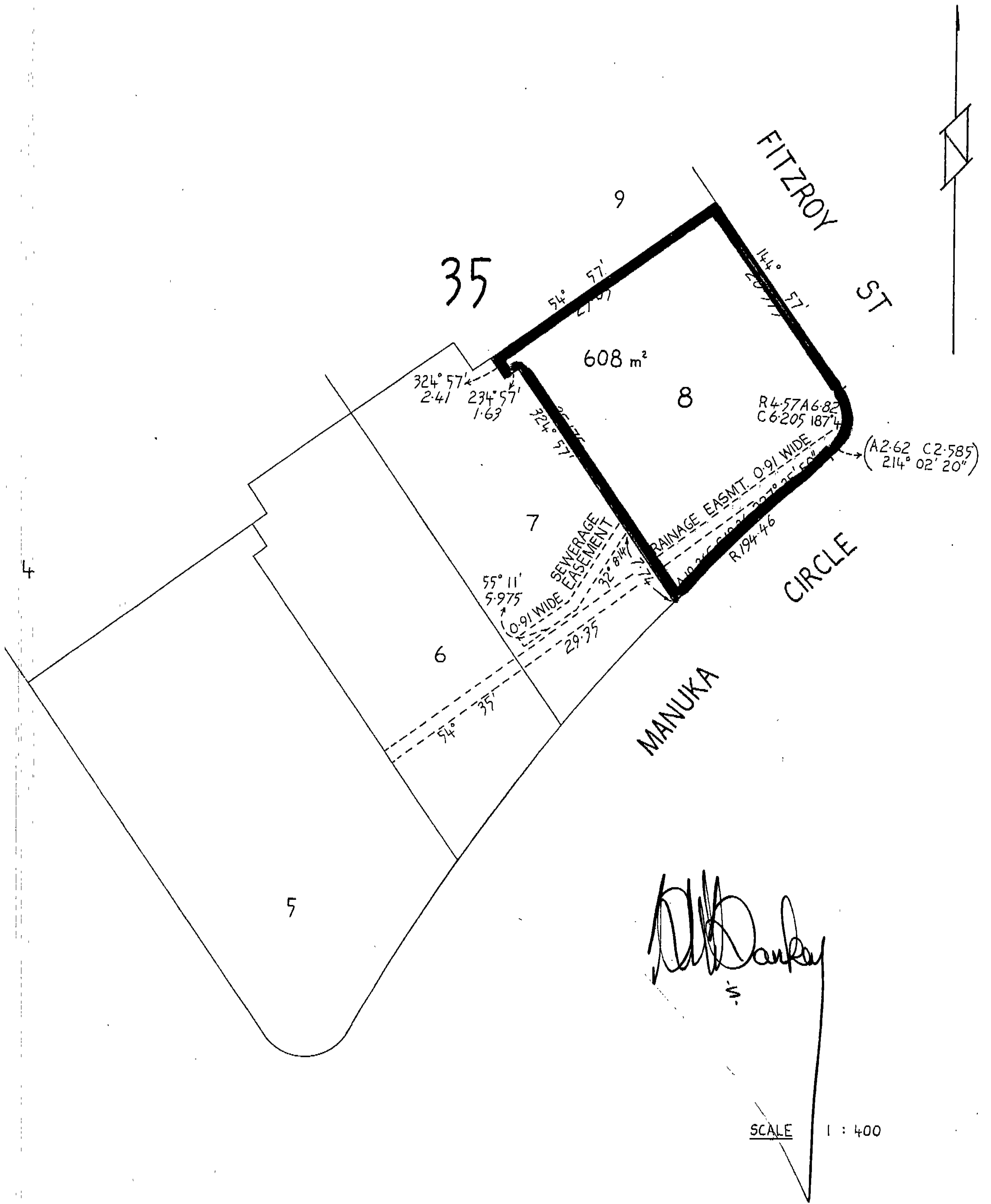
Bill Redrup
 Public Servant
 Garbarrá

SIGNED SEALED AND DELIVERED)
 by the Lessee in the presence)
 of -)

S. Bulla



COMMISSIONER FOR DECLARATIONS



[Handwritten signature]

SCALE 1 : 400

"This is the plan referred to in the lease of Block 8 Section 35 Division of FORREST granted on the 29th day of JULY 1983 as being annexed thereto."

[Handwritten signature] M. A. Campbell

No. 439356 MORTGAGE TO COMMONWEALTH OF AUSTRALIA

Entered 4th August 1983 at ten o'clock in the fore noon

 Registrar of Titles

No. 582824 DISCHARGE OF MORTGAGE No. 439356

Entered 7th September 1987 at TEN o'clock in the Fore noon

 M. N. SAVY Deputy Registrar of Titles

No. 582825 TRANSFER TO THU BICH BAUMANN

of the land within described

Entered 7th September 1987 at TEN o'clock in the Fore Noon.

 M. N. SAVY Deputy Registrar of Titles

No. 582826 MORTGAGE TO NATIONAL AUSTRALIA SAVINGS BANK LIMITED

Entered 7th September 1987 at TEN o'clock in the Fore noon

 M. N. SAVY Deputy Registrar of Titles

No. 628122 DISCHARGE OF MORTGAGE No. 582826

Entered 14th October 1988 at Ten o'clock in the Fore Noon.

 Registrar of Titles J. E. MAHER Deputy

No. 628123 MORTGAGE TO ST. GEORGE PERMANENT CO-OPERATIVE BUILDING SOCIETY (A.C.T.) LTD.

Entered 14th October 1988 at ten o'clock in the Fore noon

 Registrar of Titles J. E. MAHER Deputy

No. 701219 DISCHARGE OF MORTGAGE No. 628123

Entered 22nd August 1990 at ten o'clock in the fore Noon.

 Registrar of Titles L. RYAN

No. 701220 MORTGAGE TO WESTPAC BANKING CORPORATION.

Entered 22nd August 1990 at ten o'clock in the fore noon

 Registrar of Titles L. RYAN

CANCELLED
CERTIFICATE OF TITLE

Conversation with Tom from Kascon regarding further information.

He had started an s141 application but had had trouble uploading the information into edevelopment. However he had sent me an email. I asked about the number of cars handled by the stacker. The top section can also function as a trafficable platform, meaning that there can be one car in the ground and another on the stacker at ground level.

He asked whether we would be able to approve ahead of the due date (taking into account his expectation that there would be representations). I said that I couldn't tell him at this stage how long the assessment would take.

Post conversation I checked edevelopment and found no issues, nor any evidence of uploading of documents in response to the S141 request. I sent an email to him noting that the system now seemed able to accept the s141 upload.

G Caddy

29/9/16

(Advertisement for The Canberra Times)

Fax to: **The Canberra Times (Classifieds) Fax 6280 2119**
Account Name: Environment & Planning Directorate
Account Number: 1277730
Department's contact: Customer Service Centre 6207 1923
Publication Date: 12 September 2016
Size of Advertisement: Single Column
Classification: Development Applications
Order Number: FORRS35B8



The Planning and Land Authority has received the following development applications:

Development Application 201630153CT:

Location: Block: 8 Section: 35 Suburb: **FORREST**
2 FITZROY STREET
PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS -
Construction of new office to the rear of existing dwelling.

From 04th January 2016 the Planning and Land Authority will no longer be placing details of development applications in the Canberra Times.

Details of applications that are available for public inspection can be found at **www.planning.act.gov.au** (Comment on a DA), through the ACT Government's DA Finder App for smartphones and tablets (the app is free of charge and available on iOS and the Google Play Store) or at the Access Canberra, Environment Planning and Land Shopfront, 16 Challis Street, DICKSON between 8:30am and 4:30pm Monday to Friday. Written representations **MUST** be received by **close of business 4 October 2016** to be considered during the assessment of the application. Representations can be submitted online www.act.gov.au/DArepresentation or posted to EPD Representations – PO Box 365 Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.

From: stephen.donnelly@jemena.com.au on behalf of ActewAGL
To: [EPD, Customer Services](#)
Subject: ActewAGL - Notification of Building Application - Application ID : 157403
Date: Tuesday, 20 September 2016 8:36:16 AM
Attachments: [Gas Conditional Compliance Statement_157403.pdf](#)
[Exclusion Zone - Domestic Meter Installations.pdf](#)
[Gas Metering Equipment - Prohibited Locations.pdf](#)
[Meter Exclusion Zone.pdf](#)
[Statement of Compliance Information Sheet.pdf](#)
[%FLOORASSESS-201630153-GROUND-01_Gas.pdf](#)
[%FLOORASSESS-201630153-UPPER-01_Gas.pdf](#)
[ELEV-201630153-NORTH EAST-01_Gas.pdf](#)
[ELEV-201630153-NORTH WEST-01_Gas.pdf](#)
[ELEV-201630153-SOUTH-01_Gas.pdf](#)
[ELEV-201630153-SOUTH-01_Gas.pdf](#)
[SITE-201630153-01_Gas.pdf](#)

Your application has been assessed by ActewAGL and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of conditional compliance, which indicates ActewAGL's conditions of approval.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications)

Regards

Steve Donnelly

Network Development Manager



Jemena Gas Networks (NSW) Limited, Unit 1/5-7 Johns Place Hume ACT 2620

Direct (02) 6203 0640 **Mobile** 0427 401 803 **Email** stephen.donnelly@jemena.com.au

www.thenaturalchoice.au

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From: basubmission_electricity@actewagl.com.au
To: [EPD, Customer Services](#)
Subject: ActewAGL Application Decision. Application - 157403. Forrest - 8/35
Date: Tuesday, 20 September 2016 8:24:45 AM
Attachments: [Conditional Approval Electricity157403.pdf](#)
[%FLOORASSESS-201630153-GROUND-01.pdf](#)
[%FLOORASSESS-201630153-UPPER-01.pdf](#)
[ELEV-201630153-NORTH EAST-01.pdf](#)
[ELEV-201630153-NORTH WEST-01.pdf](#)
[ELEV-201630153-SOUTH-01.pdf](#)
[ELEV-201630153-SOUTH-01.pdf](#)
[SITE-201630153-01.pdf](#)
[3832_018.pdf](#)

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

Approval ID : 157403, Forrest 8 /35

Please note that your application has been assessed for compliance with ActewAGL's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards

Michael Richardson
[ActewAGL Electricity Networks Division](#)

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@ActewAGL.com.au
GPO Box 366 Canberra ACT 2601
www.ActewAGL.com.au

Please consider our environment before printing this email.

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Planning and Development Act 2007

Development Application

Application Number: **201630153**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb

FORREST

Section

35

Block Number

8

Unit Number

Street Address

FORREST

Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation	First Name	Surname	
None	Dane	Kasunic	
Postal Address 1		Postal Address 2	
po box 781			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
dickson	ACT	2602	Australia
Phone Number	Fax Number	Mobile Number	
0402131792			
Email			
dane@ibp.net.au			

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Standard lessee

Salutation	First Name	Surname	
Ms	Nastasia	George	
Postal Address 1		Postal Address 2	
2 Fitzroy street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Forrest	ACT	2603	Australia
Phone Number	Fax Number	Mobile Number	
0411052269		0411052269	
Email			
Nastasia_George@hotmail.com			

Lessee Number: 2

Is the Lessee a:

Standard lessee

Salutation	First Name	Surname	
<input type="text" value="Mr"/>	<input type="text" value="Tomislav"/>	<input type="text" value="Kasunic"/>	
Postal Address 1		Postal Address 2	
<input type="text" value="PO BOX 3218"/>		<input type="text"/>	
Postal Address 3			
<input type="text"/>			
Suburb	State/Territory	Postcode	Country
<input type="text" value="Manuka"/>	<input type="text" value="ACT"/>	<input type="text" value="2603"/>	<input type="text" value="Australia"/>
Phone Number	Fax Number	Mobile Number	
<input type="text" value="0411052269"/>	<input type="text"/>	<input type="text" value="0411052269"/>	
Email			
<input type="text" value="info@kascon.com.au"/>			

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CZ5 Mixed use zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal
Forrest Precinct Map and Code

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

1. Additions to existing residential dwelling.
2. New office to rear of exiting dwelling

Proposed Use of the Land

Describe the use of the development. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

1. Residential
2. Office

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment and Planning Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Planning Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Planning Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Mixed Use (combined non-residential and residential developments)

Mixed Use

Please select a Mixed Use sub type:

Additions/Alterations to existing building

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

D - Total Gross Floor Area of development (A-B+C)(m²)

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of*

costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.

Demolition, Trees

Demolition

Is the [Demolition](#) item relevant to your proposal?

No

Trees

Is the Trees item relevant to your proposal?

No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

Yes

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

Contamination

Is the [Contamination](#) item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards

the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the [Waste Management \(for waste facilities\)](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Waste Management for liquid trade waste

Is the [Waste Management \(for liquid trade waste\)](#) item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

No

Utilities

Is the [Utilities](#) item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Gas

Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the *Landscape* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Lighting

Is the *Lighting* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

No

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment and Planning Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment and Planning Directorate staff?

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/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I /we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment and Planning Directorate will not provide written advice of this decision.

I/we also understand that the Environment and Planning Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment and Planning Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment and Planning Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

If lodging on behalf of a company, organisation or Government agency: -

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

23 Aug 2016

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPD for review.

Development applications (DAs) can be delayed unnecessarily because EPD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

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

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

Contact Details: Environment and Planning Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR

Company Name Email address

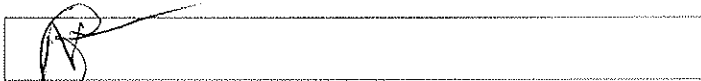
Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

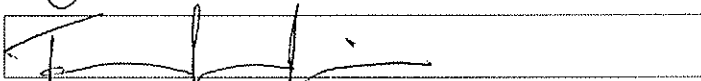
1st Lessee's
Signature



Date

17/08/16

2nd Lessee's
Signature



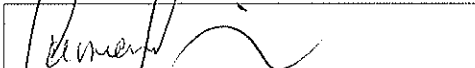
Date

17/08/16

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant
Name



Company
Name

Signature

DANE KASANIC

Date

17/08/16

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate
Name

Agency Name

Signature

Date

Delegate
Name

Agency Name

Signature

Date

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

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

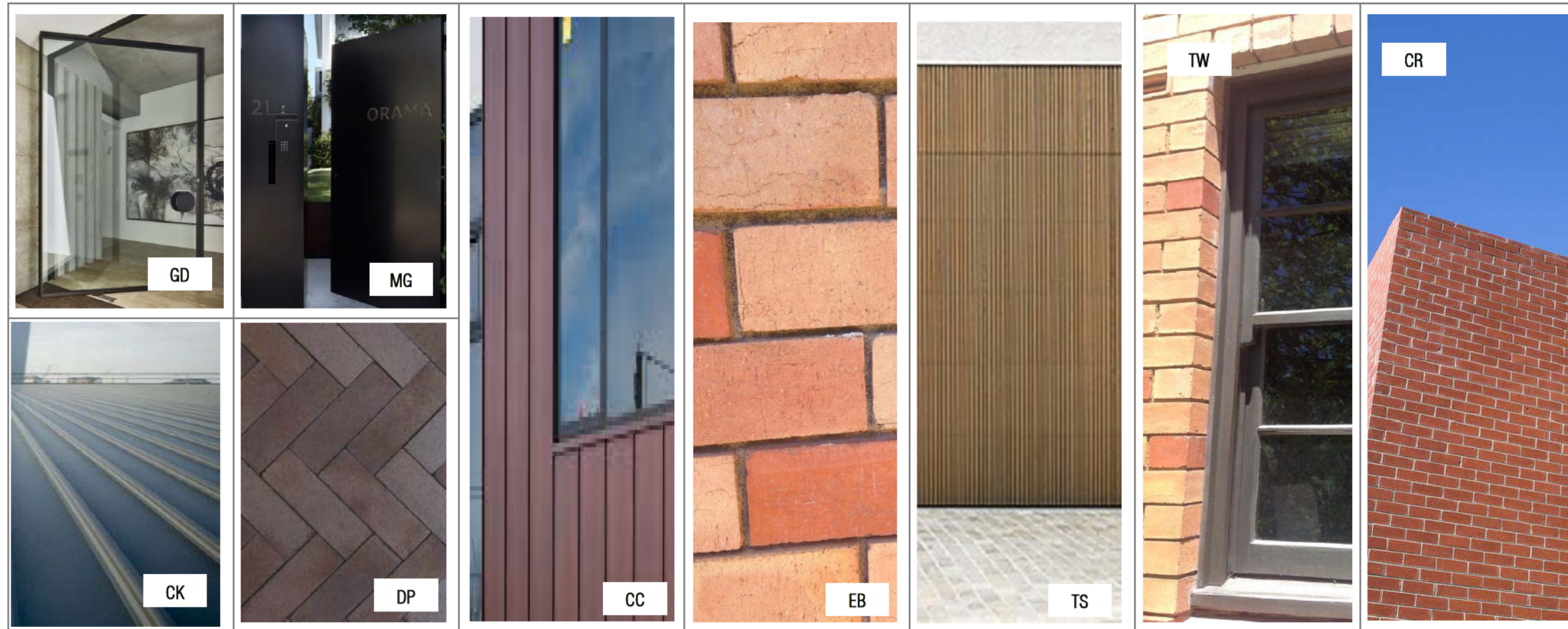
Contact Details:

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

Block 8 Section 35 Forrest – Materials Schedule

Mixed Use Development – 8 2 Fitzroy street Forrest
A157



CR Canberra Red Brickwork	CC Copper Cladding	TS Timber Screening	EB Existing Brickwork	CK Colourbond Klip Lok Roofing	TW Timber windows	DP Driveway pavers	
MG Metal Gates	GD Glass Entry Door						

From: [McKeown, Helen](#)
To: [EPD, Customer Services](#)
Cc: [Dojic, Rosie](#)
Subject: Comm - TREE PROTECTION-201630153-8/35 FORREST [SEC=UNCLASSIFIED]
Date: Wednesday, 14 September 2016 2:05:31 PM

DA No 201630153

BLOCK: SECTION: DIVISION:
8 35 Forrest

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

No regulated trees on the site

Supported provided there are conditions of approval

Advice for the applicant

Not Supported

Further Information/amendments required

Conditions/Comments/Advice:

Reference:

Contour and Detail Survey, Dwg CB1066.3, dated 15.7.2015

Site Analysis Plan, Dwg A00, issue A, dated 17.8.16

Site Plan/Verge Management Plan, Issue B- Heritage Revision, dated 17.8.16

Landscape Plan, Dwg A16, issue A, dated 17.8.16

There is one medium quality regulated tree (*Quercus lusitanica*) located on the south east boundary of the site. The tree has an asymmetrical canopy due to competition with the street tree and is growing primarily toward the residence. The tree is located very close to the public foot path.

- The proposed construction for dwelling alterations and additions is outside the tree protection zone of the tree and will not affect the health of the tree.
- The landscape plan indicates there will be paved surfaces within the tree protection zone of the tree. This activity will not have a significant effect on the tree if undertaken with care. The proposed paving is within the TPZ of the tree where pre-existing compacted decompose granite and an outdoor paved area exists. The area is presently used for storage, though is obviously a parking bay. Ideally the area under the tree should remain as is, with the decomposed granite. Alternatively any replacement surface should be undertaken using with pervious pavers.

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Environment | Environment and Planning | ACT Government

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

www.environment.act.gov.au

From: [Henriquez, Jose](#)
 To: [EPD, Customer Services](#)
 Cc: [TCCS_SPATAS_DA_COORD; Abeysekera, Ruwan](#)
 Subject: COMM: TCCSS-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]
 Date: Wednesday, 21 September 2016 12:08:53 PM
 Attachments: [image001.jpg](#)
[image003.png](#)

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201630153

Project Description:

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.

BLOCK: 8	SECTION: 35	SUBURB: FORREST
-----------------	--------------------	------------------------

This DA has been assessed in regards to the following:

Traffic		Driveways/Verge crossing	X
Parking		LMPP/Street Trees	X
Public Transport		Street Lighting	
Waste Management	X	Pedestrian Footpath	X
Stormwater Tie		Stormwater Easement	X
Noise		EDP	
Further Information		Amendments/Additions/Alteration	X
Lease Variation		Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	X
That is further information is Required To Finalise Our Decision	
That Changes are Required For Compliance	
That It Is Not Supported	

Conditions

VERGE

1. All works must be kept inside the lease boundary.
2. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Review and Coordination-TCCS prior to commencement and on completion of the work.

PEDESTRIAN NETWORK

3. All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

4. The proposed new kerbside office waste bin collection point on the Fitzroy street frontage is not supported.
5. TCCS does not collect any Office, Business or Commercial waste and it must be collected entirely inside the block by a private contractor.

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

-
-

6. The existing verge crossings and pedestrian footpath have already been constructed and is therefore not included in this approval.
7. The existing verge crossings must not be altered in any way.
8. The stormwater easement is not affected by this development.
9. All internal circulation should be checked by EPD to make sure that vehicle can get in and out without difficulty.

Kind regards,

Jose Henriquez | DA Coordinator Development Review & Coordination

Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au

Strategy, Innovation and Customer Experience | Transport Canberra and City Services Directorate | ACT Government
12 Wattle Street, Lyneham | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

ACTGov_TCCS_inline_black



From: EPD, Customer Services

Sent: Wednesday, 7 September 2016 9:38 AM

To: TCCS_SPATAS DA

Subject: REFERRAL-TAMS-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201630153
BLOCK: 8 SECTION: 35 DIVISION: FORREST

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the above-mentioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is

not received within the prescribed time it will be taken that you have supported the application.

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Regards

Customer Services

Phone 02 6207 1923

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

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



From: [Walker, Karen](#)
To: [EPD, Customer Services](#)
Subject: COMM-DA LEASING-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]
Date: Wednesday, 14 September 2016 12:19:08 PM
Attachments: [image001.jpg](#)
[ObjRef.obr](#)

Hi Customer service,

Thank you for referring this application to the DA Leasing section from comment.

The proposal includes design and siting components for a dwelling and office.

The existing lease does not permit the office. However there is a previous approval in place that includes a variation to add office, this approval will expire Dec 2016. Any approval will need to include a condition delaying the effect of the approval until the lease is varied to permit the office use.

Once the assessment officer is aware of the design and siting decision that they intend to make, and if it is to approve this application, please refer the draft notice of decision to DA Leasing as early as possible for inclusion of relevant conditions and preparation of documentation for attachment. DA Leasing will need at least **5 working days** to add conditions to a notice of decision. Please also refer this application to DA Leasing if the matter is to be presented to MPRG or EPC for inclusion of lease related information and issues. A minimum of 5 working days will be required for input into MPRG/EPC documents.

If you have any questions or concerns please contact me.

Thanks,
Karen.

Karen Walker | Leasing DA
Phone 02 6207 7257 | Fax 02 6207 1856
Planning and Delivery Division | Environment and Planning | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.planning.act.gov.au
Mon - Fri, 9:30 - 14:30

From: EPD, Customer Services
Sent: Wednesday, 7 September 2016 9:44 AM
To: ACTPLA DA Leasing
Subject: REFERRAL-DA LEASING-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]

NOTE FOR REFERRAL – CONDITION REQUIRING VARIATION OF CROWN LEASE

DEVELOPMENT APPLICATION NO: 201630153
BLOCK: 8 SECTION: 35 DIVISION: FORREST

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the_

ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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



From: [REDACTED]
To: [EPD, Customer Services](#)
Subject: Comment on DA 201630153
Date: Tuesday, 4 October 2016 11:23:30 AM
Attachments: [DA 201630153 \[REDACTED\].docx](#)

Attached is my comment on DA 201630153 for 2 Fitzroy St Forrest



From: [Harrison, Kate](#)
To: [EPD, Customer Services](#)
Subject: COMM-HERITAGE-201630153-Block8 Section35 FORREST-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 27 September 2016 4:47:28 PM
Attachments: [image002.png](#)
[image003.jpg](#)
[20160927 - advice - DA201630153 - B8_S35 Forrest.pdf](#)

Please see attached Heritage Council advice re DA 201630153.

Kind Regards,

Kate Harrison | Conservation Officer (Advice)

Phone: 6207 5917 | Email: kate.harrison@act.gov.au

ACT Heritage | Environment and Planning | **ACT Government**

Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au



From: EPD, Customer Services
Sent: Wednesday, 7 September 2016 9:41 AM
To: Heritage Referrals
Subject: REFERRAL-HERITAGE-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]

NOTE FOR REFERRAL – FORREST FIRE STATION PRECINCT

DEVELOPMENT APPLICATION NO: 201630153
BLOCK: 8 SECTION: 35 DIVISION: FORREST

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXX-01

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

Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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Dear Mr/s Kasunic

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201630153

Block: 8, Section: 35

Suburb: FORREST, District: CANBERRA CENTRAL

Applicant Name: Dane Kasunic

Please note that EPD 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 and Planning 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 and Planning Directorate

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

Dear Mr/s Kasunic

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

DA Number: 201630153
Site Details: Block: 8, Section: 35
Suburb: FORREST, District: CANBERRA CENTRAL
Applicant Name: Dane Kasunic

Information Required: 1. Please provide details of the car stacker, specifically a. How many cars it will hold b. How high it will sit out of the ground when fully extended 2. The statement responding to criteria at p21 in response to R59 of the Commercial Zones Development Code states that the proposal is not for single dwelling as there is more than one dwelling on the site. However the drawings only show one dwelling. Please clarify the number of dwellings proposed for the site. Please call Gabrielle Caddy on 6207 1799 if you need to discuss this request further.

Further Information due date: 27/10/2016

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

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

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.

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

Customer
Services
Regulation
Services
Branch
Environment

and
Planning
Directorate

Dear Mr/s Kasunic

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: 201630153
Block: 8, Section: 35

Site Details: Suburb: FORREST, District: CANBERRA
CENTRAL

Applicant Name: Dane Kasunic

Completeness Check Fee	\$0 (includes GST)
Development Fee	\$2854.57
Crown Lease Variation	\$0

Fees Payable:

Public Notification	\$1339
Lease Search	\$38 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$4231.57

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

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment and Planning Directorate Customer Services Centre at **16 Challis Street Dickson**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS

From **Monday 3 January 2012** the lodgement of development applications and associated processes (amendments, further information, satisfying conditions of approval etc) will no longer be accepted over the counter at the Dickson Customer Service Centre or via post or email. **Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the EPD website at <http://www.environment.act.gov.au>, go to the *Environment and Planning Directorate* link, then follow the link to the eDevelopment page.

This email was automatically generated - **please do not respond**. If you need to contact the Environment and Planning Directorate in relation to this proposal

please contact Customer Services on (02) 6207 1923 or email
EPDcustomerservices@act.gov.au

Customer Services
Regulation Services Branch
Environment and Planning Directorate

Dear Mr/s Kasunic

Payment for your development application has been received. Your application will now proceed to the assessment stage.

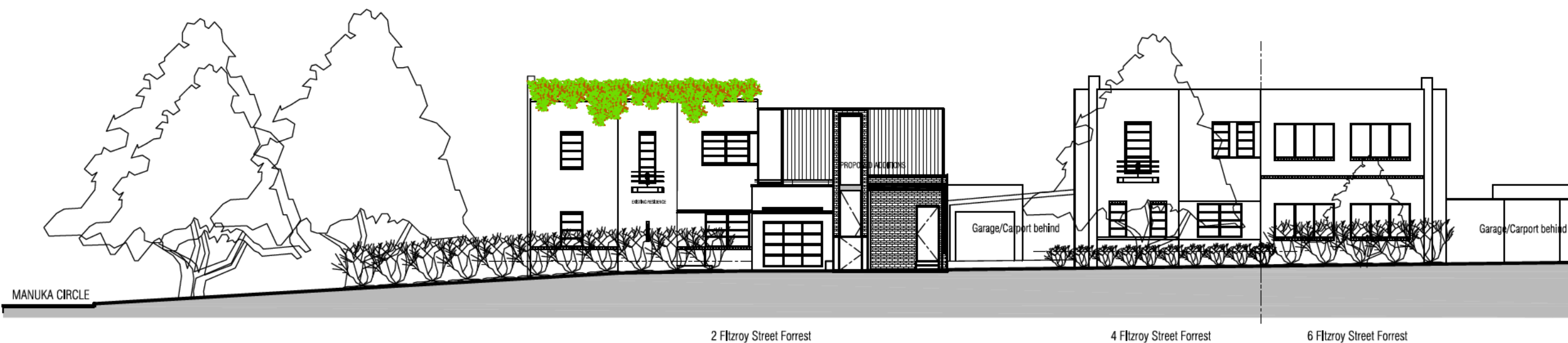
DA Number: 201630153
Block:8, Section:35
Site Details: **Suburb:FORREST, District:CANBERRA**
CENTRAL
Applicant Name: Dane Kasunic

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

Customer Services
Regulation Services Branch
Environment and Planning
Directorate

REVISION	DESCRIPTION	DATE
A	DA FOR HERITAGE	2.8.16
B	RE-ISSUED FOR HERITAGE	12.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale drawings.



FITZROY STREET ELEVATION



MANUKA CIRCLE ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
**COMPOSITE
STREETSCAPE
ELEVATIONS**

DATE **17/08/16**
SCALE **1:200 @ A3**
DRAWN **TK**

**HERITAGE
APPROVAL**
DRAWING No.

A07

Cost of Works and DA Fees 2016-2017

Enter values from DA form or areas from plans in blue areas below

If accepting cost of works supplied by applicant leave all field as zero and go to ►

Building Code of Australia Classes	Cost/m2
Class 1	
Class 1 (a)	\$1,500.00
Class 2	
Class 2 - up to 3 storeys	\$1,700.00
Class 2 - 4 to 10 storeys	\$2,000.00
Class 2 - above 10 storeys	\$2,500.00
Class 3	
Class 3	\$1,800.00
Class 4	
Class 4	\$1,800.00
Class 5	
Class 5 - up to 3 storeys	\$2,200.00
Class 5 - 4 to 10 storeys	\$2,800.00
Class 5 - above 10 storeys	\$2,500.00
Class 6	
Class 6 (a)	\$2,200.00
Class 6 (b)	\$2,000.00
Class 6 (c)	\$2,200.00
Class 6 (d)	\$1,300.00
Class 7	
Class 7 (a) - Basement Carpark	\$1,350.00
Class 7 (a) - Above Ground Carpark	\$1,210.00
Class 7 (b) - Building as per description	\$850.00
Class 8	
Class 8	\$1,400.00
Class 9	
Class 9 (a) - Health care building	\$4,500.00
Class 9 (b) - Assembly Building in a school	\$1,400.00
Class 9 (c) - Aged Care Building	\$1,600.00
Class 10	
Class 10 (a)	\$1,100.00
Class 10 (b)	\$600.00
Class 10 (c)	\$1,100.00
Demolition	
Demolition of Class 1 and 10	\$250.00
Demolition of Class 2,3,4,5,6,7,8,9 - up to 3 storeys	\$290.00
Demolition of Class 2,3,4,5,6,7,8,9 - 4 to 10 storeys	\$690.00
Demolition of Class 2,3,4,5,6,7,8,9 - above 10 storeys	\$630.00
Other works	
Associated works (ie Landscape)	
Residential Additions and Alterations	\$1,000.00
Commercial Additions and Alterations (e.g. Office refurb)	\$1,250.00
Commercial Awnings	
Signage	

All offsite works	
-------------------	--

Total cost of works from above

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

Version 10.0 updated 30/6/2015

Based on *Building (General) (Cost of Building Work) Determination 2015 (No 1)*

Total area m2	Cost of works
433.73	\$650,595.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
22.14	\$24,354.00
0	\$0.00
0	\$0.00
	\$0.00
0	\$0.00
0	\$0.00
0	\$0.00
Cost of works	
\$0.00	
0	\$0.00
0	\$0.00
\$0.00	
\$0.00	

\$0.00	
Total of other works	\$0.00

\$674,949.00

▶

\$2,854.57

Description (derived from BCA)
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, hostel or the like not located
Class 2 - A building containing 2 or more sole-occupancy units each being a separate dwelling.
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 - 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 - Office Building used for professional or commercial purposes, excluding class 6, 7, 8, or 9, including supermarket
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 (a) an eating room, cafe, restaurant, milk or soft-drink bar Class 6 (b) a dining room, bar, shop or kiosk part of a hotel or motel Class 6 (c) a hairdressers or barbers shop, public laundry, or undertakers establishment Class 6 (d) market or sale room, showroom, or service station
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 who
Class 8 - A laboratory, or a building in which a handcraft 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 - Building of a Public nature Class 9 (a) -including parts set aside as a laboratory, hospital, health care, or medical facility Class 9 (b) - An assembly building in a primary or secondary school, but excluding any other parts of the building that are Class 9 (c) - Aged Care Building
Class 10 - Non habitable building or structure Class 10A - A private garage, carport, shed or the like. Class 10B - A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like. Class 10C - A private bushfire shelter
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.
*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.

**DEVELOPMENT APPLICATION
AND OTHER FEES - 2015-2016**

	07/10/2016
Cost Of Work as per the Building Cost Guide	674,949.00
Fees Payable	
Application for Development fee (Design & Siting)	2,854.57
DA FEES PAYABLE	2,854.57

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	\$	674,949.00	\$ (674,949.00)	0.00
1,501 to 5,000	\$	674,949.00	\$ (674,949.00)	0.00
5,001 to 20000	\$	674,949.00	\$ (674,949.00)	0.00
20,001 to 100,000	\$	674,949.00	\$ (674,949.00)	0.00
100,001 to 150,000	\$	674,949.00	\$ (674,949.00)	0.00
150,001 to 250,000	\$	674,949.00	\$ (674,949.00)	0.00
250,001 to 500,000	\$	674,949.00	\$ (674,949.00)	0.00
500,001 to 1,000,000	\$	674,949.00	\$ -	674949.00
1,000,001 to 10,000,000	\$	-	\$ -	0.00
more than 10,000,000	\$	-		0.00
	plans		cost of work	FEE REDUCTIONS F
	\$		\$	DA Fee
			674,949.00	2,854.57

Notification

Minor Notification	\$	286.00	
Major Notification	\$	1,153.00	additional signage fees may apply

Dial A Search

Lease search	\$	37.00	
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OR NON INCLUSIONS

**Building Approval
AND OTHER FEES - 2015-2016**

	07/10/2016
Cost Of Work as per the Building Cost Guide including gst	674,949.00
<i>Fees Payable at ESDD (Additional fees may apply)</i>	
Building Levy	6,074.54
Training Levy	1,349.90
BA FEES PAYABLE AT ESDD	7,424.44
The Multi Building Levy fee is subject to validation by Access Canberra upon lodgement of plans and as such should only be treated as an estimate not an exact fee payable	

Building Approval Completeness Check	Page 13 of fees and charges
Late Lodgement of Building Approval	\$60.00
Existing Work (Standard Building and Training Levy PLUS 50% of the calculated building levy	Minimum \$102.00

From: [Liz Swain](#)
To: [EPD, Customer Services](#)
Cc: [Nick Swain](#)
Subject: DA 2016 0928 - submission
Date: Monday, 3 October 2016 12:16:50 PM
Attachments: [DA 20160928 KBRG NS.docx](#)

Please find attached the KBRG submission on DA 2016 0928

Please acknowledge receipt.

Thank you

Nick Swain
Secretary

From: [Anne Forrest](#)
To: [EPD, Customer Services](#)
Subject: DA 201630153 submission
Date: Tuesday, 4 October 2016 10:11:09 PM
Attachments: [ISCCC submission re DA 201630153.docx](#)

See attached.....

Anne Forrest
Deputy Chair
ISCCC

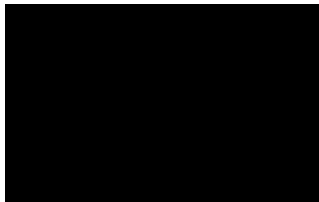


Virus-free. www.avast.com

From: [REDACTED]
To: [EPD, Customer Services](#)
Subject: DA 201630153
Date: Monday, 3 October 2016 3:49:12 PM

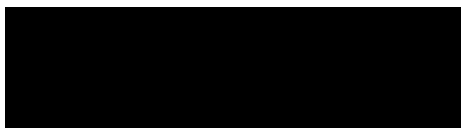
I refer to DA 201630153 for the property at 2 Fitzroy Street Forrest. We are property owners in Fitzroy Street and have lived in the Barton heritage precinct since 1983. Since we have ourselves had to negotiate the rigours of development within heritage limitations, it is disappointing that the Fire Station Precinct heritage ruling and building regulations applying to this property appear to have been flouted. And the new DA proposes structures that must impact on the integrity of the precinct. The footprint alone will change the look and feel of the block. It appears that work already undertaken is covered in this application although the applicants do not indicate this. This includes structures that impact the streetscape: expansion of the driveway on the verge, a new carport and tree removal.

Designed by government architects Henderson and Whitley in 1939, the Fire Station Precinct is a very important reminder of the early history of the national capital. In addition to its listing on the ACT Heritage Register it is recognized on the Royal Australian Institute of Architects Register of Significant 20th Century Architecture. If approved, the new application with its extensive building work would diminish the historical value of 2 Fitzroy Street and impact the value of the broader precinct.



From: [REDACTED]
To: [KBRG; EPD, Customer Services](#); [REDACTED]
Subject: DA 201630153 2 Fitzroy St Forrest
Date: Tuesday, 4 October 2016 4:05:59 PM
Attachments: [DA 201630153](#); [REDACTED]

Please find our attached submission on this DA.



From: [REDACTED]
To: [EPD, Customer Services](#)
Subject: DA 201630153
Date: Monday, 3 October 2016 10:19:00 PM
Attachments: [DA 201630153_█.pdf](#)
[street view.pdf](#)

DA 201630153
Forrest Section 35 Block 8 Unit 2

Representer Details:

[REDACTED]

I am submitting an objection to the DA 201630153
Forrest Section 35 Block 8 2 Fitzroy Street.

Please find attached my objection which is in the DA 201630153_█.pdf file and a
supporting file 'street view.pdf'.

Yours sincerely,

[REDACTED]

[REDACTED]

To: [EPD, Customer Services](#)
Subject: DA 201630153: submission
Date: Tuesday, 4 October 2016 3:00:01 PM
Attachments: [DA B8 S35 F AF submission.docx](#)

See attached.....

[REDACTED]



Virus-free. www.avast.com

From: [Geraldine Martin](#)
To: [EPD_Customer Services](#)
Cc: [Heritage](#)
Subject: Development Application: 201630153 Block 8 section 35 Forrest
Date: Tuesday, 4 October 2016 10:18:10 AM
Attachments: [image005.jpg](#)
[image006.jpg](#)
[20161004 Letter to ACT Government.pdf](#)

Please find attached a letter from the National Trust of Australia (Australian Capital Territory) regarding the above Development Application.

Regards,

Eric Martin, AM
Director

EMA Logo Email Signature



Eric Martin and Associates
Architecture | Access | Heritage

Suite 10, 68 Jardine St KINGSTON ACT
PO Box 4699 KINGSTON ACT 2604
Ph: 61 2 6260 6395 Fx: 61 2 6260 6413
www.emaa.com.au emaa@emaa.com.au

DLIQ Logo



IMPORTANT NOTICE

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ACT
Government

Environment and Planning

CHECKLIST

Dispatch Advice Checklist

DA Number: 201630153 Block(s): 8 Section: 35 District/Division: FORREST

Case Officer: Contact Number: Decision Date:

Application Type: **Make Selection**

Dispatch Plans: **Make Selection** Dispatch by: **Make Selection**

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: **Make Selection**

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: **Make Selection** Decision By: **Make Selection**

Representations: **Make Selection**

Appeal Rights

Applicant: **Make Selection** Person who made Representation: **Make Selection**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **Make Selection**
(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?

