



Unit 1, 25-35
Buckland Street
MITCHELL ACT 2911

PO Box 76
MITCHELL ACT 2911

Telephone 02 6253 9911
Fax 02 6253 9922

BUILDING APPROVAL CERTIFICATE

Location: Block 1 Section 139 Harrison

Description of Building Work: Multi unit, shop/office and basement carpark.

BCA Occupancy Class: [REDACTED]

BCA Construction Type: A

Rise in Storeys: 4.

Building Approval.

Your application for building approval satisfies the Building Act 2004. Building approval is issued under s.28 of the Building Act 2004.

All work must comply with the:

1. Building Act 2004; and
2. National Construction Code 2012 Volume 1.

This approval expires three years from the date of this approval or at the expiry of the development approval, whichever occurs first.

Commencement

Building work may begin on the issue of the Building Commencement Notice.

Sincerely,

[REDACTED]
John Mihaljevic
Principal Building Surveyor
Certified Building Solutions Pty Ltd
COLA Lic No. 200426203

1 / 6 / 12

Reference No. 20689.

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	139	HARRISON	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
7	Other	SEE DESCRIPTION	Basement car park	A	1	4943.00	
6	Other	SEE DESCRIPTION	Shop and/or Class 5 office	A	1	690.00	
2	New Medium Density	FLAT/UNIT/APARTMENT		A	4	6080.00	
10a	Other	SEE DESCRIPTION	Waste enclosure	NA	1	52.00	

Work relates to the following Development Application(s):

Development Application ID	Description
201120775	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
CERTIFIED BUILDING SOLUTIONS PTY LTD		200426203	1/09/2012

Date Issued : 1/06/2012

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) 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.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- 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
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.



Building Act 2004, S151

Certification of Completion of Building Work

Project ID: B20122607/B

If this application is incomplete or documentation is inadequate this application may not be accepted for lodgement and the Certificate of Occupancy and Use may not be issued.

PART A - PROJECT DETAILS

Unit	Block	Section	District (Suburb)	Division	Jurisdiction
	1	139	GUNGAHLIN	HARRISON	Australian Capital Territory

Plan Registration Number

B20122607/A

B20122607/B

Description of Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Unit	BCN ID	Builder
7	Other	SEE DESCRIPTION	Basement car park	A		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD
6	Other	SEE DESCRIPTION	Shop and/or Class 5 office	A		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD
2	New Medium Density	FLAT/UNIT/APARTMENT		A		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD
10a	Other	SEE DESCRIPTION	Waste enclosure	NA		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD

The project involved electrical work

The project involved plumbing and/or sanitary drainage work

This building work is subject to an alternative solution under BCA

PART B - CERTIFIERS DECLARATION

I am satisfied that the building work detailed in the application is complete. I hereby certify that:

- I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004 with this application as uploaded;
- the documentation relating to the building approval has been marked in accordance with the requirements of the Building Act 2004;
- The building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans;
- The building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used; and
- The Registrar can issue a Certificate of Occupancy and Use

Full Name	Address	License Number	Expiry Date
CERTIFIED BUILDING SOLUTIONS PTY LTD		200426203	1/09/2013

Date Issued: 7/06/2013 2:46:17 PM

Project



Block 1, Section 139

Certification of Compliance with the Building Code of Australia as Prescribed and Associated Australian Standards as Prescribed.

This Certificate certifies the following:

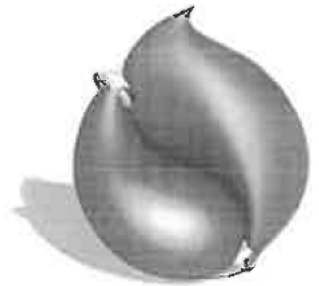
12 Fire Hose Reels, 14 Hydrants & 1 Hydrant Booster as installed comply with requirements of AS 2441-2005 and E 1.4 of the Building Code.

All hydraulic drainage slab penetrations have Snap cast in fire collar & promat FC 100/50 retro fire collar installations that also comply with AS 2441-2005

Signed By



**Lincoln Ramsay
Director
30th April 2013**



Plumbing Inspirations

'Inspired by Recommendation'

PO Box 360
GUNGAHLIN ACT 2912
Mobile: 0438 570 077
Fax: 6253 8485
Email: linc@plumb-inspire.com.au

ABN 7811 1521 215



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CERTIFIED BUILDING SOLUTIONS

INSPECTION REPORT

PO Box 76
Mitchell ACT 2911

TELEPHONE (02) 6253 9911
Fax (02) 6253 9922

Suburb HARRISON	Section 139	Block 1	Unit
Builder EMPIRE BUILDING GROUP P/L		Inspection Stage FOOTING (Block c)	

An inspection of the building work has been carried out:

As a result of that inspection I hereby certify that the building work complies with section 42 of the Building Act 2004.

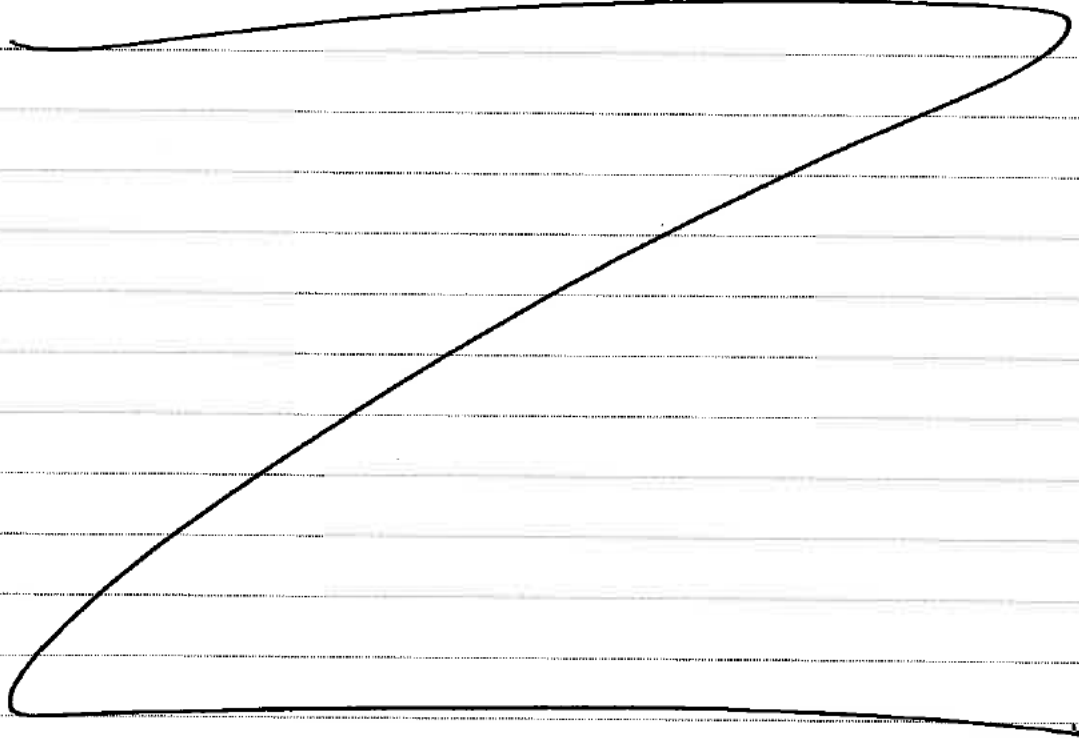


As a result of that inspection I have formed the opinion that the building work is not in compliance with section 42 of the Building Act 2004. Please re-book this inspection stage when rectified.



The following matters require your attention:

SUBMIT EXTENT OF POUR DRAWING FOR
Block c



Work may proceed to the next stage.

Work completed and the registrar would be justified in issuing a Certificate of Occupancy under section.....



Signature

29/6/2012

Certificate of Occupancy and Use

Certificate No.: **B20122607C1****Planning and Land Authority**

ABN 46 346 672 655
8 Darling Street Mitchell
GPO Box 1908 ACT 2601
www.actpla.act.gov.au

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	139	HARRISON	GUNGAHLIN	Australian Capital Territory

Plans
B20122607/A
B20122607/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
7	Other	SEE DESCRIPTION	Basement car park	A		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD
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10a	Other	SEE DESCRIPTION	Waste enclosure	NA		B20122607N1	EMPIRE BUILDING GROUP (ACT) PTY LTD

Comments

Important Note:

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

1. Residential building statutory warranties and residential insurance do not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Carl Bunk

Issued on: 11/06/2013

Delegate of the ACT Construction
Occupations Registrar.

Development Application

Application Number: **201222675**

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?

Yes

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	Section	Block Number	Unit Number
<input type="text" value="HARRISON"/>	<input type="text" value="138"/>	<input type="text" value="1"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company

Australian Company Number (ACN)

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

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/precinct code applies to this application.

CZ5 Mixed Use Zone Development Code

Fully Describe Your Proposal

Please provide a full description of your proposal

The development consists of 75 units and 2000sq.m. of commercial space.

The car parking is provided by a basement carpark and podium car parking.

The buildings are 4 to 6 stories high with out door common open space provided.

Common open space has out door seating with a BBQ structure and generous planting.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m² gross floor area
Residential and commercial use.

Is the use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#).

Please note, the Planning and Land Authority may refuse to accept a development application made in an incorrect assessment track. If the Planning and Land Authority 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:

New building

Number of non-residential Units

23

Number of residential dwellings

75

Total number of Units

98

Community Consultation Summary

Is this proposal -

A residential building intended to be higher than 3 storeys & consisting of more than 50 units?

Yes

A building where the total floor space of which is intended to be more than 7000m²?

Yes

A building or structure intended to be higher than 25m?

No

The following community consultation was undertaken prior to the lodgement of the development application

Community Meeting

Community Meeting

Date & Time

Gungahlin Community Council Monthly Meeting
10th October 2012

Location

Gungahlin Public Library
Gungahli

Please Note

Failure to consult with the community prior to lodgement may result in delays processing your development application.

The public consultation period for these types of proposals will be extended **by 5 working days** to a total of 20 business days.

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 at D* (\$)

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 [Building \(General\) \(Cost of Building Work\) Determination 2010 \(No 1\)](#) 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?

No

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, August 2007" 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?

Yes

Have you provided Entity Endorsement?

No

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

Yes

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?

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?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Servicing & Site Management, Utilities

Servicing and Site Management

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

Yes

Have you provided Entity Endorsement?

Yes

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Have you provided Entity Endorsement?

Yes

Existing Community & Recreational Sites, Subdivision

Existing Community and Recreation Sites

Is the Existing Community and Recreation Sites item relevant to your proposal?

No

Subdivision (residential zones)

Is the Subdivision (residential zones) item relevant to your proposal?

No

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?

Yes

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

Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

Yes

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

Yes

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?

Yes

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

Yes

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?

Yes

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

Yes

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?

Yes

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

Yes

Water Sensitive Urban Design, Wind, Air Emissions

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

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

Yes

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

Wind

Is the Wind item relevant to your proposal?

No

Air Emissions (Odours)

Is the Air Emissions 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?

Yes

Please indicate the works to be undertaken

Construction of new driveway

Survey Requirements - S.139(2)(i) - 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?

Not Relevant

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

Is this application for development undertaken without approval?

No

*If YES – 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 ACT Planning and Land Authority 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 ACT Planning and Land Authority 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 Authority;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

25 Oct 2012

Before Submitting

You have almost completed the first stage of your Development Application. **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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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 applications that will be assessed in the Merit and Impact track

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 ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in

development and building information. 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.

