



201121005

Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 4

LETTER OF APPOINTMENT

Lease/Site Details Please Print

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

Block Section Suburb

Street Address/s

Lessees Declaration

This appointment relates to a development application to the Planning and Land Authority that relates to the abovementioned site/s.

I/we the lessee(s) (insert lessee/s names) JANIE AIX SO FORTUNATE PTY LTD

whose signature/s appears below appoint JOHNATHAN DRURY (insert name of person to be authorised as "the applicant") whose signature appears below, to act on my/our behalf in relation to a development application for the abovementioned site/s. This appointment is made under the Planning and Development Act 2007.

This authorises the applicant to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application.

This appointment is to remain valid until (enter date) UNTIL COMPLETE or until it is expressly withdrawn by written notice to both the applicant and also to the Planning and Land Authority; whichever occurs first.

I/We declare that:

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

1st Lessee's Signature Date

2nd Lessee's Signature Date

Applicant Declaration

I declare that I am the Applicant shown in the DA Form to be submitted to the Planning and Land Authority in relation to proposed development on the abovementioned site/s.

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

Applicant Signature (s) Date



CHECKLIST

DA Lodgement Checklist Merit and Impact Track

Referral to Leasing required

UNIT/S	BLOCK/S	10	SECTION	45
SUBURB	FISHER	DA NUMBER	201121005	
VOLUME	230	FOLIO	65	UNITS PLAN Number

~~~~~  
*CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B*

#### **Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES  **Pass**  **Fail**  
 OFFICER Rebecca Lyons Wright DATE 14/12/2011

#### **Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

- 1. Lessees on Application do not match TARQUIN database. Please ammend form with correct details and lessee's signature. **DATE 14/12/2011 - received 5/1/12**
- 2. Application form incomplete. Please fill out "Used of Land" Section in p3, and resubmit to Authority, **DATE 14/12/11 - received 5/1/12**
- 3. DATE
- 4. DATE
- 5. DATE

#### **Comments**

**Do any of the following apply to the block?**

- Heritage listed
- Bushfire affected
- Compliance action
- Unleased
- Subject to holding lease
- Unit titled

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

If a Lease Search fee is applicable, number of **additional** leased blocks? 0

Is a scanning fee required for this application?

Yes - fee paid

**Part B (i): Public Notification Requirements**

The development application requires:

Major - S155

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

0

Number of additional *large* signs required is

0

Number of Days for Notification 15  
If other, how many days?

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

*Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m<sup>2</sup>, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.*

**Part B (ii) Public Notification Wording**

Customer Services to complete - Insert wording for public notification:

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

**MULTI DWELLING - ADDITION. Proposed dual occupancy. Additional dwelling with detached carport to rear of the existing residence.**

Public Notification wording checked by DA officer

Public Notification wording checked by DA Leasing officer

DA LEASING OFFICER TO COMPLETE PART C

(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)

**Part C: Leasing Check**

LEASING OFFICER Irma Sare

DATE: 14/12/11

INITIAL CHECK BY DA LEASING

Pass  Fail

**DA Leasing Failure reasons**

Resubmission

Accepted? List each failure reason separately

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

**Comments**

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

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

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

Is a Lease Variation fee applicable? \$

If yes, how many additional Lease Variation components?

Type of Lease: **Residential >5 years** Proposal is Consistent with all clauses in the Lease: **Yes**

Type of Lease Variation: **N/A** Initial referral to AVO: **N/A**

Most Recent Variation Date:

|                                                             |                                     |
|-------------------------------------------------------------|-------------------------------------|
| <b>Building and Development Provisions - Not Applicable</b> |                                     |
| Commencement of development by:                             | Completion of development by:       |
| Commencement of associated works by:                        | Completion of associated works by:  |
| <b>Valuation Report</b>                                     |                                     |
| Supplied: N/A                                               | Valuation Certificate Supplied: N/A |
| Information Sufficient: N/A                                 |                                     |
| Comments:                                                   |                                     |
| <b>Relevant Clauses</b>                                     |                                     |

|                                                                                                                                                    |                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Purpose:</b><br><b>(g) To use the said land for residential purposes only;</b>                                                                  |                        |
| Gross Floor Area: na                                                                                                                               |                        |
| Car Parking: na                                                                                                                                    |                        |
| Other: na                                                                                                                                          |                        |
| <b>Units Plan</b>                                                                                                                                  |                        |
| Endorsement by Owners Corporation: na                                                                                                              |                        |
| New Schedule of Unit Entitlement required: na                                                                                                      |                        |
| <b>Consolidation</b>                                                                                                                               |                        |
| Existing Lease Details: na                                                                                                                         | Issues to be noted: na |
| <b>Subdivision</b>                                                                                                                                 |                        |
| Existing Lease Details: na                                                                                                                         | Issues to be noted: na |
| <b>Land Use</b>                                                                                                                                    |                        |
| Details: RZ2: SUBURBAN CORE Territory Plan Land Use Policies: RZ2: SUBURBAN CORE                                                                   |                        |
| <b>Other Comments:</b> MULTI DWELLING - ADDITION. Proposed addition of single storey dwelling with detached carport to rear of existing residence. |                        |

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

Part D: DA Officer Completeness Check

DA OFFICER: Sheikh Iana **DATE:** 19/12/2011

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

DA Officer Failure reasons

Resubmission
Accepted? List each failure reason separately

- 1. **1. Please amend the application form and provide correct lessee detail and signature.
2. Please fill up the section that refer to 'use of land' in page 3 of the application form. **DATE Provided
5/1/12 mw
- 2. **DATE**
- 3. **DATE**
- 4. **DATE**
- 5. **DATE**

Comments

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

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

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

Comment:

Does the application state the intended land use?	YES
Which is the chosen assessment track?	MERIT
Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?	YES
Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)?	NOT APPLICABLE
Has this application been subject to an Environmental Significance Opinion?	NO
Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes:	NO
<ul style="list-style-type: none"> • a wilderness area, • a national park, • a nature reserve, • a special purpose reserve. 	NO
Is this application subject to pre-lodgement community consultation? <i>(if yes, select the relevant number of days for notification in part B(i))</i>	

Part F: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation?	YES
Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?	NOT APPLICABLE
Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)?	NOT APPLICABLE
Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)?	NOT APPLICABLE
Public notification requirements and wording checked and amended? <i>See Notification Requirements (Page 2, Part B)</i>	YES

Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.

Part G: GFA and Cost of Works

In accordance with Building (General) (Cost of Building Work) Determination 2009 (No 1).

Fees can be determined using the Residential DA Fees Calculator 2010-11 or the Commercial-Mixed Use DA Fees Calculator 2010-11. The calculators are located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works: **\$ 145700**

Development fee payable: \$ 698.95

Part H: Mandatory Entity Referrals

For guidance please refer to Work Instruction – Entity Referrals

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.
Indicate referral requirements by checking appropriate box/es:

Asset Acceptance (Territory and Municipal Services)	<input type="checkbox"/> Referral to TAMS is required Check if referral should additionally highlight any of the following: <input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works <input checked="" type="checkbox"/> Single Residential Driveways Only <input type="checkbox"/> Waste Management <input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones <input type="checkbox"/> Traffic and Parking Notes for referral:
ActewAGL/ACTEW Corporation	<input checked="" type="checkbox"/> Demolition works – utilities <input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas <input type="checkbox"/> Liquid Trade Waste Notes for referral:
Conservator of Flora and Fauna	<input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) Notes for referral:
Custodian of the Land (unleased)	<input type="checkbox"/> Identify Custodian: Notes for referral:
Environment Protection Agency	<input type="checkbox"/> Noise

	<input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises Notes for referral:
Heritage	<input type="checkbox"/> Heritage – Registered Land or Building Notes for referral:
Tree Protection	<input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees Notes for referral: A tree identified as non native tree within the block is proposed to be removed. The tree is 8m high.

Part I: Non- Mandatory Entity and Internal Referrals (as required for Merit and Impact track DAs only)

For guidance please refer to *Work Instruction – Entity Referrals*

Entity	Provide Reason for Referral
<input type="checkbox"/> Action Buses	
<input type="checkbox"/> ACT Health	
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Australian Valuation Office	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office) Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Police	
<input type="checkbox"/> Queanbeyan City Council	
<input type="checkbox"/> Yass Valley Council	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Other (please specify)	
Internal	Provide Reason for Referral
<input type="checkbox"/> DA Leasing team All Merit Track applications with combined design and siting and lease variation component	
<input type="checkbox"/> DA Merit Assessment team – North	
<input type="checkbox"/> DA Merit Assessment team – South	
<input type="checkbox"/> DA Merit Assessment team – West/Rural	
<input type="checkbox"/> DA Impact Assessment team	

<input type="checkbox"/> Infrastructure Policy Applications for public or civil works over \$1M or involving flood mitigation.	
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Part J: Calculation of fees for the development application (Merit Track)

Completeness Check:	0
Development:	698.95
Lease Variation:	0
Public Notification:	959.4
Lease Search:	32.2
Scanning Fee:	0

Scanning fee to be added to completeness check fee in development

Note: Please see fees and charges schedule 2011-2012 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan.

J (i) Home Business Fee

Is this application a new application or renewal?	N/A
How many years is the applicant applying for?	0

Home Business Fee:	0
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Note: Other fee components are still applicable.

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

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

Estate Development Plan fee:

Note: Other fee components are still applicable.

J (iii) Impact Track Fees (To be added as development fee)

- Matters specified in Schedule 4, Part 4.2 **\$28,495.00**
- Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 **\$10,712.00**
- Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,142.00**

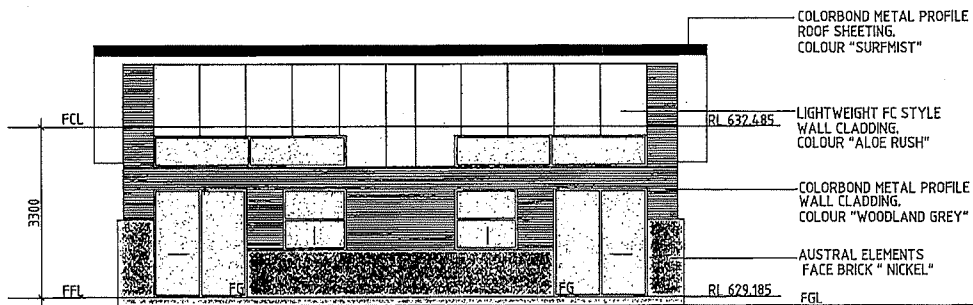
Note: Other fee components are still applicable

Part K: Resubmissions (if application to be failed)

Resubmission to be checked by Customer Services

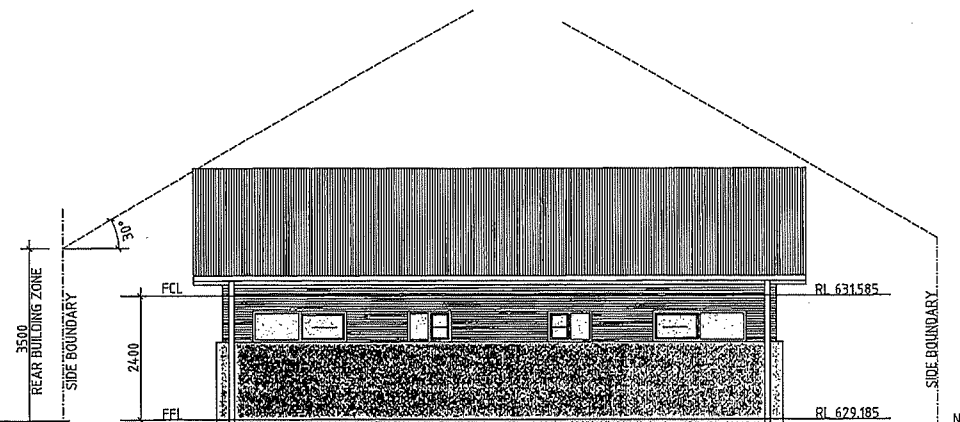
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA officer

Numbers of Completeness check failures:



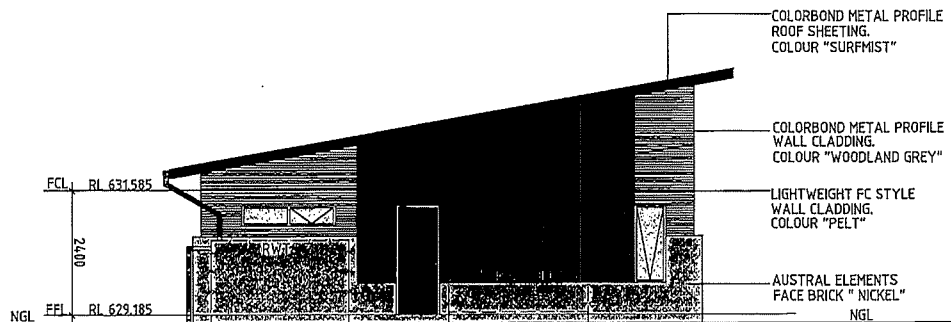
NORTH ELEVATION

SCALE 1:100



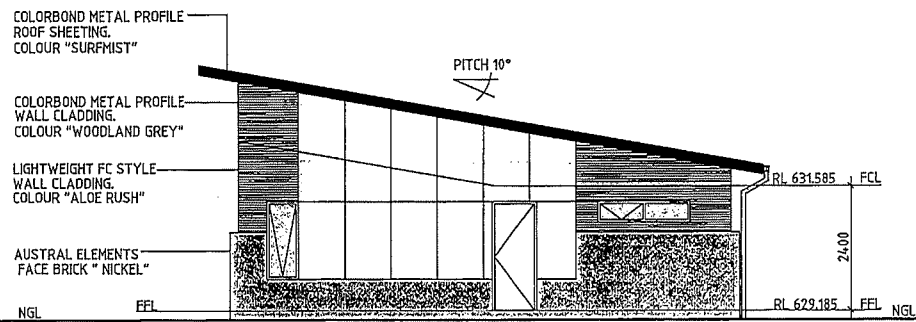
SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

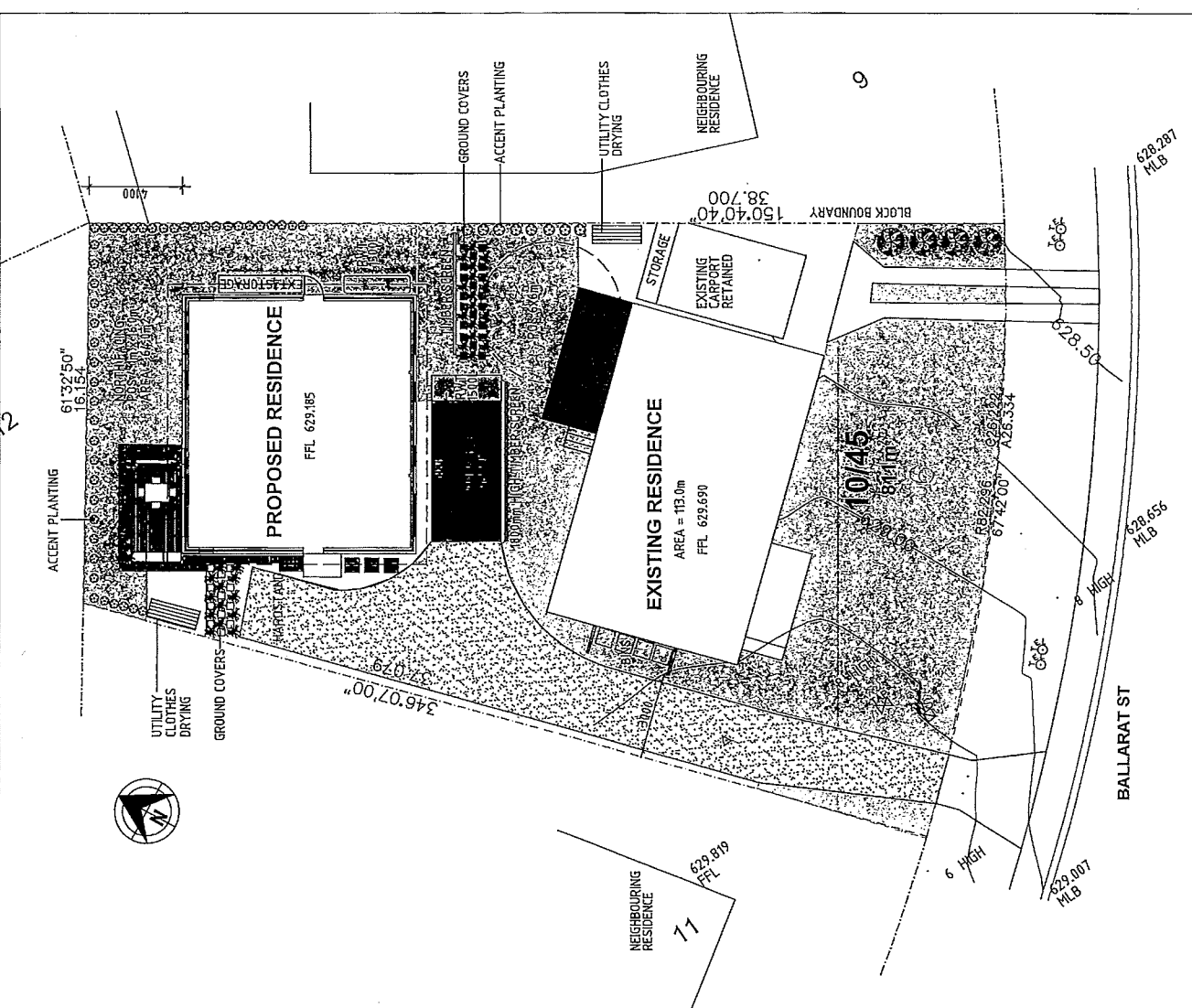
<p>The consultant accepts the responsibility for the design and construction of the building in accordance with the Building Code of Australia and the Building Regulations 2006.</p> <p>1. Figure dimensions to be taken in preference to words.</p> <p>2. All dimensions are to millimetres, unless stated otherwise.</p> <p>3. Dimensions to be taken to the centre of the element unless otherwise stated.</p> <p>4. Dimensions to be taken to the face of the element unless otherwise stated.</p> <p>5. Dimensions to be taken to the edge of the element unless otherwise stated.</p> <p>6. Dimensions to be taken to the face of the element unless otherwise stated.</p> <p>7. Dimensions to be taken to the edge of the element unless otherwise stated.</p> <p>8. Dimensions to be taken to the face of the element unless otherwise stated.</p> <p>9. Dimensions to be taken to the edge of the element unless otherwise stated.</p> <p>10. Dimensions to be taken to the face of the element unless otherwise stated.</p>	<p>REV. DATE DESCRIPTION APP. REV.</p> <table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APP.</th> <th>REV.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV.	DATE	DESCRIPTION	APP.	REV.						<p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Janis / Trevor Rbx</p>	<p>Drawing Name: ELEVATIONS NORTH, SOUTH, EAST, WEST</p> <p>Status: J.A. Job Number: 1028.11</p> <p>Scale: 1:100 Drawing Number: DA-201</p> <p>Plot Date: 28/09/11 Issue: A</p>
	REV.	DATE	DESCRIPTION	APP.	REV.								
<p>12 Dues St O'Connell ACT 2902 PH 0655 341 226</p>													

LEGEND

- BLOCK BOUNDARY
- CONTOUR
- LIGHT POLE
- POWER POLE
- 2 X 1500L RAINWATER TANK MIN. CONNECT 1YIN TO VC FOR FLUSHING
- RWT
- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY/HARDSTAND
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

PLANTING LEGEND

- TREES**
- PC PRUNUS CERASIFERA "NIGERRA
 - LA LAGERSTROEMIA INDICA "CREPE MYRTLE"
- SHRUBS**
- HB HEBE BUxFIFOLIO "HEBE VERONICA"
 - CO COLEONERIA PULCHELLUM "PINK DIOSNA"
 - VI VIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS**
- LI LINOLE "EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLUMPING PLANTS**
- AG ANIGOZANTHOS "BUSH GEMS"

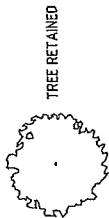


<p>Client: Jahnathan Dandy Design: Architecture: Planning: 12 ROSE ST STYVENSON ACT SAUT PH 8523 23 83</p>		<p>Drawing Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45 Client: Jahnathan Dandy Job Number: 102-11 Job Number: 102-11 Drawing Number: DA-401 Item: A</p>		
<p>Drawing Name: LANDSCAPE PLAN Status: C/A Date: 1/20/20 Scale: 1/2000 Drawn By: JAHNATHAN DANDY</p>		<p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45 Client: Jahnathan Dandy Job Number: 102-11 Job Number: 102-11 Drawing Number: DA-401 Item: A</p>		
REV	DATE	DESCRIPTION	APP	REV

This drawing is the property of Jahnathan Dandy. It is not to be used, copied, or reproduced in any form without the written consent of Jahnathan Dandy. This is intended to be used as a guide only and is not to be used as a legal document. The client is responsible for ensuring that the drawing is used in accordance with the relevant legislation and standards. The client is also responsible for ensuring that the drawing is used in accordance with the relevant legislation and standards. The client is also responsible for ensuring that the drawing is used in accordance with the relevant legislation and standards.

LEGEND

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE

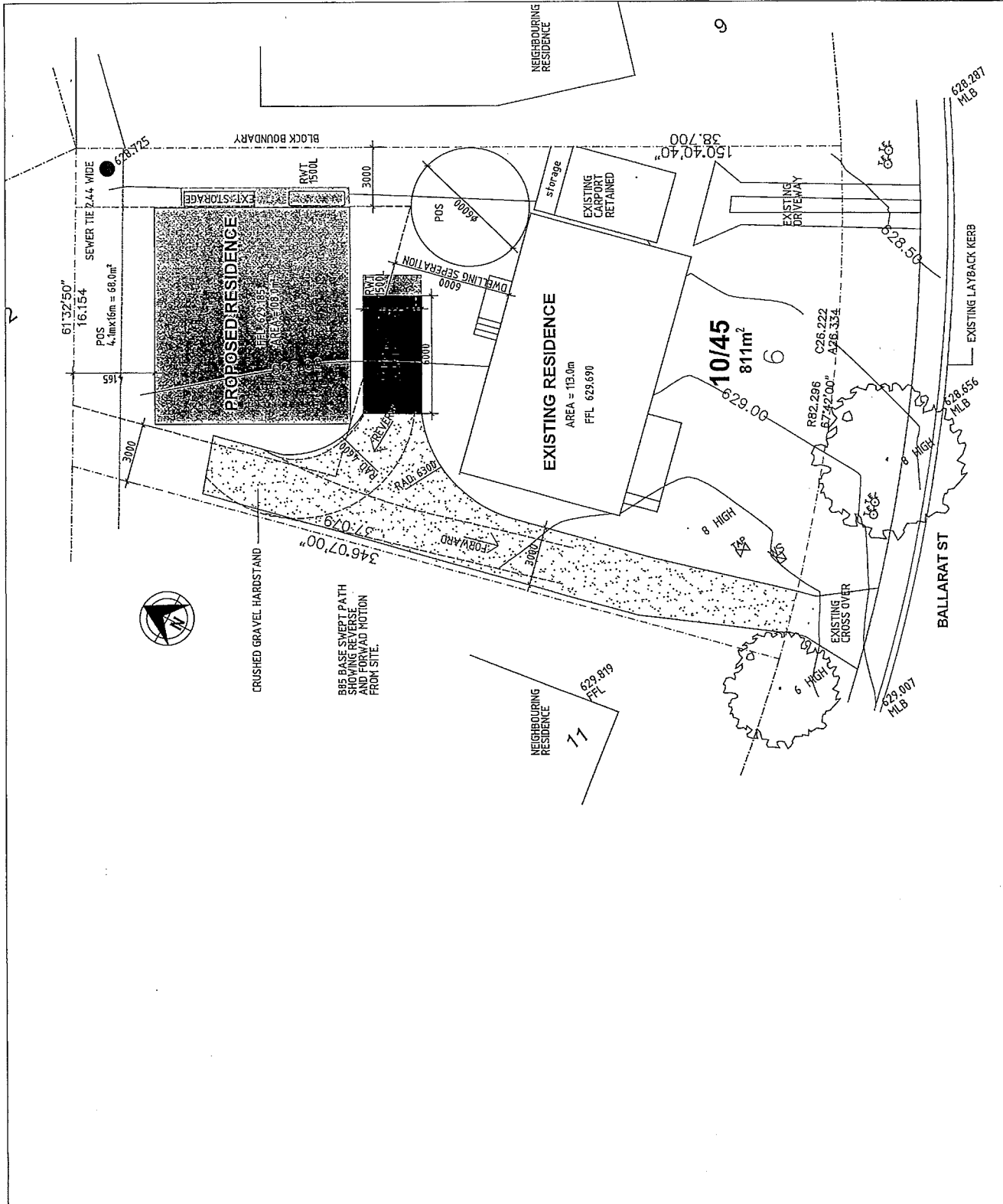


TREE RETAINED

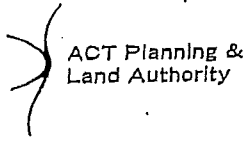
Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 35% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA = 283.85m²	
PROPOSED RESIDENCE ALLOWABLE GFA NEW DWELLING HALF OF PERMISSIBLE PLOT RATIO OF ALL DEVELOPMENT OR 71.5% WHICHEVER IS THE LESSER.	
71.5% OF 811.0m	= 581.96m ²
EXISTING RESIDENCE	= 113.0m ²
CARPURT EXIST. RES	= 18.0m ²
GFA EXISTING.	= 131.0m ²
PROPOSED RESIDENCE	108.0m ²
CARPURT NEW RES.	= 18.0m ²
PROPOSED GFA NEW	= 126.0m ²
TOTAL AREA USED	= 257.0m² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m² 68% OF SITE



Drawing Name: SITE PLAN Status: AS-PL Scale: 1:200 Plot Date: 28/09/11		Drawing Number: DA-003 Job Number: 1000 Issue: A	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER Client: Janis / Trevor FK		Drawing Plot: CHU@ballaratfisher 12 hours of possession ACT DATE: 14/04/2011	
Design: Johnathan Chury Architecture: Johnathan Chury Planning: Johnathan Chury		Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER Client: Janis / Trevor FK	
REV	DATE	DESCRIPTION	BY



INITIAL ADMINISTRATION CHECKLIST DAs SUBMITTED AT COUNTER

Block: 10 Section: 45 Suburb: FISHER

MERIT

IMPACT

Check that all parts (including checklist at back of application form) of the DA form have been filled in & the Lessee and Applicant details have been fully completed. Confirm & ensure that the email address(s) given can be easily read.	<input checked="" type="checkbox"/>
Check that the CD/DVD works and documents can be opened. The documents should be: Saved as PDF's Separated into individual documents Named appropriately Rotated correctly	<input type="checkbox"/>
Check that the street address matches the block and section in the form, and that the zone is correct - ACTMAP1	<input checked="" type="checkbox"/>
If the block is unleased please ensure the form is signed by the land custodian	<input checked="" type="checkbox"/>
Check lessee details are correct - TARQUIN	<input type="checkbox"/>
Has an Environmental Significance Opinion been sought? If yes, a copy of the approved ESO and proof of payment to be provided.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Check all Lessees & the Applicant signed Letter of Appointment/DA Form	<input checked="" type="checkbox"/>
A - Is this application for a residential building intended to be higher than 3 storeys and consisting of more than 50 units	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
B - Is this application for a building where the total floor space of which is intended to be more than 7000m ²	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
C - Is this application for a building or structure intended to be higher than 25m	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If the answer is yes for A, B, or C the applicant must also complete the community consultation summary form.	<input type="checkbox"/>

Advise customer that the application will now go through and administration & technical check. Once the checks are completed they will receive either the failure reasons or the fee advice. The legal timeframes commence on the day the payment is made.

Processed by: JOVA NKA Date: 14/12 /2011

Useful Information

- It's important that there is a legible email address for the applicant as this is the authority's main form of communication
- If the Applicant/Lessee are a company there must be a contact name, position in company & A.B.N. or A.C.N. supplied
- The lessee is the proprietor of the lease. The authority does not accept 3rd party lessees unless they are the proprietor of the lease
- Body corporate approval is not required for units (unless it is for a lease variation). However, it is advisable to encourage the applicant to have this approval before the DA is lodged as it will be required when it comes to development



CUSTOMER SERVICES LODGEMENT OFFICER

Block: 10 Section: 45 Suburb: FISHER

Check that correct DA form has been supplied and ALL parts of the DA form have been completed - note missing information in Lodgement checklist

No "Vc of land"
(not filled out)

Check public register exemption section of DA form, Has YES has been selected? refer to the AppSec team leader

YES Exemption Requested
 NO Exemption Not Requested

Check that the street address matches the block & section on DA form

Is a Land Custodian signature required? (works on unleased land) - ACTMAPI

YES Required
 NO Not required

If a signature from Land Custodian is required has the correct Land Custodian signed form or provided letter of Authority? - ACTMAPI

YES
 NO
 N/A

Is there a completed Environmental Significance Opinion with this application? (If yes, allocate to Impact team and add to the description in edevelopment)

YES
 NO

Check the correct zone and development code has been identified - ACTMAPI

R22

Check if there are any special overlays NCP - ACTMAPI
NOTE - If the block is in a Designated Area consult a duty planner before processing application

YES
 N/A

Is the proposal in a HERITAGE area?

YES
 NO

Is the proposal on a BUSHFIRE affected block?

YES
 NO

Is there COMPLIANCE action on the block?

YES
 NO

Is the block UNLEASED?

YES
 NO

Is the block subject to a HOLDING LEASE?

YES
 NO

Is the block UNIT TITLED?

YES
 NO

eDevelopment Portal

Individual

Existing User in edevelopment Portal

YES
 NO

New User Created

YES
 NO

Company

Existing Company in edevelopment Portal

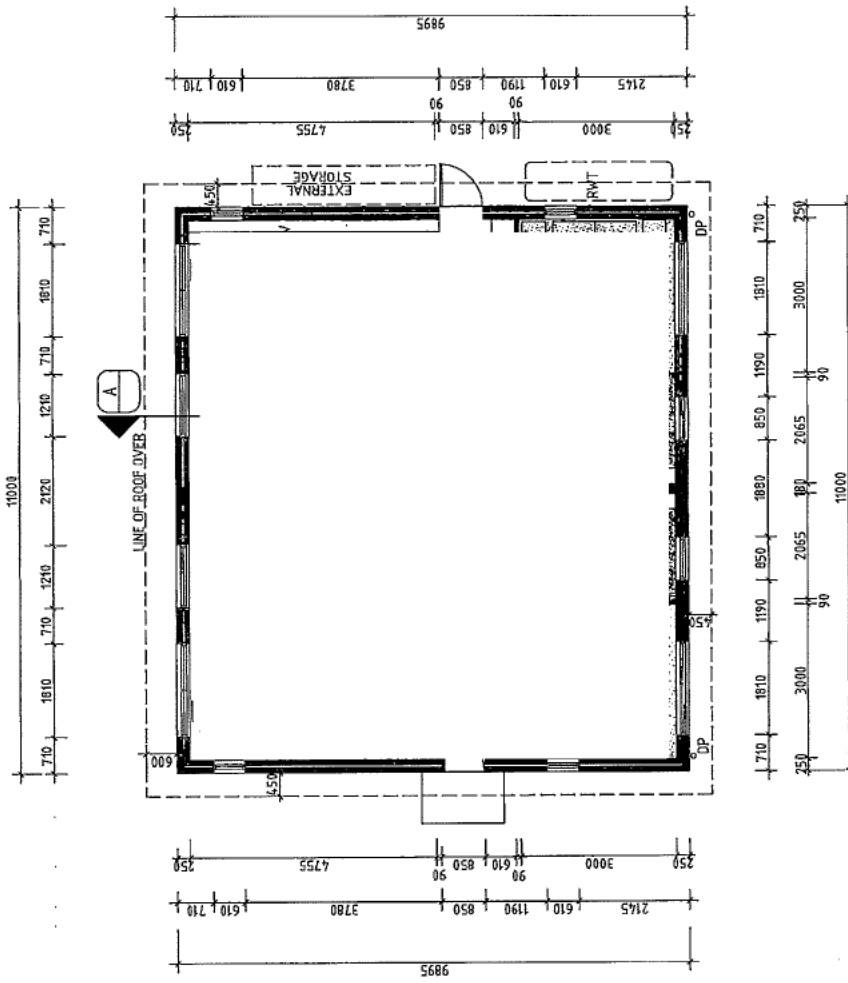
YES
 NO

New Company Created

YES
 NO

Notes

* Rebecca Lyons Wright 14/12/11



AREA SCHEDULE

MAX RES. AREA = 14,10m²
(incl carpet area)

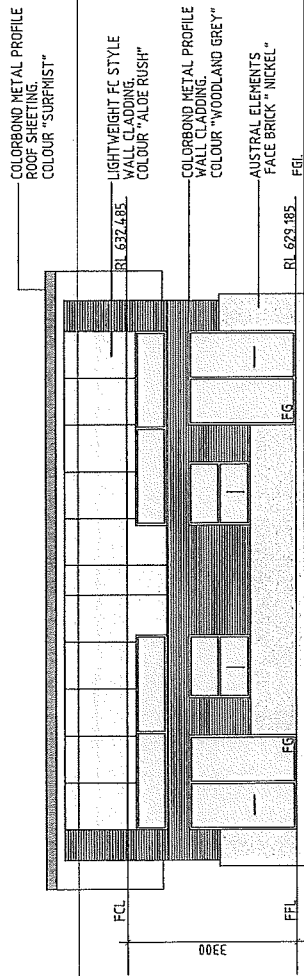
DWELLING AREA = 108,00m²

CARPET AREA = 98,00m²

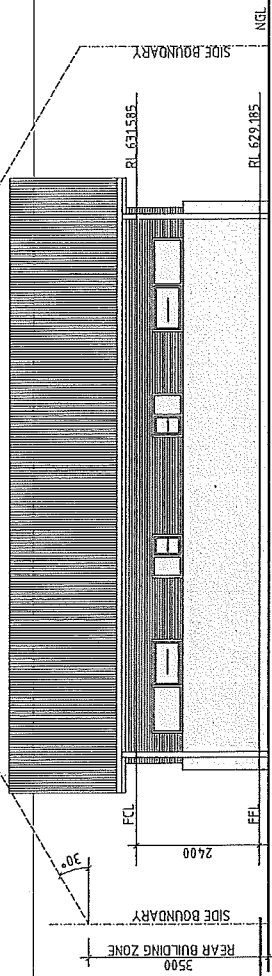
TOTAL GFA = 126,00m²

FLOOR PLAN
SCALE 1:100

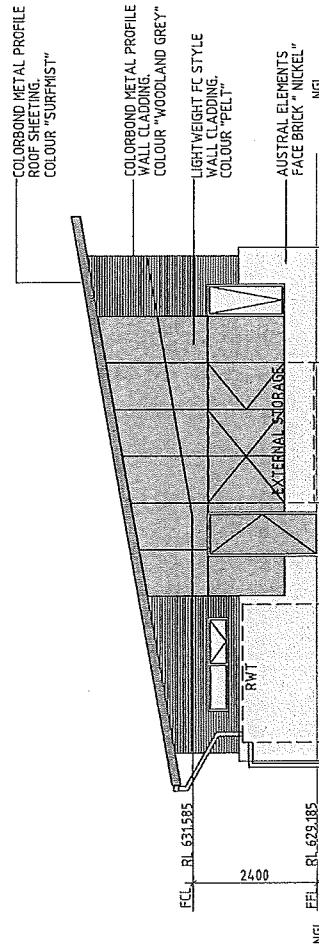
Project Title PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name: FLOOR PLAN	
Client: Janko / Trevor Rk	Status: DA	Job Number: 102-11	Issue: A
Drawing Public: C:\Users\Public\Documents\Floor		Drawing Number: DA-101	Risk Ratio: 200/11
Job Title: Janko Architekt Jankov Planing	Job Title: Janko Architekt Jankov Planing	Job Title: Janko Architekt Jankov Planing	Job Title: Janko Architekt Jankov Planing
Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011
Description: FLOOR PLAN	Description: FLOOR PLAN	Description: FLOOR PLAN	Description: FLOOR PLAN
Author: Janko	Author: Janko	Author: Janko	Author: Janko
Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011
Description: FLOOR PLAN	Description: FLOOR PLAN	Description: FLOOR PLAN	Description: FLOOR PLAN
Author: Janko	Author: Janko	Author: Janko	Author: Janko
Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011	Date: 10.08.2011



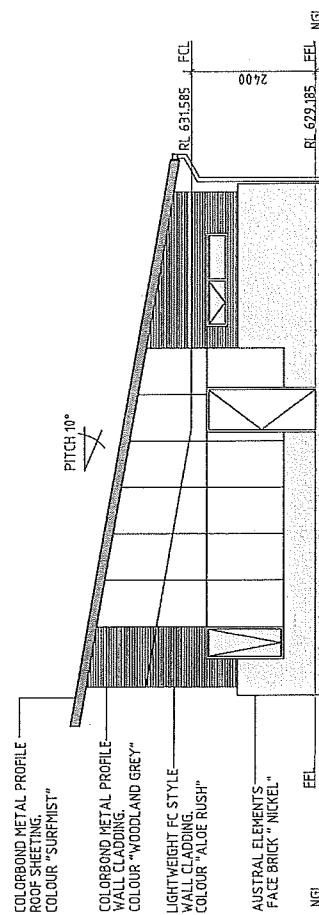
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



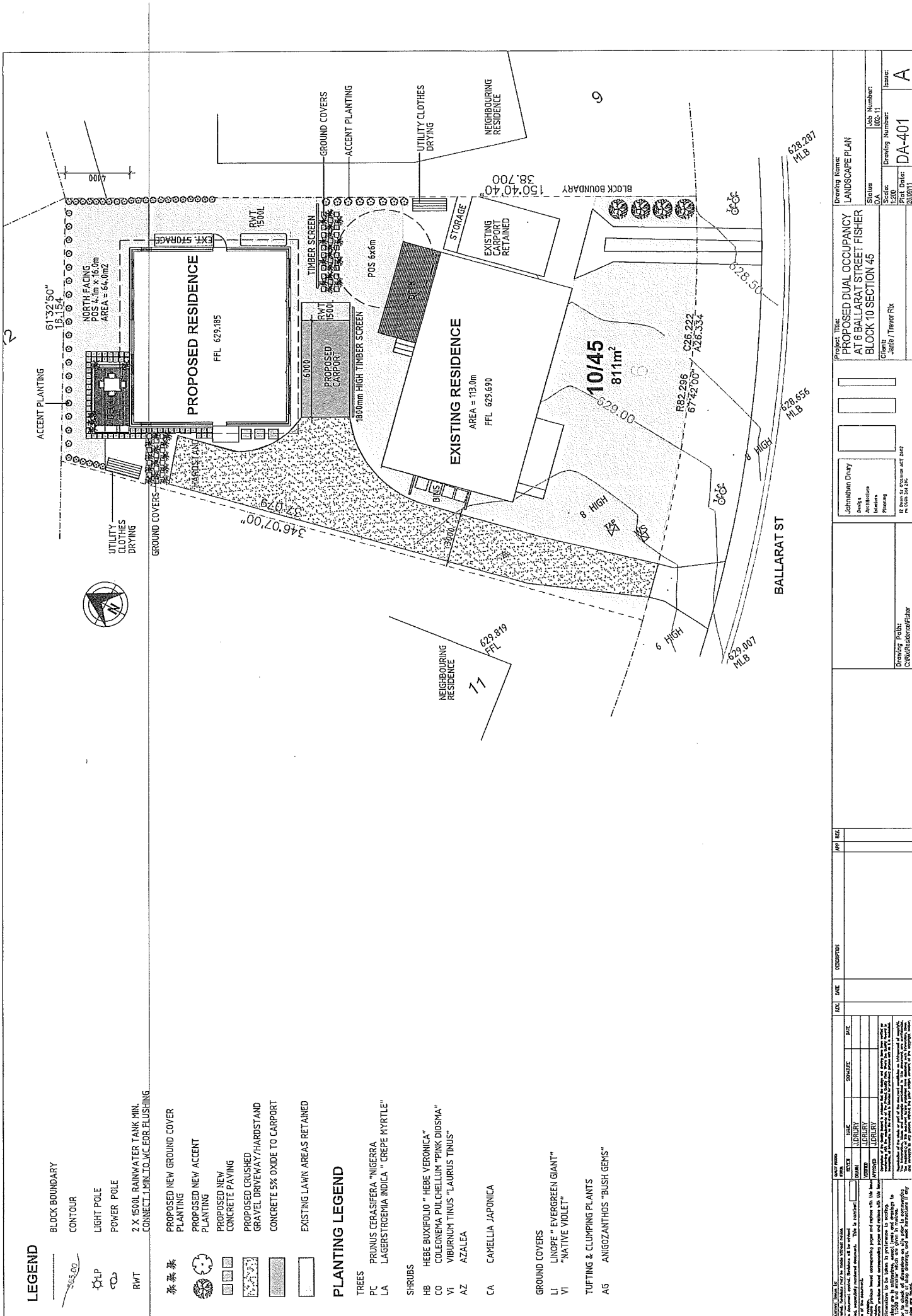
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



<p>NOTES:</p> <p>1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.</p> <p>2. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>3. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>4. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>5. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>6. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>7. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>8. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>9. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p> <p>10. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.</p>		<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION												