Make Selection

(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

Referral Required: **Make Selection**

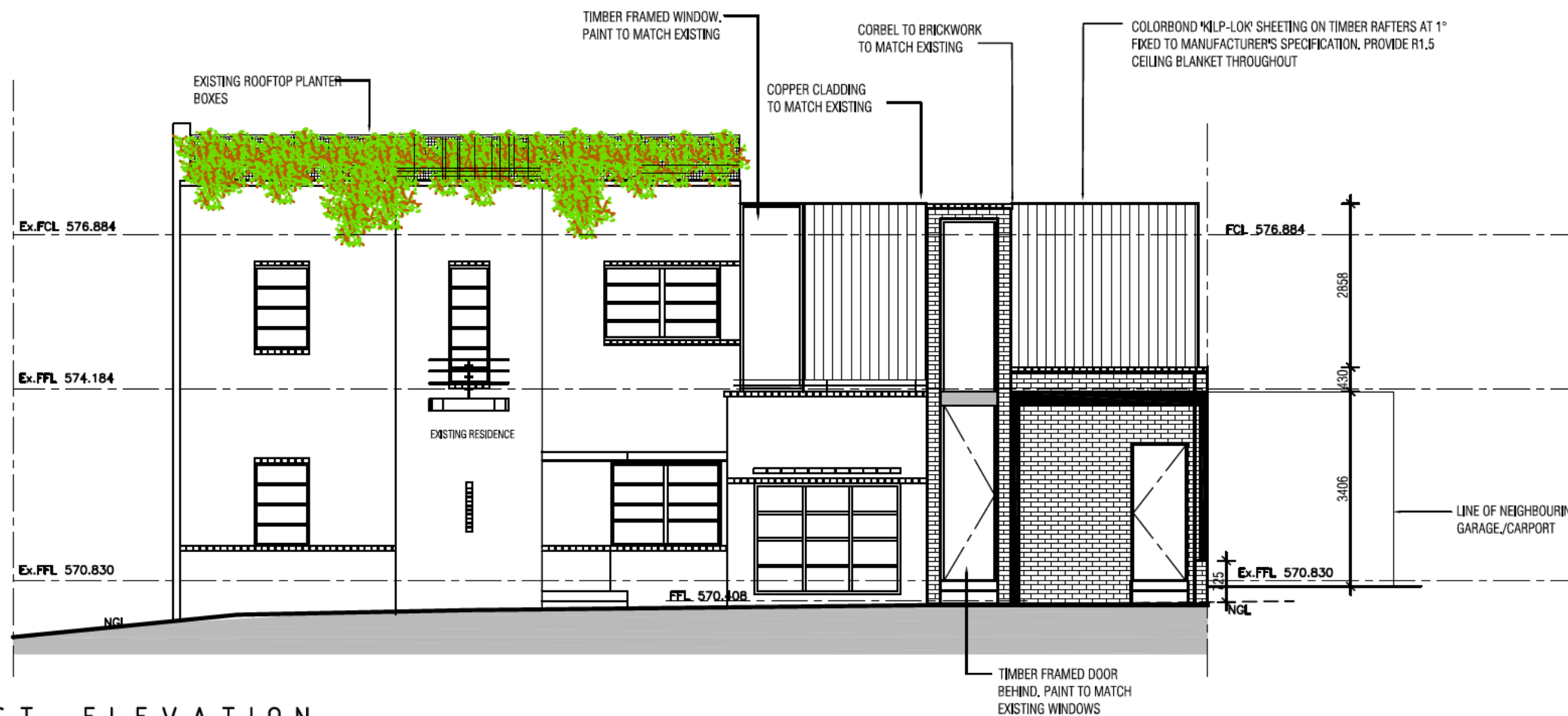
NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

<input type="checkbox"/>	DA Leasing Referral Required
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input 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"/>	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"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing Encroachments and Licences
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - Placenames@act.gov.au
<input type="checkbox"/>	Other -

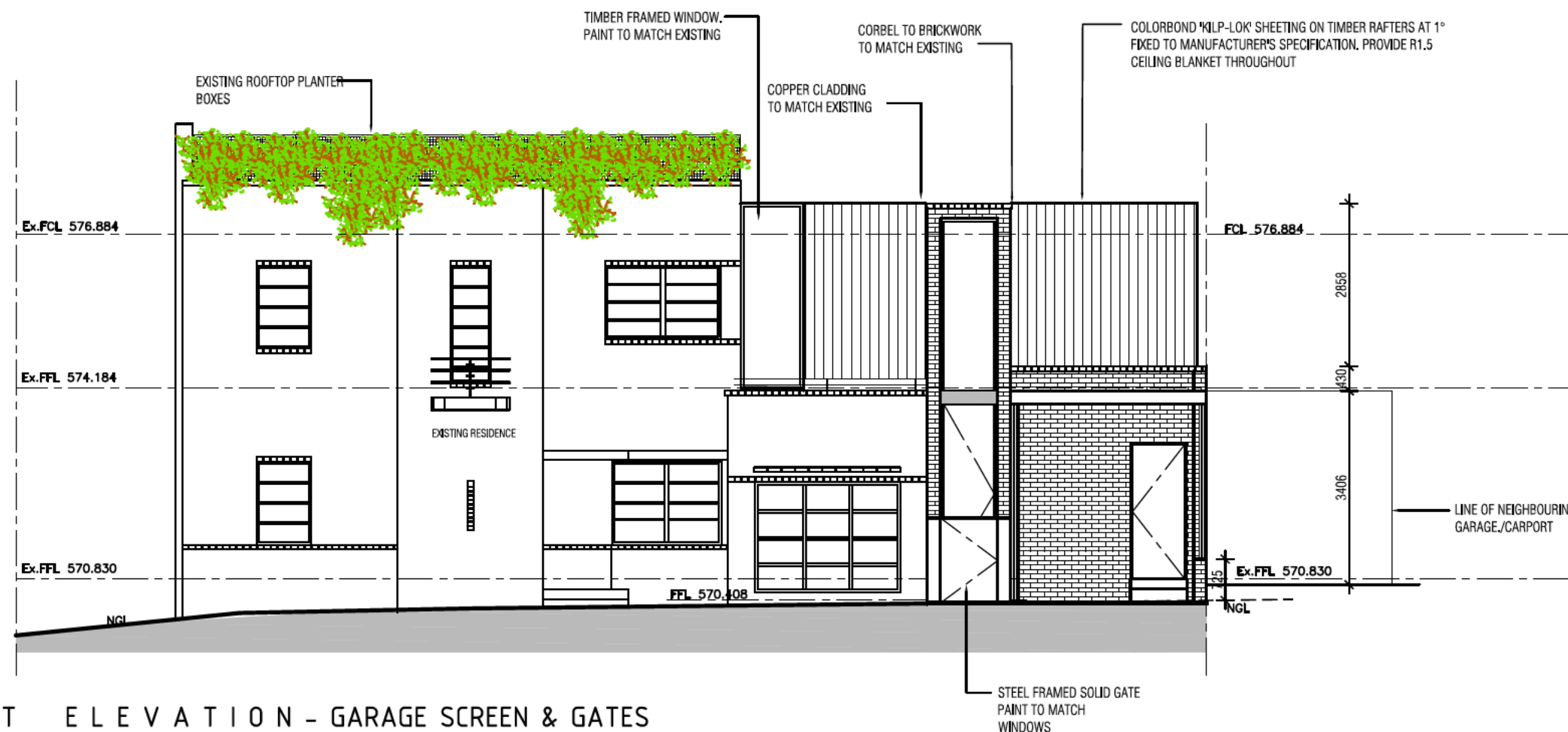
Comments

REVISION	DESCRIPTION	DATE
A	DATE ISSUE HERITAGE	2.8.16
B	HERITAGE ADVICE AMENDMENTS	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



NORTH EAST ELEVATION



NORTH EAST ELEVATION - GARAGE SCREEN & GATES

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE **17/08/16**
SCALE **1:100 @ A3**
DRAWN **DK**

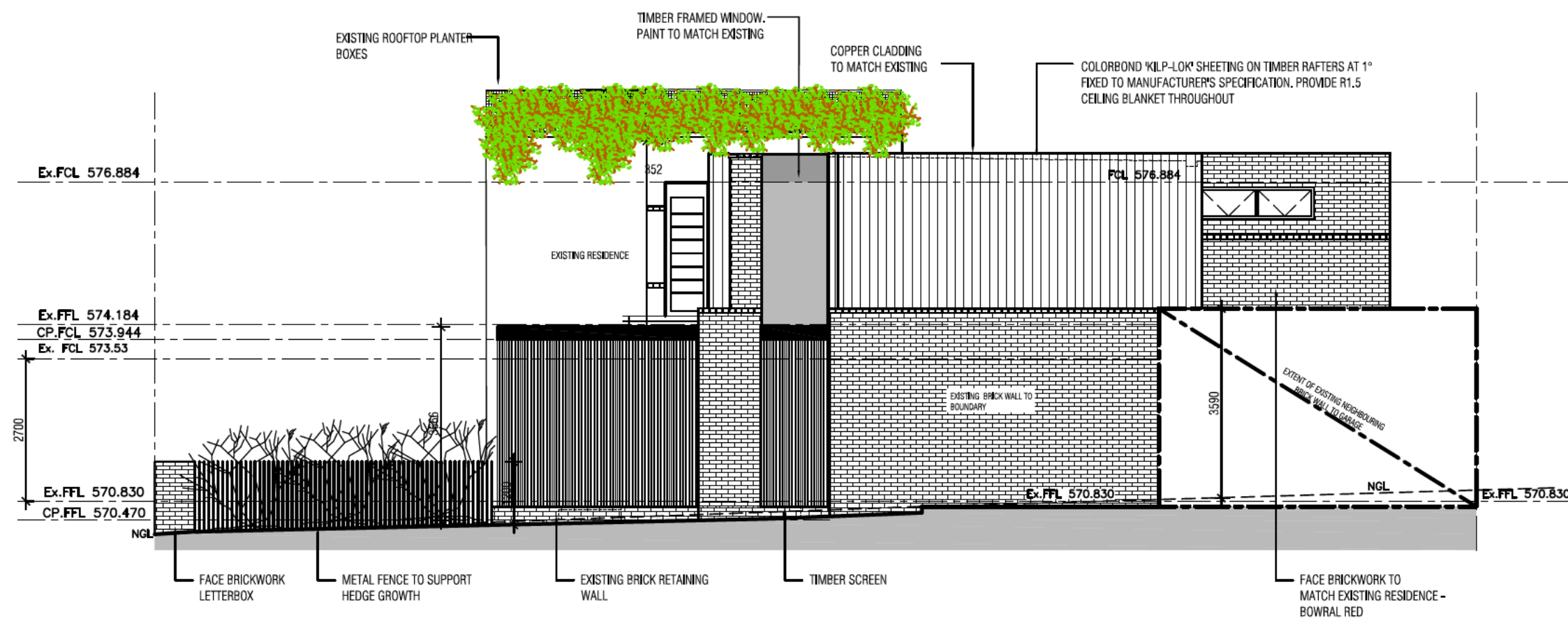
**HERITAGE
APPROVAL**

DRAWING No.

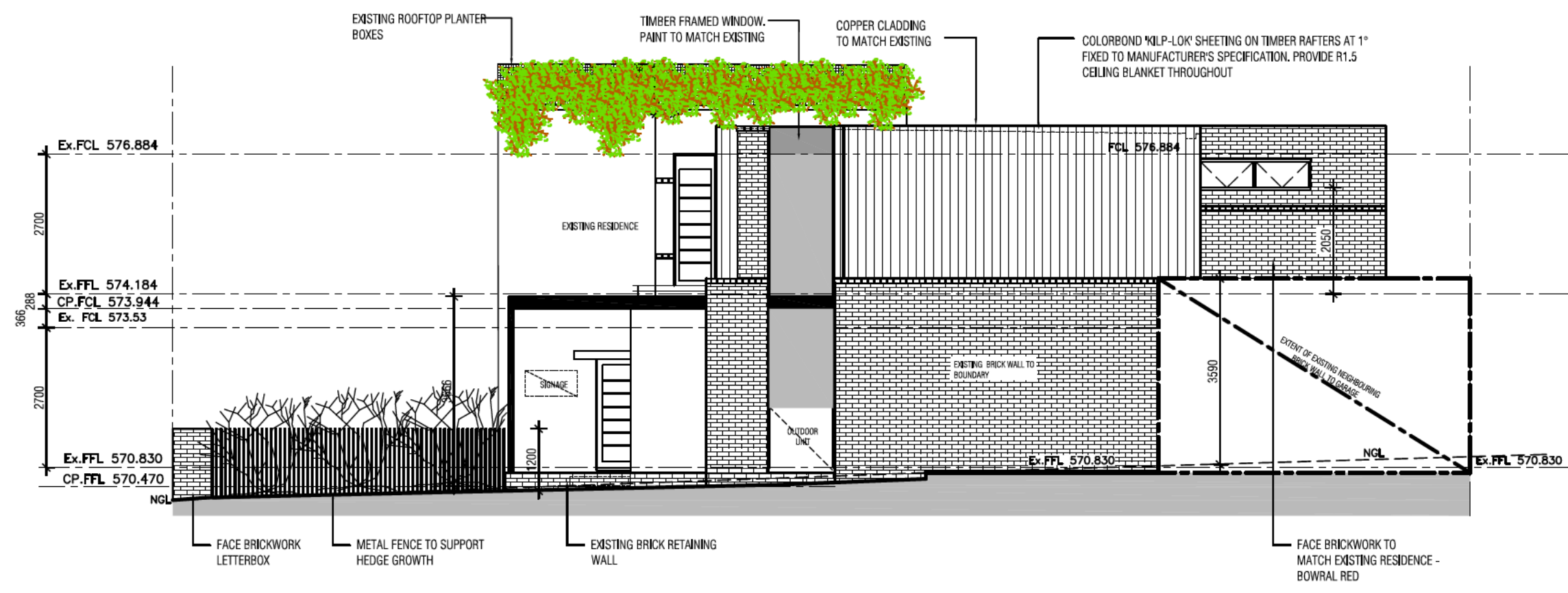
A04

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	28.16
A	HERITAGE ADVICE AMENDMENTS	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



NORTH WEST ELEVATION - CARPORT SCREEN



NORTH WEST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35 FORREST ACT
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE **17.8.16**
SCALE **1:100 @ A3**
DRAWN TK

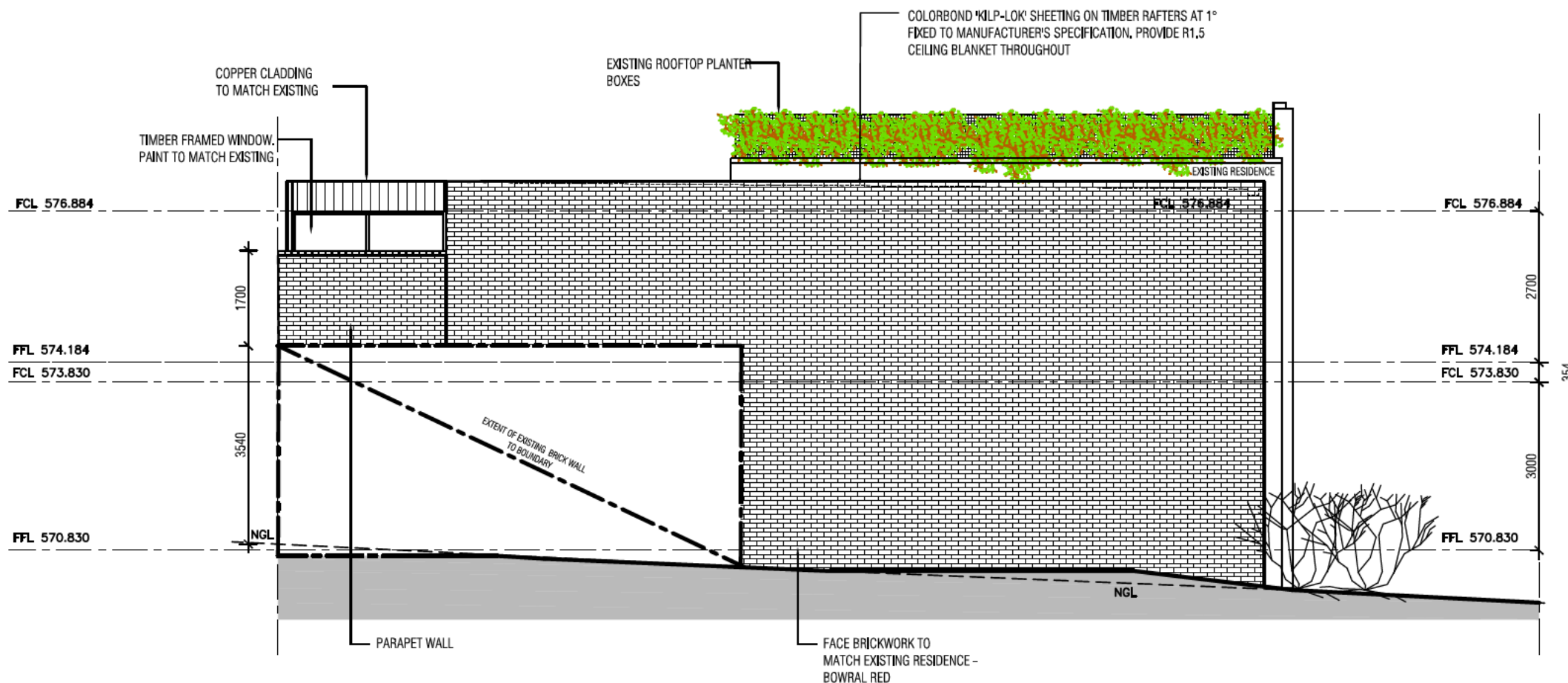
DEVELOPMENT APPROVAL

DRAWING No.

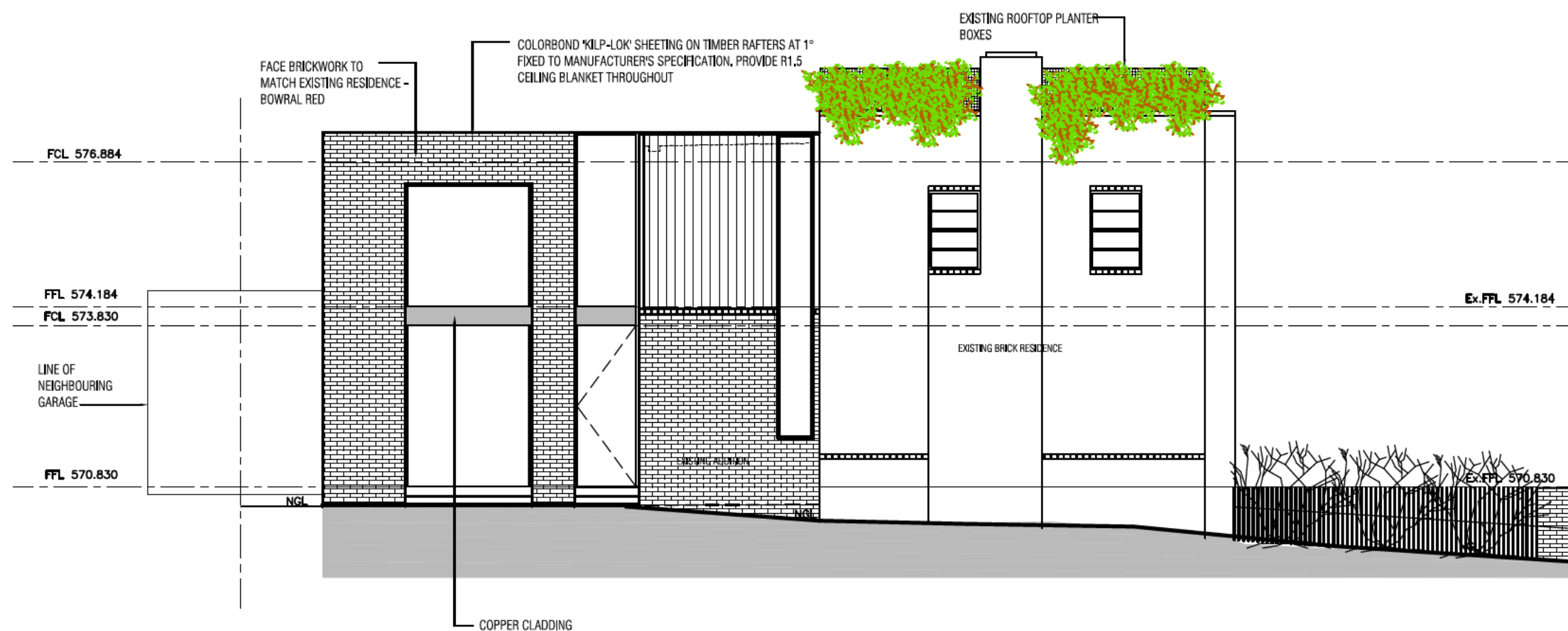
A05

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE **17.08.16**
SCALE **1:100 @ A3**
DRAWN TK

**DEVELOPMENT
APPROVAL**

DRAWING No.

A06



ACT Heritage Council

Phone: 6207 5917
File ref: Forrest 8-35

Tomislav Kasunic
Kascon
tomislav@kascon.com.au

Dear Mr Kasunic,

**Proposed alterations and additions at 2 Fitzroy Street
(Block 8 Section 35) Forrest**

I refer to your emails dated 16 and 17 August 2016 in relation to proposed alterations and additions to the existing dwelling at 2 Fitzroy Street Forrest. 2 Fitzroy Street (Block 8 Section 35) is located within the Forrest Fire Station Precinct (the precinct), a registered heritage place on the ACT Heritage Register, and contains an identified dwelling.

The proposed works, as documented in the drawing set numbered A02, A03, A04, A05, A06, A07, A12, A13, A14 and dated 17/08/16, comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); construction of a carport structure; installation of a new front entry gate and off-street car-parking.

The architectural character of the proposed additions would generally complement the architectural style of the original building in accordance with Part iii)a) of the Specific Requirements for Conservation of the Forrest Fire Station Precinct (the Guidelines).

The proposed rear addition as seen from Manuka Circle is sufficiently setback in the streetscape and would not unreasonably dominate the original building form or adjacent dwelling, in accordance with Part iii)e) of the Guidelines.

The proposed first floor addition above the existing garage would be setback from the front wall of the original building in accordance with previous heritage advice. The proposed addition allows the original building form to remain dominant in accordance with Part iii)e) of the Guidelines and retains the original existing external appearance of the building in accordance with Part ii)a) of the guidelines.

The proposed carport is an open cantilevered carport structure with entry gate setback behind the adjacent front wall of the original dwelling, in accordance with previous heritage advice.

The revised documentation submitted has addressed concerns outlined in previous heritage advice and the proposal is considered to be consistent with the Guidelines for the Forrest Fire Station Precinct. The ACT Heritage Council identifies that the proposed development is unlikely to diminish the heritage significance of the Forrest Fire Station Precinct.

Due to the scale of the proposed development a Development Application for the works should be submitted to the ACT planning and land authority.

Yours sincerely



Fiona Moore
**A/g Secretary (as delegate for),
ACT Heritage Council**

17 August 2016

AREA ANALYSIS

TOTAL SITE AREA = 608.00m²

GROUND FLOOR OFFICE - 82.47m²
 GROUND FLOOR OFFICE ADDITION - 95.82m²
 UPPER FLOOR OFFICE ADDITION - 66.37m²

PROPOSED RESIDENCE

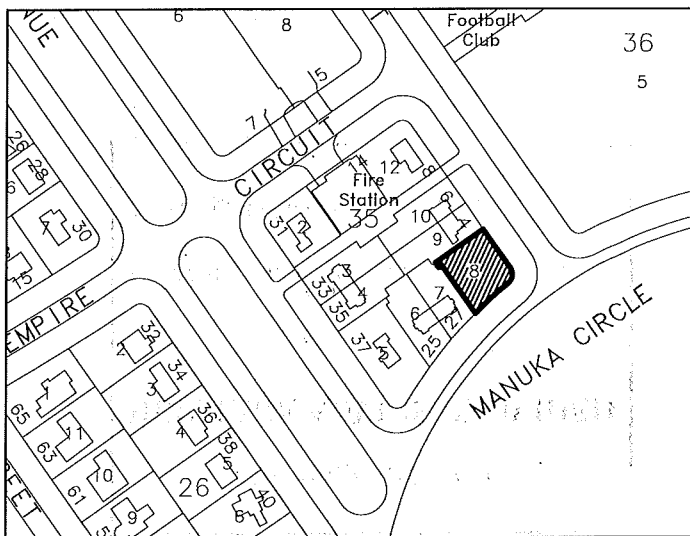
EXISTING GROUND FLOOR - 57.00m²
 CARPORT 1 - 44.14m²
 EXISTING UPPER FLOOR AREA - 90.82m²
 UPPER FLOOR ADDITION - 53.72m²

TOTAL RESIDENCE AREA - 224.21m²

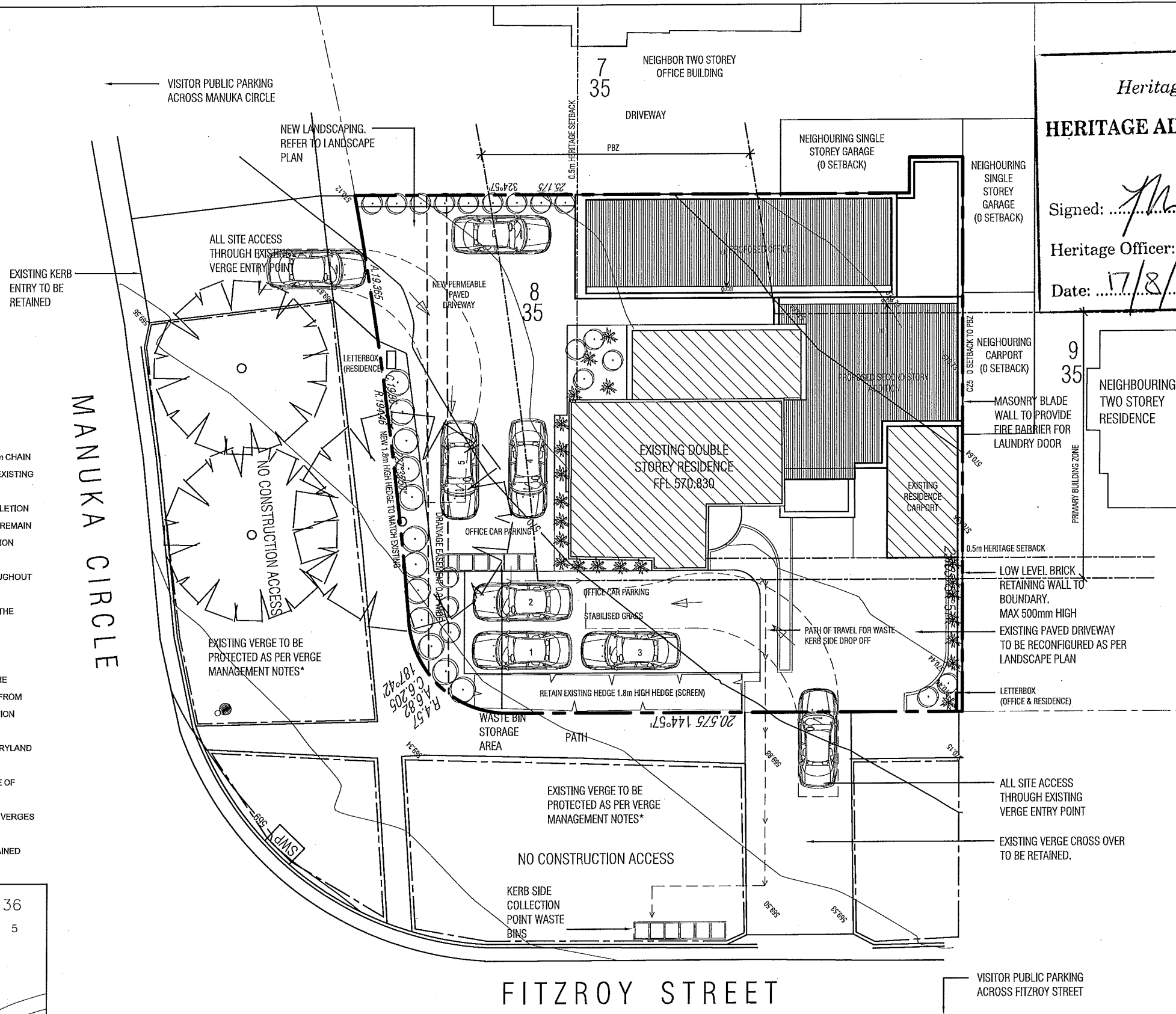
TOTAL AREA - 494.34m²

VERGE MANAGEMENT NOTES *

- INSTALL 1800MM HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.
- FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
- ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991.
- MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
- AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.
- NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.
- NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.
- NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN NTS



PROPOSED SITE PLAN 1:200

CARPARKING

REQUIRED CARPARKS FOR OFFICE - 5 SPACES
 CARPARKS PROVIDED - 6 SPACES
 REQUIRED CARPARKS FOR RESIDENCE - 2 SPACES
 CARPARKS PROVIDED - 2 SPACES

SEDIMENT & EROSION CONTROL *

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY, ENVIROMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.
 PROVIDE CONTOL MEASURE IN ACCORDANCE WITH TERRITORY & MUNICIPAL SERVICES GUIDELINES.
 INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES DEAILED FOR THE DURATION OF CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DA ISSUE - HERITAGE	2.8.16
B	HERITAGE REVISION	17.8.16

Heritage Act 2004

HERITAGE ADVICE PROVIDED

Signed: *[Signature]*
 Heritage Officer: *[Signature]*
 Date: 17/8/16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions shall be in millimetres unless otherwise stated. Do not scale drawings.

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT
 PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
**SITE PLAN/VERGE
 MANAGEMENT
 PLAN**

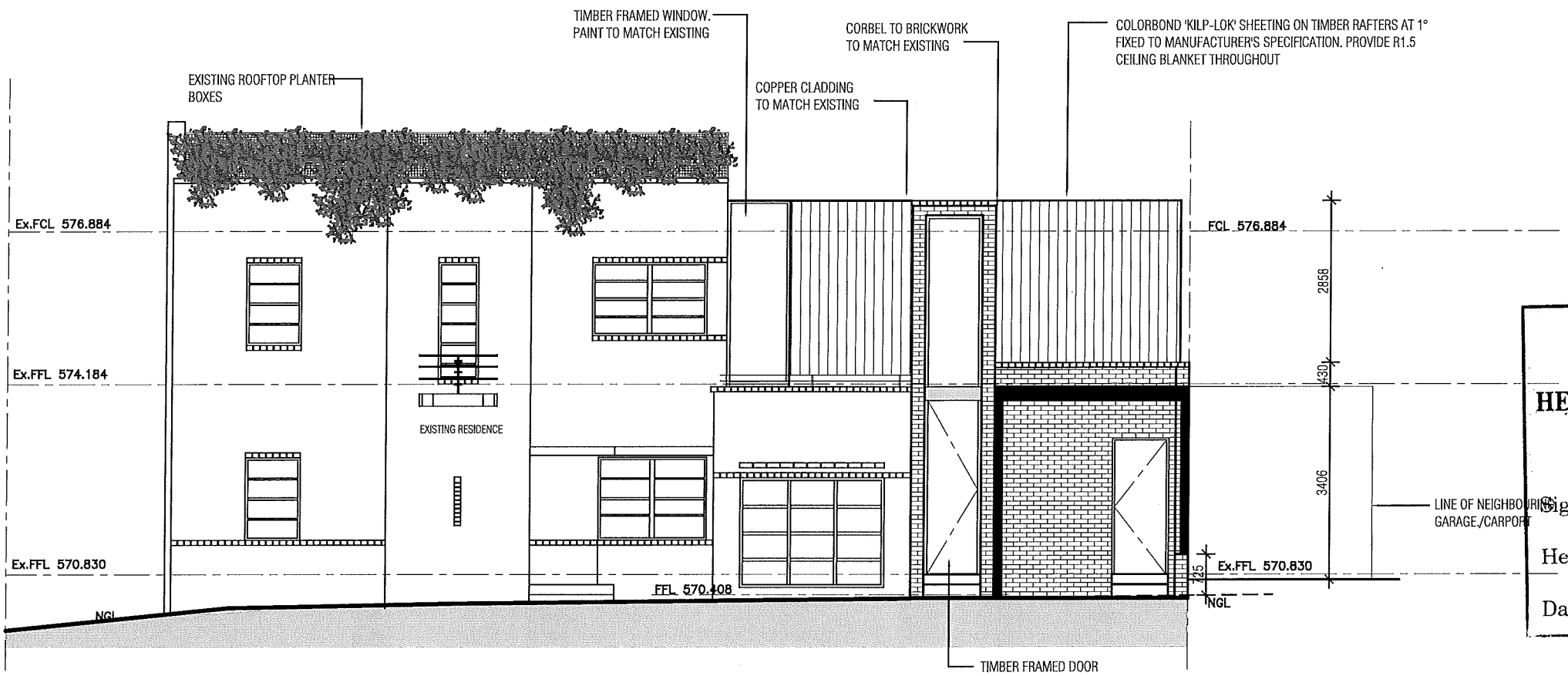
DATE 17.08.16
 SCALE 1:200 @ A3
 DRAWN TK

**DEVELOPMENT
 APPROVAL**
 DRAWING No.

A02

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	2.8.16
B	HERITAGE ADVICE AMENDMENTS	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



NORTH EAST ELEVATION

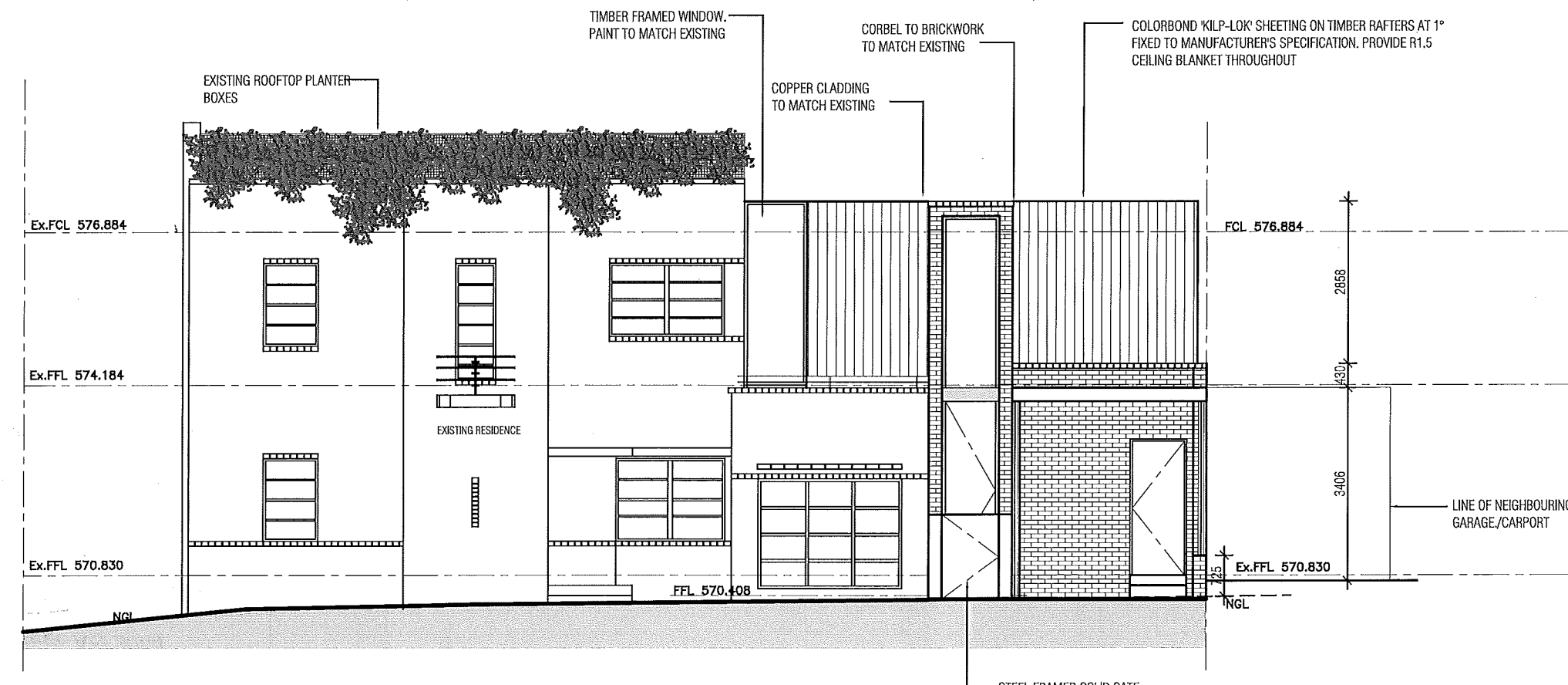
Heritage Act 2004

HERITAGE ADVICE PROVIDED

Signed: *[Signature]*

Heritage Officer: *F. Moore*

Date: *17/8/16*



NORTH EAST ELEVATION - GARAGE SCREEN & GATES

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

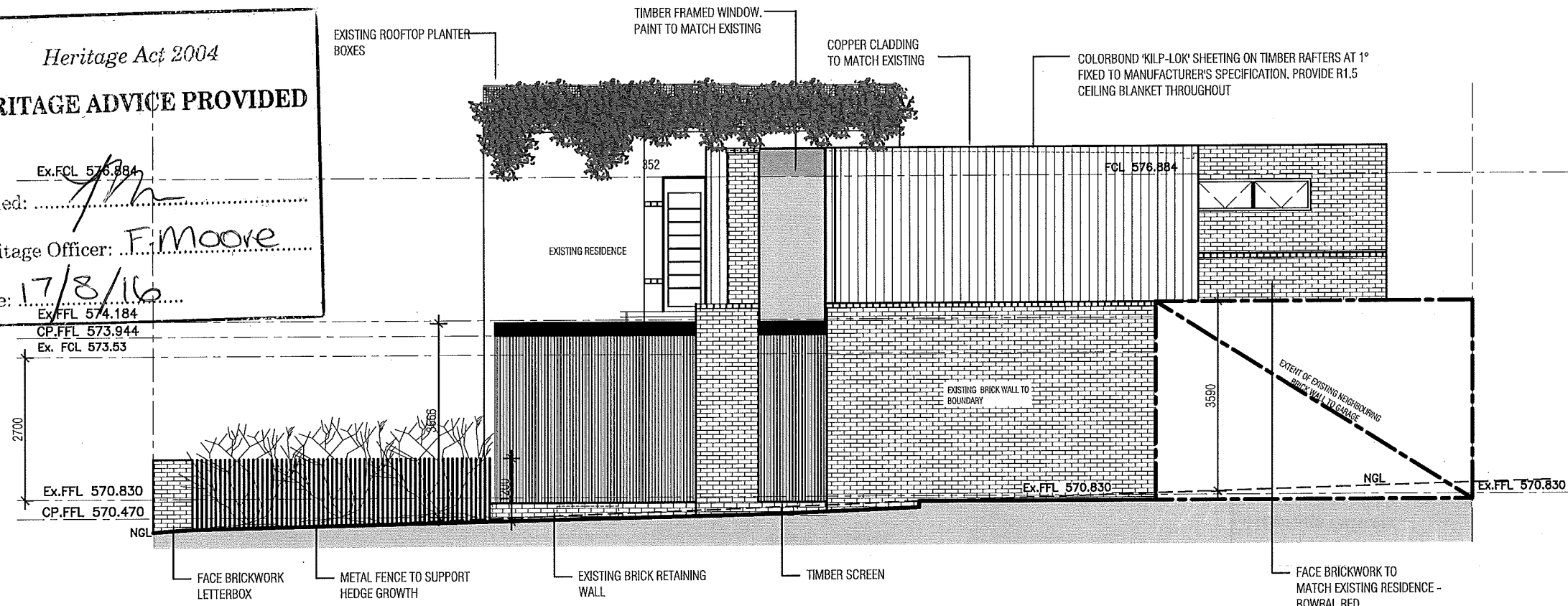
DATE 17/08/16
SCALE 1:100 @ A3
DRAWN DK

HERITAGE APPROVAL
DRAWING No.
A04

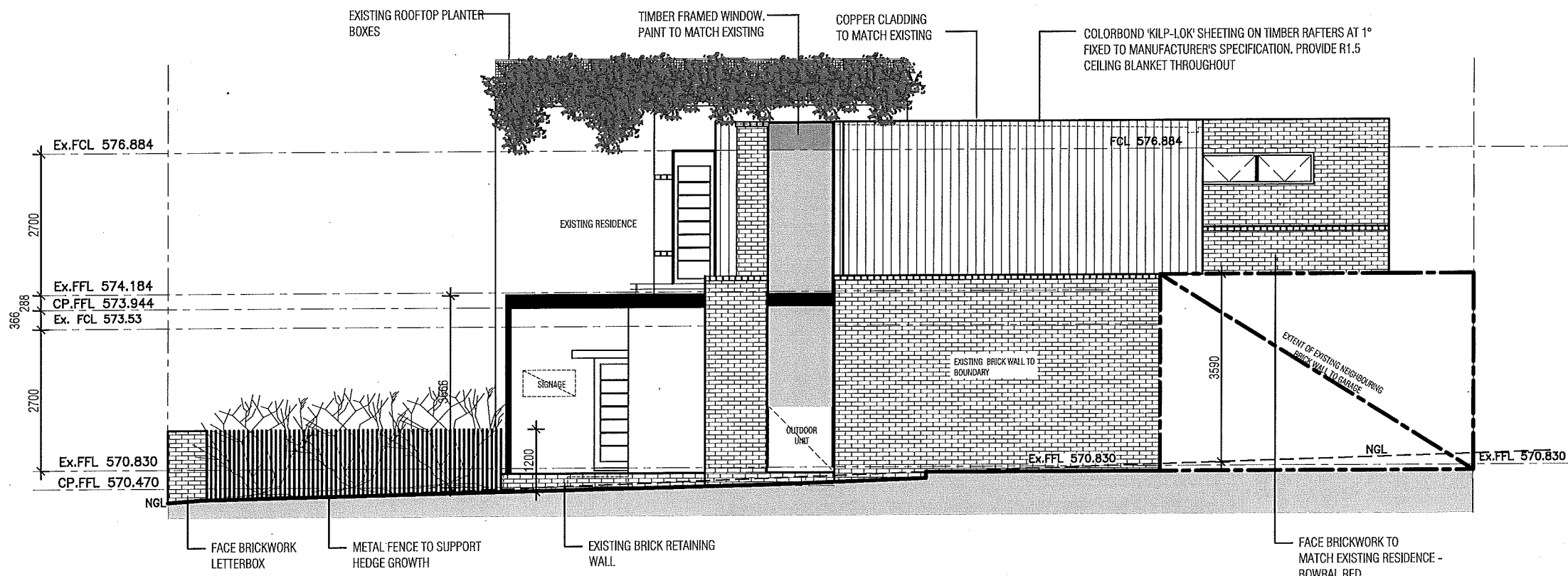
REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	2.8.16
A	HERITAGE ADVICE AMENDMENTS	17.8.16

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Heritage Act 2004
HERITAGE ADVICE PROVIDED
 Ex.FCL 576.884
 Signed: *[Signature]*
 Heritage Officer: F. Moore
 Date: 17/8/16
 Ex.FFL 574.184
 CP.FFL 573.944
 Ex. FCL 573.53



NORTH WEST ELEVATION - CARPORT SCREEN



NORTH WEST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT
 PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

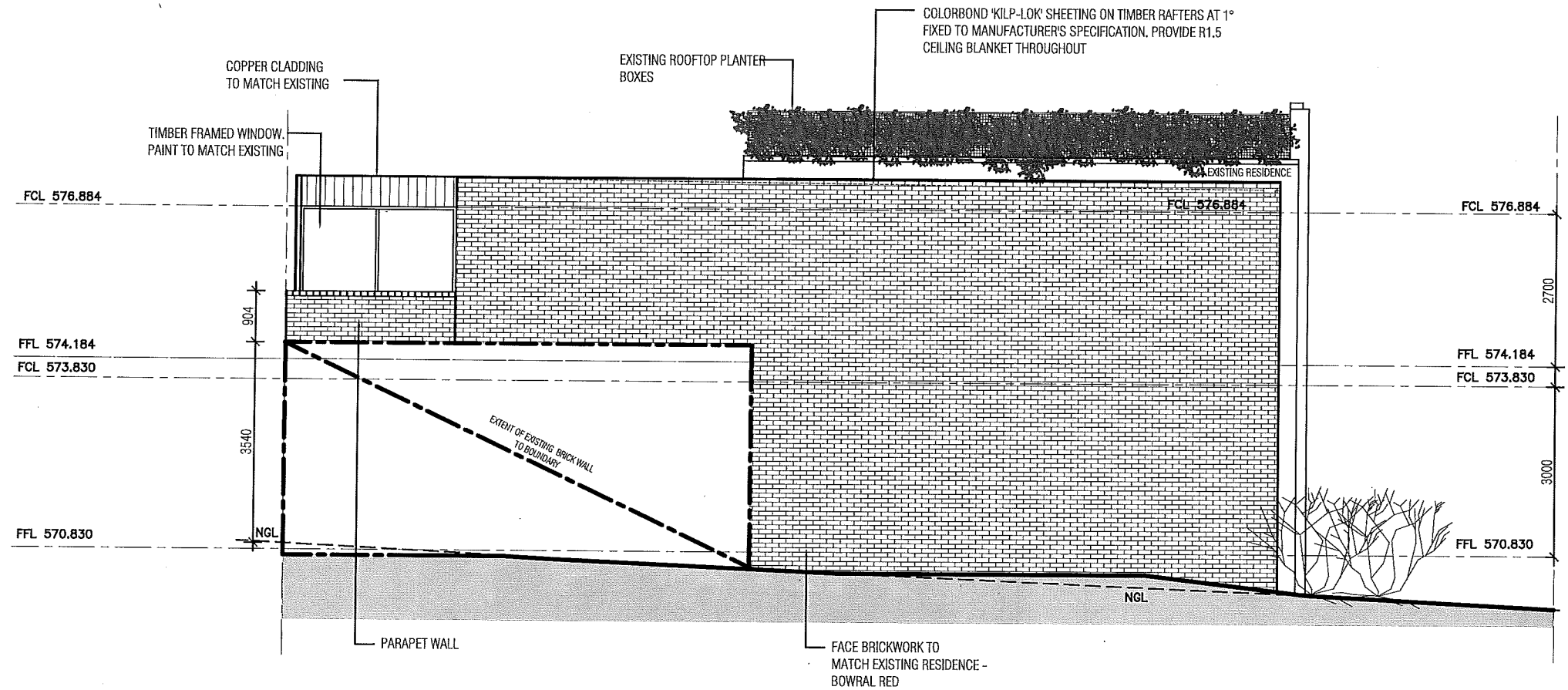
DATE 17.8.16
 SCALE 1:100 @ A3
 DRAWN TK

**DEVELOPMENT
 APPROVAL**

DRAWING No.