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:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au



Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201222675		DATE LODGED: 2/11/2012
DATE OF DECISION: 08/02/2013		
BLOCK: 1	SECTION: 138	SUBURB: HARRISON
STREET NO AND NAME: [REDACTED]		
APPLICANT: Kasperek Architects		
LESSEE: [REDACTED]		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, Ajith Buddhadasa, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **The construction of a mixed use development with a basement car park and L shaped part four/part six storey building containing 75 apartment type dwelling units (comprising 39 one bed units, 28 two bed units & 8 three bed units); commercial use at ground and first floor levels; associated landscaping, paving, driveways, verge crossings, court yard walls, site facilities and site & off site works;**

in accordance with the plans, drawings and other documents and items submitted with the application approval and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE



Ajith Buddhadasa
Delegate of the planning and land authority
Environment and Sustainable Development Directorate
08/02/2013

CONTACT OFFICER

Mr Ajith Buddhadasa
Phone: 02 62051550
Email: ajith.buddhadasa@act.gov.au

PART 1 CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. ADMINISTRATIVE / PROCESS CONDITIONS

N/A

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. SEDIMENT AND EROSION CONTROL

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the sediment and erosion control plan to Environment Protection Authority for approval;

B2. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

B3. VERGE MANAGEMENT

This plan is to be approved and implemented before the commencement of any work on the site, and is to be in accordance with the *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

B4. TRAFFIC MANAGEMENT

A Temporary Traffic Management (TTM) Plan shall be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, Roads and Public Transport Division, Territory and Municipal Services Directorate (TAMSD) prior to commencement of any work on the site. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

B5. WATERPROOFING

Full details of the proposed method of waterproofing the landscaped and exposed common areas of upper floor levels which are directly above lower level residential units, including the specifications of the materials to be applied and installation methods are to be submitted to the Building Certifier for building approval. These details are to be in accordance with the requirements of Part F1 'Damp and weatherproofing' of the Building Code of Australia.

B6. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all the relevant conditions imposed by each of the relevant entities in their advice stated in Part 3 of this decision.

C. DURING CONSTRUCTION AND/OR DEMOLITION**C1. SEDIMENT AND EROSION CONTROL**

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line.

Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the stormwater mains system.

C2. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.

C3. VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, Territory and Municipal Services Directorate, TAMSD.

C4. TRAFFIC MANAGEMENT

At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management (TTM) Plan.

C5. WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

C6. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all the relevant conditions imposed by each of the relevant entities in their advice stated in Part 3 of this decision.

D. POST CONSTRUCTION AND/OR DEMOLITION

N/A

E. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

E1. ENTITY ADVICE

The applicant is advised to carefully consider all the relevant advice (in addition to the conditions imposed) from each of the entities stated in Part 3 of this decision throughout the process of development (prior to, during & post construction) as applicable.

Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant codes, being the Commercial Zones Development Code and the Multi Unit Housing Development Code.

The key issues identified in the assessment were the comments received from entities in relation to the proposal, and the height of the proposed buildings.

Conditions have been imposed to address the issues raised by the entities and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

The proposed six storey building height was discussed during consideration by the Major Projects Review Group (MPRG).

The MPRG noted the requirements of the Flemington Road Corridor Concept Plan (FCCP), in particular the three & four storey height requirement in Rule 10 and Criterion 10 which permits heights up to six storeys if the proposal is consistent with the requirements in Criterion 10. The MPRG also noted the permissible heights of future and existing buildings (some under construction) on the adjacent or surrounding blocks to the subject block and resolved that the proposed six storey building height is not inconsistent with Criterion 10.

EVIDENCE

Application No. 201222675

The Territory Plan zone – CZ5 Mixed Use Zone

**The Development Codes – Commercial Zones Development Code and
the Multi Unit Housing Development Code**

The Precinct Codes – Harrison Precinct Map and Code

Current Crown Lease – Volume 2021 Folio 33

Entity advice

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 09/11/2012 to 30/11/2012. One written representation was received during public notification and the representation was subsequently withdrawn.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 30/11/2012 advice was received from the EPA in relation to the proposal. The advice states that:

The Environment Protection Authority (EPA) have reviewed the Development Application (DA). The EPA do not support the DA in its current form. The Noise Management Plan submitted by Acoustic Logic dated 23.10.12 is required to be resubmitted to reflect accurate details. The report fails to address correct noise zones and is flawed throughout. Environment Protection will not support this submission.

Furthermore, the submitted Environment Management Plan and Erosion & Sediment Control Plan is not supported. Incorrect legislation & department referencing is quoted throughout both documents.

This DA proposal cannot be supported until the above documentation is resubmitted & endorsed by Environment Protection.

The applicant liaises with the EPA to resolve the issues of concern and on 25/01/2013 advice was received from the EPA which states:

The revised NMP prepared Ben White of Acoustic Logic dated 25th January 2013 is endorsed by Environment Protection.

Other matters raised have been incorporated as either conditions of approval or advice.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE (TAMSD)

On 03/12/2012 advice was received from Territory and Municipal Services in relation to the proposal. The advice states that the proposal is supported with conditions:

Conditions

1. ESDD to assess the parking against the Parking and Vehicular Access General Code.

Following will apply for Works on Territory Land:

In accordance with the Roads and Public Places Act 1937 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory.

Such approval must be obtained from Senior Manager, Asset Acceptance, Operational Support Branch, TAMS by the ways of:

1. A certificate of design acceptance prior to the commencement of any work and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TAMS.

Design Acceptance and Operational Acceptance

A Certificate of Design Acceptance is required from the Senior Manager, Asset Acceptance, Operational Support Branch, TAMS, prior to the construction. The Certificate of Design acceptance will be issued for all off-site works or its updated version approved by ACTPLA.

In order to obtain the Certificate of Design Acceptance, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Roads ACT.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Asset Acceptance, Operational Support Branch, TAMS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TAMS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Asset Acceptance, Operational Support Branch, Directorate Services Division, TAMS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, Roads and Public Transport Division, TAMS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Asset Acceptance, Operational Support Branch, TAMS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Manager, Asset Acceptance. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory land

In accordance with the Roads and Public Places Act 1937, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Department of Territory and municipal Services.

Repair of Damage to Public Assets

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify the Department of Territory and municipal Services of any existing damage to public facilities.

Notice of Commencement of Construction

Notice of Commencement of Construction shall be submitted to the Manager Asset Acceptance one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and programmed implementation of the TTM.

Proposed car parking provisions is not inconsistent with the *Parking and Vehicular Access General Code*.

Other matters raised have been incorporated as either conditions of approval or advice.

ActewAGL Water Division

On 13/11/2012 advice was received from Actew Water Division in relation to the proposal. The advice states that the proposal is supported (attached).

ActewAGL Electrical Division

On 29/11/2012 advice was received from Actew Electrical Division in relation to the proposal. The advice states that the proposal is supported with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice.

ActewAGL Gas networks

On 12/11/2012 advice was received from Jemena in relation to the proposal. The advice states that the proposal is supported with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice.

Emergency Services ACT (ESA)

On 26/11/2012 advice was received from ESA in relation to the proposal. The advice states that the proposal is supported with conditions (attached).

Matters raised have been incorporated as either conditions of approval or advice.

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the day after the date of this notice. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Sustainable Development Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres. The delegate of the planning and land authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Sustainable Development Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - ActewAGL - Electricity reticulation	Telephone: (02) 9397 2090 Telephone: (02) 6229 8000 Telephone: 1100 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Fax: (02) 6207 1925 TTY: (02) 6207 2622, Email: actpla.customer.services@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Roads and Public Places Act 1937*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Roads and Public Places Act 1937*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Territory and Municipal Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from ACTEW Corporation Limited's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact ACTEW 's Water conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn-hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE**131 450**

Canberra and District - 24 hours a day, seven days a week



ACT
Government
Environment and
Sustainable Development

Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 1C

CITY CENTRE, TOWN CENTRE, GROUP CENTRE,
LOCAL CENTRE and NORTHBOURNE AVENUE
PRECINCT CODES, CZ2 OFFICE AREAS
OUTSIDE CENTRES PRECINCT CODE ZONE, CZ5
MIXED USE ZONE, CZ6 LEISURE AND
ACCOMMODATION ZONE

Type of Application

New Application

(If you attended a pre-application meeting or received pre-application written advice—please provide the proposal number)

Insert Proposal Number to which this application relates (if applicable):

20.....

Lease/Site Details *Please Print*

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



Block

Section

Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant Details *Please Print*

Surname

First Name

Company Name

Position held in company

Australian Company/Business Number (ACN/ABN)

Postal Address

Suburb

State

Postcode

Phone Number Business Hours

Mobile

EMAIL ADDRESS

Lessee (Property Owners) Details *Please Print*

1st Lessee's Details (or Government Land Custodian)

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

2nd Lessee's Details (or Government Land Custodian)

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

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

Notice of Decision and Plans

Unless otherwise specified your notice of decision and/or plans will be returned via email

- EMAIL POST TO ME HOLD FOR COLLECTION

Fully Describe Your Proposal

EXAMPLE: New five storey commercial building, associated public works and signage

Development of vacant Block 1 Section 139 Harrison by construction of:
- 4 storey, one, two and three bedroom units (Multi Unit Residential);
- 690 SQM of Commercial use on ground floor only ;
- Car Parking, Driveways and Engineering Services Infrastructure;
- Private and Common Open Spaces;
- Other site Amenities as detailed.

Use of the Land

Describe the use of the land or the use of a building or structure on the land.

Example: Office, restaurant, and business agency limited to 300m2 gross floor area

Mixed Use Development comprising commercial and residential units.

Is the Use consistent with the current Crown lease? YES NO

Assessment Track, Zone, Development/Precinct Code/Environmental Significance Opinion

Please indicate which assessment track applies to this development application

MERIT IMPACT

NOTE: The Planning and Land Authority may refuse to accept a development application made in an incorrect assessment track. If the Planning and Land Authority assesses an application made in the incorrect assessment track It must refuse the application (S.114 (3))

Please specify which Zone applies to this application:

CZ5: Mixed Use

Please specify which development/precinct code applies to this application:

Flemington Road Corridor Concept Plan, Mixed Use Development Code and Multi Unit Housing Development Code

Has an Environmental Significance Opinion been sought for this proposal? Yes No

Note: if YES a copy of the approved ESO and proof of payment for recovery of agency costs to be provided

Type of Development

Please indicate which type of development applies to this development application

- Non-Residential
Including commercial and industrial
- Mixed Use
Combined non-residential and residential developments
- New Building
- Addition/Alteration to existing
- New Building
 - 2 Number of non-residential Units
 - 93 Number of residential dwellings
 - 95 Total number of Units

Additions/Alterations to existing

More development types over page

Type of Development Continued - Please indicate which type of development applies to this development application

- Lease Variation
- Clause Changes
- To remove concessional status
- Consolidation
- Subdivision
- Encroachment
- Other _____

- Public Works
Includes roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications
- Community Facility - including institutional
- Signage
- Home Business
Additions and alterations associated with application for home business application (home business form also to be completed and submitted with this application)
- Rural
- Other (please specify) _____

Gross Floor Area (GFA) and Cost of Works

Gross Floor Area Calculation

A - Gross Floor Area (existing)	0 m ²
B - Gross Floor Area to be demolished	0 m ²
C - Gross Floor Area to be added	13,311 m ²
D - Total Gross Floor Area of development (A+B+C)	13,311 m ²
E - COST OF WORKS at D (*)	\$ See Bill Quantity

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)	_____ m ²
G - Parking areas – undercover	_____ m ²
H - COST OF WORKS (F & G)	\$ _____

Cost of Associated Works

I - Cost of all associated works such as landscaping	\$ n/a
J - Cost of all public works and/or off site works	\$ n/a
K - TOTAL COST OF WORKS (E+H+I+J)	\$ _____

**Cost of works MUST be calculated in accordance with the Building (General) (Cost of Building Work) Determination 2010 (No. 1). – this can be located on the Authority website www.actpla.act.gov.au, 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.*

Refer to the Definitions Section of the Territory Plan for a definition of "gross floor area".