<p>CLIENT: JAHNATHAN DURY</p> <p>PROJECT: PROPOSED DUAL OCCUPANCY ELEVATIONS AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>DATE: 12/05/2024</p> <p>SCALE: 1:100</p> <p>DRAWING NUMBER: DA-201</p> <p>ISSUE: A</p>		<p>PROJECT TITLE: PROPOSED DUAL OCCUPANCY ELEVATIONS AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>CLIENT: JAHNATHAN DURY</p> <p>DATE: 12/05/2024</p> <p>SCALE: 1:100</p> <p>DRAWING NUMBER: DA-201</p> <p>ISSUE: A</p>												



LEGEND

- BLOCK BOUNDARY
- CONTOUR
- LIGHT POLE
- POWER POLE
- RWT
- 2 X 4500L RAINWATER TANK MIN. CONNECT TO MIN TO VIC FOR FLUSHING

- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY/HARDSTAND
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

PLANTING LEGEND

- TREES
 - PC PRUNUS CERASIFERA "NIGERRA
 - LA LAGERSTROEMIA INDICA " CREPE MYRTLE"
- SHRUBS
 - HB HEBE BUXTIFOLIO " HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DIOSMA"
 - VI VIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS
 - LI LINPOE " EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLUMPING PLANTS
 - AG ANIGOZANTHOS "BUSH GEMS"

DATE	DESCRIPTION	BY	CHK

DATE	DESCRIPTION	BY	CHK

DATE	DESCRIPTION	BY	CHK

DATE	DESCRIPTION	BY	CHK

DATE	DESCRIPTION	BY	CHK

DATE	DESCRIPTION	BY	CHK

PROJECT TITLE
 PROPOSED DUAL OCCUPANCY
 AT 6 BALLARAT STREET FISHER
 BLOCK 10 SECTION 45

DRAWING NAME
 LANDSCAPE PLAN

STATUS
 1:200

JOB NUMBER
 102-11

DRAWING NUMBER
 DA-401

ISSUED
 20/09/11

CLIENT
 Jarrin / Trevor Pirk

DESIGNER
 Johnathan Druy

DATE
 12/09/11

SCALE
 1:200

PROJECT NO.
 102-11

PROJECT NAME
 PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45

DATE
 12/09/11

SCALE
 1:200

JOB NUMBER
 102-11

DRAWING NUMBER
 DA-401

ISSUED
 20/09/11

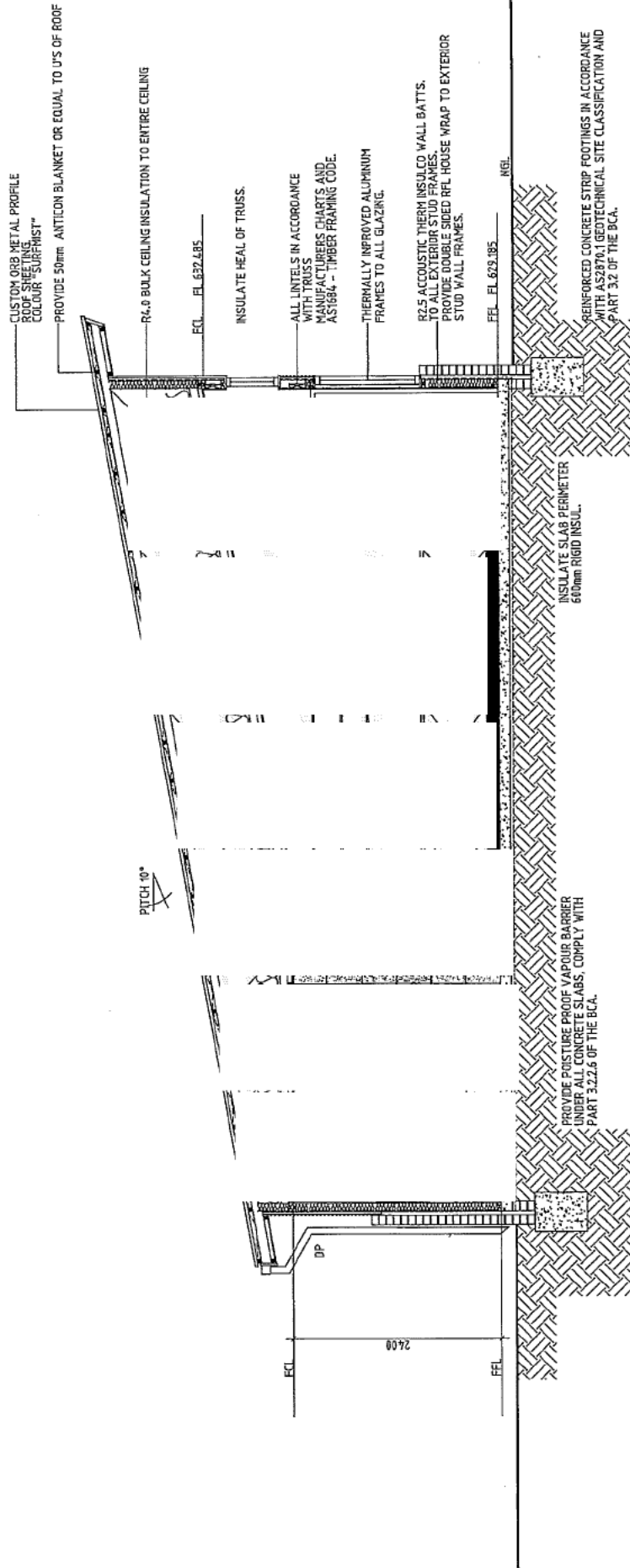
DATE
 12/09/11

SCALE
 1:200

JOB NUMBER
 102-11

DRAWING NUMBER
 DA-401

ISSUED
 20/09/11



SECTION A-A
 SCALE 1:50

Drawing Name: SECTION A-A		Drawing Number: DA-301	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 2024-17	
Status: DA		Drawing Number: 150	
Client: John / Trevor Fox		Print Date: 20/09/21	
Designer: Johanna Dwy		Scale: 1:50	
Checker: [Blank]		Date: [Blank]	
Approver: [Blank]		Project Manager: [Blank]	
Drawing Path: C:\Bulldozer\Floor		Job Number: 2024-17	
Job Number: 2024-17		Drawing Number: 150	
Scale: 1:50		Print Date: 20/09/21	
Project Manager: [Blank]		Job Number: 2024-17	
Drawing Name: SECTION A-A		Drawing Number: DA-301	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 2024-17	
Status: DA		Drawing Number: 150	
Client: John / Trevor Fox		Print Date: 20/09/21	
Designer: Johanna Dwy		Scale: 1:50	
Checker: [Blank]		Date: [Blank]	
Approver: [Blank]		Project Manager: [Blank]	
Drawing Path: C:\Bulldozer\Floor		Job Number: 2024-17	
Job Number: 2024-17		Drawing Number: 150	
Scale: 1:50		Print Date: 20/09/21	
Project Manager: [Blank]		Job Number: 2024-17	
Drawing Name: SECTION A-A		Drawing Number: DA-301	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 2024-17	
Status: DA		Drawing Number: 150	
Client: John / Trevor Fox		Print Date: 20/09/21	
Designer: Johanna Dwy		Scale: 1:50	
Checker: [Blank]		Date: [Blank]	
Approver: [Blank]		Project Manager: [Blank]	
Drawing Path: C:\Bulldozer\Floor		Job Number: 2024-17	
Job Number: 2024-17		Drawing Number: 150	
Scale: 1:50		Print Date: 20/09/21	
Project Manager: [Blank]		Job Number: 2024-17	
Drawing Name: SECTION A-A		Drawing Number: DA-301	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 2024-17	
Status: DA		Drawing Number: 150	
Client: John / Trevor Fox		Print Date: 20/09/21	
Designer: Johanna Dwy		Scale: 1:50	
Checker: [Blank]		Date: [Blank]	
Approver: [Blank]		Project Manager: [Blank]	
Drawing Path: C:\Bulldozer\Floor		Job Number: 2024-17	
Job Number: 2024-17		Drawing Number: 150	
Scale: 1:50		Print Date: 20/09/21	
Project Manager: [Blank]		Job Number: 2024-17	
Drawing Name: SECTION A-A		Drawing Number: DA-301	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 2024-17	
Status: DA		Drawing Number: 150	
Client: John / Trevor Fox		Print Date: 20/09/21	
Designer: Johanna Dwy		Scale: 1:50	
Checker: [Blank]		Date: [Blank]	
Approver: [Blank]		Project Manager: [Blank]	
Drawing Path: C:\Bulldozer\Floor		Job Number: 2024-17	
Job Number: 2024-17		Drawing Number: 150	
Scale: 1:50		Print Date: 20/09/21	
Project Manager: [Blank]		Job Number: 2024-17	

LEGEND

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN

- TAP
- TELECOM
- WATER SERVICE
- TREE RETAINED

Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA = 811.0m²
PLOT RATIO 35% OF SITE AREA = 283.85m²

TOTAL ALLOWABLE GFA = 283.85m²

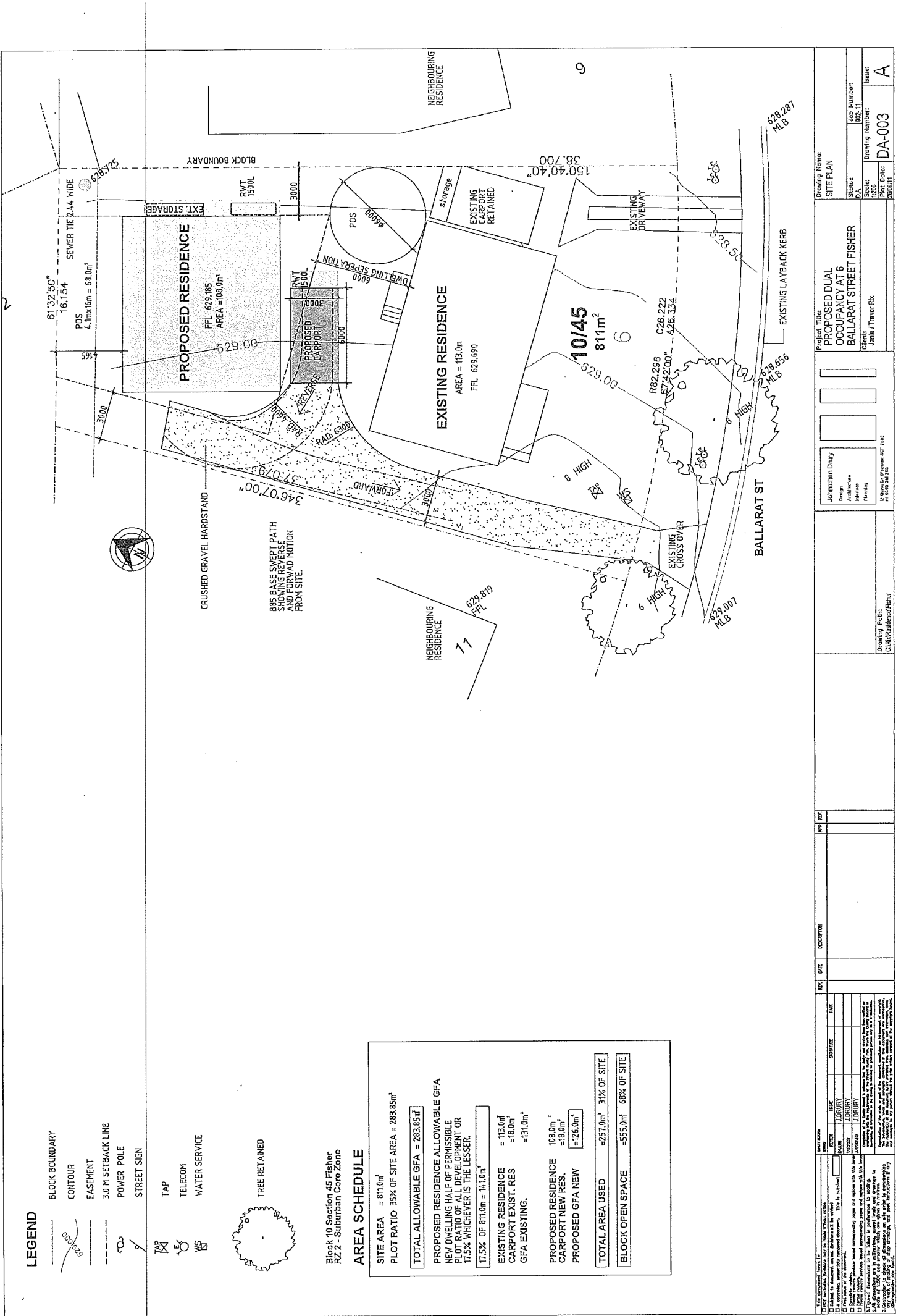
PROPOSED RESIDENCE ALLOWABLE GFA

NEW DWELLING HALF OF PERMISSIBLE
NEW RATIO OF 17.5% OF PERMISSIBLE OR
17.5% WHICHEVER IS THE LESSER.

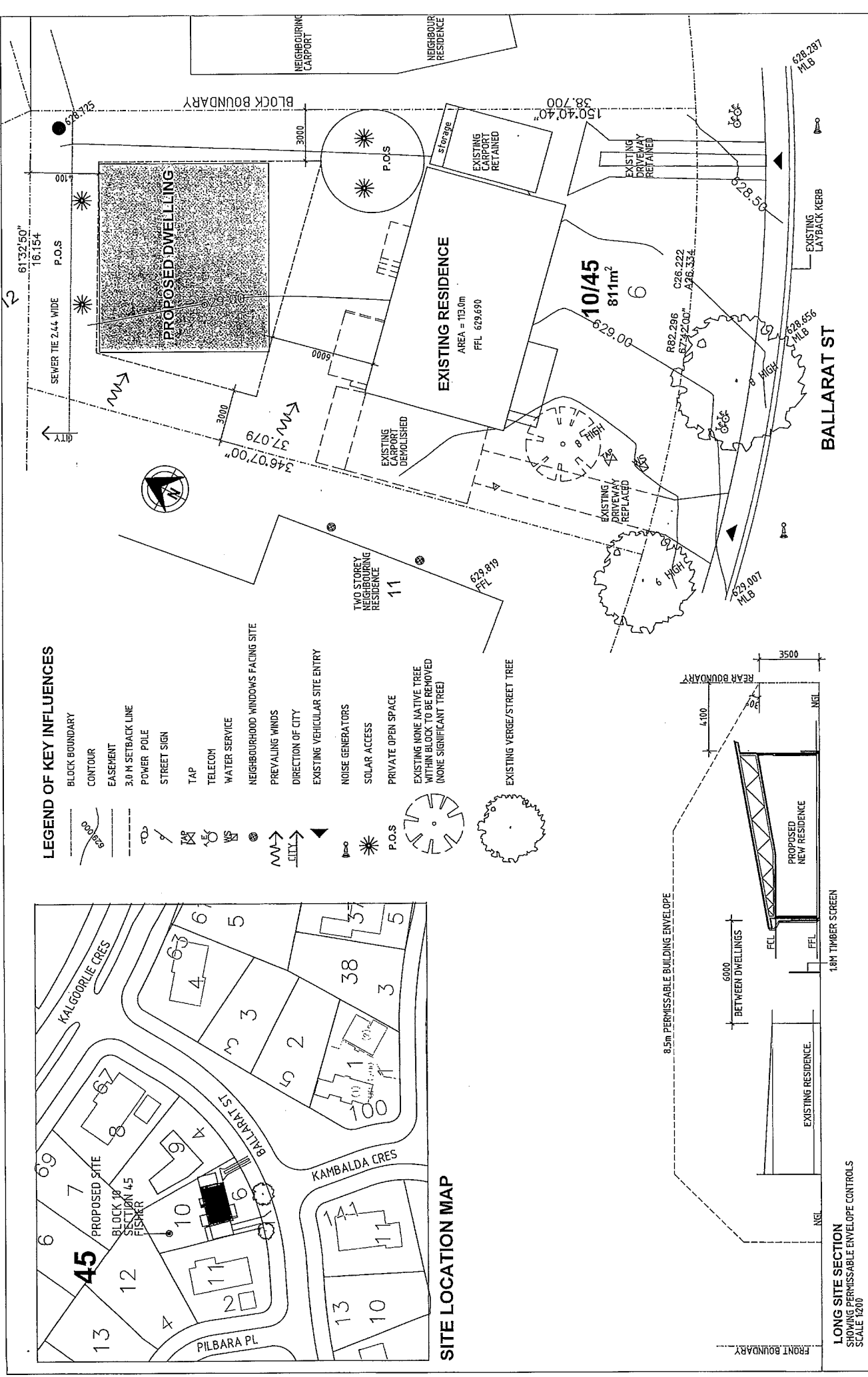
17.5% OF 811.0m² = 141.0m²
EXISTING RESIDENCE = 113.0m²
CARPORT EXIST. RES = 18.0m²
GFA EXISTING = 131.0m²

PROPOSED RESIDENCE = 108.0m²
CARPORT NEW RES. = 18.0m²
PROPOSED GFA NEW = 126.0m²

TOTAL AREA USED = 257.0m² 31% OF SITE
BLOCK OPEN SPACE = 555.0m² 68% OF SITE

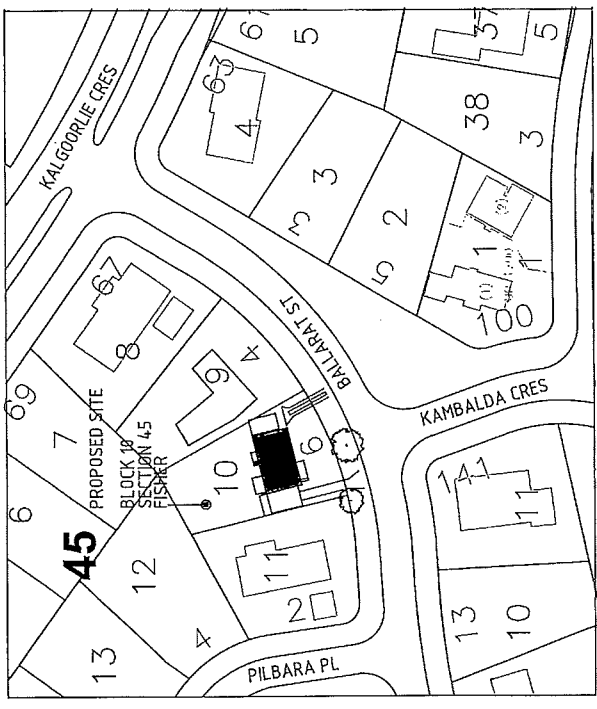


<p>THIS DOCUMENT, DRAWING OR ANY PART THEREOF, IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT. THE USER OF THIS DOCUMENT AGREES TO HOLD THE ENGINEER AND ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THEM BY ANY THIRD PARTY AS A RESULT OF SUCH REPRODUCTION, COPIING OR TRANSMISSION.</p>	
<p>DATE: 10/10/2011</p>	<p>DATE: 10/10/2011</p>
<p>PROJECT NAME: PROJECT DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p>	<p>CLIENT: Jamie / Trevor Fox</p>
<p>DESIGNER: Johnathan Dwyer</p>	<p>ENGINEER: Johnathan Dwyer</p>
<p>ARCHITECT: Johnathan Dwyer</p>	<p>PLANNING: Johnathan Dwyer</p>
<p>SCALE: 1:200</p>	<p>ISSUE NUMBER: 002-11</p>
<p>DRAWING NUMBER: DA-003</p>	<p>ISSUE DATE: 10/10/2011</p>
<p>PAGE DATE: 20/08/11</p>	<p>PAGE NUMBER: A</p>

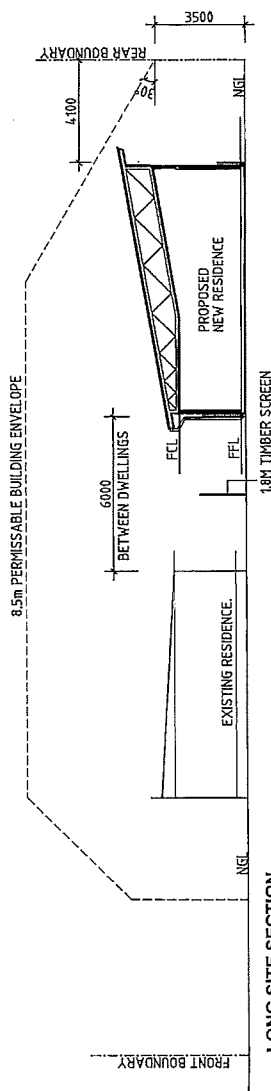


LEGEND OF KEY INFLUENCES

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE
- NEIGHBOURHOOD WINDOWS FACING SITE
- PREVAILING WINDS
- DIRECTION OF CITY
- EXISTING VEHICULAR SITE ENTRY
- NOISE GENERATORS
- SOLAR ACCESS
- PRIVATE OPEN SPACE
- EXISTING NONE NATIVE TREE WITHIN BLOCK TO BE REMOVED (NONE SIGNIFICANT TREE)
- EXISTING VERGE/STREET TREE
- P.O.S

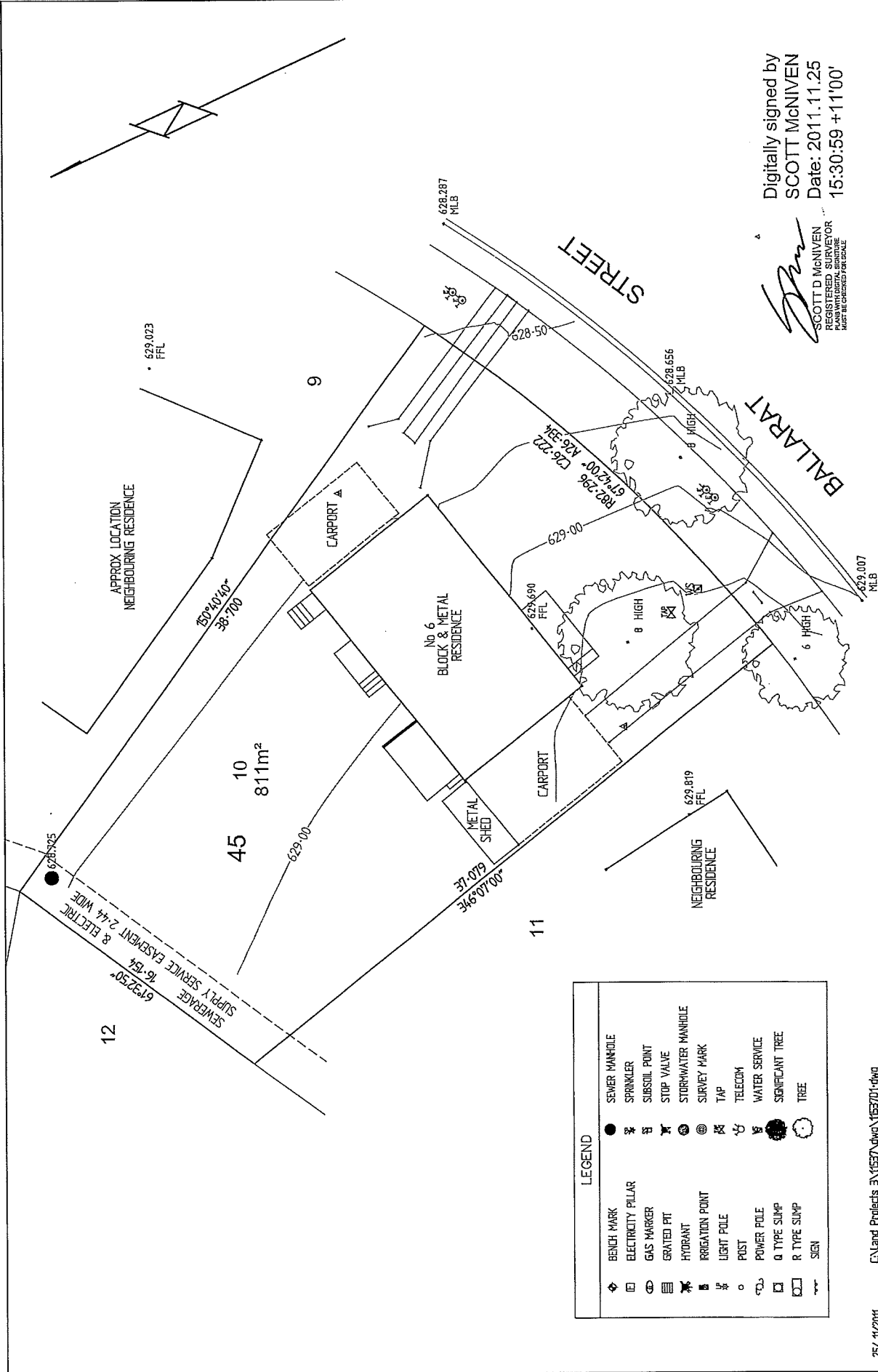


SITE LOCATION MAP



LONG SITE SECTION
SHOWING PERMISSIBLE ENVELOPE CONTROLS
SCALE 1:200

Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name: SITE ANALYSIS	
Client: Jaitis / Trevor Fox		Status: DA	
Drawing Path: C:\P\Ballarat\paper		Job Number: 002.11	
Drawing Path: C:\P\Ballarat\paper		Drawing Number: DA-001	
Job Number: 002.11		Issue: A	



Digitally signed by
SCOTT McNIVEN
 Date: 2011.11.25
 15:30:59 +11'00'

Scott D McNiven
 REGISTERED SURVEYOR
 No. 100281
 After the creation of this data

NOTES: 1 NO INVESTIGATION HAS BEEN MADE FOR ANY SUBTERRANEAN ENCROACHMENTS OF SERVICES OR BUILDINGS BY OR UPON THE SITE 2 THERE HAS BEEN NO INVESTIGATION OF TITLE. IT IS RECOMMENDED THAT THE CLIENT INVESTIGATE THE TITLE BEFORE PROCEEDING 3 TREE POSITION & SHAPE IS INDICATIVE ONLY 4 PLAN IS FOR DESIGN PURPOSES ONLY & NOT TO BE USED FOR FUTURE BUILDING SETOUT		SCOTT D McNIVEN & ASSOCIATES CONSULTING LAND & ENGINEERING SURVEYORS Shop 12, Torrens Shops, Torrens, ACT 2607 T (02) 62922689 F (02) 6286 9148 Email: survey@sdma.com.au		CLIENT JANIE RIX	PROJECT 10/45 FISHER
		SCALE 1:200	JOB No 11537	DRAWN MC/ME	TITLE DETAIL SURVEY

LEGEND

	BENCH MARK		SEWER MANHOLE
	ELECTRICITY PILLAR		SPRINKLER
	GAS MARKER		SUBSOIL POINT
	GRADED PIT		STOP VALVE
	HYDRANT		STORMWATER MANHOLE
	IRRIGATION POINT		SURVEY MARK
	LIGHT POLE		TAP
	POST		TELECOM
	POWER POLE		WATER SERVICE
	Q TYPE SLUMP		SIGNIFICANT TREE
	R TYPE SLUMP		TREE
	SIGN		

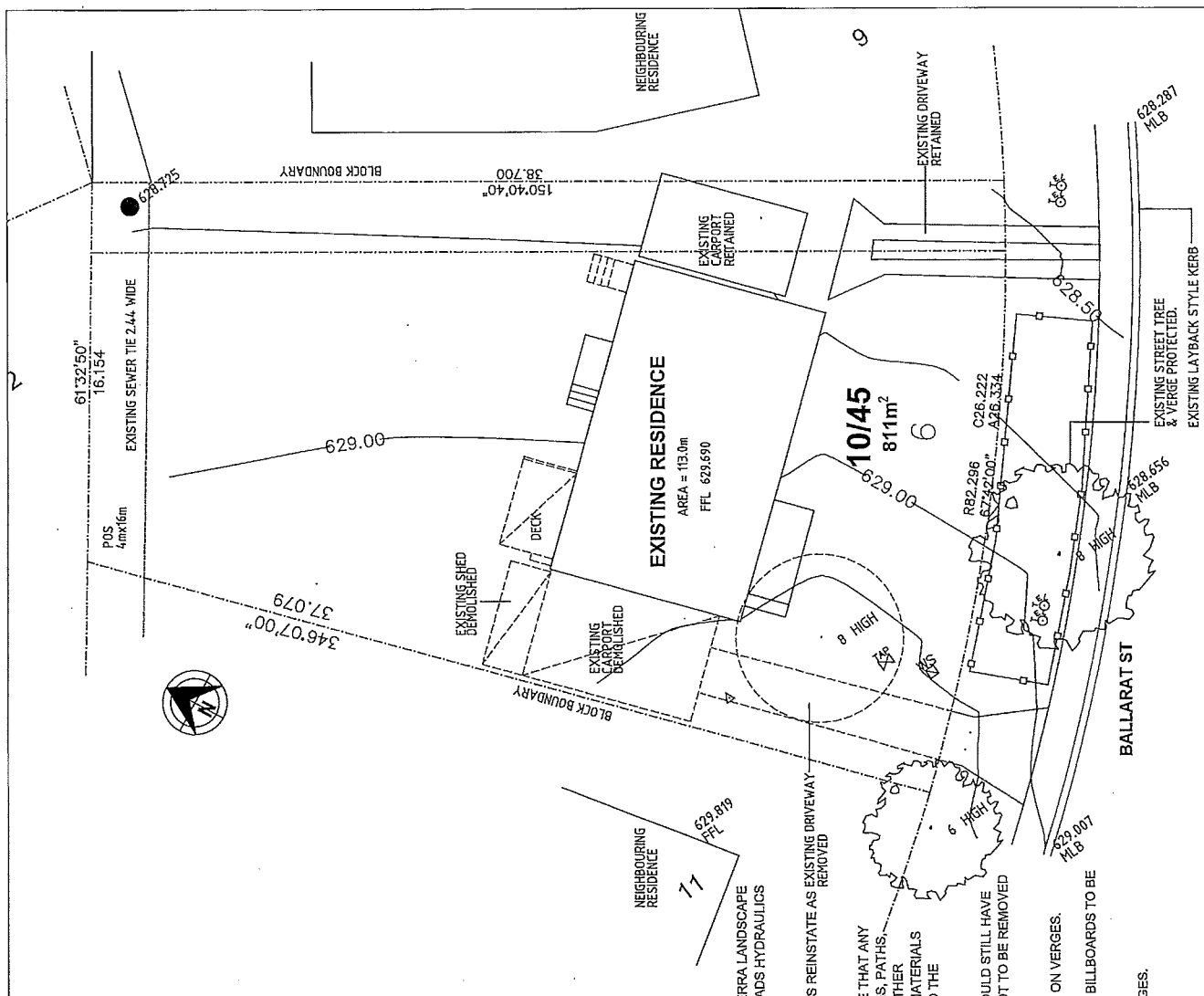
25/ 11/2011 C:\land Projects 3\1537.dwg\1153701.dwg

LEGEND

- BLOCK BOUNDARY
- EXISTING CONTOUR LEVELS
- SECURITY FENCE
- EASEMENT
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE
- EXISTING MINOR STRUCTURES DEMOLISHED
- EXISTING NONE SIGNIFICANT TREE WITHIN THE BLOCK REMOVED
- TREE RETAINED

NOTE:
THE PROPOSED DEVELOPMENT IS TO COMPLY WITH THE ACT, ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

NOTE:
REFER TO EXISTING SERVICES DRAWINGS FOR LOCATIONS OF HYDRAULIC, GAS, SEWAGE & ELECTRICAL TIES PRIOR TO ANY TERMINATION AND DEMOLITION OF SERVICES.
CO-ORDINATE WITH TOTAL BEFORE YOU DIG FOR ALL EXISTING SERVICES.



VERGE & VEGETATION MANAGEMENT NOTES

- INSTALL 1800mm TALL CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2400mm TALL GALV STEEL POSTS AROUND PERIMETER OF THE SITE BOUNDARY AS SHOWN ON DRAWING.
- FENCING TO BE ERRECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
- ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED VEGETATION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES REINSTATE AS EXISTING DRIVEWAY AS PER THE BASIC SPECIFICATION.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERRECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES.

NO.	DATE	DESCRIPTION	APP.	REV.

<p>DATE SUBMITTED: 15/03/2011 DATE FOR REVIEW: 15/03/2011 DATE FOR APPROVAL: 15/03/2011 DATE FOR COMPLETION: 15/03/2011 DATE FOR PAYMENT: 15/03/2011 DATE FOR SIGNATURE: 15/03/2011 DATE FOR SEALING: 15/03/2011 DATE FOR RECORDING: 15/03/2011 DATE FOR ARCHIVING: 15/03/2011 DATE FOR DESTRUCTION: 15/03/2011</p>	<p>PROJECT TITLE: VERGE MANAGEMENT DEMOLITION PLAN AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>DRAWING NUMBER: DA-002</p>	<p>JOB NUMBER: 1002-11</p>	<p>ISSUE: A</p>
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<p>DESIGNED BY: Jibrailhan Dnyan DESIGNER: ARCHITECTURE: PROJECTS</p>	<p>DATE: 15/03/2011</p>	<p>SCALE: 1:500</p>	<p>PROJECT NO: 1002-11</p>
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ACT
Government

Development Application Payment

About this form

Use this form to pay the fees associated with a Development Application to the ACT Planning and Land Authority.

For more information click this button. 

Items marked with an asterisk (*) must be completed.

How to complete this form

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.



Maximum \$5,000

Step 1: - Development Application Details

* Proposal number

Step 2: Payer Contact Details

Organisation name

Name title

* Given name

* Family name

* Address

* Suburb

* State/Territory

* Postcode

* Contact phone number

Steps 3 & 4: Property Details

* Suburb/District * Section * Block Unit

FISHER 45 10

If you require help with suburb/district, section or block details click this information button



Completeness check fee \$ 155.30

Development fee \$ 698.95

Crown lease variation fee \$ 0.00

Public notification fee \$ 959.40

Lease search fee \$ 32.20

Home business fee \$ 0.00

Step 5: 'Pay Now'

* Total fee \$ 1845.85

Receipt / Tax invoice

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time **12 Jan 2012 18:12:15**

Form submission ID **99999820120112184304**

Payment receipt number **201218458303**

Quantity	Description of service	Unit value	GST	Total
1	Completeness Check Fee ABN 31 432 729 493	141.18	14.12	155.30
1	Design and Siting ABN 66 893 463 785	698.95	0.00	698.95
1	Public Notification ABN 31 432 729 493	959.40	0.00	959.40
1	Dial a Search ABN 31 432 729 493	29.27	2.93	32.20

Total amount paid \$ **1845.85**

The total amount includes GST of \$ **17.05**

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

Environment and Sustainable Development Directorate
GPO Box 1908
Canberra ACT 2601
Telephone: **132281**

Any personal information will only be used for the purposes of this transaction, and will be disclosed to the relevant area of the ACT Government and to your financial institution to the extent necessary to achieve that purpose. The details of the transaction will be released to you or your financial institution if this transaction is queried, and otherwise will not be disclosed to any third party except in accordance with the Privacy Act 1988 (Cth).

Form ID: 1007
Version: 12
Date: 12 Jan 2012



ACT
Government

Environment and
Sustainable Development

Tax Invoice / Receipt

J Drury
12 Queen St
O'CONNOR, ACT 2602

Receipt Reference: 122769.1031.2
Date: 14-Dec-2011 9:21
Cashier: JL
Counter: Counter 1
Location: ACTPLA Dickson

Receipt Item:	Amount
ABN: 31 432 729 493 - Administration Fee - GST Applies J Drury 12 Queen St O'CONNOR, ACT 2602 Remarks - scanning fee SSBU - FISHER-45-10	\$48.00 *
Total	*Include GST: \$4.36 \$48.00
Payment Details: EFTPOS	\$48.00



CONDITIONALLY COMPLIES

This document has been assessed against legislation providing ActewAGL's infrastructure and access to it.

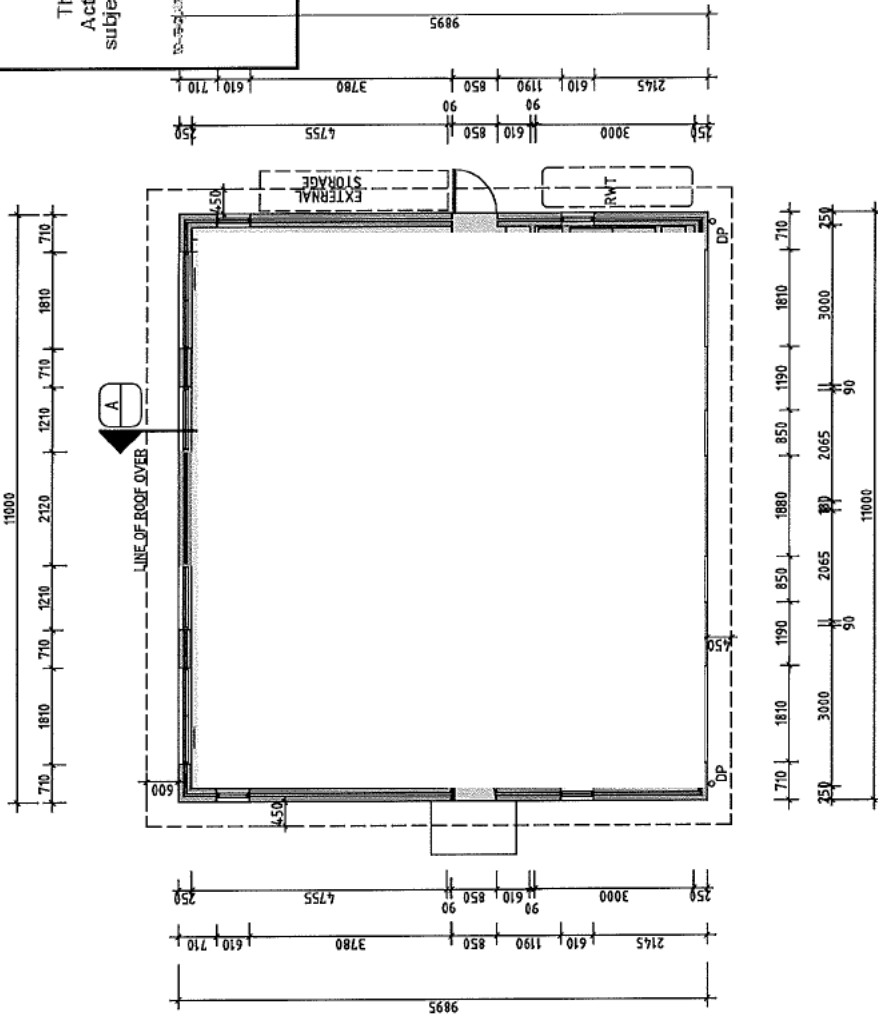
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance

Please note: Construction of unapproved works may result in action being taken to isolate the property, either to complete the works or to the property owner to fund reconstruction works on ActewAGL's gas network

Signed: _____

Date: 30-Jan-2012

Contact Phone: _____

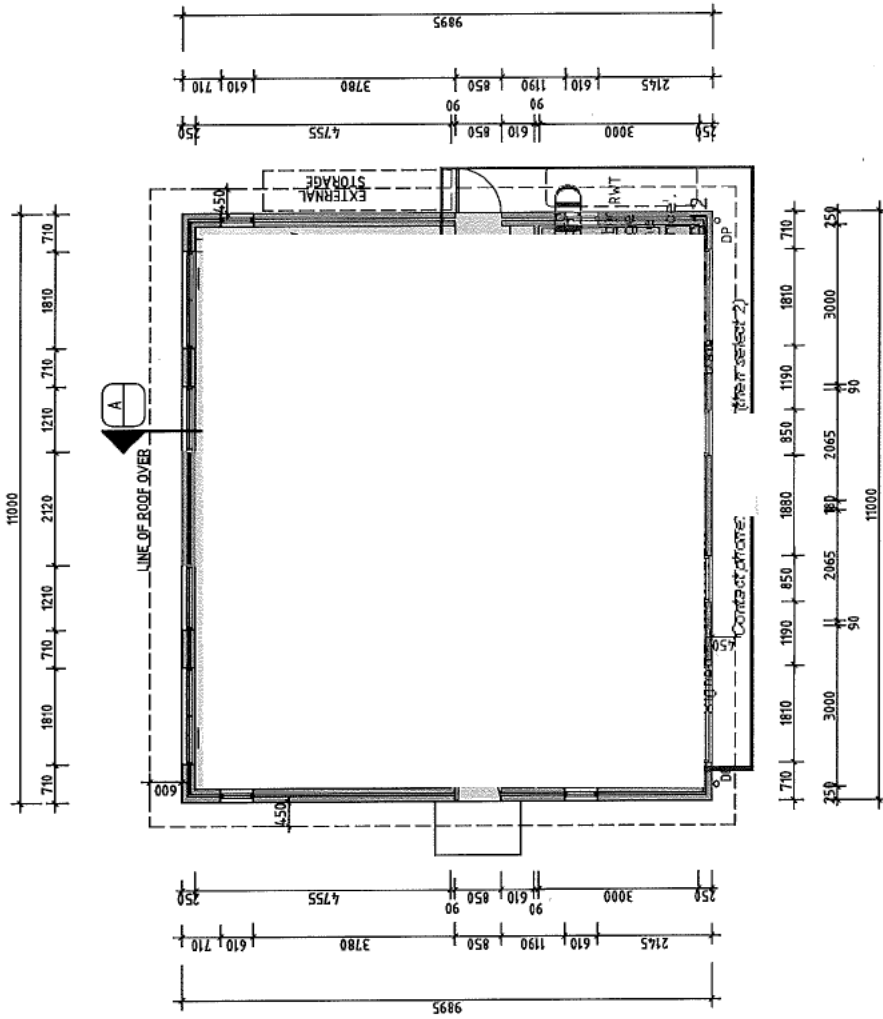


FLOOR PLAN

SCALE 1:100

AREA SCHEDULE	
MAX RES. AREA =	14.0m ² (incl carport area)
DWELLING AREA =	108.0m ²
CARPORIT AREA =	18.0m ²
TOTAL GFA =	126.0m²

<p>Legend</p> <ul style="list-style-type: none"> <input type="checkbox"/> DWELLING <input type="checkbox"/> CARPORT <input type="checkbox"/> EXTERNAL STORAGE 		<p>Project Title</p> <p>PROPOSED DUAL OCCUPANCY FLOOR PLAN AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>Drawing Name</p> <p>FLOOR PLAN RESIDENCE 2</p>
<p>Author</p> <p>J. J. J. J.</p>	<p>Check</p> <p>J. J. J. J.</p>	<p>Scale</p> <p>1:100</p>	<p>Drawing Number</p> <p>DA-101</p>
<p>Issue</p> <p>1</p>	<p>Issue Date</p> <p>2012/01/30</p>	<p>Issue Reason</p> <p>Issue</p>	<p>Issue Number</p> <p>A</p>
<p>Client</p> <p>John / Trevor / Rex</p>			
<p>Revision</p> <p>1. DWG BY: J. J. J. J. ACT 2012</p> <p>2. DWG BY: J. J. J. J. ACT 2012</p>			



AREA SCHEDULE	
MAY RES. AREA =	141.0m ² (incl carport area)
DWELLING AREA =	108.0m ²
CARPORIT	18.0m ²
TOTAL GFA =	126.0m²

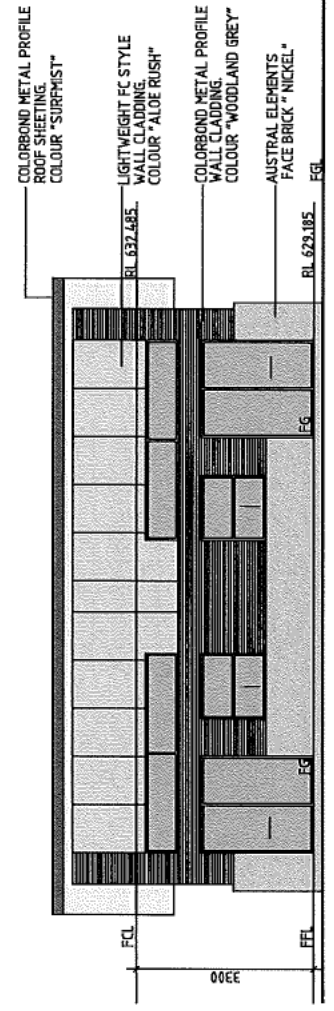
FLOOR PLAN
 SCALE 1:100

NO.	DATE	DESCRIPTION	BY	CHK

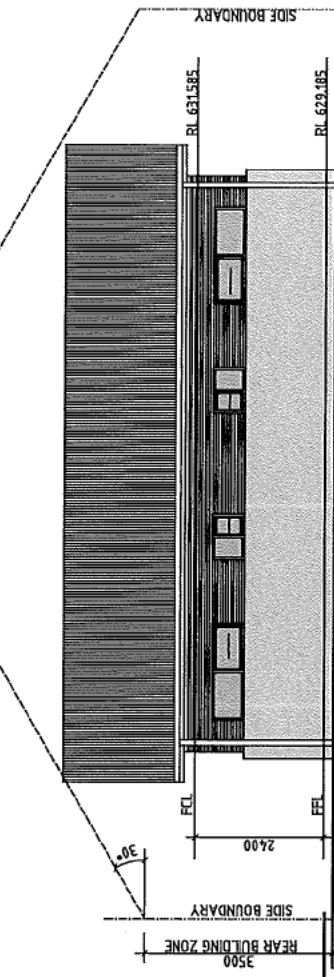
Drawing Path: C:\ProgramData\Actewag\	Drawing Number: DA-101	Issue: A
Client: Jarral / Trevor / Rex	Scale: 1:100	Job Number: DA-101
Project Title: PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45	Drawing Name: FLOOR PLAN RESIDENCE 2	Issue Date: 25/09/11
Job Number: DA-101	Status: 0	Issue Number: 1

Johnathan Dury Draftsman Architect Planning	12 STATE ST FLOOR 45T (B2) C:\ProgramData\Actewag
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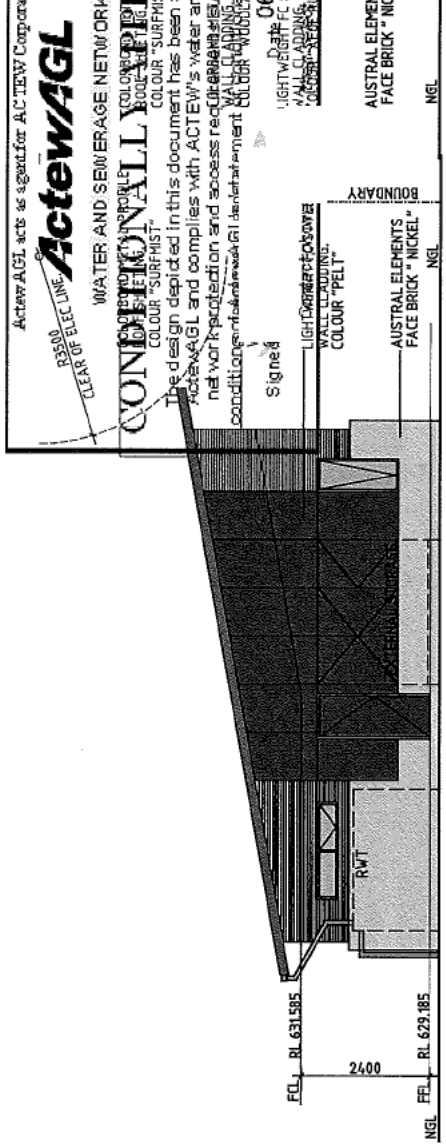
ActewA/G/L
 application number
 123325
 Sheet
 3 of 7



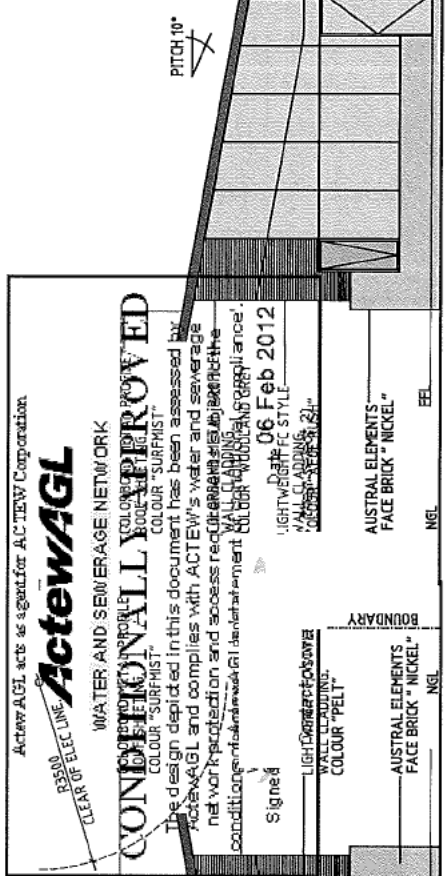
NORTH ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100



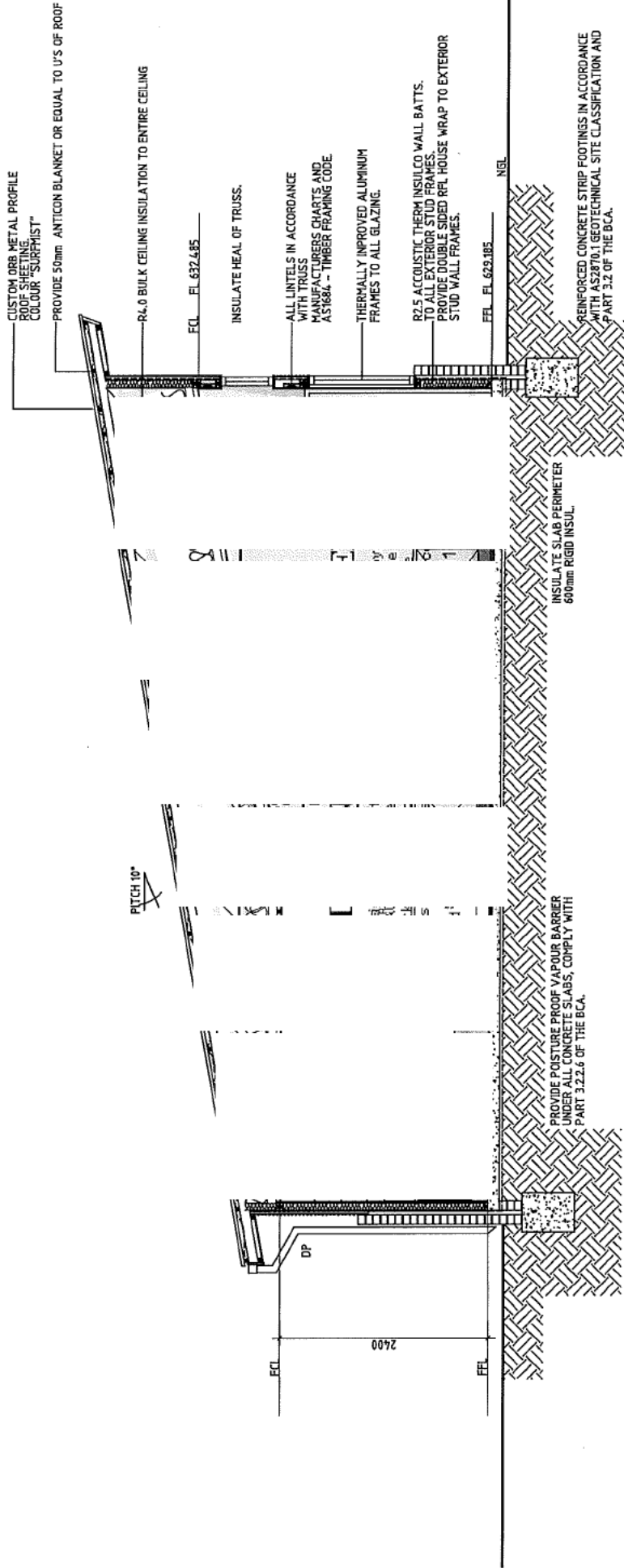
WEST ELEVATION
 SCALE 1:100

ActewA/G/L acts as agent for A.C. HEAVY CORPORATION
ActewA/G/L
 WATER AND SEWERAGE NETWORK
CONDITIONALLY APPROVED
 The design depicted in this document has been assessed by ActewA/G/L and complies with ACTEW's water and sewerage network legislation and access requirements. It is not intended to be used for construction without the approval of the relevant regulatory authorities.
 Date: 06 Feb 2012
 WALL CLADDING: LIGHTWEIGHT FC STYLE WALL CLADDING, COLOUR 'SURPMIST'

REV.	DATE	DESCRIPTION	BY	CHECKED

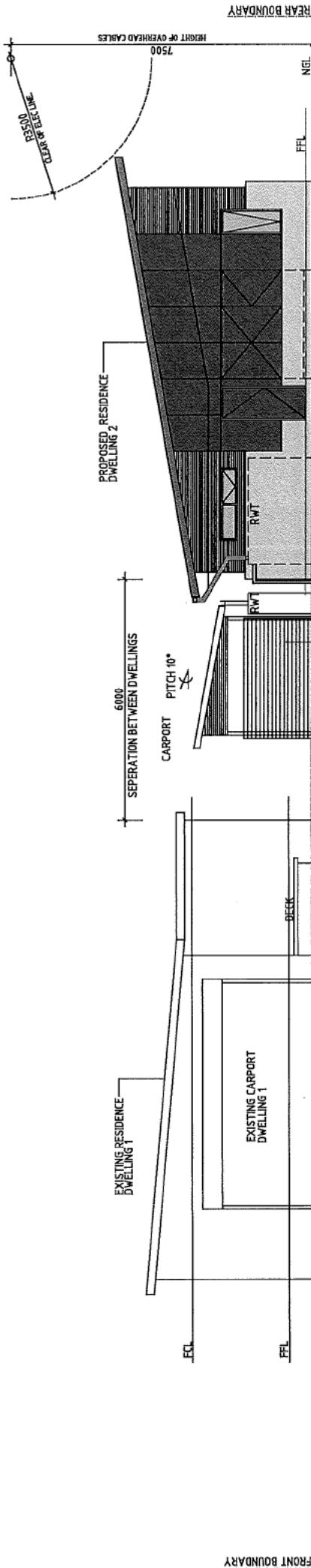
Drawing title:
PROPOSED DUAL OCCUPANCY ELEVATIONS AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45
 Drawing Number:
DA-201
 Issue Number:
002-11
 Status:
D.A.
 Client:
 Julie / Therox Rk
 Project Title:
 PROPOSED DUAL OCCUPANCY ELEVATIONS AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45
 Drawing Name:
 PROPOSED DUAL OCCUPANCY ELEVATIONS AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45
 Status:
 D.A.
 Issue Number:
 002-11
 Issue:
 A

Johnathan Drury
 Swain
 Architects
 Interiors
 Planning
 12-14 Ballarat Street
 Fishers Vic 3203
 Phone 03 5330 2200
 Fax 03 5330 2201
 Email johnathan@jdrury.com.au



SECTION A-A
 SCALE 1:50

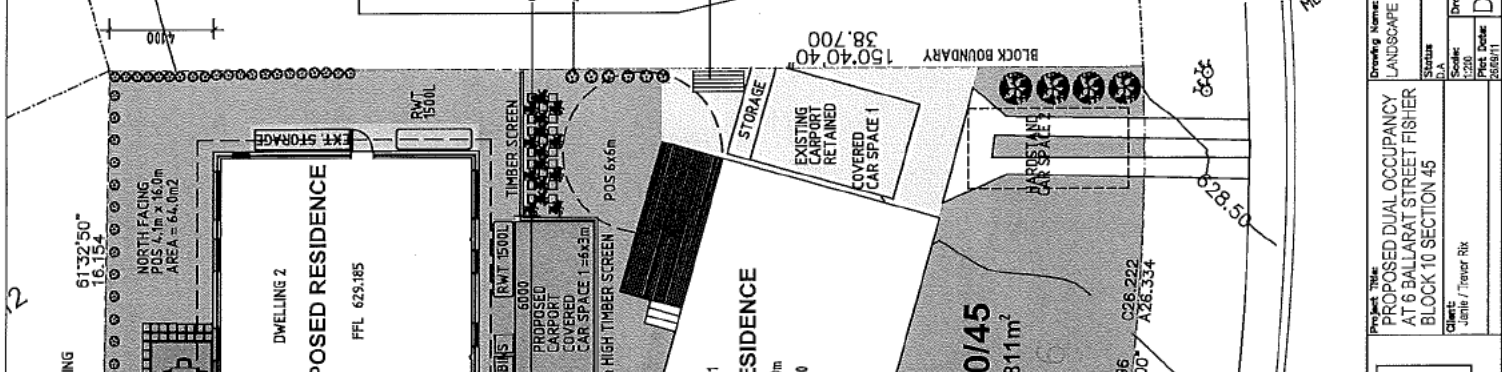
Drawing Name: SECTION A-A Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45 Client: Jenite / Trevor Rix		Drawing Number: DA-301 Job Number: 11 Issue: A
Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []
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Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []
Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []	Design: [] Architecture: [] Interiors: [] Planning: []



ActewAGL acts as agent for ActewAGL Corporation
ActewAGL
 WATER AND SEWERAGE NETWORK
CONDITIONALLY APPROVED
 The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's 'statement of conditional compliance'.
 Date 06 Feb 2012
 Signature _____ (then select 2)
 Contact phone _____

SECTION B-B
 SCALE 1:100 LONG SECTION THROUGH SITE

PROJECT TITLE PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		DRAWING NAME SECTION B-B LONG SECTION THROUGH SITE	
CLIENT Janite / Trevor Rick		STATUS D.A.	
DESIGNER Johnathan Drury Design Architecture Interiors Planning		JOB NUMBER 002-11	
DRAWING NUMBER DA-302		SCALE 1:100	
SHEET NUMBER 5 OF 7		PLOT SCALE 1:100	
PROJECT ADDRESS 6 BALLARAT STREET FISHER VIC 3202		DATE 06 FEB 2012	
DRAWING AUTHOR Johnathan Drury		PROJECT NUMBER 002-11	
DRAWING CHECKER [Blank]		DRAWING NUMBER DA-302	
DRAWING APPROVER [Blank]		PLOT NUMBER 100011	
DRAWING DATE 06 FEB 2012		PLOT SCALE 1:100	
DRAWING PROJECT PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		PLOT TITLE SECTION B-B LONG SECTION THROUGH SITE	



- LOCK BOUNDARY
- INTOUR
- LIGHT POLE
- POWER POLE
- 2 X 1500L RAINWATER TANK MIN. CONNECT 1 MIN TO WC FOR FLUSHING
- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY/HARDSTAND
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

- PLANTING LEGEND**
- TREES
- PC PRUNUS CERASIFERA "NIGERRA"
 - LA LAGERSTROEMIA INDICA "CREPE MYRTLE"
- SHRUBS
- HB HEBE BUXTFOLIO "HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DODSHA"
 - VI VIBURNUM TINUS "LAURIUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS
- LI LINOLEP "EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLIPPING PLANTS
- AG ANIGOZANTHOS "BUSH GEMS"

ActewAGL acts as agent for ACTEW Corporation.

ActewAGL

WATER AND SEWERAGE NETWORK

CONDITIONALLY APPROVED

The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's standard off-conditional compliance TO DRIVEWAY EDGE. Date 06 Feb 2012

Signage
 (plant selected)
 Contact phone: _____

NO	DESCRIPTION	REV	DATE	BY	CHKD
1	ISSUED FOR PERMIT				
2	REVISED PER ACTEW COMMENTS				
3	REVISED PER ACTEW COMMENTS				
4	REVISED PER ACTEW COMMENTS				
5	REVISED PER ACTEW COMMENTS				
6	REVISED PER ACTEW COMMENTS				
7	REVISED PER ACTEW COMMENTS				
8	REVISED PER ACTEW COMMENTS				
9	REVISED PER ACTEW COMMENTS				
10	REVISED PER ACTEW COMMENTS				
11	REVISED PER ACTEW COMMENTS				
12	REVISED PER ACTEW COMMENTS				
13	REVISED PER ACTEW COMMENTS				
14	REVISED PER ACTEW COMMENTS				
15	REVISED PER ACTEW COMMENTS				
16	REVISED PER ACTEW COMMENTS				
17	REVISED PER ACTEW COMMENTS				
18	REVISED PER ACTEW COMMENTS				
19	REVISED PER ACTEW COMMENTS				
20	REVISED PER ACTEW COMMENTS				

Drawing Path: C:\projects\123325\123325.dwg

Project Name: LANDSCAPE PLAN

Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45

Client: Jodie / Turner Rik

Drawing Number: DA-401

Issue: A

Scale: 1:200

Plot Date: 26/08/11

Issue Number: 005-011

Author: Jonathan Drury

Checker: [Blank]

Approver: [Blank]

Permitter: [Blank]

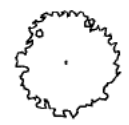
Date: 12 March 2010

Act: ACT 2002

Project: FISHER ST 10

ActewA/AGL
application number
123325
Sheet
7 of 7

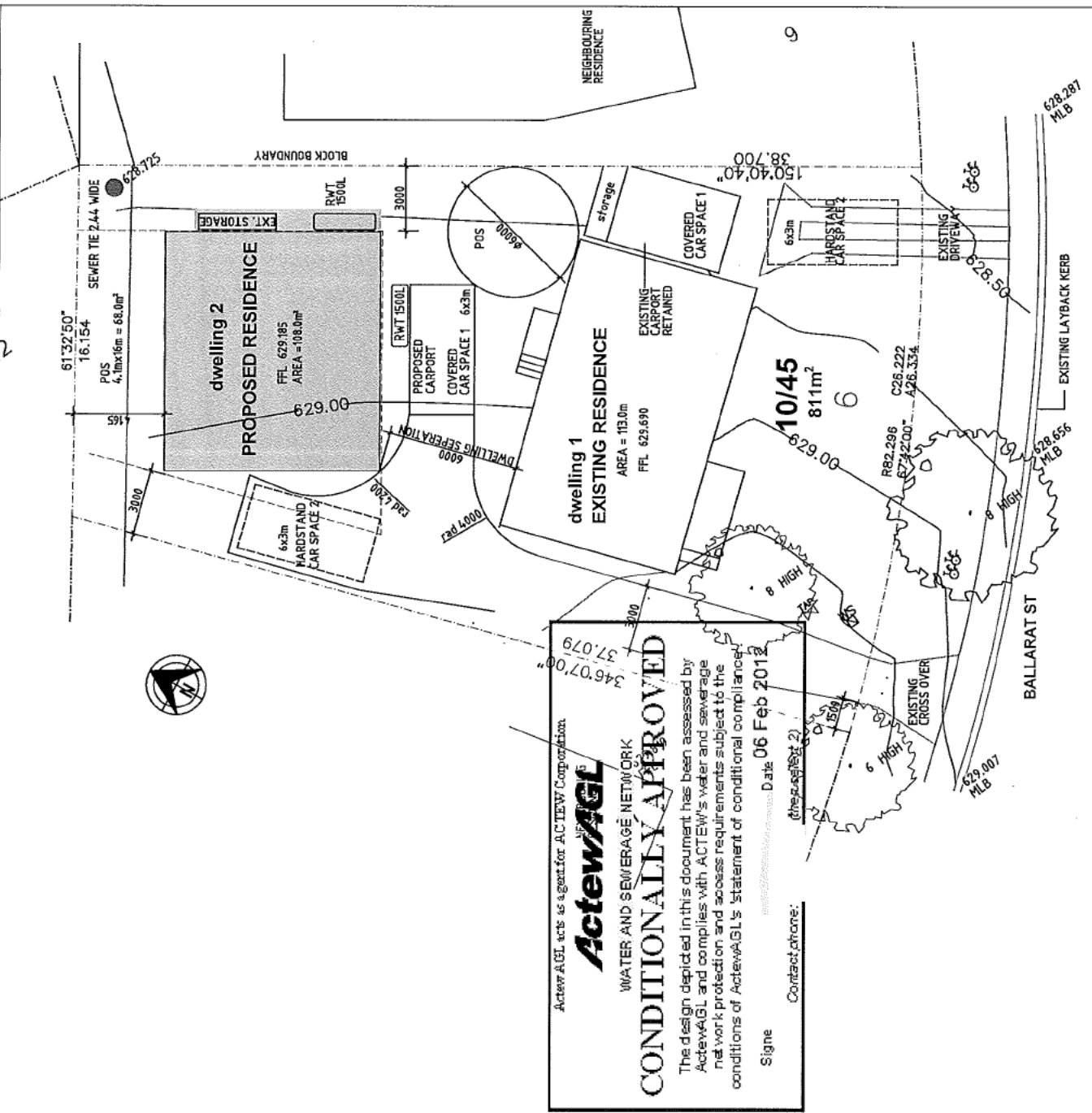
- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE
- TREE RETAINED



Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 5% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA = 283.85m²	
PROPOSED RESIDENCE ALLOWABLE GFA NEW DWELLING HALF OF PERMISSIBLE PLOT RATIO OF ALL DEVELOPMENT OR 71.5% WHICHEVER IS THE LESSE.	
71.5% OF 811.0m = 581.96m ²	
EXISTING RESIDENCE CARPORT EXIST. RES GFA EXISTING.	= 113.0m ² = 18.0m ² = 131.0m ²
PROPOSED RESIDENCE CARPORT NEW RES. PROPOSED GFA NEW	= 108.0m ² = 18.0m ² = 126.0m ²
TOTAL AREA USED	= 257.0m² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m² 68% OF SITE

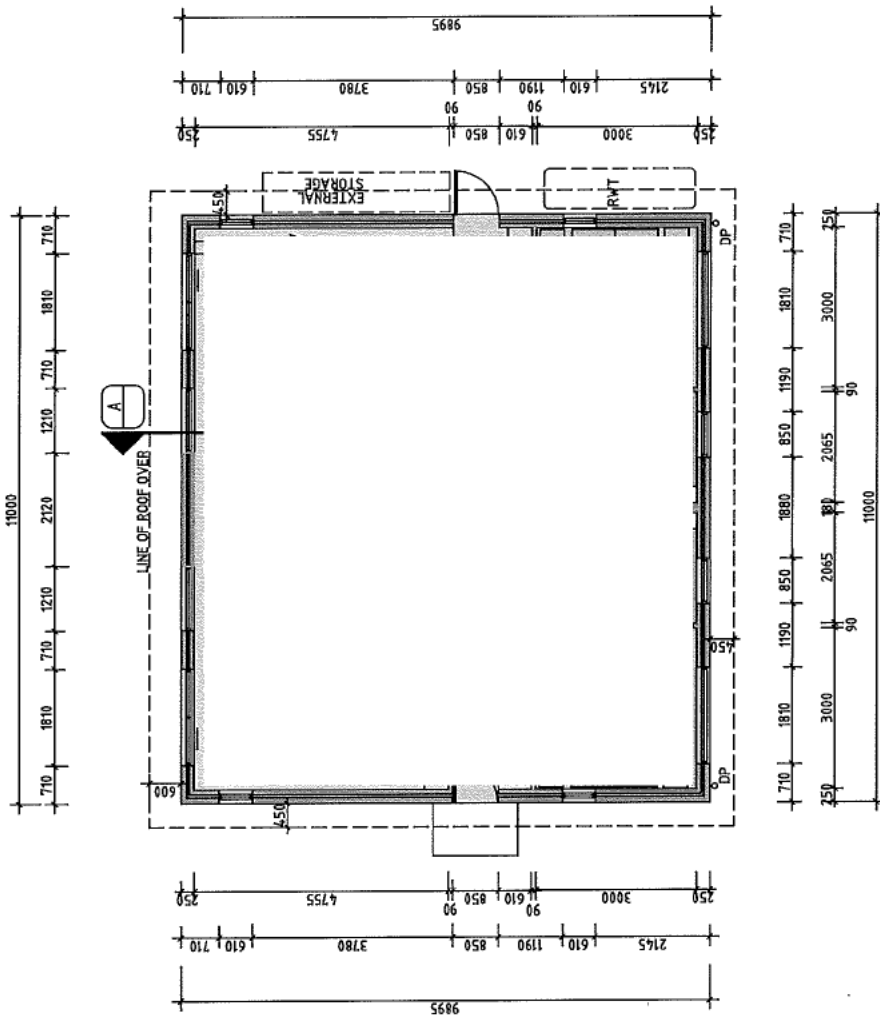


ActewA/AGL acts as agent for ACTEW Corporation.
ActewA/AGL
WATER AND SEWERAGE NETWORK
CONDITIONALLY APPROVED
The design depicted in this document has been assessed by ActewA/AGL and complies with ACTEW's water and sewerage network protection and access requirements subject to the conditions of ActewA/AGL's statement of conditional compliance.
Signed: _____ Date: 06 Feb 2012
(the assessor)
Contact phone: _____

NO.	DATE	DESCRIPTION
1	JANUARY	ISSUED FOR PERMITTING
2	JANUARY	ISSUED FOR PERMITTING

This schedule is subject to the following conditions: 1. This schedule is subject to the conditions of the development application and the site plan. 2. The development must be completed within the time period specified in the development application. 3. The development must be completed in accordance with the conditions of the development application. 4. The development must be completed in accordance with the conditions of the site plan. 5. The development must be completed in accordance with the conditions of the relevant legislation. 6. The development must be completed in accordance with the conditions of the relevant regulations. 7. The development must be completed in accordance with the conditions of the relevant codes of practice. 8. The development must be completed in accordance with the conditions of the relevant standards. 9. The development must be completed in accordance with the conditions of the relevant guidelines. 10. The development must be completed in accordance with the conditions of the relevant best practice. 11. The development must be completed in accordance with the conditions of the relevant research. 12. The development must be completed in accordance with the conditions of the relevant data. 13. The development must be completed in accordance with the conditions of the relevant information. 14. The development must be completed in accordance with the conditions of the relevant knowledge. 15. The development must be completed in accordance with the conditions of the relevant understanding. 16. The development must be completed in accordance with the conditions of the relevant awareness. 17. The development must be completed in accordance with the conditions of the relevant recognition. 18. The development must be completed in accordance with the conditions of the relevant perception. 19. The development must be completed in accordance with the conditions of the relevant cognition. 20. The development must be completed in accordance with the conditions of the relevant comprehension. 21. The development must be completed in accordance with the conditions of the relevant insight. 22. The development must be completed in accordance with the conditions of the relevant understanding. 23. The development must be completed in accordance with the conditions of the relevant knowledge. 24. The development must be completed in accordance with the conditions of the relevant information. 25. The development must be completed in accordance with the conditions of the relevant data. 26. The development must be completed in accordance with the conditions of the relevant research. 27. The development must be completed in accordance with the conditions of the relevant best practice. 28. The development must be completed in accordance with the conditions of the relevant standards. 29. The development must be completed in accordance with the conditions of the relevant guidelines. 30. The development must be completed in accordance with the conditions of the relevant codes of practice. 31. The development must be completed in accordance with the conditions of the relevant regulations. 32. The development must be completed in accordance with the conditions of the relevant legislation.

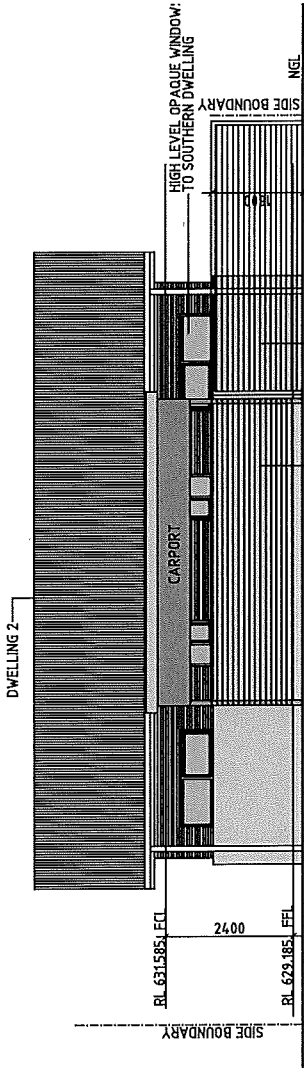
Drinking Paths C/SB&D/06/06/06	Project Name SITE PLAN
Johnathan Drury Cadastral Architectural Illustration Planning	Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER
10/06/2012 ACT 24/2012	Client Janita / Trevor Fox
Scale 1:200	Project Number DA-003
Issue 10/06/11	Issue A



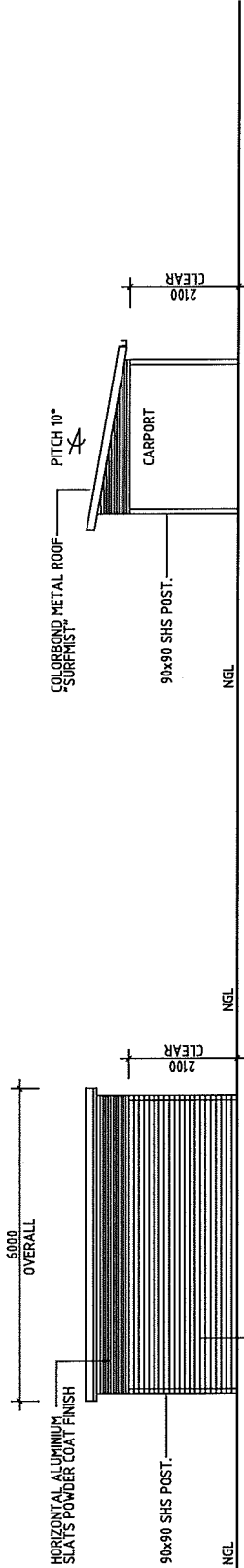
AREA SCHEDULE	
MAX RES. AREA =	14,10m ² (incl Carport area)
DWELLING AREA =	108,0m ²
CARPORT AREA =	18,0m ²
TOTAL GFA =	126,0m ²

FLOOR PLAN DWELLING 2
SCALE 1:100

Project Title PROPOSED DUAL OCCUPANCY FLOOR PLAN RESIDENCE 2 AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 46		Drawing Name FLOOR PLAN RESIDENCE 2	
Client -Jette / Trevor Rix		Status U05-11	
Job Number U05-11		Drawing Number DA-101	
Scale 1:100		Issue A	
Job Number U05-11		Plot Date 26/09/15	
Job Description Site Access Easements Planning		Drawing Title 12 Ballarat Street Act 2602 Fishers Vic 3042	
Job No. U05-11		Drawing No. DA-101	
Job Name U05-11		Drawing Title 12 Ballarat Street Act 2602 Fishers Vic 3042	
Job Description Site Access Easements Planning		Drawing Title 12 Ballarat Street Act 2602 Fishers Vic 3042	

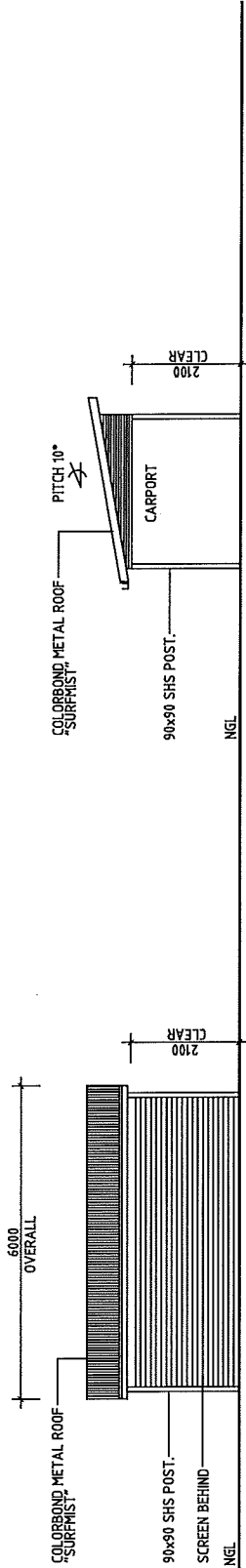


SOUTH ELEVATION
SCALE 1:100 - SHOWING CARPORT / SCREEN



SOUTH ELEVATION
SCALE 1:100 - CARPORT

EAST SECTION / ELEVATION
SCALE 1:100 - CARPORT



NORTH ELEVATION
SCALE 1:100 - CARPORT

WEST ELEVATION
SCALE 1:100 - CARPORT

<p>Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>		<p>Drawing Name RESIDENCE 2 CARPORT ELEVATIONS</p>	
<p>Client Janis / Trevor Rix</p>		<p>Scale 1:50</p>	
<p>Drawing Path C:\B\B\B\B\Fisher</p>		<p>Drawing Number DA-303</p>	
<p>Issue A</p>		<p>Issue A</p>	
<p>Author Johnathan Drury</p>		<p>Scale 1:50</p>	
<p>Checker Johnathan Drury</p>		<p>Project Number 100-11</p>	
<p>Designer Johnathan Drury</p>		<p>File Date 20/09/11</p>	
<p>Planner Johnathan Drury</p>		<p>Issue A</p>	
<p>1:2 Scale of Section Act 2012 20/09/11</p>		<p>Issue A</p>	

ActewAGL

‘STATEMENT OF COMPLIANCE’ INFORMATION SHEET