A05

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16



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SOUTH WEST ELEVATION

Heritage Act 2004

HERITAGE ADVICE PROVIDED

Signed: *[Signature]*

Heritage Officer: *F. Moore*

Date: *17/8/16*

CLIENT
GEORGE

PROJECT
8/35F

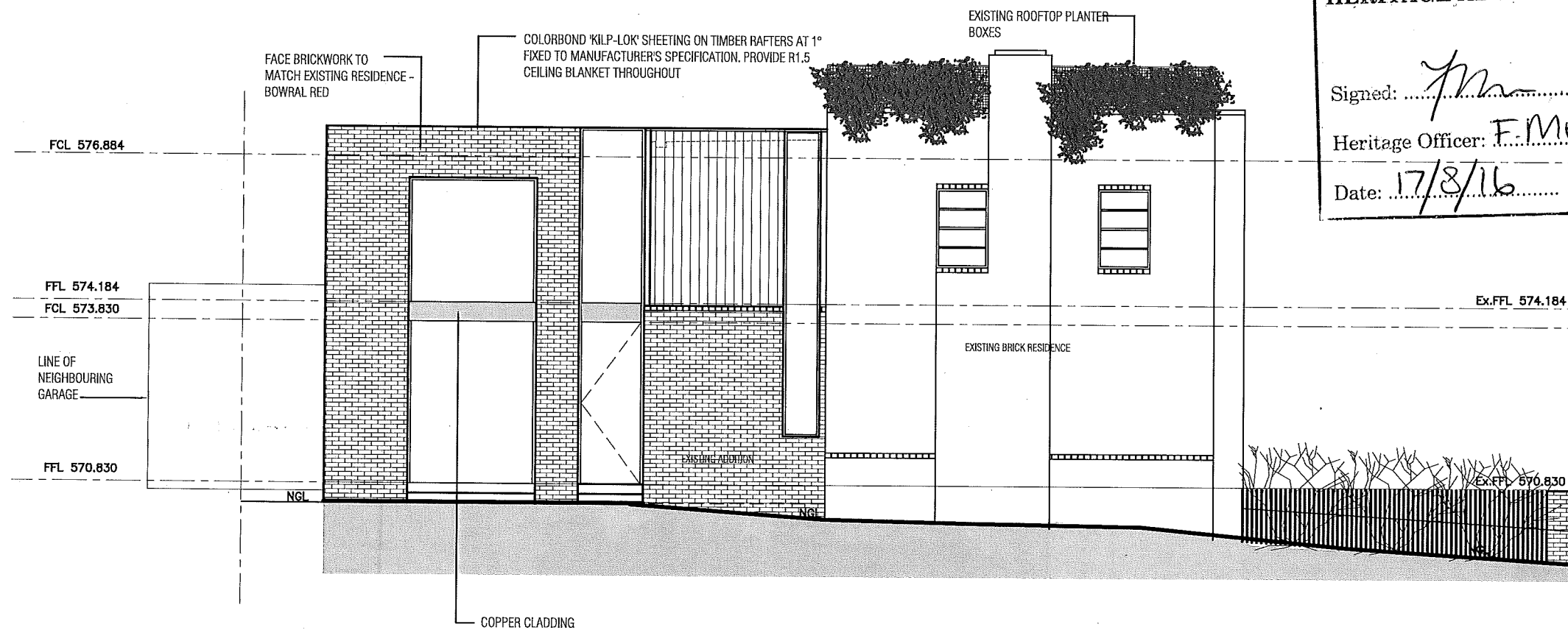
BLOCK 8, SECTION 35
FORREST ACT
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE 17.08.16
SCALE 1:100 @ A3
DRAWN TK

DEVELOPMENT APPROVAL
DRAWING No.

A06

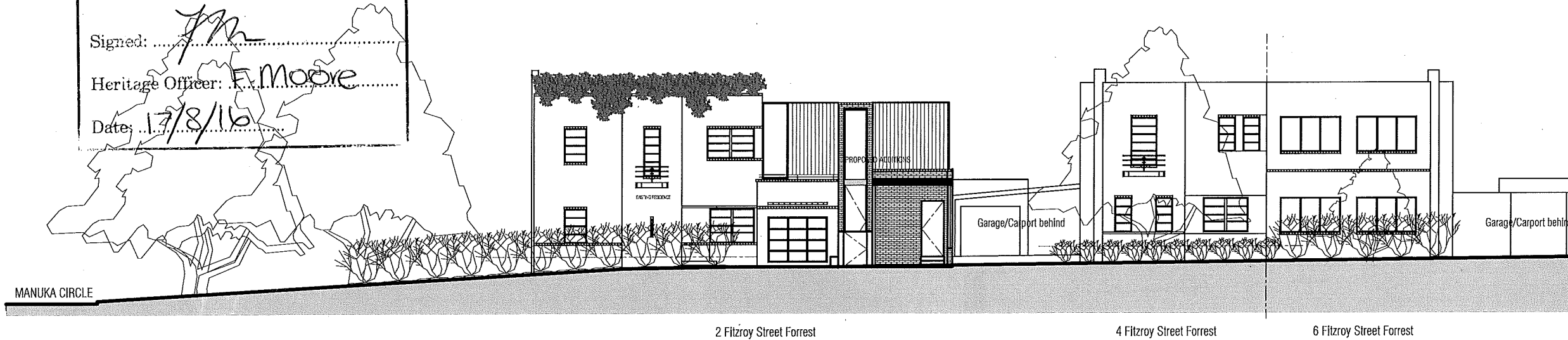


SOUTH EAST ELEVATION

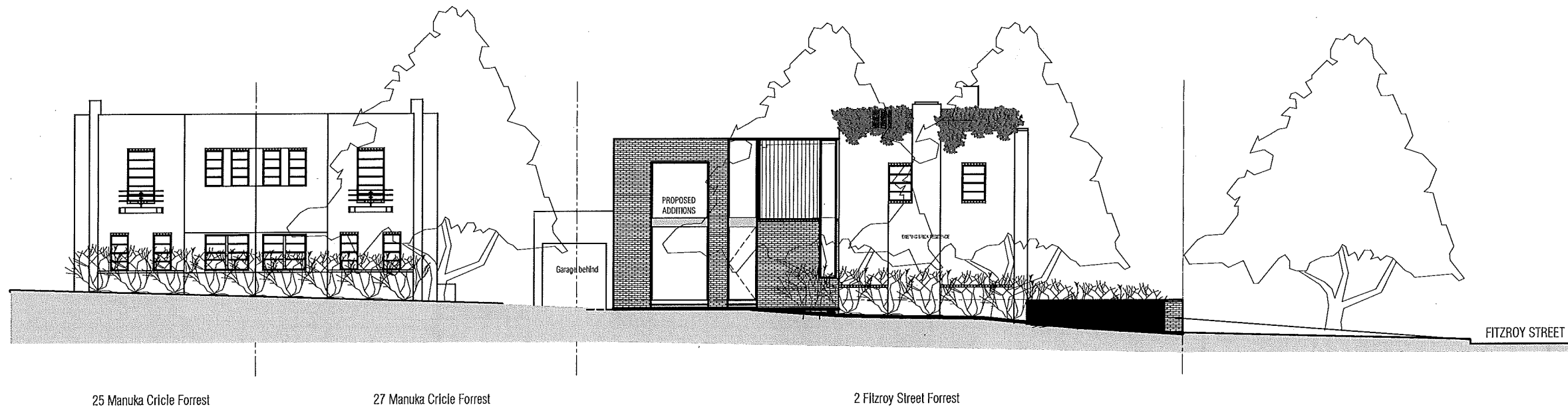
REVISION	DESCRIPTION	DATE
A	DA FOR HERITAGE	2.8.16
B	RE-ISSUED FOR HERITAGE	12.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Heritage Act 2004
HERITAGE ADVICE PROVIDED
 Signed: *[Signature]*
 Heritage Officer: *F. Moore*
 Date: *17/8/16*



FITZROY STREET ELEVATION



MANUKA CIRCLE ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT

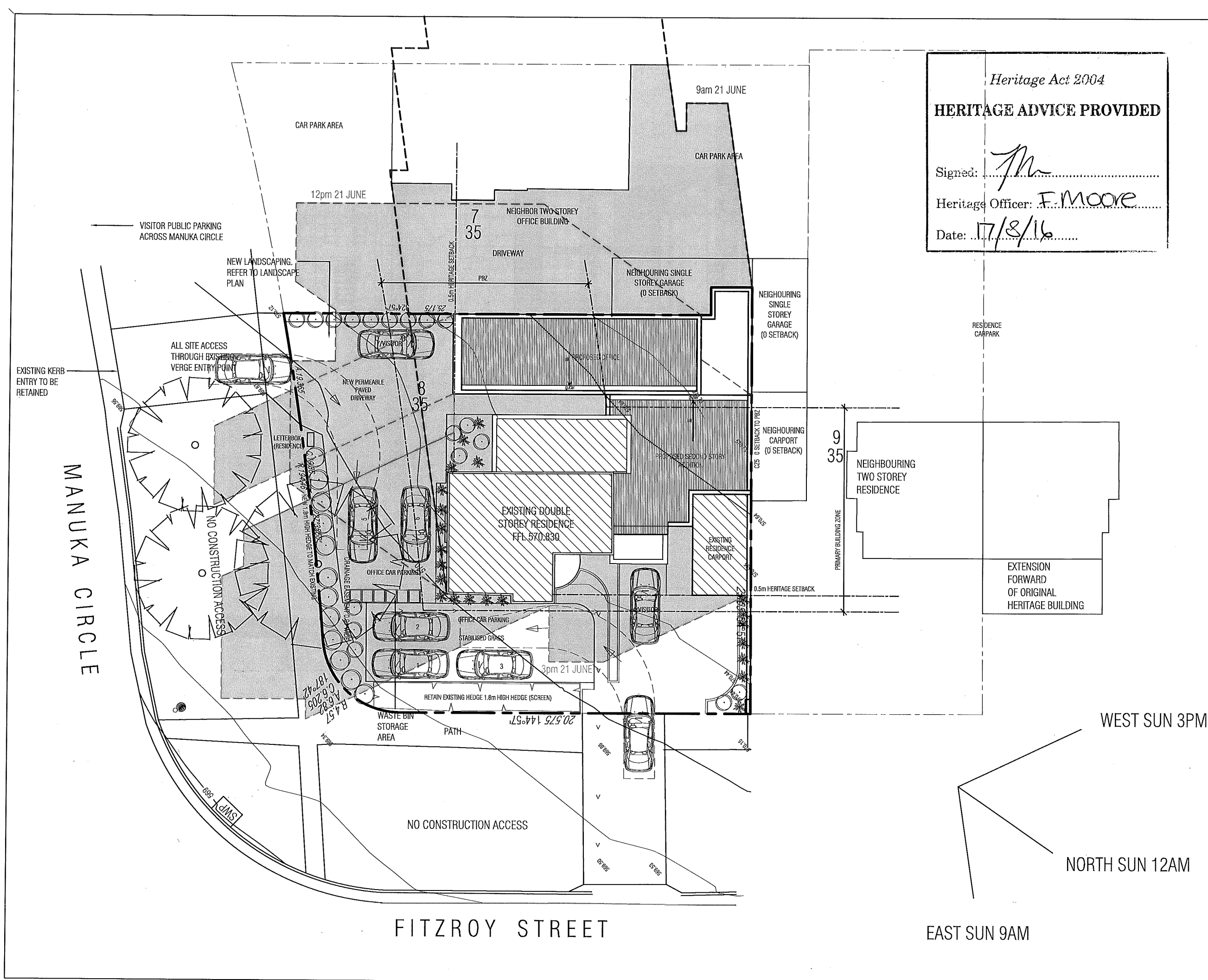
PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
**COMPOSITE
 STREETScape
 ELEVATIONS**

DATE 17/08/16
 SCALE 1:200 @ A3
 DRAWN TK

**HERITAGE
 APPROVAL**

DRAWING No.
A07



Heritage Act 2004
HERITAGE ADVICE PROVIDED
 Signed: *[Signature]*
 Heritage Officer: *F. MOORE*
 Date: *17/8/16*

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	12.8.16
A	DA HERITAGE REVISION	17.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT
GEORGE
 PROJECT
8/35F
 BLOCK 8, SECTION 35
 FORREST ACT
 PROJECT No.
BLK8SEC35 - FORREST

DRAWING
SHADOW DIAGRAM

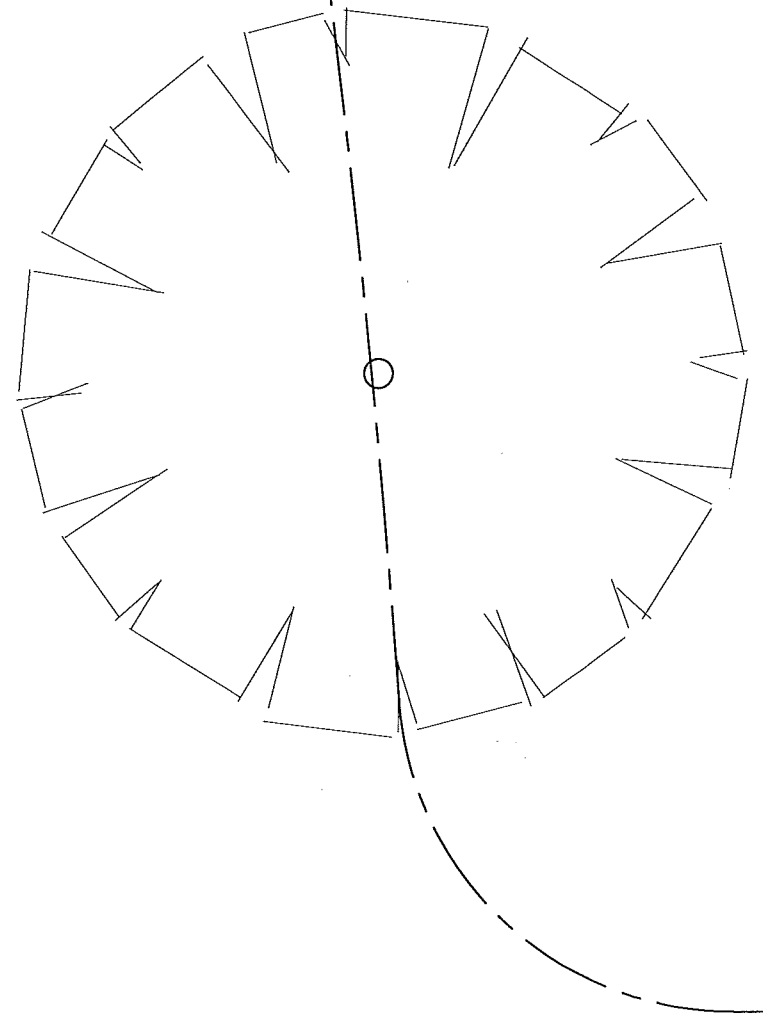
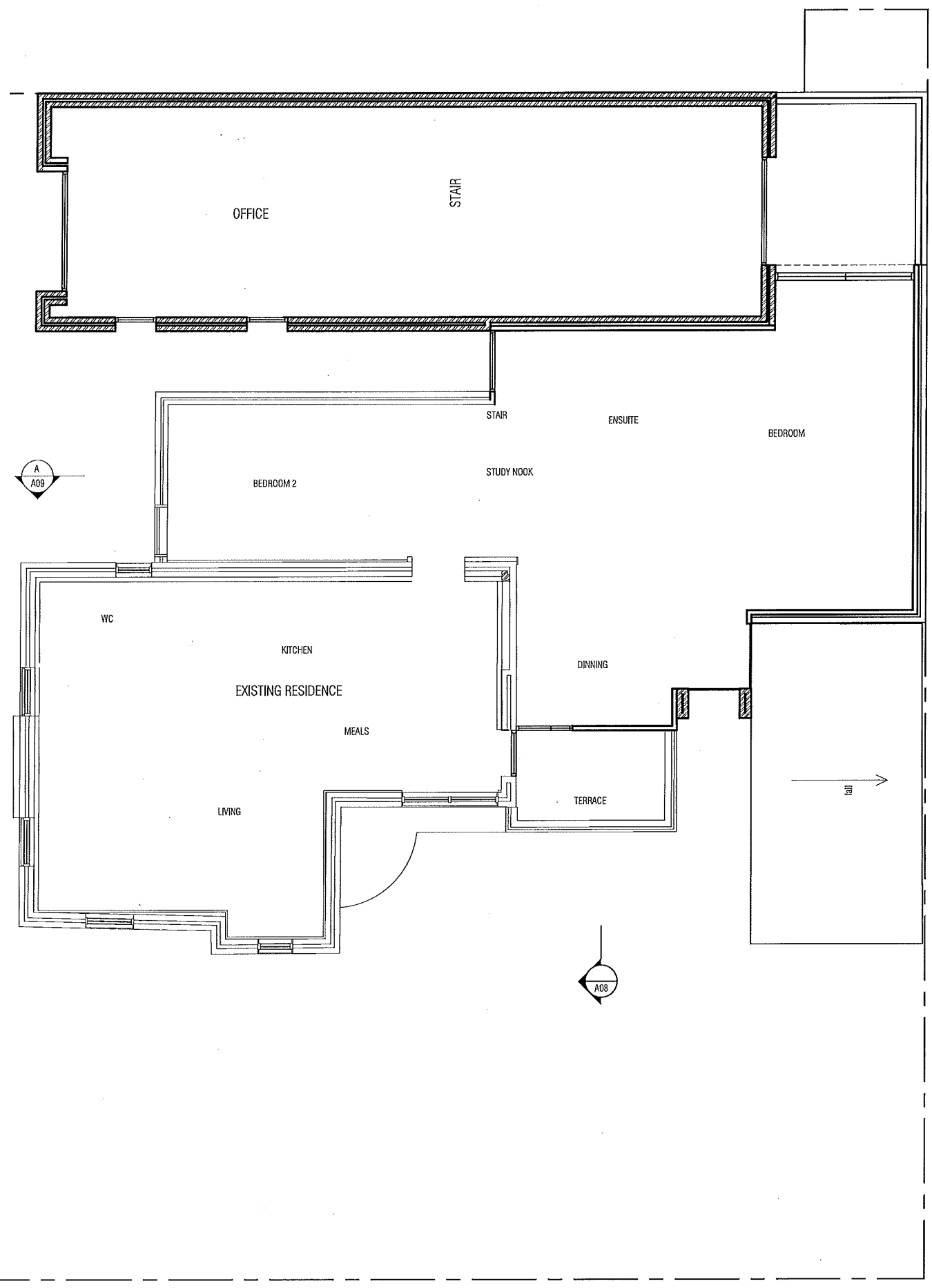
DATE 17.08.16
 SCALE 1:200 @ A3
 DRAWN TK
 DEVELOPMENT APPROVAL
 DRAWING No.

A12

REVISION	DESCRIPTION	DATE
A	ISSUED FOR HERITAGE	17.08.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Heritage Act 2004
HERITAGE ADVICE PROVIDED
 Signed: *FM*
 Heritage Officer: *F. Moore*
 Date: *17/8/16*



CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT
 PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
**PUBLIC NOTIFICATION
 PLAN - UPPER**

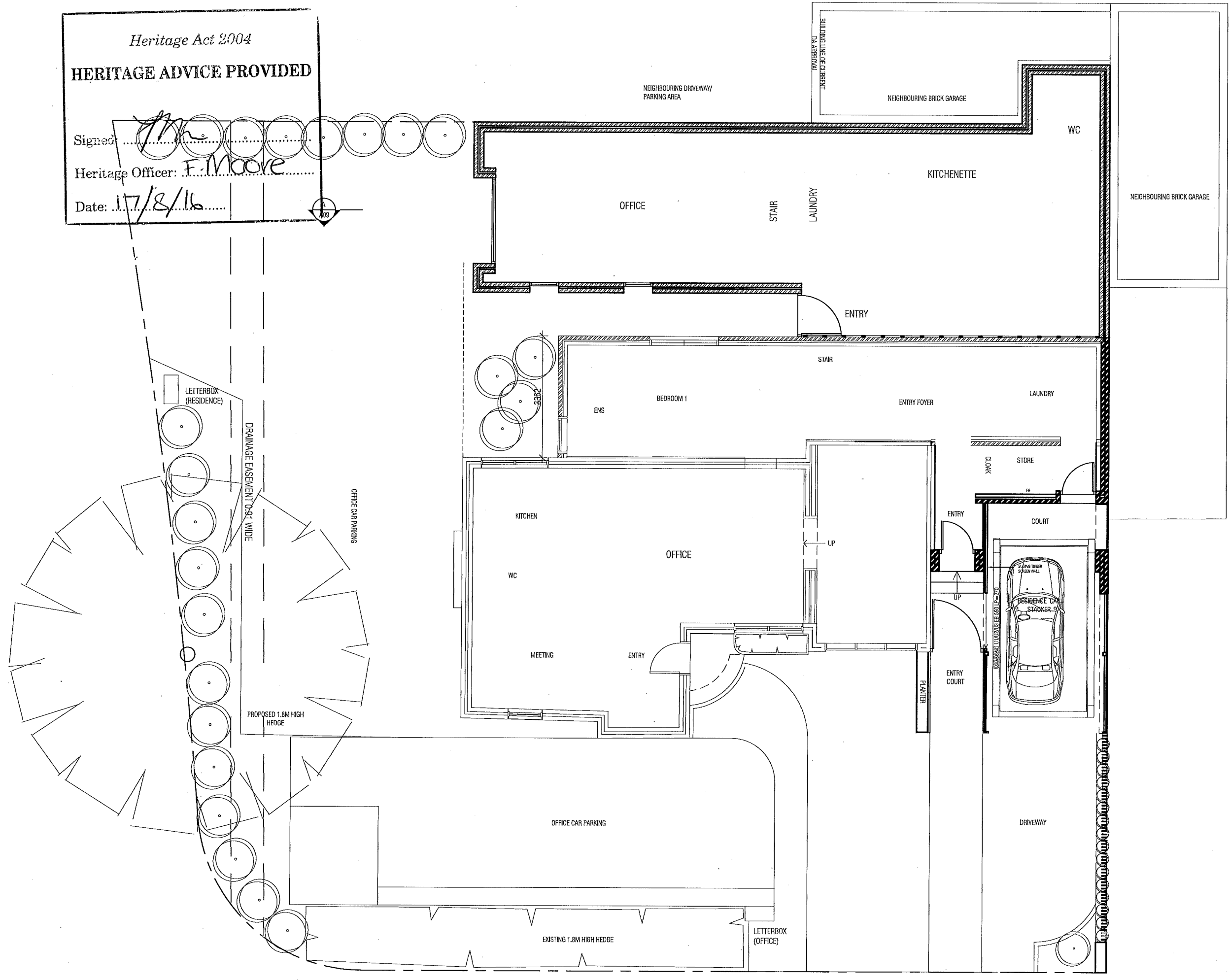
DATE 17.08.16
 SCALE 1:100 @ A3
 DRAWN TK

DEVELOPMENT
 APPROVAL
 DRAWING No.
A14

REVISION	DESCRIPTION	DATE
A	ISSUE FOR HERITAGE	17.08.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Heritage Act 2004
HERITAGE ADVICE PROVIDED
 Signed: *[Signature]*
 Heritage Officer: *F. MOORE*
 Date: *17/8/16*



CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT
 PROJECT No.
BLK8SEC35 - FORREST

DRAWING
**PUBLIC NOTIFICATION
 PLAN - GROUND**

DATE **17.08.16**
 SCALE **1:100 @ A3**
 DRAWN **TK**

**DEVELOPMENT
 APPROVAL**
 DRAWING No.

A13

To: [EPD, Customer Services](#)
Subject: Fitzroy St Forrest - DA 201630153
Date: Tuesday, 4 October 2016 4:47:29 PM

Sent from my iPhone

Begin forwarded message:

To whom it may concern

Regarding this proposed DA I wish to have noted that:

<!--[if !supportLists]-->● <!--[endif]-->The Forrest Fire Station precinct is a heritage site of significance for the ACT. The architecture's significance is documented and indisputable. The precinct should be considered in review of this DA in addition to the individual site.

<!--[if !supportLists]-->● <!--[endif]-->There has been ongoing work on this site over a period of time, and it is difficult to understand the totality of the intention or vision making oversight and transparency difficult. Eg the rooftop embellishment diminishes the significance and character of the building – was that ever agreed to? what happened to the water tanks that were agreed but not installed? There are other examples which I believe the KBRG have endeavoured to have addressed.

<!--[if !supportLists]-->● <!--[endif]-->The sign regarding the DA was not in situ for the appropriate time.

<!--[if !supportLists]-->● <!--[endif]-->The primary role of the building is a residence, can you confirm that this is the intention or is there a longer term vision about commercialisation of the premises, and if so where is the ability to consult and discuss?

<!--[if !supportLists]-->● <!--[endif]-->Can you advise if the Heritage Council is aware of and have provided their input to this DA which is part of a larger precinct of significance to the ACT?

Yours sincerely



Disclaimer



REVISION	DESCRIPTION	DATE
A	ISSUE FOR HERITAGE	17.08.16

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CLIENT
GEORGE

PROJECT
8/35F

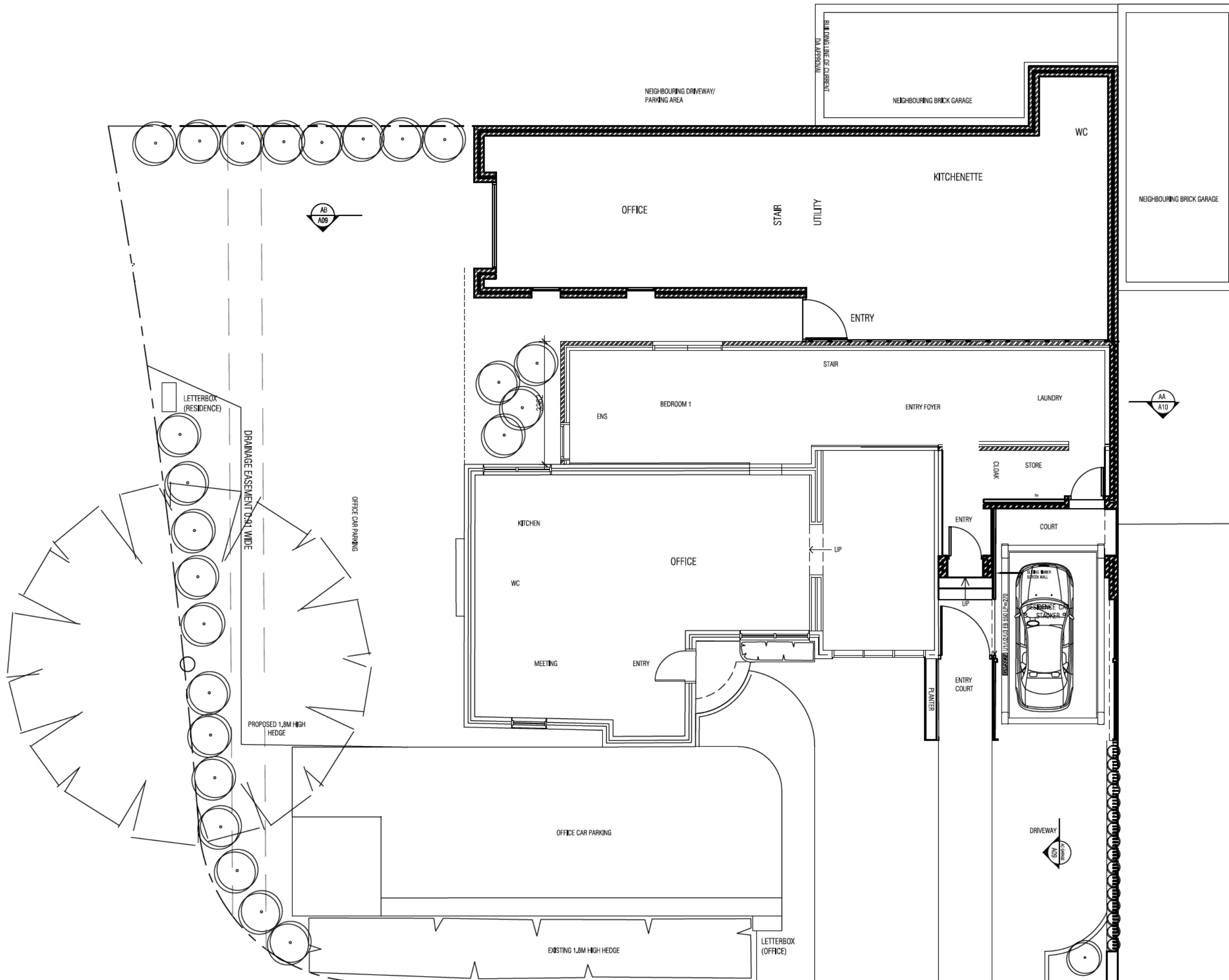
**BLOCK 8, SECTION 35
FORREST ACT**
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
**PUBLIC NOTIFICATION
PLAN - GROUND**

DATE **17.08.16**
SCALE **1:100 @ A3**
DRAWN **TK**

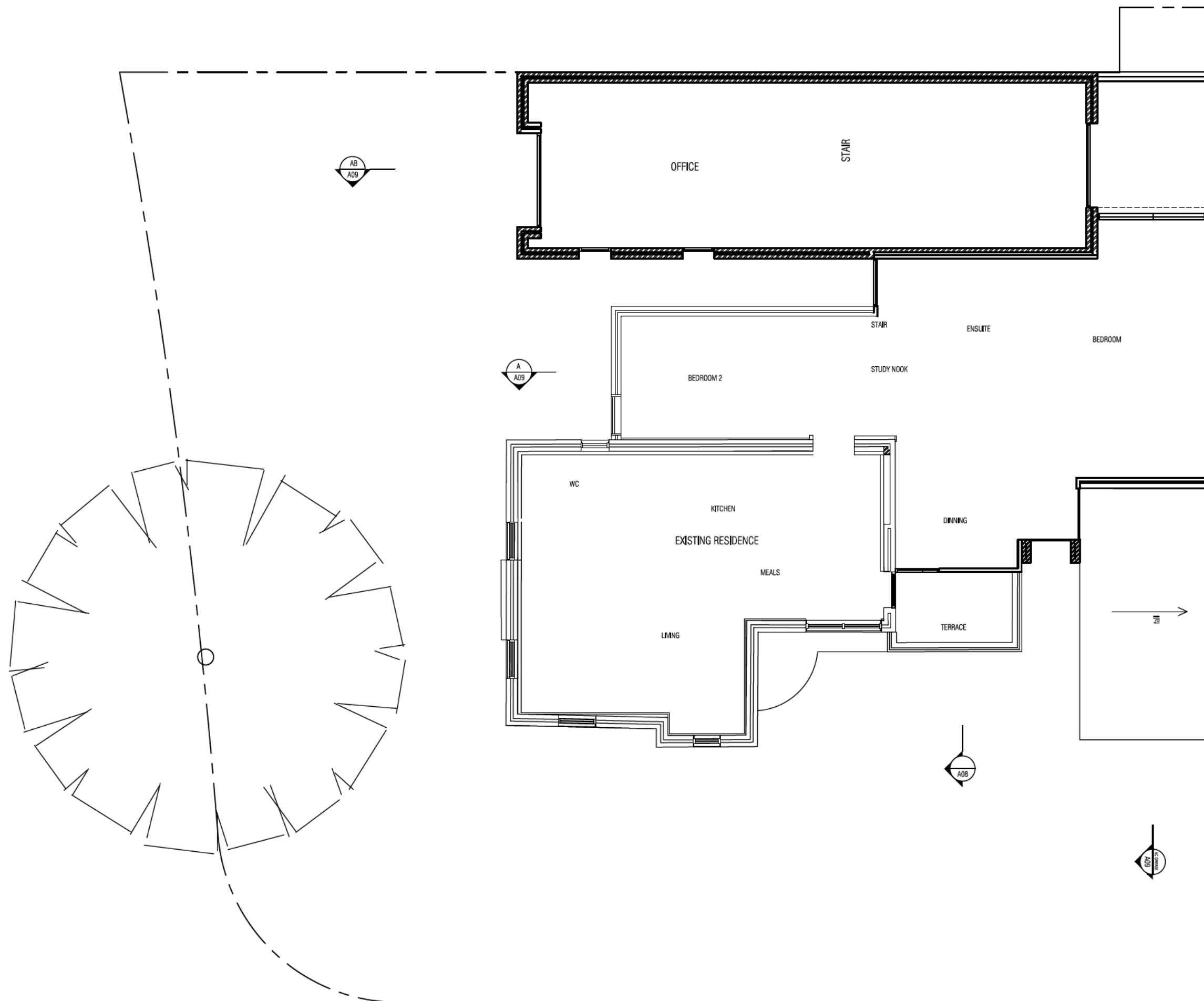
**DEVELOPMENT
APPROVAL**
DRAWING No.

A13



REVISION	DESCRIPTION	DATE
A	ISSUED FOR HERITAGE	17.08.16

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CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**
PROJECT No.
BLK8SEC35 - FORREST



DRAWING
**PUBLIC NOTIFICATION
PLAN - UPPER**

DATE **17.08.16**
SCALE **1:100 @ A3**
DRAWN TK

**DEVELOPMENT
APPROVAL**

DRAWING No.

A14

From: [REDACTED]
To: [EPD_Customer_Services](#)
Subject: Fwd: DA:291630153
Date: Tuesday, 4 October 2016 4:11:19 PM
Attachments: [Scan.pdf](#)

Begin forwarded message:

[REDACTED]
Subject: Re: DA:291630153
Date: 4 October 2016 at 3:44:56 pm AEDT
To: EPDcustomerservices@act.gov.au

DA: 201630153
Address: 2 Fitzroy St Forrest
Block: Block8, Section 35

Construction of New Office to Rear

This representation is opposed to the construction of offices to the rear of the above-mentioned residence.

The representation also notes that the ACT Government has not intervened to stop the relevant alterations that appear to have been constructed without approval.

It notes that the dwelling is heritage listed.

It suggests that if ACT authorities allow the DA, this will provide a signal to all lease-holders of land on which heritage listed properties are sited that they may undertake alterations without or in anticipation of approval and without any adverse sanction being imposed on the owners/developers.

It notes that previous developers who developed without approval the property on the corner of Telopea (west) and Darling Street were required to demolish the property in order to meet Territory provisions.

It recommends the same course for the property alterations in question.

Heritage properties in the ACT are already at risk - more so those in Forrest - and consent to this DA will increase those risks.

It notes that the development alters the shape and the fabric colours of the building, thus severely reducing the heritage value of the building and thus reducing the heritage value of the adjacent - once symmetrical - buildings in the heritage precinct.

A signed copy of the above has been forwarded to you.

[REDACTED]



7 September 2016

NATIONAL AUSTRALIA BANK
LEVEL 4, 14 CHILDERS STREET
CANBERRA ACT 2600

Dear Sir/Madam

The following application has been made in relation to 2 FITZROY STREET. As you have a registered interest in this property, you may wish to comment on the application.

Development Application 201630153:

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS -
Construction of new office to the rear of existing dwelling.

Lessee: Natasia Eleni George, Tomislav Ivan Kasunic

Location: **Block: 8 Section: 35 Suburb: FORREST**
2 FITZROY STREET

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

**Environment and Planning Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

Representations must be received by the Authority by close of business **4 October 2016**.

**Environment and Planning Directorate
Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au

Website: www.planning.act.gov.au

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON 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.

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

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

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment and Planning Directorate

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 157409. Forrest - 8/35 (Email 1 of 3)
Date: Wednesday, 14 September 2016 12:38:25 PM
Attachments: [Conditional Acceptance157409.pdf](#)
[%FLOORASSESS-201630153-GROUND-01.pdf](#)
[%FLOORASSESS-201630153-UPPER-01.pdf](#)
[%LEASE-201630153-01.pdf](#)
[APP-201630153-01.pdf](#)
[AUTHORISATION-201630153-01.pdf](#)
[COLOUR-201630153-MATERIALS AND FINISHES-01.pdf](#)
[COMPSTREET-201630153-01.pdf](#)
[ELEV-201630153-NORTH EAST-01.pdf](#)
[ELEV-201630153-NORTH WEST-01.pdf](#)

Icon Water

Approval ID : 157409, Forrest 8 /35

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

Eddie Gonzalez
Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111
Facsimile 02 6242 1459
Email developmentapplications@iconwater.com.au
GPO Box 366 Canberra ACT 2601
www.iconwater.com.au

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From: developmentapplications@iconwater.com.au
To: [EPD_Customer_Services](#)
Subject: Icon Water Application Decision. Application - 157409. Forrest - 8/35 (Email 2 of 3)
Date: Wednesday, 14 September 2016 12:38:07 PM
Attachments: [ELEV-201630153-SOUTH-01.pdf](#)
[FLOORREG-201630153-GROUND-01.pdf](#)
[FLOORREG-201630153-UPPER-01.pdf](#)
[INTPARTY-201630153-01.pdf](#)
[LSCAPE-201630153-01.pdf](#)
[PLAN-201630153-AC_DETAIL-01.pdf](#)
[PLAN-201630153-AREAS-01.pdf](#)
[ROOF-201630153-01.pdf](#)
[SCRITERIA-201630153-01.pdf](#)
[SECTION-201630153-01.pdf](#)
[SECTION-201630153-SECTIONAL_ELEVATIONS-01.pdf](#)
[SHADOW-201630153-01.pdf](#)

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Eddie Gonzalez

Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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From: developmentapplications@iconwater.com.au
To: [EPD_Customer_Services](#)
Subject: Icon Water Application Decision. Application - 157409. Forrest - 8/35 (Email 3 of 3)
Date: Wednesday, 14 September 2016 12:37:32 PM
Attachments: [SITE-201630153-01.pdf](#)
[SUPP-201630153-ACOUSTIC_REPORT-01.pdf](#)
[SURVEY-201630153-01.pdf](#)
[WASTE-201630153-01.pdf](#)
[WATERURBANDESIGN-201630153-01.pdf](#)

Icon Water

Approval ID : 157409, Forrest 8 /35

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Regards

Eddie Gonzalez

[Building Approvals and Network Protection](#)

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Email developmentapplications@iconwater.com.au

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

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

1. Documentation

<u>Task</u>	<u>Select</u>	<u>Comments/Failure Reasons</u>
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes	
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	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes	
e) Has the Lease Variation Documents correctly been supplied (Lease Variation Only)?	NA	
f) Has a correct list of interested parties been supplied (Lease Variation)?	Yes	

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPI	Yes	No street address on app
b) Check lessee details are correct – TARQUIN	Yes	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes	
d) Is a Land Custodian signature required?	NA	
e) Check correct Zone and nominate overlays <i>(If on Designated Land the application may not be accepted – See supervisor)</i>	Yes	
f) Correct/Sufficient Description of Proposal	Yes	
g) Assessment Track	Merit	
h) Exclusion from Public Register <i>(if yes, allocate to supervisor in edevelopment)</i>	No	
i) Conflict of Interest <i>(notify supervisor)</i>	No	

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	Compliance	No
Bushfire	No	Future Urban Area	No
Asbestos Flag If(yes – Loose Fill) please email details of the application to graham.sandeman@act.gov.au and cc: Linda Southwell			No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program</i>

PALM – Tenure Leases

Unit Titled	No	Unleased	No
Holding Lease	No		

4. General Information

a) Select Lodgement Checklist	LOGEMENTCHECKLIST - Meri
b) Complete Part A of Lodgement Checklist	Pass
c) Number of Public Notification Signs (Part B)	1
d) Complete Dispatch Advice Checklist	Saved to Decision Folder
e) DA Leasing referral <i>Download the lease via the Volume folio link shown in Tarquin.</i> <i>Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i> <i>Send email with objective ref to DA Leasing then drag that sent email into objective.</i> LEASING CHECK FOR DA-201221063-B/S SUBURB-01	Yes
f) Allocated to technical officer	Gateway Team - Lisa Van Vucht
g) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	No

Processed by:	Cassandra	DATE:	24/08/2016
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18/08/2016

OUR REFERENCE: INTERESTED PARTIES 160818

Environment and Planning Directorate
Chief Minister, Treasury and Economic Development Directorate
GPO Box 158
Canberra ACT 2601

To whom it may concern,

List of Interested Parties – Block 8 Section 35 Forrest

Lessee: Nastasia Eleni George and Tomislav Ivan Kasunic


Mortgagee: National Australia Bank
Level 4, 14 Childers Street
Canberra ACT 2600



ACT
Government
Environment and Planning

7 September 2016

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent
AUSTRALIAN CAPITAL TERRITORY
220 NORTHBOURNE AVENUE
BRADDON ACT 2612

Dear Property Owner

The following Development Application in relation to 2 FITZROY STREET has been lodged with the Planning and Land Authority for consideration.

Development Application 201630153:

**PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS -
Construction of new office to the rear of existing dwelling.**

**Location: Block: 8 Section: 35 Suburb: FORREST
2 FITZROY STREET**

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

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

**Environment and Planning Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

Representations must be received by the Authority by close of business **4 October 2016**.

Representations can be submitted in the following ways:

Online:
www.act.gov.au/DArepresentation

Post:
Customer Service
Centre

By Hand:
Dame Pattie Menzies
House

**Environment and Planning Directorate
Customer Service Centre**

16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

PO Box 365
Mitchell ACT 2911

16 Challis Street,
DICKSON 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.

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

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

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment and Planning Directorate

Is a scanning fee required for this application?