Entity and/or Referral Requirements

WHERE DA IS FOR A LEASE VARIATION ONLY PLEASE RESPOND TO THE HERITAGE QUESTION ONLY

The Territory Plan requires you to consider the following items in relation to Entity requirements when preparing your development application. If an item is relevant to your proposal you must:

MERIT & IMPACT TRACK APPLICATIONS

- Seek entity endorsement of your proposal prior to lodgement of your development application and submit this with your development application OR
- Provide documentation with your application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Planning and Land Authority

DEMOLITION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
HERITAGE	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
TREES	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
HAZARDOUS MATERIALS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
CONTAMINATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites less than 0.3 of a hectare	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites greater than 0.3 of a hectare	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
WASTE MANAGEMENT For Waste Facilities and Management	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
WASTE MANAGEMENT Liquid Trade Waste	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity	<input checked="" type="checkbox"/> NOT RELEVANT
NOISE	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
SERVICING AND SITE MANAGEMENT	<input checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity	<input type="checkbox"/> NOT RELEVANT
UTILITIES	<input checked="" type="checkbox"/> RELEVANT (please tick relevant entities) <input type="checkbox"/> Entity Endorsements provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity/s <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Sewerage <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> NOT RELEVANT

Information Requirements for Development Applications (Non Referral Matters)

Not required for applications for Lease Variations Only – PLEASE GO TO PAGE 12 FOR LEASE VARIATION DOCUMENTATION REQUIREMENTS

The Territory Plan also requires you to consider the following items when preparing your development application. If an item is relevant to your proposal you must provide documentation that demonstrates how your proposal complies with the requirements of the Territory Plan.

EXISTING COMMUNITY & RECREATION SITES	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided (Not required for CZ6 Leisure & Accommodation Zone or Northbourne Ave Precinct)	<input checked="" type="checkbox"/> NOT RELEVANT
EXISTING CAR PARKS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided (Required for City Centre, Town Centre & Group Centres Only)	<input checked="" type="checkbox"/> NOT RELEVANT
SUBDIVISION (Residential Zones)	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
NATIONAL CAPITAL PLAN	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
ACCESS & MOBILITY	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
TRAFFIC GENERATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
SITE ACCESS	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
PARKING (CAR)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
PARKING(BICYCLE)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
LANDSCAPE	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
LIGHTING	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
SIGNS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
NEIGHBOURHOOD PLANS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT

WATER SENSITIVE URBAN DESIGN (Mains Water Consumption)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quality)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quantity)	<input checked="" type="checkbox"/> RELEVANT <input checked="" type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WIND	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided (Not required for Group Centres and Local Centres)	<input checked="" type="checkbox"/> NOT RELEVANT
AIR EMISSIONS - ODOURS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT

Driveways (For works on verge only)

For proposals that include construction or modification of driveway/s please indicate works to be undertaken:

- | | |
|--|---|
| <input type="checkbox"/> Not applicable | <input type="checkbox"/> Construction of additional entrance |
| <input type="checkbox"/> Relocation of existing entrance | <input type="checkbox"/> Construction other than plain concrete |
| <input checked="" type="checkbox"/> Construction of new driveway | <input type="checkbox"/> Other please specify _____ |

PLEASE NOTE: For proposals that include construction or modification of a driveway this form **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land.

Survey Requirements - S139 (2)(i)

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 Planning and Development Regulations 2008*.

- Have you provided a survey certificate with this application?
- NOT RELEVANT**
 EXEMPT
 YES

Development Applications for Development Undertaken Without Approval (S.205)

- Is this application for development undertaken without approval?
- NO**
 YES

If **YES** – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application.

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007* the Planning and Land Authority 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.

Exclusion from Public Inspection Requested

- YES
- NO

If Yes – please indicate under which section of Planning & Development Act 2007

- S.411(5) Restriction on Public Availability
- *S.412(1) Restriction on Public Availability SECURITY

Please specify the information to be excluded from public inspection and provide reasons for exclusion:

* if exclusion is requested under Section 412(1) a letter, signed by a justice Minister, certifying this request satisfies the requirements Planning and Development Act 2007 must accompany this application.

Conflict of Interest Declaration

Does the applicant or lessee have any association with Planning and Land Authority staff?

- NO
- YES

If YES please provide details:

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.

Other Development Application Requirements

LODGEMENT & PAYMENT

A valid development application comprises of a completed development application form 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.

Proposals in the **Merit track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.

Proposals in the **Impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Once a development application is received, the documentation will be checked to ensure it meets the standard for lodgment. If the documentation provided is acceptable, you will receive written confirmation the application is ready for lodgment and a request for the payment of the application fees. A development application is not lodged until full payment of fees is made.

If the DA documentation is not acceptable for lodgment, you will receive written advice detailing the additional information required and/or any other issues with your application. Once these things are provided the Authority will recommence the documentation check and fee payment process outlined above.

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD and meet the following requirements (DA form to be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the Planning and Land Authority website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 - 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The proposal number included in the naming convention is unique to the application and provided by the Planning and Land Authority. If you have already had dealings with the Planning and Land Authority about your proposal through a pre-application meeting or have requested and received pre application advice, you would already have a proposal number allocated for your development application. If you have not been allocated a proposal number, leave this number out of the file name.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS

In addition to DA documentation being provided on compact disc/DVD a hard copy must also be provided for the following:

- Any report required as part of an application over 20 pages in length
- ALL development applications that will be assessed in the **IMPACT** assessment track
- Development applications for:
 - a residential building intended to be higher than 3 storeys and consisting of more than 50 units
 - a building where the total floor space of which is intended to be more than 7000m²
 - a building or structure intended to be higher than 25m
 - an application to change a concessional lease into market value lease

Changes to a Unit Development

Your building work may have an effect on the Unit Entitlements of the Units Plan. You may require a statement from a certified valuer as to this effect. For further information please contact the Planning and Land Authority.

Applicant and Lessee Declaration

I/we the undersigned, 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 Planning and Land Authority; 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 Planning and Land Authority will not provide written advice of this decision. I/we also understand that the Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby 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 the undersigned (lessee) appoint the applicant whose signature appears below 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application.

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

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

Applicant Signature (s)	<input checked="" type="checkbox"/>	[Redacted Signature]	Date	<input type="text" value="28.9.11"/>
1 st Lessee's Signature	<input checked="" type="checkbox"/>	[Redacted Signature]	Date	<input type="text" value="28.9.11"/>
LDA- GOVT CUSTODIAN				
2 nd Lessee's Signature		[Redacted Signature]	Date	<input type="text"/>
Govt Land Custodian Signature (unleased land only)		[Redacted Signature]	Date	<input type="text" value="9/9/11"/>
Delegate of ACTPLA (unleased land only)		[Redacted Signature]	Date	<input type="text"/>

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

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 the Environment, Water, Heritage and the Arts, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111.

Contact Details:

ACT Planning and Land Authority
 Customer Service Centre
 GPO Box 1908, Canberra City 2601
 16 Challis Street, Dickson ACT 2602
 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
 Phone: (02) 6207 1923
 Fax: (02) 6207 1925
 Email: actpla.customer.services@act.gov.au
 TTY: (02) 6207 2622
 Website: www.actpla.act.gov.au

DOCUMENTATION REQUIREMENTS

City Centre, Town Centre, Group Centre, Local Centre & Northbourne Avenue Precinct Codes,
 CZ2 Office Areas Outside Centres Precinct Code Zone, CZ5 Mixed Use Zone Development Code,
 CZ6 Leisure & Accommodation Zone Development Code

Key:	Mixed use Development	Commercial	Community Facility	Public Works	Lease Variation ONLY	Signs
✓ Required						
◆ Required if relevant						
□ May be requested as further information (for merit & impact track assessable Development Applications only)						
Site Plan	✓	✓	✓	✓		✓
Area Plan – showing proposed Gross Floor Area (GFA) calculations	✓	✓	◆		✓	
Floor Plan/s - for Public Register & Public Notification No internal layout shown for residential units	✓	✓				
Floor Plan	✓	✓	✓	◆		✓
Elevations	✓	✓	✓	◆		✓
Sections	✓	✓	✓	◆		✓
Composite Streetscape Elevation	✓	□	□			
Colour Sample Schedule	✓	✓	□	◆		✓
Demolition Plan (if relevant)	◆	◆	◆	◆		◆
Erosion and Sediment Control Plan	✓	✓	◆	◆		
Shadow Diagram	✓	□				
Statement Against Relevant Criteria Required for Merit and Impact Track DAs	✓	✓	✓	✓	✓	✓
Survey Certificate Required unless exempt by P & D Regulation 25	✓	✓	✓	✓		◆
Off-Site Works Plan	◆	◆	◆			
Landscape Plan	✓	✓	□	◆		◆
Landscape Management and Protection Plan	◆	◆	◆	◆		◆
Tree Management Plan	◆	◆	◆	◆		◆
Waste Management Plan	◆	◆	◆	◆	◆	
Driveway Plan (for works on verge only)	◆	◆	◆			
Access and Mobility Report	◆	◆	◆			
Noise Management Plan	◆	◆	◆			
On-site Stormwater Retention/Reuse Management Plan	◆	◆	◆			
Relevant Entity Advice Optional for DAs to be assessed in Merit or Impact tracks	◆	◆	◆	◆	◆	◆
Documentation to satisfy relevant entity referral and non referral requirements as required by the Territory Plan	◆	◆	◆	◆	◆	◆
Completed Environmental Impact Statement	◆	◆	◆	◆	◆	
Environmental Significance Opinion	◆	◆	◆	◆		
Recovery of Agency Costs – invoice and proof of payment	◆	◆	◆	◆		

Key:	Mixed use Development	Commercial	Community Facility	Public Works	Lease Variation ONLY	Signs
✓ Required ♦ Required if relevant □ May be requested as further information (for merit & impact track assessable Development Applications only)						
For Lease Variations In Units Plans • Letter detailing change to schedule of Unit Entitlements prepared by Valuer • Change to schedule of Unit Entitlements (Form 2 – Units Plan) • Evidence of unanimous resolution by owners' corporations	♦	♦	♦		♦	
Full Valuation Report	♦	♦	♦		♦	
Valuation Certificate (for public register)	♦	♦	♦		♦	
Lease Variation Charge Estimate					♦	
List of interested Parties including all names and addresses or Statement advising no interested parties (includes mortgagee, sub-lessees etc)	♦	♦	♦		✓	
Parking Plan					✓	
Drawings or Documents to support proposed lease use (where required)	♦	♦	♦		♦	
Draft Survey Plan (for subdivision or consolidation only)	♦	♦	♦		♦	
Bill of Quantities Summary of Costs - prepared by Quantity Surveyor May be required for projects \$0 - \$10 million Must be provided for projects over \$10	□	□	□	□		
Social, Cultural and Economic Impact Assessment Required only for an application to remove the concessional status of a lease					♦	

ADDITIONAL DOCUMENTATION REQUIREMENTS

Development Applications for **Lease Variations ONLY** must include documentation that:

- shows the existing and proposed parking spaces on/adjacent the site, demonstrating how the parking generated by the development on the site meets the Parking and Vehicular Access General Code.
- indicates how the lease variation will potentially impact on parking and traffic generation (Note: it may be necessary to prepare a traffic and parking assessment prepared by a suitably qualified person); and
- indicates how the additional uses will potentially impact on the surrounding sites, including noise and waste.