The following requirements must be included in an application that is made under the Planning and Development Act 2007 and/or the Building Act 2004 to ActewAGL when seeking an Electricity & Gas Networks ‘statement of compliance’.

General Requirements for all Development Applications

Provide plans which are to include the following:

- A designated scale, for example 1:500, 1:200, 1:100, 1:50 with Bar Scale
- Proposed and existing structures including basements, driveways, gates, fencing, sheds, rainwater tanks and retaining walls
- Accurately located and dimensioned ActewAGL electricity & gas assets within the block and those located within 5 metres of any boundary of the block (Contact Dial-Before-You-Dig on 1100 for asset maps)
- Dimensioned distance of all structures that are within 5 metres of ActewAGL electricity & gas assets
- Any electricity or gas easements on the block
- Elevations & sections of proposed structures

Specific Requirements for Type of Development

Single Dwelling/Dual Occupancy

- As per General Requirements above

Multiple Unit and High Rise residential

- As per General Requirements above
- Number of units
- Number of bedrooms per unit
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Net Floor Area of common areas and their use
- Net Floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- Details of central hot water installation

ActewAGL

Non-Residential & Mixed Use

- As per General Requirements above
- Type of development (office, retail, warehouse, industrial etc)
- Timing of the development
- Staging of the development
- Net useable floor areas and their usage
- Net floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- A list of the load components of the proposed installation with their maximum demands, diversity factors, etc
- Information on load management system (if applicable)
- Duty cycle of any large equipment or duty cycle of an industrial process
- Details of any substantial intermittent and fluctuating loads
- Details of any large single phase loads
- Details of any loads likely to cause substantial harmonics
- Details of any loads which are likely to have poor power factors
- Any seasonal factors, i.e. seasonal variation of load
- Main factors affecting level of demand
- Removal of any part of an existing installation
- Any planned future augmentations or upgrades
- Any on site emergency back up arrangements
- Details of large starting motors and voltage drop limitations
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Type B gas appliance details
- Number of units
- Number of bedrooms per unit

Demolitions

- Warning: You must contact ActewAGL prior to commencement of demolition works**



For further information

Information about any of the requirements raised in this document can be obtained by contacting the following:

ActewAGL Electricity Networks: 6293 5770

ActewAGL Gas Networks: 6203 0640

Please note: Separate applications are required for ActewAGL's water & sewerage networks; and to other utility providers such as stormwater or telecommunications.

To lodge an electricity or gas compliance application:

Bring your drawings to the Networks Service Centre; or:

Send electronically to ActewAGL: email: devapp@actewagl.com.au

The protocols for submitting an electronic application are:

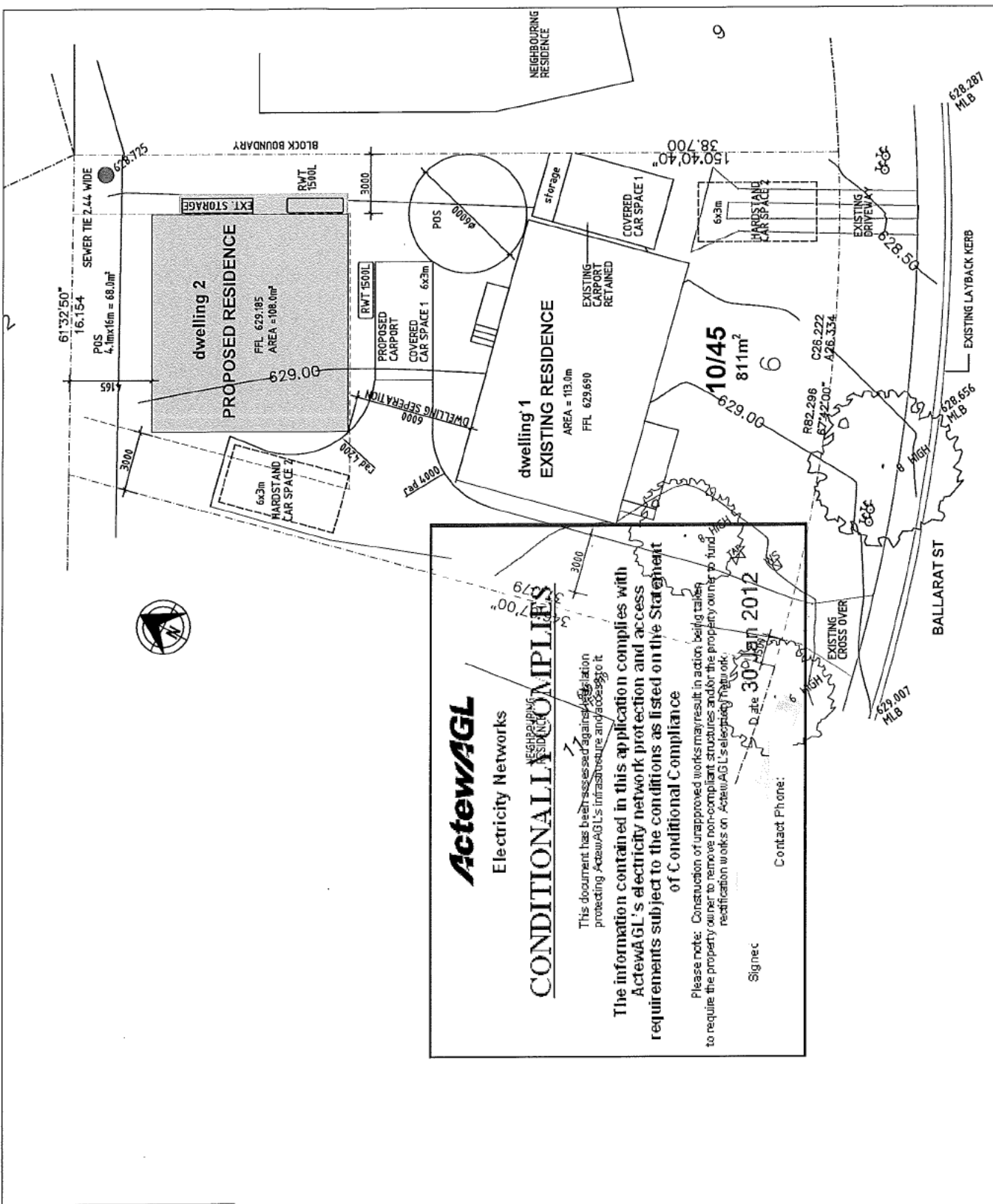
- ❖ Drawings in A3 format (each PDF to be no larger than 2 megabytes in size).
- ❖ Send one email for each application.
- ❖ Each PDF can contain multiple drawings however if you have more than 5 PDFs in an application, please send multiple emails (i.e. part 1, part 2 etc..)



Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 35% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA	= 283.85m ²
PROPOSED RESIDENCE ALLOWABLE GFA	
NEW DWELLING HALF OF PERMISSIBLE	
PLOT RATIO OF ALL DEVELOPMENT OR	
17.5% WHICHEVER IS THE LESSER	
17.5% OF 811.0m ²	= 141.0m ²
EXISTING RESIDENCE	= 113.0m ²
CARPORP EXIST. RES	= 18.0m ²
GFA EXISTING	= 131.0m ²
PROPOSED RESIDENCE	108.0m ²
CARPORP NEW RES.	= 18.0m ²
PROPOSED GFA NEW	= 126.0m ²
TOTAL AREA USED	= 257.0m ² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m ² 68% OF SITE



<p>ActewAGL acts as agent for ACTEW Corporation</p> <p>ActewAGL</p> <p>application number 122313</p> <p>POWER POLE 3.0 M SETBACK LINE</p> <p>sheet 7 of 8</p> <p>TELECOM WATER SERVICE</p> <p>TREE RETAINED</p> <p>Block 10 Section 45 Fisher RZ 2 - Suburban Core Zone</p> <p>AREA SCHEDULE</p> <table border="1"> <tr> <td>SITE AREA</td> <td>= 811.0m²</td> </tr> <tr> <td>PLOT RATIO 35% OF SITE AREA</td> <td>= 283.85m²</td> </tr> <tr> <td>TOTAL ALLOWABLE GFA</td> <td>= 283.85m²</td> </tr> <tr> <td>PROPOSED RESIDENCE ALLOWABLE GFA</td> <td></td> </tr> <tr> <td>NEW DWELLING HALF OF PERMISSIBLE</td> <td></td> </tr> <tr> <td>PLOT RATIO OF ALL DEVELOPMENT OR</td> <td></td> </tr> <tr> <td>17.5% WHICHEVER IS THE LESSER</td> <td></td> </tr> <tr> <td>17.5% OF 811.0m²</td> <td>= 141.0m²</td> </tr> <tr> <td>EXISTING RESIDENCE</td> <td>= 113.0m²</td> </tr> <tr> <td>CARPORP EXIST. RES</td> <td>= 18.0m²</td> </tr> <tr> <td>GFA EXISTING</td> <td>= 131.0m²</td> </tr> <tr> <td>PROPOSED RESIDENCE</td> <td>108.0m²</td> </tr> <tr> <td>CARPORP NEW RES.</td> <td>= 18.0m²</td> </tr> <tr> <td>PROPOSED GFA NEW</td> <td>= 126.0m²</td> </tr> <tr> <td>TOTAL AREA USED</td> <td>= 257.0m² 31% OF SITE</td> </tr> <tr> <td>BLOCK OPEN SPACE</td> <td>= 555.0m² 68% OF SITE</td> </tr> </table>		SITE AREA	= 811.0m ²	PLOT RATIO 35% OF SITE AREA	= 283.85m ²	TOTAL ALLOWABLE GFA	= 283.85m ²	PROPOSED RESIDENCE ALLOWABLE GFA		NEW DWELLING HALF OF PERMISSIBLE		PLOT RATIO OF ALL DEVELOPMENT OR		17.5% WHICHEVER IS THE LESSER		17.5% OF 811.0m ²	= 141.0m ²	EXISTING RESIDENCE	= 113.0m ²	CARPORP EXIST. RES	= 18.0m ²	GFA EXISTING	= 131.0m ²	PROPOSED RESIDENCE	108.0m ²	CARPORP NEW RES.	= 18.0m ²	PROPOSED GFA NEW	= 126.0m ²	TOTAL AREA USED	= 257.0m ² 31% OF SITE	BLOCK OPEN SPACE	= 555.0m ² 68% OF SITE
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BLOCK OPEN SPACE	= 555.0m ² 68% OF SITE																																
<p>ActewAGL Electricity Networks</p> <p>CONDITIONALLY COMPLIES</p> <p>This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it</p> <p>The information contained in this application complies with ActewAGL's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance</p> <p>Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network</p> <p>Date: 30/08/2012</p> <p>Signature: _____ Contact Phone: _____</p>																																	
<p>Project Name: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client: Jennie / Trevor Rix</p> <p>Design: Johnathan Drury</p> <p>Architect: Johnathan Drury</p> <p>Interior: Johnathan Drury</p> <p>Planning: Johnathan Drury</p> <p>12/08/2012 ACT 26/2012</p>	<p>Drawing Name: SITE PLAN</p> <p>Status: D.A.</p> <p>Scale: 1:200</p> <p>Job Number: 202-11</p> <p>Drawing Number: DA-003</p> <p>Issue: A</p>																																



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 123313 Suburb: Fisher

Block/Section 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Carport

Attached Plans

11537D1 (10-45 Fisher).pdf

DA-101.pdf

DA-201.pdf

DA-301.pdf

DA-302.pdf

DA-401.pdf

SITEPLAN.pdf

This application is approved subject to compliance with the following conditions:

Conditions

A new underground service is required.

Change of service is required. (see attached RSM)

The location of the proposed Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Please Note

- WARNING ActewAGL underground cables may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works.
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed

Date

30 Jan 2012

application number

123313

Sheet
of 8

- 1 NO INVESTIGATION HAS BEEN MADE FOR ANY SUBTERRANEAN ENDOCHAMBERS OF SERVICES OR BUILDINGS BY OR UPON THE SITE
- 2 THERE HAS BEEN NO INVESTIGATION OF TITLE: IT IS RECOMMENDED THAT THE CLIENT INVESTIGATE THE TITLE BEFORE PROCEEDING
- 3 TREE POSITION & SHAPE IS INDICATIVE ONLY
- 4 PLAN IS FOR DESIGN PURPOSES ONLY & NOT TO BE USED FOR FUTURE BUILDING SETOUT

Client Projects SYSTEMS\DWG\VISIT01.dwg

LEGEND	
◆	BENCH MARK
⊠	ELECTRICITY PILLAR
⊕	GAS MARKER
⊖	HYDRANT
⊗	REGIGATION POINT
⊘	LIGHT POLE
○	POST
⊙	POWER POLE
⊚	Q TYPE SIGN
⊛	R TYPE SIGN
●	SEWER MANHOLE
⊙	SPRINKLER
⊚	SUBSOIL POINT
⊛	STOP VALVE
⊜	STORMWATER MANHOLE
⊝	SURVEY MARK
⊞	TAP
⊟	TELECOM
⊠	WATER SERVICE
⊡	SIGNIFICANT TREE
⊢	TREE

Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance

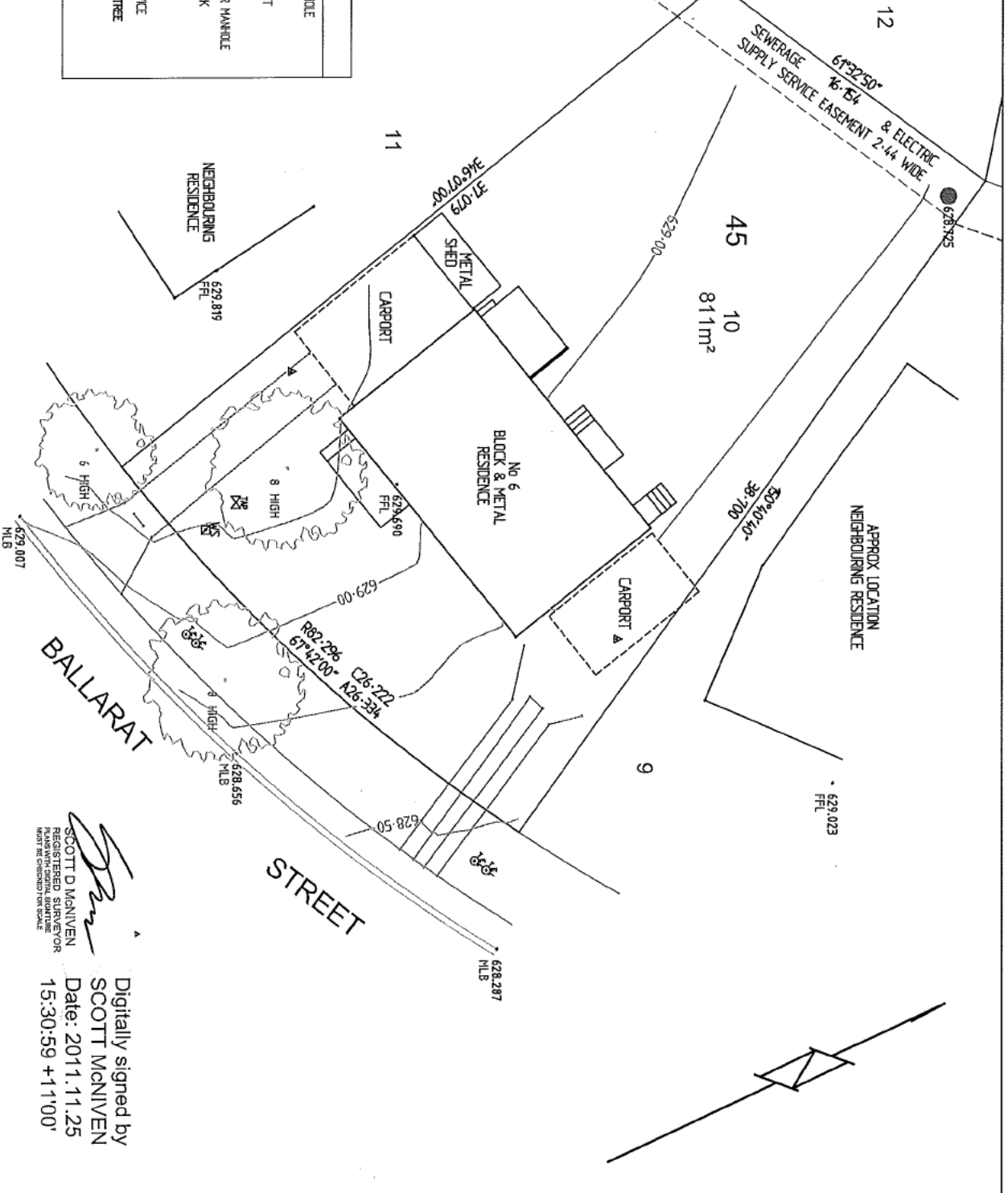
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed: ... Date: 30/Jan/2012

Contact Phone:



SCOTT D MCNIVEN & ASSOCIATES
CONSULTING LAND & ENGINEERING SURVEYORS
Shop 12, Torrens Shops, Torrens, ACT 2607
T (02) 6290289 F (02) 6286 8148 Email: survey@sdmca.com.au



Digitally signed by
SCOTT MCNIVEN
Date: 2011.11.25
15:30:59 +11'00'

CLIENT	JANIE RIX	PROJECT	10/45 FISHER
SCALE	1:200	TITLE	DETAIL SURVEY
DATE	28/11/11	DRAWN	M/C/ME
		DRAWING No	11537/D1

ActewAGL acts as agent for ACTEW Corporation.

ActewAGL

BLOCK BOUNDARY
application number
123313

3.0 M SETBACK LINE

POWER POLE

Sheet
7 of 8

TELECOM

WATER SERVICE

TREE RETAINED



Block 10 Section 45 Fisher
RZ2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA = 811.0m²
PLOT RATIO 35% OF SITE AREA = 283.85m²

TOTAL ALLOWABLE GFA = 283.85m²

PROPOSED RESIDENCE ALLOWABLE GFA
NEW DWELLING HALF OF PERMISSIBLE
PLOT RATIO OF ALL DEVELOPMENT OR
17.5% WHICHEVER IS THE LESSER.

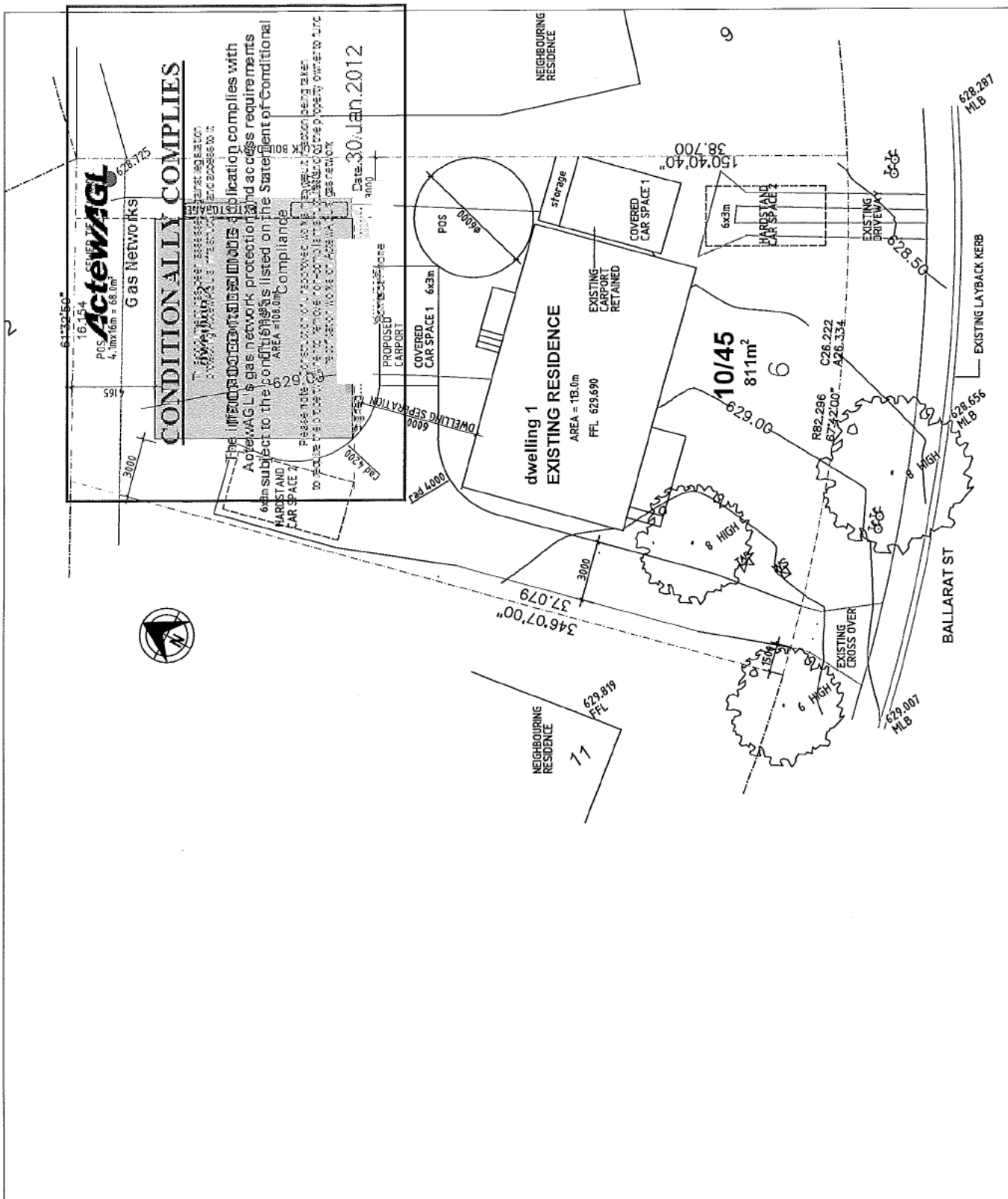
17.5% OF 811.0m = 14.10m²

EXISTING RESIDENCE = 113.0m²
CARPORT EXIST. RES = 18.0m²
GFA EXISTING. = 131.0m²

PROPOSED RESIDENCE 108.0m²
CARPORT NEW RES. = 18.0m²
PROPOSED GFA NEW = 126.0m²

TOTAL AREA USED = 257.0m² 31% OF SITE

BLOCK OPEN SPACE = 555.0m² 68% OF SITE



<p>Drawing Name: SITE PLAN</p> <p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client: Jenis / Trevor Rix</p>		<p>Scale: 1:200</p> <p>Priority: DA-003</p> <p>Date: 30 JAN 2012</p>	
<p>Design: Johnathan Dury</p> <p>Drawn: [Blank]</p> <p>Checked: [Blank]</p> <p>Planned: [Blank]</p>		<p>Status: [Blank]</p> <p>Job Number: [Blank]</p> <p>Drawing Number: [Blank]</p> <p>Sheet: A</p>	
<p>Drawing Path: C:\Users\jenis\Documents\Fisher</p> <p>12/01/2012 11:00 AM ACT 1282</p>		<p>12/01/2012 11:00 AM ACT 1282</p>	



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 123313

Drawings in set: 10

Block: 10

Section: 45

Suburb: Fisher

This application has been assessed against legislation protecting ActewAGL's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- Attached statement for Gas Networks
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:
Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation"
"Domestic Gas Meter Location Reference Drawings"
Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)
- Other:

Please note:

- **WARNING:** ActewAGL underground gas pipes may be in or adjacent to this block. ActewAGL Asset Location Advice may be required. Call Dial Before You Dig on 1100 prior to excavating.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity

For further information please phone .

Jemena .

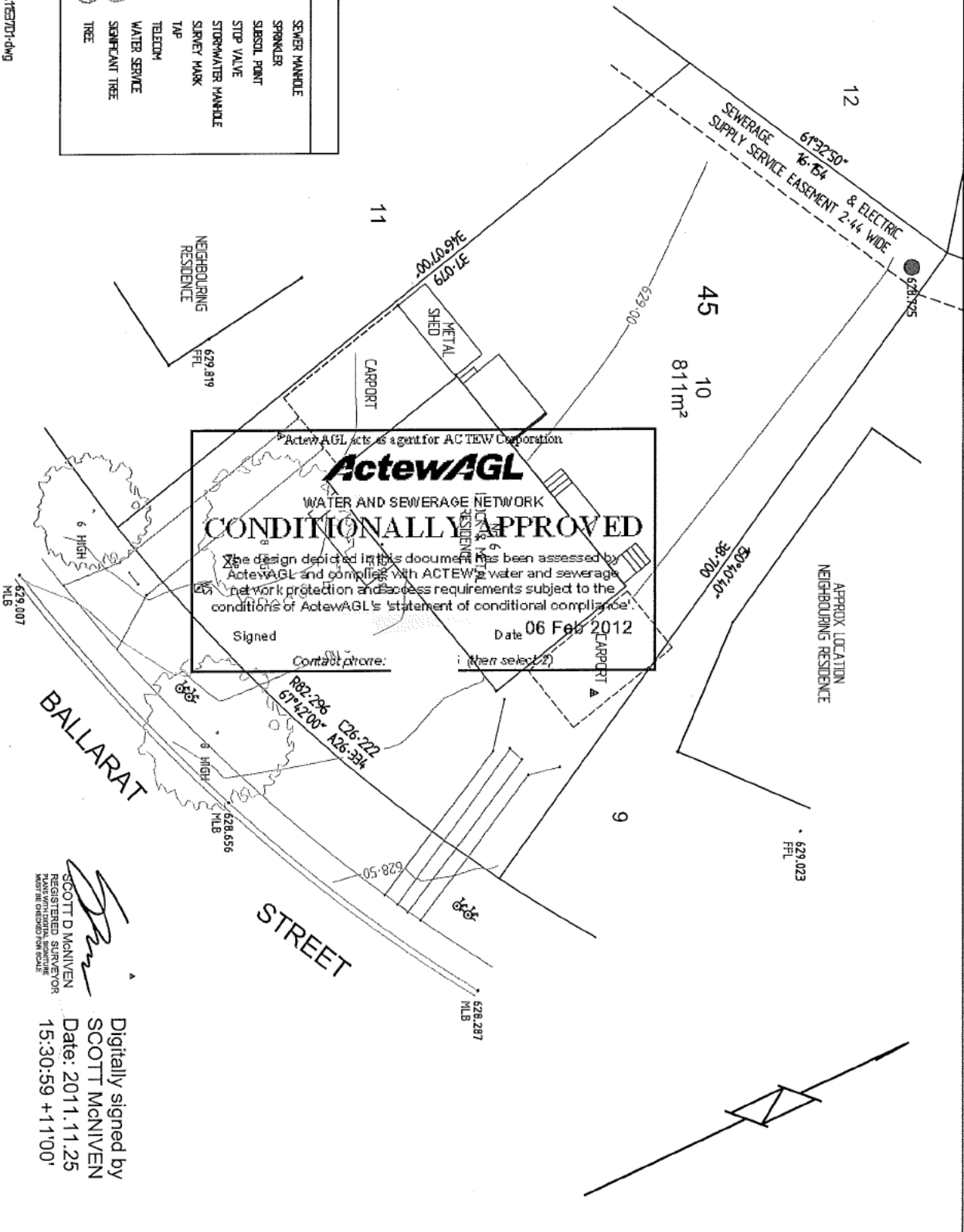
ZS/ 11/2011
 G:\land Projects 3\1567\dwg\156701.dwg

- 1 NO INVESTIGATION HAS BEEN MADE FOR ANY SUBTERRANEAN ENCROACHMENTS OF SERVICES OR BUILDINGS BY OR UPON THE SITE
- 2 THERE HAS BEEN NO INVESTIGATION OF TITLE - IT IS RECOMMENDED THAT THE CLIENT INVESTIGATE THE TITLE BEFORE PROCEEDING
- 3 TREE POSITION & SHAPE IS INDICATIVE ONLY
- 4 PLAN IS FOR DESIGN PURPOSES ONLY & NOT TO BE USED FOR FUTURE BUILDING SETOUT

LEGEND	
⬇	BENCH MARK
⊠	ELECTRICITY PILLAR
⊙	GAS MARGER
⊠	GATED PT
⊠	HYDRANT
⊠	IRIGATION POINT
⊠	POST
⊠	POWER POLE
⊠	Q TYPE SLUMP
⊠	R TYPE SLUMP
⊠	SIGN
●	SEWER MANHOLE
⊠	SPRINKLER
⊠	SUBSOIL POINT
⊠	STOP VALVE
⊠	STORMWATER MANHOLE
⊠	SURVEY MARK
⊠	TAP
⊠	TELECOM
⊠	WATER SERVICE
⊠	WATERMANT TREE
⊠	TREE



SCOTT D MCNIVEN & ASSOCIATES
 CONSULTING LAND & ENGINEERING SURVEYORS
 Shop 12, Torrens Shops, Torrens, ACT 2607
 T (02) 6290268 F (02) 6286 8148 Email: survey@sdmca.com.au



Digitally signed by
 SCOTT MCNIVEN
 Date: 2011.11.25
 15:30:59 +11'00'

CLIENT	PROJECT
JANIE RIX	10/45 FISHER
SCALE 1:200	TITLE
DATE 28/11/11	DETAIL SURVEY
JOB No 11337	DRAWING No 11337D1
DRAWN M/C/ME	

ActewAGL acts as agent for ACTEW Corporation



STATEMENT OF CONDITIONAL COMPLIANCE

Application No: 123325 **Suburb:** Fisher **Block/Section** 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Carport

Attached Plans

11537D1 (10-45 Fisher).pdf
Fisher 10 45.pdf

Conditions

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access is to be maintained across the land to the asset.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over ACTEW easements, pipe protection envelopes or access passages without ActewAGL approval. In accordance with this provision, access is to be maintained across land in these areas

Other

Please note: Future subdivision of the block, if undertaken, will require seperate sewer servicing and construction of a sewer main at the developers cost.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Date

06 Feb 2012

For further information please phone ActewAGL

(then 2).

LEGEND

- BLOCK BOUNDARY
- CONTOUR
- LIGHT POLE
- POWER POLE
- RWT
- 2 X 1500L RAINWATER TANK MIN. CONNECT 1MIN TO WC FOR FLUSHING
- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

PLANTING LEGEND

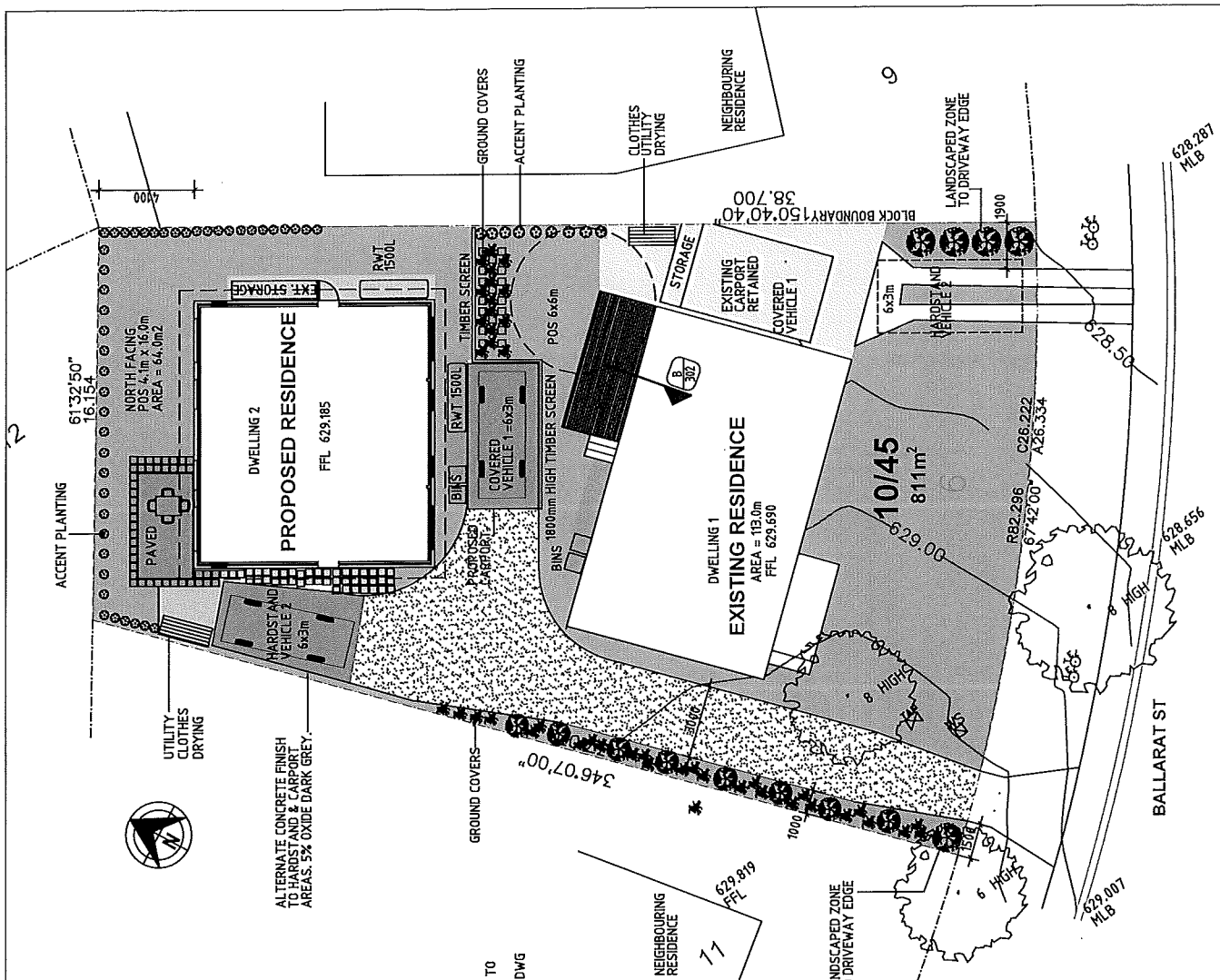
- TREES**
- PC PRUNUS CERASIFERA "NIGERRA
 - LA LAGERSTROEMIA INDICA "CREPE MYRTLE"
- SHRUBS**
- HB HEBE BUXTIFOLIO "HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DIOSMA"
 - VI VIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS**
- LI LILOPE "EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLUMPING PLANTS**
- AG ANIGOZANTHOS "BUSH GEMS"

R76 IN RELATION TO DRIVEWAYS AND ACCESS /INTERNAL ROADS.

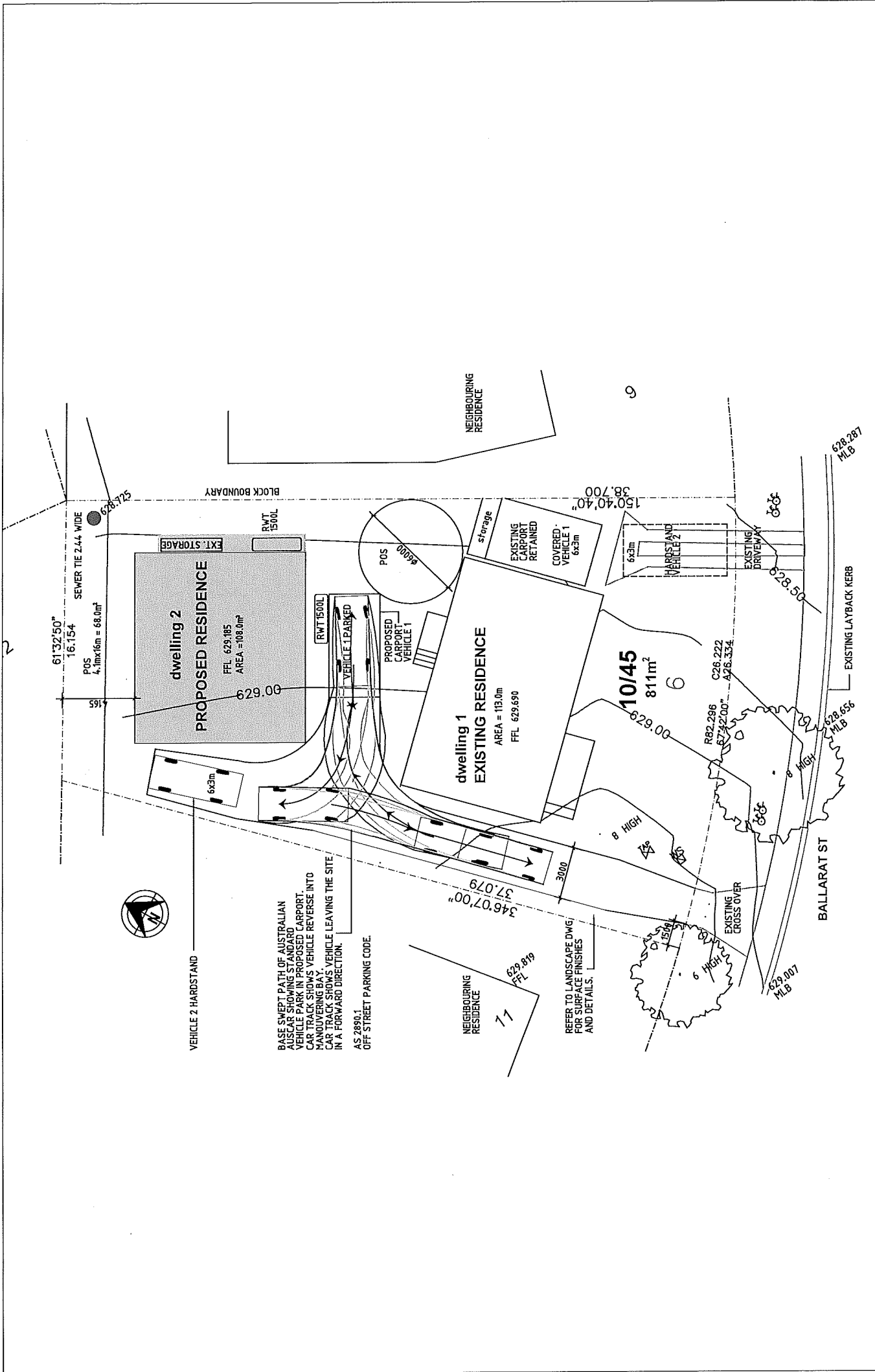
A) SHARED DRIVEWAYS AND ACCESS/INTERNAL ROADS ARE SEPARATED FROM THE SIDE BOUNDARY AND BUILDING FRONTAGES BY AN AREA OF PLANTING THAT IS A MINIMUM WIDTH OF 1.5M.

C76 DRIVEWAYS AND ACCESS/INTERNAL ROADS ALLOW SAFE & EFFICIENT VEHICLE MOVEMENT AND GOOD CONNECTIONS TO THE EXISTING STREET NETWORK AS WELL AS PROVIDING A HIGH QUALITY PEDESTRIAN PRIORITY ENVIRONMENT.

THE PROPOSED PROVIDES A LANDSCAPED SEPERATION OF 1.0M TO THE MAJORITY OF THE WESTERN BOUNDARY. SAFE VEHICLE MOVEMENT AND TURNING IS DEMONSTRATED ON DWG DA-004, USING AUSTRALIAN STANDARD AUS CAR TRACKING. AS 2890.1 OFF STREET PARKING CODE.

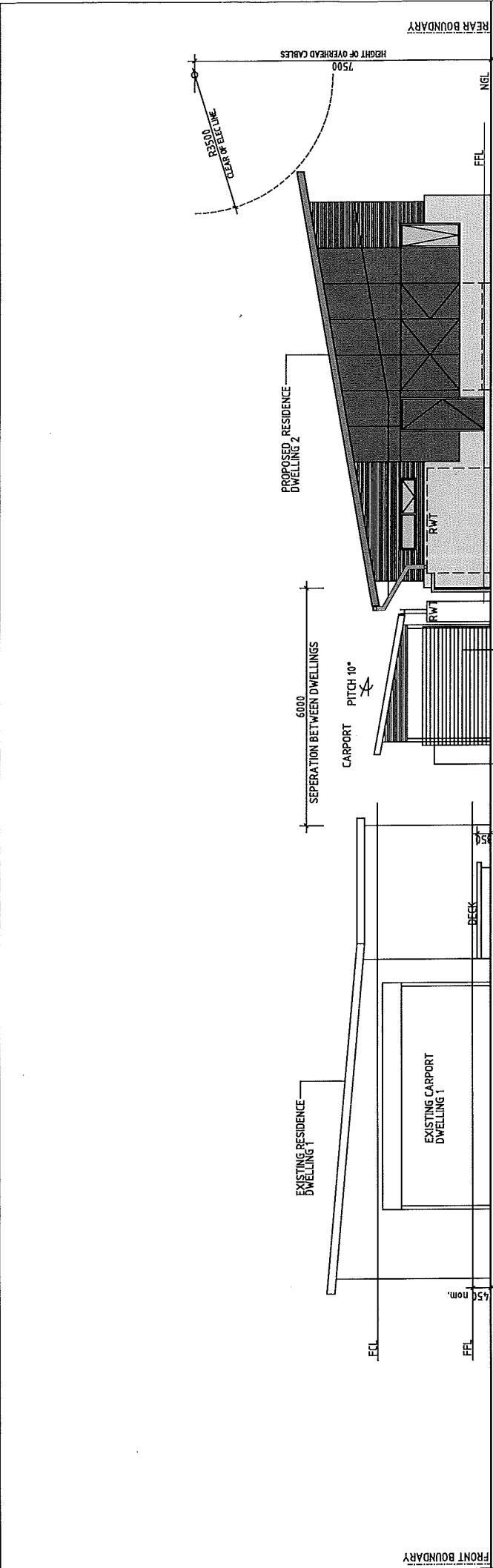


<p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Jamie / Trevor Rix</p>		<p>Drawing Name: LANDSCAPE PLAN</p> <p>Status: J03 - J1</p> <p>Scale: 1:200</p> <p>Print Date: 26/09/11</p>		<p>Job Number: DA-401</p> <p>Drawing Number: DA-401</p> <p>Issue: A</p>	
<p>Johnathan Drury Landscape Architecture Planning</p> <p><small>15, Stone St, Sydney ACT, Australia Ph: 02 922 83 93</small></p>		<p>Drawing Path: C:\304\304005\Fisher</p>			
REV	DATE	DESCRIPTION	APP	REV	DATE



NO.	DATE	DESCRIPTION	BY	CHK

Drawing Name: VEHICULAR MOVEMENT STANDARD AUS CAR TRACKING	Job Number: 100-41	Issue: DA-004
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45	Status: D.A.	Drawing Number: DA-004
Client: Jubilee / Trevor Rix	Scale: 1:200	Plot Date: 28/09/11
Drawing Path: C:\Data\fisher\fisher	Job Name: 100-41	Plot Size: A



SECTION B-B
SCALE 1:100 LONG SECTION THROUGH SITE

NO.	DATE	DESCRIPTION	APP.	REV.

Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name SECTION B-B LONG SECTION THROUGH SITE	
Client Jodie / Trevor Rx		Status D.A.	
Scale 1:100		Job Number 1002-11	
Drawing Number DA-302		Issue A	
Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Title SECTION B-B LONG SECTION THROUGH SITE	
Client Jodie / Trevor Rx		Status D.A.	
Scale 1:100		Job Number 1002-11	
Drawing Number DA-302		Issue A	
Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Title SECTION B-B LONG SECTION THROUGH SITE	
Client Jodie / Trevor Rx		Status D.A.	
Scale 1:100		Job Number 1002-11	
Drawing Number DA-302		Issue A	

Author Johnathan Drury	Check Johnathan Drury	Drawn Johnathan Drury	Scale 1:100
Project PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45	Client Jodie / Trevor Rx	Date 25/05/21	Sheet DA-302

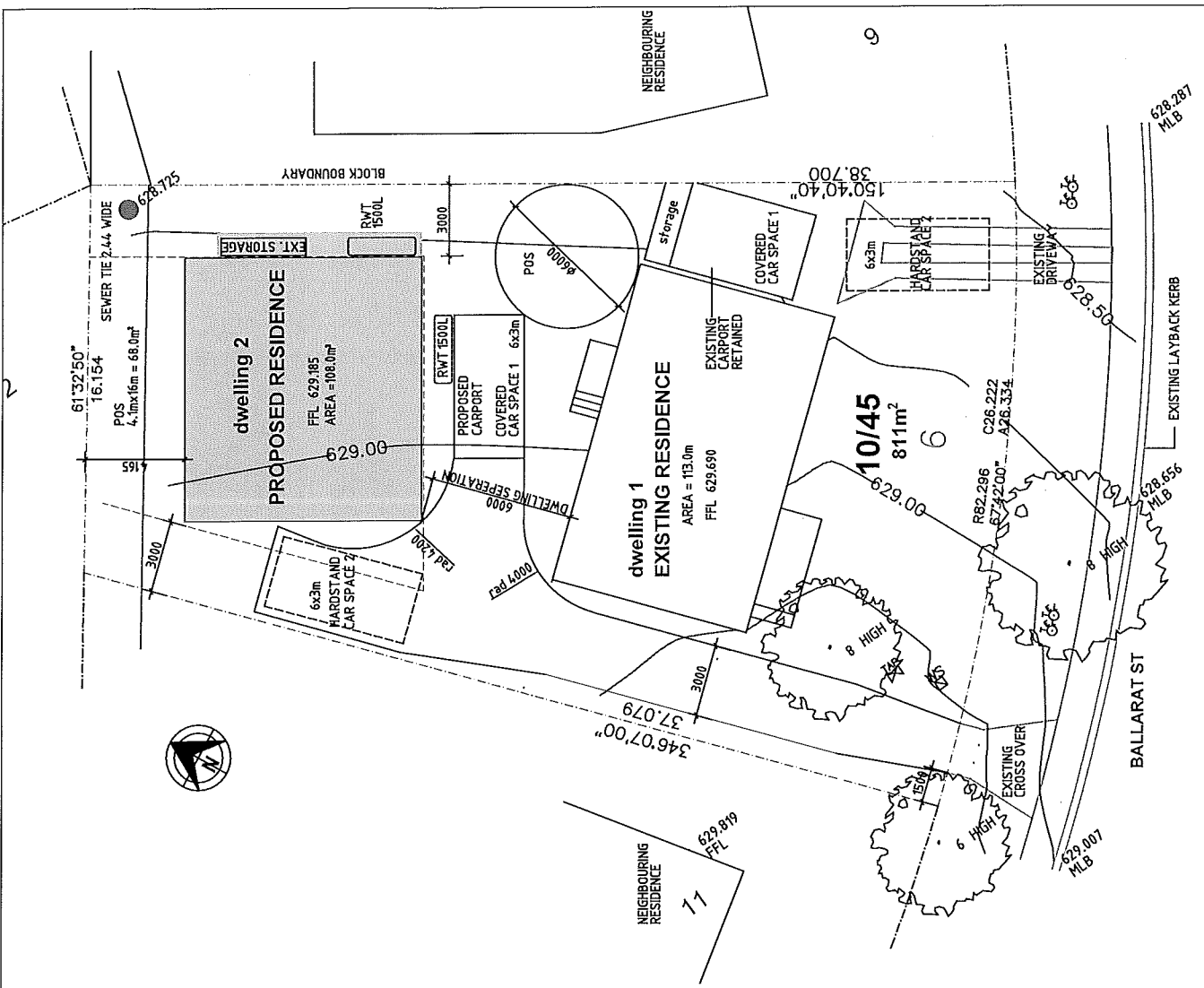
LEGEND

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE
- TREE RETAINED

Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

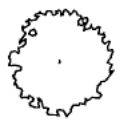
AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 35% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA	= 283.85m ²
PROPOSED RESIDENCE ALLOWABLE GFA	
NEW DWELLING HALF OF PERMISSIBLE	
PLOT RATIO OF ALL DEVELOPMENT OR	
17.5% WHICHEVER IS THE LESSER.	
17.5% OF 811.0m ²	= 141.9m ²
EXISTING RESIDENCE	= 118.0m ²
CARPORIT EXIST. RES	= 18.0m ²
GFA EXISTING.	= 136.0m ²
PROPOSED RESIDENCE	108.0m ²
CARPORIT NEW RES.	= 18.0m ²
PROPOSED GFA NEW	= 126.0m ²
TOTAL AREA USED	= 257.0m ² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m ² 68% OF SITE



<p>Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client Jarriss / Trevor Rix</p>	<p>Project Name SITE PLAN</p> <p>Status D.A.</p> <p>Scale 1:200</p> <p>Issue 25/09/11</p>	<p>Job Number 1002-11</p> <p>Drawing Number DA-003</p> <p>Issue A</p>
<p>Drawn By C/ST/Robyn Fisher</p>	<p>Checked By J/ST/John Drury</p>	<p>Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client Jarriss / Trevor Rix</p> <p>Status D.A.</p> <p>Scale 1:200</p> <p>Issue 25/09/11</p>

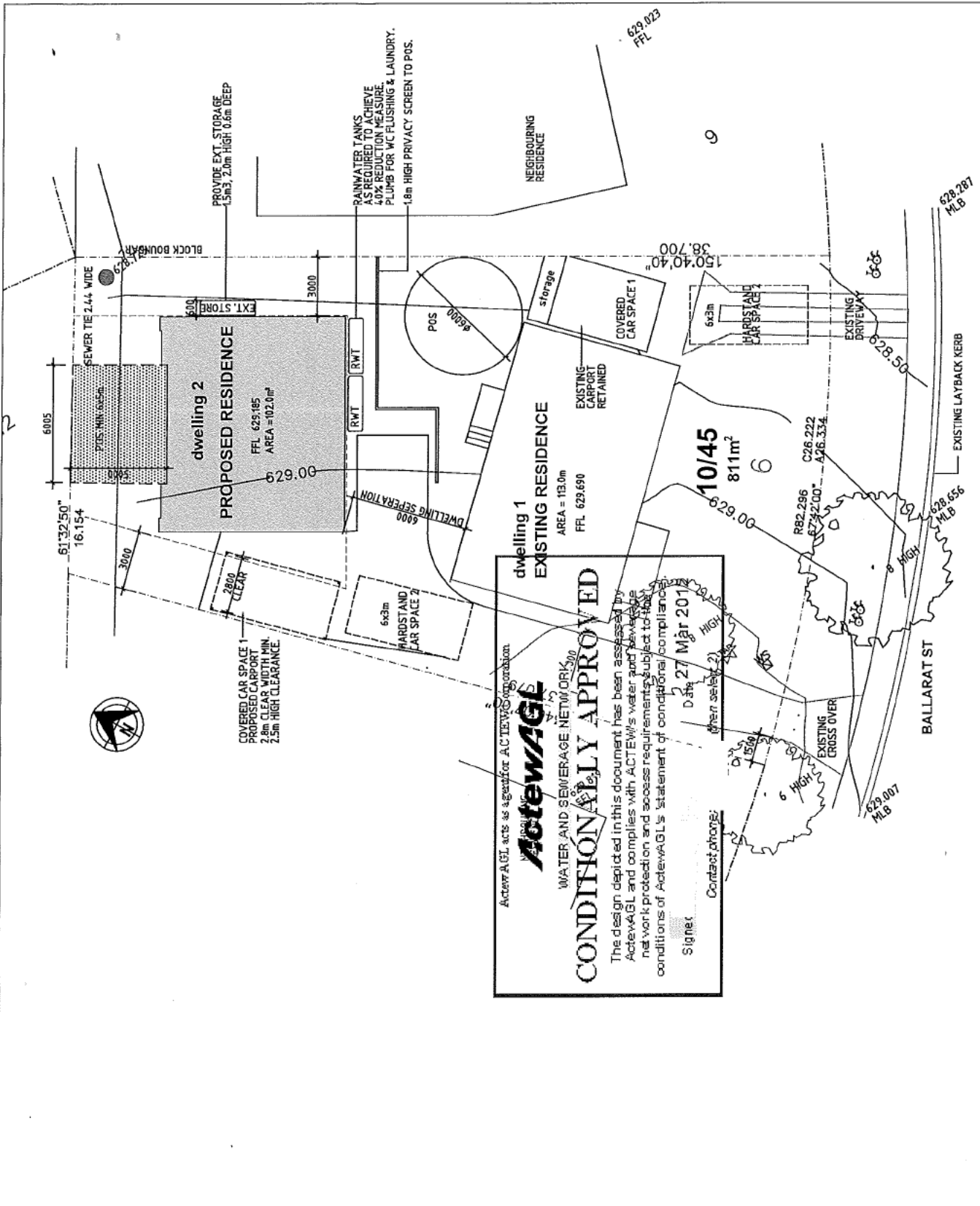
- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELECOM
- WATER SERVICE
- TREE RETAINED



Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 35% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA	= 283.85m ²
PROPOSED RESIDENCE ALLOWABLE GFA	
NEW DWELLING HALF OF PERMISSIBLE	
PLOT RATIO OF ALL DEVELOPMENT OR	
11.5% WHICHEVER IS THE LESSER.	
11.5% OF 811.0m ²	= 93.27m ²
EXISTING RESIDENCE	= 113.0m ²
CARPET EXIST. RES	= 18.0m ²
GFA EXISTING.	= 131.0m ²
PROPOSED RESIDENCE	102.0m ²
CARPET NEW RES.	= 18.0m ²
PROPOSED GFA NEW	= 120.0m ²
TOTAL AREA USED	= 251.0m ² 30% OF SITE
BLOCK OPEN SPACE	= 560.0m ² 69% OF SITE

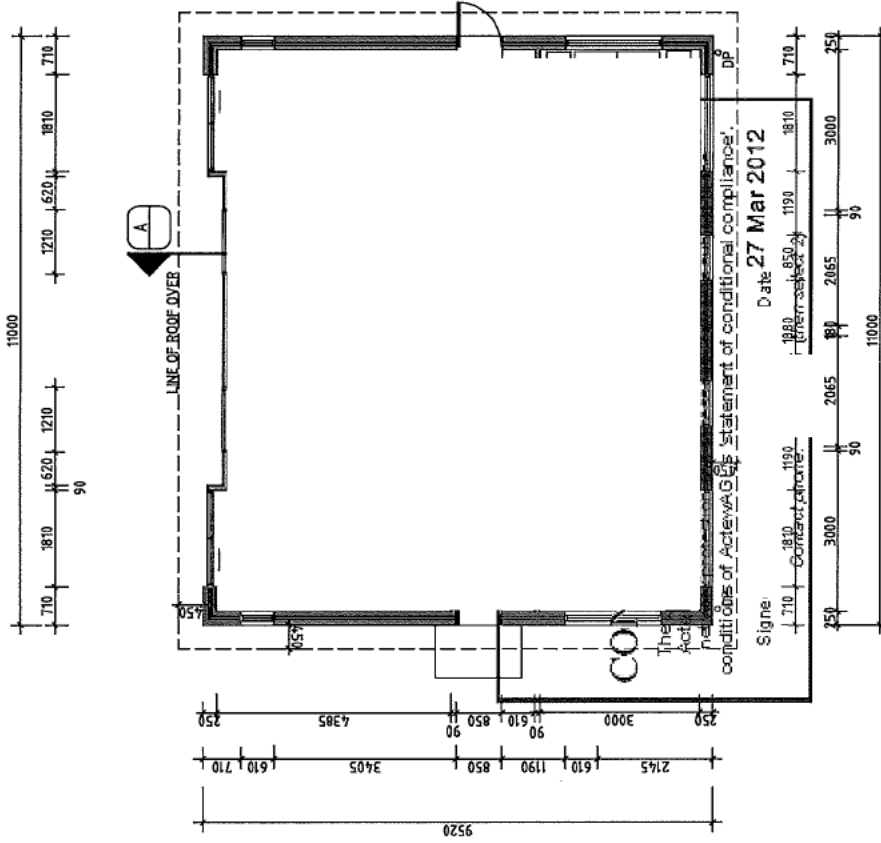


ActewAGL acts as agent for ACTEWAGL Corporation.
ActewAGL
WATER AND SEWERAGE NETWORK
CONDITIONALLY APPROVED
The design depicted in this document has been assessed by ActewAGL and complies with ACTEWAGL's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's 'Statement of Conditional Compliance'.
Signed: *[Signature]* Date: 27 May 2012
Contact phone: (08) 9486 3334

Drawing Name SITE PLAN	
Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER	Status Issued
Client Julie / Trevor Rk	ISS Number DA-003
Drawing Number DA-003	Issue 1
Plot Date 16/03/12	

Johnathan Drury Builder	Architect ActewAGL	Structural Engineer ActewAGL	Surveyor ActewAGL
ActewAGL 10 Stone St Ballarat VIC 3240	ActewAGL 10 Stone St Ballarat VIC 3240	ActewAGL 10 Stone St Ballarat VIC 3240	ActewAGL 10 Stone St Ballarat VIC 3240

DATE	DESCRIPTION



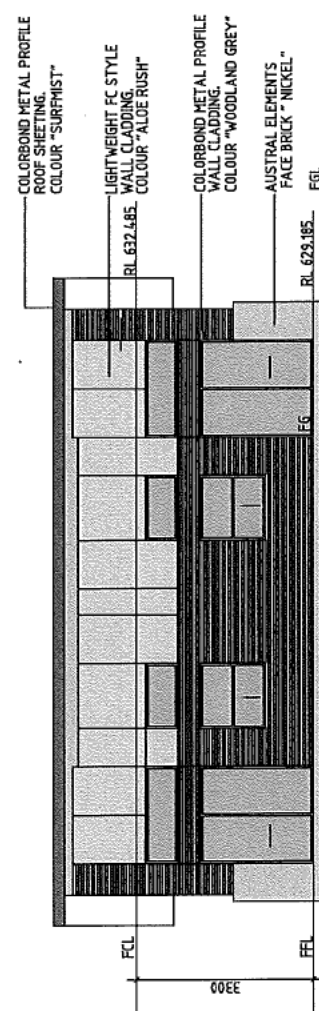
AREA SCHEDULE

- MAX RES. AREA = 141.0m²
(incl carpet area)
- DWELLING AREA = 102.0m²
- CARPORIT 18.0m²
- TOTAL GFA = 120.0m²

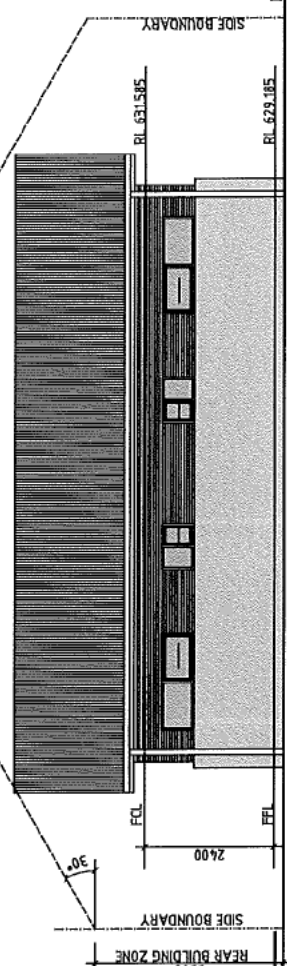
Date 27 Mar 2012
 Signed: [Signature]
 Contract Number: 1190

FLOOR PLAN
 SCALE 1:100

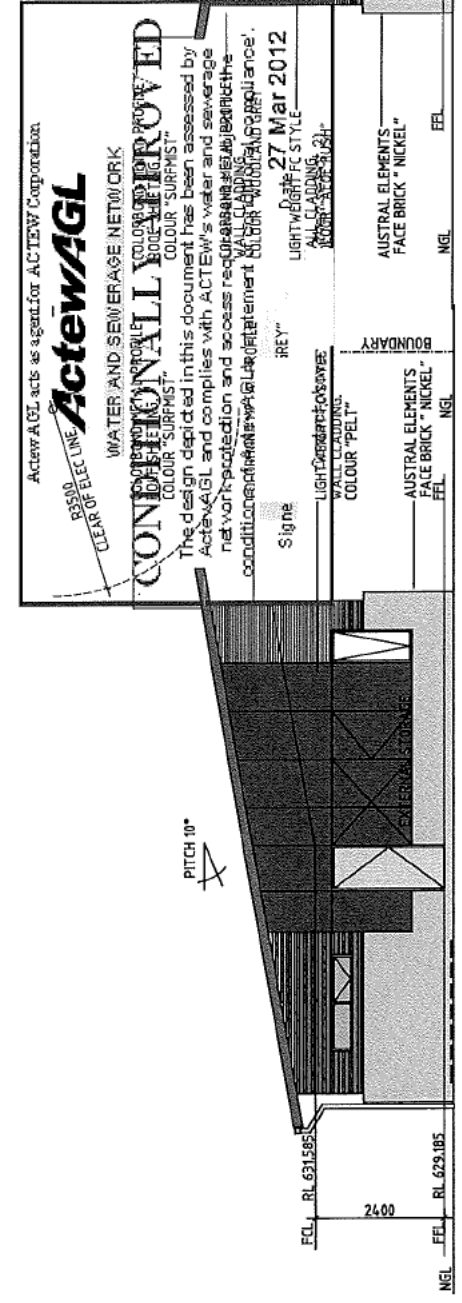
<p>Project Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>		<p>Drawing Name FLOOR PLAN RESIDENCE 2</p>	
<p>Client Jodie / Trevor Fox</p>		<p>Status D.A.</p>	
<p>Drawing Path C:\B\Ballarat\Fisher</p>		<p>Lab Number 000-1</p>	
<p>Author Johnathan Dwyer</p>		<p>Drawing Number DA-101</p>	
<p>Checker [Blank]</p>		<p>Plot Date 13/03/12</p>	
<p>Scale 1:100</p>		<p>Sheet B</p>	



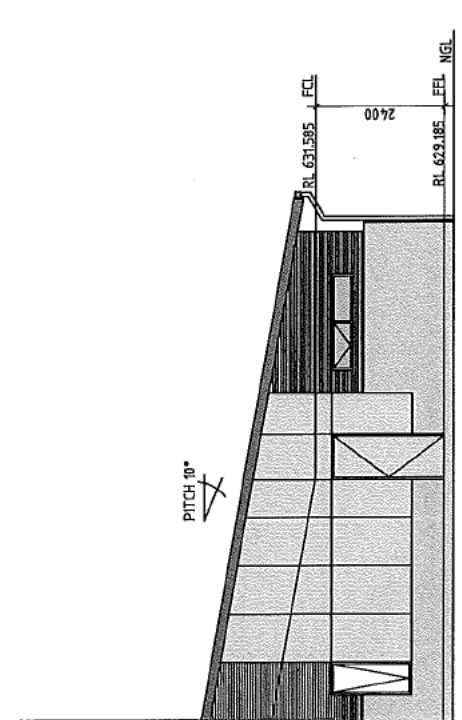
NORTH ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100



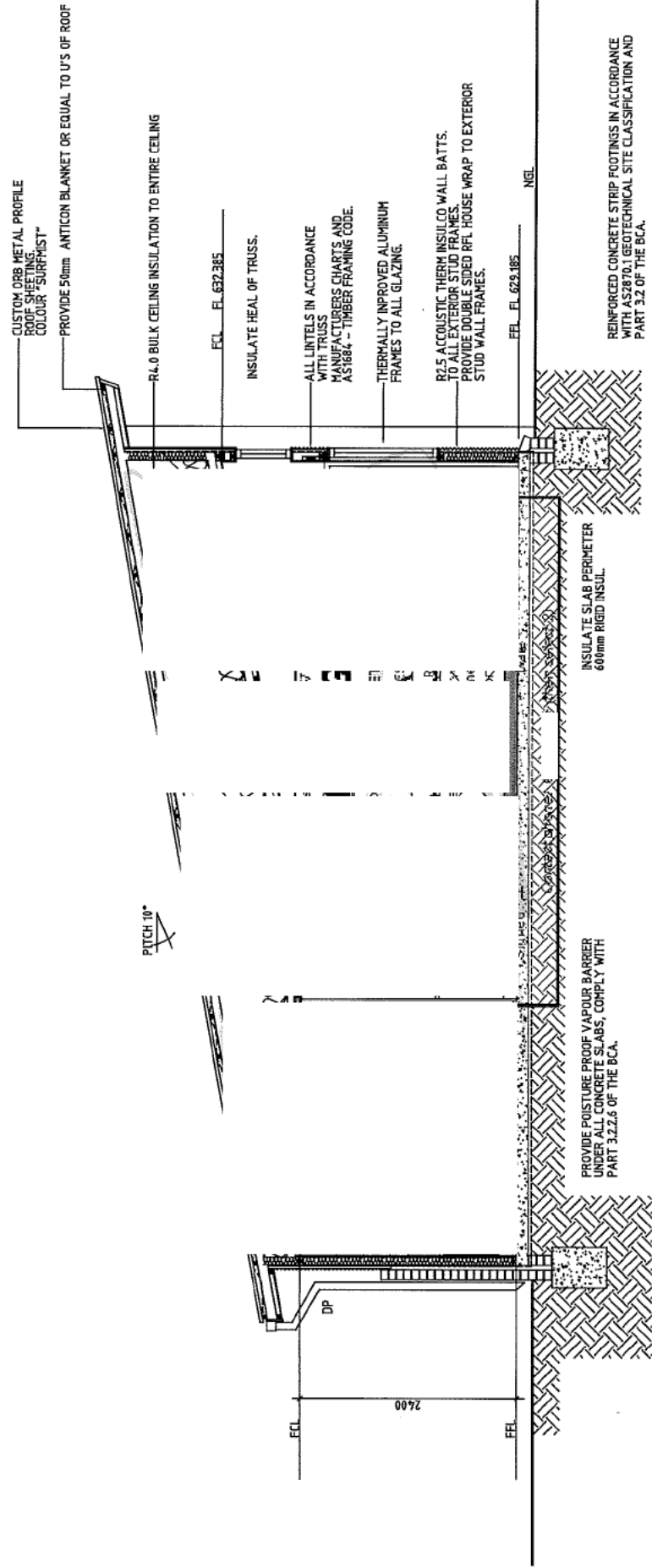
EAST ELEVATION
 SCALE 1:100



WEST ELEVATION
 SCALE 1:100

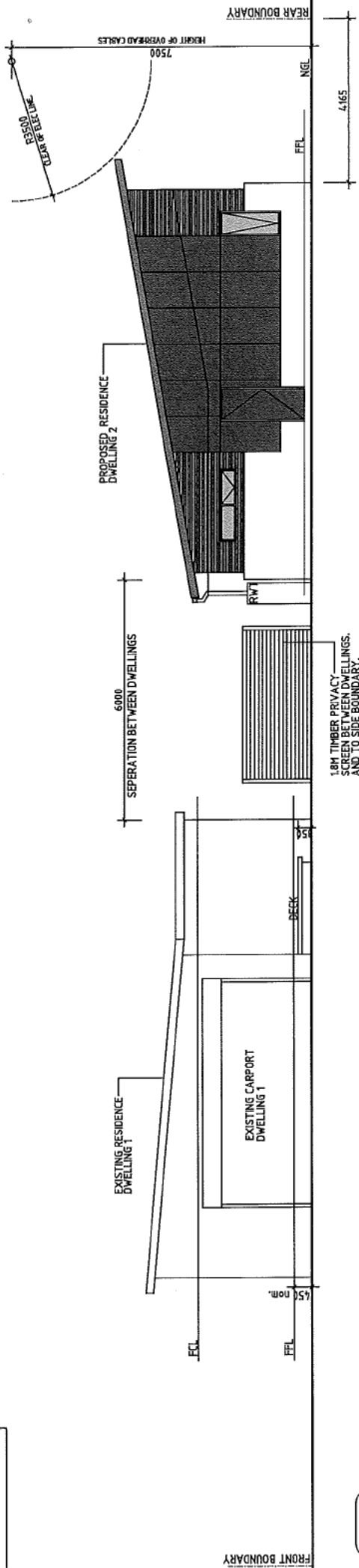
ActewAGL acts as agent for ACTEW Corporation
ActewAGL
 WATER AND SEWERAGE NETWORK
 CONDITIONALLY APPROVED
 The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements applicable to the condition of the network at the date of approval.
 27 Mar 2012
 DATE OF APPROVAL
 ACTEW CORPORATION
 ACTEW WATER AND SEWERAGE NETWORK
 ACTEW CORPORATION
 ACTEW WATER AND SEWERAGE NETWORK
 ACTEW CORPORATION

Drawing Title PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name ELEVATIONS NORTH, SOUTH, EAST, WEST	
Client Jairo / Trevor Rik		Scale 1:100	
Drawing Number DA-201		Issue B	
Job Number 124615		Plot Date 15/03/12	
Job Name 11 Ballarat Street AT 101		Job No. 11	
Job Address 11 Ballarat Street Fishers Vic 3203		Job No. 11	
Job Description 11 Ballarat Street AT 101		Job No. 11	
Job Status 11 Ballarat Street AT 101		Job No. 11	
Job Date 11 Ballarat Street AT 101		Job No. 11	
Job Time 11 Ballarat Street AT 101		Job No. 11	
Job Location 11 Ballarat Street AT 101		Job No. 11	
Job Contact 11 Ballarat Street AT 101		Job No. 11	
Job Phone 11 Ballarat Street AT 101		Job No. 11	
Job Email 11 Ballarat Street AT 101		Job No. 11	
Job Website 11 Ballarat Street AT 101		Job No. 11	
Job Notes 11 Ballarat Street AT 101		Job No. 11	



SECTION A-A
 SCALE 1:50

Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name: SECTION A-A	
Client: Jullie / Trevor Rix		Status: D.A.	
Project No.: 1246 15		Scale: 1:50	
Architect: Johnathan Drury Design Architecture Interiors Finishing 100/100/100 ACT 2002 100/100/100 ACT 2002		Lab Number: 100-11	
Drawing Path: C:\R\1246\Fisher		Drawing Number: DA-301	
Issue: B		Issue Date: 18/03/12	



SECTION B-B
 SCALE 1:100 LONG SECTION THROUGH SITE

ActewAGL acts as agent for Actew Corporation

ActewAGL
 WATER AND SEWERAGE NETWORK

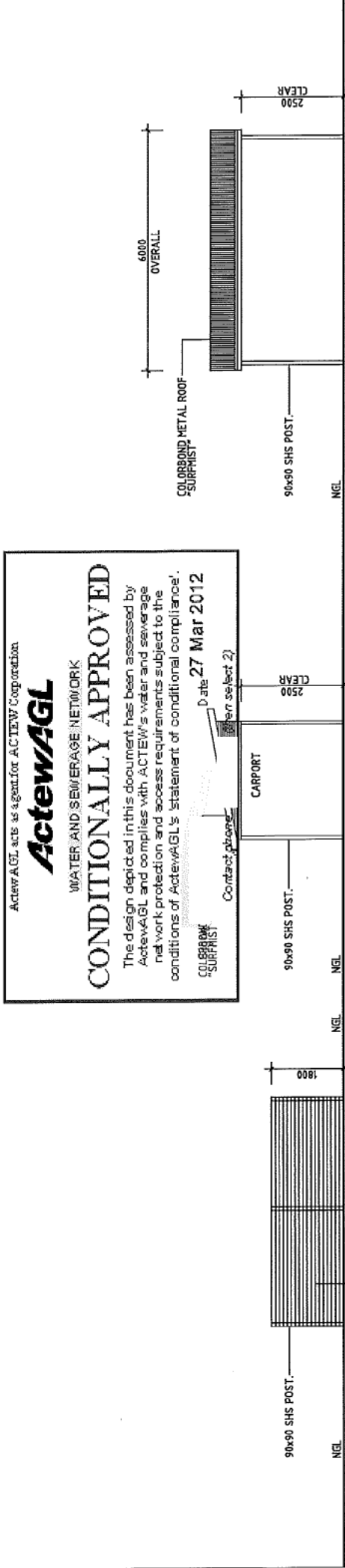
CONDITIONALLY APPROVED

The design depicted in this document has been assessed by ActewAGL and complies with Actew's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's 'statement of conditional compliance'.

DATE 27 Mar 2012

CONTACT PERSON: [Name] (select 2)

FRONT ELEVATION
 SCALE 1:100 - CARPORT



FRONT ELEVATION
 SCALE 1:100 - CARPORT

SOUTH ELEVATION
 SCALE 1:100 - PRIVACY SCREEN

SIDE ELEVATION
 SCALE 1:100 - CARPORT

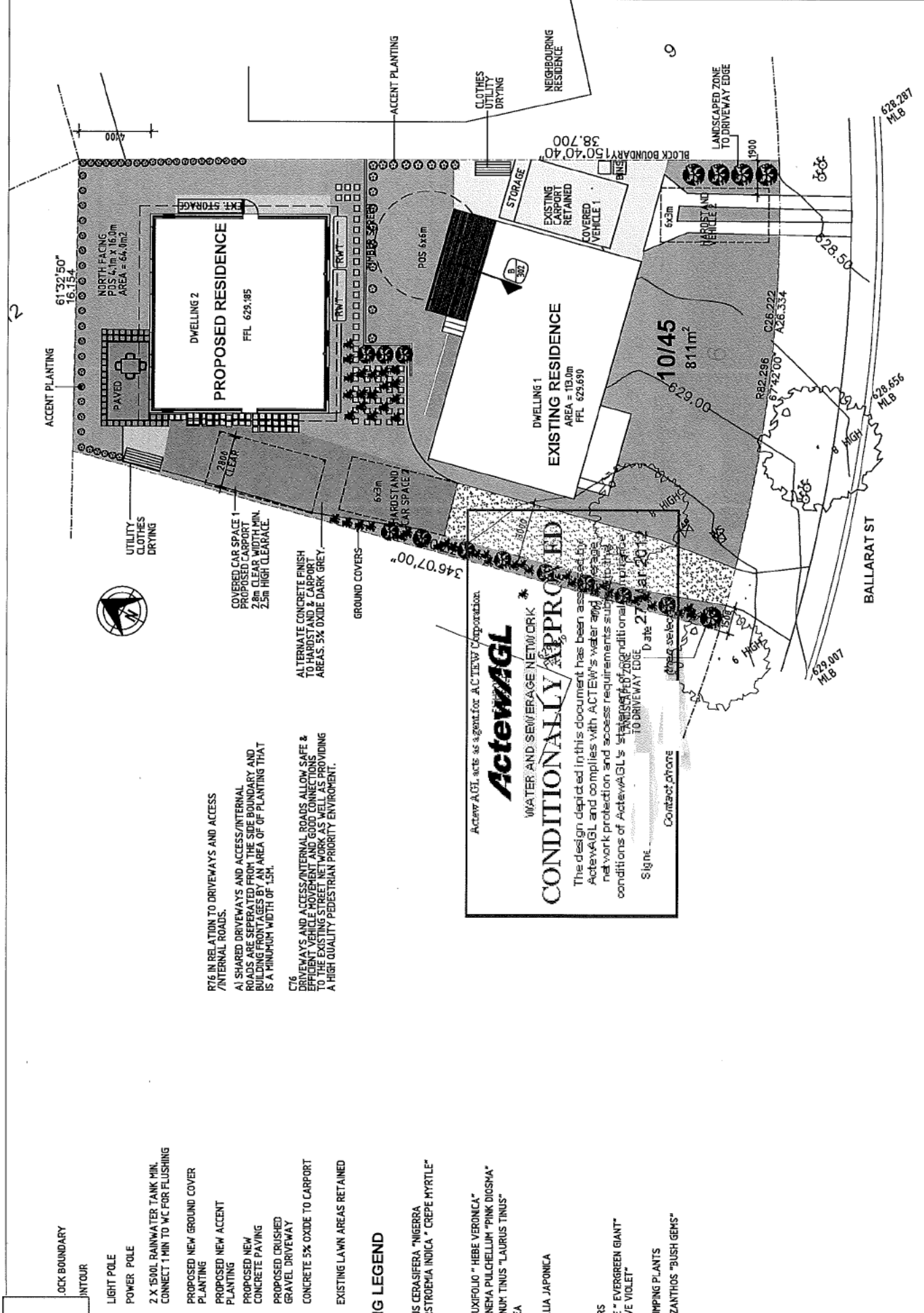
NO.	REVISION	DATE	BY	CHECKED	DESCRIPTION

NO.	REVISION	DATE	BY	CHECKED	DESCRIPTION

NO.	REVISION	DATE	BY	CHECKED	DESCRIPTION

NO.	REVISION	DATE	BY	CHECKED	DESCRIPTION

Drawing Name		Residence 2	
Project Title		PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45	
Drawing Number		DA-303	
Scale		1:50	
Plot Date		19/03/12	
Client		Jarrie / Trevor Rix	
Status		Final	
Job Number		10000001	
Issue		B	



R16 IN RELATION TO DRIVEWAYS AND ACCESS /INTERNAL ROADS.
 A) SHARED DRIVEWAYS AND ACCESS/INTERNAL ROADS ARE SEPARATED FROM THE SIDE BOUNDARY AND BUILDING FRONTAGES BY AN AREA OF PLANTING THAT IS A MINIMUM WIDTH OF 1.5M.
 C) DRIVEWAYS AND ACCESS/INTERNAL ROADS ALLOW SAFE & EFFICIENT VEHICLE MOVEMENT AND GOOD CONNECTIONS TO THE EXISTING STREET NETWORK AS WELL AS PROVIDING A HIGH QUALITY PEDESTRIAN PRIORITY ENVIRONMENT.

- LOCK BOUNDARY
- INTOUR
- LIGHT POLE
- POWER POLE
- RWT
- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

PLANTING LEGEND

- TREES**
- PC PRUNUS CERASIFERA "NIGERRA
 - LA LAGERSTROEMIA INDICA "CREPE MYRTLE"
- SHRUBS**
- HB HEBE BUXTFOLIO "HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DIGNMA"
 - VI VIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS**
- LI LINUM "EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLUMPING PLANTS**
- AG ANIGOZANTHOS "BUSH GEMS"

ActewAGL acts as agent for ACTEW Corporation.

ActewAGL
 WATER AND SEWERAGE NETWORK

CONDITIONALLY APPROVED

The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's Standard Conditions of Use to Driveway Edge.

Sign: _____ Date: 27/01/2017
 Contact phone: _____

<p>Project Title: PROPOSED DUJAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Jullier / Trevor Rix</p>		<p>Drawing Name: LANDSCAPE PLAN</p> <p>Status: D.A.</p> <p>Scale: 1:200</p> <p>Issue: 02/11/17</p> <p>Sheet: DA-401</p> <p>Block: B</p>	
<p>Project No: 124615</p> <p>Project Name: PROPOSED DUJAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Jullier / Trevor Rix</p>		<p>Project No: 124615</p> <p>Project Name: PROPOSED DUJAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Jullier / Trevor Rix</p>	
<p>Design: Jullier / Trevor Rix</p> <p>Architecture: Jullier / Trevor Rix</p> <p>Planning: Jullier / Trevor Rix</p>		<p>Design: Jullier / Trevor Rix</p> <p>Architecture: Jullier / Trevor Rix</p> <p>Planning: Jullier / Trevor Rix</p>	
<p>Drawn: Jullier / Trevor Rix</p> <p>Checked: Jullier / Trevor Rix</p> <p>Approved: Jullier / Trevor Rix</p>		<p>Drawn: Jullier / Trevor Rix</p> <p>Checked: Jullier / Trevor Rix</p> <p>Approved: Jullier / Trevor Rix</p>	

ActewAGL acts as agent for ACTEW Corporation



STATEMENT OF CONDITIONAL COMPLIANCE

Application No: 124615 **Suburb:** Fisher

Block/Section 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Other

Attached Plans

Fisher 10 45.pdf

Conditions

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access is to be maintained across the land to the asset.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over ACTEW easements, pipe protection envelopes or access passages without ActewAGL approval. In accordance with this provision, access is to be maintained across land in these areas

Other

Planned Access through structure

Please note: Future subdivision of the block, if undertaken, will require seperate sewer servicing and construction of a sewer main at the developers cost.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Date

27 Mar 2012

For further information please phone ActewAGL (

(then 2).

23 April 2012

Merit track Assessment
ACTPLA

Johnathan Drury
On behalf of Janie Rix
Lonsdale street Cyclery Braddon
ph 0405 361 204

or email Janie on
janie@lonsdalestcyclery.com.au

Background.

The additional information was emailed to Johanna Duck. As conditional DA had been given My access to the DA in question on e development was not permitted for some reason. Several attempts to-re gain access have also failed.