No

Exemption S411/412:

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

Part B (i): Public Notification Requirements

The development application requires:

Major - S155

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

1

Number of **additional large** signs required is

0

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 DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.

~~~~~  
**DA LEASING OFFICER TO COMPLETE PART C**  
*(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)*

**Part C: Leasing Check**

**LEASING OFFICER** Owen

**DATE:** 1/9/16

**INITIAL CHECK BY DA LEASING**

**Pass**     **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1.                      **DATE**
- 2.                      **DATE**
- 3.                      **DATE**

**Comments**

Lease variation for office was approved in 2014 but expires soon.

DA officer should note that the 2014 LV approved only permitted one dwelling but the office to the rear has a laundry.

Any approval should be clear about the approval of office use/dwelling.

Is the application for a combined lease variation and design and siting? **NO**  
*If YES complete Part B(ii) – lease variation public notification wording component*

Is the application to vary the lease to remove the concessional status? **NO**

If yes, has a Social Impact Assessment report been provided? **NOT APPLICABLE**

Is this a land rent lease? **NO**

Is a Lease Variation fee applicable? \$

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

Type of Lease: **Residential >5 years** Proposal is Consistent with all clauses in the Lease: **No**



Type of Lease Variation: **N/A** Initial referral to AVO: No

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>LVC</b>                                                                                                                                                                                                                                                                                                                        |                                    |
| LVC is s276E <input type="checkbox"/> OR LVC is s277 <input type="checkbox"/> :                                                                                                                                                                                                                                                   |                                    |
| Valuation Report Supplied: <input type="checkbox"/>                                                                                                                                                                                                                                                                               |                                    |
| Valuation Certificate Supplied: <input type="checkbox"/>                                                                                                                                                                                                                                                                          |                                    |
| If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury                                                                                                                                                                                                                                               |                                    |
|                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Relevant Clauses</b>                                                                                                                                                                                                                                                                                                           |                                    |
| Purpose: To use the said land for residential purposes only;                                                                                                                                                                                                                                                                      |                                    |
| Gross Floor Area:                                                                                                                                                                                                                                                                                                                 |                                    |
| Car Parking:                                                                                                                                                                                                                                                                                                                      |                                    |
| Other:                                                                                                                                                                                                                                                                                                                            |                                    |
|                                                                                                                                                                                                                                                                                                                                   |                                    |
| <b>Units Plan</b>                                                                                                                                                                                                                                                                                                                 |                                    |
| 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<br>Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3): |                                    |
| <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: CZ5 mixed use zone                                                                                                                                                                                                                                                                                                       |                                    |
| <b>Other Comments:</b> 1. Additions to existing residential dwelling.<br>2. New office to rear of exiting dwelling                                                                                                                                                                                                                |                                    |
| 2014 DA approved draft lease variation as follows:                                                                                                                                                                                                                                                                                |                                    |
| Clause 1(d): To use the said land for one or more of the following purposes:<br>(i) residential purposes; and/or<br>(ii) non retail commercial use LIMITED TO office;                                                                                                                                                             |                                    |
| Clause 1(e) That the building erected on the said land shall contain no more than one (1) dwelling, but the building may, partly or wholly, be used for office;                                                                                                                                                                   |                                    |

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

**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**

**DA OFFICER:** Rebecca

**DATE:** 2/9/16

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

**DA Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1. DATE
- 2. DATE
- 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? **YES**

Which is the chosen assessment track? **MERIT**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **YES**

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)? **YES**

If the application is for a single unit(s) on a unit titled block, is works being carried out on common property? **NOT APPLICABLE**  
*(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)*

Is the land undeveloped? **NO**  
*(if yes, a referral to DA Leasing is required)*

Is the land subject to a FUA layer? *(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)* **NO**

Has this application been subject to an Environmental Significance Opinion?  
(if yes, a additional fee component is applicable – see part i) **NO**

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

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

**NO**

Is this application subject to pre-lodgement community consultation?  
(if yes, select the relevant number of days for notification in part B(i))

**Part F: Track Specific requirements**

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

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

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**

*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 2015-16. The calculator is located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works: **\$ 674949**

Development fee payable: \$ **2854.57**

**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:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Asset Acceptance</b><br/>(Territory and Municipal Services)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><input checked="" type="checkbox"/> Referral to TAMS is required</p>                                                                                                                                                                                                                                                                                                       |
| <p>Check if referral should additionally highlight any of the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works</li> <li><input type="checkbox"/> Single Residential Driveways Only</li> <li><input type="checkbox"/> Waste Management</li> <li><input type="checkbox"/> Verge crossovers or modifications in RZ3 &amp; RZ4 zones</li> <li><input type="checkbox"/> Traffic Management</li> <li><input type="checkbox"/> Urban Treescapes</li> <li><input type="checkbox"/> Action Buses</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>ICON Water/ACTEW Corporation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><input type="checkbox"/> Demolition works – utilities<br/> <input checked="" type="checkbox"/> Utilities – electricity, water &amp; sewer and gas<br/> <input type="checkbox"/> Liquid Trade Waste</p>                                                                                                                                                                     |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Conservator of Flora and Fauna</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><input 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)</p> |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Custodian of the Land (unleased)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><input type="checkbox"/> <b>Identify Custodian:</b></p>                                                                                                                                                                                                                                                                                                                    |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Environment Protection Agency</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><input type="checkbox"/> Noise<br/> <input type="checkbox"/> Erosion and Sediment Control (if site &gt; 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</p>                                                             |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Heritage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><input checked="" type="checkbox"/> Heritage – Registered Land or Building</p>                                                                                                                                                                                                                                                                                             |
| <p><b>Notes for referral: Forrest Fire Station Precinct</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Tree Protection</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees</p>                                                                                                                                                         |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>EPD Transport Planning</b><br/>Proposals that have (a) no parking provision requirement; and (b) do not</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><input type="checkbox"/> Traffic<br/> <input type="checkbox"/> Parking<br/> <input type="checkbox"/> Traffic Noise</p>                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                              |                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>have any effect on trip generation and thus traffic, don't warrant referral.</p>                                                                                                                                                          | <p><b>Notes for referral:</b></p>                                                                                                                             |
| <p><b>Land and Infrastructure Group</b></p>                                                                                                                                                                                                  | <p><input type="checkbox"/> WSUD Code Requirements<br/><input type="checkbox"/> Prescribed Conditions for offsite works</p> <p><b>Notes for referral:</b></p> |
| <p><input type="checkbox"/> ACT Health</p>                                                                                                                                                                                                   |                                                                                                                                                               |
| <p><input type="checkbox"/> ACT Valuation Office</p>                                                                                                                                                                                         |                                                                                                                                                               |
| <p><input type="checkbox"/> Australian National University</p>                                                                                                                                                                               |                                                                                                                                                               |
| <p><input type="checkbox"/> Breach Management<br/>Any development applications that relate to rectification of Service Station sites.</p>                                                                                                    |                                                                                                                                                               |
| <p><input type="checkbox"/> Capital Metro</p>                                                                                                                                                                                                |                                                                                                                                                               |
| <p><input type="checkbox"/> Department of Education and Training (Childcare Centres)<br/>To be referred to Sarah Edwards, Graham Chadwick <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning)</p>       |                                                                                                                                                               |
| <p><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</p> |                                                                                                                                                               |
| <p><input type="checkbox"/> Emergency Services (Fire or Ambulance)</p>                                                                                                                                                                       |                                                                                                                                                               |
| <p><input type="checkbox"/> Gambling and Racing Commission</p>                                                                                                                                                                               |                                                                                                                                                               |
| <p><input type="checkbox"/> Housing and Community Services</p>                                                                                                                                                                               |                                                                                                                                                               |
| <p><input type="checkbox"/> National Capital Authority</p>                                                                                                                                                                                   |                                                                                                                                                               |
| <p><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.</p>      |                                                                                                                                                               |
| <p><input type="checkbox"/> Office of Regulatory Services (Liquor compliance)</p>                                                                                                                                                            |                                                                                                                                                               |
| <p><input type="checkbox"/> Plan Implementation Team at EDD<br/>All EDP's in Gungahlin District</p>                                                                                                                                          |                                                                                                                                                               |
| <p><input type="checkbox"/> Police</p>                                                                                                                                                                                                       |                                                                                                                                                               |
| <p><input type="checkbox"/> Queanbeyan City Council</p>                                                                                                                                                                                      |                                                                                                                                                               |
| <p><input type="checkbox"/> EPD Utilities Team<br/>Proposals involving utility scale power generation e.g. solar farm</p>                                                                                                                    |                                                                                                                                                               |
| <p><input type="checkbox"/> Workcover</p>                                                                                                                                                                                                    |                                                                                                                                                               |
| <p><input type="checkbox"/> Yass Valley Council</p>                                                                                                                                                                                          |                                                                                                                                                               |
| <p><input checked="" type="checkbox"/> Other (please specify)</p>                                                                                                                                                                            | <p>Land Reg (Compliance action)</p>                                                                                                                           |
| <p style="text-align: center;"><b>Internal</b></p>                                                                                                                                                                                           | <p style="text-align: center;"><b>Provide Reason for Referral</b></p>                                                                                         |
| <p><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</p>                                    |                                                                                                                                                               |
| <p><input checked="" 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</p>       | <p>Condition requiring variation of Crown lease</p>                                                                                                           |
| <p><input type="checkbox"/> Rural Leasing<br/>Proposals on all agricultural rural blocks or in Pialligo</p>                                                                                                                                  |                                                                                                                                                               |
| <p><input type="checkbox"/> DA Merit Assessment team – North</p>                                                                                                                                                                             |                                                                                                                                                               |
| <p><input type="checkbox"/> DA Merit Assessment team – South</p>                                                                                                                                                                             |                                                                                                                                                               |
| <p><input type="checkbox"/> DA Merit Assessment team – West/Rural</p>                                                                                                                                                                        |                                                                                                                                                               |

|                                                                                                                                                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <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"/> Design Policy                                                                                                                           |  |
| <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                                                                                                                      |  |
| <input type="checkbox"/> Utilities Technical Regulation team<br><a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>       |  |

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

|                                                    |                                      |
|----------------------------------------------------|--------------------------------------|
| <b>Completeness Check:</b>                         | <input type="text" value="0"/>       |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <input type="text" value="2854.57"/> |
| <b>Merit Track with ESO:</b>                       | <input type="text" value="0"/>       |
| <b>Impact Track Fee/s:</b>                         | <input type="text" value="0"/>       |
| <b>Lease Variation:</b>                            | <input type="text" value="0"/>       |
| <b>Public Notification:</b>                        | <input type="text" value="1339"/>    |
| <b>Lease Search:</b>                               | <input type="text" value="38"/>      |
| <b>Scanning Fee:</b>                               | <input type="text" value="0"/>       |

Scanning fee to be added to completeness check fee in edevelopment

Note: Please see fees and charges schedule 2015-2016 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 \$1156.00 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? | <input type="text" value="N/A"/> |
| How many years is the applicant applying for?     | <input type="text" value="0"/>   |
| <b>Home Business Fee:</b>                         | <input type="text" value="0"/>   |

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 **\$34,091.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,813.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,564.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,564.00**

*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:

**Public Notification wording checked by DA officer**

| REVISION | DESCRIPTION   | DATE    |
|----------|---------------|---------|
| A        | ISSUED FOR DA | 17.8.16 |
|          |               |         |
|          |               |         |
|          |               |         |
|          |               |         |
|          |               |         |
|          |               |         |
|          |               |         |
|          |               |         |

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

**LEGEND**

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED and protected
- PROPOSED EVERGREEN TREES  
Refer Plant Sched. L002
- PROPOSED FEATURE AND ACCENT PLANTING  
Refer Plant Sched. L002
- PROPOSED SHRUBS  
Refer Plant Sched. L002
- PROPOSED HEDGE PLANTING  
Refer Plant Sched. L002
- EXISTING HEDGE PLANTING to retain
- PROPOSED GROUNDCOVERS  
Refer Plant Sched. L002
- MULCH (where noted on plan)  
Product: Compost or equivalent fine forest mulch
- IRRIGATED GRASS  
200mm depth imported topsoil Type B and cultivated subgrade. Sown with Irrigated grass mix all as specified. Where grass adjoins base of walls and edge of shrub beds provide mower strip as detailed
- PAVER EDGE  
Colour to match proposed brick paving
- PERMEABLE PAVING  
Concrete pavers 600x300x50mm, Colour: Charcoal. Laid on compacted subgrade and sand and trafficked by foot traffic.
- ASPHALT/SHOULDER FINISH CONCRETE  
100mm depth on 20mm compacted subgrade. Saw cuts to run as indicated on plan. Colour: NATURAL GREY
- COBBLESTONE GRANITE
- FENCE TYPE 1 - TEMPORARY  
1200mm high chain link fence powdercoated black to be removed when hedge has been established
- FENCE TYPE 2  
1800mm high chain link fence powdercoated black
- BRICK MAILBOX

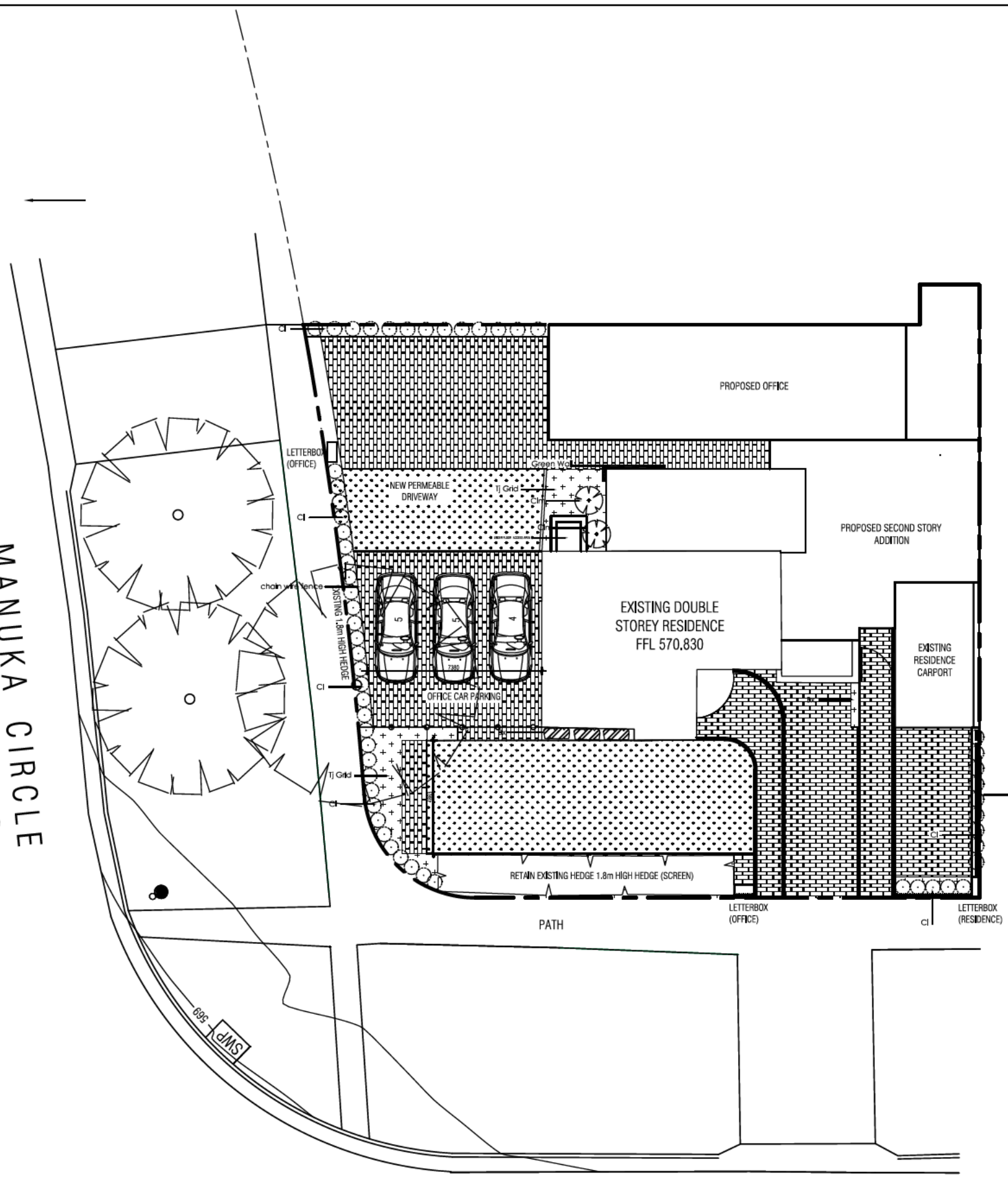
**PLANT SCHEDULE**

- |      | SPECIES                                                                                                    | SIZE            |
|------|------------------------------------------------------------------------------------------------------------|-----------------|
|      | TREES                                                                                                      | 1.5m min height |
| Cm   | Citrus x meyeri (MEYER LEMON)                                                                              |                 |
|      | Acer 'Blood Good'                                                                                          | 1m min height   |
|      | HEDGE PLANTING                                                                                             | 200mm pot       |
| Ct   | Cupressus leylandii @ 0.70m cts                                                                            | 200mm pot       |
|      | SHRUB PLANTING                                                                                             | 200mm pot       |
| Ac   | Acacia cognata 'mop top' @ 0.5m cts                                                                        |                 |
| Bx   | English Box of 1.0m cts                                                                                    |                 |
|      | Sansevieria trifasciata @ 0.6m cts                                                                         | 200mm pot       |
| St   | Comelia sasanqua white @ 0.8m cts                                                                          | 200mm pot       |
| Cs   | Pittosporum tenuifolium 'golf ball' @ 0.4m cts                                                             | 200mm pot       |
| Pt   | Civica Minicata                                                                                            | 200mm pot       |
|      | GROUNDCOVERS                                                                                               | 200mm pot       |
| Bs   | Bergenia schmidtii @ 0.7m cts on a grid                                                                    | * 100mm pot     |
| Tj   | Trachelospermum jasminoides @ 0.7m cts on a grid                                                           | * 200mm pot     |
|      | CLIMBERS                                                                                                   |                 |
| W Pt | Patheoncusis tricuspidata @ 0.5m cts along base of wall. Quantity to be confirmed by landscape contractor. |                 |

\* TO BE CONFIRMED ON SITE BY CONTRACTOR

Plant species numbers to be confirmed on site. Numbers are based on shrub bed areas as shown on drawings and do not allow for minor adjustments in site of planters or shrub bed areas on site or the introduction of other building elements such as service manholes or structures.

MANUKA CIRCLE



CLIENT  
**GEORGE**

PROJECT  
**8/35F**

**BLOCK 8, SECTION 35  
FORREST ACT**  
PROJECT No.  
**BLK8SEC35 - FORREST**



DRAWING  
**LANDSCAPE PLAN**

DATE **17.08.16**  
SCALE **1:200 @ A3**  
DRAWN TK

**DEVELOPMENT  
APPROVAL**

DRAWING No.

**A16**

FITZROY STREET



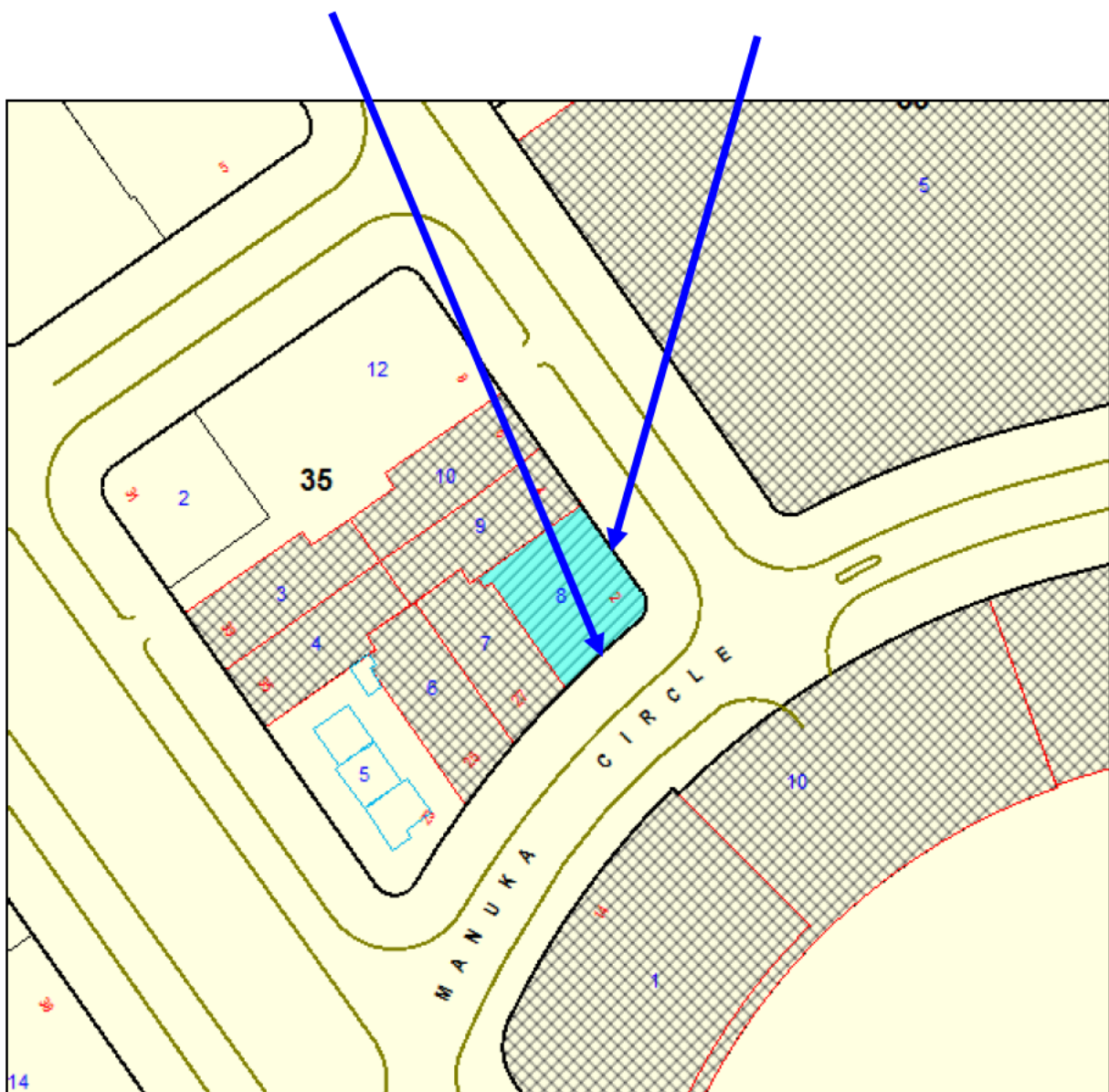
2 STANDARD SIGNS FOR FRIDAY 9 SEPTEMBER 2016

FORREST  
Block 8 Section 35

9 September 2016 to 4 October 2016

Development Application  
201630153

2 FITZROY STREET, FORREST



0 10 20 30 40



| metres

Name,Address1,Address2,Address3,Address4

NATIONAL AUSTRALIA BANK,LEVEL 4, 14 CHILDERS STREET,CANBERRA ACT 2600,

Natasia Eleni George, Tomislav Ivan Kasunic [REDACTED]

[REDACTED]

The Resident, [REDACTED]

The Resident, [REDACTED]

The Resident, [REDACTED]

[REDACTED]

the Resident, [REDACTED]

[REDACTED]

the Resident, [REDACTED]

[REDACTED]

the Resident, [REDACTED]

[REDACTED]

[REDACTED]

the Resident, [REDACTED]

[REDACTED]

[REDACTED]

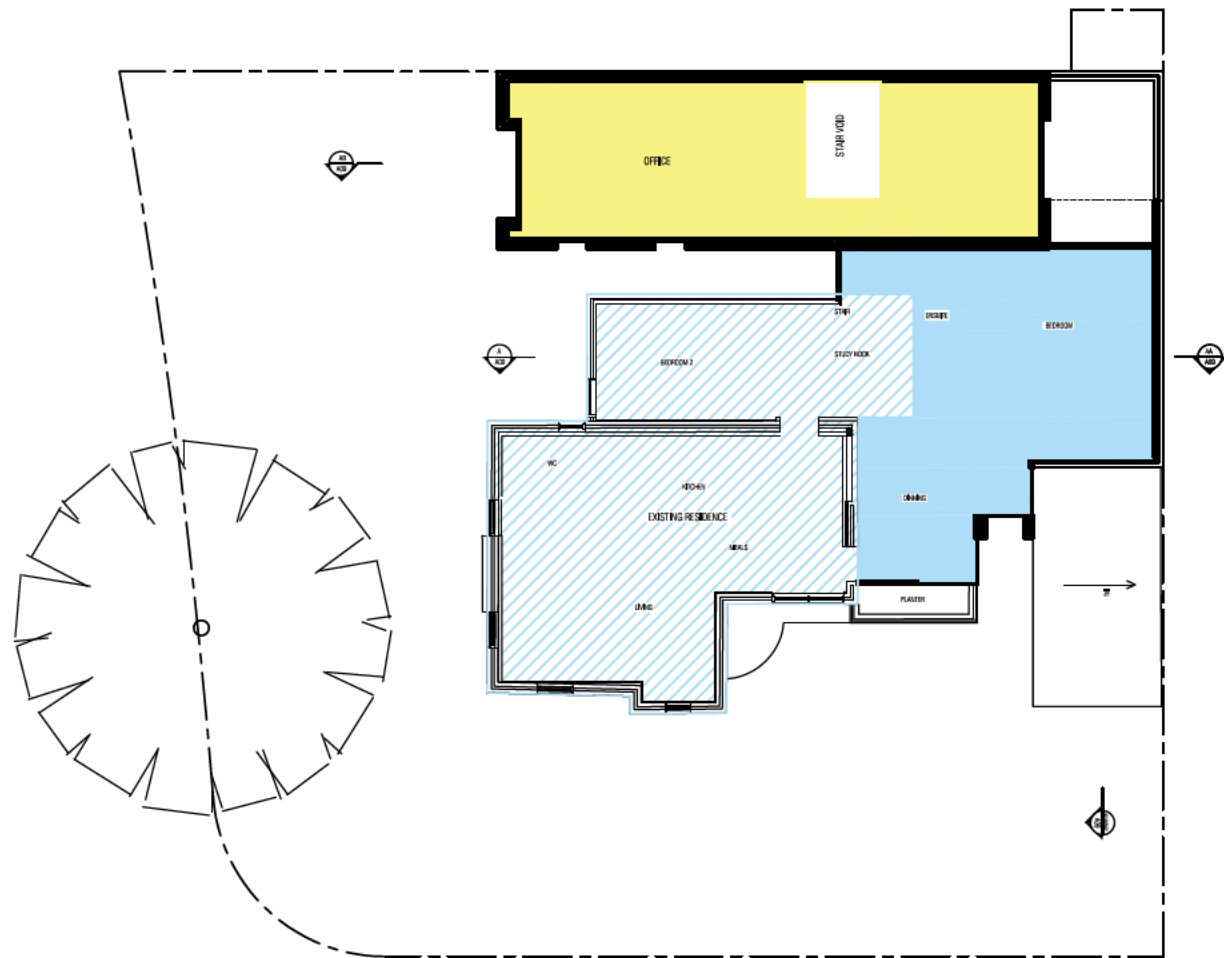
the Resident [REDACTED]

[REDACTED]

[REDACTED]

AUSTRALIAN CAPITAL TERRITORY,220 NORTHBOURNE AVENUE,BRADDON ACT 2612,

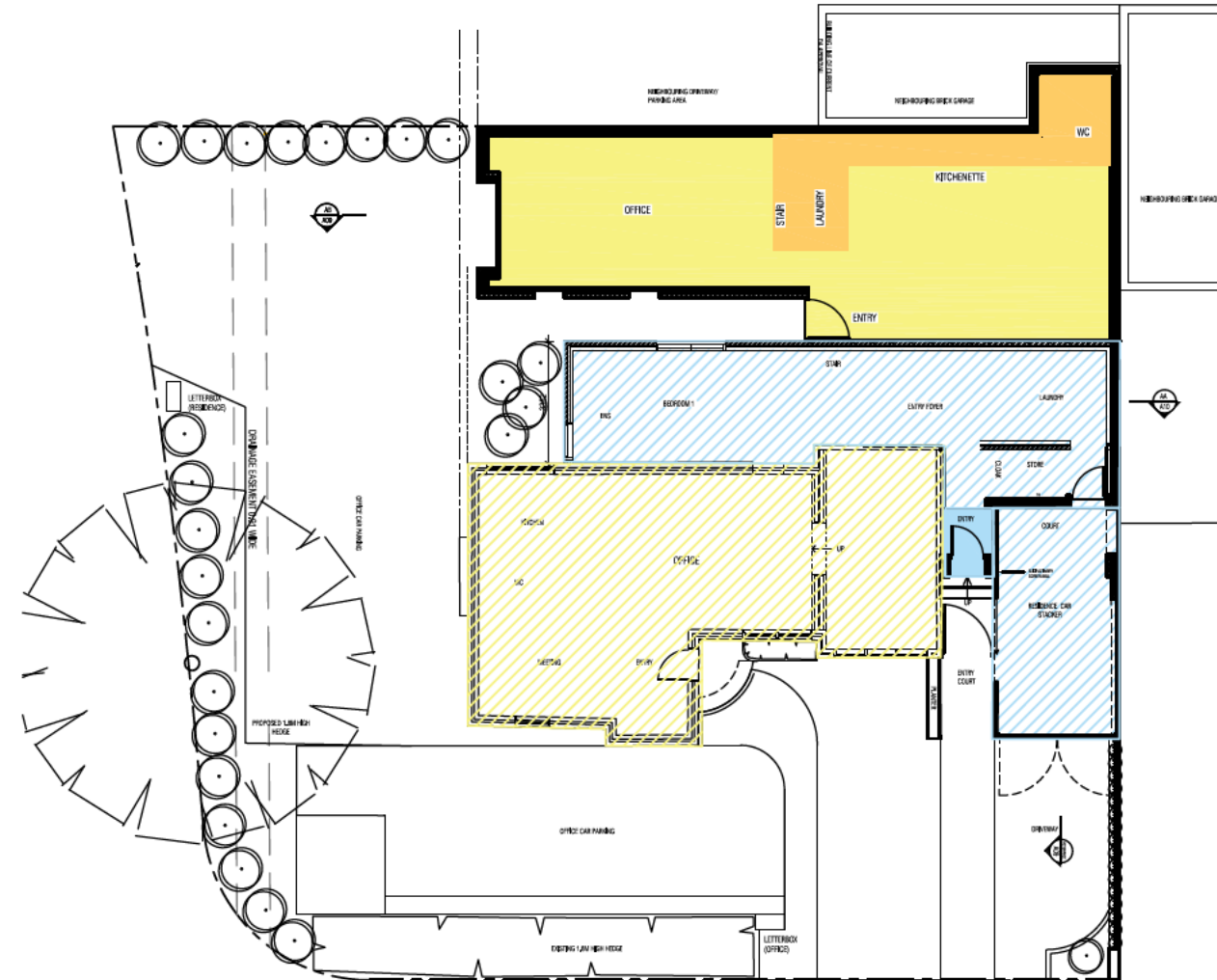
FIRST FLOOR AREA PLAN



AREA ANALYSIS

EXISTING RESIDENTIAL AREA - 92.70m<sup>2</sup> (lined hatch)  
 PROPOSED RESIDENTIAL AREA - 52.40m<sup>2</sup> (solid hatch)  
 PROPOSED COMMERCIAL AREA OFFICE - 63.82m<sup>2</sup> (Solid hatch)

GROUND FLOOR AREA PLAN



AREA ANALYSIS

EXISTING GROUND RESIDENTIAL - 77.27m<sup>2</sup> (lined hatch)  
 PROPOSED GROUND RESIDENTIAL - 2.87m<sup>2</sup> (solid hatch)  
 EXISTING COMMERCIAL OFFICE - 83.20m<sup>2</sup> (lined hatch)  
 PROPOSED COMMERCIAL OFFICE - 71.47m<sup>2</sup> (solid hatch)  
 ANCILLARY USE - 15.01m<sup>2</sup> (solid hatch)

| REVISION | DESCRIPTION   | DATE    |
|----------|---------------|---------|
| A        | ISSUED FOR DA | 17.8.16 |
|          |               |         |
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT  
**GEORGE**

PROJECT  
**8/35F**

BLOCK 8, SECTION 35  
 FORREST ACT

PROJECT No.  
**BLK8SEC35 - FORREST**


DRAWING  
**AREA PLANS**

DATE **17.08.16**  
 SCALE **1:200 @ A3**  
 DRAWN TK

**DEVELOPMENT  
 APPROVAL**

DRAWING No.

**A11**

**From:**   
**To:** [EPD, Customer Services](#)  
**Subject:** Objection: Development Application: 201630153  
**Date:** Wednesday, 28 September 2016 5:08:04 PM

---

Re.

## **Development Application: 201630153**

2 Fitzroy St. FORREST. ACT

I wish to object to this Development Application on the grounds that I believe the DA does not comply with two of the Specific Requirements under the Heritage Act 2004 (20015. Forrest Fire Station Precinct)

These Specific requirements are:

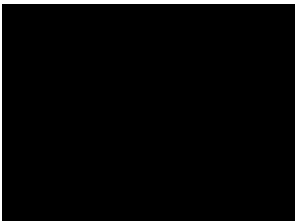
" ii) Street pattern and layout c) The overall planning layout of the Precinct is an integral part of its significance and its components are to be conserved. The existing street pattern is to be retained."

My first objection is based on the appearance of the roof, which now has a retaining fence around its circumference. The top of the construction is now considerably above the other houses in the precinct.

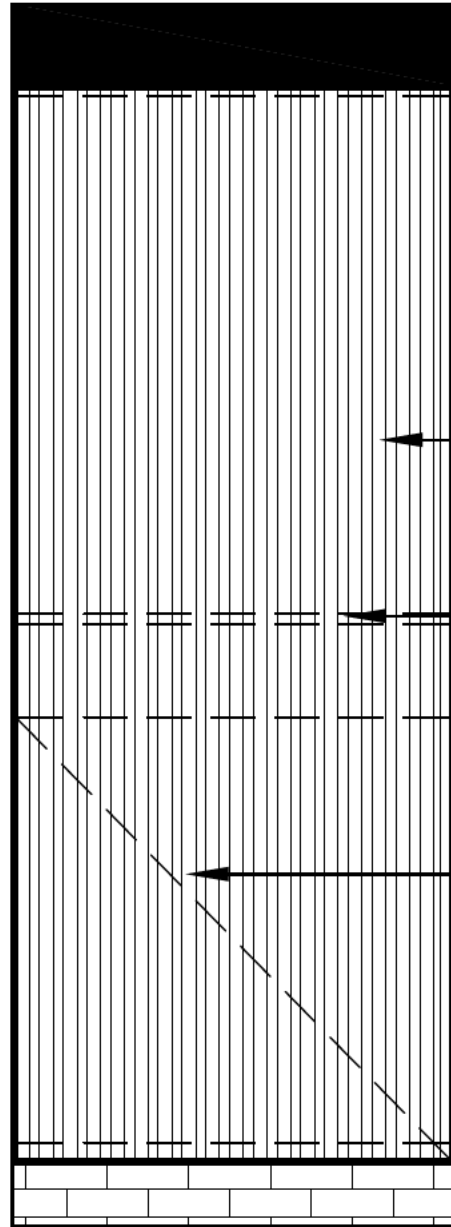
and

"v) Re-development a) Any re-development shall match the proportions and materials of the original fabric."

My second objection relates to the very different materials that are proposed in the re-development. They do not match the materials of the original fabric in either colour, fabric or appearance.



ELEVATION - NTS

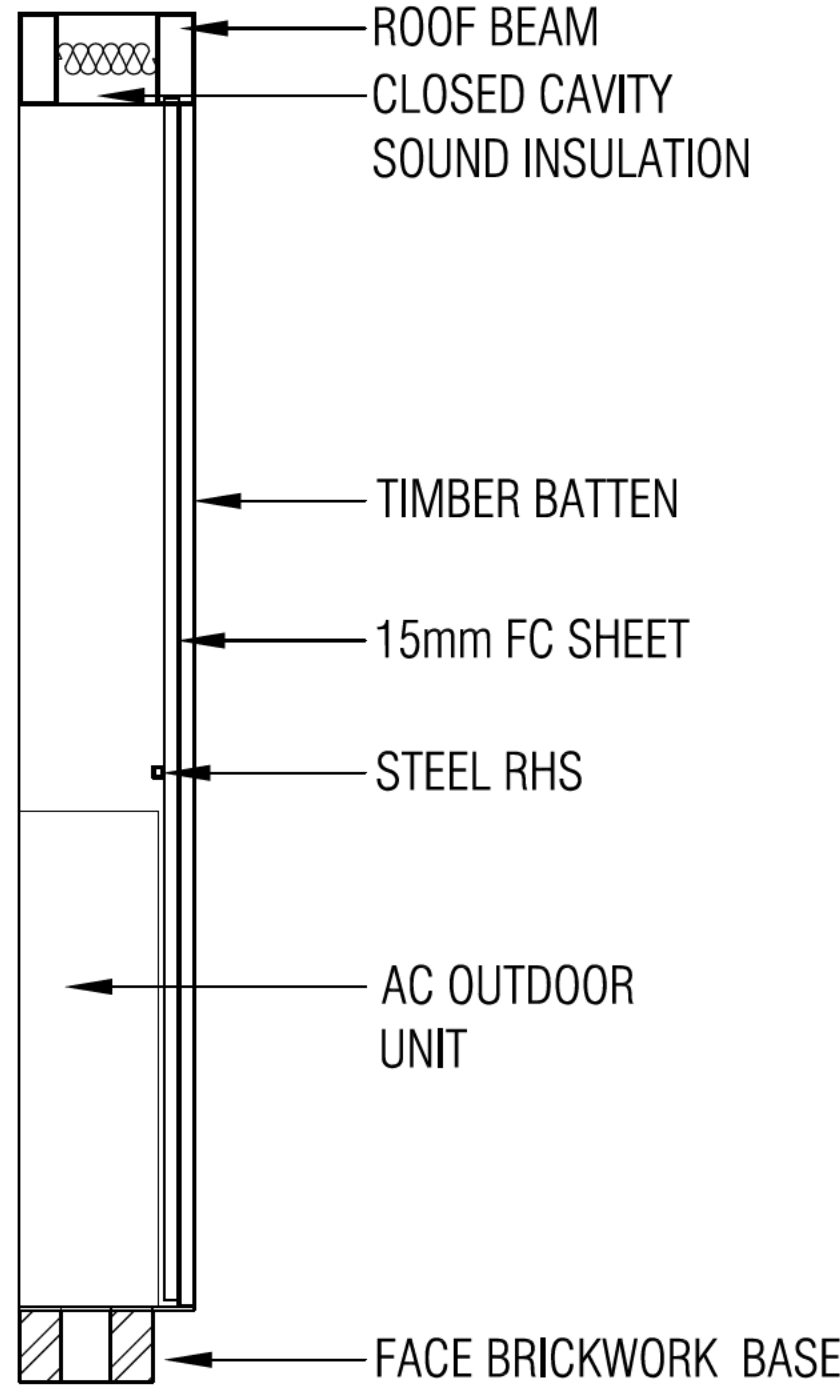


TIMBER BATTEN

RHS SUPPORT BEHIND

AC OUTDOOR UNIT BEHIND SCREEN

SECTION - NTS



ROOF BEAM  
CLOSED CAVITY  
SOUND INSULATION

TIMBER BATTEN

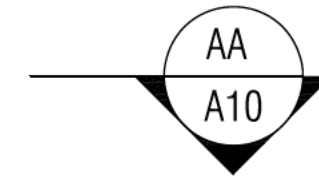
15mm FC SHEET

STEEL RHS

AC OUTDOOR UNIT

FACE BRICKWORK BASE

GROUND LOCATION PLAN



| REVISION | DESCRIPTION   | DATE    |
|----------|---------------|---------|
| A        | ISSUED FOR DA | 17.8.16 |
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|          |               |         |
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CLIENT  
**GEORGE**

PROJECT  
**8/35F**

BLOCK 8, SECTION 35  
FORREST ACT

PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**AC OUTDOOR  
DETAIL**

DATE **18.08.16**  
SCALE **NTS @ A3**  
DRAWN **TK**

**DEVELOPMENT  
APPROVAL**

DRAWING No.

**A15**

ANALYSIS

SAMSUNG OUTDOOR UNIT J100 = 52 DB(A) PEAK (MANUFACTURER SPECIFIED)



SUBJECT SITE IS CZ5. PURSUANT TO ENVIRONMENT PROTECTION REGULATION 2005 SCHEDULE 2 SITE IS CLASSIFIED UNDER ZONE F

TABLE 2.2 PART 2.2 OF THE REGULATION OUTLINES THAT ZONE F SITE HAS THE SAME NOISE STANDARD AS THE ADJOINING ZONE UNDER THE TERRITORY PLAN WITH THE LOUDEST NOISE STANDARD, BEING ZONE C - CORRIDOR SITE (CANBERRA AVENUE) AND OFFICE SITES

PURSUANT TO TABLE 2.2, PART 2.2 ZONE C NOISE STANDARDS ARE;  
55 DB(A) MONDAY TO SATURDAY 7AM-10PM  
45 DB(A) MONDAY TO SATURDAY 10PM -7AM  
SUNDAY AND PUBLIC HOLIDAYS

AC OUTDOOR UNIT PEAK DB(A) OF 52 COMPLIANT DURING MONDAY TO SATURDAY 7AM-10PM WITHOUT ENCLOSURE.

ENCLOSURE REDUCES DB(A) EMISSION AT BOUNDARY TO 4 FITZROY STREET FORREST. REFER TO SUPPORTING ACOUSTIC ENGINEER REPORT DEMONSTRATING COMPLIANCE TO 35B(A) STANDARD.

AC OUTDOOR UNIT ONLY SERVICES EXISTING GROUND FLOOR OFFICE. OFFICE IS ONLY OPERATIONAL DURING NORMAL BUSINESS HOURS, SATISFYING 55 DB(A) THRESHOLD.

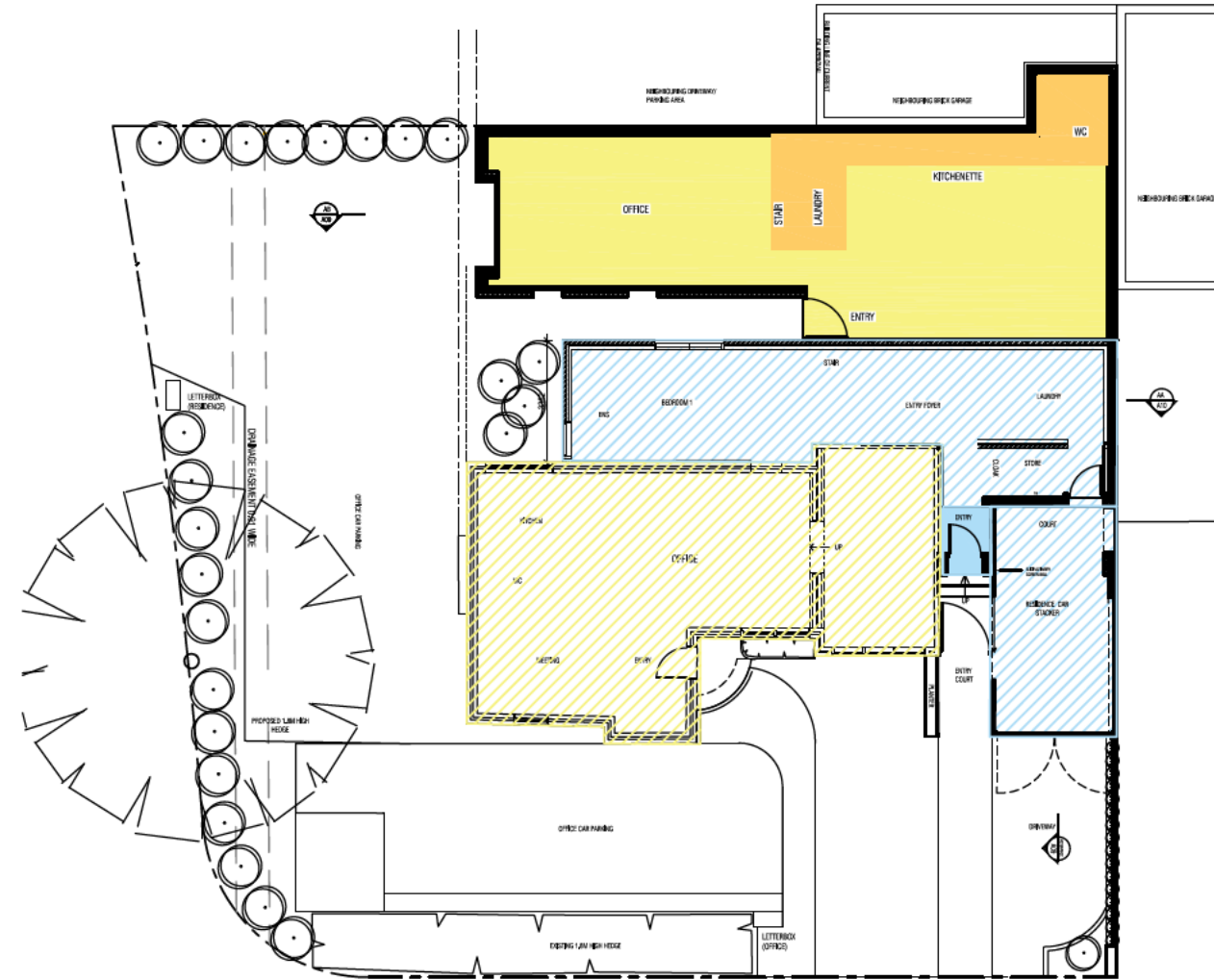
FIRST FLOOR AREA PLAN



AREA ANALYSIS

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 PROPOSED COMMERCIAL OFFICE - 71.47m<sup>2</sup> (solid hatch)  
 ANCILLARY USE - 15.01m<sup>2</sup> (solid hatch)

| REVISION | DESCRIPTION   | DATE    |
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CLIENT  
**GEORGE**

PROJECT  
**8/35F**

BLOCK 8, SECTION 35  
 FORREST ACT

PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**AREA PLANS**

DATE **17.08.16**  
 SCALE **1:200 @ A3**  
 DRAWN TK

**DEVELOPMENT  
 APPROVAL**

DRAWING No.

**A11**



**ACT**  
Government

Environment and Planning

7 September 2016

DANE KASUNIC  


Dear Applicant

**Suburb: FORREST Block: 8 Section: 35**  
**Development Application Number: 201630153**

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

The public notification period for your application will commence on **12 September 2016** and end at the close of business on **4 October 2016**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

**Please note, the sign will be removed from the property on 5 October 2016.**

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



**ACT**  
Government

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Environment and Planning

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Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)





**LIST OF INTERESTED PARTIES**

**Suburb: FORREST Block(s): 8 Section: 35**  
**Development Application Number: 201630153**  
**7 September 2016**

1. NATIONAL AUSTRALIA BANK  
LEVEL 4, 14 CHILDERS STREET  
CANBERRA ACT 2600

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** Aloisi, Angelina  
**To:** [REDACTED]  
**Subject:** RE: 2 Fitzroy Street Forrest Signage [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 11:32:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

---

Thank you [REDACTED]

Kind Regards

Angelina Aloisi  
Team Leader - Notification Team  
**Phone 02 6207 7912**  
**Customer Services | Access Canberra**  
**Environment, Planning and Land**  
16 Challis Street, Dickson  
GPO Box 158 Canberra ACT 2601  
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[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)



---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 October 2016 11:22 AM  
**To:** Aloisi, Angelina; Borrett, Samantha  
**Subject:** Re: 2 Fitzroy Street Forrest Signage [SEC=UNCLASSIFIED]

Site attended

Both signs removed  
However one located between fence and shipping container on property  
This sign reinstalled, this post will require some effort to remove.

image1.JPG

image2.JPG



image3.JPG



image4.JPG



Sent

On 4 Oct 2016, at 9:36 AM, Aloisi, Angelina <[Angelina.Aloisi@act.gov.au](mailto:Angelina.Aloisi@act.gov.au)> wrote:

Thanks, please take photos too showing sign and the background clear indication of the location.  
Ange

---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 October 2016 9:29 AM  
**To:** Aloisi, Angelina  
**Subject:** Re: 2 Fitzroy Street Forrest Signage [SEC=UNCLASSIFIED]

Ok, will be done within the hour.

Sent

On 4 Oct 2016, at 9:14 AM, Aloisi, Angelina <[Angelina.Aloisi@act.gov.au](mailto:Angelina.Aloisi@act.gov.au)> wrote:

H [REDACTED]

Hope you enjoyed your long weekend.

Is there any chance you can go out to 2 Fitzroy Street, Forrest (8/35 Forrest) a concerned neighbour has reported that the sign on Fitzroy Street is missing (but the one on Manuka Circle is still there). Today is the last day of the notification period but she is worried people will think the DA is over.

Any chance you can head out there and either fix up the sign or move the sign from Manuka Circle to the front of the property? Can this be done as soon as possible?

Kind Regards

Angelina

**Phone 02 6207 7912**

**Customer Services | Access Canberra**

**Environment, Planning and Land**

**Building Services**

16 Challis Street, Dickson | 8 Darling Street, Mitchell

GPO Box 158 Canberra ACT 2601

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<image001.jpg>

-----  
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You should not copy or use it for any purpose, nor disclose its contents to  
any other person.  
-----

<MAP090259.DOC>

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Comment on DA 20160928 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 9:18:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Thank you for your representation made **03/10/2016** regarding development application number : **201630153**.

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 a decision has been made.

**Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.**

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

Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

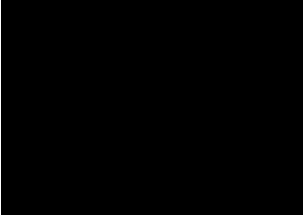
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---

**Sent:** Monday, 3 October 2016 12:08 PM  
**To:** EPD, Customer Services  
**Subject:** Comment on DA 20160928



**From:** [Liz Swain](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** Re: DA 2016 0928 - submission [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 10:28:51 AM  
**Attachments:** [image001.jpg](#)  
[DA 201630153 KBRG NS.docx](#)

---

Thank you for your acknowledgement of the KBRG submission on DA 201630153.

As you have identified that the submission has the wrong DA on it and corrected it, could you confirm a revised submission is not needed and that this error will not be a problem.

Just in case I have attached an amended submission.

Regards  
Nick Swain

On Tuesday, 4 October 2016, 9:24, "EPD, Customer Services"  
<EPDCustomerServices@act.gov.au> wrote:

Dear Sir/Madam,

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST**

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Regards

Customer Services

**Phone 02 6207 1923**

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---

**From:** Liz Swain [REDACTED]

**Sent:** Monday, 3 October 2016 12:17 PM

**To:** EPD, Customer Services

**Cc:** Nick Swain

**Subject:** DA 2016 0928 - submission

Please find attached the KBRG submission on DA 2016 0928

Please acknowledge receipt.

Thank you

Nick Swain  
Secretary

-----  
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-----

**From:** [EPD, Customer Services](#)  
**To:** [Liz Swain](#)  
**Subject:** RE: DA 2016 0928 - submission [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 12:17:00 PM  
**Attachments:** [image001.jpg](#)

---

Hi Nick,

As you have identified the correct block, section and suburb for the DA there will be no need for an amended submission to be sent. However as you have sent one anyway I will save it in the DA file.

Kind Regards,

Jenna | Customer Services 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

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[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)



---

**From:** Liz Swain [REDACTED]  
**Sent:** Tuesday, 4 October 2016 10:29 AM  
**To:** EPD, Customer Services  
**Subject:** Re: DA 2016 0928 - submission [SEC=UNCLASSIFIED]

Thank you for your acknowledgement of the KBRG submission on DA 201630153.

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Just in case I have attached an amended submission.

Regards  
Nick Swain

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<[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)> wrote:

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DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST**

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Regards

Customer Services

**Phone 02 6207 1923**

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---

**From:** Liz Swain [REDACTED]  
**Sent:** Monday, 3 October 2016 12:17 PM  
**To:** EPD, Customer Services  
**Cc:** Nick Swain  
**Subject:** DA 2016 0928 - submission

Please find attached the KBRG submission on DA 2016 0928

Please acknowledge receipt.

Thank you

Nick Swain  
Secretary

-----  
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.  
-----

**From:** [EPD, Customer Services](#)  
**To:** [Liz Swain](#)  
**Subject:** RE: DA 2016 0928 - submission [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 9:24:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Thank you for your representation made **03/10/2016** regarding development application number : **201630153**.

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 a decision has been made.

**Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.**

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

Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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---

**From:** Liz Swain [mailto:████████████████████]  
**Sent:** Monday, 3 October 2016 12:17 PM  
**To:** EPD, Customer Services  
**Cc:** Nick Swain  
**Subject:** DA 2016 0928 - submission

Please find attached the KBRG submission on DA 2016 0928

Please acknowledge receipt.

Thank you

Nick Swain  
Secretary

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: DA 201630153 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 11:58:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Thank you for your representation made **03/10/2016** regarding development application number : **201630153**.

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Regards

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---

**Sent:** Monday, 3 October 2016 3:43 PM

**To:** EPD, Customer Services

**Subject:** DA 201630153

I refer to DA 201630153 for the property at 2 Fitzroy Street Forrest. We are property owners in Fitzroy Street and have lived in the Barton heritage precinct since 1983. Since we have ourselves had to negotiate the rigours of development within heritage limitations, it is disappointing that

the Fire Station Precinct heritage ruling and building regulations applying to this property appear to have been flouted. And the new DA proposes structures that must impact on the integrity of the precinct. The footprint alone will change the look and feel of the block. It appears that work already undertaken is covered in this application although the applicants do not indicate this. This includes structures that impact the streetscape: expansion of the driveway on the verge, a new carport and tree removal.

Designed by government architects Henderson and Whitley in 1939, the Fire Station Precinct is a very important reminder of the early history of the national capital. In addition to its listing on the ACT Heritage Register it is recognized on the Royal Australian Institute of Architects Register of Significant 20<sup>th</sup> Century Architecture. If approved, the new application with its extensive building work would diminish the historical value of 2 Fitzroy Street and impact the value of the broader precinct.



**From:** [EPD, Customer Services](#)  
**To:** [Anne Forrest](#)  
**Subject:** RE: DA 201630153 submission [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 11:33:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Good Morning,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION

**DEVELOPMENT APPLICATION NO: 201630153**

**BLOCK: 8 SECTION: 35 SUBURB: FORREST**

Thank you for your representation made **4/10/2016** regarding development application number: **201630153**.

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 a decision has been made.

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

Regards,

Angelina

Customer Services | Notification Team

**Phone 02 6207 1923**

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---

**From:** Anne Forrest [REDACTED]  
**Sent:** Tuesday, 4 October 2016 10:11 PM  
**To:** EPD, Customer Services  
**Subject:** DA 201630153 submission

See attached.....

Anne Forrest  
Deputy Chair



ISCCC

---



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**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: DA 201630153 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 12:09:00 PM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Thank you for your representation made **03/10/2016** regarding development application number : **201630153**.

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Regards

Customer Services

**Phone 02 6207 1923**

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---

**Sent:** Monday, 3 October 2016 10:19 PM

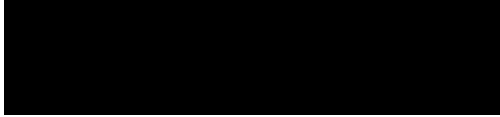
**To:** EPD, Customer Services

**Subject:** DA 201630153

DA 201630153

Forrest Section 35 Block 8 Unit 2

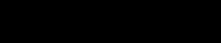
Representer Details:



I am submitting an objection to the DA 201630153  
Forrest Section 35 Block 8 2 Fitzroy Street.

Please find attached my objection which is in the DA 201630153 [redacted].pdf file and a supporting file 'street view.pdf'.

Yours sincerely,



**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: DA 201630153 2 Fitzroy St Forrest [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 11:30:00 AM  
**Attachments:** [image001.jpg](#)

---

Good Morning,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION

**DEVELOPMENT APPLICATION NO: 201630153**

**BLOCK: 8 SECTION: 35 SUBURB: FORREST**

Thank you for your representation made **4/10/2016** regarding development application number: **201630153**.

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Regards,

Angelina

Customer Services | Notification Team

**Phone 02 6207 1923**

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[REDACTED]  
Sent: Tuesday, 4 October 2016 4:06 PM

To: KBRG; EPD, Customer Services; [REDACTED]

Subject: DA 201630153 2 Fitzroy St Forrest

Please find our attached submission on this DA.



**From:** EPD, Customer Services  
**To:** [REDACTED]  
**Subject:** RE: DA 201630153: submission [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 9:55:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO:** 201630153  
**BLOCK:** 8 **SECTION:** 35 **DIVISION:** FORREST

Thank you for your representation made **04/10/2016** regarding development application number : **201630153**.

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 a decision has been made.

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Regards

Customer Services

**Phone 02 6207 1923**

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---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 October 2016 2:59 PM  
**To:** EPD, Customer Services  
**Subject:** DA 201630153: submission

See attached.....





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**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: DA:291630153 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 11:31:00 AM  
**Attachments:** [image001.jpg](#)

---

Good Morning,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION

**DEVELOPMENT APPLICATION NO: 201630153**

**BLOCK: 8 SECTION: 35 SUBURB: FORREST**

Thank you for your representation made **4/10/2016** regarding development application number: **201630153**.

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Regards,

Angelina

Customer Services | Notification Team

Phone 02 6207 1923

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---

**Sent:** Tuesday, 4 October 2016 4:11 PM

**To:** EPD, Customer Services

**Subject:** Fwd: DA:291630153

Begin forwarded message:

[REDACTED]



**Subject: Re: DA:291630153**

**Date:** 4 October 2016 at 3:44:56 pm AEDT

**To:** [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

DA: 201630153

Address: 2 Fitzroy St Forrest

Block: Block8, Section 35

Construction of New Office to Rear

This representation is opposed to the construction of offices to the rear of the above-mentioned residence.

The representation also notes that the ACT Government has not intervened to stop the relevant alterations that appear to have been constructed without approval.

It notes that the dwelling is heritage listed.

It suggests that if ACT authorities allow the DA, this will provide a signal to all leaseholders of land on which heritage listed properties are sited that they may undertake alterations without or in anticipation of approval and without any adverse sanction being imposed on the owners/developers.

It notes that previous developers who developed without approval the property on the corner of Telopea (west) and Darling Street were required to demolish the property in order to meet Territory provisions.

It recommends the same course for the property alterations in question.

Heritage properties in the ACT are already at risk - more so those in Forrest - and consent to this DA will increase those risks.

It notes that the development alters the shape and the fabric colours of the building, thus severely reducing the heritage value of the building and thus reducing the heritage value of the adjacent - once symmetrical - buildings in the heritage precinct.

A signed copy of the above has been forwarded to you.



**From:** EPD, Customer Services  
**To:** [REDACTED]  
**Subject:** RE: DA:291630153 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 10:06:00 AM

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201630153  
BLOCK: 8 SECTION: 35 DIVISION: FORREST

Thank you for your representation made 04/10/2016 regarding development application number : 201630153.

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Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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[REDACTED]  
Sent: Tuesday, 4 October 2016 3:45 PM

To: EPD, Customer Services

Subject: Re: DA:291630153

DA: 201630153

Address: 2 Fitzroy St Forrest

Block: Block8, Section 35

Construction of New Office to Rear

This representation is opposed to the construction of offices to the rear of the above-mentioned residence.

The representation also notes that the ACT Government has not intervened to stop the relevant alterations that appear to have been constructed without approval.

It notes that the dwelling is heritage listed.

It suggests that if ACT authorities allow the DA, this will provide a signal to all lease-holders of land on which heritage listed properties are sited that they may undertake alterations without or in anticipation of approval and without any adverse sanction being imposed on the owners/developers.

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Heritage properties in the ACT are already at risk - more so those in Forrest - and consent to this DA will increase those risks.

It notes that the development alters the shape and the fabric colours of the building, thus severely reducing the heritage value of the building and thus reducing the heritage value of the adjacent - once symmetrical - buildings in the heritage precinct.

A signed copy of the above has been forwarded to you.