Development Applications for **Lease Variations in Units Plans** must include a certificate under the corporation's seal confirming that:

- all members of the owners corporation have been given notice of the proposed application; and
- the application has been authorised by unopposed resolution

Development Applications that will be assessed in the **IMPACT TRACK** must include:

- a completed/final Environmental Impact Statement (EIS) including letter of completion from the Minister for Planning; **OR**
- a signed letter from a delegate of the Minister for an exemption from requiring an EIS under s211 of the *Planning and Development Act 2007*.

DOCUMENTATION REQUIREMENTS – DEFINITIONS & CHECKLIST		
Submission Requirement	Required Information	
Statement Against Relevant Criteria MERIT & IMPACT TRACK ONLY	Preferred Format: A4 black and white Merit <ul style="list-style-type: none"> Where it is proposed to meet a criteria rather than a rule the applicant is to provide a written statement demonstrating that the proposed development satisfies the criteria and therefore the intent of the element Impact <ul style="list-style-type: none"> Where it is proposed to meet a criteria rather than a rule the applicant is to provide a written statement demonstrating that the proposed development satisfies the criteria and therefore the intent of the element Where a proposal does not meet the rules or the criteria the applicant to provide a written statement justifying the non-compliance and demonstrating that the proposed development is consistent with the relevant principals of the Statement of Strategic Directions 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Demolition Plan	Preferred Format: A3 (A1 for large or complex proposals) black & white 1:200 <ul style="list-style-type: none"> Identification of all buildings and structures proposed to be demolished 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Site Plan	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 Contour Interval - 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD) <ul style="list-style-type: none"> Location and identification of existing structures and trees - tree canopies to be shown to scale Boundaries of the site with bearings and distances Location of proposed buildings and structures with dimensions to block boundaries Schedule of gross floor areas for the proposal including existing structures Existing contours from site survey of the site and adjoining verge All easements on the land Driveway verge crossing details Where they can be reasonably determined, all existing reticulated services and associated infrastructure on the site Street trees, foot paths, kerbs, storm water pits, street lighting and other public assets in the verge adjacent to the site The drip line of any street tree where a proposed driveway verge crossing encroaches within that drip line All proposed signs 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Floor Plan(s) For assessment purposes	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 <ul style="list-style-type: none"> A plan for each floor including any trafficable subfloor areas Dimensions Key to sections cross referenced to relevant drawing and sheet number Finished floor levels related to Australian Height Datum Schedule of gross floor area for each floor Identification of all adaptable dwellings For proposals involving alterations or additions to an existing building, identification of the existing building Identification of all rooms (existing and proposed) 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Floor Plan(s) For public register and notification purposes	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 As above with the following exceptions - <ul style="list-style-type: none"> Floor plan is not to show interior layout of residential development All windows and doors to be clearly marked to enable identification of the use of the room/space to which they relate or an indication on the floor plan as to what the space will be used for e.g. bedrooms, living area, car accommodation 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Waste Management Plan Including Spoil Management Plan where relevant	Preferred Format: The relevant form from the Development Control Code for Best Practice Waste Management in the ACT <ul style="list-style-type: none"> These forms are available from the Planning and Land Authority or from the ACT NOWaste website at www.nowaste.act.gov.au 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>Section(s)</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 <ul style="list-style-type: none"> • Finished floor levels and ceiling levels • Natural and finished ground levels related to Australian Height Datum • Floor to ceiling heights • Side and rear building envelopes • Long section of any proposed basement ramp showing gradients • Section of any sub floor areas 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Elevations</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 <ul style="list-style-type: none"> • Dimensioned heights including overall heights • All proposed signs • Proposed external materials referenced to Colour Sample Schedule 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Colour Sample Schedule</u>	Preferred Format: A4, A3, colour <ul style="list-style-type: none"> • Proposed external material colour schedule referenced to their location and use (e.g., roofing, windows, exterior walls) on elevations • Schedule to identify names, codes and brands of exterior colours for materials 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Bill of Quantities Summary of Costs</u>	Preferred Format: A4 black and white A Bill of Quantities is prepared by a quantity surveyor and itemises the quantities of materials and labour in a construction project including costs of all public works, offsite works and other associated works such as landscaping. <i>A bill of quantities summary of costs MAY be requested for proposals where cost of work is between \$0 and \$10 million. A bill of quantities summary of costs MUST be provided for proposals where cost of work is over \$10 million.</i>	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Area Plan (of all levels)</u>	Preferred Format: A3 1:200 <ul style="list-style-type: none"> • Plan/s to show the proposed Gross Floor Area (GFA) calculations and the areas that have been included in GFA calculations to be highlighted 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Driveway Plan</u> For works on verge only	Preferred Format: A3 (portrait) black and white 1:200 <ul style="list-style-type: none"> • Existing ground levels and the datum mark used to obtaining levels • Type of kerb & gutter i.e. layback or vertical • Existing or intended footpaths & their alignment • Kerb levels at each corner of the driveway • Levels of each side of the driveway 2m behind the kerb and property boundary • Longitudinal sections • Location & surface levels of proposed garage and/or carport and dwelling • Long sections • Distance from kerb line to garage or carport, kerb line to property boundary, changes to levels along each side of the proposed driveway at all changes of grade and at start, midpoint and finish of all vertical curves • Driveway to be outside tree canopy (for both leased land & verge) & anticipated mature canopy, 1.2 metres clear of sumps and services, 1.5 metres clear of transformers, 6 metres clear of tangent point on corner block • Proposed uphill grade to be less than 17% & downhill grade less than 12% on verge & at right angle to kerb line (max 1:10 deviation) 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Erosion & Sediment Control Plan</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white <ul style="list-style-type: none"> • Prepared in accordance with ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Survey Certificate (as required by Section 139(i) Planning & Development Act 2007)</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 Contour Interval - 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD) Registered Surveyor <ul style="list-style-type: none"> • The boundaries of the site with bearings and distances • The location of each building and structure on the site • Existing contours of the site and adjoining verge • Dimensions of the development • Prepared and signed by registered Surveyor 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
Tree Management Plan	<p>Preferred Format: A4, black and white 1:200</p> <ul style="list-style-type: none"> Prepared in accordance with Department of Territory and Municipal Services Guidelines for Preparing a Tree Management Plan <p><i>Each development site that contains a protected tree will require a Tree Management Plan (TMP) to be submitted with the DA. Protected trees can also be on the neighbouring blocks and public land and must be included as part of the TMP where any part of the tree protection zone falls across the development site.</i></p>	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Noise Management Plan	<p>Preferred Format: A4 black and white</p> <p>Proposals that include, club, drink establishment, hotel industry (except light industry), indoor recreational facility or restaurant</p> <ul style="list-style-type: none"> Plan to be prepared by an accredited acoustic specialist Address ways of minimizing the impact of noise on neighbours 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Offsite Works	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>For proposals that include works outside the lease boundary.</p> <ul style="list-style-type: none"> Location and identification of any proposed works including infrastructure and landscaping, which is to include construction details sufficient to obtain Design Acceptance 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Composite Streetscape Elevation	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>Prepared and certified by a suitably qualified person</p> <p>Required for Multi-Unit housing (other than Dual Occupancy), Commercial, Industrial and Institutional developments</p> <ul style="list-style-type: none"> Elevation plan to include elevations of adjoining properties to the extent necessary to illustrate the relationship of the proposal to the existing streetscape. 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Landscape Plan	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>Proposed landscape plan to include:</p> <ul style="list-style-type: none"> Proposed planting details, including plant species and common name, total number of each species of plant proposed and planting (pot) size to be nominated on the plan Trees on the site proposed to be retained Tree protection zones for all protected trees affecting the site, accurately shown (including tree protection zones of trees on adjacent or adjoining blocks) For proposals in heritage areas and redevelopment in established areas an evaluation of all existing trees to be provided. Existing and proposed contours Retaining structures boundary treatments including courtyard walls and fences Surface treatments showing pervious and impervious surfaces Surface storm water management including drainage and taps Areas to be irrigated including type of system The area of private open space to be provided The percentage of private open space to be retained as planting 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Landscape Management and Protection Plan	<p>Preferred Format: A3 black and white 1:200</p> <ul style="list-style-type: none"> Location and species of existing trees in the verge areas, including height, girth, drip area and condition The method proposed to allow through pedestrian access to continue within the verge during construction on the site Tree protection measures, including fencing proposed to protect verge areas from access and damage during construction Location of driveway across verge and existing services such as grates, hydrants, road signs, bus stops, footpaths, etc. References to verge above will also apply to other surrounding Territory Land (such as laneways, parks, open space) that may be affected by the development 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
Environmental Significance Opinion (ESO)	<p>Preferred Format: A4</p> <p>A written notice prepared by the relevant entity/entities</p>	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
Recovery of Costs - Proof of Payment ESO	<p>Preferred Format: A4</p> <p>Copy of invoice from each of the relevant entities for the recovery of costs associated with ESO and a copy of a receipt/s clearly showing payment has been made.</p>	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>On-Site Storm water Retention/ Re-Use Management Plan</u>	Preferred Format A4, black and white <ul style="list-style-type: none"> • Prepared by a suitably qualified person • Plan is to show how the rate of storm water discharge from the site is to be maintained at levels no greater than the current rate of storm water discharge, or to a higher rate acceptable to the Territory • Plan is to show how the roof water/hard surface run off is to be re-used on the site and within the development 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Shadow Diagram(s)</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 <ul style="list-style-type: none"> • Existing contours (as per site plan) • Natural & finished ground levels related to Australian Height Datum • The location of proposed buildings and structures • Shadows cast by proposed buildings, retained buildings, existing fences and proposed fences at 9am, noon and 3pm on 21 June (Winter solstice) • The location of all buildings and private open space on adjoining or adjacent blocks that are affected by those shadows • Elevations of buildings on adjoining or adjacent blocks that contain windows to habitable rooms affected by shadows cast. Where possible the type of habitable room affected should be indicated (e.g. bedroom, dining room) 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Access and Mobility Report</u>	Preferred Format: A4, A3, black & white 1:100 This report shall Certified by a suitably qualified person and contain - <ul style="list-style-type: none"> • An assessment of how the proposal complies with ACT Planning Guidelines for Access and Mobility, and provide reasons for any departures • Adapted floor plan for the nominated adaptable dwellings 	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>List of Interested Parties</u>	Preferred Format: A4 black and white <ul style="list-style-type: none"> • List of names and addresses of all persons having a registered estate or interest (e.g. mortgagees, sub lessees) in the property 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Parking Plan Lease Variations Only</u>	Preferred Format A3 Required for Lease Variation Applications Only Must include: <ul style="list-style-type: none"> • A plan showing the existing and proposed parking spaces on/adjacent the site, demonstrating how the parking generated by the development on the site meets the Parking and Vehicular Access General Code 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Lease Variation Charge Estimate</u>	Preferred Format: A4 portrait, black and white Required for proposals for a variation to a Crown lease where section 276D of the <i>Planning and Development Act 2007</i> applies Must identify the applicable schedule(s), the rate applied and the total estimated charge.	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Valuation Certificate</u> (will be made available on Public Register)	Preferred Format: A4 portrait, black and white Required for proposals for a variation to a Crown lease where section 277 of the <i>Planning and Development Act 2007</i> applies <ul style="list-style-type: none"> • Certificate to be prepared by an accredited valuer • A summary of the related valuation report giving V1 and V2 values • Must have been prepared less than 6 months before the date an application is lodged 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Valuation Report</u>	Preferred Format: A4 portrait, black and white Required for proposals for a variation to a Crown lease where section 277 of the <i>Planning and Development Act 2007</i> applies Prepared by an accredited valuer <ul style="list-style-type: none"> • Clear details of any variation of lease sought and a full assessment of V1 and V2 values under the relevant sections of the <i>Planning and Development Act 2007</i> • Must have been prepared less than six months before the date an application is lodged <p><i>Valuation assessments must include all relevant information utilised in the valuation assessment and full disclosure of all matters that may affect the assessment, market evidence, supporting valuation rationale and market commentary (as considered necessary by the Planning and Land Authority), professionally drawn plans, specifications and associated costings. (The accuracy of costing may need to be verified by a relevant professional)</i></p>	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
Social, Cultural and Economic Impact Assessment	Preferred format: A4, portrait, black and white Required ONLY for an application to remove the concessional status of a lease	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

VALUATION REPORT NOTES:

1. The Planning and Land Authority may refuse to accept the valuation assessment if insufficient details, evidence or other required valuation material to allow proper assessment of V1 and V2 values have not been provided, or if **API Professional Practice Standards** have not been adhered to.
2. The Planning and Land Authority may also request clearer definition or further valuation evidence, rationale, costings or other information, if it is considered necessary to properly determine a change of use charge.
3. Should conditions of approval or any other matters materially affect the original assessment, the Planning and Land Authority may require the valuation to be resubmitted after the relevant valuer is advised of any new or changed conditions or circumstances.