Please find a CD with PDF's with drawings addressing the following conditions for Block 10 Section 45 Fisher.

RE; Conditions of DA approval for Block 10 Section 45 Fisher

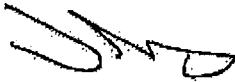
- (i) Relocation of the carport for dwelling 2, providing 2 car spaces in tandem for the dwelling, Access to the easement shall be to the satisfaction of ACTEW water division. **ACTEW approval attached.**
- (ii) Revised private open space (POS) A POS with a minimum dimension of 5mx6m is required for dwelling 2. The 6mx6m POS is to be maintained for dwelling 1 and in addition the area for clothes drying entertaining and recreation improved(relocation of carport will enhance opportunities for this).**Amended site plan with changes shown attached.**
- (iii) Revised screen fencing to the POS for dwelling 1. **(revised refer site plan)**
- (iv) Retention of the tree forward of dwelling 1 **(retained refer site plan)**
- (v) The driveway to the western side having separation from the side boundary and area in between the driveway and the boundary landscaped consistent with the plan submitted under s141 of the act.
- (vi) The deck to the rear of dwelling 2 deleted. **(deleted as required)**

(vii) Dimensions of the proposed storage for dwelling 2. The storage shall have a minimum area of 1.5m² a minimum height of 2.0m and an internal dimension of 0.6m; (noted on plan as required)

(viii) A revised notation of the site plan to ensure the 40% reduction identify the amount of roof connected to the tank and the proposed use of water ensure consistency between water calc & notation.) noted on site plan as required)

I trust this now satisfies all the information required regarding the proposed.
Please call me or email Mrs Janie Rix if there is anything further required.

Kind Regards



Johnathan Drury

THE COMMONWEALTH OF AUSTRALIA

16 DEC 70

Australian Capital Territory

CANCELLED

The City Area Leases Ordinance 1936-1969

Lease GRANTED pursuant to the City Area Leases Ordinance 1936-1969 and the Regulations thereunder on the seventeenth day of November One thousand nine hundred and seventy WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to THEO VATAVALIS of 17 Batchelor Street Torrens in the Australian Capital Territory Waiter

(hereinafter called the "Lessee")

ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of _____ acres _____ roods _____ 32 perches or thereabouts and being Block _____ 10 _____ Section _____ 45 _____ Division of _____ Fisher _____ as delineated on Deposited Plan Number 2397 _____ in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety nine years commencing on the _____ fifteenth day of May _____ One thousand nine hundred and _____ seventy _____ to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the first twenty (20) years of the said term rent at the rate of _____ sixty six dollars _____ per annum and after the expiration of the said twenty years during the remainder of the said term rent at the rate of Five dollars per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisal of the said value under any Statute Ordinance or Regulation.

1. THE lessee covenants with the Commonwealth as follows:—

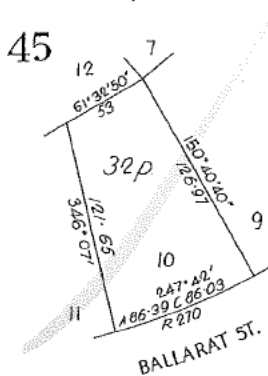
- (a) That the lessee will in respect of the first year of the said term pay to the Minister on behalf of the Commonwealth or to such person as may be authorised by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved in advance without any deduction whatsoever and that the lessee will during the remainder of the said term pay the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the _____ fifteenth day of May _____ and ending on the _____ thirtieth day of June _____ One thousand nine hundred and _____ seventy one _____ and thereafter by quarterly payments in advance on the FIRST day of _____ July _____ the FIRST day of _____ October _____ the FIRST day of January _____ and the FIRST day of _____ April _____ in each year to the Minister or to such person as may from time to time be authorised by the Minister for that purpose at Canberra aforesaid without any deductions whatsoever the first of such quarterly payments to be made on the FIRST day of _____ July _____ One thousand nine hundred and seventy one;
- (b) That the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorised as aforesaid at Canberra in the said Territory as additional rent a sum at the rate of Eight dollars per centum (8%) per annum of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;
- (c) That the lessee will within six months from the _____ fifteenth day of May _____ One thousand nine hundred and _____ seventy _____ or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose commence to erect one building only (with necessary and usual outbuildings and fences) on the said land at a cost not less than the sum of _____ ten thousand _____ dollars and in accordance with plans and specifications prepared by the lessee and previously submitted to and approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth;
- (d) That the lessee will within twelve months from the _____ fifteenth day of May _____ One thousand nine hundred and _____ seventy _____ or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth complete the erection of the said building at a cost not less than the said sum of _____ ten thousand _____ dollars and in accordance with the said plans and specifications and in accordance with every Statute Ordinance or Regulation applicable thereto;
- (e) That the lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (f) That the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;

(g) To use the said land for residential purposes only;

(h) If and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorised by the Commonwealth or the Minister in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;

(i) To permit any person or persons authorised by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.

(j) That the building referred to in paragraph (c) hereof shall be a single private dwelling house; Provided that the Minister on behalf of the Commonwealth may permit modifications or extensions to the building so that the building contains or has attached to it one subsidiary self-contained flat unit, the total floor area of which shall not be greater than fifty per centum of the remainder of the whole building.



Scale: 60 feet to an inch


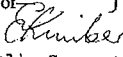
2. THE Commonwealth covenants with the lessee—

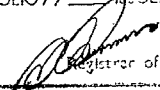
- (a) That the lessee may at any time upon payment of all rent and other moneys due to the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land;
- (b) That the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the twentieth year of the term of this lease and in every twentieth year thereafter.


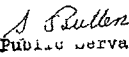
3. IT IS MUTUALLY COVENANTED AND AGREED as follows:—

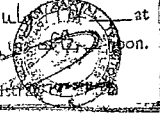
- (a) That if—
 - (i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
 - (ii) a building in accordance with sub-clause (c) of clause 1 of this lease is not commenced within the period specified in the said sub-clause; or
 - (iii) a building in accordance with sub-clause (c) of clause 1 of this lease is not completed within the period specified in sub-clause (d) of the said clause; or
 - (iv) after completion of a building as aforesaid the said land is at any time not used for a period of one year for the purpose for which this lease is granted
 the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed;
- (b) That acceptance of rent by the Commonwealth or the Minister or a person authorised by the Minister for that purpose during or after any period referred to in paragraph (ii) (iii) or (iv) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;
- (c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisal of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one block which forms part of the said land and which the Minister shall have declared to be available for lease;
- (d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1969 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorised by the Minister or by law to exercise the powers and functions of the Minister under the City Area Leases Ordinance 1936-1969 including any amendments thereof or any Statute or Ordinance substituted therefor;
- (e) That any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth or the Minister under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land;
- (f) That if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee;
- (g) That if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them;
- (h) That if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

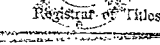
IN WITNESS whereof this Lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

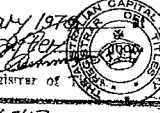
SIGNED SEALED AND DELIVERED
 by **ROY JAMES CORRIGAN**
 delegate of the Minister of State for
 the Interior of the Commonwealth of
 Australia in the presence of


Public Servant
Canberra


CANCELLED AND CERTIFICATE OF TITLE
 VOLUME 549 FOLIO 17 ISSUED

 Registrar of Titles


SIGNED SEALED AND DELIVERED by
 the Lessee in the presence of—


Public Servant
Canberra

No. 176547 within named Theo
 VATAVALIS
 Produced 19th April 1974 and entered 12th July 1974 at
 five minutes past twelve o'clock in the afternoon.

 Registrar of Titles

No. 137260 MORTGAGE from the within named THEO
 VATAVALIS to GENERAL CREDITS (FINANCE) Pty. Limited
 Produced 7th August 1972 and entered 12th September 1972 at
 five minutes past four o'clock in the afternoon.

 Registrar of Titles

No. 191672 DISCHARGE OF MORTGAGE No. 137260
 Produced 10th December 1974 and entered 6th February 1975
 ten minutes past four o'clock in the afternoon.

 Registrar of Titles

No. 191673 DISCHARGE OF MORTGAGE No. 176547
 Produced 10th December 1974 and entered 6th February 1975
 twenty minutes past four o'clock in the afternoon.

 Registrar of Titles

As statutory evidence has been produced to me that
 the within lease had been complied with.

 Registrar of Titles



ACT
Government
Environment and
Sustainable Development

Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION
Form 1B
RESIDENTIAL ZONES -
MULTI UNIT HOUSING DEVELOPMENT
CODE

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" value="Rix"/>	First Name	<input type="text" value="Janie Leigh"/>		
Company Name	<input type="text" value="So Fortunate Pty Ltd"/>				
Position held in company	<input type="text" value="Director"/>	Australian Company/Business Number (ACN/ABN)	<input type="text" value="92 133 772 979"/>		
Postal Address	<input type="text" value="7 Stanley ST"/>				
Suburb	<input type="text" value="Wodonga"/>	State	<input type="text" value="VIC"/>	Postcode	<input type="text" value="3690"/>
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text" value="04021 60596"/>		
EMAIL ADDRESS	<input type="text" value="janie@onsdalestacyclery.com.au"/>				

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

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

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: The consolidation of Blocks X & Y Section Z, Suburb, a variation of the lease to permit 7 residential units, the demolition of two detached houses and the erection of one and two storey buildings comprising of 7 residential units

ADDITIONAL AFFORDABLE DWELLING TO THE REAR OF AN
EXISTING RESIDENCE. NORTH FACING PRIMARY LIVING AREAS
AND POS TO THE NORTH OF BOTH DWELLINGS MAINTAINED.
EXISTING RESIDENCE REMAINS AS IS WITH MINOR LANDSCAPE
WORKS PROPOSED. THE PROPOSED WILL PROVIDE A COST
EFFECTIVE ENERGY EFFICIENT DWELLING PROVIDING A
SUITABLE RESPONSE TO URBAN INFILL WITHOUT IMPACT
IN SCALE OR AMENITY TO NEIGHBOURING BLOCKS.

Use of the Land

Describe the proposed use of the land or the proposed use of a building or structure on the land. Example: Residential use for a maximum of 7 residential units

Residential use for up to 2 dwellings

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

Assessment Track, Zone, Development/Precinct Code

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:

R 2 2

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

RESIDENTIAL ZONES - MULTI UNIT HOUSING DEVELOPMENT CODE

Type of Development

Please indicate which type of development applies to this development application

- | | |
|---|--|
| <input checked="" type="checkbox"/> Multiple Dwelling

<input type="checkbox"/> Mixed Use
Combined non-residential & residential developments

<input type="checkbox"/> Non-Residential
Including commercial and industrial

<input type="checkbox"/> Lease Variation

<input type="checkbox"/> Public Works

<input type="checkbox"/> Home Business

<input type="checkbox"/> Community Use Includes institutional

<input type="checkbox"/> Habitable Suite | <input checked="" type="checkbox"/> New Development
Number of new dwellings to be constructed <u> 1 </u>
Total Number of Dwellings _____
<input type="checkbox"/> Additions/Alterations to existing
<input type="checkbox"/> Outbuildings (carports, garages, pergolas etc)

<input type="checkbox"/> New Building
Number of non-residential Units _____
Number of residential dwellings _____
Total number of Units _____
<input type="checkbox"/> Additions/Alterations to existing

<input type="checkbox"/> New Building
<input type="checkbox"/> Addition/Alteration to existing

<input type="checkbox"/> Clause Changes
<input type="checkbox"/> Consolidation
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Encroachment
<input type="checkbox"/> Other (please specify) _____

Includes roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications

Additions and alterations associated with application for home business application (Home Business form also to be submitted with this application)
<input type="checkbox"/> Rural <input type="checkbox"/> Signage

<input type="checkbox"/> Other (please specify) _____ |
|---|--|

Gross Floor Area (GFA) and Cost of Works

Gross Floor Area Calculation

A - Gross Floor Area (existing)	<u> N/A </u> m ²
B - Gross Floor Area to be demolished	<u> N/A </u> m ²
C - Gross Floor Area to be added	<u> 110.0 </u> m ²
D - Total Gross Floor Area of development (A+B+C)	<u> 110.0 </u> m ²
E - COST OF WORKS at D (*)	<u> \$ 134,200.00 </u>

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)	<u> 18.0 </u> m ² <u> 1 NEW 10M² TWG. </u>
G - Parking areas – undercover	_____ m ²
H - COST OF WORKS (F & G)	<u> \$ 3500.00 </u>

Cost of Associated Works

I - Cost of all associated works such as landscaping	<u> \$ 8000.00 </u>
J - Cost of all public works and/or off site works	<u> \$ N/A. </u>
K - TOTAL COST OF WORKS (E+H+I+J)	<u> \$ 145,700.00 </u>

*Cost of works **MUST** be calculated in accordance with the Building (General) (Cost of Building Work) Determination 2009 (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 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 checked="" type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity NOTE: 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.	<input type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites greater 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

WASTE 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
SERVICING & 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 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"/> Entity Endorsements provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity/s	<input type="checkbox"/> NOT RELEVANT
VERGE CROSSOVERS	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Entity Endorsement provided <input type="checkbox"/> Required documentation provided for referral to Entity Applies to development applications for multi unit housing in the RZ3 – Urban and RZ4 – Medium Density Zones in Inner North Canberra and the Gungahlin District.	<input checked="" 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.

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 type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
ACCESS & MOBILITY	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
TRAFFIC GENERATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" 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 type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
SIGNS	<input type="checkbox"/> RELEVANT <input checked="" 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 type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quantity)	<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:

- Not applicable**
 Construction of additional entrance
 Relocation of existing entrance
 Construction other than plain concrete
 Construction of new driveway
 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 **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS.**

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

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.

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.

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

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

YES

NO

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.

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 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 a lease that is not concessional

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 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 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;

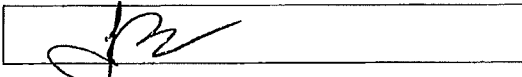
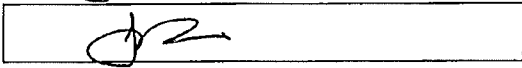
I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

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)		Date	<input type="text" value="22/12/11"/>
1 st Lessee's Signature		Date	<input type="text" value="22/12/11"/>
2 nd Lessee's Signature	<input type="text"/>	Date	<input type="text"/>
Govt Land Custodian Signature (unleased land only)	<input type="text"/>	Date	<input type="text"/>
Delegate of Planning and Land Authority (unleased land only)	<input type="text"/>	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:

Environment and Sustainable Development Directorate
 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

**DOCUMENTATION REQUIREMENTS`
RESIDENTIAL ZONES - MULTI UNIT DEVELOPMENT HOUSING CODE**

Key: ✓ Required ♦□ Required if relevant □ May be requested as further information	Dual Occupancy	Multi Unit Housing Other than Dual Occupancy	Additions & Alterations and Class 10 Structures	Mixed Use	Habitable Suites & Relocatable Units	Community Facility	Public Works	Signs	Lease variation Only
Site Plan ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Area Plan - showing proposed gross floor area (GFA) calculations ✓	✓	✓		✓		♦			♦
Floor Plan For Public Register & notification ✓ No internal layout shown for residential units	✓	✓	✓	✓	✓				
Floor Plan For assessment purposes ✓	✓	✓	✓	✓	✓	✓	♦	♦	
Elevations ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Composite Streetscape Elevation		✓		✓					
Sections ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Erosion and Sediment Control Plan or notation on plan stating development complies with EPA requirements ✓	✓	✓	✓	✓	✓	✓			
Colour Sample Schedule For Additions and Alterations only ✓	✓	✓	✓	✓	✓	□	□	□	
Demolition Plan (if relevant)	♦	♦	♦	♦		♦	♦		
Shadow Diagram	□	✓	□	□					
Statement Against Relevant Criteria Required for Merit and Impact Track DAs ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Analysis ✓	✓	✓							
Survey Certificate Required unless exempt by P&D Regulation 25 ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Landscape 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	♦	♦	♦	♦		♦	♦	♦	♦
Driveway Plan - for works on verge only Required if new or modified driveway is proposed	♦		✓		♦				
Tree Management Plan	♦	♦	♦	♦	♦	♦	♦	♦	
Landscape Management & Protection Plan	♦	♦	♦	♦		♦			
Waste Management Plans	♦	♦	♦	♦	♦	♦	♦		♦
Completed Environmental Impact Statement				♦		♦	♦		♦
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	□	□	□	□	□	□	□		

Key: <input checked="" type="checkbox"/> Required <input checked="" type="checkbox"/> Required if relevant <input type="checkbox"/> May be requested as further information (for merit & Impact track assessable DAs only)	Dual Occupancy	Multi Unit Housing Other than Dual Occupancy	Additions & Alterations and Class 10	Mixed Use	Habitable Suites & Relocatable Units	Community Facility	Public Works	Signs	Lease variation 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)	◆	◆		◆		◆			✓
List of Interested Parties including all names and addresses or Statement advising no interested parties (includes mortgagee, sub-lessees etc)	◆	◆		◆		◆			✓
Drawings or Documents to support proposed lease use (where required)	◆	◆		◆		◆			✓
Parking Plan									✓
Draft Survey Plan (for subdivision or consolidation only)	◆	◆		◆		◆			◆

ADDITIONAL DOCUMENTATION REQUIREMENTS

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*.

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 for **Relocatable Units** must also include a statutory declaration stating that:

- while the relocatable unit is occupied as a separate domicile it will be occupied only by a person who is providing care to, or receiving care from, an occupant of the main dwelling for reasons of infirmity (due to age) or disability; and
- a description of how the relocatable unit will be removed and the site reinstated when it is no longer required.

Development Applications for Habitable Suites must also include a statutory declaration stating that:

- while the habitable suite unit is occupied as a separate domicile it will be occupied only by a person who is providing care to, or receiving care from, an occupant of the main dwelling for reasons of infirmity (due to age) or disability; and
- a conversion plan indicating how the additions or conversions will revert to being part of the main dwelling when the habitable suite is no longer required.

DOCUMENTATION REQUIREMENTS – DEFINITIONS & CHECKLIST

Submission Requirement	Required Information	
<p>Statement Against Relevant Criteria MERIT & IMPACT TRACK ONLY</p>	<p>Preferred Format: A4 black and white</p> <p>Merit</p> <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 <p>Impact</p> <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 	<p><input checked="" type="checkbox"/> Supplied</p> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p>Site Plan</p>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD)</p> <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 	<p><input checked="" type="checkbox"/> Supplied</p> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p>Floor Plan(s) For assessment purposes</p>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100</p> <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) 	<p><input checked="" type="checkbox"/> Supplied</p> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>
<p>Floor Plan(s) For public register and notification purposes</p>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100</p> <p>As above with the following exceptions -</p> <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 	<p><input checked="" type="checkbox"/> Supplied</p> <p><input type="checkbox"/> Not required</p> <p><input type="checkbox"/> Office Use</p>

Submission Requirement	Required Information	
<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>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>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>Driveway Plan</u>	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 type="checkbox"/> Supplied <input checked="" 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>Demolition Plan</u>	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 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 (l) Planning & Development Act 2007)</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD) <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 checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>Composite Streetscape Elevation</u>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>Prepared & certified by a suitably qualified person</p> <p>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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Landscape Plan</u>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200</p> <p>Proposed landscaping 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 Proposed landscaping 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
<u>Tree Management Plan</u>	<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
<u>Shadow Diagram(s)</u>	<p>Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100</p> <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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Landscape Management and Protection Plan</u>	<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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>Waste Management Plan</u> 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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Site Analysis Plan</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 Site analysis plan must demonstrate that site layout and building design: a) Compliments: <ul style="list-style-type: none"> existing or future planned built form, in terms of scale, character and massing, in the locality landscape character, achieved through attention to silhouette, pattern, texture and colour residential identity streetscape character and functions existing important site features heritage places AND b) Integrates with the surrounding environment through: <ul style="list-style-type: none"> adequate pedestrian, cycle and vehicle links to street and open space networks dwellings face the street and public open spaces clear definition of the public and private realm 	<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 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</i> <i>A bill of quantities summary of costs MUST be provided for proposals where cost of work is over \$10 million.</i>	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Parking Plan</u> Lease Variations Only	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>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 Prepared by an accredited valuer <ul style="list-style-type: none"> 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 Prepared by an accredited valuer <ul style="list-style-type: none"> Clear details of any valuation of lease sought and a full assessment of V1 and V2 values under the relevant sections of the Planning and Development Act 2007 Where a variation relates to an amendment of a provision in a lease and either a consolidation or subdivision, two full assessments of V1 and V2 values must be provided quoting the relevant section of the Planning and Development Act 2007 in each case Must have been prepared less than six months before the date an application is lodged <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>	<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