**From:** [REDACTED]  
**To:** [EPD, Customer Services](#)  
**Subject:** Re: DA:291630153  
**Date:** Tuesday, 4 October 2016 3:45:05 PM

---

DA: 201630153  
Address: 2 Fitzroy St Forrest  
Block: Block8, Section 35

#### Construction of New Office to Rear

This representation is opposed to the construction of offices to the rear of the above-mentioned residence. The representation also notes that the ACT Government has not intervened to stop the relevant alterations that appear to have been constructed without approval.

It notes that the dwelling is heritage listed.

It suggests that if ACT authorities allow the DA, this will provide a signal to all lease-holders of land on which heritage listed properties are sited that they may undertake alterations without or in anticipation of approval and without any adverse sanction being imposed on the owners/developers.

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It recommends the same course for the property alterations in question.

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It notes that the development alters the shape and the fabric colours of the building, thus severely reducing the heritage value of the building and thus reducing the heritage value of the adjacent - once symmetrical - buildings in the heritage precinct.

A signed copy of the above has been forwarded to you.

[REDACTED]

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Development Application: 201630153 Block 8 section 35 Forrest [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 12:33:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: TORRENS**

Thank you for your representation made **04/10/2016** regarding development application number : **201630153**.

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Regards

Customer Services

**Phone 02 6207 1923**

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---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 October 2016 10:18 AM  
**To:** EPD, Customer Services  
**Cc:** Heritage  
**Subject:** Development Application: 201630153 Block 8 section 35 Forrest

Please find attached a letter from the National Trust of Australia (Australian Capital Territory) regarding the above Development Application.

Regards,

**Eric Martin, AM**  
Director

EMA Logo Email Signature



Eric Martin and Associates  
Architecture | Access | Heritage

Suite 10, 68 Jardine St KINGSTON ACT  
PO Box 4699 KINGSTON ACT 2604  
Ph: 61 2 6260 6395 Fx: 61 2 6260 6413  
[www.emaa.com.au](http://www.emaa.com.au) [emaa@emaa.com.au](mailto:emaa@emaa.com.au)

DLIQ Logo



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**From:** [EPD Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Fitzroy St Forrest - DA 201630153 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 11:32:00 AM  
**Attachments:** [image001.jpg](#)

---

Good Morning,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION

**DEVELOPMENT APPLICATION NO: 201630153**

**BLOCK: 8 SECTION: 35 SUBURB: FORREST**

Thank you for your representation made **4/10/2016** regarding development application number: **201630153**.

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 a decision has been made.

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Regards,

Angelina

Customer Services | Notification Team

**Phone 02 6207 1923**

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---

**Sent:** Tuesday, 4 October 2016 4:47 PM  
**To:** EPD, Customer Services  
**Subject:** Fitzroy St Forrest - DA 201630153

Sent from my iPhone

Begin forwarded message:

[REDACTED]

**Date:** 4 October 2016 at 2:11:43 PM AEDT

[REDACTED]

**Subject:** draft re 2 Fitzroy St Forrest - DA 201630153 [SEC=UNCLASSIFIED]

To whom it may concern

Regarding this proposed DA I wish to have noted that:

- The Forrest Fire Station precinct is a heritage site of significance for the ACT. The architecture's significance is documented and indisputable. The precinct should be considered in review of this DA in addition to the individual site.
- There has been ongoing work on this site over a period of time, and it is difficult to understand the totality of the intention or vision making oversight and transparency difficult. Eg the rooftop embellishment diminishes the significance and character of the building – was that ever agreed to? what happened to the water tanks that were agreed but not installed? There are other examples which I believe the KBRG have endeavoured to have addressed.
- The sign regarding the DA was not in situ for the appropriate time.
- The primary role of the building is a residence, can you confirm that this is the intention or is there a longer term vision about commercialisation of the premises, and if so where is the ability to consult and discuss?
- Can you advise if the Heritage Council is aware of and have provided their input to this DA which is part of a larger precinct of significance to the ACT?

Yours sincerely

[REDACTED]

-----  
[REDACTED]



**From:** EPD, Customer Services  
**To:** [REDACTED]  
**Subject:** RE: Objection: Development Application: 201630153 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 29 September 2016 9:03:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO:** 201630153  
**BLOCK:** 8 **SECTION:** 35 **DIVISION:** FORREST

Thank you for your representation made **28/09/2016** regarding development application number : **201630153**.

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 a decision has been made.

**Please Note:** A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.

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

Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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---

**Sent:** Wednesday, 28 September 2016 5:08 PM  
**To:** EPD, Customer Services  
**Subject:** Objection: Development Application: 201630153

Re.

**Development Application: 201630153**

2 Fitzroy St. FORREST. ACT

I wish to object to this Development Application on the grounds that I believe the DA does not comply with two of the Specific Requirements under the Heritage Act 2004 (20015. Forrest Fire Station Precinct)

These Specific requirements are:

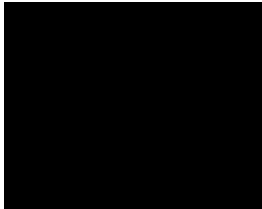
" ii) Street pattern and layout c) The overall planning layout of the Precinct is an integral part of its significance and its components are to be conserved. The existing street pattern is to be retained."

My first objection is based on the appearance of the roof, which now has a retaining fence around its circumference. The top of the construction is now considerably above the other houses in the precinct.

and

"v) Re-development a) Any re-development shall match the proportions and materials of the original fabric."

My second objection relates to the very different materials that are proposed in the re-development. They do not match the materials of the original fabric in either colour, fabric or appearance.



**From:** [justin\\_stokes](#)  
**To:** [Wood, Maria](#)  
**Subject:** Re: Signage placement photos for 8/35 Forrest [SEC=UNCLASSIFIED]  
**Date:** Monday, 12 September 2016 2:25:02 PM  
**Attachments:** [image1.JPG](#)  
[image2.JPG](#)  
[image3.JPG](#)  
[image001.jpg](#)

---

Maria

The signs have been moved, they were installed on apposing corner, where it was marked '2

This was an error on my part.

I have liased with tenants, they are fine however they expect issues with neighbours

One sign has been redrilled as pulled thru.

If you would like a replacment this will be done free of charge



Sent

On 12 Sep 2016, at 10:19 AM, Wood, Maria <[Maria.Wood@act.gov.au](mailto:Maria.Wood@act.gov.au)> wrote:

Hi Justin

Can you please urgently supply photos of the 2 standard signs place at 8/35 Forrest on 9/9/16.

Regards

Maria Wood | Acting Assistant Manager

**Phone 02 6207 1632**

**Customer Services | Access Canberra**

**Environment, Planning and Land**

16 Challis Street, Dickson

GPO Box 158 Canberra ACT 2601

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Access Canberra logo



-----  
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**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Submission against DA 20160928 2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 4 October 2016 11:52:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Thank you for your representation made **03/10/2016** regarding development application number : **201630153**.

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 a decision has been made.

**Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.**

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

Regards

Customer Services

**Phone 02 6207 1923**

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---

**Sent:** Monday, 3 October 2016 2:43 PM

**To:** EPD, Customer Services

**Subject:** Submission against DA 20160928 2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest

Hello

Please see our submission against DA: 20160928, 2 Fitzroy Street, Forrest ACT 2603,  
Block 8 Section 35 Forrest.

thank you



**From:** EPD, Customer Services  
**To:** ["Friends of Manuka Pool"](#)  
**Subject:** RE: Submission against DA: 201630153 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 9:45:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO:** 201630153  
**BLOCK:** 8 **SECTION:** 35 **DIVISION:** FORREST

Thank you for your representation made **04/10/2016** regarding development application number : **201630153**.

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 a decision has been made.

**Please Note:** A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.

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

Regards

Customer Services

**Phone 02 6207 1923**

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---

**From:** Friends of Manuka Pool [mailto:friendsofmanukapool@gmail.com]  
**Sent:** Tuesday, 4 October 2016 12:18 PM  
**To:** EPD, Customer Services  
**Subject:** Submission against DA: 201630153

Please find our submission attached

Clive Hamilton  
President

--

Friends of Manuka Pool

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Submission on 2 Fitzroy St Forrest [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 5 October 2016 11:32:00 AM  
**Attachments:** [~WRD000.jpg](#)  
[image001.jpg](#)

---

Good Morning,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION

**DEVELOPMENT APPLICATION NO: 201630153**

**BLOCK: 8 SECTION: 35 SUBURB: FORREST**

Thank you for your representation made **4/10/2016** regarding development application number: **201630153**.

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 a decision has been made.

**Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.**

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

Regards,

Angelina  
Customer Services | Notification Team  
**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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---

**Sent:** Tuesday, 4 October 2016 9:35 PM  
**To:** EPD, Customer Services  
**Subject:** Submission on 2 Fitzroy St Forrest

fyi

[REDACTED]





---

This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**From:** [EPD Customer Services](#)  
**To:** [devapp@actewagl.com.au](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL/ICON WATER-UTILITIES-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:47:00 AM  
**Attachments:** [image001.jpg](#)  
[SITEANALYSIS-201630153-01.pdf](#)  
[SURVEY-201630153-01.pdf](#)  
[%LEASE-201630153-01.pdf](#)  
[APP-201630153-01.pdf](#)  
[AUTHORISATION-201630153-01.pdf](#)  
[INTPARTY-201630153-01.pdf](#)  
[SCRITERIA-201630153-01.pdf](#)  
[SUPP-201630153-ACOUSTIC REPORT-01.pdf](#)  
[WASTE-201630153-01.pdf](#)  
[WATERURBANDESIGN-201630153-01.pdf](#)

---

**EMAIL 1 OF 2**

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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

Please forward any written advice via email to Customer Services  
[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** [devapp@actewagl.com.au](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL/ICON WATER-UTILITIES-201630153-8/35 FORREST-02 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:47:00 AM  
**Attachments:** [image001.jpg](#)  
[%FLOORASSESS-201630153-GROUND-01.pdf](#)  
[%FLOORASSESS-201630153-UPPER-01.pdf](#)  
[COLOUR-201630153-MATERIALS AND FINISHES-01.pdf](#)  
[COMPSTREET-201630153-01.pdf](#)  
[ELEV-201630153-NORTH EAST-01.pdf](#)  
[ELEV-201630153-NORTH WEST-01.pdf](#)  
[ELEV-201630153-SOUTH-01.pdf](#)  
[FLOORREG-201630153-GROUND-01.pdf](#)  
[FLOORREG-201630153-UPPER-01.pdf](#)  
[LSCAPE-201630153-01.pdf](#)  
[PLAN-201630153-AC DETAIL-01.pdf](#)  
[PLAN-201630153-AREAS-01.pdf](#)  
[ROOF-201630153-01.pdf](#)  
[SECTION-201630153-01.pdf](#)  
[SECTION-201630153-SECTIONAL ELEVATIONS-01.pdf](#)  
[SHADOW-201630153-01.pdf](#)  
[SITE-201630153-01.pdf](#)  
[ENTITYADVICE-201630153-HERITAGE-01.pdf](#)

---

**EMAIL 2 OF 2**

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** [ACTPLA DA Leasing](#)  
**Subject:** REFERRAL-DA LEASING-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:43:00 AM  
**Attachments:** [image001.jpg](#)  
[ObjRef.obr](#)

---

**NOTE FOR REFERRAL – CONDITION REQUIRING VARIATION OF CROWN LEASE**

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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

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[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** [Heritage Referrals](#)  
**Subject:** REFERRAL-HERITAGE-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:40:00 AM  
**Attachments:** [image001.jpg](#)  
[ObjRef.obr](#)

---

**NOTE FOR REFERRAL – FORREST FIRE STATION PRECINCT**

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** [csbinvestigations](#)  
**Subject:** REFERRAL-LAND REGULATION-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:42:00 AM  
**Attachments:** [image001.jpg](#)  
[ObjRef.obr](#)

---

**NOTE FOR REFERRAL – COMPLIANCE ACTION**

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** ["tams.cis.asg.da@act.gov.au"](mailto:tams.cis.asg.da@act.gov.au)  
**Subject:** REFERRAL-TAMS-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:37:43 AM  
**Attachments:** [image001.jpg](#)  
[ObjRef.obr](#)

---

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

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**From:** [EPD Customer Services](#)  
**To:** [treeprotection-ac@act.gov.au](mailto:treeprotection-ac@act.gov.au)  
**Subject:** REFERRAL-TREE PROTECTION-201630153-8/35 FORREST-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 7 September 2016 9:41:00 AM  
**Attachments:** [image001.jpg](#)  
[ObjRef.obr](#)

---

**DEVELOPMENT APPLICATION NO: 201630153**  
**BLOCK: 8 SECTION: 35 DIVISION: FORREST**

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2016)**.

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[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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**From:** [justin stokes](#)  
**To:** [Aloisi, Angelina](#); [Borrett, Samantha](#)  
**Subject:** Reinstalled. Re: DA notices at 2 Fitzroy St, [SEC=UNOFFICIAL]  
**Date:** Thursday, 15 September 2016 3:43:27 PM  
**Attachments:** [image1.JPG](#)  
[image2.JPG](#)  
[image3.JPG](#)  
[image4.JPG](#)  
[ATT00001.txt](#)

---

Signs reinstalled with extra fixings

Both signs pulled from mounts and located in bushes, must have been wind...

---

JOB REPORT - Public Notification Generator

---

JOB DATE: 7 September 2016 9:11 am

JOB CODE: 090259

OPERATOR: JENNA MCALPIN

Development Application 201630153

PUBLIC NOTIFICATION

Application lodged on 2 September 2016.

Notification begins on 12 September 2016 and ends on 4 October 2016.

---

SUBJECT BLOCK

---

BLOCK: FORREST SECTION 35 BLOCK 8  
STREET ADDRESS: 2 FITZROY STREET  
LESSEE(S): Natasia Eleni George, Tomislav Ivan Kasunic  
ADDRESS: [REDACTED]

APPL\_TYPE: SUBC  
DEV DESC: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS -  
Construction of new office to the rear of existing dwelling.

---

NEIGHBOURING LESSEES

---

1. BLOCK: [REDACTED]  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

2. BLOCK: [REDACTED]  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

3. BLOCK: [REDACTED]  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

4. BLOCK:  
NAME(S):  
ADDRESS:

5. BLOCK:  
NAME(S):  
ADDRESS:

6. BLOCK:  
NAME(S):  
ADDRESS:

7. BLOCK:  
NAME(S):  
ADDRESS:

8. BLOCK:  
NAME(S):  
ADDRESS:

9. BLOCK:  
NAME(S):  
ADDRESS:

10. BLOCK:  
NAME(S):  
ADDRESS:

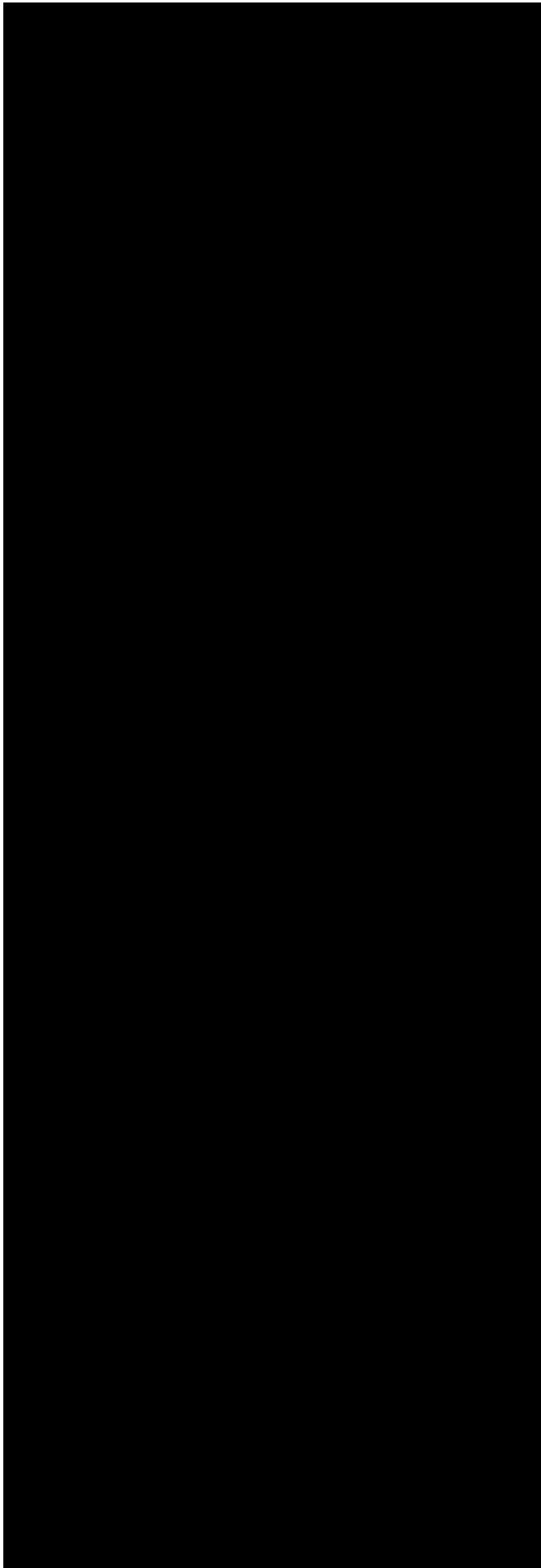
11. BLOCK:  
NAME(S):  
ADDRESS:

12. BLOCK:  
NAME(S):  
ADDRESS:

13. BLOCK:  
NAME(S):  
ADDRESS:

14. BLOCK:  
NAME(S):  
ADDRESS:

15. BLOCK:  
NAME(S):  
ADDRESS:



16. BLOCK:  
NAME(S):  
ADDRESS:



17. BLOCK:  
NAME(S):  
ADDRESS:

---

APPLICANTS

---

1. NAME(S): DANE KASUNIC  
ADDRESS: 

---

INTERESTED PARTIES

---

1. NAME(S): NATIONAL AUSTRALIA BANK  
ADDRESS: LEVEL 4, 14 CHILDERS STREET  
CANBERRA ACT 2600

---

S U M M A R Y

---

No of lessee notifications created = 17  
No of developer notifications created = 0  
No of interested party notifications created = 1  
No of advertisement authorisation letters created = 1  
No of outdoor signs created = 1  
No of letters to applicants created = 1

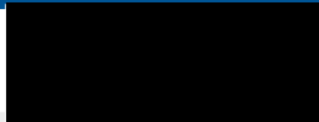
**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Representation for Current Development Application - DA20160928 - FORREST-S35-B8  
**Date:** Monday, 3 October 2016 9:15:37 PM  
**Attachments:** [99125120161003218900.xml](#)  
[99125120161003218900.pdf](#)

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## Representation for Current Development Application

### Form data summary

**Customer name**  
**Submission ID**  
**Tracking number**



For issues or questions relating to SmartForms or Transaction Manager, please contact the Payment Services Integration Team on \*7 5466.

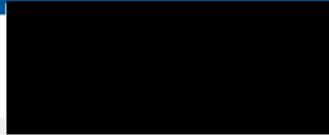
**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Representation for Current Development Application - DA201630153 - FORREST-S35-B8  
**Date:** Monday, 3 October 2016 2:09:32 PM  
**Attachments:** [99125120161003147646.xml](#)  
[99125120161003147646.pdf](#)  
[attachments.zip](#)

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## Representation for Current Development Application

### Form data summary

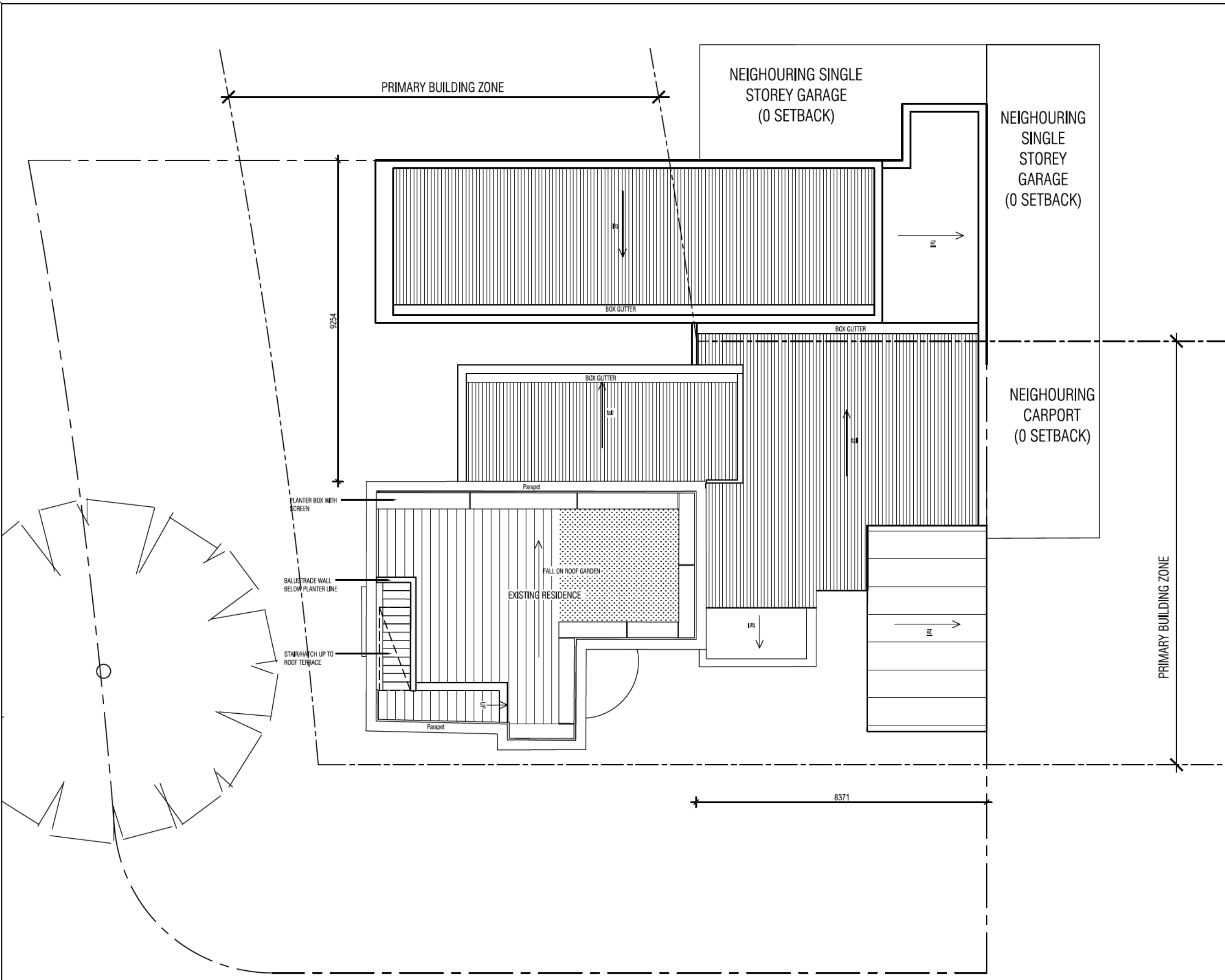
**Customer name**  
**Submission ID**  
**Tracking number**



For issues or questions relating to SmartForms or Transaction Manager, please contact the Payment Services Integration Team on \*7 5466.

| REVISION | DESCRIPTION   | DATE    |
|----------|---------------|---------|
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



CLIENT  
**GEORGE**

PROJECT  
**8/35F**

**BLOCK 8, SECTION 35  
FORREST ACT**

PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**ROOF PLAN**

DATE **17.8.16**  
SCALE **1:100 @ A3**  
DRAWN TK

**DEVELOPMENT  
APPROVAL**

DRAWING No.

**A08**



7 September 2016

NATASIA GEORGE & TOMISLAV KASUNIC  
2 FITZROY STREET  
FORREST ACT 2603

Dear Property Owner

**Suburb: FORREST Block: 8 Section: 35**  
**Development Application Number: 201630153**

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

The notification period commences on **12 September 2016** and ends at the close of business on **4 October 2016**. A copy of any representations received as a result of this process will be forwarded to the applicant.

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

#### **Environment and Planning Directorate**

##### **Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



Customer Service Centre

**LIST OF INTERESTED PARTIES**

**Suburb: FORREST Block(s): 8 Section: 35  
Development Application Number: 201630153  
7 September 2016**

1. NATIONAL AUSTRALIA BANK  
LEVEL 4, 14 CHILDERS STREET  
CANBERRA ACT 2600



**ACT**  
Government

Environment and Planning

## NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201630153:**

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.

**Location: Block: 8 Section: 35 Suburb: FORREST**  
2 FITZROY STREET

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 **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

An electronic version of the application can also be viewed on the Environment and Planning website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **4 October 2016.**

Representations can be submitted in the following ways:

**Online:**

[www.act.gov.au/DArepresentation](http://www.act.gov.au/DArepresentation)

**Post:**

Customer Services  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
DICKSON 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 Dickson Customer Service Centre on 6207 1923***

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# STATEMENT AGAINST TERRITORY PLAN CRITERIA

Block 8 Section 35 Forrest

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# 1. INTRODUCTION

## 1.1 PROJECT SITE AND CONTEXT

Block 8, the subject of the application, is located on the north east side of the Forrest Fire Station Precinct on the corner of Fitzroy Street and Manuka Circle opposite Manuka Oval. The site and the surrounding blocks within the precinct are zoned 'CZ5', with adjacent sites in the precinct having undergone substantial alterations and additions, comprising of similar mixed use office and residential developments.

The existing building is two storey with offices at the ground floor and residential accommodation on the first floor. It is a rectangular prism with the removal of one corner to provide a re-entrant entry and the addition of a single storey garage. The garage is offset from the front and rear façade. The two-tone brick work articulates the various planes of the building and creates the impression of a corner window as well as articulation of the vertical chimney. There is a hierarchy in the treatment of the facades with the entry façade and chimney façade on the Fitzroy street frontage designed to be viewed from the street while the rear façade and garage façade are more utilitarian.

Drawings of the Fire Station Houses dating from 1936 indicate a Mediterranean Style, which was built. Drawings of the Fire Station House dating from 1939 show a block plan for which reflects a different disposition of buildings on the site than that normally associated with the stripped classical style of the Fire Station with its symmetrical planning. The Fire Station Houses have been located such that none create a uniform street alignment. The asymmetrical layout and location of buildings in the round within a landscaped setting is more characteristic of European modernist housing schemes. Each of the buildings can be understood as a rectangular prism from which sections have been removed and added. The buildings as a result are quite cubic and each façade aside from the rear, reads different creating a visual rotation.



Figure 1: Subject Site Location

## 1.2 DEVELOPMENT PROPOSAL

The proposed works includes the construction of additional area to the existing residential accommodation, comprising of additions to the ground floor and first floor to provide amenities for the demands of current day living requirements.

The development will also include the addition of commercial structure in the rear of the site, landscaping, site services and other misc. site works.

Vehicle access to the site will be via the existing driveways on Fitzroy Street and Manuka Circle. Waste will be managed through the provisions of waste storage areas and kerb collection services via Fitzroy Street.

The crown lease permits residential and office use with no limitation on GFA.

## 1.3 ADDITIONAL PLANNING REQUIREMENTS

### 1.3.1 HERITAGE

The subject block is located within the Forrest Fire station precinct, which is heritage registered being a landmark site along Canberra Avenue, an important axis leading to Capital Hill.

Where applicable the relevant objectives of the heritage guidelines for the precinct have been implemented, these rules and criteria are assessed under section 2.2 of the report.

### 1.3.2 FORREST PRECINCT CODE

The subject block is located within the RC3 overlay and PD1, PD2 inset of the Forrest precinct map. The guidelines applicable to this overlay have been addressed by the planning proposal and are presented at section 2.3.

## 2 CONTROLS RELATING TO ASSESSMENT & DESIGN OF PROPOSAL

### 2.1 INTRODUCTION

Any proposal for development of the site is required to be in accordance with the land use policy controls applicable to the site and as set out in the Territory Plan. Block 8 Section 35 is currently zoned CZ5 – Mixed use Zone and the development table for the zone permits the planning assessment of the proposed non retail commercial use/home business and residential use under the Merit track assessment methodology. The proposed uses are permissible as identified in the Crown Lease for the block.

This document provides assessment of the proposed planning against the applicable Territory Plan codes as they apply to the development. Assessment indicates that in meeting and surpassing the requirements, rules and criteria, the proposed development is consistent with the objective of the area and the planning principles enforced by the rules/criteria.



## 2.2 STATEMENT OF COMPLIANCE – ENTRY TO THE ACT HERITAGE REGISTER 20015 FORREST FIRE STATION PRECINCT

| Rule/Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Design Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Specific Requirements – i) Streetscape</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| a) Existing street trees, remaining original planting and fences and the existing streetscape setting shall be conserved and appropriately maintained. The Fitzroy Street trees, which relate to the first school in the area, are to be retained.                                                                                                                                                                                                                                   | Complies – There aren't any Fitzroy street trees adjacent to the subject site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| b) New street furniture shall be sympathetic to the original design.                                                                                                                                                                                                                                                                                                                                                                                                                 | Not applicable – no street furniture in proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ii) Street pattern and layout</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| a) The Forrest Fire Station Complex, including the Fire Station building and the seven residences, shall be retained. The original existing external appearance of the buildings including brickwork and their colours, original timber windows and doors, stairs and planter boxes, original balustrades over balconies and incorporated garages, original rain water head and down pipes and the internal staircase and banister of the Fire Station building are to be conserved. | Not applicable – The subject site not part of the Fire station Complex.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| b) The laneway between Canberra Avenue and Fitzroy Street is to be retained. The three buildings to the north-west are to be considered as a sub-precinct and the retention of their common use is to be encouraged.                                                                                                                                                                                                                                                                 | Not Applicable – The site is not within the sub precinct area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| c) The overall planning layout of the Precinct is an integral part of its significance and its components are to be conserved. The existing street pattern is to be retained.                                                                                                                                                                                                                                                                                                        | Complies – The additions are set behind the existing building line and will not affect the street pattern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>iii) Building including alterations and additions</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| a) External alterations and additions to the existing dwellings shall be consistent with the existing landscape and streetscape values and reflect and complement the architectural style of the original dwellings. This includes alterations to external finishes and changes including painting and adding or removing rendering.                                                                                                                                                 | Complies – The proposed additions are setback of the existing building line to minimise impact on street scape and the existing vehicle access points will be utilised. The rectangular cubic nature of the proposed addition complements that of the existing cubic building form. The use of brick and corbel detailing on the additions reflects that of original façade features. Protruding elongated façade elements such as the full height window to the south east is a modern adaptation of similar language to existing elongated elements such as the use of jutting red brick on the chimney. This window also forms as a clear separator of new to old, further delineating the significance of the original dwelling. The addition features timber windows painted to match the existing windows and the use of lightweight cladding aids to reduce the perceived scale of the addition from the streetscape whilst connecting the base red brickwork sympathetically to the original dwelling. |

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b) No dwellings or structures shall be erected between the front boundary and a line drawn along the entrance side of the forward most building and then directly to the closest point on the nearest side boundaries.                                                                                                          | Complies- All additions are set back in accordance with this requirement.                                                                                                                                                                                                                                                                                                      |
| c) Minor external alterations and additions may be permitted to the front of the building where the Heritage Council is satisfied that the proposed work will not adversely affect the significance of the place.                                                                                                               | Complies – No works are proposed forward of the building line. The carport off the Fitzroy street access has been approved by the heritage council.                                                                                                                                                                                                                            |
| d) External alterations and additions may be permitted only to the sides and rear of buildings and only if the additions are set back 0.5m from the existing front of the building.                                                                                                                                             | Not Applicable – Refer to iii, h)                                                                                                                                                                                                                                                                                                                                              |
| e) The original building form is to remain dominant.                                                                                                                                                                                                                                                                            | Complies – The additions are set back from the existing building line on the Fitzroy street and Manuka circle aspects of the subject site. From the front of the site, being the side of the subject block with the entrance to the residence much of the proposed addition cannot be seen. Further the scale and height of the addition is lesser than the existing dwelling. |
| f) The roof pitch, walls, materials, window types and materials, shall be as similar to the existing dwellings as is feasible.                                                                                                                                                                                                  | Complies – Roof pitch is as per existing, window types are hardwood timber to match existing, brickwork is Canberra red to match existing, and Cladding similar in colour to that used at 37 Canberra avenue, being treated zinc/copper. Heritage council have provided advice to date accepting the use of “zinc at the rear”.                                                |
| g) No front courtyard walls shall be permitted.                                                                                                                                                                                                                                                                                 | Complies – No courtyard walls as part of proposal.                                                                                                                                                                                                                                                                                                                             |
| h) Requirement (iii) (d) above does not apply where the block has two apparent street frontages (i.e. outside corner blocks).                                                                                                                                                                                                   | Complies.                                                                                                                                                                                                                                                                                                                                                                      |
| <b>iv) Demolition</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                |
| a) Subject to (iv) (b) and (iv) (c) demolition of original dwellings shall not be permitted, other than in exceptional circumstances, including circumstances in which the building is structurally unsound and beyond economical repair or where there are significant public health and safety reasons to warrant demolition. | Not Applicable – Existing Dwelling is to remain.                                                                                                                                                                                                                                                                                                                               |
| b) Subject to (ii) (a), the demolition of original external building fabric shall only be permitted in the context of permissible alteration of, and/or addition to, existing dwellings.                                                                                                                                        | Not Applicable – Existing building fabric is to remain. Proposed additions utilise lightweight construction methodologies and in future could be easily removed from the existing dwelling.                                                                                                                                                                                    |
| c) Alteration or addition to, or demolition of, internal components of original dwellings may be permitted provided the external building fabric of the existing dwelling is not adversely affected.                                                                                                                            | Not Applicable – The existing dwelling has been refurbished internally.                                                                                                                                                                                                                                                                                                        |
| <b>v) Re-development</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                |
| a) Any re-development shall match the proportions and materials of the original fabric.                                                                                                                                                                                                                                         | Complies – The addition is ‘cubic’ in form and is of similar height to the existing. The rectangular proportion of the addition is consistent with that of other rectangular building forms within the precinct.                                                                                                                                                               |

## 2.3 STATEMENT AGAINST RULES AND CRITERIA – FORREST PRECINCT CODE

| RC3- Mixed Use Zone                                                                                          |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Element 5: Use                                                                                               |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                            |
| Rule                                                                                                         | Criteria                                                                                                                                                                                                                                                                                                                           | Design Response                                                                                                                                                                                                                                                                                            |
| <b>5.1 Restaurant and SHOP</b>                                                                               |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                            |
| R11 This rule applies to area a shown in figure 2. Restaurant and SHOP are ancillary to other permitted uses | This is a mandatory requirement. There is no Applicable criterion.                                                                                                                                                                                                                                                                 | Not Applicable – Restaurant or Shop not part of proposal.                                                                                                                                                                                                                                                  |
| <b>5.2 Office</b>                                                                                            |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                            |
| There is no applicable rule                                                                                  | C12<br>This criterion applies to area b shown in figure 2. Office development achieves all of the following:<br>a) limited in scale<br>b) support strategies for locating office employment within existing centres and established out of centres areas in CZ2                                                                    | Not Applicable – Subject site does not fall within area b.                                                                                                                                                                                                                                                 |
| <b>6.1 Number of storeys</b>                                                                                 |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                            |
| R13<br>This rule applies to area a shown in figure 2. The maximum number of storeys is 4.                    | C13<br>Buildings achieve all of the following:<br>a) consistency with the desired character<br>b) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space<br>Buildings are no higher than the established tree canopy along main avenues with primarily Landscaped frontages. | Complies – The proposed addition is less than 4 storeys. Further the proposed addition;<br><br>a) Is consistent with the existing height in the precinct<br>b) Doesn't adjoin residential blocks. All adjacent sites are cz5 zoned.<br>The building height is lower than the tree canopy on Manuka circle. |
| There is no applicable rule.                                                                                 | C14<br>This criterion applies to area b shown in figure 2. Buildings achieve all of the following:<br>a) consistency with the desired character<br>b) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space<br>The maximum number of storeys is:<br>a) for office – 2       | Not applicable – Subject site not within area b.                                                                                                                                                                                                                                                           |

|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                        |                                                     |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
|                                                                                                             | b) for RESIDENTIAL USE – 3.                                                                                                                                                                                                                                                                                                                            |                                                     |
| There is no applicable rule.                                                                                | C15<br>This criterion applies to area c shown in figure 2.<br>Buildings achieve all of the following:<br>a) consistency with the desired character<br>b) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space<br>The maximum height of buildings does not exceed the existing building height. | Not applicable – Subject site not within area c.    |
| <b>6.2 Setbacks</b>                                                                                         |                                                                                                                                                                                                                                                                                                                                                        |                                                     |
| R16<br>This rule applies to area a shown on figure 2.<br>The minimum front setback is 10m.                  | C16<br>Building setbacks provide for landscaping consistent with maintaining the character of Canberra Avenue.                                                                                                                                                                                                                                         | Not applicable – Subject site not within area a.    |
| R17<br>This rule applies to area a shown on figure 2.<br>Building colours are off-white to light buff/grey. | C17<br>Any alternative colours used achieve all of the following:<br>a) Relate to clearly defined elements of the building<br>b) are predominantly earthy toned<br>c) minor elements in the building facade may be accented<br>d) subsidiary to the main off-white to Light buff/grey materials.                                                       | Not Applicable – Subject site is not within area a. |

## 2.4 STATEMENT AGAINST RULES AND CRITERIA – COMMERCIAL ZONES DEVELOPMENT CODE

| RC3- Mixed Use Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                      |                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Element 1: Lease and development conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                      |                                                                                             |
| Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Criteria                                                                                                                                                                                                                                             | Design Response                                                                             |
| 1.1 Approved lease and development conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |                                                                                             |
| <p>R1<br/>This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters:</p> <ul style="list-style-type: none"> <li>a) plot ratio</li> <li>b) building envelope</li> <li>c) building height</li> <li>d) front street setback</li> <li>e) side setback</li> <li>f) rear setback</li> <li>g) building design</li> <li>h) materials and finish</li> <li>i) interface</li> <li>j) vehicle access</li> <li>k) parking</li> <li>l) solar access</li> <li>m) private open space</li> <li>n) landscaping</li> <li>o) water sensitive urban design.</li> </ul> <p>Approved lease and development conditions for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.</p> | <p>C1<br/>The development meets the intent of any current, relevant lease and development conditions.<br/>C3A, C25 DC</p>                                                                                                                            | <p>Not Applicable – There are no lease and development conditions for the subject site.</p> |
| Element 2: Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                      |                                                                                             |
| <p>R2<br/>A development proposal does not reduce the range of community or recreation facilities available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>C2<br/>A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the Locality to meet anticipated demand.</p> | <p>Not Applicable- The proposed development is not for a community facility.</p>            |
| Element 3: Buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                      |                                                                                             |

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| There is no applicable rule.                       | C3<br>Buildings achieve all of the following:<br>a) a contribution to the amenity and character of adjacent public spaces<br>b) interesting, functional and attractive facades that contribute positively to the <i>streetscape</i> and pedestrian experience<br>c) minimal reflected sunlight<br>d) Articulated building forms.                                                                                                                                     | Complies                                                                                                                                                            |
| There is no applicable rule.                       | C4<br>Buildings are of permanent construction.                                                                                                                                                                                                                                                                                                                                                                                                                       | Complies                                                                                                                                                            |
| <b>3.2 Plant and structures</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |
| There is no applicable rule.                       | C5<br>Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.                                                                                                                                                                                                                                                                                              | Complies – Plant equipment is located behind a parapet wall on the existing roof.                                                                                   |
| <b>3.3 Car parking structures</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |
| There is no applicable rule.                       | C6<br>Car parking structures integrate with the built form of adjacent existing development.                                                                                                                                                                                                                                                                                                                                                                         | Complies. The proposed garage is within the primary building zone. Further it is adjacent to the neighbour's carport. The car stacker is located within the garage. |
| <b>3.4 Materials and finishes</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |
| There is no applicable rule.                       | C7<br>Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:<br>a) transparency is maximized<br>b) reflectivity is minimized<br>c) shadow profiles or visible joint detailing are included<br>d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles. | Complies – Glass is translucent, Base brickwork is articulated to copper cladding with use of corbal detail similar to that used on the existing heritage building. |
| <b>3.5 Storage</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                     |
| R8<br>Outdoor storage areas comply with all of the | C8<br>Where the proposed use requires open areas for                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Applicable. The development proposal does not have outdoor storage.                                                                                             |

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| <p>following:</p> <ul style="list-style-type: none"> <li>a) are located behind the building line</li> <li>b) are screened from view from any road or other public area</li> <li>c) do not encroach on car-parking areas, driveways, or landscape areas.</li> </ul>                                                                                                                                                                                                                                                             | <p>storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>                                                                                                                                                                                                                                                                                                                     |                                                                           |
| <p><b>3.6 Wind</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                           |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>C9<br/>This criterion applies to buildings with a height of Building greater than 19m but less than 28m. The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</p> | <p>Not Applicable – Proposed development is less than trigger height.</p> |
| <p>R10<br/>This rule applies to buildings with a height of building greater than 28m.<br/>As a consequence of the proposed development wind speeds do not exceed the following:</p> <ul style="list-style-type: none"> <li>a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s</li> <li>b) all other adjacent streets and public places - 16 m/s.</li> </ul> <p>Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Not Applicable. – Building is less than 28m high.</p>                  |
| <p><b>3.7 Ventilation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                           |
| <p>R11<br/>This rule applies to buildings used or proposed to be used for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) food retail</li> <li>b) restaurant.</li> </ul> <p>All exhaust and ventilation systems are installed and operated to comply with Australian Standard</p>                                                                                                                                                                                                                  | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>No applicable – Development proposal is not for these uses.</p>        |

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| AS1668.1 The Use of Ventilation and Airconditioning in Buildings.                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| <b>3.8 Shopping arcades and malls – CZ3</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| R12<br>This rule applies to CZ3.<br>Internal shopping arcades or malls are not permitted.                                                                                                                                                                                   | This is a mandatory requirement. There is no applicable criterion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Applicable.                                                                              |
| <b>3.9 Supportive housing and residential care accommodation</b>                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| R13<br>All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing. | This is a mandatory requirement. There is no applicable criterion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Applicable – The development proposal is not for Supportive housing or residential care. |