Guidelines for Valuation Reports - Valuation reports are to be full speaking valuations presented under the following headings:

HEADING	DESCRIPTION
1. Date of Inspection 2. Date of lease variation approval 3. Date of valuation 4. Details of current Crown lease	Commencement date, lease term, rental, lease purpose, gross floor area, car parking requirements and site area Current land use policy
5. Town planning 6. Proposed lease variation	Details of proposed changes to the purpose clause, details of proposed additional development rights Current average unimproved value for rating
7. Statutory valuations - 8. Services and amenities 9. Location and access 10. Property description -	Land, structures, car parking
11. Tenancies - 12. Contamination 13. Valuation basis 14. Reference to the appropriate section in the Planning and Development Act 2007 15. Valuation approach V1 and V2	Current tenancy schedule Methodology, most appropriate method direct comparison capitalisation of income hypothetical development, brief market commentary, sales evidence, rental evidence, outgoings, reconciliation, capitalisation rate evidence of market yields, cost of works as condition of variation Valuations - calculations V1 and V2

Note: Valuation Certificates and Valuation Reports must be prepared less than six months before the date the application is lodged

Planning and Development Act 2007

Development ApplicationApplication Number: **201120775S144A****Type of Application**

The type of application you are applying for is a S144 Amendment

Lease/Site Details**Site Number: 1**

Suburb	Section	Block Number	Unit Number
HARRISON	139	1	

Street Address

HARRISON

Applicant Details

ACN or ABN

Company Name

Kasperek Architects

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee (Property Owners) Details**Lessee Number: 1**

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee Number: 2

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

- Yes
 No

Will the assessment track for the application change if the application is amended?

- Yes
 No

List Amendments Being Satisfied

Architectural Plans Revision 2.1 include the following.

Change of driveway design to meet TAMs acceptance.

Internal changes to the cores of mixed used buildings to meet BCA egress requirements. This included a fire stair from basement to the ground floor level.

Relocate Substation to meet ACTEWAGL requirements. Conditional approval received from ACTEWAGL.

Engineering Plans Revision B&C include the following.

Revised OSD work sheet

Above ground OSD basin in common open space area.

Revised driveway plan for acceptance by TAMs.

Revised vehicle movement paths to confirm new driveway design.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
 No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

Accept

Acceptance Date

28/11/2011

Planning and Development Act 2007

Development ApplicationApplication Number: **201120775S144C****Type of Application**

The type of application you are applying for is a S144 Amendment

Lease/Site Details**Site Number: 1**

Suburb	Section	Block Number	Unit Number
HARRISON	139	1	

Street Address

HARRISON

Applicant Details

ACN or ABN

Company Name

Kasperek Architects

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee (Property Owners) Details**Lessee Number: 1**

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

 Land Development Agency(LDA)

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee Number: 2

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

 Territory and Municipal Services-Roads ACT

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

- Yes
 No

Will the assessment track for the application change if the application is amended?

- Yes
 No

List Amendments Being Satisfied

The landscape plans are reflecting the changes require for the relocation of the sub-station.
The change to the sub-station was required to acquire conditional approval by ACTEWAGL.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
 No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

- Accept

Acceptance Date

28/11/2011

Planning and Development Act 2007

Development Application

Application Number: 201120775S144D

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
HARRISON	139	1	
Street Address			
HARRISON			

Applicant Details

ACN or ABN

Company Name: Position held / Title:

Salutation: First Name: Surname:

Postal Address 1: Postal Address 2:

Postal Address 3:

Suburb: State/Territory: Postcode: Country:

Phone Number: Fax Number: Mobile Number:

Email:

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee Number: 2

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

- Yes
 No

Will the assessment track for the application change if the application is amended?

- Yes
 No

List Amendments Being Satisfied

Amend driveway to meet TAMs requirements and endorsement
Relocate substation to meet ACTEWAGL requirements and endorsement.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
 No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

- Accept

Acceptance Date

7/12/2011

Planning and Development Act 2007

Development ApplicationApplication Number: **201120775S197E****Type of Application**

The type of application you are applying for is a S197 Amendment

Lease/Site Details**Site Number: 1**

Suburb	Section	Block Number	Unit Number
HARRISON	139	1	

Street Address

HARRISON

Applicant Details

ACN or ABN

Company Name

Kasperek Architects

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee (Property Owners) Details**Lessee Number: 1**

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

 Land Development Agency(LDA)

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Lessee Number: 2

Is the Lessee a

Agency

Australian Business Number (ABN)

Company Name

 Territory and Municipal Services-Roads ACT

Position held / Title

Salutation

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

- Yes
 No

Will the assessment track for the application change if the application is amended?

- Yes
 No

Please provide the date of the original approval:

19/10/2011

Has work relating to the original approval commenced?

- Yes
 No

List Amendments Being Satisfied

AMENDMENTS (Rev2.2) 24/05/13

- (A) FENCE DETAIL NO.1 HEIGHT INCREASED TO 1.8m
INSTEAD OF 1.5m IN THESE AREAS.
(B) COURTYARD WALL OF UNIT A20 CHANGED TO SOLID.
(C) FOYER WINDOWS TO BUILDING 'A' AMENDED.
(D) FIXED WINDOWS CHANGED TO DOUBLE DOORS
AND SIDELIGHTS.
(E) ROOF ADDED OVER BASEMENT ACCESS STAIRS.
(F) LETTERBOX RELOCATED
(G) HEIGHT OF ALL SLIDING DOORS CHANGED TO 2.1m
FROM 2.4m (SEE ELEVATIONS).
(H) AWNINGS ADDED IN ATRIUM (SEE SECTIONS).
(I) DETAIL ABOVE DOOR REMOVED.
(J) CONCRETE COLUMN ADDED.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
 No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

Accept

Acceptance Date

25/05/2013

CC120571app
25 June 2013

Canberra
13a Alltree Court
Phillip ACT 2606
Telephone: (02) 6285 1199
Facsimile: (02) 6285 2795
Email: mail@bcacertifiers.com.au
Website: www.bcacertifiers.com.au

Dear Sir,

Re:	Harrison Block 1 Section 138
Address:	[REDACTED]
Owner:	[REDACTED]
Description:	Residential & Commercial Unit Development (75 Residential Units)
Building Classification:	2, 5, 6 & 7a
Rise in Storeys:	6
Type of Construction:	A

Attached are the approved plans for your project at the above address. A copy has been forwarded to the Construction Occupations Registrar in accordance with sub-section 28 (6) of the *Building Act 2004*.

The plans registered by BCA Certifiers Australia Pty Ltd as No. CC120571 have been assessed and approved subject to compliance with the Deemed-to-Satisfy Provisions of the Building Code of Australia and the following Alternative Solutions:

- Fire Engineering Report 2013-120-FEA-A, prepared by Ignis Solutions dated 1 May 2013.
- BCA Section J Compliance Report Alternative Solution, prepared by Gradwell Consulting, Final Revision dated 20 June 2013.

The following Design Consultants have provided design certification stating compliance with the Building Code of Australia and relevant Australian Standards. BCA Certifiers have relied on this certification in accordance with BCA Clause A2.2 (a)(iii) Evidence of Suitability.

- AWT Consulting Engineers, Structural Design Certification dated 5 April 2013,
- Indesco Consulting Engineers, Hydraulic Design Certification dated 10 May 2013,
- Peter Carrington & Associates, Electrical & Fire Detection Design Certification,
- Peter Carrington & Associates, Mechanical Design Certification,
- Indesco Consulting Engineers, Civil Design Certification dated 10 May 2013.

This plan approval contains 211 drawings, numbered 1 to 211 and is subject to the following conditions.

Approval Period

This building approval is valid until the end of the earliest of the following:

1. 3 years beginning on the day of its issue;
2. Any development period applying to the building work.

Public Safety

- Ensure adequate public safety is provided at all times. Protection shall be provided to public spaces and footpaths from debris, dropped materials, equipment storage or any other activity associated with construction work on the site.
- Hoisting of building materials or equipment over areas used by the public is not permitted without the prior consent of the Building Controller.
- All materials and equipment are to be kept to the leased area. Any proposal to use unleased Territory land is to be lodged with ACT Planning & Land Authority (ACTPLA) and include a site plan with proposed safety measures. A license agreement for the use of unleased Territory land must be in place prior to the event and must be continuous for the life of the project.

Construction

- Building work is to be carried out in accordance with the ACT Building Act, the Building Code of Australia and the approved plans.

To ensure compliance with the requirements of the BCA the following advice is provided.

Fire Resistance

- Fire Resistant Levels (FRLs) of elements for the Class 2, 5, 6 & 7a occupancy building are to comply with the requirements listed in Table 3 of Specification C1.1 of the BCA and the approved Alternative Solution Report. (See attached table)

Note: Slab between ground floor and level 1 must achieve a minimum FRL of 180/180/180, and slab between first floor and second floor must achieve a minimum FRL of 120/120/120.

Note: Columns in the ground floor commercial areas must achieve a minimum FRL of 180/-/-.

Note: The podium slab above the basement carpark must achieve a minimum FRL of 120/120/120.

- Any service penetrations for service installations must be installed so as the fire resisting performance of the building element is not reduced.

- The fire hazard properties of materials, linings and surface finishes used are to comply with Specification C1.10.

Note: Test reports confirming the fire hazard properties of the Biowood composite timber cladding and Ultra Bond cladding must be provided for approval before installation of each product.

- **Any proposed change to the approved fire rated systems MUST be approved by BCA Certifiers prior to construction.**

Services and Equipment

- A fire hydrant system is to be provided in accordance with Part E1.3 of the BCA **and the approved Alternative Solution Report.**
- Fire hose reels are to be provided in accordance with Part E1.4 of the BCA.
- Sprinklers are to be provided in the basement in accordance with Part E1.5 of the BCA.
- Portable fire extinguishers are to be provided in accordance with Part E1.6 of the BCA.
- A smoke detection and alarm system is to be provided in accordance with Specification E2.2a of the BCA.
- Emergency lighting and exit signs are to be provided in accordance with Part E4 of the BCA.