5. Town planning	Current land use policy
6. Proposed lease variation	Details of proposed changes to the purpose clause, details of proposed additional development rights
7. Statutory valuations - 8. Services and amenities	Current average unimproved value for rating
9. Location and access 10. Property description -	Land, structures, car parking
11. Tenancies - 12. Contamination	Current tenancy schedule
13. Valuation basis 14. Reference to the appropriate section in the Planning and Development Act 2007	
15. Valuation approach V1 and V2	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

Development Application for Block 10 Section 45 Fisher ACT

Statement Against Relevant Criteria

RE; Residential Zones – Multi Unit Housing Development Code

Part A (2) RZ2 – Suburban Core Zone

- 1.1- R10 On a standard block the maximum number of dwellings permitted is three, unless the block is greater than 20m wide.
Complies – The proposed number of dwellings is two.
- 1.2-R11 The minimum site area for dual occupancy housing is 800m².
Complies – Site Area is 811.0m².
- 1.3-R12 On a standard block, the minimum site area for triple occupancy and other multi-unit housing is 1400m².
Not Applicable.
- 2.1-R14 Buildings do not exceed 2 storeys. An attic and or/ or basement may be permitted in addition to 2 storeys.
Complies - existing residence and proposed residence are both single storey.
- 2.3-R15 Plot ratio. On a standard block (or a block resulting from the consolidation of these blocks), the maximum plot ratio does not exceed 50%, except for dual or triple occupancy housing, where at least one dwelling does not directly front a public road from which vehicular access is permitted, the plot ratio does not exceed 35%.
Complies – Total GFA of Both dwellings = 257.0m² or 31%
- 2.3 –R16 In addition to R15, for dual occupancy housing the maximum plot ratio for any additional new dwelling that does not directly front a public road from which vehicular access is permitted does not exceed half of the permissible plot ratio of all development on the block or 17.5%, which ever is the lesser
Complies – Proposed dwelling 108.0m² plus 18.0m² covered car space = 126.0m²
126/811 = 15.5%
- 4.1-R17 On a standard block, ramps accessing basement carparking are not permitted forward of the building line, where the block is less than 30m wide. Ramps comply with the relevant Australian Standard.
Not Applicable

Part B – General Development Controls

1.1-R28 a) Subdivision (including consolidation) is not permitted unless the subdivision is part of an integrated housing development and it is demonstrated that any building on a consequent lease is or can be designed in accordance with the relevant section of this code.

b) Subdivision of a lease under the Unit Titles Act 2001 is permitted where the lease expressly provides for the number of units or dwellings provided for in the proposed subdivision.

Subdivision not part of the application

2.1-R29 In accordance with section 148 of the planning and Development Act 2007, the application is accompanied by a statement of Endorsement for utilities (including water, sewerage, storm water, electricity and gas) stating that:

a) all network infrastructure on or immediately adjacent the site has been identified on the plan.

b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified.

c) all required network disconnections have been identified and the disconnection works comply with the utility requirements.

d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.

To be endorsed

2.3-R31 The developer proposal complies with any relevant approved lease and development conditions for the Estate Development Plan.

Not Applicable

2.4-R32 The developer proposal complies with any relevant Rule in the relevant Precinct Code (if any).

2.5-C33 Notwithstanding any other provision relating to height, on land where a lawfully constructed building exceeds two storeys in height, a new building or buildings up to the height of the existing building may be permitted subject to consideration of any adverse impact resulting from any increase in building bulk.

- 2.6-C34 Plot ratio
Not Applicable
- 3.1-C35 CPTED
Complies
- C36- Access and mobility
Complies
- 4.1-C37 The existing road network can accommodate the amount of traffic that is likely to be generated by this development.
Complies
- 4.2-C38 Car and bicycle parking
Complies
- 6.1-R39 In accordance with section 148 of the planning and development Act 2007, applications for developments on land or buildings subject to provisional registration or registration under s.41 of the Heritage Act 2004 are accompanied by advice from the Heritage Council stating that the development meets the requirements of the Heritage Act 2004.
Not Applicable – The site is not Heritage listed
- 6.2-R40 In accordance with section 148 of the planning and development Act 2007, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of , any protected trees, the application is accompanied by a Tree Management Plan approved under the Tree Protection Act 2005.
Not Applicable
- 6.3-R42 For the demolition of multi-unit housing (including garages and carports) constructed prior to 1985, and commercial / Industrial premises constructed prior to 2005 a hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environmental Protection. The Survey is provided and covers the disposal.
Not Applicable
- 6.4-R42 For residential developments with 3 or more dwellings, or sites that are located adjacent to a potentially polluting source (including a service station) a statement is provided that the potential for land contamination has been assessed in accordance

with the ACT government Strategic Plan – Contaminated Sites Management 1995 demonstrated that the land is suitable for the proposed development.

Not Applicable

6.5-R43 For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for construction and Land development in the ACT, August 2007.

Complies – Refer to plan

R44 For development on a site greater than 0.3 hectare, the application is accompanied by an erosion and sediment Control Plan endorsed by the ACT Environment Protection Authority.

Not Applicable

6.6-C45 Signs comply with the Signs General Code

Not applicable

6.7-R46 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using ACTPLA on line assessment tool or another tool as included in the water ways: sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.

Complies –Refer to water consumption worksheet .

7.1-R50 Where the development will generate a total of 20 cubic metres or greater of demolition and /or construction waste and/or excavation material, the application is accompanied by a statement of compliance from the department of territory and municipal services stating that the waste facilities and management associated with the development are in accordance with the current version of the development control code for best practice waste management in the ACT.

Complies

RS1 In accordance with section 148 of the planning and development Act 2007, the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the Design Standards for Urban Infrastructure.

To be referred

R52 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and

nature of the earthworks, utility connections, proposed buildings, pavements and landscape features comply with the utility standards, access provisions and asset clearance zones.

To be referred.

- R53 a)Electricity supply lines within existing residential areas are underground or along the rear spine or side of blocks.
- b)No continuous rows of electricity supply poles are erected on residential streets or streets with residential access.

Complies

Part C (1) Multi Unit Housing

2.1-R54 Front setback

Complies

2.2-R55 Side setbacks

Complies

2.3-R56 Rear setback

Complies

3.1-R57 There is a maximum of 15m of unarticulated walls in buildings that contain more than two dwellings. Wall articulation is provided by;

a)change in wall planes of a minimum 1.0m depth and 4.0m in length OR

b)inclusions of balconies, fin walls ect, or

c)horizontally stepping facades by at least 1.0m

Complies

3.2-R58 Metal roofing

Complies

C59 In established residential areas, external materials and colours are respectful of the surrounding built form.

Complies

R60 Structures and plant and equipment situated on the roof is not visible from the street frontage or unleased territory land unless exempt under planning and development Act 2007. This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.

Not applicable

R61 Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.

Complies

R62 No externally exposed plumbing attached to building walls.

Complies

3.3-R63 Free standing walls or fencing are not permitted forward of the building line except where one or more of the following apply;

- a) previously approved in an estate development plan
- b) consistent with a relevant precinct code
- c) It is a gate to a maximum height of 1.8m in an established, vigorous hedge
- d) It is a courtyard that meets the requirements of R64/C64, C65 and R66/C66.

Complies

R64 Courtyard walls

Not applicable

C65 Courtyard walls do not detract from the established character of the street.

Not applicable

R66 The design and siting of courtyard walls

Not applicable

R67 Fences are permitted in accordance with the common boundaries Act 1981.

Complies

R68 The minimum interfacing distance

Complies

- R69 Outlook from windows, balconies, stairs, landings and decks or other private communal or public areas within the development are designed, screened or obscured to prevent overlooking of more than 50% of the minimum private open space of another dwelling on the same block
- Complies**
- 3.4-R70 10% of the dwellings of any multi unit housing development consisting of 10 or more dwellings are designed to meet the Australian Standards for adaptable housing and any relevant considerations in the access and mobility general code.
- Not applicable**
- 4.1-R71 There is one driveway and kerb crossing for each block
- For consideration on merit of design Existing driveway locations retained.**
- R72 The location and design of residential driveway verge crossings.
- Complies with TAMS standards D3 driveways**
- C74 Service areas and setdown arrangements provide for the efficient operations of the development whilst protecting residential amenity and avoiding impacts on adjoining streets
- Complies**
- R75 Individual parking spaces are accessed from a common driveway or access /internal road in a development of more than two dwellings.
- Not applicable**
- R76 In relation to driveways and access/internal roads
- For consideration**
- R77 Driveways and access/internal roads are to have minimum widths as detailed below for the corresponding angle parking:
- i)45 deg parking: 3.5m
 - ii)60 deg parking:4.9m
 - iii)90 deg parking:6.4m
 - iv)parallel parking:3.6m
- Not applicable**

- R78 The surface treatment of driveways and access/internal roads is distinct from car parking spaces and areas.
- Complies**
- C79 Driveways, access/internal roads and car parking areas are designed, surfaced and sloped to encourage and facilitate stormwater infiltration on site.
- Complies**
- 4.2-R81 Car-parking spaces and areas are setback a minimum distance
- Complies**
- R82 Shared car parking spaces are not located more than 50 m from any dwelling they serve
- Not applicable – No shared car parking spaces**
- R83 Car parking spaces are not located between the property boundary and building line
- Complies**
- R84 The maximum total width of garage door openings and external width of carports is 6m, or 50% of the frontage of the dwelling, whichever is less.
- Complies**
- R85 Provision for vehicle parking is not permitted on verges
- Complies**
- 5.1-R86 Development is sited to allow a minimum of 3 hours of direct sunlight onto the floor or internal wall of the main daytime living area of the dwelling between the hours of 9.00am and 3.00pm on June 21 (winter solstice).
- Complies primary living areas face north**
- 5.3-R88 The average area of private open space per dwelling is not less than 60% of the average area of the block per dwelling less 50m².
- Complies**

R89 Except as provided for in Rule 92, at least one area of private open space is provided per dwelling to meet the following minimum area and dimension requirements:

- a) 10% of the average block area per dwelling
- b) 6m x 6m

Existing residence provides 6x6m POS to the North.

Proposed residence provides 4.1x16m North Facing POS for consideration

65.0m2 directly accessible from primary living areas. Additional utility areas are also provided.

R90 Except as provided for in Rule 92, an area of private open space with a minimum dimension of at least 6 metres is

- a) Screened from public view
- b) Not forward of the building line except where permitted by, and illustrated in, an approved estate development plan
- c) Located
 - i) Not to the south, south east or southwest of the dwelling, or
 - ii) To maintain a minimum three hours sunlight on 50% of the ground between the hours of 9.00am and 3.00pm on June 21 (winter solstice)
 - iii) At ground level with direct ground level access from a main daytime living area of the dwelling.

Complies

R91 A minimum of 50% of the private open space is to be retained as planting area.

Complies

R92 Where a dwelling is located entirely on an upper floor, private open space is provided in the form of a balcony or courtyard that:

- a) Is located directly off a main daytime living area of the dwelling
- b) Does not face a rear of a side boundary within 9m
- c) Does not face another dwelling within 12m
- d) Has a minimum area of 6m2 and dimension if 1.8m

Not applicable

5.4-C93 A survey and evaluation of existing trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.

Complies

5.5-C94 Common areas, including driveways and access/internal roads, are designed to have clear function, provide equity of access and ensure high levels of residential amenity of all dwellings.

Complies

7.1-C95 The location and design of site facilities (including garbage bin enclosures, external storage, clothes drying areas, car wash bays) to be coordinated and complimentary to the overall building design.

Complies

R96 An externally accessible, enclosed space for storage is provided for each dwelling without a garage.

The proposed dwelling has external storage provided.

R97 a) External clothes drying facilities are provided as follows:

i) dwellings at ground level: minimum area of 6m²

ii) dwellings wholly located at upper floor level: minimum area 2m²

b) The clothes drying facilities are screened from public view and are exclusive of private open space requirements.

Complies external clothes drying area provided and separated from private open space area.

This spreadsheet is an online tool for individuals, designers and developers to gauge possible methods of reducing mains water consumption on detached dwellings. Please enter ALL the relevant information for your dwelling before using the reduction percentage.

Percentage Reduction =

41%

Indoor information

Number of bedrooms in the house	2
What is the water rating of the shower head?	3 Star ▼
What is the water rating of the clothes washing machine?	4 Star ▼
What is the water rating of the dishwasher?	4 Star ▼
What is the water rating of the toilet?	4 Star ▼

Site information

Site area (m ²)?	811
Roof area (including house and garage or carport) (m ²)?	138

Rain water tank information

Is there going to be a water tank installed?	Yes ▼
What is the size of the tank (L)?	3000
What is the approx. roof area flowing into the tank (m ²)?	120
What will be the use for the water in the tank?	Garden, Toilet and Laundry ▼

Grey Water information

What type of grey water system is installed?	None ▼
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	▼
What will be the use for the grey water?	▼

Pool, Spa or Pond information

Is there going to be a pool, spa, or pond?	No ▼
Is there going to be a cover on the pool or spa?	No ▼
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0

Average width of the pool, spa or pond (m)?	0
The volume of the pool, spa or pond is (L)	0

1.
Kuffner, Jane

From: n behalf of ActewAGL
Sent: Wednesday, 25 January 2012 12:49 PM
To: ACTPLA Customer Services
Subject: ActewAGL - Notification of Building Application - Application ID : 123064
Attachments: Gas Conditional Compliance Statement_123064.pdf; Exclusion Zone - Domestic Meter Installations.pdf; Gas Metering Equipment - Prohibited Locations.pdf; Meter Exclusion Zone.pdf; Statement of Compliance Information Sheet.pdf; SITE-201121005-01_Gas.pdf

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

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

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

Regards



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

www.thenaturalchoice.au

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ActewAGL

Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 123064

Drawings in set: 17

Block: 10

Section: 45

Suburb: Fisher

This application has been assessed against legislation protecting ActewAGL's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- Attached statement for Gas Networks
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:
Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation"
"Domestic Gas Meter Location Reference Drawings"
Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)
- Other:

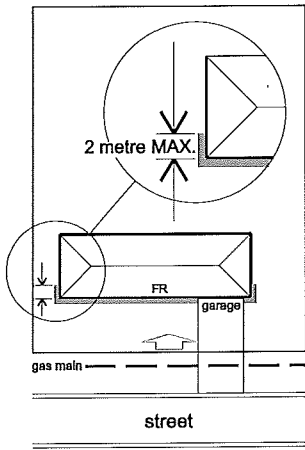
Please note:

- **WARNING:** ActewAGL underground gas pipes may be in or adjacent to this block. ActewAGL Asset Location Advice may be required. Call Dial Before You Dig on 1100 prior to excavating.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity

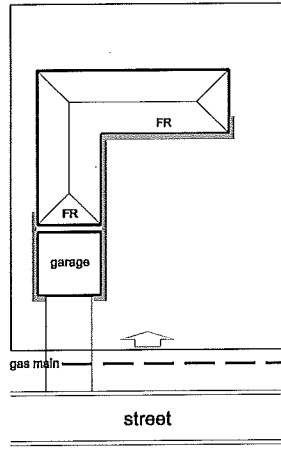
For further information please phone

Jemena

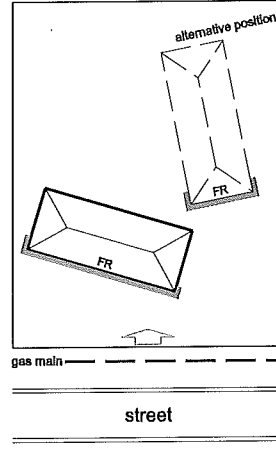
DOMESTIC GAS METER LOCATION REFERENCE DRAWINGS



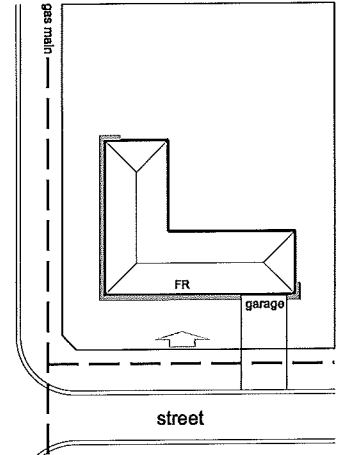
1. TYPICAL SITUATION



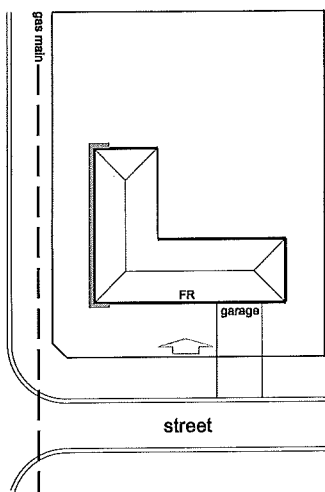
2. DETACHED GARAGE AT FRONT



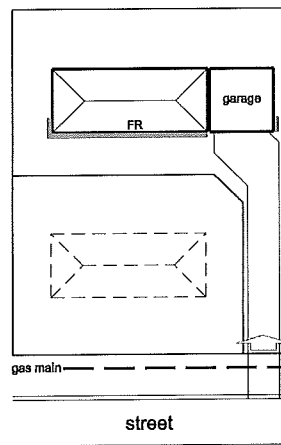
3. ANGLED HOUSE



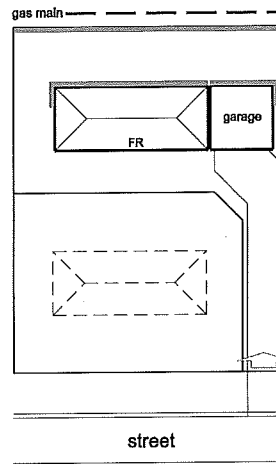
4. CORNER BLOCK
GAS ON TWO SIDES



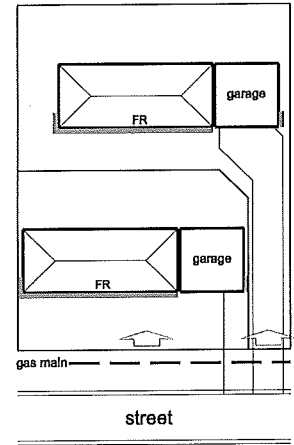
5. CORNER BLOCK
GAS ON ONE SIDE



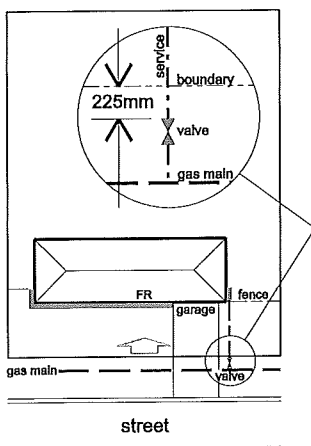
6. BATTLE-AXE BLOCK
GAS AT FRONT



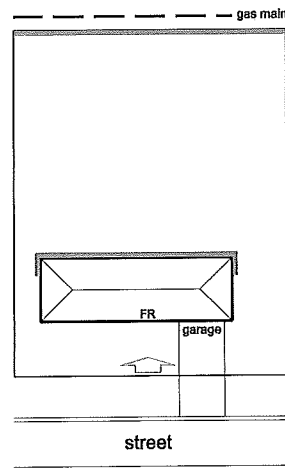
7. BATTLE-AXE BLOCK
GAS AT REAR



8. DUAL OCCUPANCY



9. METER BEHIND LOCKABLE
GATE, FENCE, OR BARRIER



10. MAIN AT REAR OF BLOCK

FR =
Deemed as FRONT

Acceptable meter locations

Property address position

LEGEND:

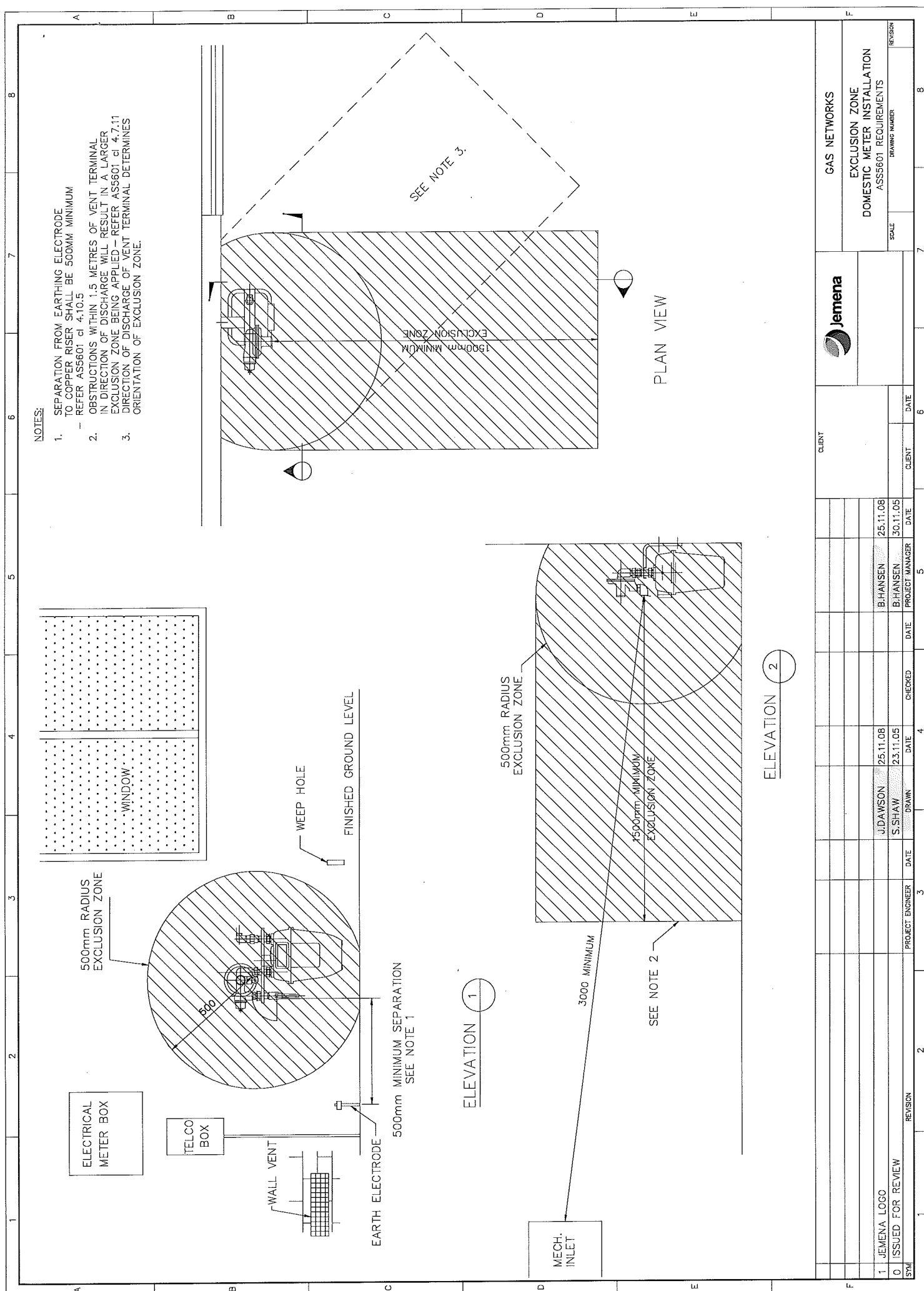


Gas Networks

Gas Metering Equipment Prohibited Locations

Metering equipment must not be installed in the following locations unless specifically approved by **ActewAGL**:

- (a) a bedroom;
- (b) a lift shaft or lift motor room;
- (c) a room specifically intended for electrical switchgear;
- (d) a fire-isolated stairway or passage;
- (e) a fire hydrant duct or hose reel cabinet;
- (f) sprinkler or hydrant pump room;
- (g) near a source of ignition;
- (h) in a position that would obstruct egress from a building;
- (i) in a position where the meter would be subject to physical damage unless adequately protected;
- (j) in an area where excessive temperatures or sudden excessive changes in temperature may occur;
- (k) in an area of excessive vibration;
- (l) in the foundation area under a building;
- (m) in a cavity wall, unless installed in a ventilated enclosure which meets the requirements of **ActewAGL**, and the cavity is sealed;
- (n) in a position where access for reading or maintenance is restricted;
- (o) in an unventilated position; or
- (p) on the ground, a floor which is frequently wetted or on a floor which contains material which may corrode the meter.



- NOTES:**
1. SEPARATION FROM EARTHING ELECTRODE TO COPPER RISER SHALL BE 500MM. MINIMUM. REFER AS5601 cl 4.10.5
 2. OBSTRUCTIONS WITHIN 1.5 METRES OF VENT TERMINAL IN DIRECTION OF DISCHARGE WILL RESULT IN A LARGER EXCLUSION ZONE BEING APPLIED - REFER AS5601 cl 4.7.11
 3. DIRECTION OF DISCHARGE OF VENT TERMINAL DETERMINES ORIENTATION OF EXCLUSION ZONE.

PLAN VIEW

SEE NOTE 3.

ELEVATION 1

ELEVATION 2

SYM	REVISION	PROJECT ENGINEER		CHECKED		PROJECT MANAGER		CLIENT	DATE
		DATE	NAME	DATE	NAME	DATE	NAME		
1	JEMENA LOGO					B. HANSEN	B. HANSEN		25.11.08
0	ISSUED FOR REVIEW					S. SHAW	J. DAWSON		23.11.05
									30.11.05

GAS NETWORKS		Jemena	CLIENT	DATE
EXCLUSION ZONE DOMESTIC METER INSTALLATION AS55601 REQUIREMENTS				

ActewAGL

‘STATEMENT OF COMPLIANCE’ INFORMATION SHEET

The following requirements must be included in an application that is made under the Planning and Development Act 2007 and/or the Building Act 2004 to ActewAGL when seeking an Electricity & Gas Networks ‘statement of compliance’.

General Requirements for all Development Applications

Provide plans which are to include the following:

- A designated scale, for example 1:500, 1:200, 1:100, 1:50 with Bar Scale
- Proposed and existing structures including basements, driveways, gates, fencing, sheds, rainwater tanks and retaining walls
- Accurately located and dimensioned ActewAGL electricity & gas assets within the block and those located within 5 metres of any boundary of the block (Contact Dial-Before-You-Dig on 1100 for asset maps)
- Dimensioned distance of all structures that are within 5 metres of ActewAGL electricity & gas assets
- Any electricity or gas easements on the block
- Elevations & sections of proposed structures

Specific Requirements for Type of Development

Single Dwelling/Dual Occupancy

- As per General Requirements above

Multiple Unit and High Rise residential

- As per General Requirements above
- Number of units
- Number of bedrooms per unit
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Net Floor Area of common areas and their use
- Net Floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- Details of central hot water installation

ActewAGL

Non-Residential & Mixed Use

- As per General Requirements above
- Type of development (office, retail, warehouse, industrial etc)
- Timing of the development
- Staging of the development
- Net useable floor areas and their usage
- Net floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- A list of the load components of the proposed installation with their maximum demands, diversity factors, etc
- Information on load management system (if applicable)
- Duty cycle of any large equipment or duty cycle of an industrial process
- Details of any substantial intermittent and fluctuating loads
- Details of any large single phase loads
- Details of any loads likely to cause substantial harmonics
- Details of any loads which are likely to have poor power factors
- Any seasonal factors, i.e. seasonal variation of load
- Main factors affecting level of demand
- Removal of any part of an existing installation
- Any planned future augmentations or upgrades
- Any on site emergency back up arrangements
- Details of large starting motors and voltage drop limitations
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Type B gas appliance details
- Number of units
- Number of bedrooms per unit

Demolitions

- Warning: You must contact ActewAGL prior to commencement of demolition works**



For further information

Information about any of the requirements raised in this document can be obtained by contacting the following:

ActewAGL Electricity Networks: 6293 5770

ActewAGL Gas Networks: 6203 0640

Please note: Separate applications are required for ActewAGL's water & sewerage networks; and to other utility providers such as stormwater or telecommunications.

To lodge an electricity or gas compliance application:

Bring your drawings to the Networks Service Centre; or:

Send electronically to ActewAGL: email: devapp@actewagl.com.au

The protocols for submitting an electronic application are:

- ❖ Drawings in A3 format (each PDF to be no larger than 2 megabytes in size).
- ❖ Send one email for each application.
- ❖ Each PDF can contain multiple drawings however if you have more than 5 PDFs in an application, please send multiple emails (i.e. part 1, part 2 etc..)

Kuffner, Jane

From: basubmission_electricity@actewagl.com.au
Sent: Wednesday, 25 January 2012 12:49 PM
To: ACTPLA Customer Services
Subject: ActewAGL Application Decision. Application - 123064. Fisher - 10/45
Attachments: Conditional Approval Electricity123064.pdf; SITE-201121005-01.pdf; fisher 10-45.pdf

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

Approval ID : 123064, Fisher 10 /45

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

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

Separate compliance statements may be required from other entities.

Regards