| <b>Element 4: Site</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| <b>4.1 Landscaping</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| There is no applicable rule.                                                                                                                                                                                                                                                | C14<br>Landscaping associated with the development achieves all of the following:<br>a) response to site attributes, including streetscapes and landscapes of documented heritage significance<br>b) appropriate scale relative to the road reserve width and building bulk<br>c) vegetation types and landscaping styles which complement the streetscape<br>d) integration with parks, reserves and public transport corridors<br>e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings<br>f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas<br>g) minimal overlooking between buildings<br>h) satisfies utility maintenance requirements | Complies – Refer to landscape plan.                                                          |



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|                                                                                                                                                                                                      | <p>i) minimises the risk of damage to aboveground and underground utilities</p> <p>j) screens aboveground utilities</p> <p>k) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections</p> <p>l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived</p> |                                                                                                          |
| There is no applicable rule.                                                                                                                                                                         | <p>C15</p> <p>Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>                                                                                                                                                                                                                                        | Complies. Hedge on Fitzroy street and Manuka circle screens car parking.                                 |
| <b>4.2 Lighting</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                          |
| <p>R16</p> <p>External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                                     | Complies – Existing lighting to building and driveways is compliant with AS1158.3.1 Pedestrian Lighting. |
| <p>R17</p> <p>All external lighting provided is in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p>                                            | <p>C17</p> <p>Light spill is minimised.</p>                                                                                                                                                                                                                                                                                                                   | Complies – Lighting spill is controlled through directional adjustable lighting.                         |
| <b>4.3 Easements</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                          |
| <p>R18</p> <p>Buildings do not encroach over easements or rights of way.</p>                                                                                                                         | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                                     | Complies – Building does not encroach on easement.                                                       |
| <b>Element 5: Access</b>                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                          |
| <b>5.1 Access</b>                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                          |
| There is no applicable rule.                                                                                                                                                                         | <p>C19</p> <p>Driveways and pedestrian entrances to the site are clearly visible from the front boundary.</p>                                                                                                                                                                                                                                                 | Complies – refer to landscape plan.                                                                      |
| <p>R20</p> <p>Loading docks or vehicular entries to buildings are not located on frontages to the street.</p>                                                                                        | <p>C20</p> <p>Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.</p>                                                                                                                                                                                         | Not Applicable – No loading dock or ramp in proposal.                                                    |
| <b>5.2 Traffic generation</b>                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                          |

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| There is no applicable rule.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C21<br>The existing road network can accommodate the amount of traffic that is likely to be generated by the development.                                                                                                                                                                                                                                                                                                                                                        | Complies – Traffic generated from the proposal will not have an impact on the road infrastructure. |
| <b>5.3 Service access and delivery</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                    |
| R22<br>Goods loading and unloading facilities comply with all of the following:<br>a) are located within the site<br>b) allow for service vehicles to enter and leave the site in a forward direction.<br>Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.                                                                                                                                                                                                                                        | C22<br>Facilities for the loading and unloading of goods achieve all of the following:<br>a) safe and efficient manoeuvring of service vehicles<br>b) does not unreasonably compromise the safety of pedestrians<br>c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway<br>d) does not unreasonably affect on-street or off-street car parking<br>e) adequate provision for the manoeuvring of vehicles. | Not Applicable                                                                                     |
| <b>Element 6: Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                    |
| <b>6.1 Potentially noisy uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                    |
| R23<br>This rule applies to any of the following:<br>a) club<br>b) drink establishment<br>c) emergency services facility<br>d) hotel<br>e) indoor recreation facility<br>f) industry (except light industry)<br>g) indoor entertainment facility<br>h) outdoor recreation facility<br>i) restaurant.<br>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).<br>The noise management plan will detail the proposed design, siting and construction methods | This is a mandatory requirement. There is no applicable criterion.                                                                                                                                                                                                                                                                                                                                                                                                               | Not Applicable                                                                                     |

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| <p>that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>                                                                                                                                                                                                                                                      |                                                                           |                                                               |
| <p><b>Element 7: Environment</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |                                                               |
| <p><b>7.1 Water sensitive urban design</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                           |                                                               |
| <p>R24<br/>This rule applies to sites 5000m<sup>2</sup> or larger. The average annual stormwater pollutant export is reduced for all of the following:</p> <ul style="list-style-type: none"> <li>a) suspended solids by at least 60 per cent</li> <li>b) total phosphorous by at least 45 per cent</li> <li>c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls.</li> </ul> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>No Applicable – Site is smaller than 5000m<sup>2</sup></p> |
| <p>R25<br/>This rule applies to sites 2000m<sup>2</sup> or larger. Stormwater management complies with one of the following:</p> <ul style="list-style-type: none"> <li>a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event</li> <li>b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.</li> </ul>                                                            | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable – Site is under 2000m<sup>2</sup></p>       |

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| <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                           |                                                                   |
| <p>R26<br/>This rule applies to sites 2,000m<sup>2</sup> or larger. Provision is made for one or more of the following:<br/>a) the storage of stormwater equivalent to at least 1.4kl per 100m<sup>2</sup> of impervious area, and its release over a period of 1 to 3 days<br/>b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days.<br/>Note: Compliance with this rule is demonstrated by a watersensitive urban design outcomes plan endorsed by a suitably qualified person.</p>                        | <p>This is a mandatory requirement. There is no applicable criterion.</p>                 | <p>Not Applicable – Site is under 2000m<sup>2</sup></p>           |
| <p>R27<br/>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                 | <p>Complies – Refer to calculations.</p>                          |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>C28<br/>Underground piping of natural stormwater overland flow paths is minimised.</p> | <p>Not applicable.</p>                                            |
| <p><b>7.2 Earthworks</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                           |                                                                   |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>C29<br/>The extent of earthworks is minimised.</p>                                     | <p>Complies – Development proposal is sited on existing RI's.</p> |

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| <b>7.3 Tree protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                      |                                                                                                                        |
| <p>R30<br/>This rule applies to a development that has one or more of the following characteristics:<br/>a) requires groundwork within the tree protection zone of a protected tree<br/>b) is likely to cause damage to or removal of any protected trees<br/>c) is a declared site.<br/>The authority shall refer the development application to the Conservator or Flora and Fauna.<br/>Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application.<br/>Note 2: Protected tree and declared site are defined under the Tree Protection Act 2005.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                            | <p>Not Applicable</p>                                                                                                  |
| <p>R31<br/>Trees on development sites may be removed only with the prior agreement in writing of the Territory.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>C31<br/>Retained trees are protected and maintained during construction to the satisfaction of the Territory.</p> | <p>Not Applicable</p>                                                                                                  |
| <b>7.4 Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      |                                                                                                                        |
| <p>R32<br/>This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004.<br/>The authority shall refer a development application to the Heritage Council.<br/>Note: The authority will consider any advice from the Heritage Council before determining the application.</p>                                                                                                                                                                                                                                                               | <p>This is a mandatory requirement. There is no applicable criterion</p>                                             | <p>Subject site is Heritage. Approval has been granted by the heritage council. Refer to supporting documentation.</p> |
| <b>Element 8: Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                      |                                                                                                                        |
| <p>R33<br/>Subdivision is only permitted where all of the following are met:<br/>a) the subdivision is part of a development application for another assessable development<br/>b) it is demonstrated that any residual block</p>                                                                                                                                                                                                                                                                                                                                                                                     | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                            | <p>Not applicable</p>                                                                                                  |

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| can accommodate another assessable development designed in accordance with the relevant sections of this code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                    |                                                   |
| <b>Element 9: Demolition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                    |                                                   |
| <b>9.1 Statement of endorsement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                    |                                                   |
| <p>R34<br/>The development application for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 confirming all of the following:</p> <ul style="list-style-type: none"> <li>a) all network infrastructure on or immediately adjacent the site has been identified on the plan</li> <li>b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified</li> <li>c) all required network disconnections have been identified and the disconnection works comply with utility requirements</li> <li>d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.</li> </ul> | This is a mandatory requirement. There is no applicable criterion. | Not applicable – Demolition activity is complete. |
| <b>9.2 Hazardous materials survey</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                    |                                                   |
| <p>R35<br/>This rule applies to one of the following:</p> <ul style="list-style-type: none"> <li>a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985</li> <li>b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005.</li> </ul> <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment</p>                                                                                                                                                                                                                                                                                                                                                                                                          | This is a mandatory requirement. There is no applicable criterion. | Not Applicable                                    |

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| <p>Protection Authority.<br/> A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:<br/> a) is a licensed disposal facility in the ACT<br/> b) another site outside the ACT.<br/> If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.<br/> An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.<br/> Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p> |                                                                                                                                                  |                       |
| <b>Element 10: Neighbourhood plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                  |                       |
| <b>10.1 Consideration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                  |                       |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>C36<br/> Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.</p> | <p>Not Applicable</p> |

**Part B — Additional controls for town centres is not applicable to the subject site**

**Part C – Additional controls for group centres is not applicable to the subject site**

**Part D – Additional controls for local centres is not applicable to the subject site**

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| <b>Part DA – Additional controls for CZ5</b>                                   |                                                                           |                                                                   |
| <b>16A.1 Shops – floor area</b>                                                |                                                                           |                                                                   |
| <p>R54A<br/> The maximum gross floor area for a shop is 1500m<sup>2</sup>.</p> | <p>This is a mandatory requirement. There is no Applicable criterion.</p> | <p>Not Applicable – Shop use not part of development proposal</p> |

Part E – Additional controls for CZ6 is not applicable

| Part F – Residential uses                                                                                                                                                                                                                                                                               |                                                                    |                                                                                                     |
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| <b>19.1 Single dwelling housing</b>                                                                                                                                                                                                                                                                     |                                                                    |                                                                                                     |
| R59<br>Single dwelling housing complies with the Residential Zones - Single Dwelling Housing Development Code.                                                                                                                                                                                          | This is a mandatory requirement. There is no applicable criterion. | Not Applicable – Development Proposal has more than one dwelling on site.                           |
| <b>19.2 Multi unit housing</b>                                                                                                                                                                                                                                                                          |                                                                    |                                                                                                     |
| R60<br>Multi unit housing or residential components of commercial mixed use complies with the Residential Zones – Multi Unit Housing Development Code.                                                                                                                                                  | This is a mandatory requirement. There is no applicable criterion. | Complies – Refer to section 2.5 of this report.                                                     |
| <b>19.3 Residential care accommodation (where permitted)</b>                                                                                                                                                                                                                                            |                                                                    |                                                                                                     |
| R61<br>Residential care accommodation complies with the relevant parts of the Residential Zones Development Code.                                                                                                                                                                                       | This is a mandatory requirement. There is no applicable criterion. | Not applicable                                                                                      |
| <b>Element 20: Loading and unloading facilities</b>                                                                                                                                                                                                                                                     |                                                                    |                                                                                                     |
| <b>20.1 Goods</b>                                                                                                                                                                                                                                                                                       |                                                                    |                                                                                                     |
| R62<br>Goods loading and unloading facilities are endorsed by TAMS.                                                                                                                                                                                                                                     | This is a mandatory requirement. There is no applicable criterion. | Not applicable                                                                                      |
| <b>Element 21: Waste management</b>                                                                                                                                                                                                                                                                     |                                                                    |                                                                                                     |
| <b>21.1 Management of construction waste</b>                                                                                                                                                                                                                                                            |                                                                    |                                                                                                     |
| R63<br>This rule applies to development that is likely to generate more than 20m <sup>3</sup> of waste comprising one or more of the following:<br>a) demolition waste<br>b) construction waste<br>c) excavation material.<br>The management of construction waste is to be endorsed by TAMS.<br>Notes: | This is a mandatory requirement. There is no applicable criterion. | Not applicable – Waste generated by remaining A waste management plan will be provided at BA stage. |



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| <p>1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT.</p> <p>2. TAMS may endorse departures.</p>                                                                                                                    |                                                                                                                                                                                                   |                                                                                                                          |
| <p><b>21.2 Post occupancy waste management</b></p>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                   |                                                                                                                          |
| <p>R64<br/>Post occupancy waste management facilities are to be endorsed by TAMS.<br/>Note:<br/>TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT.<br/>TAMS may endorse departures.</p>                                       | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                         | <p>Applicable – ESDD to refer to TAMS. Waste services have been noted on the site plan.</p>                              |
| <p>R65<br/>A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.</p>                                                                                      | <p>C65<br/>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p> | <p>Not applicable.</p>                                                                                                   |
| <p><b>Element 22: Utilities</b></p>                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                   |                                                                                                                          |
| <p>R66<br/>This rule applies to any proposed encroachment into a registered easement.<br/>The proposed encroachment is approved in writing by the relevant service provider.</p>                                                                                                                                                                                             | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                         | <p>Not applicable – Building does not encroach on an easement.</p>                                                       |
| <p>R67<br/>A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.<br/>Notes:</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                         | <p>Complies – refer to supporting documentation where approval has been granted from the relevant utility providers.</p> |

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| <p>1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained</p> <p>2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions<br/>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p> |                                                                           |                                                                      |
| <p>R68<br/>All new permanent or long-term electricity supply lines are underground.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies – Existing infrastructure is underground.</p>            |
| <p>R69<br/>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies</p>                                                      |
| <p><b>Element 23: Environmental management</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                           |                                                                      |
| <p><b>23.1 Erosion and sediment control</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                           |                                                                      |
| <p>R70<br/>This rule applies to sites greater than 3000m<sup>2</sup>.<br/>Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.<br/>Supporting document:<br/>A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.<br/>Note:<br/>A condition of development approval may be imposed to ensure compliance with this rule.</p>                                                          | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable – subject site is less than 3000m<sup>2</sup>.</p> |
| <p><b>23.2 Contamination</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                           |                                                                      |

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| <p>R71<br/>This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.<br/>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.<br/>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority<br/>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p> | <p>This is a mandatory requirement. There is no applicable criterion</p> | <p>Not Applicable – Contamination clearances were provided by the authority for the site as part of the lease variation development approval. DA 201425608.</p> |
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## 2.5 STATEMENT OF COMPLIANCE – MULTI UNIT HOUSING CODE

| Element 1: Restrictions on use                                                                                         |                                                                           |                       |
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| Rule                                                                                                                   | Criteria                                                                  | Design Response       |
| <b>1.1 Dual occupancy housing – single dwelling blocks – RZ1</b>                                                       |                                                                           |                       |
| <p>R1<br/>In RZ1, the minimum area of single dwelling blocks for dual occupancy housing is 800m<sup>2</sup>.</p>       | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <b>1.2 Dual occupancy housing – single dwelling blocks – RZ2</b>                                                       |                                                                           |                       |
| <p>R2<br/>In RZ2, the minimum area of <i>single dwelling blocks for dual occupancy housing</i> is 700m<sup>2</sup></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |

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| <b>1.3 Apartments - single dwelling blocks – RZ1 and RZ2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                          |                               |
| R3<br>This rule applies to <i>single dwelling blocks</i> in RZ1 and RZ2.<br>No new <i>apartments</i> are permitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This is a mandatory requirement. There is no applicable criterion.                       | Not Applicable                |
| <b>Element 2: Lease and development conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                          |                               |
| <b>2.1 Development proposals affected by approved lease and development conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                          |                               |
| R4<br>This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters:<br>a) plot ratio<br>b) building envelope<br>c) building height<br>d) front street setback<br>e) side setback<br>f) rear setback<br>g) building design<br>h) materials and finish<br>i) interface<br>j) vehicle access<br>k) parking<br>l) solar access<br>m) private open space<br>n) water sensitive urban design<br>o) landscaping.<br><br>Approved lease and development conditions for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency. | C4<br>The development meets the intent of any approved lease and development conditions. | Not Applicable                |
| <b>Element 3: Building and site controls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                          |                               |
| <b>3.1 Dwelling replacement – single dwelling blocks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |                               |
| R5<br>This rule applies to single dwelling blocks in all residential zones that are proposed to be redeveloped for multi unit housing, but does not                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | This is a mandatory requirement. There is no applicable criterion.                       | Not Applicable Not Applicable |

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| <p>apply to supportive housing.</p> <p>a) where there has been no consolidation of blocks – 1 replacement dwelling<br/> b) in all other cases – a number equal to the total number of blocks originally leased or used for the purpose of single dwelling housing that have been consolidated or proposed to be consolidated.</p> <p>For this rule the following number of bedrooms per replacement dwelling are provided:</p> <p>c) where the original dwelling is one or two bedrooms – 2<br/> d) where the original dwelling is three or more bedrooms – 3 or more</p>                                                                                                                                                                                                               |                                                                           |                       |
| <p><b>3.2 Plot ratio – dual occupancy - single dwelling blocks – RZ1</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                           |                       |
| <p>R6<br/> This rule applies to single dwelling blocks in RZ1. The maximum plot ratio for dual occupancy housing is determined by the formula:</p> <p><math>P = (140/B + 0.15) \times 100.</math><br/> The maximum plot ratio for any additional new dwelling which is part of a dual occupancy and does not directly front a public road from which vehicular access is permitted is the lesser of:</p> <p>a) the plot ratio determined by the formula<br/> <math>P = (140/B + 0.15) \times 50</math><br/> and<br/> b) 17.5%.</p> <p>For the purpose of calculating plot ratio for this rule, the gross floor area includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include basement car parking.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |

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| <p>For the formulae used in this rule:<br/> P is the maximum permissible plot ratio expressed as a percentage<br/> B is the block area in square metres.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |                         |
| <p><b>3.3 Plot ratio – dual occupancy - single dwelling blocks – RZ2</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |                         |
| <p>R7<br/> This rule applies to single dwelling blocks in RZ2. The maximum plot ratio for dual occupancy housing is:</p> <ul style="list-style-type: none"> <li>i) where at least one dwelling does not directly front a public road from which vehicular access is permitted – 35%</li> <li>ii) in all other cases – 50%</li> </ul> <p>The maximum plot ratio for any additional new dwelling which is part of a dual occupancy and does not directly front a public road from which vehicular access is permitted is 17.5%.</p> <p>For the purpose of calculating plot ratio for this rule, the gross floor area includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include basement car parking</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p>   |
| <p><b>3.4 Plot ratio – large single dwelling blocks – RZ2, RZ3 and RZ4</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                           |                         |
| <p>R8<br/> This rule applies to large blocks that are single dwelling blocks in RZ2, RZ3 and RZ4. In RZ2 the maximum plot ratio is 50%. In RZ3 the maximum plot ratio is 65%. In RZ4 the maximum plot ratio is 80%. For the purpose of calculating plot ratio for this rule, the gross floor area includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include basement car parking.</p>                                                                                                                                                                                                                                                                                                                 | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>. Not Applicable</p> |

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| <b>3.5 Plot ratio – other than single dwelling blocks – RZ1, RZ2, RZ3 and RZ4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                       |
| <p>R9<br/>This rule applies to blocks other than single dwelling blocks in RZ1, RZ2, RZ3 and RZ4.<br/>The maximum plot ratio is:</p> <p>a) in RZ1, RZ2 and RZ3 – 65%<br/>b) in RZ4 – 80%.</p> <p>This rule does not apply to:</p> <p>i) blocks with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>• subject to either a residential B1 or B8 area specific policy under the Territory Plan at 30 March 2008</li> <li>• held under a holding lease at 30 March 2008</li> </ul> <p>ii) blocks in RZ1 approved before 5 July 2013</p> <p>For the purpose of calculating plot ratio for this rule, the gross floor area includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include basement car parking.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <b>3.6 Additional dwellings – single dwelling blocks – RZ1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                           |                       |
| <p>R10<br/>This rule applies to single dwelling blocks in RZ1 but not to blocks that are intended to be used for supportive housing.<br/>The maximum number of dwellings permitted on a single dwelling block is 2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <b>3.7 Residential density – supportive housing – single dwelling blocks - RZ1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |                       |
| <p>R11<br/>This rule applies to single dwelling blocks in RZ1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |

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| that are intended to be used for supportive housing.<br><br>Despite any other rule in this element, the maximum number of dwellings is shown in table A1.                                                                                                                                                                                                                   |                                                                    |                |
| <b>3.8 Residential density – single dwelling blocks – RZ2</b>                                                                                                                                                                                                                                                                                                               |                                                                    |                |
| R12<br>This rule applies to <i>single dwelling blocks</i> in RZ2. The maximum number of <i>dwellings</i> is shown in table A2.<br><br>Note 1: Refer to element 4 of the Residential Zones Development Code for provisions relating to supportive housing.<br><br>Notes 2: Refer to element 3 for provisions relating to the number of dwellings permitted in each building. | This is a mandatory requirement. There is no applicable criterion. | Not Applicable |
| <b>3.9 Additional dwellings – single dwelling blocks – RZ2</b>                                                                                                                                                                                                                                                                                                              |                                                                    |                |
| R13<br>This rule applies to <i>single dwelling blocks</i> in RZ2 where the street frontage that allows vehicular access is 20m or less.<br><br>Despite any other rule in this element, the maximum number of <i>dwellings</i> is 3.                                                                                                                                         | This is a mandatory requirement. There is no applicable criterion. | Not Applicable |
| <b>3.10 Residential density – adaptable housing – single dwelling blocks - RZ2</b>                                                                                                                                                                                                                                                                                          |                                                                    |                |
| R14<br>This rule applies to single dwelling blocks in RZ2 where all dwellings comply with Australian Standard AS4299 <i>Adaptable Housing</i> (Class C). Despite R2 and R12, the maximum number of dwellings is shown in table A3.                                                                                                                                          | This is a mandatory requirement. There is no applicable criterion. | Not Applicable |
| <b>3.11 Number of dwellings in each building – single dwelling blocks – RZ2</b>                                                                                                                                                                                                                                                                                             |                                                                    |                |
| R15                                                                                                                                                                                                                                                                                                                                                                         | This is a mandatory requirement. There is no applicable criterion. |                |



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| <p>In RZ2 on <i>single dwelling blocks</i> the maximum number of dwellings in any building is 4.<br/>For the purposes of this rule, <i>basements</i> are not part of a building.</p>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                           |                       |
| <b>3.12 Number of storeys – single dwelling blocks – RZ1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                           |                       |
| <p>R16<br/>In RZ1 on <i>single dwelling blocks</i> buildings comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) contain no more than 2 <i>storeys</i></li> <li>b) <i>attics</i> or <i>basement</i> car parking are not permitted where they are located directly above or below any 2 <i>storey</i> element of the <i>dwelling</i>.</li> </ul>                                                                                                                                                                                               | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <p>R17<br/>This rule applies to a <i>detached house</i> with all of the following characteristics:</p> <ul style="list-style-type: none"> <li>i) located on a <i>single dwelling block</i></li> <li>ii) located in RZ1</li> <li>iii) is part of a <i>dual occupancy housing</i></li> <li>iv) does not directly front a public road</li> </ul> <p>Despite the previous rule the building complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) contains no more than 1 <i>storey</i></li> <li>b) has no <i>basement</i> car parking</li> </ul> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <b>3.13 Number of storeys – other than single dwelling blocks – RZ1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |                       |
| <p>R18<br/>In RZ1 on <i>blocks</i> other than <i>single dwelling blocks</i>, the maximum number of <i>storeys</i> is 2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <b>3.14 Number of storeys – RZ2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                           |                       |
| <p>R19<br/>In RZ2 the number of <i>storeys</i> does not exceed 2.<br/>Rooftop plant that is set back from the building's</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>This is a mandatory requirement. There is no applicable criterion.</p> |                       |

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| facade and screened from the street is not included in the number of storeys.                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                       |                |
| <b>3.15 Number of storeys – RZ3</b>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |                |
| R20<br>In RZ3 the maximum number of <i>storeys</i> is 2.<br>Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.                                                                                                                                                                                                              | C20<br>Buildings achieve all of the following:<br><br>a) consistency with the <i>desired character</i><br>b) the appearance from the street of not more than two storeys for that part of the building facing the street<br>c) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .   | Not Applicable |
| <b>3.16 Number of storeys – RZ4</b>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |                |
| R21<br>In RZ4 the maximum number of <i>storeys</i> is 3.<br>Rooftop plant that is set back and screened from the street is not included in the number of storeys.                                                                                                                                                                                                                                         | C21<br>Buildings achieve all of the following:<br><br>a) consistency with the <i>desired character</i><br>b) the appearance from the street of not more than three storeys for that part of the building facing the street<br>c) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> . | Not Applicable |
| <b>3.17 Number of storeys – RZ5</b>                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |                |
| R22<br>In RZ5, the maximum number of <i>storeys</i> is:<br><br>a) for that part of the building within 50m of the boundaries of <i>blocks</i> in RZ1, RZ2 or RZ3 - 3<br>b) for that part of the building within 40m of the boundaries of <i>blocks</i> in CFZ, PRZ1 or PRZ2- 3<br>c) for that part of the building within 30m of the boundaries of <i>blocks</i> in RZ4 - 4<br>d) in all other cases – 6. | C22<br>Buildings achieve all of the following:<br><br>a) consistency with the <i>desired character</i><br>b) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>                                                                                                                       | Not Applicable |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Roof top plant that is set back and screened from the street is not included in the number of storeys.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>3.18 Height of buildings – RZ1 and RZ2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| R23<br>In RZ1 and RZ2 the maximum <i>height of building</i> is 8.5m.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | C23<br>Buildings achieve all of the following:<br><br>a) consistency with the <i>desired character</i><br>b) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .       | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>3.19 Height of buildings – RZ3, RZ4 and RZ5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| R24<br>Maximum <i>height of building</i> is:<br><br>a) in RZ3 – 9.5m<br>b) in RZ4 – 12.5m<br>c) in RZ5 – 21.5m.                                                                                                                                                                                                                                                                                                                                                                                                                 | This is a mandatory requirement. There is no applicable criterion.                                                                                                                                                                                      | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>3.20 Building envelope – all blocks except buildings over 3 storeys in RZ5 and commercial zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| R25<br>This does not apply to one or more of the following:<br><br>i) buildings with more than 3 storeys in RZ5<br>ii) buildings with more than 3 storeys in commercial zones.<br><br>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except as required by the next rule.<br><br>Refer figure A1. | C25<br>Buildings achieve all of the following:<br><br>a) consistency with the <i>desired character</i><br>b) reasonable levels of privacy for <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> . | Although there are encroachments on the northwest boundary envelope to 4 Fitzroy street Forrest we have satisfied the criterion;<br><br>1. We have obtained heritage support that the proposed harmonises with existing character and the heritage guidelines.<br>2. The blank wall is within the primary building zone. Given that it is a blank copper clad wall there are no privacy or overlooking issues to the private open space of 4 Fitzroy street.<br>3. The proposed encroachments and the development generally does not overshadow 4 Fitzroy street.<br>4. Encroachments on the south west boundary are blank walls and therefore do not cause any privacy issues. Further, 27 Manuka cycle is a commercial building without any POS. |

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| <p>Note: To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                            |                       |
| <p>R26<br/>This rule does not apply to either of the following:</p> <p>i) <i>buildings</i> with more than 3 storeys in RZ5<br/>ii) <i>buildings</i> with more than 3 storeys in commercial zones</p> <p><i>Buildings</i> are sited wholly within the building envelope formed by planes projected over the subject <i>block</i> at <math>X^\circ</math> to the horizontal from the height of the solar fence on any <i>northern boundary</i> of an adjoining <i>residential block</i>. The height of the solar fence is:</p> <p>A) in the <i>primary building zone</i> – 2.4m<br/>B) all other parts of the boundary – 1.8m</p> <p>This rule does not apply to any part of a <i>northern boundary</i> to an adjoining <i>residential block</i> that is used primarily to provide access to the main part of the <i>residential block</i> (ie a “battleaxe” handle). The previous rule applies to this boundary.<br/><math>X^\circ</math> is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table A4.<br/>Refer figure A1.</p> <p>Note: To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys</p> | <p>C26<br/>Buildings achieve all of the following:</p> <p>a) consistency with the <i>desired character</i><br/>b) reasonable levels of privacy for <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.<br/>c) reasonable solar access to <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p> | <p>Not Applicable</p> |
| <p><b>3.22 Front boundary setbacks</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |                       |
| <p>R29</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>C29</p>                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Complies</p>       |

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| <p>Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner <i>blocks</i> apply only to the street frontage nominated as a <i>secondary street frontage</i>. If street frontages on corner <i>blocks</i> are of equal length, the minimum setbacks apply only to one <i>secondary street frontage</i>. Chamfers may be included in the <i>secondary street frontage</i></p>                                                                                                   | <p>Front boundary setbacks achieve all of the following:<br/> a) consistency with the <i>desired character</i><br/> b) reasonable amenity for residents<br/> c) sufficient space for street trees to grow to maturity.</p>                                                                                                                                                                                                                                                                                                                                              |                                                                                   |
| <p><b>3.23 Side and rear boundary setbacks</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |
| <p>R30<br/> Side and rear boundary setbacks comply with the following:<br/> <br/> a) in RZ1 and RZ2 - Table A6<br/> b) in RZ3, RZ4, RZ5 and commercial zones -Table A7<br/> c) in all other zones – the relevant zone development code</p>                                                                                                                                                                                                                                                              | <p>C30<br/> Buildings and other structures are sited to achieve all of the following:<br/> <br/> a) consistency with the <i>desired character</i><br/> b) reasonable separation between adjoining developments<br/> c) reasonable privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i><br/> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i><br/> e) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i></p> | <p>Complies with CZ5 commercial zones development code. Refer to section 2.4.</p> |
| <p><b>3.24 Allowable encroachments – setbacks</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |
| <p>R31<br/> Encroachments into one or more of the following:<br/> <br/> i) minimum side setback<br/> ii) minimum rear setback<br/> are permitted for one or more of the following building elements:<br/> a) an eave or roof overhang with a horizontal width of not more than 600mm<br/> b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds</p> | <p>C31<br/> Buildings and other structures achieve all of the following:<br/> <br/> a) consistency with the <i>desired character</i><br/> b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwelling</i>s and their associated <i>private open space</i><br/> c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i></p>                                                                                                                                      | <p>Complies</p>                                                                   |

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| <p>c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level.</p>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |
| <p>R32<br/>Encroachments into the front setback are permitted for one or more of the following building elements:</p> <p>a) an eave or roof overhang with a horizontal width of not more than 600mm<br/>b) fascias, gutters, downpipes, light fittings, sun blinds<br/>c) landings, steps or ramps, none of which are more than 1m above finished ground level.</p> | <p>C32<br/>Buildings and other structures achieve all of the following:</p> <p>a) consistency with the <i>desired character</i><br/>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwelling</i>s and their associated <i>private open space</i><br/>c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p> | <p>Not Applicable</p> |
| <p><b>3.25 Allowable encroachments – building envelopes</b></p>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |
| <p>R33<br/>Encroachments outside the building envelope specified in this element are permitted for one or more of the following:</p> <p>a) flues<br/>b) chimneys<br/>c) antennae<br/>d) aerials<br/>e) cooling appliances<br/>f) heating appliances.</p>                                                                                                            | <p>C33<br/>Buildings and other structures achieve all of the following:</p> <p>a) consistency with the <i>desired character</i><br/>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwelling</i>s and their associated <i>private open space</i><br/>c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p> | <p>Not Applicable</p> |
| <p><b>3.27 Building separation – single dwelling blocks – RZ2</b></p>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |
| <p>R36<br/>This rule applies to <i>single dwelling blocks</i> in RZ2.</p> <p>The minimum horizontal separation between a building containing 2 or more <i>dwelling</i>s and any other building on the <i>site</i> is 4m.</p> <p>For the purposes of this rule, <i>basements</i> are not part of a building.</p>                                                     | <p>C36<br/>The siting of buildings on <i>single dwelling blocks</i> in RZ2 achieves all of the following:</p> <p>a) consistency with the <i>desired character</i><br/>b) consistency with the separation of existing buildings in the immediate neighbourhood.</p>                                                                                                                                                           | <p>Not Applicable</p> |

| Element 4: Site design                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
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| Rule                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Design Response |
| <b>4.1 Site design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| <p>R37<br/>For developments (other than <i>apartments</i>) of 40 <i>dwellings</i> or more, the design of the common areas, pedestrian and vehicle access areas comply with all of the following provisions of the Estate Development Code:</p> <p>a) public realm standards for on-street parking<br/>b) pedestrian paths<br/>c) verge landscaping<br/>d) water sensitive urban design.</p>                                                                                 | <p>C37<br/>Publicly accessible and communal areas within large developments that are intended to be unit titled or community titled achieve all of the following:</p> <p>a) reasonable safety<br/>b) reasonable functionality<br/>c) reasonable residential amenity<br/>d) landscaping beside internal driveways<br/>e) provision for pedestrians<br/>f) sufficient off-street parking.</p>                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable  |
| <b>4.2 Site open space – RZ1 and RZ2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| <p>R38<br/>This rule applies to RZ1 and RZ2.<br/>Not less than 40% of the total site area is allocated to one or more of the following:</p> <p>a) <i>communal open space</i> with a minimum dimension of 2.5m<br/>b) <i>private open space</i> that complies with all of the following –<br/>i) a minimum dimension of 2.5m<br/>ii) is associated with dwellings at the <i>lower floor level</i>.<br/>Not less than 20% of the total site area is <i>planting area</i>.</p> | <p>C38<br/>Open space on the site achieves all of the following:</p> <p>a) sufficient space for the recreation and relaxation of residents<br/>b) sufficient space for planting, particularly trees with deep root systems<br/>c) provision for on-site infiltration of stormwater run-off<br/>d) provision of outdoor areas that are readily accessible by residents for a range of uses and activities.</p> <p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <p>i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site<br/>ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</p> | Not Applicable  |

| 4.3 Site open space – RZ3, RZ4, RZ5 and commercial zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
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| <p>R39<br/>This rule applies to RZ3, RZ4, RZ5 and commercial zones. Not less than 20% of the total site area is allocated to the following:</p> <p>a) for developments with fewer than 20 <i>dwelling</i>s, none of which are <i>apartment</i>s, one or more of the following –</p> <p>i) <i>communal open space</i> that complies with all of the following</p> <p>a) a minimum dimension of 2.5m</p> <p>b) is directly accessible from common entries and pathways</p> <p>ii) <i>private open space</i> that complies with all of the following</p> <p>a) a minimum dimension of 2.5m</p> <p>b) is associated with <i>dwelling</i>s at the <i>lower floor level</i></p> <p>b) in all other cases, <i>communal open space</i> that complies with all of the following –</p> <p>i) a minimum dimension of 2.5m</p> <p>ii) is directly accessible from common entries and pathways.</p> <p>Not less than 10% of the total site area is <i>planting area</i>.</p> | <p>C39<br/>Open space on the site achieves all of the following:</p> <p>a) sufficient space for a range of recreational activities for residents</p> <p>b) sufficient space for planting, particularly trees with deep root systems</p> <p>c) a contribution to on-site infiltration of stormwater run-off</p> <p>d) reasonable accessibility to all residents.</p> <p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <p>i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site</p> <p>ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</p> | <p>Complies</p>                             |
| 4.4 Landscape design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>C40<br/>Landscape and site design achieves all of the following:</p> <p>a) planting of trees of semi-mature stock</p> <p>b) planting of trees with a minimum mature height of 4m</p> <p>c) a contribution to energy efficiency by providing substantial shade in summer, especially to west-facing windows and open car-parking areas, and admitting winter sunlight to outdoor and indoor living areas,</p>                                                                                                                                                                                                                                                                                                                              | <p>Complies – Refer to landscape design</p> |



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>especially to the north</p> <p>d) reasonable residential amenity</p> <p>e) reasonable visibility along paths and driveways</p> <p>f) visual interest in pavement materials and finishes</p> <p>g) species with appropriate growth habits and mature height in relation to site conditions.</p>                                                                                                                                                                                                                                  |                                              |
| <b>4.5 Fences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                              |
| <p>R41</p> <p>Fences are permitted forward of the <i>building line</i> in the <i>front zone</i> or on the <i>front boundary</i> only where they comply with any of the following:</p> <p>a) it is a gate to a maximum height of 1.8m and 1m width in an established hedge</p> <p>b) exempt under the <i>Planning and Development Act 2007</i></p> <p>c) permitted under the <i>Common Boundaries Act 1981</i>.</p>                                                                                                                                                        | <p>C41</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundary Fences General Code</p>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Complies. Existing fencing to remain.</p> |
| <b>4.6 Courtyard walls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                              |
| <p>R42</p> <p>Courtyard walls are permitted forward of the <i>building line</i> where they comply with all of the following:</p> <p>a) maximum height of 1.8m above <i>datum ground level</i></p> <p>b) a minimum setback to the front boundary complying with the following:</p> <p>i) where the wall encloses the <i>principal private open space</i> of a ground floor <i>dwellings</i> that is located to the west, north-west, north, north-east or east of the <i>dwelling</i> – 0.7m</p> <p>ii) in all other cases - half the front boundary setback nominated</p> | <p>C42</p> <p>Courtyard walls achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) visual softening through associated planting</p> <p>c) reduced traffic noise, where necessary</p> <p>d) reasonable privacy to <i>lower floor level</i> windows</p> <p>e) opportunities for natural surveillance of public areas and the street</p> <p>f) the articulation of elements</p> <p>g) a variety of materials</p> <p>h) reasonable solar access to <i>principal private open space</i>.</p> | <p>Not Applicable</p>                        |

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| <p>elsewhere in this code</p> <p>c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan</p> <p>d) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length</p> <p>e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel</p> <p>f) maintain clear sightlines between vehicles on driveways and pedestrians on public paths in accordance with A2890.1- <i>The Australian Standard for Off-Street Parking</i></p> |                                                                                                                                                                                                                                                                                                                                           |                                               |
| <p><b>4.7 External facilities</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                           |                                               |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>C43</p> <p>The following external facilities or equipment are screened or adequately separated from public areas:</p> <p>a) external storage areas</p> <p>b) water tanks</p> <p>c) waste storage enclosures</p> <p>d) mechanical services (including air conditioners and hot water storage units)</p> <p>e) clothes drying areas.</p> |                                               |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>C44</p> <p>Mailboxes are located for convenient access by residents and deliverers with passive surveillance from the street or from active uses.</p> <p>To demonstrate compliance with this criterion a site plan is submitted with the application showing the location and design of mail boxes.</p>                                | <p>Complies. New letterbox shown on plan.</p> |
| <p><b>4.8 Electrical and telecommunication facilities</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                           |                                               |

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| <p>R45<br/>Electrical and telecommunication reticulation within existing residential areas or streets with residential access complies with all of the following:</p> <p>a) do not result in continuous rows of supply poles erected on residential streets<br/>b) for developments involving up to 2 <i>blocks</i> or 2 <i>dwellings</i>, are underground or along the rear spine or side of <i>blocks</i><br/>c) for developments involving more than 2 <i>blocks</i> or 2 <i>dwellings</i>, are underground<br/>d) there is no overhead cabling to <i>dwellings</i> within the site.</p> | <p>C45<br/>Electrical and telecommunication reticulation within existing residential areas or streets with residential access limits the amount of visual clutter in the <i>streetscape</i>, particularly from supply poles and overhead cabling.</p>                                                                  | <p>Not Applicable</p> |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>C46<br/>Ground level electrical and telecommunication facilities (such as electrical substations, switching stations, telecommunications nodes) within existing residential areas or streets with residential access are screened from public view whilst allowing for reasonable access for service providers.</p> |                       |
| <p><b>Element 5: Building design</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                        |                       |
| <p><b>5.1 Surveillance</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                        |                       |
| <p>R47<br/>This rule applies to building facades facing a public street or public open space.<br/>Building facades have all of the following:</p> <p>a) at least one window to a habitable room that is not screened by a courtyard wall<br/>b) at least one door with roofed element such as a verandah or <i>balcony</i>.</p>                                                                                                                                                                                                                                                             | <p>C47<br/>Buildings achieve passive surveillance of all of the following:<br/>a) adjoining streets<br/>b) adjoining <i>public open space</i>.</p>                                                                                                                                                                     | <p>Complies</p>       |
| <p><b>5.2 Building entries</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                        |                       |
| <p>R48<br/>Common entries to <i>dwellings</i> have all of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>C48<br/>Common entries to <i>dwellings</i> achieve all of the</p>                                                                                                                                                                                                                                                   | <p>Not Applicable</p> |

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| <p>following features:</p> <ul style="list-style-type: none"> <li>a) an external sheltered area outside the entrance</li> <li>b) a direct line of sight between the front door and the public footpath or road</li> <li>c) separate access to any non-residential uses, which are clearly distinguishable and secured after hours.</li> </ul>                                                                                                                                              | <p>following:</p> <ul style="list-style-type: none"> <li>a) a transitional area from the street</li> <li>b) secure, all-weather access</li> <li>c) surveillance of public areas (including between <i>buildings</i> and open space areas, paths, <i>dwelling</i> entries, car parking areas and driveways)</li> <li>d) safety, security and convenience for residents and visitors</li> <li>e) the separation of residential entries and commercial entries.</li> </ul> |          |
| <b>5.3 Building design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |
| <p>R49<br/>This rule applies to buildings containing more than 2 <i>dwelling</i>s.</p> <p>Maximum length of unarticulated walls in buildings is 15m.</p> <p>Wall articulation is provided by at least one of the following:</p> <ul style="list-style-type: none"> <li>a) changes in wall planes of a minimum 1m in depth and 4m in length</li> <li>b) inclusion of balconies, bay windows, verandas, fin walls, etc.</li> <li>c) horizontally stepping facades by at least 1m.</li> </ul> | <p>C49<br/>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwelling</i>s when viewed from adjoining public spaces and adjoining <i>residential blocks</i>.</p>                                                                                                                                                                                                       |          |
| <p>R50<br/>This rule applies to buildings containing more than 2 <i>dwelling</i>s.<br/>Maximum length of an unarticulated roof is 15m.</p>                                                                                                                                                                                                                                                                                                                                                 | <p>C50<br/>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwelling</i>s when viewed from adjoining public spaces and adjoining <i>residential blocks</i>.</p>                                                                                                                                                                                                       | Complies |
| R51                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C51                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Complies |

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| <p>Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the <i>dwelling</i>.</p>                                                                                                                                                                                                                                                                                                                                                  | <p>The exterior colours and finishes of garages and carports achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with the <i>dwelling</i> design when viewed from public spaces</li> <li>b) integration with the overall design</li> <li>c) a contribution to the articulation of the building.</li> </ul> |                       |
| <p><b>5.4 Building design – RZ2</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                  |                       |
| <p>R52<br/>This rule applies to <i>single dwelling blocks</i> in RZ2 containing 2 or more <i>dwellings</i>.<br/>All <i>dwellings</i> adjacent to a public street (other than a <i>rear lane</i>) have at least one of the following facing the street:</p> <ul style="list-style-type: none"> <li>a) front door</li> <li>b) living room window</li> <li>c) living room glass sliding door.</li> </ul>                                                                                                      | <p>C52<br/>Dwellings address the street wherever practicable.</p>                                                                                                                                                                                                                                                                                | <p>Not Applicable</p> |
| <p><b>5.5 Basements and undercroft parking</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                  |                       |
| <p>R53<br/>This rule applies to all of the following:</p> <ul style="list-style-type: none"> <li>i) <i>basements</i></li> <li>ii) <i>undercroft parking</i>.</li> </ul> <p>Exposed <i>external walls</i> comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) except for ventilation openings, are finished in the same manner as the building</li> <li>b) where ventilation openings are provided, they are treated as part of the façade with grilles and screens.</li> </ul> | <p>C53<br/><i>Basements and undercroft parking</i> structures achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) visual interest through architectural elements, features or modulation</li> <li>b) visual softening by landscaping</li> <li>c) avoidance of prominent ventilation openings.</li> </ul>                 | <p>Not Applicable</p> |
| <p><b>5.6 Adaptability of dwelling for use by people with a disability</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                  |                       |
| <p>R54<br/>This rule applies to <i>multi-unit housing</i> comprising more than 9 dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                        | <p>Not Applicable</p> |

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| <p>The minimum number of dwellings designed to meet Australian Standard AS4299 – <i>Adaptable Housing</i> (Class C) is shown in table A8.</p>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                       |                       |
| <p><b>5.7 Minimum dwelling size</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                       |                       |
| <p>R55<br/>Minimum <i>dwelling</i> floor areas are as follows:</p> <p>a) studio <i>dwellings</i> - 40 m<sup>2</sup><br/>b) one-bedroom <i>dwellings</i> - 50 m<sup>2</sup><br/>c) 2-bedroom <i>dwellings</i> - 70 m<sup>2</sup><br/>d) <i>dwellings</i> with 3 or more bedrooms - 95 m<sup>2</sup></p> <p>The minimum <i>dwelling</i> floor area excludes balconies and car parking facilities. Storage within <i>dwellings</i> is included in the area calculations.</p> | <p>C55<br/><i>Dwelling</i> sizes and layouts provide functional living spaces, flexibility in furniture layout, and adequate storage and service areas.</p> <p>The provision of shared facilities (eg. open space, laundry, lounge and storage) may be considered when determining compliance with the criterion.</p> | <p>Complies</p>       |
| <p><b>5.8 Housing diversity</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                       |                       |
| <p>R56<br/>For developments containing 40 or more <i>dwellings</i>, a combination of dwelling types, including studio or 1-bedroom <i>dwellings</i>, 2-bedroom <i>dwellings</i>, and <i>dwellings</i> with 3 or more bedrooms are provided.</p>                                                                                                                                                                                                                           | <p>C56<br/>Housing developments comprising multiple <i>dwellings</i> are required to achieve all of the following:</p> <p>a) a range of housing types<br/>b) increased diversity of <i>dwelling</i> types within a neighbourhood.</p>                                                                                 | <p>Not Applicable</p> |
| <p><b>Element 6: Amenity</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                       |                       |
| <p><b>6.1 Solar access –other than apartments</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                       |                       |
| <p>R57<br/>This rule applies to multi unit housing other than <i>apartments</i>.</p> <p>The floor or internal wall of a daytime living area of a <i>dwelling</i> is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p>Note: Where a development comprises a mixture of</p>                                                                                                                    | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                             | <p>Complies</p>       |

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| <p><i>apartments</i> and other multi unit housing, this rule will apply to the multi unit housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                               |                       |
| <p><b>6.2 Solar access - apartments</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                               |                       |
| <p>R58<br/>This rule applies to <i>apartments</i>.</p> <p>The floor or internal wall of a daytime living area of not fewer than 70% of <i>apartments</i> on a site is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p>Note: Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule will apply to the <i>apartments</i>.</p>                                                                                                                                       | <p>C58<br/>Daytime living areas have reasonable access to sunlight.</p>                                       | <p>Not Applicable</p> |
| <p><b>6.3 Privacy</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                               |                       |
| <p>R59<br/>This rule applies to <i>dwelling</i>s on the same <i>block</i>. The relationship between <i>unscreened elements</i> of one <i>dwelling</i> and the <i>primary windows</i> of another <i>dwelling</i> complies with one of the following:</p> <p>a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight into the <i>primary window</i> of any other <i>dwelling</i></p> <p>b) the direct line of sight referred to in item a) is more than 12m.</p> | <p>C59<br/>Reasonable privacy between <i>dwelling</i>s on the same <i>block</i> is achieved.</p>              | <p>Complies</p>       |
| <p>R60<br/>This rule applies to <i>principal private open space</i> on the same <i>block</i> and on adjacent <i>blocks</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>C60<br/>Reasonable privacy of <i>principal private open space</i> of each <i>dwelling</i> is achieved.</p> | <p>Complies</p>       |

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| <p>The relationship between <i>unscreened elements</i> of one <i>dwelling</i> and the <i>principal private open space</i> of another <i>dwelling</i> complies with one of the following:</p> <p>a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight to more than 50% of the minimum <i>principal private open space</i> of any other <i>dwelling</i></p> <p>b) the direct line of sight referred to in item a) is more than 12m.</p>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| <p><b>6.4 Principal private open space</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| <p>R61<br/>Each <i>dwelling</i> has at least one area of <i>principal private open space</i> that complies with all of the following:</p> <p>a) located on the site</p> <p>b) has minimum area and dimensions specified in table A9</p> <p>c) is screened from adjoining public streets and public open space</p> <p>d) is directly accessible from, and adjacent to, a <i>habitable room</i> other than a bedroom</p> <p>e) is not located to the south, south-east or south-west of the <i>dwelling</i>, unless it achieves one or more of the following –</p> <p>i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June)</p> <p>ii) located at an <i>upper floor level</i> and overlooks a public street or public open space.</p> | <p>C61<br/><i>Principal private open space</i> for each <i>dwelling</i> achieves all of the following:</p> <p>a) an area proportionate to the size of the <i>dwelling</i></p> <p>b) an extension of the function of the <i>dwelling</i> for relaxation, dining, entertainment, recreation</p> <p>c) directly accessible from the <i>dwelling</i></p> <p>d) service functions such as clothes drying and mechanical services</p> <p>e) reasonable privacy</p> <p>f) reasonable solar access.</p> | <p>Complies</p> |
| <p><b>6.5 Separation between external walls</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |



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| <p>R62<br/>The minimum separation between an <i>unscreened element</i> and an <i>external wall</i> on the same <i>block</i> or an adjoining <i>block</i>, is 3m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>C62<br/>The outlook from an <i>unscreened element</i> is not unreasonably impeded by <i>external walls</i> on the same or adjoining <i>blocks</i>.</p>                                                                | <p>Complies</p>       |
| <p>R63<br/>The separation between <i>external walls</i> at the <i>lower floor level</i> on the same <i>block</i> or an adjoining <i>block</i> is not less than 1m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>C63<br/>The separation between blank walls on the same or adjoining blocks at ground level achieves both of the following:<br/><br/>a) reasonable access for maintenance<br/>b) reasonable management of rodents.</p> | <p>Complies</p>       |
| <p><b>6.6 Balustrades</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                          |                       |
| <p>R64<br/>This rule applies to balconies with both of the following characteristics:<br/><br/>i) located on the third <i>upper floor level</i> or lower (ie the first four storeys)<br/>ii) facing public streets or public open space.<br/><br/>Balustrades are constructed of one or more of the following:<br/>a) <i>obscure glass</i> panels<br/>b) solid panels<br/><br/>with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. For this rule <i>obscure glass</i> prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.</p> | <p>C64<br/>Balustrades achieve reasonable privacy for residents and screen household items from adjoining public streets and public open space.</p>                                                                      | <p>Not Applicable</p> |
| <p><b>6.7 Storage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                          |                       |
| <p>R65<br/>This rule applies to <i>dwellings</i> without an associated <i>garage</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>C65<br/>All <i>dwellings</i> are provided with adequate and secure storage areas for all of the following:</p>                                                                                                        | <p>Not Applicable</p> |

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| <p>An enclosed storage area complying with all of the following is provided for each <i>dwelling</i>:</p> <p>a) at least 2m in height and 0.6m internal dimension<br/> b) an area of not less than -<br/> i) in RZ1 and RZ2 - 4m<sup>2</sup><br/> ii) in all other zones -1.5m<sup>2</sup><br/> c) one of the following -<br/> i) accessible externally from the <i>dwelling</i><br/> ii) adjacent to a dedicated car space.</p>                                                                                                                                                                                                               | <p>a) equipment such as gardening, sporting, leisure and fitness equipment<br/> b) accommodate bicycles as per Bicycle Parking Code.</p>                                                                                                                    |                       |
| <b>6.8 Natural Ventilation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                             |                       |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>C66<br/> For buildings containing 3 or more <i>dwelling</i>s, <i>dwelling</i> layouts are to ensure natural ventilation is provided to <i>habitable rooms</i> by cross or stack effect ventilation by maximising separation between opening windows.</p> | <p>Not Applicable</p> |
| <b>6.9 Noise attenuation – external sources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                             |                       |
| <p>R67<br/> Where a <i>block</i> has one or more of the following characteristics:</p> <p>i) identified in a precinct code as being potentially affected by noise from external sources<br/> ii) adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day<br/> iii) located in a commercial zone<br/> iv) adjacent to a commercial or industrial zone</p> <p><i>dwelling</i>s shall be constructed to comply with the relevant sections of all of the following:<br/> a) AS/NZS 2107:2000 - <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                   | <p>Not Applicable</p> |

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| <p>(the relevant satisfactory recommended interior design sound level)</p> <p>b) AS/NZS 3671 - <i>Acoustics – Road Traffic Noise Intrusion Building Siting and Design</i>.</p> <p>For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005.</p> <p>For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the Transport Planning &amp; Projects Section in ESDD.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p> |                                                                                                                                                                                                                                                                                            |                       |
| <p><b>Element 7: Parking and vehicular access</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                            |                       |
| <p><b>7.1 Ramps to basement car parking – RZ1 and RZ2</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                            |                       |
| <p>R68<br/>This rule applies to blocks with all of the following characteristics:</p> <p>a) zoned RZ1 or RZ2<br/>b) <i>single dwelling blocks</i><br/>c) less than 30 m wide at the street frontage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>C68<br/>Ramps accessing <i>basement</i> car parking forward of the <i>building line</i> may be allowed where all of the following are achieved:</p> <p>i) compatibility with the streetscape<br/>ii) retention of existing street trees<br/>iii) safe and convenient pedestrian and</p> | <p>Not Applicable</p> |

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| Ramps accessing <i>basement</i> car parking are not permitted forward of the <i>building line</i> .                                                                                             | bicycle crossings<br>iv) adequate line of sight for cars entering and/or leaving the car parking area                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
| <b>7.2 Driveway verge crossings</b>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
| <p>R69<br/>This rule applies to previously undeveloped <i>blocks</i>.</p> <p>No more than one driveway verge crossing is provided to each <i>block</i>.</p>                                     | <p>C69<br/>More than one driveway verge crossing to each <i>block</i> may be allowed in one of the following circumstances:</p> <p>a) where forward entry to roads carrying more than 3000 vehicles per day is desirable<br/>b) where all of the following are achieved:<br/>i) compatibility with the <i>streetscape</i><br/>ii) priority for pedestrians and cyclists<br/>iii) retention of existing street trees<br/>iv) protection of existing landscape features<br/>v) public safety<br/>c) where the <i>block</i> is a corner block.</p> | Not Applicable |
| <p>R70<br/>This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed <i>blocks</i>.</p> <p>No additional driveway verge crossings are permitted.</p> | <p>C70<br/>Additional driveway verge crossings may be allowed in one of the following circumstances:</p> <p>a) where forward entry to roads carrying more than 3000 vehicles per day is desirable<br/>b) where all of the following are achieved -<br/>i) compatibility with the <i>streetscape</i><br/>ii) priority for pedestrians and cyclists<br/>iii) retention of existing street trees<br/>iv) protection of existing landscape features<br/>v) public safety<br/>c) where the <i>block</i> is a corner block.</p>                       | Not Applicable |
| <p>R71<br/>This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed <i>blocks</i>.</p>                                                              | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |

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| <p>Redundant driveway verge crossings are removed, and the verge and kerb restored.</p> <p>Note: a condition of development approval may be imposed to ensure compliance with this rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                           |                       |
| <p>R72<br/>Driveway verge crossings comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) 1.2m horizontally clear of stormwater sumps and other services</li> <li>b) 1.5m horizontally clear of transformers, bus stops, public light poles</li> <li>c) 6m horizontally clear of the tangent point of the radius of the curve on a corner <i>block</i> (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance)</li> <li>d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb</li> <li>e) at a right angle to the kerb line with a maximum 10% deviation</li> <li>f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb</li> <li>g) except for <i>blocks</i> 250m<sup>2</sup> or less, 3m wide at the front street boundary</li> <li>h) outside of the drip line of mature street trees</li> <li>i) a minimum of 3m clear of small and new street trees</li> <li>j) compliant with Australian Standard AS2890.1 – <i>Off Street Parking</i>, having particular regard for sightlines and cross fall of the site</li> </ul> | <p>C72<br/>Driveway verge crossings are endorsed by the Territory and Municipal Services Directorate.</p> | <p>Not Applicable</p> |

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| <p>k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence)</p> <p>l) if the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original.</p> <p>Note: a condition of development approval may be imposed to ensure compliance with this rule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |
| <p><b>7.3 Internal driveways</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |
| <p>R73<br/>This rule applies to internal driveways that are used by residents of more than one <i>dwelling</i>. Internal driveways comply with all of the following:</p> <p>a) are set back from external <i>block</i> boundaries by not less than 1m</p> <p>b) are set back from the <i>external walls</i> of buildings on the site by not less than 1m</p> <p>c) the setbacks referred to in items a) and b) are planted to a width of not less than 1m</p> <p>d) windows to <i>habitable rooms</i> and exterior doors within 1.5 of an internal driveway have at least one of the following –</p> <p>i) an intervening fence or wall not less than 1.5m high</p> <p>ii) for windows, a sill height not less than 1.5m above the driveway</p> <p>e) the relevant requirements in Australian Standard <i>AS2890.1 - Off Street Parking</i> for sightlines and gradients</p> <p>f) provide internal radius of at least 4m at changes in direction and intersections</p> <p>g) have a surface treatment that is distinct from car parking spaces.</p> | <p>C73<br/>Internal driveways achieve all of the following:</p> <p>a) sufficient space for planting along property boundaries</p> <p>b) sufficient space for planting between internal driveways and buildings</p> <p>c) reasonable residential amenity, particularly in relation to the intrusion of light and noise into <i>habitable rooms</i></p> <p>d) clear differentiation between the driveway and parking spaces.</p> | <p>Not Applicable</p> |

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| <p>R74<br/>This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) serve 4 or more car parking spaces</li> <li>b) connect to a major road.</li> </ul> <p>Turning spaces are provided on the block to allow vehicles to leave in a forward direction.</p>                                                       | <p>C74<br/>Internal driveways achieve reasonable levels of public safety.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Not Applicable</p> |
| <p>R75<br/>This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) serve more than 10 car parking spaces</li> <li>b) connect to a public road.</li> </ul> <p>The internal driveway is not less than 5m wide for not less than the first 7m of its length measured from the relevant <i>block</i> boundary.</p> | <p>C75<br/>Internal driveways avoid unreasonable levels of queuing and congestion at vehicular entrances.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Not Applicable</p> |
| <p>There is no applicable rule.</p>                                                                                                                                                                                                                                                                                                                                                      | <p>C76<br/>Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles.</p> <p>Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion, including one or more of the following:</p> <ul style="list-style-type: none"> <li>a) changes in pavement materials</li> <li>b) the lack of kerb and gutters</li> <li>c) difference in height to adjacent streets</li> <li>d) avoiding long lengths of driveway</li> <li>e) suitable planting</li> <li>f) signage.</li> </ul> | <p>Not Applicable</p> |
| <p><b>7.4 Residents' car parking</b></p>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                       |
| <p>R77<br/>Car-parking spaces on the site for residents</p>                                                                                                                                                                                                                                                                                                                              | <p>C77<br/>Car parking for residents achieves all of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Complies</p>       |

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| <p>comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) located behind the front zone (except for apartment car parking)</li> <li>b) can be in tandem where they belong to the same dwelling</li> <li>c) do not encroach any property boundaries</li> <li>d) one car space per dwelling is roofed and located behind the front zone</li> <li>e) are separated by not less than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space.</li> </ul> | <p>following:</p> <ul style="list-style-type: none"> <li>a) reasonable residential amenity</li> <li>b) consistency with the desired character</li> <li>c) public safety</li> <li>d) reasonable opportunities for surveillance</li> <li>e) the reasonable requirements of residents for car parking</li> <li>f) reasonable privacy.</li> </ul> |                       |
| <p>R78<br/>This rule applies to resident car parking spaces with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) not allocated to a particular dwelling</li> <li>b) shared between 2 or more dwellings.</li> </ul> <p>Parking spaces are located within 50m walking distance of any dwelling that is sharing the space.</p>                                                                                                                                                                | <p>C78<br/>Car parking spaces are located close to, and with convenient access to dwellings.</p>                                                                                                                                                                                                                                              | <p>Complies</p>       |
| <p>R79<br/>The maximum total width of garage door openings and external width of carports facing a street complies with the following:</p> <ul style="list-style-type: none"> <li>a) for up to 3 dwellings, the lesser of the following <ul style="list-style-type: none"> <li>i) 6m</li> <li>ii) 50% of the total length of the building façade facing that street</li> </ul> </li> <li>b) for more than 3 dwellings, 50% of the total length of the building façade facing that street.</li> </ul>                            | <p>C79<br/>Garages and car parking structures are consistent with the desired character.</p>                                                                                                                                                                                                                                                  | <p>Complies</p>       |
| <p>R80<br/>The maximum total width of an entry and/or exit to basement car parking facing the street is 8m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>C80<br/>Entries to basements do not dominate the streetscape.</p>                                                                                                                                                                                                                                                                          |                       |
| <p>R81<br/>This rule applies to all of the following:</p> <ul style="list-style-type: none"> <li>i) developments containing 10 dwellings or more</li> <li>ii) development with a combined entry</li> </ul>                                                                                                                                                                                                                                                                                                                      | <p>C81<br/>Approaches to basements achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) public safety</li> <li>b) convenience for all users.</li> </ul>                                                                                                                                                                | <p>Not applicable</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                       |                |
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| <p>and exit to apartment car parking less than 6m wide.</p> <p>Approaches to basements containing car parking comply with one of the following:</p> <p>a) include sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass</p> <p>b) at least one waiting area and traffic signals.</p>                                                                                                                                              |                                                                                                                                                                                                                                       |                |
| <b>7.5 Visitor parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                       |                |
| <p>R82</p> <p>Visitor car-parking spaces on the site comply with all of the following:</p> <p>a) located behind the front zone (except for apartment car parking)</p> <p>b) do not encroach any property boundaries</p> <p>c) are separated by not less than 1.5m from windows and doors to habitable rooms of dwellings</p> <p>d) are not more than 50m walking distance from any common building entry</p> <p>e) clearly identified and visible from driveways.</p> | <p>C82</p> <p>Visitor parking achieves all of the following:</p> <p>a) accessible for all visitors</p> <p>b) safe and direct visitor entry to common building entries.</p>                                                            | Complies       |
| <p>R83</p> <p>Visitor car parking complies with one of the following:</p> <p>a) is located outside of any security barriers</p> <p>b) an intercom and remote barrier release system allows access to visitor parking located behind security barriers.</p>                                                                                                                                                                                                            | <p>C83</p> <p>Visitor parking is accessible to all visitors.</p>                                                                                                                                                                      | Complies       |
| <b>7.6 Number of co-located parking spaces – RZ2</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                       |                |
| <p>R84</p> <p>In RZ2 on single dwelling blocks, co-located car parking spaces on the site comply with all of the following:</p> <p>a) the maximum number of car parking spaces (including spaces in garages but excluding those in basements) is 4</p> <p>b) the minimum separation between groups of co-located car parking spaces (including spaces in garages but excluding those in</p>                                                                           | <p>C84</p> <p>Car parking spaces on the site (including garages but excluding basement car parking) achieves all of the following:</p> <p>a) do not dominate site landscaping</p> <p>b) are consistent with the desired character</p> | Not applicable |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                           |                |
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| basements) is 4m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                           |                |
| <b>7.7 Delivery and removalist vans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                           |                |
| R85<br>For developments with 40 or more dwellings, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C85<br>Reasonable provision is made for short stay parking for delivery trucks.                                                                                                                                                                                                                                                                                                           |                |
| <b>Element 8: Environment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                           |                |
| <b>8.1 Water sensitive urban design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                           |                |
| R86<br>This rule applies to all multi-unit residential development except for minor extensions. The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures.<br>Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code.<br>For this element:<br>minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application. | This is a mandatory requirement. There is no applicable criterion.                                                                                                                                                                                                                                                                                                                        | Complies       |
| R87<br>This rule applies to all multi-unit housing except minor extensions.<br>On sites larger than 2,000m <sup>2</sup> stormwater management measures comply with all of the following:<br>a) provision for the retention of stormwater on the block is equivalent to at least 1.4kl per 100m <sup>2</sup> of impervious area<br>b) the retained stormwater complies with one                                                                                                                                                                                                                                                                                                                                                                                                                              | C87<br>On sites larger than 2,000m <sup>2</sup> all of the following stormwater management measures are achieved:<br>a) the equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the block<br>b) the retained stormwater complies with one or more of the following -<br>i) it is stored for later reuse<br>ii) its is released to the stormwater | Not Applicable |

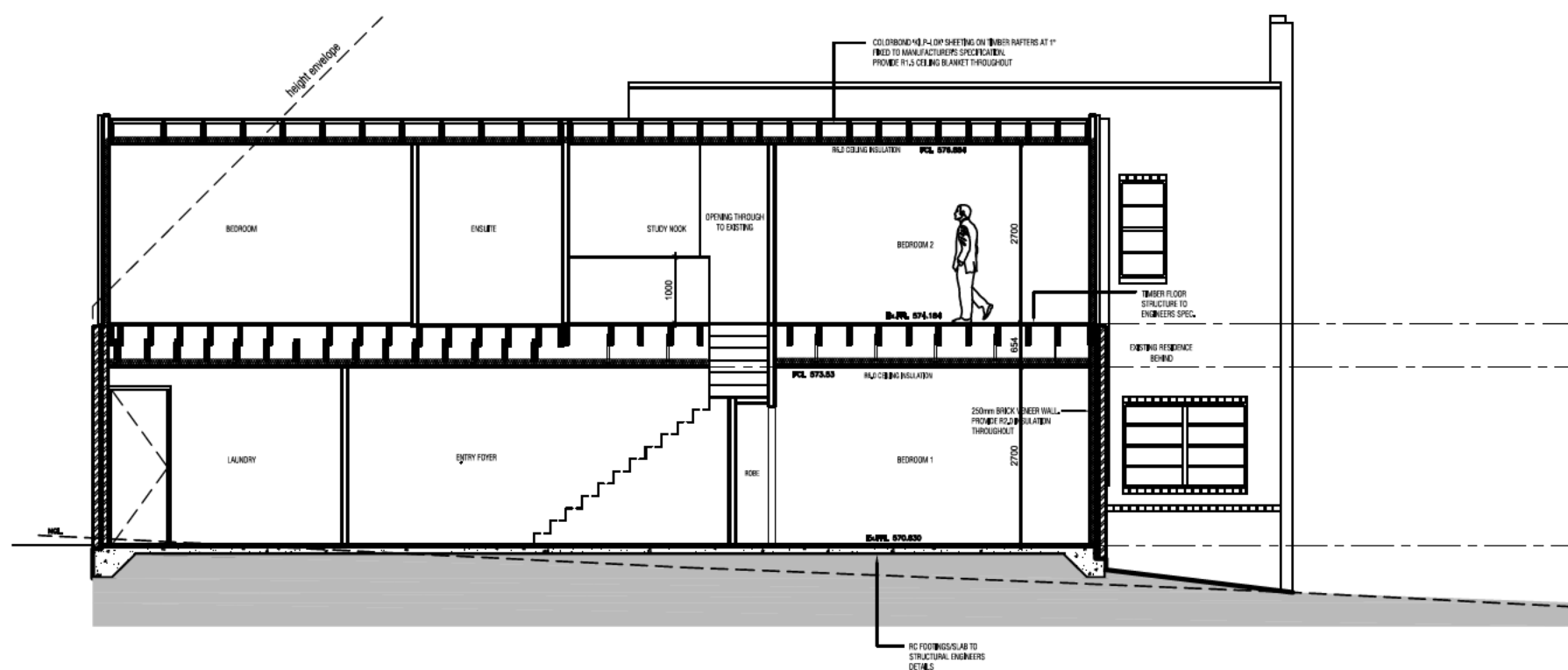
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| <p>or more of the following -<br/> i) it is stored for later reuse<br/> ii) it is released to the stormwater system over a period of not less than 1 day.<br/> Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.</p>                                                                                                                                                                                                                                                                                                         | <p>system over a reasonable period.<br/> Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p>                                                                                                                                        |                       |
| <p>R88<br/> This rule applies to all multi-unit housing except minor extensions.<br/> For blocks 5,000m<sup>2</sup> or larger, the average annual stormwater pollutant export is reduced for all of the following:<br/> a) suspended solids by at least 60%<br/> b) total phosphorous by at least 45%<br/> c) total nitrogen by at least 40%<br/> compared with an urban catchment with no water quality management controls.<br/> Compliance with this rule is demonstrated by a report by a suitably qualified person, using the MUSIC model or another nationally recognised model.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                      | <p>Not Applicable</p> |
| <p>R89<br/> On previously developed blocks larger than 2,000m<sup>2</sup> the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in 1-in-100 year storm event<br/> Compliance with this rule is demonstrated by a report by a suitably qualified person.</p>                                                                                                                                                                                        | <p>C89<br/> On previously developed blocks larger than 2,000m<sup>2</sup> the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed predevelopment levels.<br/> Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p> | <p>Not Applicable</p> |
| <p><b>8.2 Heritage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                |                       |
| <p>R90<br/> This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council.</p>                                                                                                                                                                                                                                                                                                                                                      | <p>This is a mandatory requirement. There is no applicable criterion.</p>                                                                                                                                                                                                      | <p>Applicable</p>     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                           |                       |