Note: Exit signs are to be provided on both sides of each set of smoke doors in the residential corridors.

Access and egress

- Access and egress from the building is to comply with Part D of the BCA.
- Steps, landings and balustrades are to comply with Part D of the BCA. A stairway shall not have more than 18 risers in each flight in accordance with Part D2.13 of the BCA.
- The operation of door latches, are to comply with Part D2.21 of the BCA.

Note: Any openable window in a bedroom where the fall to the surface beneath is 2m or more must be restricted to an opening not more than 125mm or fitted with a secure screen (i.e. stainless steel mesh). This applies to all openable windows where the lowest level of the opening is less than 1.7m above the floor.

- Access for people with disabilities is to be provided to and within the building by means of a continuous path of travel in accordance with AS 1428.1 and Part D3.2 of the BCA.
- Tactile ground indicators are to be in accordance with Part D3.8 of the BCA.

Health & Amenity

- Water proofing of wet areas are to comply with Part F1.7 of the BCA.
- Water proofing membranes used for external above ground use must comply with AS4654 Parts 1 & 2.
- Stormwater drainage is to be provided in accordance with AS/NZS 3500.3.2. Particular attention is to be given to ensure that an adequate overflow system is provided to the box guttering.
- Lighting system is to comply with Part F4.4 of the BCA and AS1680.0.
- Ventilation system is to comply with Part F4.5 of the BCA and AS1668.2 and AS3666.1
- Any commercial kitchen exhaust hoods must comply with AS/NZS1668.1 and AS1668.2
- The construction and layout of facilities provided for people with disabilities must comply with AS1428.1-2009.
- The carpark is to be ventilated to comply with Part F4.11 of the BCA.
- Sound transmission and insulation is to comply with Part F5 of the BCA incorporating all the relevant Deemed to Satisfy Provisions outlined in F5.1 to F5.7.

Energy Efficiency

- Building fabric must be designed and constructed in accordance with the **approved BCA Section J Alternative Solution Report**.
- External glazing must be designed and installed in accordance with the **approved BCA Section J Alternative Solution Report**.
- Building sealing is to comply with Part J3 of the BCA.
- Air-conditioning and ventilation systems are to comply with Part J5 of the BCA.
- Artificial lighting and power is to comply with Part J6 of the BCA.
- Hot water supply systems must be designed and installed in with Part J7 of the BCA.
- Access for maintenance must be provided in accordance with Part J8 of the BCA.
- Insulation and external glazing to the residential units is to be installed in accordance with the Energy Rating Reports prepared by Angus Reid dated 17 May 2013.

Note: Commercial units/tenancies that are not fitted out at time of application for a Certificate of Occupancy and Use must have their external walls completed to comply with the requirements of Section J of the BCA (i.e. thermal insulation installed, and internal linings fitted to minimise air leakage).

Other requirements

- Garbage facilities must be designed and constructed in accordance with the ACT Waste Management Design Guide.

Note:



- Upon completion of the project, certificates as per Schedule A must be submitted in support of an application for a Certificate of Occupancy or Use.
- Inspections, as per Schedule B are required.

Authorities Requirements

Plans have been referred to the following agencies, their comments, if any are attached.

- ACT Fire Brigade
- ActewAGL Water & Sewerage
- ActewAGL Electricity

If you have any enquires our office can be contacted on 6285 1199.

Approved By:	Reviewed By:
 Michael Sorensen Principal Building Surveyor BCA Certifiers Australia Pty Ltd Lic. No: 200714	 Andrew Naylor General Building Surveyor BCA Certifiers Australia Pty Ltd Lic. No: 200714

Schedule A Certificates Required

1. Receipt showing that ACTPLA's Government Levies have been paid.
2. A Survey Certificate is required (Identifying as built boundary setbacks and finished floor levels (FFL) for all levels of the building).
3. A clearance from the ACT Fire Brigade.
4. A letter from Ignis Solutions that the building has been constructed in accordance with the approved Alternative Solution Report.
5. A clearance from ACT Workcover for lifts.
6. Certification that the lift complies with part E3 of the BCA.
7. Structural Engineers Certification certifying that-
 - The building as constructed complies with Part B of the BCA and the relevant Australian Standards.
 - That all structural elements required to have a fire rating comply with the FRL's listed in Table 3 of the BCA for a class 2, 5, 6 & 7a building.
8. Certification from the truss and wall frame manufacturers.
9. Certification that the Fire Hydrants comply with Part E1.3 of the BCA **and the approved Alternative Solution Report**, and that they are installed in accordance with AS 2419.1
10. Certification that the Fire Hose Reels comply with Part E1.4 of the BCA, and that they are installed in accordance with AS 2441.
11. Certification that the basement carpark Sprinkler System complies with Specification E1.5 of the BCA and AS 2118.1. *(Note: Certification from an independent suitably qualified professional is required)*
12. Certification that the Portable Fire Extinguishers are provided in accordance with Part E1.6 and Table E1.6 of the BCA, and that have been selected, located and distributed in accordance with AS 2444.
13. Certification that the smoke detection and alarm system complies with Specification E2.2a of the BCA and AS 1670.1.
14. Certification that Emergency Lighting complies with Part E4.2 and is installed in accordance with AS/NZS 2293.1.
15. Certification that Exit Signs comply with Part E4.5 & 4.6 and are installed in accordance with AS/NZS 2293.1.
16. Certification that the basement carpark mechanical ventilation system complies with AS 1668.2-1991.
17. Certification that the air-conditioning and ventilation systems throughout the building comply with AS 1668.2-1991, AS/NZS 3666.1 and the approved design.

18. Certification that the artificial lighting and power has been installed in accordance with the approved design.
19. A schedule of all fire rated penetrations. *(Note: Certification from an independent suitably qualified professional may be required)*
20. Certification for all Fire-Rated doorsets and door schedule is to be provided in accordance with AS1905 part 1 Appendix E.
21. Certification that the Light Weight fire rating has been installed in accordance with the specified tested system.
22. Certification for waterproofing to all wet areas, identifying the product used and stating compliance with AS3740.
23. Certification for external waterproofing identifying the product used complies with AS/NZS4654 part 1 and the installation is in accordance with AS/NZS4654 Part 2.
24. Certification that all glazing complies with AS1288 where applicable. *(Note: Certification must itemize the type of glazing and the applicable section of AS1288 to which it complies).*
25. Certification that External Glazing complies with the approved Energy Rating Reports / Energy Efficiency Report *(Note: verification is required from the licensed Energy Assessor).*
26. Certification that thermal insulation has been fitted in accordance with the manufacturers recommendations and verifying the R-value is in accordance with the approved Energy Rating Reports / Energy Efficiency Report *(Note: verification is required from the licensed Energy Assessor).*
27. Certification that the sound insulation between units complies with Part F5 of the BCA and the acoustic consultant's advice. *(Note: Copies of on-site test results may be required to substantiate certification).*
28. Certification from the carpet installer confirming that carpet located in accessible paths of travel has a pile height or pile thickness not exceeding 11mm, and the carpet backing thickness does not exceed 4mm.
29. Certification that the fire hazard properties of materials, linings and surface finishes used (ie; Carpet, Vinyl, Etc), comply with Specification C1.10.

Note: ALL Plumbing and Electrical work MUST be inspected and cleared by the ACT Planning and Land Authority (ACTPLA). To avoid delays with the issue of the Certificate of Occupancy, please ensure that the Plumbing and Electrical works have been cleared.

ACTPLA can be contacted on the following phone numbers:

- ***ACTPLA Electrical Section: (02) 6207 7775,***
- ***ACTPLA Plumbing Section: (02) 6207 6907.***

Schedule B

Inspections

The builder is to notify BCA Certifiers upon reaching each inspection stage outlined below by telephoning 6285 1199. Where a structural engineer has inspected and passed a stage the builder is to fax the engineer's inspection record to 6285 2795 prior to the work proceeding.

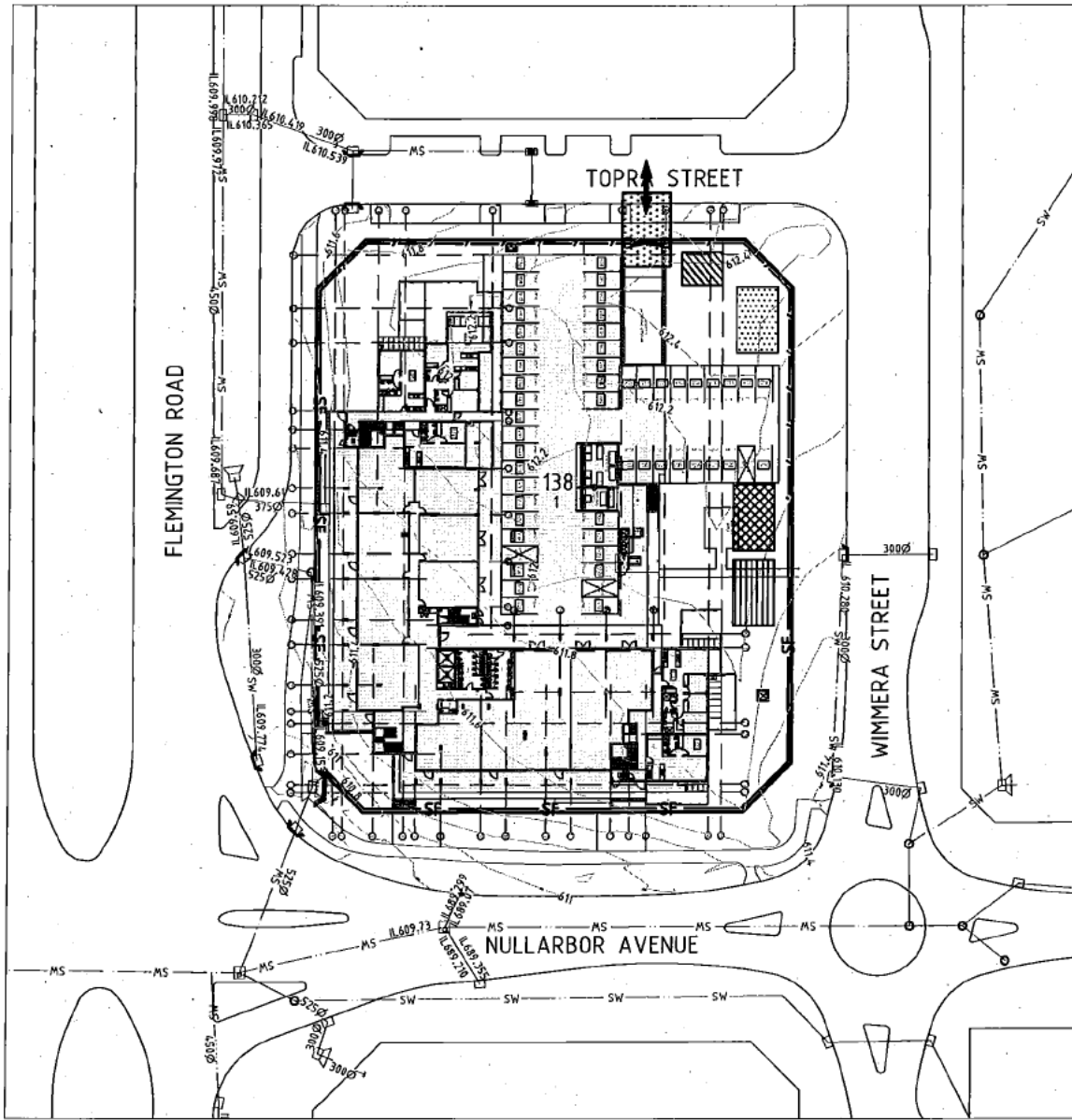
The builder is not to proceed beyond an inspection stage until written approval to proceed has been given by BCA Certifiers.