ActewAGL Electricity Networks Division

Telephone

Facsimile

Email devapp@ActewAGL.com.au

GPO Box 366 Canberra ACT 2601

www.ActewAGL.com.au

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 123064 Suburb: Fisher Block/Section 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Carport

Attached Plans

SITE-201121005-01.pdf

This application is approved subject to compliance with the following conditions:

Conditions

A new underground service is required.

Change of service is required. (see attached RSM)

The location of the proposed Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Please Note

- WARNING ActewAGL underground cables may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works.
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed

Date 25 Jan 2012

ActewAGL acts as agent for ActewAGL Corporation.

ActewAGL

LEGEND

application number

123064

3M SETBACK LINE
POSSIBLE
1 OF 2
TAP

TELECOM

WATER SERVICE

TREE RETAINED

Block 10, Section 45 Fisher
RZ.2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA = 811.0m²
PLOT RATIO 35% OF SITE AREA = 283.85m²

TOTAL ALLOWABLE GFA = 283.85m²

PROPOSED RESIDENCE ALLOWABLE GFA

NEW DWELLING HALF OF PERMISSIBLE
PLOT RATIO OF ALL DEVELOPMENT OR
17.5% WHICHEVER IS THE LESSER.

17.5% OF 811.0m² = 141.0m²

EXISTING RESIDENCE

CARPART EXIST. RES = 113.0m²

GFA EXISTING = 131.0m²

PROPOSED RESIDENCE

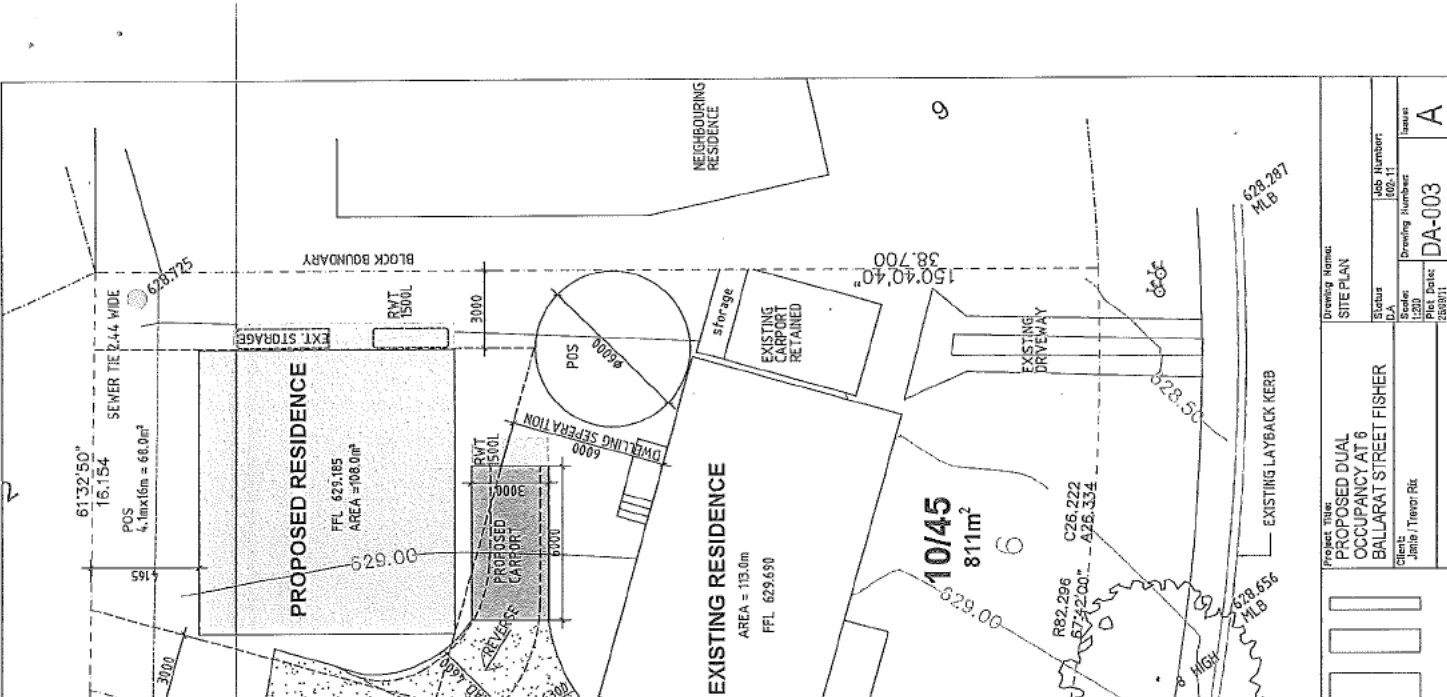
CARPART NEW RES. = 108.0m²

PROPOSED GFA NEW = 126.0m²

TOTAL AREA USED = 257.0m² 31% OF SITE

BLOCK OPEN SPACE = 554.0m² 68% OF SITE

DATE		BY		REVISION
DATE	BY	REVISION	DATE	BY



ActewAGL
Electricity Networks

CONDITIONAL ENDORSEMENT COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and assets to it.

The information contained in this application complies with ActewAGL's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance

Please note: Construction of unapproved works may result in activity being taken to require the property owner to remove non-compliant structures and/or bring property owner in hand rectification works on ActewAGL's electricity network.

Date: 25 Jan 2012

Signature: _____

Contact: Phoro

Drawing Title		Drawing Name	
PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER		SITE PLAN	
Status	Job Number	Status	Job Number
1:200	DA-003	1:200	DA-003
Drawing Number	Issue	Drawing Number	Issue
1:200	A	1:200	A

Project Title	Proposed Dual Occupancy at 6 Ballarat Street Fisher
Client	Jinib / Trivert Rlt
Design	Johnathan Dury
Drawn	Johnathan Dury
Checked	Johnathan Dury
Approved	Johnathan Dury

U-Draw: 25/01/2012
P-Draw: 25/01/2012

Drawing Path: C:\Program Files\ActewAGL\Projects\123064\Drawings\123064-03.dwg

ADD ON TO RSM

123064
12/30/06

Request for electricity service marking (RSM)

Electrical contractor details (Items marked with * are mandatory)

*Name

*Phone

Fax or email

*Builder name

*Phone

Fax or email

RSM number

Date lodged

Appointment details (ActewAGL use only)

Time Day Date

An appointment cannot be confirmed until the network assets have been inspected and the extent of any augmentation/maintenance determined. Call 6293 5749.

ActewAGL fees (GST incl)

This price and schedule of works will remain valid for sixty days (60) from the date below.

Location details (Items marked with * are mandatory)

*Suburb *Block *Section

*Street address

Request details* (Select required works. Attach sketch for clarity if necessary)

New underground Change of service - OH to OH OH to UG UG to UG UG to OH Temporary supply

New overhead Temporary change of service Demolition 1ø to 3ø to same POA (provide reason below)

Reason for request

Servicing details (ActewAGL use only)

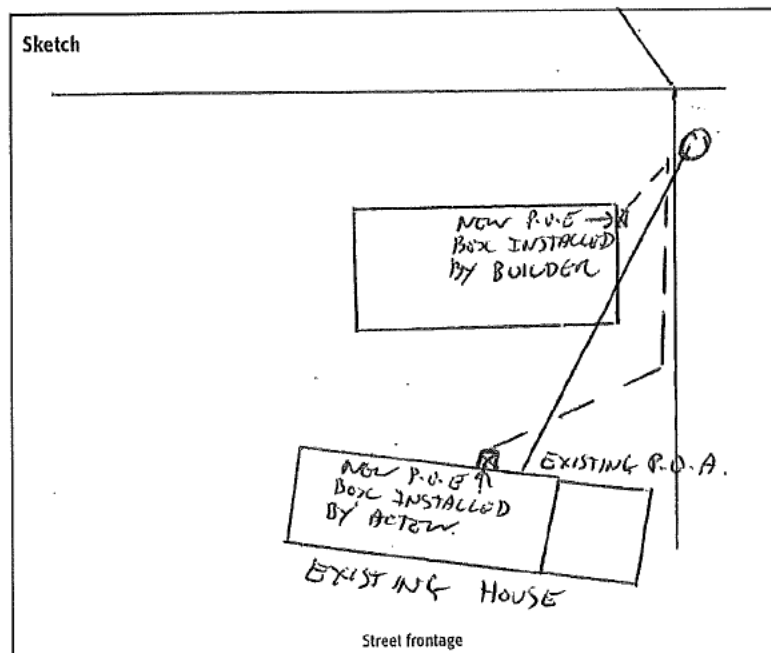
Pole number Inspection required - Yes No Pole status - CONDEMNED OK Nailed

Pole number Inspection required - Yes No Pole status - CONDEMNED OK Nailed

Service pillar status: Spare fuses available Insufficient fuseways - convert to laneway pillar / project

Site access: Plant access available Plant type No plant access Number of phases ø on existing service

Warning - additional live assets not included in the disconnection request may be present on or adjacent to this site. It is your responsibility to ascertain the location of such assets. Asset plans can be obtained by calling Dial Before You Dig on 1100.



Customer supplied works: CONTRACTOR TO DIG TRENCH FROM EACH NEW P.O.E BOXES TO BOUNDARY NEAR POLE AS SHOWN MINIMUM 600mm DEEP. INSTALL 50mm P.V.C. U/G CONDUIT IN EACH TRENCH WITH DRAW WIRE. INSTALL NEW P.O.E BOX IN PROPOSED RESIDENCE.

ActewAGL field services works: ACTEW TO REMOVE EXISTING OH AND INSTALL 2x 3ø U/G CABLES AND INSTALL NEW P.O.E BOX ON EXISTING RESIDENCE

ActewAGL civil works contractor required Yes No

Customer service officer
Phone 6293 5770 Date

Field services use only

Works / variations recorded First move Second move Completed by Date

Kuffner, Jane

From: BAsubmission_watersewer@actewagl.com.au
Sent: Monday, 16 January 2012 3:33 PM
To: ACTPLA Customer Services
Subject: ActewAGL Application Decision. Application - 123038. Fisher - 10/45
Attachments: Not Approved123038.pdf; application.pdf

ACTEWAGL - WATER DIVISION

Approval ID : 123038, Fisher 10 /45

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

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

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

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

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

Future applications

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

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

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

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

Regards

Building Approvals and Network Protection
ActewAGL Water Division

Telephone then press 2 for Water

Facsimile |

Email devapp@ActewAGL.com.au

GPO Box 366 Canberra ACT 2601

www.ActewAGL.com.au

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ActewAGL acts as agent for ACTEW Corporation

ActewAGL

FAILED TO COMPLY

Application No: 123038 **Suburb:** Fisher

Block/Section 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Pergola/Deck or
Patio

Attached Plans

application.pdf

The design depicted in this application has been assessed by ActewAGL and fails to comply with ACTEW's water and sewerage network protection.

Reasons for Failure to Comply

Other: See comments

Structure infringes an easement

Additional details including setbacks of the deck on the proposed residence is to be shown. Please note a minimum setback of 2.8m from the rear boundary is required for any proposed structures to be clear of the sewer pipe protection envelope.

Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.

WARNING

This submission fails to comply with ACTEW requirements. A decision to proceed is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

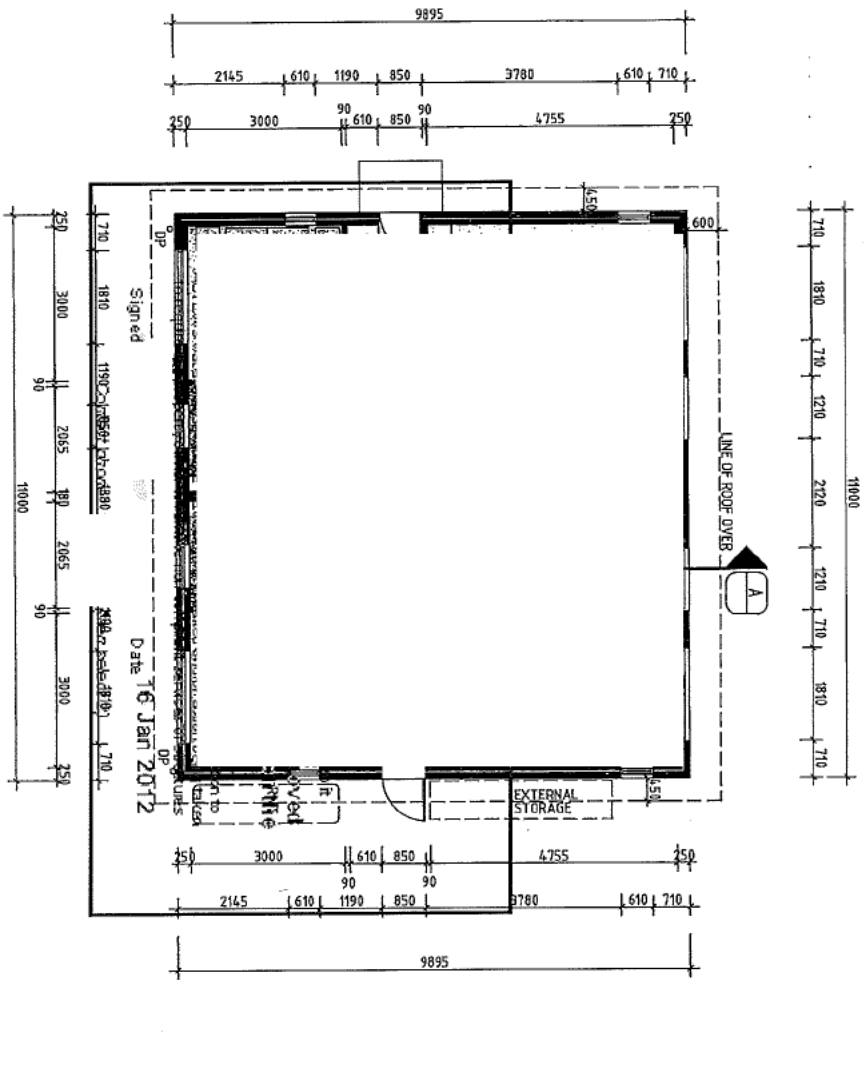
Comments:

Signed

Date 16 Jan 2012

For further information please phone ActewAGL 6248 3555 (then 2).

AREA SCHEDULE	
MAX RES. AREA = 14,10m ² (incl carport area)	
DWELLING AREA = 108.0m ²	
CARPURT 18.0m ²	
TOTAL GFA = 126.0m ²	



FLOOR PLAN
SCALE 1:100

<input type="checkbox"/> Proposed to be demolished <input type="checkbox"/> Proposed to be retained <input type="checkbox"/> Proposed to be replaced <input type="checkbox"/> Proposed to be replaced with a different structure <input type="checkbox"/> Proposed to be replaced with a different material <input type="checkbox"/> Proposed to be replaced with a different color <input type="checkbox"/> Proposed to be replaced with a different finish <input type="checkbox"/> Proposed to be replaced with a different shape <input type="checkbox"/> Proposed to be replaced with a different size <input type="checkbox"/> Proposed to be replaced with a different location <input type="checkbox"/> Proposed to be replaced with a different orientation <input type="checkbox"/> Proposed to be replaced with a different height <input type="checkbox"/> Proposed to be replaced with a different depth <input type="checkbox"/> Proposed to be replaced with a different width <input type="checkbox"/> Proposed to be replaced with a different length <input type="checkbox"/> Proposed to be replaced with a different area <input type="checkbox"/> Proposed to be replaced with a different volume <input type="checkbox"/> Proposed to be replaced with a different mass <input type="checkbox"/> Proposed to be replaced with a different weight <input type="checkbox"/> Proposed to be replaced with a different density <input type="checkbox"/> Proposed to be replaced with a different temperature <input type="checkbox"/> Proposed to be replaced with a different pressure <input type="checkbox"/> Proposed to be replaced with a different force <input type="checkbox"/> Proposed to be replaced with a different energy <input type="checkbox"/> Proposed to be replaced with a different power <input type="checkbox"/> Proposed to be replaced with a different speed <input type="checkbox"/> Proposed to be replaced with a different acceleration <input type="checkbox"/> Proposed to be replaced with a different velocity <input type="checkbox"/> Proposed to be replaced with a different displacement <input type="checkbox"/> Proposed to be replaced with a different distance <input type="checkbox"/> Proposed to be replaced with a different time <input type="checkbox"/> Proposed to be replaced with a different frequency <input type="checkbox"/> Proposed to be replaced with a different wavelength <input type="checkbox"/> Proposed to be replaced with a different period <input type="checkbox"/> Proposed to be replaced with a different phase <input type="checkbox"/> Proposed to be replaced with a different amplitude <input type="checkbox"/> Proposed to be replaced with a different frequency <input type="checkbox"/> Proposed to be replaced with a different wavelength <input type="checkbox"/> Proposed to be replaced with a different period <input type="checkbox"/> Proposed to be replaced with a different phase <input type="checkbox"/> Proposed to be replaced with a different amplitude		RCL DATE DESCRIPTION PER RCL
APPROVED FOR CONSTRUCTION DATE: 16 JAN 2012 SIGNED: [Signature] PROJECT: PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45 CLIENT: [Client Name] DRAWING NUMBER: DA-101 ISSUE: A	PROJECT TITLE: PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45 CLIENT: DRAWING NUMBER: ISSUE:	



Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION
 Form 1B
RESIDENTIAL ZONES -
MULTI UNIT HOUSING DEVELOPMENT
CODE

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

ActewAGL acts as agent for ACTEW Corporation

District

WATER AND SEWERAGE NETWORK

Street Number

Street Name

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement



Applicant Details *Please Print*

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

Surname First Name
 Date
 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 First Name
 Company Name
 Position held in company Australian Company/Business Number (ACN/ABN)
 Postal Address
 Suburb State Postcode
 Phone Number Business Hours Mobile
 EMAIL ADDRESS

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

ActewAGL acts as agent for ACTEW Corporation
ActewAGL
 Surname First Name
 Company Name
 Position held in company Australian Company/Business Number (ACN/ABN)
 Postal Address
 Suburb State Postcode
 Signature Date
 Phone Number Business Hours Mobile
 EMAIL ADDRESS

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: The consolidation of Blocks X & Y Section Z, Suburb, a variation of the lease to permit 7 residential units, the demolition of two detached houses and the erection of one and two storey buildings comprising of 7 residential units

ADDITIONAL AFFORDABLE DWELLING TO THE REAR OF AN
 EXISTING RESIDENCE. NORTH FACING PRIMARY LIVING AREAS
 AND POS TO THE NORTH OF BOTH DWELLINGS MAINTAINED.
 EXISTING RESIDENCE REMAINS AS IS WITH MINOR LANDSCAPE
 WORKS PROPOSED. THE PROPOSED WILL PROVIDE A COST
 EFFECTIVE ENERGY EFFICIENT DWELLING PROVIDING A
 SUITABLE RESPONSE TO URBAN INFLUX WITHOUT IMPACT
 IN SCALE OR AMENITY TO NEIGHBOURING BLOCKS.

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

Use of the Land WATER AND SEWERAGE NETWORK

Describe the proposed use of the land on the proposed site of a building or structures on the land. Example: Residential use for a maximum of 7 residential units

FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

Residential use for 2 units
 The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Is the Use consistent with the conditions of the statement? YES NO

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken

Assessment Track, Zone, Development/Precinct Code

Please indicate which assessment track this development application is in: **16 Jan 2012**

Contact: **EMERIT** (Impact Act 2)

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: **R22**

Please specify which development/precinct code applies to this application:
RESIDENTIAL ZONES - MULTI UNIT HOUSING DEVELOPMENT CODE

Type of Development

Please indicate which type of development applies to this development application

- Multiple Dwelling**
- New Development**
 Number of new dwellings to be constructed 1
 Total Number of Dwellings _____
- Additions/Alterations to existing**
- Outbuildings** (carports, garages, pergolas etc)
- Mixed Use**
 Combined non-residential & residential developments
- New Building**
 Number of non-residential Units _____
 Number of residential dwellings _____
 Total number of Units _____
- Additions/Alterations to existing**
- Non-Residential**
 Including commercial and industrial
- New Building**
- Addition/Alteration to existing**
- Lease Variation**
- Clause Changes**
- Consolidation**
- Subdivision**
- Encroachment**
- Other** (please specify) _____

ActewAGL acts as agent for ACTEW Corporation
 includes road, water drainage, parks, electricity, gas, water, telecommunications

ActewAGL

WATER AND SEWERAGE NETWORK associated with application for home business application (Home Business form also to be submitted with this application)

FAILS TO COMPLY

Public Works

Home Business

Community Use Includes institutional Rural Signage

Habitable Suite This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

Relocatable Unit **Other** (please specify) _____

The design depicted in this document is not approved because it fails to comply with conditions listed on the Gross Floor Area (GFA) and Cost of Works accompanying statement

Gross Floor Area Calculation

Please Note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and by action being taken to require the property owner to remove non-compliant services or structures

A - Gross Floor Area (existing) N/A m²

B - Gross Floor Area to be demolished N/A m²

C - Gross Floor Area to be added 110.0 m²

D - Total Gross Floor Area of development 110.0 m²

Signed _____ Date 16 Jan 2012

Contact phone: _____ (then select 2)

E - COST OF WORKS at D (*) \$ 134,200.00

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) 18.0 m² **1 New 1 existing.**

G - Parking areas – undercover _____ m²

H - COST OF WORKS (F & G) \$ 3500.00

Cost of Associated Works

I - Cost of all associated works such as landscaping \$ 8000.00

J - Cost of all public works and/or off site works \$ N/A.

K - TOTAL COST OF WORKS (E+H+I+J) \$ 145,700.00

*Cost of works **MUST** be calculated in accordance with the **Building (General) (Cost of Building Work) Determination 2009 (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 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 WATER AND SEWERAGE NETWORK	<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 The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement	<input 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 Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the works to be brought into compliance with ACTEW's water and sewerage infrastructure and access to it	<input checked="" type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites less 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 Contact phone: _____ (then select 2) NOTE: 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.	<input type="checkbox"/> NOT RELEVANT
EROSION & SEDIMENT CONTROL For sites greater 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

WASTE 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
SERVICING & 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 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"/> Entity Endorsements provided <input checked="" type="checkbox"/> Required documentation provided for referral to Entity/s	<input type="checkbox"/> NOT RELEVANT
VERGE CROSSOVERS	<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

Applies to development applications for multi-unit housing in the RZ3 - Urban and RZ4 - Medium Density Zones in Inner North Canberra and the Gungahlin District

Information Requirements for WATER AND SEWERAGE NETWORK on Referral Matters)
 Not required for applications for Lease Variations Only - PLEASE GO TO PAGE 12 FOR LEASE VARIATION DOCUMENTATION REQUIREMENTS

FAILS TO COMPLY

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.

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

SUBDIVISION (Residential Zones)	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input 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	Signed <input type="checkbox"/> Date 16 Jan 2012 <input type="checkbox"/> Required documentation provided (Contact phone: _____ then select 2)	<input checked="" type="checkbox"/> NOT RELEVANT
ACCESS & MOBILITY	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
TRAFFIC GENERATION	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" 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 type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
SIGNS	<input type="checkbox"/> RELEVANT 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 type="checkbox"/> Required documentation provided	<input type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quality)	<input type="checkbox"/> RELEVANT <input type="checkbox"/> Required documentation provided	<input checked="" type="checkbox"/> NOT RELEVANT
WATER SENSITIVE URBAN DESIGN (Stormwater Quantity)	<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:

- Not applicable**
- Relocation of existing entrance
- Construction of new driveway
- Construction of additional entrance
- Construction other than plain concrete

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 **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT WATER AND SEWERAGE NETWORK**

Survey Requirements - s.119 (3)(d), 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 Planning and Development Regulations 2008).

FAILS TO COMPLY
 because it fails to comply with conditions listed on the accompanying statement

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

Development Applications For Development Undertaken Without Approval - s.205 - P & D Act 2007

Is this application for development undertaken without approval?
 (When select 2) **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.

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.

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:

ActewAGL acts as agent for ACTEW Corporation
ActewAGL
 WATER AND SEWERAGE NETWORK

* 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.

This document has been assessed against legislation
 Other Development Application for water and sewerage infrastructure and access to it

LODGE MENT & PAY MENT
 The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement
 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.
 Please Note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken
 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 therefore the intent of the element
 Date: 16 Jan 2012

Proposals in the Impact track also have the option to justify 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 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:
 - o a residential building intended to be higher than 3 storeys and consisting of more than 50 units
 - o a building where the total floor space of which is intended to be more than 7000m²
 - o a building or structure intended to be higher than 15m
 - o an application to change the use of land that is not concessional

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 Authority.

FAILS TO COMPLY

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.

Please note: Construction of unapproved works may result in connection to 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 lodged once the relevant application fees have been paid;

I/we understand that if during the assessment process the application was 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 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;

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 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;

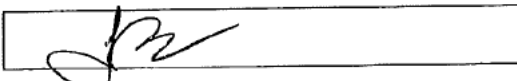

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

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)		Date	22/12/11
1 st Lessee's Signature		Date	22/12/11
2 nd Lessee's Signature	ActewAGL acts as agent for ACTEW Corporation ActewAGL	Date	
Govt Land Custodian Signature (unleased land only)	WATER AND SEWERAGE NETWORK FAILS TO COMPLY	Date	
Delegate of Planning and Land Authority (unleased land only)	This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it	Date	

The design depicted in this document is not approved because it fails to comply with conditions listed on the ACTEWAGL website.

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 conditions to be made available for public inspection. Information and documents relevant to a development application may be made available via the Internet.

Does the Commonwealth Environment 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 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:
 Environment and Sustainable Development Directorate
 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

**DOCUMENTATION REQUIREMENTS'
 RESIDENTIAL ZONES - MULTI UNIT DEVELOPMENT HOUSING CODE**

Key:	Dual Occupancy	Multi Unit Housing Other than Dual Occupancy	Additions & Alterations and Class 10 Structures	Mixed Use	Habitable Suites & Relocatable Units	Community Facility	Public Works	Signs	Lease variation Only
Site Plan ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Area Plan - showing proposed gross floor area (GFA) calculations ✓	✓	✓		✓		◆			◆
Floor Plan For Public Register & notification ✓ No internal layout shown for residential units	✓	✓	✓	✓	✓				
Floor Plan For assessment purposes ✓	✓	✓	✓	✓	✓	✓	◆	◆	
Elevations ✓	✓	✓	✓	✓	✓	✓	✓	✓	
Composite Streetscape Elevation		✓		✓					
Sections	✓	✓	✓	✓	✓	✓	✓	✓	
Erosion and Sediment Control Plan or notation on plan stating development complies with EPA requirements	✓	✓	✓	✓	✓	✓			
Colour Sample Schedule For Additions and Alterations only					✓	□	□	□	
Demolition Plan (if relevant)						◆	◆		
Shadow Diagram									
Statement Against Relevant Criteria Required for Merit and Impact Track DAs							✓	✓	✓
Site Analysis									
Survey Certificate Required unless exempt by P&D Regulation 25					✓	✓	✓	✓	
Landscape 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									
Driveway Plan - for works on verge only Required if new or modified driveway is proposed	◆		✓		◆				
Tree Management Plan	◆	◆	◆	◆	◆	◆	◆	◆	
Landscape Management & Protection Plan	◆	◆	◆	◆	◆	◆			
Waste Management Plans	◆	◆	◆	◆	◆	◆	◆		◆
Completed Environmental Impact Statement				◆		◆	◆		◆
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	□	□	□	□	□	□	□		

Key:	Dual Occupancy	Multi Unit Housing Other than Dual Occupancy	Additions & Alterations and Class 10	Mixed Use	Habitable Suites & Relocatable Units	Community Facility	Public Works	Signs	Lease variation Only
✓ Required ♦ Required if relevant □ May be requested as further information (for merit & impact track assessable DAs 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)	♦	♦		♦		♦			✓
List of Interested Parties including all names and addresses or Statement advising no interested parties (Includes mortgagee, sub-lessees etc)	♦	♦		♦		♦			✓
Drawings or Documents to support proposed lease use (where required)						♦			✓
Parking Plan									✓
Draft Survey Plan (for subdivision or consolidation only)						♦			♦

FAILS TO COMPLY

ADDITIONAL DOCUMENTATION REQUIREMENTS

Development Applications that will be assessed in the **IMPACT TRACK** must include: protecting ACTEW's water and sewerage infrastructure and access to it

The design depicted in this document is not approved because it fails to comply with conditions listed in the accompanying statement

Development Applications for Lease Variations ONLY must include documentation that ACTEW's water and sewerage networks being denied and/or action being taken

- shows the existing and proposed parking spaces on the adjacent 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 assessment prepared by a suitably qualified person); and
- indicates how the additional uses will potentially impact on the surrounding sites, including noise and waste.

Date: 16 Jan 2012

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 for **Relocatable Units** must also include a statutory declaration stating that:

- while the relocatable unit is occupied as a separate domicile it will be occupied only by a person who is providing care to, or receiving care from, an occupant of the main dwelling for reasons of infirmity (due to age) or disability; and
- a description of how the relocatable unit will be removed and the site reinstated when it is no longer required.

Development Applications for Habitable Suites must also include a statutory declaration stating that:

- while the habitable suite unit is occupied as a separate domicile it will be occupied only by a person who is providing care to, or receiving care from, an occupant of the main dwelling for reasons of infirmity (due to age) or disability; and