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| <p>Note: The authority will consider any advice from the Heritage Council before determining the application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                       |
| <p><b>8.3 Tree protection</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                       |
| <p>R91<br/> This rule applies to a development that has one or more of the following characteristics:<br/> a) requires groundwork within the tree protection zone of a protected tree<br/> b) is likely to cause damage to or removal of any protected trees.<br/> The authority shall refer the development application to the Conservator of Flora and Fauna.<br/> Note: The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007. Protected tree and declared site are defined under the Tree Protection Act 2005.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <p><b>8.4 Bushfire</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                           |                       |
| <p>R92<br/> Where identified in a precinct code or lease and development conditions as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.</p>                                                                                                                                                                                                                                                                                                                                                                                              | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not Applicable</p> |
| <p><b>8.5 Erosion and sediment control</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                           |                       |
| <p>R93<br/> For sites less than 3,000m<sup>2</sup>, the development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT.<br/> Note 1: If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the Planning</p>                                                                                                                                                                                                                                  | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies</p>       |

|                                                                        |                                                                                                                                                                                                                                                                                                                                                                       |          |
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| and Development Act 2007.<br>Note 2: see part D for sites over 3000m2. |                                                                                                                                                                                                                                                                                                                                                                       |          |
| <b>Element 9: Services</b>                                             |                                                                                                                                                                                                                                                                                                                                                                       |          |
| <b>9.1 Post occupancy waste management</b>                             |                                                                                                                                                                                                                                                                                                                                                                       |          |
| There is no applicable rule.                                           | C94<br>Post occupancy waste management achieves all of the following:<br>a) consistency with the desired character<br>b) reasonable levels of residential amenity for dwellings and their associated private open space on the subject site<br>c) reasonable levels of amenity for dwellings on adjoining residential blocks and their associated private open space. | Complies |

| REVISION | DESCRIPTION   | DATE    |
|----------|---------------|---------|
| A        | ISSUED FOR DA | 17.8.16 |
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale drawings.



CLIENT  
**GEORGE**

PROJECT  
**8/35F**

**BLOCK 8, SECTION 35  
FORREST ACT**

PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**SECTION A-A**

DATE **17.8.16**  
SCALE **1:100 @ A3**  
DRAWN **TK**

**DEVELOPMENT  
APPROVAL**

DRAWING No.

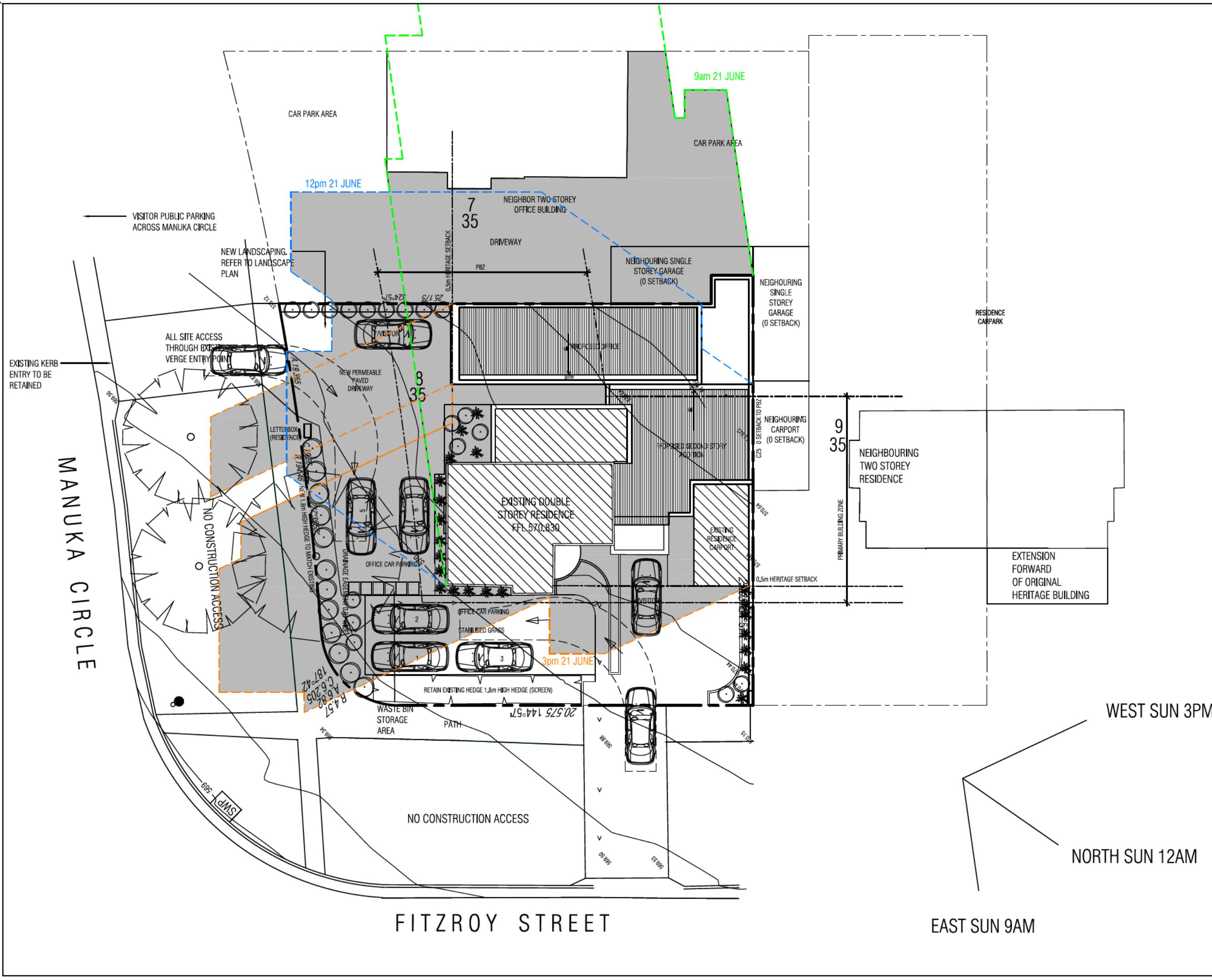
**A10**

SECTION A - A



| REVISION | DESCRIPTION          | DATE    |
|----------|----------------------|---------|
| A        | ISSUED FOR DA        | 12.8.16 |
| A        | DA HERITAGE REVISION | 17.8.16 |
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.



CLIENT  
**GEORGE**

PROJECT  
**8/35F**

BLOCK 8, SECTION 35  
FORREST ACT  
PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**SHADOW DIAGRAM**

DATE **17.08.16**  
SCALE **1:200 @ A3**  
DRAWN TK

**DEVELOPMENT APPROVAL**

DRAWING No.

**A12**





**ACT**  
Government

Environment and Planning

## NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201630153:**

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of new office to the rear of existing dwelling.

**Location: Block: 8 Section: 35 Suburb: FORREST**  
2 FITZROY STREET

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 **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

An electronic version of the application can also be viewed on the Environment and Planning website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **4 October 2016.**

Representations can be submitted in the following ways:

**Online:**

[www.act.gov.au/DArepresentation](http://www.act.gov.au/DArepresentation)

**Post:**

Customer Services  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
DICKSON 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 Dickson Customer Service Centre on 6207 1923***

# AREA ANALYSIS

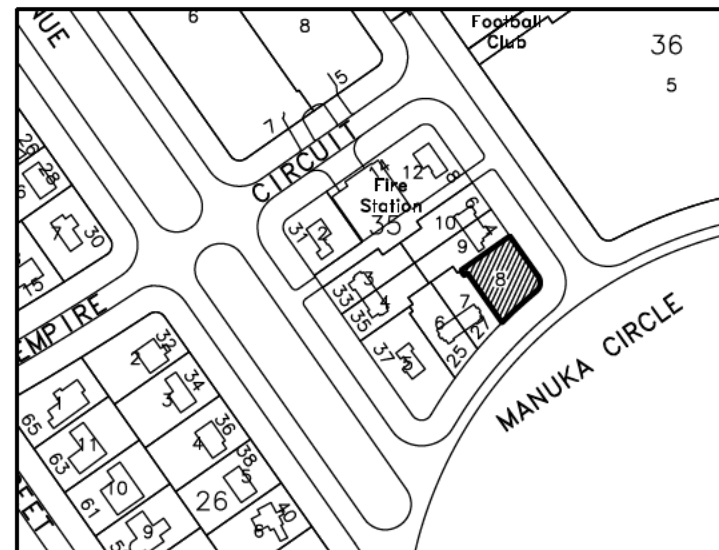
TOTAL SITE AREA = 608.00m<sup>2</sup>

- GROUND FLOOR OFFICE - 83.20m<sup>2</sup>
- GROUND FLOOR OFFICE ADDITION - 71.47m<sup>2</sup>
- UPPER FLOOR OFFICE ADDITION - 63.82m<sup>2</sup>
- GROUND FLOOR ANCILLARY USE OFFICE - 15.01m<sup>2</sup>
- PROPOSED RESIDENCE
- EXISTING GROUND FLOOR - 55.13m<sup>2</sup>
- CARPORT 1 - 22.14m<sup>2</sup>
- EXISTING UPPER FLOOR AREA - 92.70m<sup>2</sup>
- UPPER FLOOR ADDITION - 52.40m<sup>2</sup>

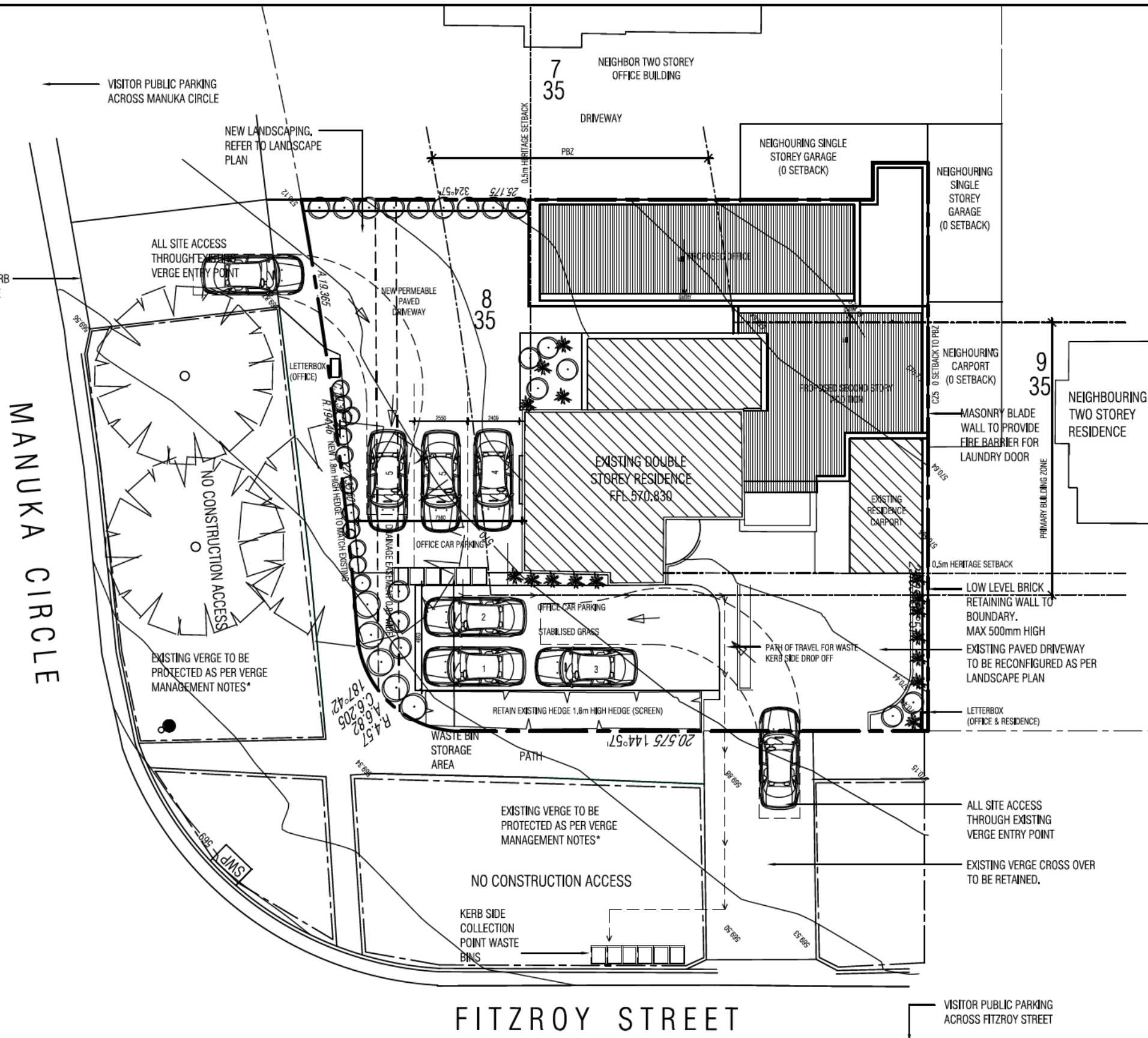
TOTAL AREA - 455.87m<sup>2</sup>

## VERGE MANAGEMENT NOTES \*

- INSTALL 1800MM HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.
- FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
- ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991.
- MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
- AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.
- NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.
- NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.
- NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN NTS



PROPOSED SITE PLAN 1:200

### CARPARKING

- REQUIRED CARPARKS FOR OFFICE - 5 SPACES
- CARPARKS PROVIDED - 6 SPACES
- REQUIRED CARPARKS FOR RESIDENCE - 2 SPACES
- CARPARKS PROVIDED - 2 SPACES

### SEDIMENT & EROSION CONTROL \*

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.  
 PROVIDE CONTROL MEASURE IN ACCORDANCE WITH TERRITORY & MUNICIPAL SERVICES GUIDELINES  
 INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES DETAILED FOR THE DURATION OF CONSTRUCTION

| REVISION | DESCRIPTION         | DATE    |
|----------|---------------------|---------|
| A        | DA ISSUE - HERITAGE | 2.8.16  |
| B        | HERITAGE REVISION   | 17.8.16 |
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT  
**GEORGE**

PROJECT  
**8/35F**

**BLOCK 8, SECTION 35 FORREST ACT**  
PROJECT No.  
**BLK8SEC35 - FORREST**

DRAWING  
**SITE PLAN/VERGE MANAGEMENT PLAN**

DATE **17.08.16**  
SCALE **1:200 @ A3**  
DRAWN **TK**

**DEVELOPMENT APPROVAL**  
DRAWING No.

**A01**



**From:** [REDACTED]  
**To:** [EPD, Customer Services](#)  
**Cc:** [REDACTED]  
**Subject:** Submission against DA 20160928 2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest  
**Date:** Monday, 3 October 2016 2:44:07 PM  
**Attachments:** [DA 20160928](#) [REDACTED]

---

Hello

Please see our submission against DA: 20160928, 2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest.

thank you

[REDACTED]

**From:** [REDACTED]  
**To:** [EPD\\_Customer\\_Services](#)  
**Cc:** [REDACTED]  
**Subject:** Submission against DA: 201630153 2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest  
**Date:** Tuesday, 4 October 2016 9:54:48 AM  
**Attachments:** [DA 201630153](#) [REDACTED]

---

Hello

Please see updated submission attached.

Thank you

[REDACTED]

**From:** [Friends of Manuka Pool](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** Submission against DA: 201630153  
**Date:** Tuesday, 4 October 2016 12:17:45 PM  
**Attachments:** [fitzroy street -FoMP.pdf](#)

---

Please find our submission attached

Clive Hamilton  
President

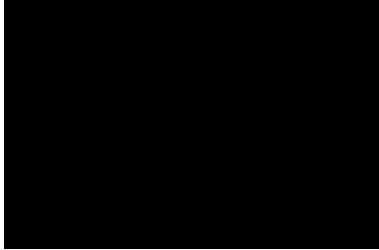
--

Friends of Manuka Pool

**From:** [REDACTED]  
**To:** [EPD, Customer Services](#)  
**Subject:** Submission on 2 Fitzroy St Forrest  
**Date:** Tuesday, 4 October 2016 9:34:58 PM  
**Attachments:** [2 Fitzroy St Forrest.doc](#)

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fyi



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

22 August 2016

670.10904-L01-v0.1.docx

Kascon  
PO BOX 3218  
Manuka ACT 2603

**Attention: Tomislav Kasunic**

Dear Tomislav

## **2 Fitzroy Street, Forrest Condenser Noise Assessment**

SLR Consulting Australia Pty Ltd (SLR) has undertaken an assessment of noise relating to the operation of an outdoor condenser unit at 2 Fitzroy Street in Forrest, ACT (“the site”).

The condenser is associated with a business that typically operates during the standard daytime hours of 8:00 am – 6:00 pm Monday to Friday. The condenser is a Samsung RJ100F5HXEA horizontal discharge unit with a labelled sound power level of 72 dBA. The unit is an “inverter” model that regulates fan speed in response to heating or cooling requirements. It is uncommon that such units operate at full speed for extended periods.

The unit is located close to the north boundary of the site and currently orientated to discharge to the north. However it is understood that the unit will be re-orientated to discharge to the south, ie away from the boundary.

SLR undertook *in-situ* measurements of the condenser noise when it was operating in full heating and full cooling modes. A maximum noise level of 53 dBA was measured at a distance of 1 m from the intake side of the unit. Noise from the unit was deemed to be free of tonal or impulsive character.

The ACT Territory Plan identifies the site as a CZ5 Commercial Mixed Use zone and is bound to the east by a PRZ2 Restricted Access Recreation zone. In the context of the *Environment Protection Regulation 2005*, the site will be Noise Zone G and the PRZ2 land will be Noise Zone E. For Noise Zone G, the zoning noise standard will be same as the noise standard for the adjoining noise zone with the loudest noise standard for the time period.

The lease boundary will be within the Zone G land. Based upon the location relative to the adjacent zones, the zone noise standards shown in **Table 1** will apply.



**Table 1 ACT Territory Plan, Zone Noise Standards**

| Noise Zone | Area                                                                                                             | Planning Zone | Zone Noise Standard, dBA LA10                                                                               |                           |                                   |                                   |
|------------|------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------|-----------------------------------|
|            |                                                                                                                  |               | Mon – Sat<br>7 am – 10 pm                                                                                   | Mon – Sat<br>10 pm – 7 am | Sun & Public Hols<br>8 am – 10 pm | Sun & Public Hols<br>10 pm – 8 am |
| E          | land (other than land in the city centre, town centres and group centres) in a restricted access recreation zone | PRZ2          | 50                                                                                                          | 40                        | 50                                | 40                                |
| F          | Land in a CZ5 zone                                                                                               | CZ5           | same as the noise standard for the adjoining noise zone with the loudest noise standard for the time period |                           |                                   |                                   |

Based on the measured noise level and the zoning standards, noise mitigation will be required to ensure that the zone noise standards are met.

It is understood that it will be feasible to install a solid panel along the site boundary immediately adjacent to the condenser, meaning that the intake side of the condenser will be approximately 100 mm from the panel.

Based on that configuration, a noise reduction of approximately 12 dBA would be expected as a result of screening by the panel.

Additionally, the land immediately adjacent to the north boundary of the site is used as a driveway and carpark. The separation distance to the nearest sensitive part of the adjoining land, which would be considered the compliance point, is approximately 4 m. This distance may be expected to result in a further noise reduction of at least 6 dBA.

Therefore the expected condenser noise level would be of the order of 35 dBA when observed near the door steps of the adjacent property. That level would comply with the zone noise standards at all times.

In addition to re-orientating the unit, judicious selection of the panel material is essential to ensuring that the zone noise standards are achieved.

The panelling can be made from any material that has a surface weight of at least 12 kg/m<sup>2</sup> (eg concrete, 9 mm fibre cement sheeting, 20 mm treated pine, 18 mm mdf, acrylic sheeting, colourbond metal sheeting). This is likely to exclude Lexan “Thermopanel” and “Thermoclick” products.

There must be no gaps between individual panels, and no gaps greater than 5 mm where the panels meet the ground/base. The height of the panelling must be at least 500 mm above the top of the condenser and the panels must continue for at least 2500 mm each end of the condenser.

\*\*\*\*\*

I trust the above meets your needs on this project. Please contact the undersigned if you have any queries or wish to discuss further.

Yours sincerely



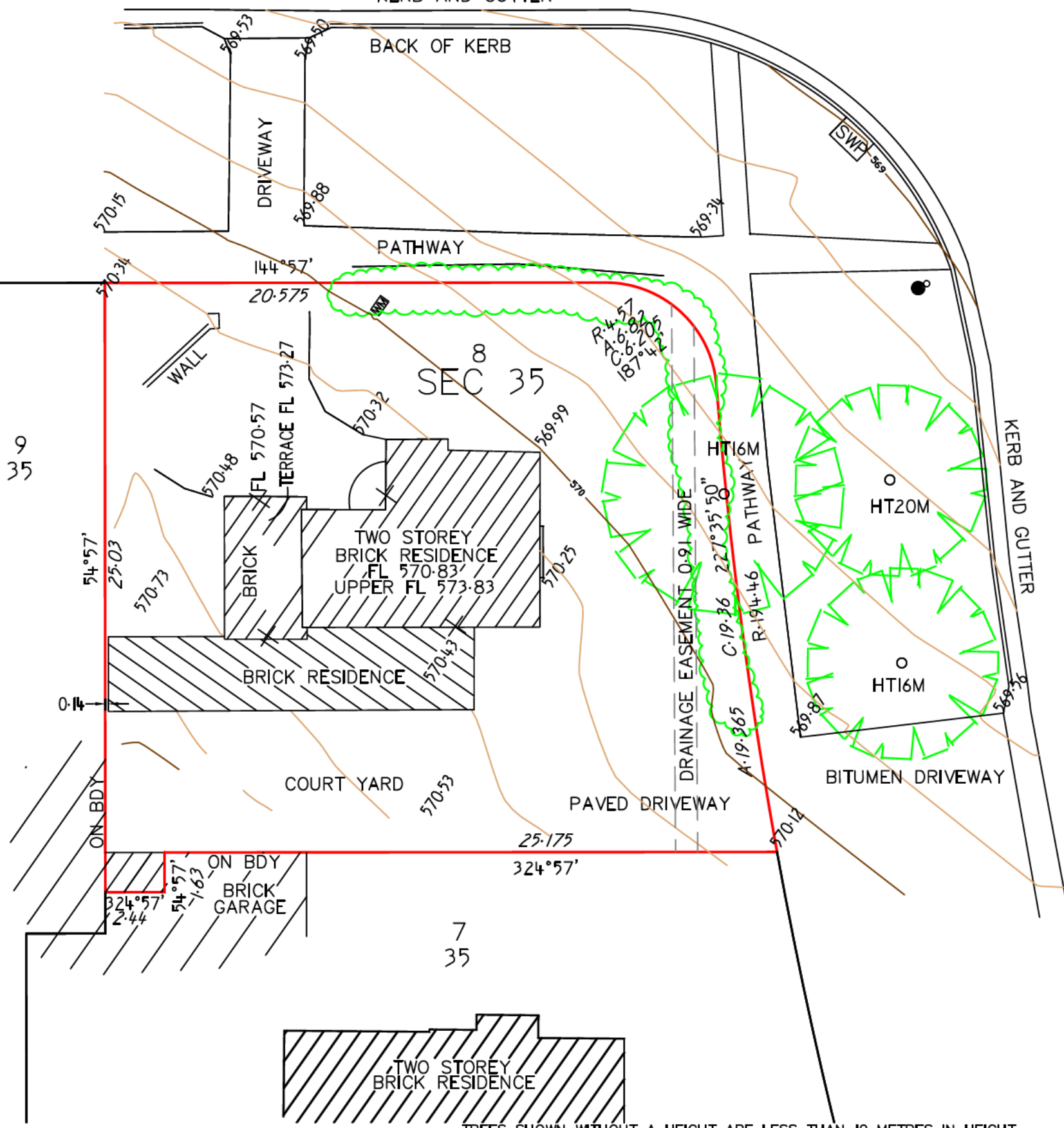
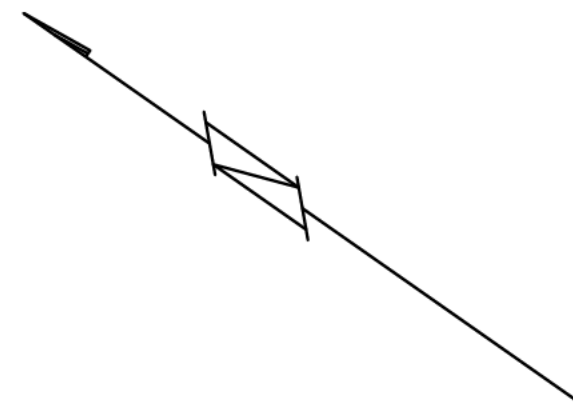
MATTHEW BRYCE  
Associate - Acoustics

# FITZROY STREET

KERB AND GUTTER

BACK OF KERB

HEIGHTEST STRUCTURE IN PRECINCT  
TOP OF FIRE STATION RL 581.72



MANUKA CIRCLE

KERB AND GUTTER



KEY

|  |                   |
|--|-------------------|
|  | SIGN              |
|  | BOLLARD           |
|  | GAS PIT           |
|  | STORM WATER PIT   |
|  | SEWER MAN HOLE    |
|  | TELSTRA PIT       |
|  | LIGHT POST        |
|  | STOP VALVE        |
|  | HYDRANT           |
|  | POWERPOLE         |
|  | THI3M TREE HEIGHT |

**NOTE**  
The survey has located visible topography, structures, utilities and services. Underground services and structures other than as shown may exist and their locations should be verified by the relevant authorities.  
The survey is for contour and detail purposes only and should not be used for any other purposes other than its original intention.  
The survey information shown on this plan remains the property of Kleven Spain Pty Ltd and is protected by copyright. The information shown on this plan is licensed to the client shown. No responsibility will be taken for use of this plan by other parties.

**ELECTRONIC COPIES**  
For drafting purposes objects shown in this drawing may not represent their true position. Where given dimensions to objects shown on the plan should be adopted over the position. All electronic copies of this drawing are to be accompanied by an image for integrity purposes.

**PROPERTY BOUNDARIES**  
All design and construction works in relation to boundaries should be verified onsite by a registered surveyor. The boundary details shown on this plan have the following status :-  
Boundaries of the subject property have been partially investigated and dimensions are by title or by survey where shown

|                                                                                                                                                                 |                                                                                                                                                                                                                                                                                         |         |                  |           |                                                                                       |             |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------|-----------|---------------------------------------------------------------------------------------|-------------|----------|
| <br>ACN 096 035 504<br>37 ROSSARDEN STREET FISHER ACT 2611<br>PO BOX 3977 WESTON CREEK ACT 2611<br>Ph (02) 6287 3096 Fax 02 62873590<br>klevenSpain@bigpond.com | I, Andrew Blair Spain of Kleven Spain Pty Ltd a surveyor registered under the Surveyor's Act 2001, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors Practice Regulation 2003<br><br><i>Andrew Spain</i><br>Signature | FOR:    | HEIGHT DATUM     | AHD       | <b>CONTOUR AND DETAIL SURVEY</b><br><b>BLOCK 8 SEC 35</b><br><b>FORREST, CANBERRA</b> | DRAWING No. | CB1066.3 |
|                                                                                                                                                                 |                                                                                                                                                                                                                                                                                         | SCALE   | CONTOUR INTERVAL | NA        |                                                                                       | APPROVED    |          |
| DIMENSIONS ARE IN METRES OR AS SHOWN                                                                                                                            | COORDINATE DATUM                                                                                                                                                                                                                                                                        | STROMLO | DATE OF SURVEY   | 15/7/2015 |                                                                                       |             |          |
|                                                                                                                                                                 | ORIENTATION                                                                                                                                                                                                                                                                             | GRID    |                  |           |                                                                                       |             |          |
|                                                                                                                                                                 | SCALE                                                                                                                                                                                                                                                                                   | 1:200   |                  |           |                                                                                       |             |          |
|                                                                                                                                                                 | JOB REFERENCE                                                                                                                                                                                                                                                                           | CB1066  |                  |           |                                                                                       |             |          |
|                                                                                                                                                                 | SURVEYOR                                                                                                                                                                                                                                                                                | A SPAIN |                  |           |                                                                                       |             |          |
|                                                                                                                                                                 |                                                                                                                                                                                                                                                                                         |         |                  |           |                                                                                       |             |          |

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

**Project Application Details**

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

| SITE DETAILS               |                 |
|----------------------------|-----------------|
| Unit No.: (if applicable)  | Block: 8        |
| Section: 35                | Suburb: FORREST |
| District: CANBERRA CENTRAL | Post Code: 2603 |
| Street No. & Name: FORREST |                 |

| APPLICANT DETAILS                         |
|-------------------------------------------|
| Applicant/Agent: DANE KASLONIC            |
| Telephone (Business Hours): 0411 05 22 69 |
| Mobile: AS ABOVE                          |
| Facsimile:                                |
| Email: INFO@KASLON.COM.AU                 |

| PROJECT DETAILS                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Type:</b><br><input type="checkbox"/> Single dwelling & dual occupancy dwellings <input type="checkbox"/> Commercial, public & industrial development (complete Section 2.2)<br><input type="checkbox"/> Multi-unit residential development (complete Section 2.1) <input checked="" type="checkbox"/> Mixed use development (complete Sections 2.1 and 2,2) |
| <b>Brief Project Description:</b><br>1. RESIDENTIAL ADDITION TO EXISTING<br>2. NEW OFFICE TO REAR OF EXISTING DWELLING.                                                                                                                                                                                                                                                 |
| <b>Building and other structures currently on site:</b><br>1. RESIDENCE & OFFICE.                                                                                                                                                                                                                                                                                       |

| SIGNATURE                                                                                                   |                |
|-------------------------------------------------------------------------------------------------------------|----------------|
| Signature of Applicant:  | Date: 20/08/16 |

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

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

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

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

| STORAGE FACILITIES                                                                                                                                                    |                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Control C1 – Internal Waste and Recycling Space</b>                                                                                                                |                                                                                                           |
| i) Location and dimensions of internal waste and recycling storage space for each dwelling type <i>(Please provide calculations to demonstrate adequacy of space)</i> |                                                                                                           |
| Description:<br>KIMBERLY TWIN BIN IN EACH KITCHEN AREA. NOTE WASTE FOR EXISTING APPROVE UNDER DA 201528116.                                                           |                                                                                                           |
| Details Shown on Drawing                                                                                                                                              | <input checked="" type="checkbox"/> Drawing Reference: <u>A01 SITE PLAN</u><br><u>A02, A03 FLOOR PLAN</u> |
| Development Satisfies Control C1 (Section 2.3) of The Code                                                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                       |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                        |                                                                                                           |

|                                                                                                                                                                      |                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>Control C2 – External Waste and Recycling Storage Area</b>                                                                                                        |                                                                             |
| i) Location and dimensions of external individual or communal waste and recycling storage area <i>(Please provide calculations to demonstrate adequacy of space)</i> |                                                                             |
| Description:<br>MGB'S LOCATED ON TAIL OF CARPARK AREA. AT EAST <del>BOUNDARY</del> OF SITE. LOCATION APPROVED AT PRIOR DA 201528116.                                 |                                                                             |
| Details Shown on Drawing                                                                                                                                             | <input checked="" type="checkbox"/> Drawing Reference: <u>A01 SITE PLAN</u> |
| Development Satisfies Control C3 (Section 2.3) of The Code                                                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         |
| Satisfies Appendix 3 of The Code                                                                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                       |                                                                             |

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

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

| PATH OF TRAVEL                                                                                                                                  |                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Control C3 – Clear Path of Travel</b>                                                                                                        |                                                                              |
| i) Path of travel for moving bins from storage area to collection point<br><i>(Please provide details of travelling distance and clearance)</i> |                                                                              |
| Description: MGB'S PATH IS SHOWN ON AOI SITE PLAN.<br>LEVEL TRANSITIONS AND DISTANCE TO KURB: IS<br>27M.                                        |                                                                              |
| Details Shown on Drawing                                                                                                                        | <input checked="" type="checkbox"/> Drawing Reference: <u>AOI SITE PLAN.</u> |
| Development Satisfies<br>Control C3 (Section 2.3) of<br>The Code                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                  |                                                                              |

| COLLECTION POINT                                                                                                                                            |                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>Control C4 – C5 Kerbside Collection Point</b>                                                                                                            |                                                                             |
| i) Location of designated kerbside collection point, including dimensions of available kerb frontage and indicative presentation layout of MGBs on kerbside |                                                                             |
| Description: APPROVED LOCATION UNDER DA 20528116.                                                                                                           |                                                                             |
| Details Shown on Drawing                                                                                                                                    | <input checked="" type="checkbox"/> Drawing Reference: <u>AOI SITE PLAN</u> |
| Development Satisfies<br>Control C4 and C5 (Section<br>2.3) of The Code                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                              |                                                                             |

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

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

| COMPLETE IF DEVELOPMENT IS PART OF A MIXED USE DEVELOPMENT ONLY                                                                                                                                      |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Control C3 (Section 4.3) – Separation of residential and non residential waste</b>                                                                                                                |                                                                     |
| i) Identify how residential and non residential waste and recycling will be kept separate and methods that minimise the potential for commercial tenants to use residential waste and recycling bins |                                                                     |
| Description: MGB'S ARE MARKED FOR EACH RESIDENTIAL<br>OFFICE OCCUPANT. FURTHER A LANDSCAPE SCREEN<br>FENCE/WALL WILL BE BUILT TO SEPERATE THE TWO.                                                   |                                                                     |
| Details Shown on Drawing                                                                                                                                                                             | <input type="checkbox"/> Drawing Reference: <u>no</u>               |
| Development Satisfies Control C3 (Section 4.3) of The Code                                                                                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Please provide details if Code requirements are not satisfied and proposed alternatives                                                                                                              |                                                                     |

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

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

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

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

| <b>WASTE AND RECYCLING GENERATION</b>                                                                                                              |                              |                                                                     |                       |                |                    |                                 |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------|-----------------------|----------------|--------------------|---------------------------------|----------------|
| <b>Control C1 – Waste and Recycling Generation</b>                                                                                                 |                              |                                                                     |                       |                |                    |                                 |                |
| i) <b>Waste and recycling generated by each proposed activity within the development, including quantities, Bin types and storage requirements</b> |                              |                                                                     |                       |                |                    |                                 |                |
| <b>Description:</b>                                                                                                                                |                              |                                                                     |                       |                |                    |                                 |                |
| Premises Type                                                                                                                                      | Floor Area (m <sup>2</sup> ) | Generation Rate                                                     |                       | Waste (L/week) | Recycling (L/week) | Bin Size (L or m <sup>3</sup> ) | Number of bins |
|                                                                                                                                                    |                              | Waste                                                               | Recycling             |                |                    |                                 |                |
| OFFICE                                                                                                                                             | 135.29                       | 206/100m <sup>2</sup>                                               | 256/100m <sup>2</sup> | 135            | 168                | 140L WASTE<br>240L RECYCLE      | 2              |
| EXISTING OFFICE                                                                                                                                    | —                            | APPROVED UNDER DA 201528116                                         |                       |                |                    |                                 |                |
|                                                                                                                                                    |                              | THE REASON DA DOESN'T ALTER                                         |                       |                |                    |                                 |                |
|                                                                                                                                                    |                              | THE EXISTING OFFICE.                                                |                       |                |                    |                                 |                |
|                                                                                                                                                    |                              |                                                                     |                       |                |                    |                                 |                |
| In completing this table reference is made to Appendix 4– Waste and Recycling Generation Rates for Commercial, Public and Industrial Developments  |                              |                                                                     |                       |                |                    |                                 |                |
| Development Satisfies Appendix 3 if includes Residential component                                                                                 |                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                       |                |                    |                                 |                |
| Please provide details if Code requirements are not satisfied and proposed alternatives                                                            |                              |                                                                     |                       |                |                    |                                 |                |

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

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

| STORAGE FACILITIES                                                                                                                                                                                                                      |                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Control C1-C2 – Waste and Recycling Storage Facilities</b>                                                                                                                                                                           |                                                                     |
| i) <b>Location of individual waste and recycling storage areas, any communal storage areas and refrigerated waste storage areas for the entire development</b><br><i>(Please provide calculations to demonstrate adequacy of space)</i> |                                                                     |
| Description: 140L WASTE & 240L RECYCLE MGB'S TO BE KEPT ON EAST-SOUTH SIDE OF SITE AS SHOWN ON SITE PLAN.                                                                                                                               |                                                                     |
| Details Shown on Drawing                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Drawing Reference: <u>AD1</u>   |
| Development Satisfies Appendix 4 of The Code                                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Development Satisfies Appendix 7 of The Code                                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Development Satisfies Controls C1 and C2 (Section 3.3) of The Code                                                                                                                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                                                                                          |                                                                     |

| PATH OF TRAVEL                                                                                                                                                                                                                        |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Control C3 – Path of Travel</b>                                                                                                                                                                                                    |                                                                     |
| i) <b>Path of travel of waste and recycling to be transferred from point of origin to waste and recycling storage areas</b><br><i>(Please provide details of clearances, gradients and any mitigation of odour and noise impacts)</i> |                                                                     |
| Description: LEVEL TRANSITION OVER HARDSTAND TO KURBSIDE POINT, 27M IN DISTANCE.                                                                                                                                                      |                                                                     |
| Details Shown on Drawing                                                                                                                                                                                                              | <input checked="" type="checkbox"/> Drawing Reference: <u>AD1</u>   |
| Development Satisfies Control C3 (Section 3.3) of The Code                                                                                                                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                                                                                        |                                                                     |



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

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

| COLLECTION POINT                                                                                                                                                                                                                                                       |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Control C4 – Collection Point</b>                                                                                                                                                                                                                                   |                                                                     |
| <b>i) Location of designated collection point and/or hopper pad/s</b>                                                                                                                                                                                                  |                                                                     |
| Description:<br>N/A — MGB'S CURBSIDE.                                                                                                                                                                                                                                  |                                                                     |
| Details Shown on Drawing                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Drawing Reference: <u>AO1</u>   |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                                                                                                                         |                                                                     |
| <b>ii) Path of travel for moving bins from storage area to designated bin collection point</b><br><i>(Please provide travelling distance, clearance and gradients.)</i>                                                                                                |                                                                     |
| Description: DISTANCE FROM OFFICE TO MGB'S AREA<br>← 24M. WASTE STORED IN UTILITY AREA &<br>TRANSFERRED TO MGB'S BY USER.                                                                                                                                              |                                                                     |
| Details Shown on Drawing                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Drawing Reference: <u>AO1</u>   |
| <b>iii) Path of travel for collection vehicles (if collection occurs on-site)</b><br><i>(Please provide details of travelling distance, clearance, turning and manoeuvring paths, ramp access and pavement details to demonstrate compliance with AS 2890.2-2002.)</i> |                                                                     |
| Description:<br>N/A.                                                                                                                                                                                                                                                   |                                                                     |
| Details Shown on Drawing                                                                                                                                                                                                                                               | <input type="checkbox"/> Drawing Reference: _____                   |
| Development Satisfies Appendix 6 of The Code                                                                                                                                                                                                                           | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| Development Satisfies Control C4 (Section 3.3) of The Code                                                                                                                                                                                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>                                                                                                                                                                         |                                                                     |

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

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

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

This spread sheet is an online calculator for individuals, designers and developers to gauge possible methods of reducing mains water consumption for commercial, industrial and institutional developments. Please enter ALL the relevant information for your development before using the reduction percentage. This calculator will not be able to cover all water use and water savings for every commercial, industrial and institutional developments. If your development has significant water use or savings that can not be shown in this calculator, then this needs to be disclosed in your Development Application.

**Percentage Reduction**

=

**44%**

### Indoor information

|                                                         |            |
|---------------------------------------------------------|------------|
| What is the Net Lettable Floor Area (m <sup>2</sup> )?  | <b>162</b> |
| What is the water rating of the shower head?            | 6 Star ▼   |
| What is the water rating of the dishwashers?            | 6 Star ▼   |
| What is the water rating of the sink in the kitchen?    | 5 Star ▼   |
| What is the water rating of the toilets?                | 5 Star ▼   |
| What is the water rating of the urinals?                | 6 Star ▼   |
| What is the water rating of the basins in the bathroom? | 6 Star ▼   |

### Site information

|                                                                      |            |
|----------------------------------------------------------------------|------------|
| Site area (m <sup>2</sup> )?                                         | <b>608</b> |
| Roof area (including house and garage or carport) (m <sup>2</sup> )? | <b>162</b> |
| Irrigated garden area (m <sup>2</sup> )?                             | <b>48</b>  |

### Other water use

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| What is the approximate yearly water consumption of the Cooling System (L/yr)?      | <b>0</b> |
| What is the approximate yearly water consumption of the Fire Testing System (L/yr)? | <b>0</b> |

| <b>Rain water tank information</b>                                     |           |
|------------------------------------------------------------------------|-----------|
| Is there going to be a water tank installed?                           | No ▼      |
| What is the size of the tank (L)?                                      | <b>0</b>  |
| What is the approx. roof area flowing into the tank (m <sup>2</sup> )? | <b>0</b>  |
| What will be the use for the water in the tank?                        | ▼         |
| What is the % of Toilets connected to Rain Water?                      | <b>0%</b> |
| What is the % of Urinals connected to Rain Water?                      | <b>0%</b> |

| <b>Grey water information</b>                                                      |           |
|------------------------------------------------------------------------------------|-----------|
| What type of grey water system is installed?                                       | None ▼    |
| What is the size of the grey water storage tank (L)?                               | <b>0</b>  |
| Where will the grey water be collected from?                                       | ▼         |
| What will be the use for the grey water?                                           | ▼         |
| What is the % of Toilets connected to Grey Water?                                  | <b>0%</b> |
| Does this treated Grey water supply Toilets that have Rain water supplied to them? | No ▼      |
| What is the % of Urinals connected to Grey Water?                                  | <b>0%</b> |
| Does this treated Grey water supply Urinals that have Rain water supplied to them? | No ▼      |

| <b>Pool, spa or water feature information</b>              |          |
|------------------------------------------------------------|----------|
| Is there going to be a pool, spa, or water feature?        | No ▼     |
| Is there going to be a cover on the pool or water feature? | No ▼     |
| Average depth of the pool, spa or water feature (m)?       | <b>0</b> |
| Average length of the pool, spa or water feature (m)?      | <b>0</b> |
| Average width of the pool, spa or water feature (m)?       | <b>0</b> |
| The volume of the pool, spa or water feature is (L)        | <b>0</b> |

This spread sheet is an online calculator for individuals, designers and developers to gauge possible methods of reducing mains water consumption for commercial, industrial and institutional developments. Please enter ALL the relevant information for your development before using the reduction percentage. This calculator will not be able to cover all water use and water savings for every commercial, industrial and institutional developments. If your development has significant water use or savings that can not be shown in this calculator, then this needs to be disclosed in your Development Application.

**Percentage Reduction = 44%**

### Indoor information

|                                                         |            |
|---------------------------------------------------------|------------|
| What is the Net Lettable Floor Area (m <sup>2</sup> )?  | <b>162</b> |
| What is the water rating of the shower head?            | 6 Star ▼   |
| What is the water rating of the dishwashers?            | 6 Star ▼   |
| What is the water rating of the sink in the kitchen?    | 5 Star ▼   |
| What is the water rating of the toilets?                | 5 Star ▼   |
| What is the water rating of the urinals?                | 6 Star ▼   |
| What is the water rating of the basins in the bathroom? | 6 Star ▼   |

### Site information

|                                                                      |            |
|----------------------------------------------------------------------|------------|
| Site area (m <sup>2</sup> )?                                         | <b>608</b> |
| Roof area (including house and garage or carport) (m <sup>2</sup> )? | <b>162</b> |
| Irrigated garden area (m <sup>2</sup> )?                             | <b>48</b>  |

### Other water use

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| What is the approximate yearly water consumption of the Cooling System (L/yr)?      | <b>0</b> |
| What is the approximate yearly water consumption of the Fire Testing System (L/yr)? | <b>0</b> |

| <b>Rain water tank information</b>                                     |      |
|------------------------------------------------------------------------|------|
| Is there going to be a water tank installed?                           | No ▼ |
| What is the size of the tank (L)?                                      | 0    |
| What is the approx. roof area flowing into the tank (m <sup>2</sup> )? | 0    |
| What will be the use for the water in the tank?                        | ▼    |
| What is the % of Toilets connected to Rain Water?                      | 0%   |
| What is the % of Urinals connected to Rain Water?                      | 0%   |

| <b>Grey water information</b>                                                      |        |
|------------------------------------------------------------------------------------|--------|
| What type of grey water system is installed?                                       | None ▼ |
| What is the size of the grey water storage tank (L)?                               | 0      |
| Where will the grey water be collected from?                                       | ▼      |
| What will be the use for the grey water?                                           | ▼      |
| What is the % of Toilets connected to Grey Water?                                  | 0%     |
| Does this treated Grey water supply Toilets that have Rain water supplied to them? | No ▼   |
| What is the % of Urinals connected to Grey Water?                                  | 0%     |
| Does this treated Grey water supply Urinals that have Rain water supplied to them? | No ▼   |

| <b>Pool, spa or water feature information</b>              |      |
|------------------------------------------------------------|------|
| Is there going to be a pool, spa, or water feature?        | No ▼ |
| Is there going to be a cover on the pool or water feature? | No ▼ |
| Average depth of the pool, spa or water feature (m)?       | 0    |
| Average length of the pool, spa or water feature (m)?      | 0    |
| Average width of the pool, spa or water feature (m)?       | 0    |
| The volume of the pool, spa or water feature is (L)        | 0    |