The stages are:

- Any footings/slab preparation prior to placing concrete. **A practicing structural engineer is to be engaged to carry out these structural inspections during construction.**
- Upon completion of framing prior to installation of wall or ceiling linings.
- Fire rated elements prior to closure.
- Upon final completion of the approved building work.

Fire Resistance Levels

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
<i>For loadbearing parts—</i>				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
<i>For non-loadbearing parts—</i>				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
less than 3 m	90/–/–	120/–/–	180/–/–	240/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting lift and stair shafts—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Non-loadbearing</i>	–/ 90/ 90	–/120/120	–/120/120	–/120/120
<i>Bounding public corridors, public lobbies and the like—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
<i>Non-loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
<i>Between or bounding sole-occupancy units—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/–/–	180/–/–	240/–/–
<i>Non-loadbearing</i>	–/ 60/ 60	–/–/–	–/–/–	–/–/–
<i>Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
<i>Non-loadbearing</i>	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—	90/–/–	120/–/–	180/–/–	240/–/–
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240
ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60



LEGEND

- SW — EXISTING STORMWATER
- SF — SILT FENCE
- SITE FENCE
- SS8.0 — CONTOURS
- ← SITE ACCESS (STABILISED ENTRANCE)
- ⌘ GATE
- ▭ PROPOSED BUILDING BASEMENT
- ▭ SUMP INLET PROTECTION
- ▨ STOCK PILE AREA
- ▨ WASTE MANAGEMENT AREA
- ▨ DESIGNATED WASH DOWN AND CUTTING AREA
- ▨ SITE OFFICE
- ⊗ TREES TO BE REMOVED

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH URBAN SERVICES STANDARD SPECIFICATION URBAN INFRASTRUCTURE WORKS EDITION 1 REVISION 0.
2. THE MEASURES REQUIRED FOR CONFORMING WITH THE ENVIRONMENT PROTECTION ACT 1997, THE ENVIRONMENT REGULATION 2005 AND ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT MARCH 2011.
3. THE CONTRACTOR IS RESPONSIBLE TO ENSURE LICENCE CONDITIONS ARE MET.
4. EXACT LOCATION OF EROSION AND SEDIMENT CONTROL FEATURES TO BE AGREED ON SITE WITH THE SUPERINTENDENT USING EDA APPROVED PLAN AND INSTALLED PRIOR TO CONSTRUCTION COMMENCING.
5. EROSION AND SEDIMENT CONTROL FEATURES TO BE OPERATED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL FEATURES TO BE INSPECTED ON A WEEKLY BASES AND AFTER SIGNIFICANT RAIN EVENTS.
6. EXTENT OF SITE DISTURBANCE TO BE KEPT TO A MINIMUM. THE CONTRACTOR MUST GAIN APPROPRIATE APPROVALS TO USE AREAS OUTSIDE THE DEVELOPMENT LEASE.
7. THE CONTRACTOR TO LIMIT STRIPPING OF TOPSOIL AND REMOVAL OF VEGETATION TO AREAS ESSENTIAL FOR UNDERTAKING THE WORKS.
8. CONTRACTOR SHALL STAGE THE OPERATION TO MINIMISE AREA OF DISTURBANCE AT ANY ONE TIME.
9. DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION AS SOON AS PRACTICABLE.
10. THE CONTRACTOR SHALL LIMIT VEHICLES AND PLANT MOVEMENT TO PARKING AREAS AND ACCESS ROUTES AS APPROVED OR ONLY IN AREAS WHERE WORK IS PROCEEDING.
11. THE CONTRACTOR IS NOT ALLOWED TO PARK ON OR DISTURB ROAD VERGES EXCEPT WHERE NEW DRAINAGE LINES ARE REQUIRED.
12. STORMWATER INLET SEDIMENT TRAPS SHALL BE INSTALLED WHERE NECESSARY.
13. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED TO THE SATISFACTION OF ENVIRONMENT PROTECTION AUTHORITY BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
14. CONTRACTOR TO RETAIN A COPY OF THE AGREEMENT AND APPROVED PLAN IN THE SITE OFFICE.
15. EXCAVATIONS SHALL BE LEFT OPEN FOR THE MINIMUM PRACTICAL TIME AND SHALL NOT BE OPENED FOR A GREATER LENGTH THAN PIPES CAN BE LAID IN A DAY. PROGRESSIVELY CONSTRUCT WORK AND STABILISE.
16. WHEREVER POSSIBLE, SPOIL SHALL NOT BE PLACED WHERE IT IS LIKELY TO FALL OR BE WASHED INTO ROADS, GUTTERS OR DRAINS. SPOIL SHOULD BE PLACED ON THE FAR SIDE AND UP HILL OF THE TRENCH WAY FROM ROADS, GUTTERS OR DRAINS.
17. DURING DRY PERIODS, DUST SUPPRESSION MEASURES SHALL BE UNDERTAKEN BY USE OF WATER OR OTHER APPROVED MEANS.
18. WORKS TO BE UNDERTAKEN BETWEEN; MON-SAT INCL. 7am to 6pm. SUNDAY - NO WORK. PUBLIC HOLIDAYS - NO WORK.
19. CONTRACTOR TO CLEAN ROAD OF DEBRIS AND SPOIL WITH A SWEEPER ON A REGULAR BASIS. NO WATER CLEANING IS PERMITTED.
20. CONTRACTOR TO ENSURE ALL DELIVERIES, SITE ACCESS ETC IS VIA THE STABILISED SITE ENTRANCES.
21. CONTRACTOR TO ASSESS SITE AFTER WET WEATHER AND RESTRICT SITE ACCESS BY VEHICLE UNTIL SITE SUITABLE FOR VEHICLES.
22. ALL LOADS OF MATERIALS BROUGHT TO OR TAKEN FROM SITE TO BE COVERED.
23. SITE ACCESS AND SILT FENCE TO BE CONSTRUCTED AS PER DETAILS.
24. ALL WATER DISCHARGE FROM BASEMENT EXCAVATION AFTER RAIN EVENTS WILL BE TREATED WITH GYPSUM AS PER ENVIRONMENT GUIDELINE BEFORE BEING PUMPED OUT
25. CARPARK BASEMENT AREA APPROXIMATELY 4000m² DEPTH 3m TO ACT AS A POND.
26. ALL WATER DISCHARGED FROM BASEMENT EXCAVATION AFTER RAIN EVENTS TO BE TREATED AS PER ENVIRONMENT GUIDELINES BEFORE BEING PUMPED OUT
 - TURBIDITY LESS THAN 50NTU ON TURBIDITY TUBE
 - PH IN RANGE OF 6.5 TO 8.5

SITE CONTACT	PERSON	MOBILE
D-GROUP	CHRIS HERRING	0421 755 211

SITE AREA: 5746.6m²
 VOLUME OF MATERIAL TO BE REMOVED FROM SITE: 10200m³
 LOCATION FOR MATERIAL TO BE TRANSPORTED TO:
 1. MAJURA PARKWAY - 10,200m³

Environment Protection Authority
APPROVAL FOR EROSION & SEDIMENT CONTROL PLAN



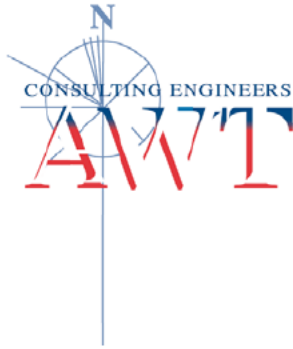
Subject to the following conditions:
 1. Erosion & Sediment Control measures shall be in accordance with the ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.
 2. All control measures shown in the plan shall be in place prior to commencing works and shall be maintained until development completion.

3. Authorised Officer under the Environment Protection Act 1997
 Date of Approval
 24.5.13

please contact EPO Roslyn Belinfante on 62077946 once pollution control measures are installed.



<table border="1"> <thead> <tr> <th>No.</th> <th>AMENDMENT</th> <th>APPROVED</th> <th>DATE</th> <th>ISSUED BY</th> <th>DEVELOPMENT TEAM</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR TMS DESIGN ACCEPTANCE</td> <td>PT</td> <td>24.05.13</td> <td>KH</td> <td></td> </tr> </tbody> </table>	No.	AMENDMENT	APPROVED	DATE	ISSUED BY	DEVELOPMENT TEAM	A	ISSUED FOR TMS DESIGN ACCEPTANCE	PT	24.05.13	KH						<p>• ORIGINAL SIGNED</p> <table border="1"> <tr> <td>APPROVED</td> <td>JKR</td> <td>DATE</td> <td>06.04.13</td> </tr> <tr> <td>CHECKED</td> <td>PT</td> <td>DATE</td> <td>04.04.13</td> </tr> <tr> <td>DESIGNED BY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DRAWN BY</td> <td>VO</td> <td></td> <td></td> </tr> </table> <p>CAD FILE: R:\4932\Harrison_Sec 138_Bldg\Building Approval\Acc'd\Curren\4932-Bldg-819.dwg SCALE: SHEET No.</p>	APPROVED	JKR	DATE	06.04.13	CHECKED	PT	DATE	04.04.13	DESIGNED BY				DRAWN BY	VO			<p>HARRISON BLOCK 1, SECTION 138 BUILDING APPROVAL</p>	<p>EROSION AND SEDIMENT CONTROL PLAN</p> <table border="1"> <tr> <td>PROJECT No.</td> <td>DRAWING No.</td> <td>AMDT</td> </tr> <tr> <td>4932-BA</td> <td>049</td> <td>A</td> </tr> </table>	PROJECT No.	DRAWING No.	AMDT	4932-BA	049	A
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CERTIFICATE OF STRUCTURAL SUFFICIENCY – DESIGN

BLOCK: 1 **SECTION:** 138 **SUBURB:** Harrison

Lessee or Permit Holder's Name: [Redacted]
Contact: [Redacted]

AWT Job No: 129370
Title: Block 1 Section 138 Harrison

Description of Building Work:

New Work x **Additions** **Alterations** **Other**

I certify that:

1. I have checked the structural design computations for the building named above and/or the following components and of their supporting elements
Foundations, Retaining Walls, Slab on Ground, Suspended Slabs, Columns, Walls, Stairs, and Structural Steelwork
2. In checking the structural design, I have paid attention to the integrity of the building under normal conditions relevant for this type of structure. The strength requirements and serviceability requirements of the building and its structural elements comply with the Building Code of Australia and all relevant SAA Codes (including AS 1170 Part 4 Earthquake Code).
3. This certificate applies to the structural drawings prefixed 129370
4. The documents adequately convey the structural design intentions for the construction of this structure.