- a conversion plan indicating how the additions or conversions will revert to being part of the main dwelling when the habitable suite is no longer required.

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
Site Plan	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 250mm to 500mm scale, as appropriate Australian Height Datum (AHD) WATER AND SEWERAGE NETWORK trees and trees - tree canopies to be shown to scale Four corners of the site with bearings and distances Location of proposed buildings and structures with dimensions to block boundaries This document does not secure legal planning protection including existing water and sewerage infrastructure and access to it • Existing contours from site survey of the site and adjoining verge • Driveway verge crossing details Where they can be reasonably determined, all existing reticulated services (water, sewer, gas, storm water) on the site Street trees, foot paths, kerbs, storm water pits, street lighting and other public assets in the verge and on the site The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement Please note: Construction of public assets in the verge and on the site to require the property owner to apply for a separate development application to require the property owner to construct or maintain the services or structures • 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 Contact plans <ul style="list-style-type: none"> • 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

Submission Requirement	Required Information	
<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>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>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>Driveway Plan</u>	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 	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
	<p>ActewAGL Levels at each side of the Driveway 2m from the kerb and property boundary</p> <p>ActewAGL</p> <p>WATER AND SEWERAGE NETWORK</p> <p>Long sections</p> <ul style="list-style-type: none"> Distance from kerb line to garage or carport, kerb line to property boundary, the heights of levels along each side of the proposed driveway at all changes of grade and at start, midpoint and finish of all vertical curves <p>This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and services, 1.5 metres clear of transformers, 6 metres clear of tangent point on corner blocks</p> <p>FAILS TO COMPLY</p> <p>The design depicted in this document is not approved because it fails to comply with conditions listed in the accompanying statement</p>	
	<p>Colour Sample Schedule</p> <p>Preferred Format: A4, A3, colour</p> <p>Please Note: Construction of unapproved works may result in connection to proposed external material colour schedule referenced to their ACTEW's water and sewerage infrastructure and services, 1.5 metres clear of transformers, 6 metres clear of tangent point on corner blocks</p> <p>Signed: _____ Date: 16 Jan 2012</p>	<input checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Demolition Plan</u>	Preferred Format: A3 (A1 for large or complex proposals) black & white 1:200 <ul style="list-style-type: none"> Contact names and identification of structures proposed to be demolished 	<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 (l) Planning & Development Act 2007)</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD) <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 checked="" type="checkbox"/> Supplied <input type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>Composite Streetscape Elevation</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 Prepared & certified by a suitably qualified person Multi-Unit housing (other than Dual Occupancy), Commercial, Industrial and Institutional developments <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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Landscape Plan</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:200 Proposed landscaping plan to include: <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 Proposed landscaping 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 Two 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
<u>Tree Management Plan</u>	Preferred Format: WATER AND SEWERAGE NETWORK 1:200 Prepared in accordance with Department of Territory and Municipal Services Guidelines for Preparing a Tree Management Plan <p style="text-align: center;">FAILS TO COMPLY</p> <p>This development site that contains protected trees will require a Tree Management Plan to be prepared in accordance with the ACT Protected Trees Act 2006. The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement.</p>	<input type="checkbox"/> Supplied <input checked="" 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 Please note: Construction shadows (see sketch plan) result in connection to ACTEW's water and sewerage network and/or Australian Height Datum to require the property owner to provide the following information: <ul style="list-style-type: none"> Shadows cast by proposed buildings, retained buildings, existing buildings and proposed fences at 9am, noon and 3pm on 21 June (at solstice) The location of all buildings and private open space on adjoining or adjacent blocks Elevations of windows of 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) Signed: Date: 16 Jan 2012 Contact: Tel: Fax:	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Landscape Management and Protection Plan</u>	Preferred Format: A3 black and white 1:200 <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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use

Submission Requirement	Required Information	
<u>Waste Management Plan</u> 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 type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Site Analysis Plan</u>	Preferred Format: A3 (A1 for large or complex proposals) black and white 1:100 Site analysis plan must demonstrate that site layout and building design: a) Compliments: <ul style="list-style-type: none"> existing or future planned built form, in terms of scale, character and massing, in the locality landscape character, achieved through attention to silhouette, pattern, texture and colour residential identity streetscape character and functions existing important site features heritage places AND b) Integrates with the surrounding environment through: <ul style="list-style-type: none"> adequate pedestrian, cycle and vehicle links to street and open space networks dwellings face the street and public open spaces clear definition of the public and private realm 	<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 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 WATER AND SEWERAGE NETWORK quantifies the materials and labour in a construction project including costs of all public works, private works and other associated works such as landscaping. FAILS TO COMPLY A bill of quantities summary of costs MAY be requested for proposals where cost of work is over \$10 million. This document is a summary of costs and is not a contract. protecting ACT water and sewerage interests. IT MUST be provided for proposals where cost of work is over \$10 million. The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement	<input type="checkbox"/> Supplied <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Office Use
<u>Parking Plan</u> Lease Variations Only	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 Please note: Construction of parking spaces must be provided by the ACTEW's water and sewerage development or building conditions to require the property owner to provide parking and/or other facilities to require the property owner to provide non-compliant services or structures	<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 Signed proposals for a variation to a Crown lease an accredited valuer Date 16 Jan 2012 A summary of the related valuation report giving V1 and V2 values Contact must be made by 15th Jan 2012 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 Prepared by an accredited valuer <ul style="list-style-type: none"> Clear details of any valuation of lease sought and a full assessment of V1 and V2 values under the relevant sections of the Planning and Development Act 2007 Where a variation relates to an amendment of a provision in a lease and either a consolidation or subdivision, two full assessments of V1 and V2 values must be provided quoting the relevant section of the Planning and Development Act 2007 in each case Must have been prepared less than six months before the date an application is lodged 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)	<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
5. Town planning	Current land use policy
6. Proposed lease variation	Changes to the purpose clause, details of proposed additional development rights
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	

ActewAGL
 WATER AND SEWERAGE NETWORK
FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved development may require the property owner to provide rental evidence, outgoings, reconciliation, capitalisation rate evidence of market yields, cost of works as condition of valuation calculations V1 and V2

Signed: _____
 Contact phone: _____

15 Jan 2012
 (then select 2)

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

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

Signed

Date **16 Jan 2012**

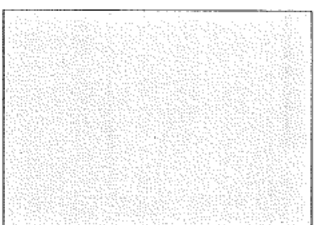
Contact phone:

(then select 2)

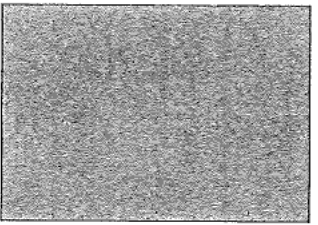
SAMPLEBOARD

EXTERNAL COLOURS

EXPRESSED JOINT COMPRESSED FIBRE
CEMENT WALL CLADDING.
BRITISH PAINTS
COLOUR "Aloe Rush EDT 257"



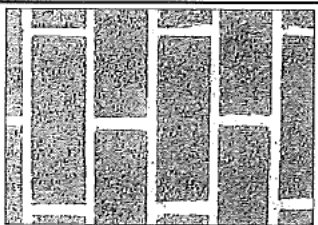
EXTERNAL METAL PROFILE WALL SHEETING.
COLORBOND "Woodland Grey BR"



EXPRESSED JOINT COMPRESSED FIBRE
CEMENT WALL CLADDING.
COLOUR "Pali"
By Graphica 3 Taubmans



FACE BRICKWORK
AUSRRAL ELEMENTS
"NICKEL"



ACTEWAGL acts as regulator ACTEW Corporation
ActewAGL
 WATER AND SEWERAGE NETWORK
**POOF SHEETING
 FAILS TO COMPLY
 WITH 'SUREMIST'**

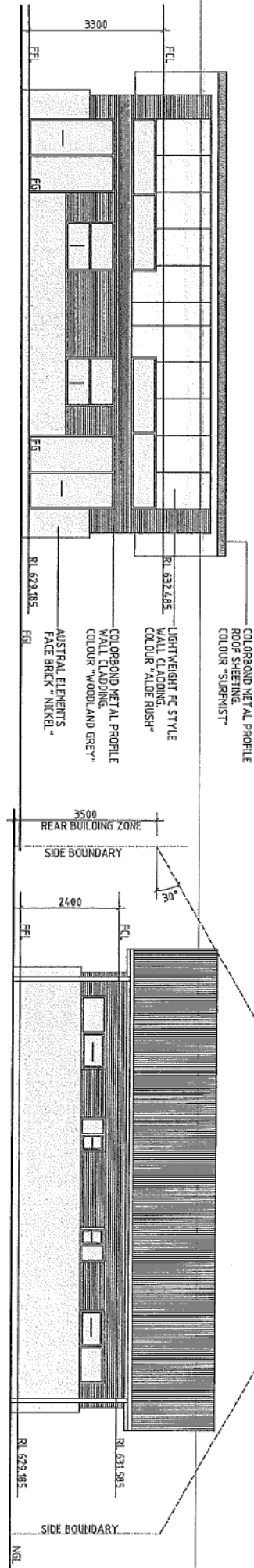
This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the proponent to remove non-compliant services or structures

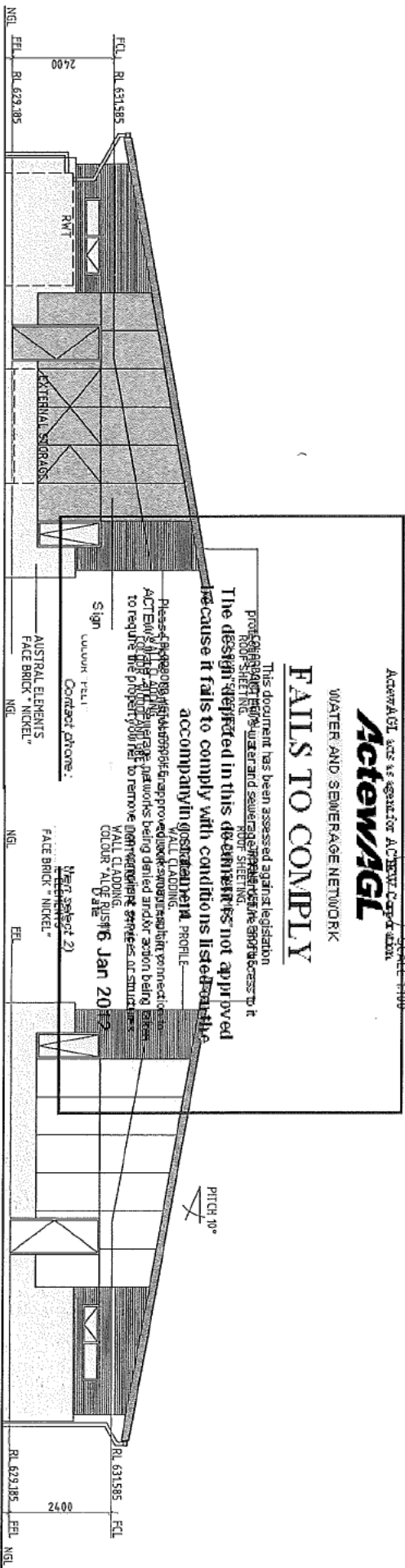
Signed: [Signature] Date: 16 Jan 2012
 Contact phone: [Phone Number] Email: [Email Address]

<input type="checkbox"/> Subject to approval without condition of the Act <input type="checkbox"/> Other name of the proponent		<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY	<input type="checkbox"/> EXIST <input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> VARY
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45										
Drawing Name: EXTERNAL FINISHES SCHEDULE										
Drawing Number: DA-501										
Issue: A										



NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

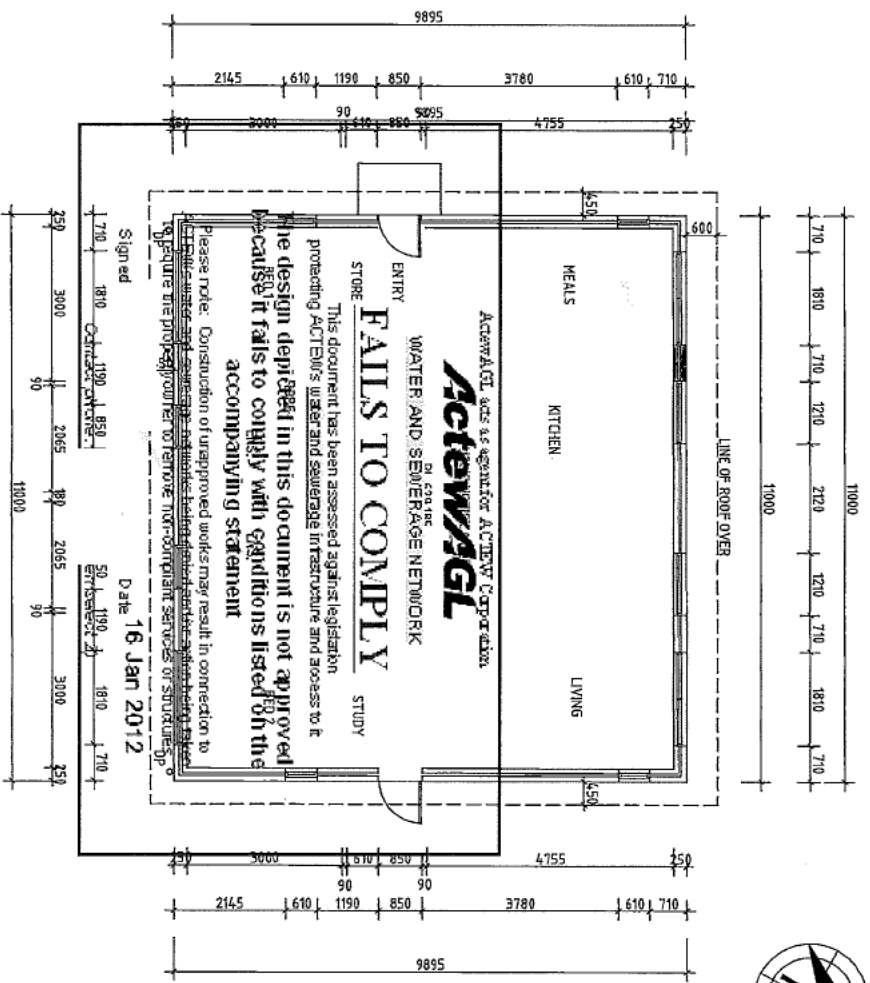


EAST ELEVATION
SCALE 1:100

WEST ELEVATION
SCALE 1:100

PROJECT TITLE		DRAWING NAME	
PROPOSED DUAL OCCUPANCY ELEVATIONS AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		ELEVATIONS NORTH SOUTH EAST WEST	
CLIENT: Jahnig / Traver Pty		JOB NUMBER: DA-201	
DRAWING NUMBER: DA-201		ISSUE: A	
DATE: 26/09/11		SCALE: 1:100	

AREA SCHEDULE	
MAX RES. AREA = 1410m ²	(Net GFA of 1st floor)
DWELLING AREA = 108.0m ²	
CARPORT = 18.0m ²	
TOTAL GFA = 126.0m ²	



FLOOR PLAN
 SCALE 1:100

NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue for comment			
2	Issue for comment			
3	Issue for comment			
4	Issue for comment			
5	Issue for comment			
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8	Issue for comment			
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98	Issue for comment			
99	Issue for comment			
100	Issue for comment			

Project Title:	PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45
Client:	Jerrild / Trevor Rik
Project Name:	FLOOR PLAN PUBLIC NOTIFICATION
Job Number:	102-11
Scale:	1:100
Sheet:	DA-102
Issue:	A

DOCUMENTATION SCHEDULE

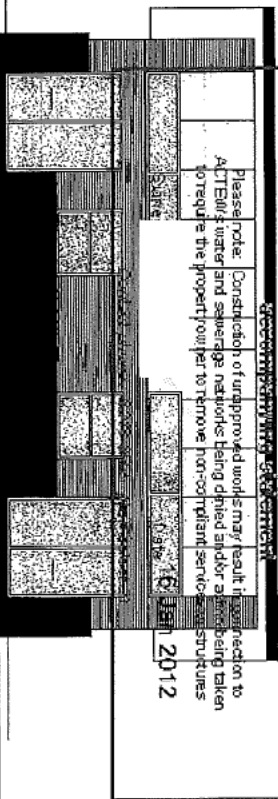
DRAWING NAME: STATEMENT AGAINST RELEVANT CRITERIA
 DRAWING NUMBER: 11537D1

STATEMENT AGAINST RELEVANT CRITERIA	11537D1
SURVEY PLAN	DA-001
SITE LOCATION / ANALYSIS PLAN	DA-002
VERGE MANAGEMENT / DEMOLITION PLAN	DA-003
SITE PLAN	DA-101
FLOOR PLAN	DA-102
FLOOR PLAN PUBLIC NOTIFICATION	DA-201
ELEVATIONS NORTH, SOUTH, EAST & WEST	DA-301
SECTION AA	
LANDSCAPE PLAN	DA-401
EXTERNAL FINISHES SCHEDULE	DA-501

FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEWAGL's water and sewerage infrastructure and access to it. The design depicted in this document is not approved because it fails to comply with conditions listed on the **GENERAL DEVELOPMENT SPECIFICATION**.

Please note: Construction of furrowed works may result in connection to ACTEWAGL's water and sewerage networks being defined and/or structures being taken to require the property owner to remove non-compliant service structures.



<input type="checkbox"/> This drawing is a preliminary drawing and is not for construction purposes. <input type="checkbox"/> This drawing is a final drawing and is for construction purposes.	
<input type="checkbox"/> Major to standard water supply system. <input type="checkbox"/> Major to standard sewerage system. <input type="checkbox"/> Part of a water supply system. <input type="checkbox"/> Part of a sewerage system.	DRAWING TITLE: PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLK 10 SECTION 45 DRAWING NUMBER: DA-000 JOB NUMBER: 002-11 DATE: 26/05/11
PROJECT TITLE: PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLK 10 SECTION 45 PROJECT NUMBER: 002-11 DATE: 26/05/11	DRAWING NAME: COVER SHEET DRAWING NUMBER: DA-000 JOB NUMBER: 002-11 DATE: 26/05/11

- DCK BOUNDARY
- CONTOUR
- LIGHT POLE
- POWER POLE
- RWT 2 X 1500L RAINWATER TANK MIN. CONNECT 1 MIN. TO MC FOR FLUSHING

- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY/HARDSHIP AND CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

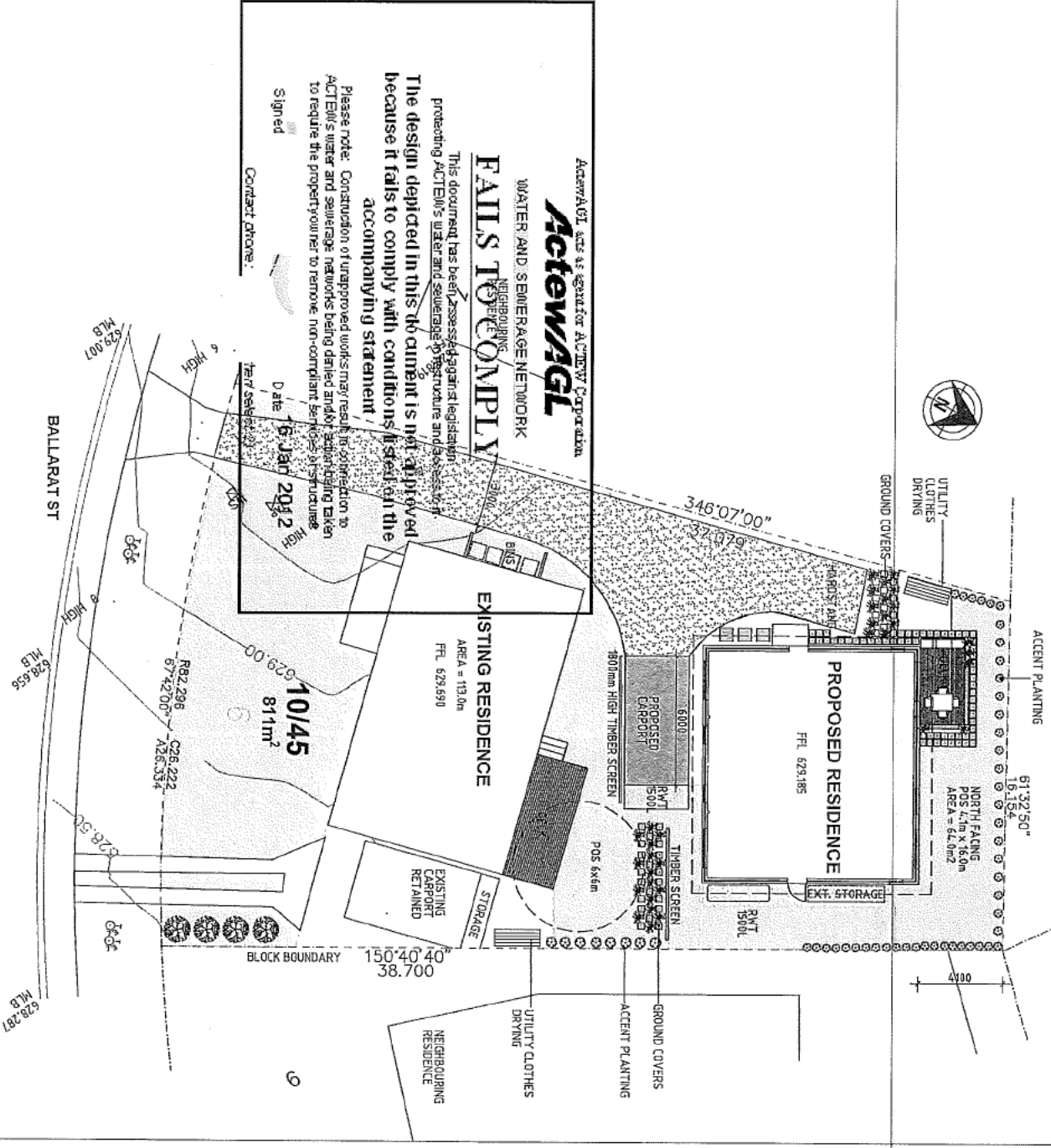
PLANTING LEGEND

- TREES
 - PC PRUNUS TERASIFERA "NIGERERA
 - LA LAGERSTROEMIA INDICA "CREPE MYRTLE"
- SHRUBS
 - HB HEBE BUxFEOLIO "HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DIOSMA"
 - VI VIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMPHELLIA JAPONICA
- GROUND COVERS
 - LI LINODE "EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLIPPING PLANTS
 - AG ANIGOZANTHOS "BUSH GEMS"

Accepted 14th 11/2012 for ACTEWAGL Corporation
actewagl
 WATER AND SEWERAGE NETWORK
 NEIGHBOURHOODS SERVICES
FAILS TO COMPLY
 This document has been assessed against legislation protecting ACTEWAGL's water and sewerage infrastructure and assets. It is concluded that the design depicted in this document is not approved because it fails to comply with conditions stated in the accompanying statement.

Please note: Construction of unapproved works may result in connection to ACTEWAGL's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant structures or structures.

Signed
 Contact phone:



NO	DESCRIPTION	DATE	BY	CHECKED
1	Issue for approval	14/11/2012	J. DUNY	
2	Issue for approval	14/11/2012	J. DUNY	
3	Issue for approval	14/11/2012	J. DUNY	
4	Issue for approval	14/11/2012	J. DUNY	
5	Issue for approval	14/11/2012	J. DUNY	
6	Issue for approval	14/11/2012	J. DUNY	
7	Issue for approval	14/11/2012	J. DUNY	
8	Issue for approval	14/11/2012	J. DUNY	
9	Issue for approval	14/11/2012	J. DUNY	
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33	Issue for approval	14/11/2012	J. DUNY	
34	Issue for approval	14/11/2012	J. DUNY	
35	Issue for approval	14/11/2012	J. DUNY	
36	Issue for approval	14/11/2012	J. DUNY	
37	Issue for approval	14/11/2012	J. DUNY	
38	Issue for approval	14/11/2012	J. DUNY	
39	Issue for approval	14/11/2012	J. DUNY	
40	Issue for approval	14/11/2012	J. DUNY	

Development Application for Block 10 Section 45 Fisher ACT

Statement Against Relevant Criteria

RE; Residential Zones – Multi Unit Housing Development Code

Part A (2) RZ2 – Suburban Core Zone

1.1-R10 On a standard block the maximum number of dwellings permitted is three, unless the block is greater than 20m wide.

Complies – The proposed number of dwellings is two.

1.2-R11 The minimum site area for dual occupancy housing is 800m².

Complies – Site Area is 811.0m².

1.3-R12 On a standard block, the minimum site area for triple occupancy and other multi-unit housing is 1400m².

2.1-R14 Buildings do not exceed 2 storeys in height. **WATER AND SEWERAGE NETWORK**ment may be permitted in addition to 2 storeys.

Complies - existing residence and proposed residence are both single storey.

2.3-R15 Plot ratio. On a standard block (or a block resulting from the consolidation of these blocks), the maximum plot ratio does not exceed 30%, except for dual or triple occupancy housing, where at least one dwelling does not directly front a public road from which vehicular access is permitted, the plot ratio does not exceed 35%. **FAILS TO COMPLY**
The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

2.3-R16 In addition to the maximum plot ratio of 30% for any additional new dwelling that does not directly front a public road from which vehicular access is permitted does not exceed the permissible plot ratio of all development on the block or 17.5%, which ever is the lesser

Complies – Proposed dwelling 108.0m² plus 18.0m² covered car space = 126.0m²

126/811 = 15.5%

4.1-R17 On a standard block, ramps accessing basement carparking are not permitted forward of the building line, where the block is less than 30m wide. Ramps comply with the relevant Australian Standard.

Not Applicable

Part B – General Development Controls

- 1.1-R28 a) Subdivision (including consolidation) is not permitted unless the subdivision is part of an integrated housing development and it is demonstrated that any building on a consequent lease is or can be designed in accordance with the relevant section of this code.
- b) Subdivision of a lease under the Unit Titles Act 2001 is permitted where the lease expressly provides for the number of units or dwellings provided for in the proposed subdivision.

Subdivision not part of the application

- 2.1-R29 In accordance with section 148 of the planning and Development Act 2007, the application is accompanied by a statement of Endorsement for utilities (including water, sewerage, storm water, electricity and gas) stating that:

a) all network infrastructure on or immediately adjacent the site has been identified on the plan. *ActewAGL acts as agent for ACTEW Corporation*

b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process, that may constitute a risk to utility services) have been identified.

c) all required network disconnections have been identified and the disconnection works comply with the utility requirements for protecting ACTEW's water and sewerage infrastructure and access to it.

d) all works associated with the demolition comply with any are in accordance with utility asset access and protection requirements.

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Please note: Construction of unapproved works may result in connection to ACTEW water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

2.3-R31

The developer proposal complies with any relevant approved lease and development conditions. **16 Jan 2012**

Not Applicable

- 2.4-R32 The developer proposal complies with any relevant Rule in the relevant Precinct Code (if any).

- 2.5-C33 Notwithstanding any other provision relating to height, on land where a lawfully constructed building exceeds two storeys in height, a new building or buildings up to the height of the existing building may be permitted subject to consideration of any adverse impact resulting from any increase in building bulk.

- 2.6-C34 Plot ratio
Not Applicable
- 3.1-C35 CPTED
Complies
- C36- Access and mobility
Complies
- 4.1-C37 The existing road network can accommodate the amount of traffic that is likely to be generated by this development.
Complies
- 4.2-C38 Car and bicycle parking

Complies ActewAGL acts as agent for ACTEW Corporation

6.1-R39 In accordance with section 148 of the Planning and Development Act 2007, applications for developments **ActewAGL** subject to conditional registration or registration under s.41 of the Heritage Act 2004 are accompanied by advice from the Heritage Council stating that the development meets the requirements of the Heritage Act 2004.

Not Applicable This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

6.2-R40 **The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement**
 In accordance with section 148 of the Planning and Development Act 2007, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is accompanied by a Tree Management Plan approved under the Tree Protection Act 2005.
 Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken under the Act 2005 by a party owner to remove non-compliant services or structures

Not Applicable Date 16 Jan 2012

- 6.3-R42 For the demolition of multi-unit **Contact phone: (then select 2)** (including garages and carports) constructed prior to 1985, and commercial / Industrial premises constructed prior to 2005 a hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environmental Protection. The Survey is provided and covers the disposal.
Not Applicable
- 6.4-R42 For residential developments with 3 or more dwellings, or sites that are located adjacent to a potentially polluting source (including a service station) a statement is provided that the potential for land contamination has been assessed in accordance

with the ACT government Strategic Plan – Contaminated Sites Management 1995 demonstrated that the land is suitable for the proposed development.

Not Applicable

6.5-R43 For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for construction and Land development in the ACT, August 2007.

Complies – Refer to plan

R44 For development on a site greater than 0.3 hectare, the application is accompanied by an erosion and sediment Control Plan endorsed by the ACT Environment Protection Authority.

Not Applicable

6.6-C45 Signs comply with the Signs General Code

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

6.7-R46 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using ACTPLA online assessment tool and the tools included in the water ways: sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to water and sewerage infrastructure and access to it

FAILS TO COMPLY

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement.

7.1-R50 Where the development will generate a total of 20 cubic metres or greater of demolition and/or construction waste and/or excavated material, the application is accompanied by a statement of compliance from the department of territory and municipal services stating that the waste facilities and management associated with the development comply with the current version of the development control code for best practice waste management (ACT Select 2)

Date: 16 Jan 2012

Complies

R51 In accordance with section 148 of the planning and development Act 2007, the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the Design Standards for Urban Infrastructure.

To be referred

R52 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and

nature of the earthworks, utility connections, proposed buildings, pavements and landscape features comply with the utility standards, access provisions and asset clearance zones.

To be referred.

- R53 a) Electricity supply lines within existing residential areas are underground or along the rear spine or side of blocks.
- b) No continuous rows of electricity supply poles are erected on residential streets or streets with residential access.

Complies

Part C (1) Multi Unit Housing

2.1-R54	Front setback	ActewAGL acts as agent for ACTEW Corporation
	Complies	ActewAGL
2.2-R55	Side setbacks	WATER AND SEWERAGE NETWORK
	Complies	<u>FAILS TO COMPLY</u>
2.3-R56	Rear setback	This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it
	Complies	The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement
3.1-R57	There is a maximum of two storeys for buildings that contain more than two live floors. Wall articulation is provided by a) change in wall planes of a minimum 1.0m depth and 4.0m in length OR b) inclusions of balconies, mull walls ect, or c) horizontally stepping facades by at least 1.0m	Signed _____ Date 16 Jan 2012 Contact phone: _____ (then select 2)

Complies

- 3.2-R58 Metal roofing

Complies

- C59 In established residential areas, external materials and colours are respectful of the surrounding built form.

Complies

R60 Structures and plant and equipment situated on the roof is not visible from the street frontage or unleased territory land unless exempt under planning and development Act 2007. This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.

Not applicable

R61 Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.

Complies

R62 No externally exposed plumbing attached to building walls.

Complies

3.3-R63 Free standing walls or fencing are not permitted forward of the building line except where one or more of the following apply;

ActewAGL acts as agent for ACTEW Corporation
 a) previously approved in a residential development
ActewAGL
 b) consistent with a relevant precinct code
 WATER AND SEWERAGE NETWORK
 c) it is a gate to a maximum height of 1.8m in an established vigorous hedge
FAILS TO COMPLY
 d) it is a courtyard that meets the requirements of R64/C64, C65 and R66/C66.
 protecting ACTEW's water and sewerage infrastructure and access to it
Complies
The design depicted in this document is not approved
because it fails to comply with conditions listed on the
accompanying statement
 R64 Courtyard walls
 Not applicable: Construction of unapproved works may result in connection to
 ACTEW's water and sewerage networks being denied and/or action being taken
 to require the property owner to remove non-compliant services or structures.