Declaration

I am a professional engineer as defined in Part A1 Clause A1.1 of the Building Code of Australia.
 This "Structural Engineers Certificate" is issued pursuant to Section 47 of the ACT Building Act 2004



Date: 05/04/13

Engineer: Alan Tingcombe
Qualifications: BE(Hons) F.I.E. Aust
Address: Unit 17 Level 2, 18 Brindabella Cct, Canberra Airport ACT 2609
Telephone: (02) 6257 2614
Fax: (02) 6257 1723
Email: alan@awtce.net.au

Design Solutions

10 May 2012

CANBERRA

6A Thesiger Court
DEAKIN ACT 2600

Phone: (02) 6285 1022

Fax: (02) 6285 2618

SYDNEY

O: Level 7, 80 George Street
PARRAMATTA NSW 2150

M: PO Box W67

PARRAMATTA WESTFIELD NSW 2150

Phone: (02) 9633 2273

Web: www.indesco.com.au

Email: indesco@indesco.com.au

ABN: 37008581066 **ACN:** 008581066

Attention [REDACTED]

Dear Sir,

**HARRISON SECTION 138 BLOCK 1
Mixed Use – Hydraulic Design**

We advise that the sanitary drainage, water / fire mains, hot water, stormwater system and fire hydrants for the above development were designed in accordance with;

AS/NZS 3500.1:2003 Plumbing and Drainage Part 1
AS/NZS 3500.2:2003 Plumbing and Drainage Part 2
AS/NZS 3500.3 2003 Plumbing and Drainage Part 3
AS/NZS 3500.4:4.2003 Plumbing and Drainage Part 4
ACT Sanitary Drainage and Water Supply Regulations
AS 2441:2005
AS 2419.1 2005 Fire hydrant installations Part 1:

Water Services
Sanitary Plumbing and Drainage.
Stormwater Drainage
Heated Water Services

Installation of Fire Hose Reels
System design, installation and
commissioning

National Construction Code Australia 2013 Volume 1-3

Yours faithfully
Indesco Pty Limited


John Randall
Managing Director

10 May 2013

CANBERRA

6A Thesiger Court
DEAKIN ACT 2600

Phone: (02) 6285 1022

Fax: (02) 6285 2618

SYDNEY

O: Level 7, 80 George Street
PARRAMATTA NSW 2150

M: PO Box W67

PARRAMATTA WESTFIELD NSW 2150

Phone: (02) 9633 2273

Web: www.indesco.com.au

Email: indesco@indesco.com.au

ABN: 37008581066 ACN: 008581066

Attention: [REDACTED]

Dear Sir

**HARRISON SECTION 138 BLOCK 1
Mixed Use – Civil Design**

We advise that the car parks, access ramps, driveways, and vehicle crossings for the above development were designed in accordance with;

AS 1428.1-2009	Design for access and mobility
AS 1428.2-1992	Design for access and mobility Enhanced and additional requirements - Buildings and facilities
AS NZS 2890.1-2004	Amdt 1-2005 Parking facilities - Off-street car parking
AS NZS 2890.6-2009	Parking facilities - Off-street parking for people with disabilities
Territory and Municipal Services Design Standards for Urban Infrastructure Works	
National Construction Code Australia 2013 Volume 1-3	
ACT NoWaste	Develop control code for best practice waste management in the ACT

Yours faithfully
Indesco Pty Limited

[REDACTED]
John Randall
Managing Director



Peter Carrington & Associates

Division of CCDS Pty Ltd. ABN 36003217150

5 Gerogery Place, O'Malley, ACT 2606

Telephone: 02 6286 1454 Facsimile: 02 6286 1458

52 Arcadia Drive, Shoalwater, WA 6169

Telephone: 08 9592 9653 Mobile: 0402 276 148 Email: p.carrington@pcassociates.com.au

BCA Certifiers (Aust) Pty Ltd

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir,

Re: RESIDENTIAL APARTMENT DEVELOPMENT CERTIFICATE OF DESIGN – MECHANICAL SERVICES

SUBJECT PREMISES: BLOCK 1, SECTION 138, HARRISON, ACT

BUILDING APPROVAL

Pursuant to the provisions of **Clause A2.2 of the National Construction Code**, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, any relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian Standards and relevant conditions of the Development Consent. In particular the design is in accordance with the following:

- NCC 2012, Part F, Clause F4.5, and F4.11
- NCC 2012, Part J, Section J5
- NCC 2012, Part J6
- AS1668.1:1998 'Fire & Smoke Control in Multi-compartment Buildings'
- AS1668.2:1991 'Mechanical Ventilation for Acceptable Indoor-air Quality'

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings.

<i>Drawing Number</i>	<i>Revision</i>	<i>Date</i>
1304044 M-01	0	10.4.2013
1304044 M-02	0	10.4.2013
1304044 M-03	0	10.4.2013
1304044 M-04	0	10.4.2013
1304044 M-05	0	10.4.2013
1304044 M-06	0	10.4.2013
1304044 M-07	0	10.4.2013
1304044 M-08	0	10.4.2013

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Full Name of Designer: Peter Carrington

Qualifications: MCIBSE, MAIRAH

Address of Designer: 5 Gerogery Place, O'Malley

Business Telephone No: 02 6286 1454; Fax No: 02 6286 1458

Name of Employer: CCDS Pty Ltd trading as Peter Carrington & Associates



Peter Carrington
Principal



Peter Carrington & Associates

Division of CCDS Pty Ltd. ABN 36003217150

5 Gerogery Place, O'Malley, ACT 2606

Telephone: 02 6286 1454 Facsimile: 02 6286 1458

52 Arcadia Drive, Shoalwater, WA 6169

Telephone: 08 9592 9653 Mobile: 0402 276 148 Email: p.carrington@pcassociates.com.au

BCA Certifiers (Aust) Pty Ltd



Attention



Dear Sir,

Re: RESIDENTIAL APARTMENT DEVELOPMENT CERTIFICATE OF DESIGN – ELECTRICAL & FIRE DETECTION SERVICES

SUBJECT PREMISES: BLOCK 1, SECTION 138 Harrison, ACT

BUILDING APPROVAL

Pursuant to the provisions of **Clause A2.2 of the National Construction Code**, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, any relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian Standards and relevant conditions of the Development Consent. In particular the design is in accordance with the following:

- NCC 2012, Clause C2.13 Electricity Supply System
- NCC 2012, Part E4 Emergency Lighting, Exit Signs and Warning Systems
- NCC 2012, Clause F4.4 Artificial Lighting
- NCC 2012, Part J6
- AS3000:2007 'Wiring Rules'
- AS3008:2010 'election of Cables'
- ActewAGL 'Service Rules'
- AS1680.0:1998 'Interior Lighting – Safe Movement'
- AS1680.1:2006 'Interior Lighting – General'
- AS1680.2.1:2008 'Interior Lighting – Circulation Spaces'
- AS2293.1:2005 'Emergency Lighting' as required by the BCA clause E4.2
- AS2293.1: 2005 'Exit Signs' as required by the BCA clause E4.5
- AS1158.3.1: 2008 'Pedestrian Area Lighting (Category P)'
- ACT Crime Prevention and Urban Resources Manual (Exterior Lighting)
- AS1670.1:2004 'Fire Detection'
- AS1670.4:2004 'Sound Systems & Intercom Systems for Emergency Purposes'
- AS3786:1993 'Smoke Alarms'

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings.

<i>Drawing Number</i>	<i>Revision</i>	<i>Date</i>
1304044 E-00	0	10.4.2013
1304044 E-01	0	10.4.2013
1304044 E-02	0	10.4.2013
1304044 E-03	0	10.4.2013
1304044 E-04	0	10.4.2013
1304044 E-05	0	10.4.2013
1304044 E-06	0	10.4.2013
1304044 E-07	0	10.4.2013
1304044 E-08	0	10.4.2013
1304044 E-09	0	10.4.2013
1304044 E-10	0	10.4.2013
1304044 E-11	0	10.4.2013
1304044 E-12	0	10.4.2013
1304044 E-13	0	10.4.2013
1304044 E-14	0	10.4.2013
1304044 E-15	0	10.4.2013
1304044 E-16	0	10.4.2013
1304044 E-17	0	10.4.2013

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Full Name of Designer: Peter Carrington

Qualifications: MCIBSE, MAIRAH

Address of Designer: 5 Gerogery Place, O'Malley

Business Telephone No: 02 6286 1454; Fax No: 02 6286 1458

Name of Employer: CCDS Pty Ltd trading as Peter Carrington & Associates



Peter Carrington
Principal



Suite 301, 100 Mount St
 North Sydney NSW 2060
 P: (02) 9922 2466
 F: (02) 9922 3705
 adam@awtce.net.au

GPO Box 436
 Gungahlin ACT 2912
 P: (02) 6257 2614
 F: (02) 6257 1723
 alan@awtce.net.au

16/05/13

129370

[Redacted]

Attention: [Redacted] [Redacted]

RE: Block 1 Section 138 Harrison

Structural Assessment of Upper Level Roof Framing

[Redacted]

AWT has reviewed the proposed lightweight framing solution for the above mentioned development. It is intended to comprise of the following:

Metal deck roofing, over domestic style timber trusses, which are supported on fire rated timber stud walls between apartments and to corridors. Fire rating extends to roof sheeting level for these walls, trusses will fix into already sheeted walls to maintain fire rating.
 Trusses at external edges/facades will be supported by load bearing fire rated timber framed structure (with lintels over doorways and windows) capable of achieving 60/60/60 FRL.

AWT confirms that the design intent of the system outlined above is to compartmentalise Level 5 units from each other and the corridor, such that in the event of a fire they act independently of each other and collapse inwards, thus not affecting non-fire impacted units.

Trusting that this satisfies your current requirements, however please do not hesitate to contact me if you wish to discuss further.

Sincerely,

AWT Consulting Engineers Pty Ltd

[Redacted signature block]

Alan Tingcombe B.E. (Hons) F.I.E. Aust
 Director

Design Solutions

PART A - PROJECT DETAILS

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	1	138	HARRISON	GUNGAHLIN	Australian Capital Territory

PART B - WORKS REQUIRING BUILDING APPROVAL

Item of building work to which this Building Approval relates:

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Construction	Storeys	Area (m2)	Cost of Works (\$)
2	New Medium Density	FLAT/UNIT/APARTMENT	Residential & Commercial Unit Development (75 Residential Units) - (Also includes BCA Class 5, 6 & 7a)	A	6		0

Work relates to the following Development Application(s):

Development Application ID	Description
201222675	Merit -

PART C - CERTIFIERS DECLARATION

I declare that in issuing this building approval under section 28 of the Building Act 2004:

- I am satisfied on reasonable grounds that the plans meet each applicable approval requirement under section 29 and is not prevented from being issued under section 30 or section 30A
- I have supplied all documents as required under 3.3 Building Act 2004
- I have prepared a notice (building approval certificate) certifying what approval requirements apply to the application and why the building approval is not prevented from being issued; and
- I have given the building approval certificate to the applicant.

In performing services as a certifier in relation to the work detailed in this application I am not in breach of my entitlement to act as a certifier in accordance with the Building Act 2004.

Full Name	Address	License Number	Expiry Date
BCA CERTIFIERS AUSTRALIA PTY LTD	13A ALTREE COURT PHILLIP ACT 2606	200714	11/01/2014

Date Issued : 25/06/2013

NOTES

Utilities

This application must also be accompanied by a Statement of Compliance from each relevant utility provider (for water, sewerage, electricity and stormwater) 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.

Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained.

Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions.

Utilities – Demolition Only

This application must be accompanied by a Statement of Endorsement for utilities (including water, sewerage, electricity and stormwater) stating that:

- all network infrastructure on or immediately adjacent to the site has been identified on the plan
- 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
- all required network disconnections have been identified and the disconnection works comply with utility requirements
- all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

Note: The documentation provided to the utility provider for endorsement must be consistent with the documentation that forms part of a development approval or the documentation verified as exempt from requiring development approval by a licensed certifier.

Asbestos Advice

If documents accompanying building approval do not include an asbestos assessment report as per the Building Act 2004, the building approval must have an Asbestos Advice attached as per the Act

Privacy Notice: The personal information on this form is being collected to enable processing of your application and to enable auditing and compliance of builders and certifiers by the Government appointed auditor. The information that you provide may be disclosed to the Australian Bureau of Statistics, ACT Revenue Office and the Taxation Office. The information may also be accessed by other government agencies and commercial organisations interested in building information.