 C65 Courtyard walls do not detract from the established character of the street.
 Signer
 Not applicable
 Date 16 Jan 2012
 Contact phone: (then select 2)

R66 The design and siting of courtyard walls

Not applicable

R67 Fences are permitted in accordance with the common boundaries Act 1981.

Complies

R68 The minimum interfacing distance

Complies

R69 Outlook from windows, balconies, stairs, landings and decks or other private communal or public areas within the development are designed, screened or obscured to prevent overlooking of more than 50% of the minimum private open space of another dwelling on the same block

Complies

3.4-R70 10% of the dwellings of any multi unit housing development consisting of 10 or more dwellings are designed to meet the Australian Standards for adaptable housing and any relevant considerations in the access and mobility general code.

Not applicable

4.1-R71 There is one driveway and kerb crossing for each block

For consideration on merit of design Existing driveway locations retained.

R72 The location and design of residential driveway verge crossings.

Complies with TAMS standards D3 driveways

C74 Service areas and setdown arrangements provide for the efficient operations of the development whilst protecting residential amenity and avoiding impacts on adjoining streets

FAILS TO COMPLY

Complies This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

R75 The design depicted in this document is not approved / internal roads are not approved because it fails to comply with conditions listed on the accompanying statement

Not applicable Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken in relation to driveways and access/internal roads

R76 For consideration Date 16 Jan 2012

R77 Driveways and access/internal roads are to have minimum widths as detailed below for the corresponding angle parking:

- i) 45 deg parking: 3.5m
 - ii) 60 deg parking: 4.9m
 - iii) 90 deg parking: 6.4m
 - iv) parallel parking: 3.6m
- Not applicable**

R78 The surface treatment of driveways and access/internal roads is distinct from car parking spaces and areas.

Complies

C79 Driveways, access/internal roads and car parking areas are designed, surfaced and sloped to encourage and facilitate stormwater infiltration on site.

Complies

4.2-R81 Car-parking spaces and areas are setback a minimum distance

Complies

R82 Shared car parking spaces are not located more than 50 m from any dwelling they serve

Not applicable – No shared car parking spaces

R83 Car parking spaces are not located between the property boundary and building line

Complies

R84 The maximum total internal width of carports is 6m, or 50% of the frontage of the dwelling, whichever is less.

Complies

R85

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it. Provision for vehicle parking is not permitted on verges

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

5.1-R86

Development is sited to allow a minimum of 3 hours of direct sunlight onto the floor or internal wall of the main living area of the dwelling between the hours of 9.00am and 3.00pm on June 21 (winter solstice).

Complies primary living areas face north

Date **16 Jan 2012**

5.3-R88

The average area of private open space per dwelling is not less than 60% of the average area of the block per dwelling less 50m².

Complies

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ActewAGL

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

Signed _____ Date **16 Jan 2012**

Contact phone: _____ (then select 2)

R89 Except as provided for in Rule 92, at least one area of private open space is provided per dwelling to meet the following minimum area and dimension requirements:

- a) 10% of the average block area per dwelling
- b) 6m x 6m

Existing residence provides 6x6m POS to the North.

Proposed residence provides 4.1x16m North Facing POS for consideration

65.0m² directly accessible from primary living areas. Additional utility areas are also provided.

R90 Except as provided for in Rule 92, an area of private open space with a minimum dimension of at least 6 metres is

- a) Screened from public view
- b) Not forward of the building line except where permitted by, and illustrated in, an approved estate development plan

- c) Located
 - i) Not to the south, south east or southwest of the dwelling, or
 - ii) To maintain a minimum three hours sunlight on 50% of the ground between the hours of 9.30am and 3.00pm on June 21 (winter solstice)
 - iii) At ground level with direct ground level access from a main daytime living area of the dwelling protecting the water and sewerage infrastructure and access to it

Complies
 The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

R91 A minimum of 50% of the private open space is to be retained as planting area.

Complies
 Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

R92 Where a dwelling is entirely on an upper floor, private open space is provided in the form of a balcony or courtyard (then select 2)

- a) Is located directly off a main daytime living area of the dwelling
 - b) Does not face a rear of a side boundary within 9m
 - c) Does not face another dwelling within 12m
 - d) Has a minimum area of 6m² and dimension if 1.8m
- Not applicable

5.4-C93 A survey and evaluation of existing trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.

Complies

5.5-C94 Common areas, including driveways and access/Internal roads, are designed to have clear function, provide equity of access and ensure high levels of residential amenity of all dwellings.

Complies

7.1-C95 The location and design of site facilities (including garbage bin enclosures, external storage, clothes drying areas, car wash bays) to be coordinated and complimentary to the overall building design.

Complies

R96 An externally accessible, enclosed space for storage is provided for each dwelling without a garage.

The proposed dwelling has external storage provided.

R97

a) External clothes drying facilities are provided as follows:

- i) dwellings at ground level: minimum area of 6m²
- ii) dwellings wholly located at upper floor level: minimum area 2m²

b) The clothes drying facilities are screened from public view and are exclusive of private open space requirements, water and sewerage infrastructure and access to it

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Signed _____ Date **16 Jan 2012**

Contact phone: _____ (then select 2)

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

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Signer

Date **16 Jan 2012**

Contact phone:

(then select 2)

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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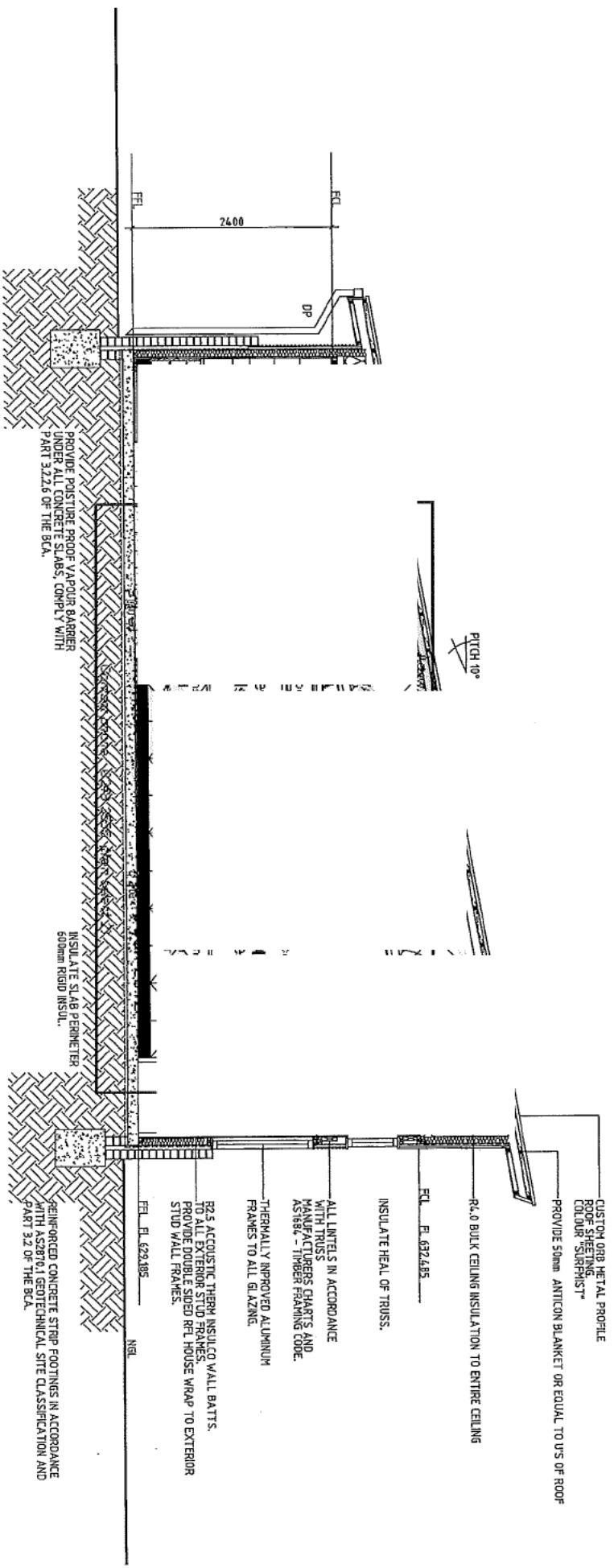
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Signer

Date **16 Jan 2012**

Contact phone:

(then select 2)



SECTION A-A
SCALE 1:50

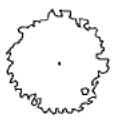
NO.	DATE	DESCRIPTION	APP.	CHK.

PROJECT INFORMATION		CLIENT	
Project Name	PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45	Client Name	
Project No.		Client Ref.	
Project Address		Client Contact	
Project Location		Client Phone	
Project Status		Client Email	
Project Start		Client Website	

DESIGNER INFORMATION		DATE	
Designer Name		Issue Date	DA-301
Designer Title		Issue Ref.	
Designer Contact		Issue No.	
Designer Address		Issue Date	
Designer Phone		Issue Ref.	
Designer Email		Issue No.	
Designer Website		Issue Date	

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN

- TAP
- TELECOM
- WATER SERVICE



TREE RETAINED

Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

AREA SCHEDULE

SITE AREA = 811.0m ²	PLOT RATIO 35% OF SITE AREA = 283.85m ²
TOTAL ALLOWABLE GFA = 283.85m ²	
PROPOSED RESIDENCE ALLOWABLE GFA NEW DWELLING HALF OF PERMISSIBLE PLOT RATIO OF ALL DEVELOPMENT OR 17.5% WHICHEVER IS THE LESSER.	
17.5% OF 811.0m = 141.0m ²	
EXISTING RESIDENCE CARPORT EXIST. RES GFA EXISTING.	= 113.0m ² = 18.0m ² = 131.0m ²
PROPOSED RESIDENCE CARPORT NEW RES. PROPOSED GFA NEW	108.0m ² = 18.0m ² = 126.0m ²
TOTAL AREA USED	= 257.0m ² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m ² 69% OF SITE

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ActewAGL
WATER AND SEWERAGE NETWORK
NEIGHBOURING

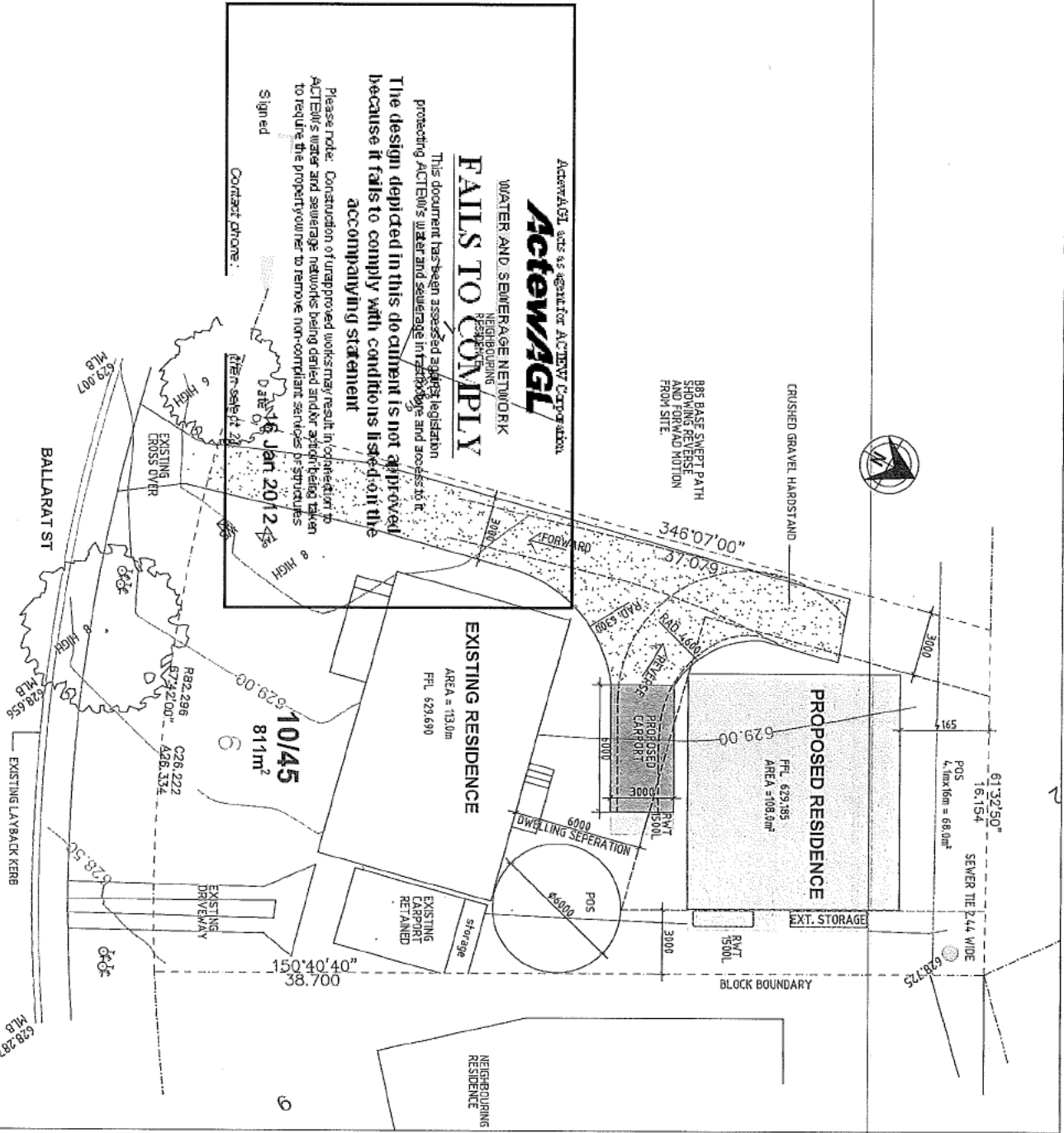
FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it.

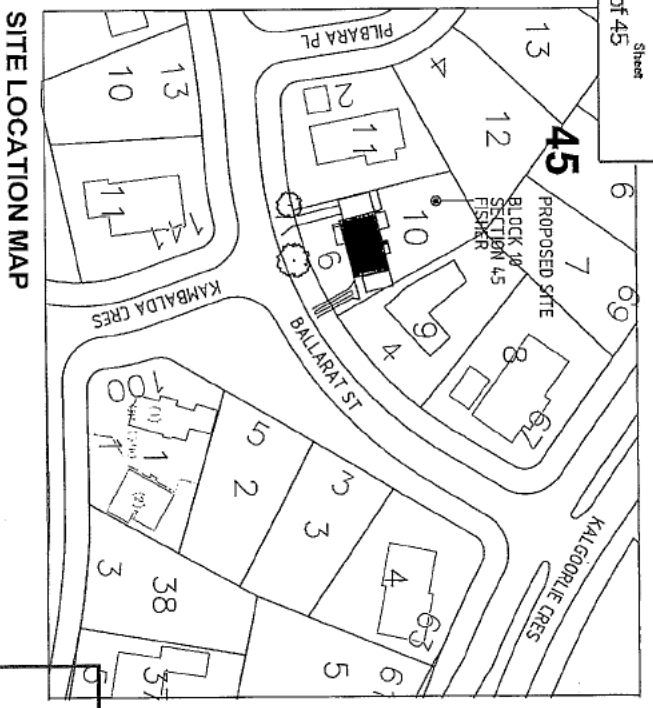
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Signed
Date 16 Jan 2012
Contract phone:



<p>NOT SCALE DRAWING</p> <p>Client: BALLARAT STREET FISHER</p> <p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client: Jodie Trench Rik</p> <p>Project Name: SITE PLAN</p> <p>Job Number: 10211</p> <p>Drawing Number: DA-003</p> <p>Issue: A</p>	<p>Author: Jodie Trench Rik</p> <p>Check: Jodie Trench Rik</p> <p>Issue: Jodie Trench Rik</p> <p>Date: 16 Jan 2012</p>	<p>Scale: 1:500</p> <p>North Arrow</p>
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LEGEND OF KEY INFLUENCES

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 30 M SETBACK LINE
- POWER POLE
- STREET SIGN
- TAP
- TELEPHONE
- WATER SERVICE
- NEIGHBOURHOOD WINDOWS FACING SITE
- PREVAILING WINDS
- DIRECTION OF CITY
- EXISTING VEHICULAR SITE ENTRY
- NOISE GENERATORS
- SOLAR ACCESS
- ACTIVE CITY ENTRY
- TWO STOREY NEIGHBOURING RESIDENCE

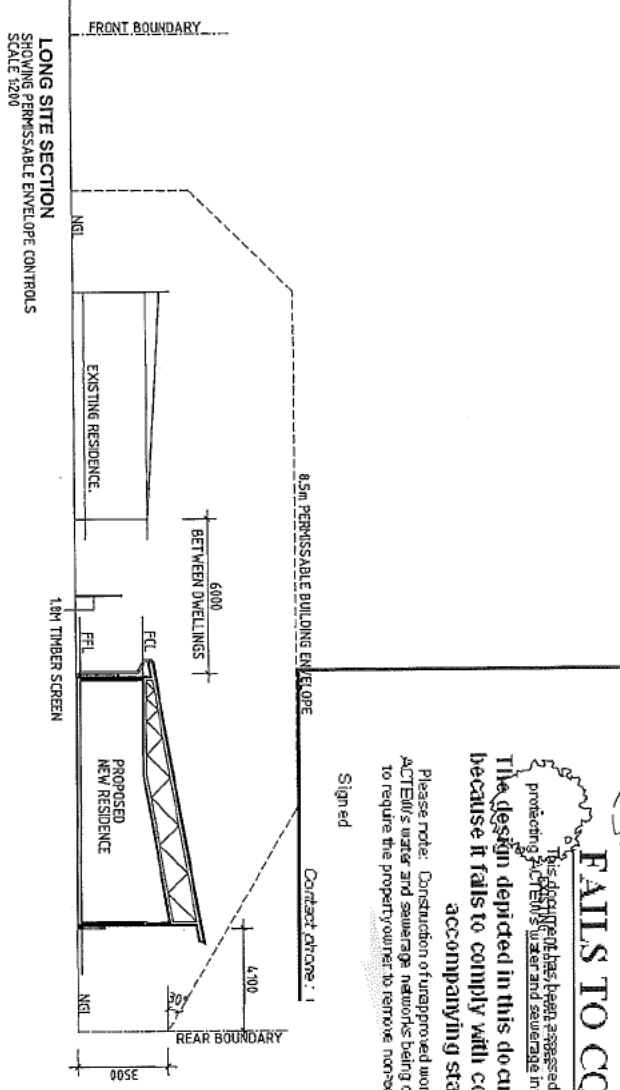
ACTEWAGL
 WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

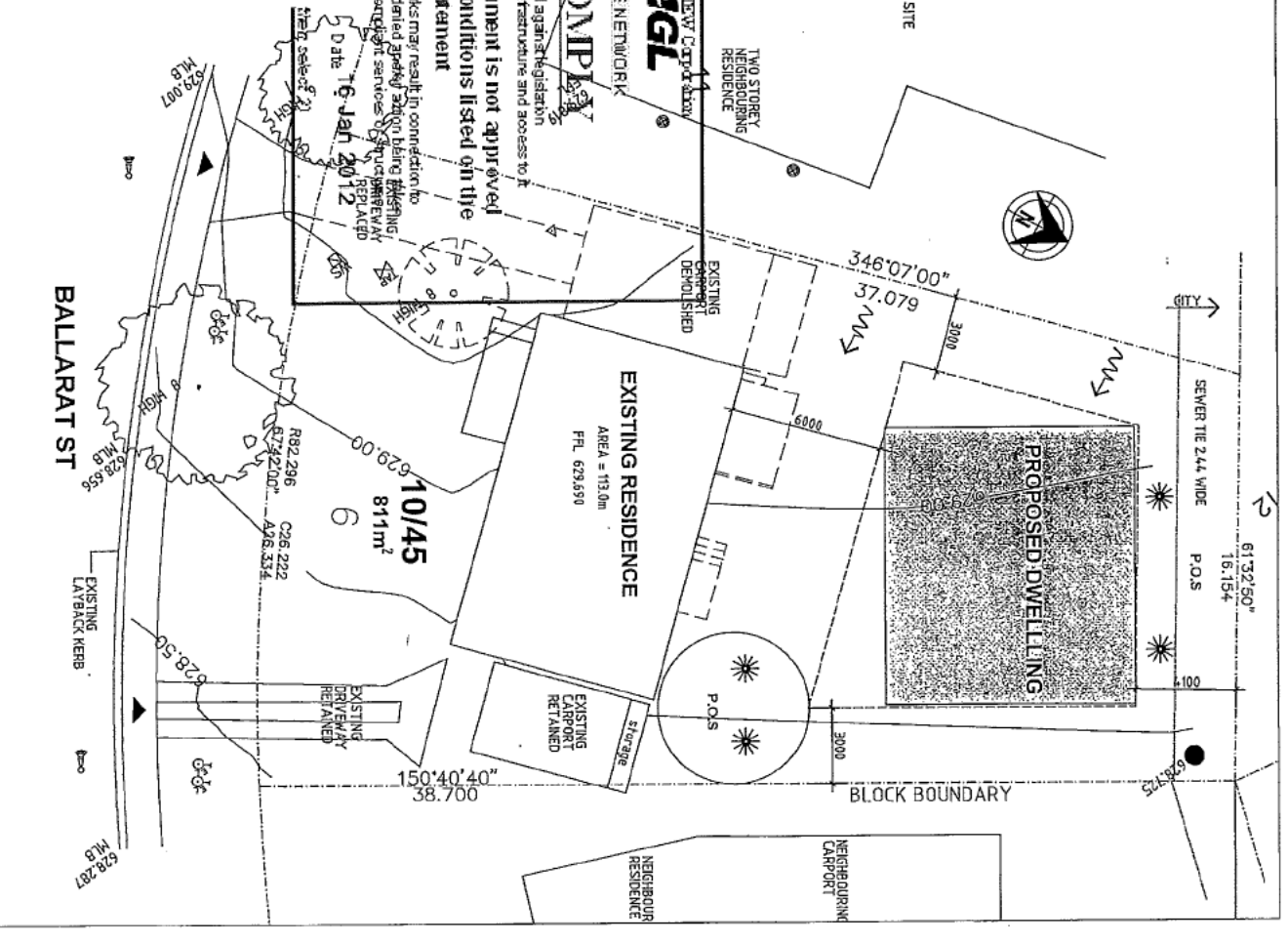
This document has been assessed against the legislation protecting ACTEWAGL's water and sewerage infrastructure and access to it. The design depicted in this document is not approved because it fails to comply with conditions listed in the accompanying statement.

Please note: Construction of unapproved works may result in connection to ACTEWAGL's water and sewerage networks being delayed, costly, and requiring the property owner to remove non-compliant services or infrastructure to be replaced.

Date: 16 Jan 2012
 Signed: [Signature]

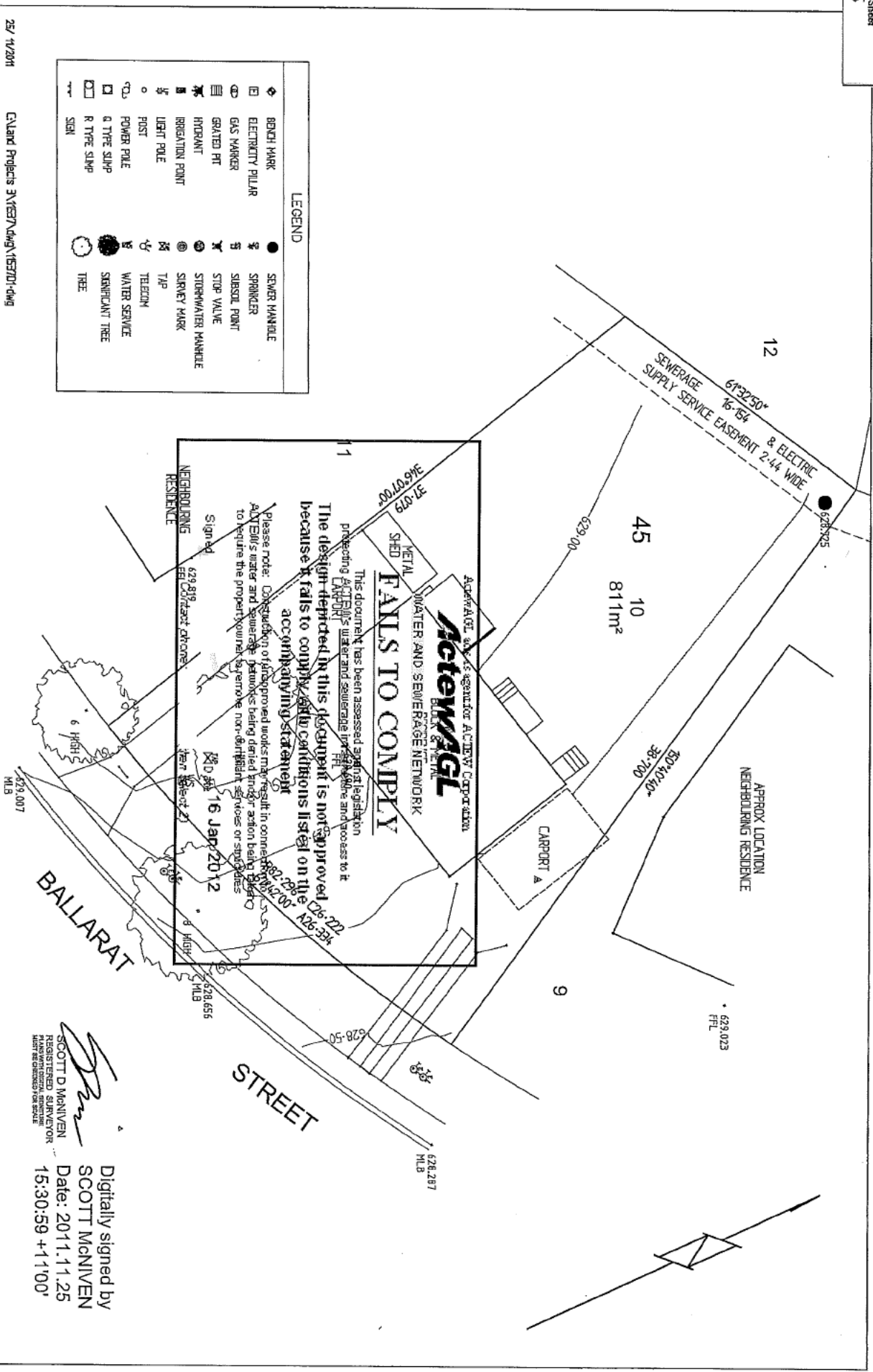


LONG SITE SECTION
 SHOWING PERMISSIBLE ENVELOPE CONTROLS
 SCALE 1:200



PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45

PROJECT TITLE: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		DRAWING NUMBER: DA-001	
PROJECT NO: 123038		DATE: 16 JAN 2012	
CLIENT: JOHN HUNTER DURY		DESIGNER: DAVID HARRIS	
ARCHITECT: DAVID HARRIS ARCHITECTS		ENGINEER: DAVID HARRIS ARCHITECTS	
CONSULTANTS: DAVID HARRIS ARCHITECTS		APPROVED BY: DAVID HARRIS	



LEGEND

●	SEWER MANHOLE	○	WATER SERVICE
⊙	SPRINKLER	⊙	SIGNIFICANT TREE
⊙	SUBSOIL POINT	⊙	TREE
⊙	STOP VALVE		
⊙	STORWATER MANHOLE		
⊙	SURVEY MARK		
⊙	TAP		
⊙	TELECOM		
⊙	POST		
⊙	LIGHT POLE		
⊙	POWER POLE		
⊙	Q TYPE SLUMP		
⊙	R TYPE SLUMP		
⊙	SIGN		
⊙	BENCH MARK		
⊙	ELECTRICY PILLAR		
⊙	GAS MARKER		
⊙	GRAVED PIT		
⊙	HYDRANT		
⊙	IRRIGATION POINT		

McKENNEN
WATER AND SEWERAGE NETWORK
FAILS TO COMPLY

This document has been assessed against legislation protecting ACTON'S water and sewerage infrastructure and access to it.

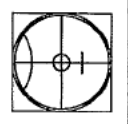
The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of proposed works may result in connection of ACTON'S water and sewerage systems being denied through action being taken to require the property owner to remove non-derivative services or structures.

Signed: *[Signature]*
16 Jan 2012

Digitally signed by
SCOTT MCKENVEN
Date: 2011.11.25
15:30:59 +11'00'

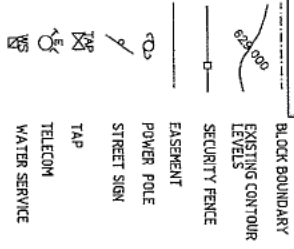
- 25/11/2011
- ENLARGED PROJECTS 3VEB7ADWJ11537D1-DWG
- NOTES
- 1 NO INVESTIGATION HAS BEEN MADE FOR ANY SUBSTANTIAL ENDOUSEMENTS OF SERVICES OR BUILDINGS BY OR UPON THE SITE
 - 2 THERE HAS BEEN AN INVESTIGATION OF TITLE. IT IS RECOMMENDED THAT THE CLIENT INVESTIGATE THE TITLE BEFORE PROCEEDING
 - 3 TREE POSITION & SHAPE IS INDICATIVE ONLY
 - 4 PLAN IS FOR DESIGN PURPOSES ONLY & NOT TO BE USED FOR FUTURE BUILDING SETOUT



SCOTT D MCKENVEN & ASSOCIATES
CONSULTING LAND & ENGINEERING SURVEYORS

Shop 12, Torrens Shops, Torrens, ACT 2607
T (02) 6292349 F (02) 6286 8148 Email: survey@scdm.com.au

CLIENT	JANIE RIX	PROJECT	10/45 FISHER
SCALE	1:200	DATE	25/11/11
DATE	25/11/11	DRAWN	MCK/ME
		DRAWING No	11537D1



NOTE:
THE PROPOSED DEVELOPMENT IS TO COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

NOTE:
REFER TO EXISTING SERVICES DRAWINGS FOR LOCATIONS OF HYDRAULIC GAS SEWAGE & ELECTRICAL TIES PRIOR TO ANY TERMINATION AND DEMOLITION OF SERVICES.
GO-ORDINATE WITH "DUAL BEFORE YOU DIG" FOR ALL EXISTING SERVICES.

VERGE & VEGETATION MANAGEMENT NOTES

INSTALL 1800mm TALL CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2400mm TALL GALVANNEUM POSTS AROUND PERIMETER OF THE SITE BOUNDARY AS SHOWN ON DRAWING.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED VEGETATION THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANTERBURY LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

Actewaggl
WATER AND SEWERAGE NETWORK
NEIGHBOURING RESIDENTS
FAILS TO COMPLY

This document has been assessed against the legislation protecting ACTEW's water and sewerage networks and sockets to it. It is the responsibility of the neighbouring residents to ensure that their construction works or structures do not cause any disturbance to the water or sewerage network. The responsibility of the neighbouring residents is not approved.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANTERBURY LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

MAKE GOOD ANY DAMAGE TO EXISTING SERVICES OR STRUCTURES TO PER THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

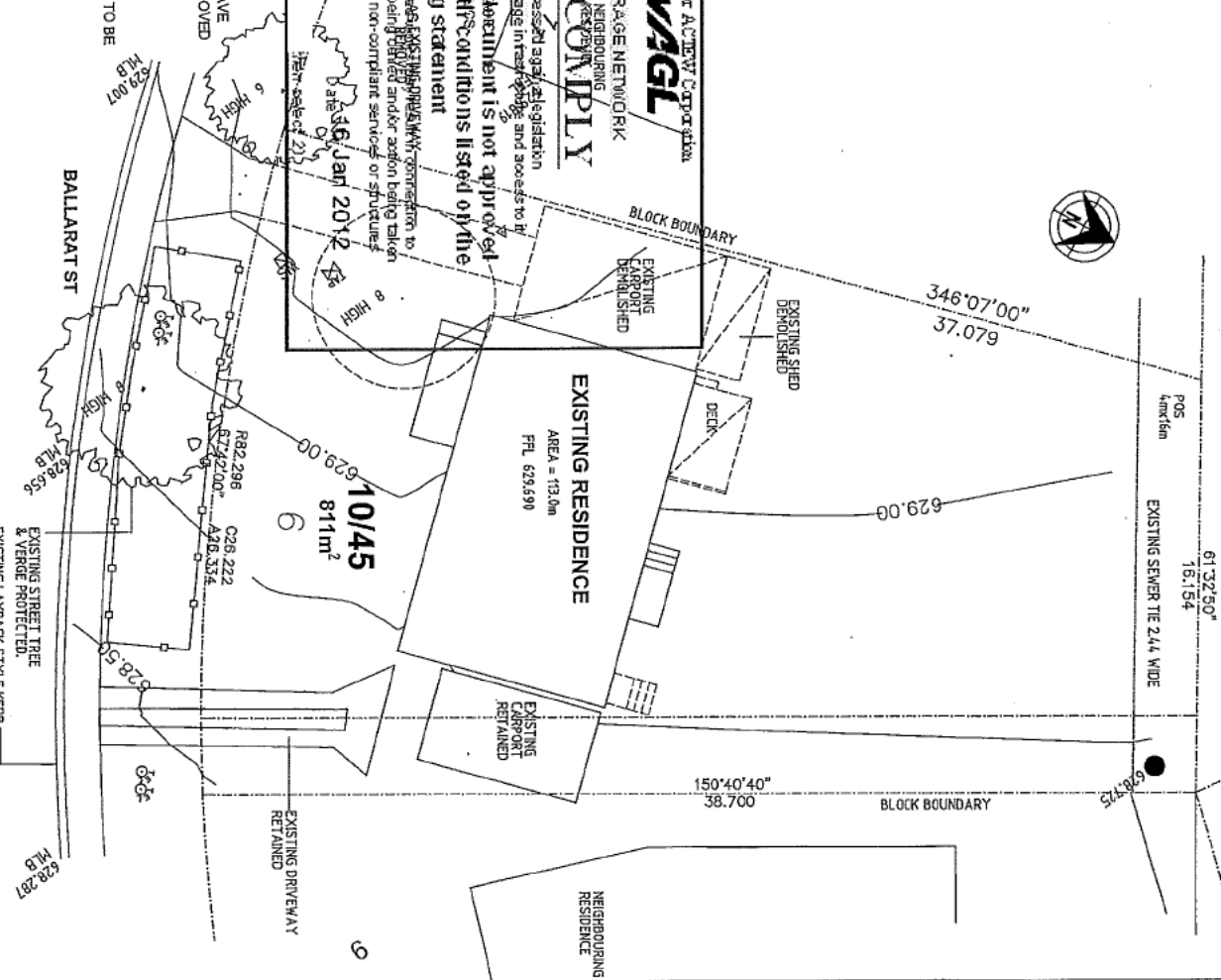
IT IS THE RESPONSIBILITY OF THE NEIGHBOURING RESIDENTS TO ENSURE THAT THEIR CONSTRUCTION WORKS OR STRUCTURES DO NOT CAUSE ANY DISTURBANCES TO THE VERGE OR ROADS. ROADWAYS OR SERVICES OCCURRING FROM EITHER SIDE OF THE VERGE ARE TO BE PROTECTED AND MAINTAINED DURING THE CONSTRUCTION WORKS AND REVERTED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES.



<p>1:1000 Scale</p> <p>DATE: 12/01/2011</p> <p>PROJECT: PROPOSED DUAL OCCUPANCY VERGE MANAGEMENT AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>CLIENT: DA-002</p> <p>SCALE: 1:1000</p> <p>DRAWING NUMBER: DA-002</p> <p>DATE: 12/01/2011</p>	
<p>PROJECT TITLE</p> <p>PROPOSED DUAL OCCUPANCY VERGE MANAGEMENT AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>CLIENT</p> <p>DA-002</p>
<p>PROJECT ADDRESS</p> <p>6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>PROJECT NUMBER</p> <p>DA-002</p>
<p>PROJECT TYPE</p> <p>VERGE MANAGEMENT</p>	<p>PROJECT STATUS</p> <p>PROPOSED</p>
<p>PROJECT OWNER</p> <p>DA-002</p>	<p>PROJECT CONTACT</p> <p>DA-002</p>
<p>PROJECT DESCRIPTION</p> <p>PROPOSED DUAL OCCUPANCY VERGE MANAGEMENT AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>PROJECT LOCATION</p> <p>6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>
<p>PROJECT CONTACT</p> <p>DA-002</p>	<p>PROJECT DATE</p> <p>12/01/2011</p>
<p>PROJECT STATUS</p> <p>PROPOSED</p>	<p>PROJECT SCALE</p> <p>1:1000</p>
<p>PROJECT TYPE</p> <p>VERGE MANAGEMENT</p>	<p>PROJECT DRAWING NUMBER</p> <p>DA-002</p>
<p>PROJECT ADDRESS</p> <p>6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>PROJECT CLIENT</p> <p>DA-002</p>
<p>PROJECT OWNER</p> <p>DA-002</p>	<p>PROJECT CONTACT</p> <p>DA-002</p>
<p>PROJECT DESCRIPTION</p> <p>PROPOSED DUAL OCCUPANCY VERGE MANAGEMENT AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>PROJECT LOCATION</p> <p>6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>
<p>PROJECT CONTACT</p> <p>DA-002</p>	<p>PROJECT DATE</p> <p>12/01/2011</p>
<p>PROJECT STATUS</p> <p>PROPOSED</p>	<p>PROJECT SCALE</p> <p>1:1000</p>
<p>PROJECT TYPE</p> <p>VERGE MANAGEMENT</p>	<p>PROJECT DRAWING NUMBER</p> <p>DA-002</p>
<p>PROJECT ADDRESS</p> <p>6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p>	<p>PROJECT CLIENT</p> <p>DA-002</p>
<p>PROJECT OWNER</p> <p>DA-002</p>	<p>PROJECT CONTACT</p> <p>DA-002</p>

et is an online tool for individuals, designers and developers to gauge possible
 ng mains water consumption on detached dwellings. Please enter ALL the relevant
 information for your dwelling before using the reduction percentage.

Percentage Reduction = 41%

Indoor information	
Number of bedrooms in the house	2
What is the water rating of the shower head?	3 Star ▼
What is the water rating of the clothes washing machine?	4 Star ▼
What is the water rating of the dishwasher?	4 Star ▼
What is the water rating of the toilet?	4 Star ▼

Site information	
Site area (m ²)?	811
Roof area (including house and garage or carport) (m ²)?	138

FAILS TO COMPLY

Rain water tank information

The design depicted in this document is not approved

accounting statement

16 Jan 2012

Is there going to be a water tank installed?	Yes ▼
What is the size of the water tank (L)?	3000
What is the approx. roof area flowing into the tank (m ²)?	120
What will be the use for the water in the tank?	Toilet and Laundry ▼

Grey water information	
What type of grey water system is installed?	None ▼
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	▼
What will be the use for the grey water?	▼

Pool, Spa or Pond information	
Is there going to be a pool, spa, or pond?	No ▼
Is there going to be a cover on the pool or spa?	No ▼
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0

ActewAGL
 application number
 123038
 Sheet
 45 of 45

water_reduction_spreadsheet - domestic.xls

2/12/2011

of the pool, spa or pond (m)?	0
the pool, spa or pond is (L)	0

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

This document has been assessed against legislation protecting ACTEW's water and sewerage infrastructure and access to it

The design depicted in this document is not approved because it fails to comply with conditions listed on the accompanying statement

Please note: Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures

Signed _____ Date **16 Jan 2012**

Contact phone: 1 _____ (then select 2)

Kuffner, Jane

From: Henriquez, Jose
Sent: Tuesday, 14 February 2012 7:30 PM
To: App Sec
Cc: TAMS CIS ASG DA COORD
Subject: COMM: REFERRAL-TAMS-201121005-10/45-FISHER-01

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201120127

Project Description:

MULTI DWELLING - 1 NEW DWELLING. Proposed construction of a new residence in front of the existing house with new driveway and associated site works; retain existing house at the rear of the block with the addition of a carport and external alterations.

BLOCK: 10	SECTION: 45	DIVISION: Fisher
------------------	--------------------	-------------------------

This DA has been assessed in regards to the following:

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

And our position is:

That It Is Supported	
That It Is Supported With Conditions	X
That It Is Not Supported	
That Further Information Is Required	

Conditions

DRIVEWAY

1. The driveway constructions is to comply with TAMS design standard DS-05.
2. The costs of the driveways are to be at the lessee's expense.
3. The levels on the verge are not to be altered as a result of the new constructed driveway.
4. The driveway is to be inspected at the formwork stage by an officer of Asset Acceptance.

VERGE

5. The verge must be protected during construction.

PEDESTRIAN ACCESS

6. The pedestrian walkway is to take precedence over the driveway.
7. All fencing must be placed so that the verge is protected but access to the pedestrian network must be provided at all times.

SUBDIVISION

8. If the proponent intends to subdivide the dwellings, a separate and additional stormwater tie and driveway is required as part of this DA.

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

9. N/A.

Kind regards,

JOSE HENRIQUEZ
DEVELOPMENT APPLICATION COORDINATOR
ASSET ACCEPTANCE | OPERATIONAL SUPPORT BRANCH | DIRECTORATE SERVICES DIVISION |
DEPARTMENT OF TERRITORY AND MUNICIPAL SERVICES | ACT GOVERNMENT
PH: +61 2 6207 7480 | FAX: +61 2 6207 7484 |
jose.henriquez@act.gov.au



From: ACTPLA Customer Services
Sent: Friday, 13 January 2012 3:38 PM
To: TAMS CIS ASG DA
Subject: REFERRAL-TAMS-201121005-10/45-FISHER-01

Mandatory Referral

DEVELOPMENT APPLICATION NO: 201121005

BLOCK: 10 SECTION: 45 DIVISION: FISHER

Description - MULTI DWELLING - ADDITION. Proposed addition of one new dwelling with detached carport to rear of the existing residence.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than 15 working days after the date of this notice (**6 FEBRUARY 2012 – 15 working days**).

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

Please forward any written advice via email to Customer Services at actpla.customer.services@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Customer Services

p 6207 1923 | e actpla_customer_services@act.gov.au

| web www.actpla.act.gov.au

From: ACTPLA Customer Services
Sent: Friday, 13 January 2012 3:40 PM
To: devapp@actewagl.com.au
Subject: REFERRAL-ACTEWAGL-UTILITIES-DEMOLITION-201121005-10/45-FISHER-01
Attachments: %FLOORASSESS-201121005-01.pdf; COLOUR-201121005-01.pdf; ELEV-201121005-01.pdf; FLOORREG-201121005-01.pdf; INDEX-201121005-01.pdf; LSCAPE-201121005-01.pdf; SECTION-201121005-01.pdf; SITE-201121005-01.pdf; SITEANALYSIS-201121005-01.pdf; SURVEYCERT-201121005-01.pdf; VERGE-201121005-01.pdf; %LEASE-201121005-01.pdf; APP-201121005-01.pdf; SCRITERIA-201121005-01.pdf; WATER-201121005-01.pdf

Mandatory Referral

DEVELOPMENT APPLICATION NO: 201121005

BLOCK: 10 SECTION: 45 DIVISION: FISHER

Description - MULTI DWELLING - ADDITION. Proposed addition of one new dwelling with detached carport to rear of the existing residence.

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

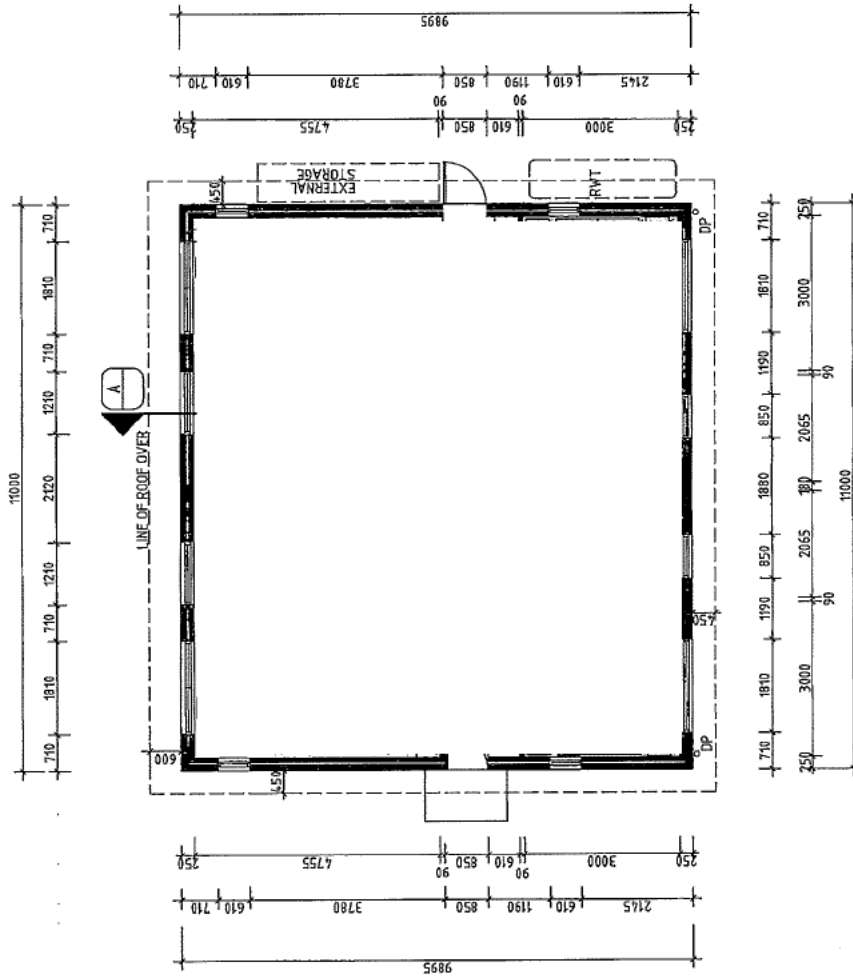
Please forward any written advice via email to Customer Services at actpla.customer.services@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

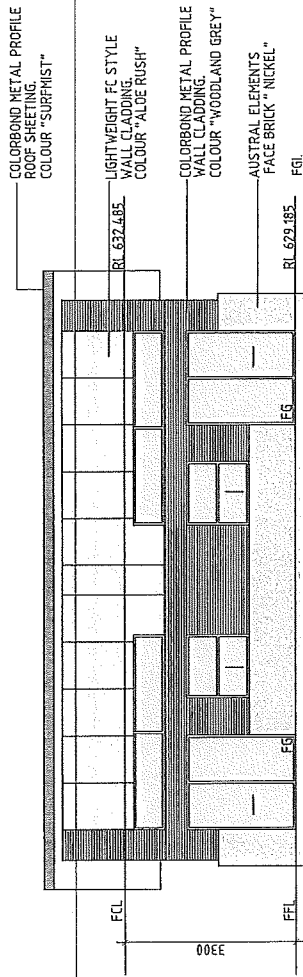
Kind Regards



AREA SCHEDULE	
MAY RES. AREA = 141.0m ² (incl carpet area)	
DWELLING AREA = 108.0m ²	
CARPORIT 18.0m ²	
TOTAL GFA = 126.0m²	

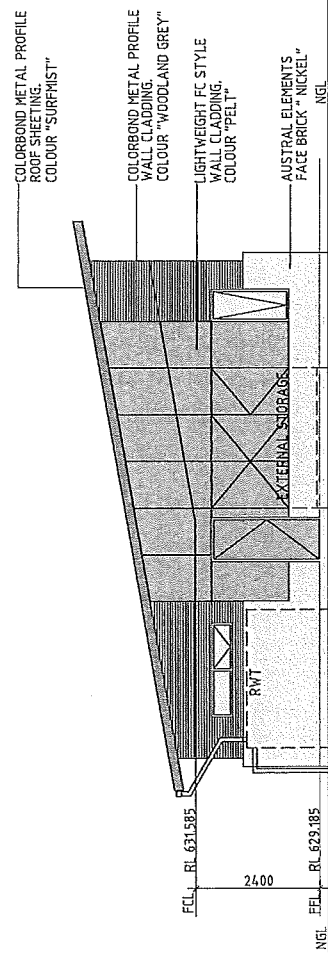
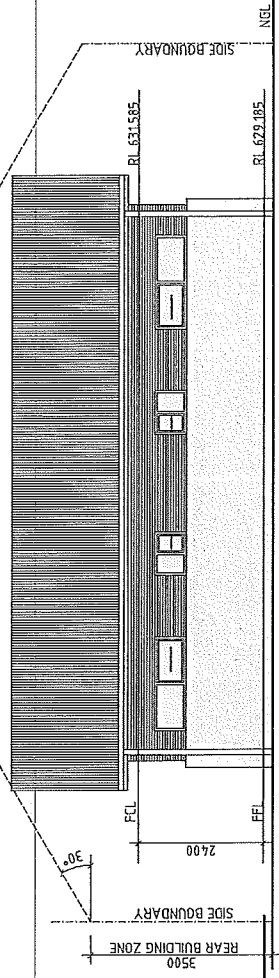
FLOOR PLAN
SCALE 1:100

Drawing Name: FLOOR PLAN		Drawing Number: DA-101	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Job Number: 002-11	
Client: 4/0109 / Trevor Elk		Status: DA	
Drawing Path: C:\Users\johndur\Documents\Fisher		Issue: 1/100	
Date: 12/03/11		Issue Date: 20/08/11	
Designer: John Duray		Checker: []	
Drafter: []		Approver: []	
Architect: []		Engineer: []	
Planner: []		Surveyor: []	
12/03/11 5:56 PM		20/08/11	

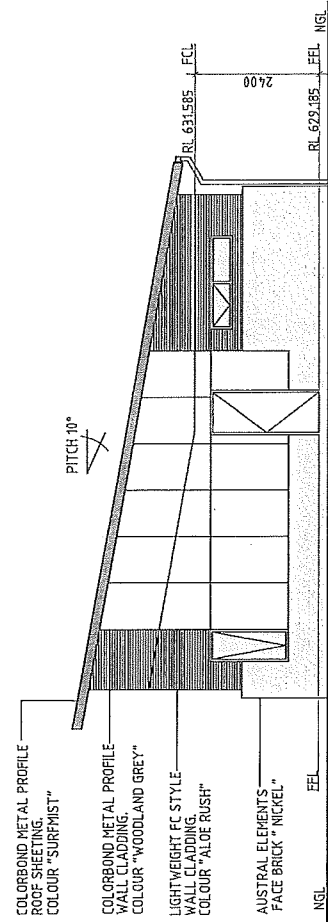


NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

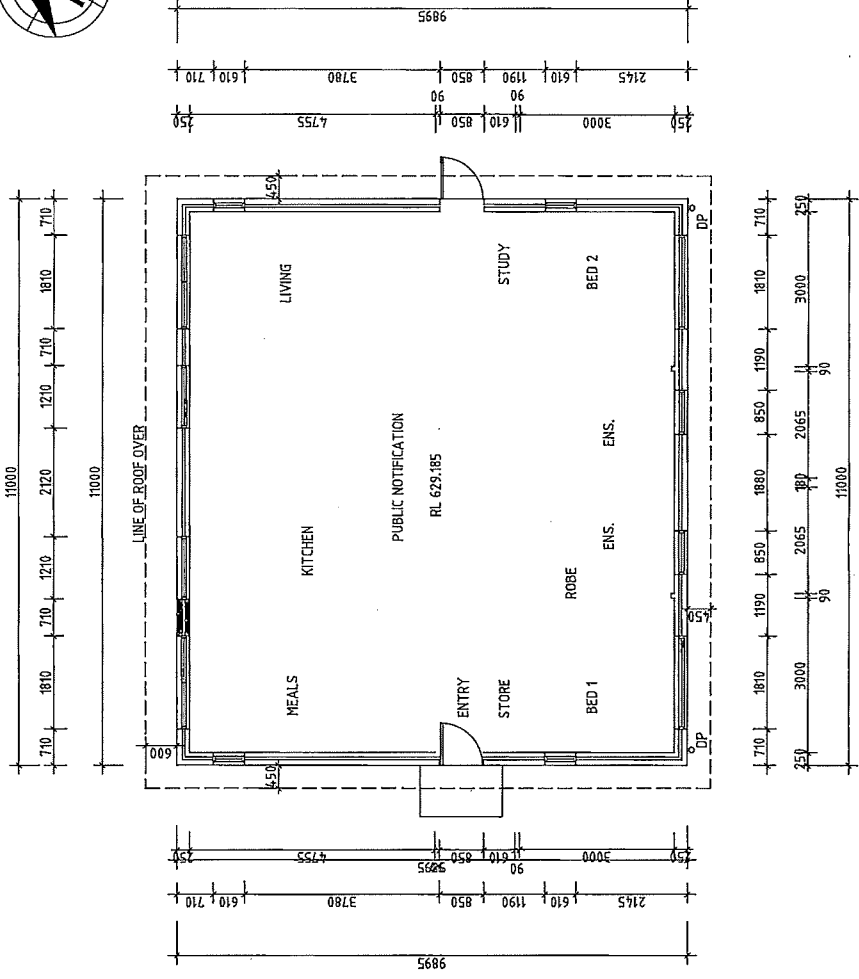


EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

DRAWING TITLE PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		DRAWING NUMBER DA-201	
PROJECT NAME ELEVATIONS NORTH, SOUTH, EAST, WEST		JOB NUMBER 1002-11	
CLIENT Jalob / Terrot Rk		DRAWING NUMBER DA-201	
DESIGNER J. Brathen Dury		ISSUE A	
ARCHITECT J. Brathen Dury		DATE 20/09/11	
DRAWING PATH C:\Projects\1002-11\Fisher		SCALE 1:100	
PROJECT DESCRIPTION PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		DATE 20/09/11	
REVISIONS NO. DATE DESCRIPTION		SCALE 1:100	
1		DATE 20/09/11	
2		SCALE 1:100	
3		DATE 20/09/11	
4		SCALE 1:100	
5		DATE 20/09/11	
6		SCALE 1:100	
7		DATE 20/09/11	
8		SCALE 1:100	
9		DATE 20/09/11	
10		SCALE 1:100	



AREA SCHEDULE	
MAX RES. AREA = 141.0m ² (incl carport area)	
DWELLING AREA = 108.0m ²	
CARPORT 18.0m ²	
TOTAL GFA = 126.0m²	

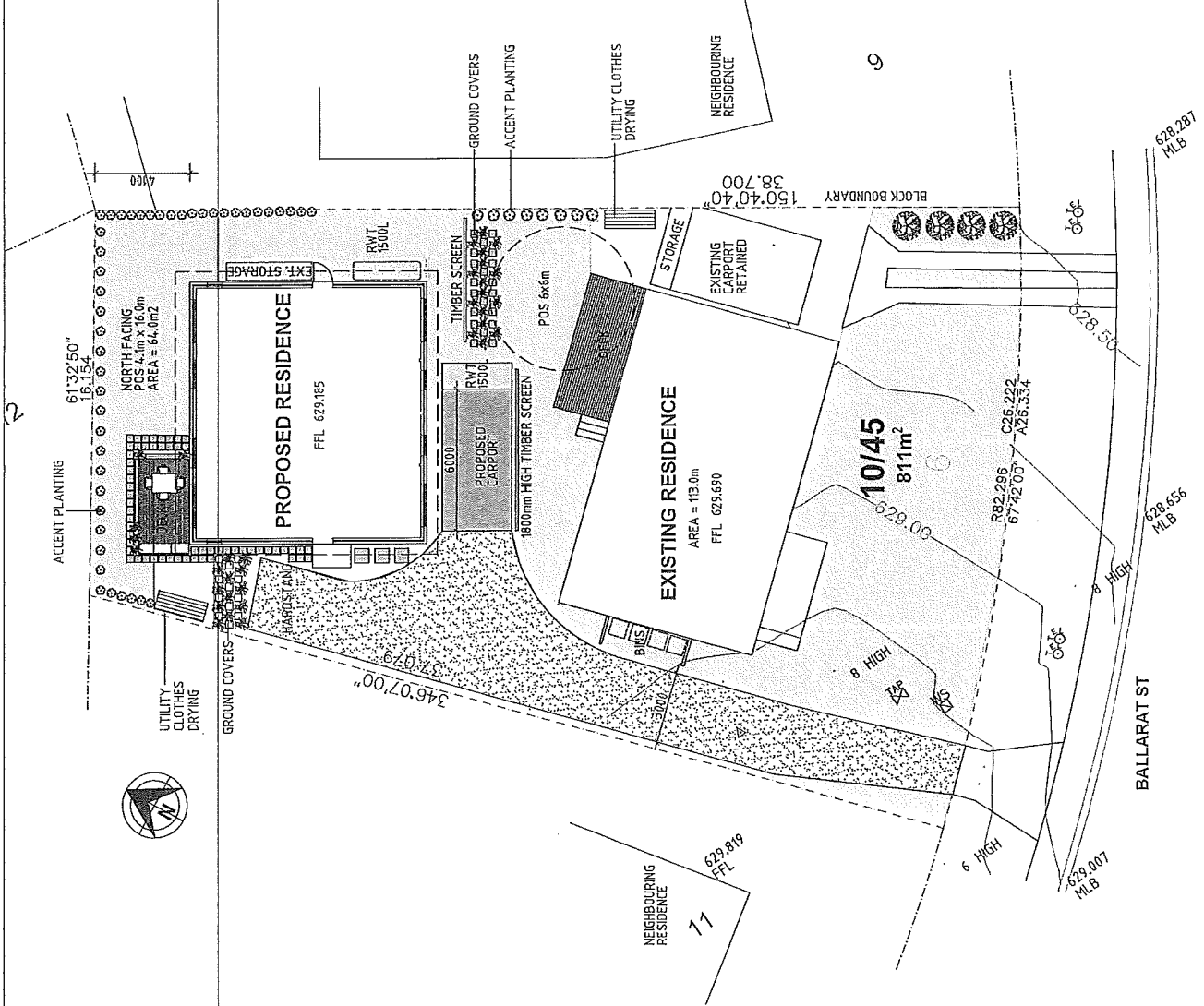
FLOOR PLAN
SCALE 1:100

DATE	DESCRIPTION	BY	DATE

<input type="checkbox"/> I have read and approved the drawings and specifications and understand the nature and extent of the work to be done. <input type="checkbox"/> I have read and approved the drawings and specifications and understand the nature and extent of the work to be done. <input type="checkbox"/> I have read and approved the drawings and specifications and understand the nature and extent of the work to be done. <input type="checkbox"/> I have read and approved the drawings and specifications and understand the nature and extent of the work to be done. <input type="checkbox"/> I have read and approved the drawings and specifications and understand the nature and extent of the work to be done.	DRAWING NO: DA-102 PROJECT NO: 200911 DATE: 09/21/11
--	--

PROJECT TITLE: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45	DRAWING NAME: FLOOR PLAN PUBLIC NOTIFICATION
CLIENT: Janita / Trevor Rik	JOB NUMBER: 2009-11
DRAWING NUMBER: DA-102	REVISION: A

PROFESSIONAL DESIGNER: [Signature]	ARCHITECT: [Signature]
---------------------------------------	---------------------------



Project Title		Drawing Name	
PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		LANDSCAPE PLAN	
Status	DA	Job Number	062-11
Scale	1:200	Drawing Number	DA-401
Client	Jarvis / Trevor RVK	Plot Date	28/05/11
Drawing Path:		Issue:	
C:\projects\fisher\fisher		A	

LEGEND

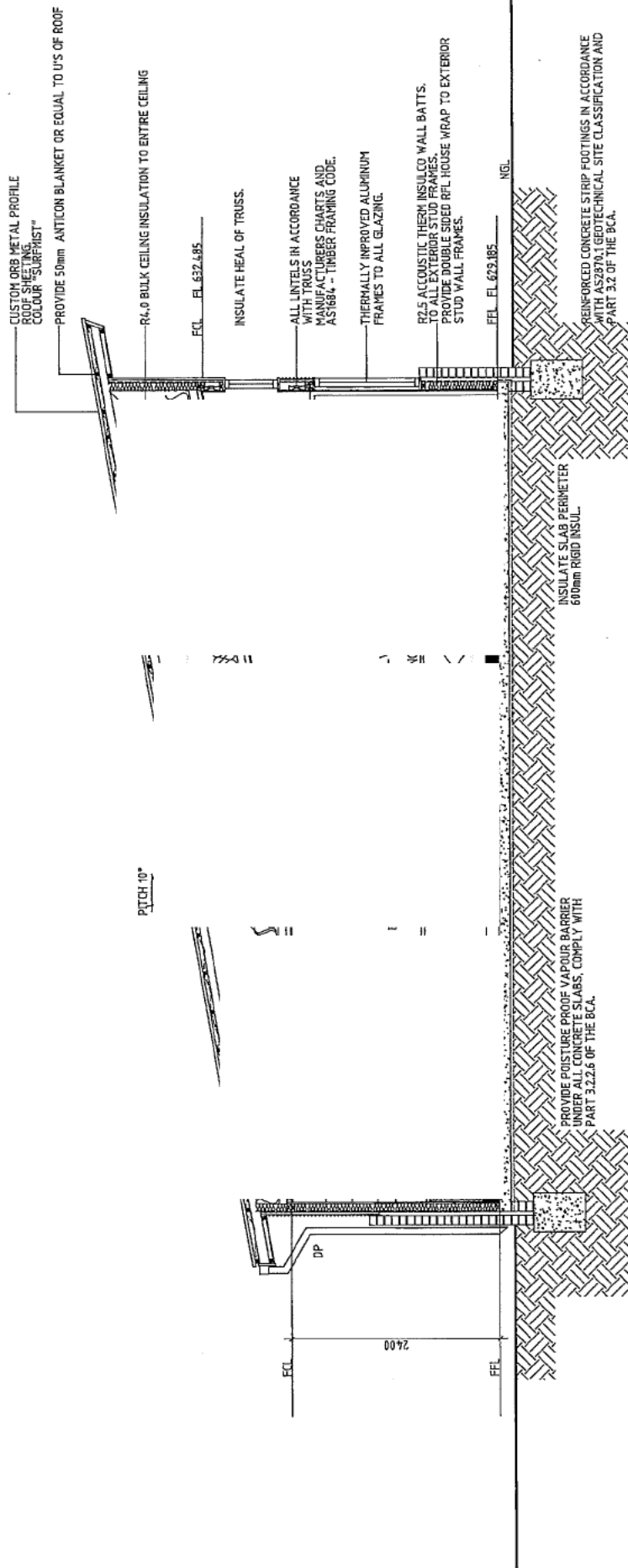
- BLOCK BOUNDARY
- CONTOUR
- LIGHT POLE
- POWER POLE
- 2 X 1500L RAINWATER TANK MIN. CONNECT TO X.C. FOR FLUSHING
- RWT
- PROPOSED NEW GROUND COVER PLANTING
- PROPOSED NEW ACCENT PLANTING
- PROPOSED NEW CONCRETE PAVING
- PROPOSED CRUSHED GRAVEL DRIVEWAY/HARDSTAND
- CONCRETE 5% OXIDE TO CARPORT
- EXISTING LAWN AREAS RETAINED

PLANTING LEGEND

- TREES**
 - PC PRUNUS CERASIFERA "NIGERRA
 - LA LAGERSTROEMIA INDICA " CREPE MYRTLE"
- SHRUBS**
 - HB HEBE BUXTIFOLIO " HEBE VERONICA"
 - CO COLEONEMA PULCHELLUM "PINK DIOSMA"
 - VI YIBURNUM TINUS "LAURUS TINUS"
 - AZ AZALEA
 - CA CAMELLIA JAPONICA
- GROUND COVERS**
 - LI LINDOPE " EVERGREEN GIANT"
 - VI "NATIVE VIOLET"
- TUFTING & CLUMPING PLANTS**
 - AS ANIGOZANTHOS "BUSH GENS"

REV	DATE	DESCRIPTION	APP	REV

THIS DOCUMENT IS THE PROPERTY OF JARVIS & TREVOR RVK. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JARVIS & TREVOR RVK. THE USER OF THIS DOCUMENT AGREES TO HOLD JARVIS & TREVOR RVK HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD JARVIS & TREVOR RVK HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.



SECTION A-A
SCALE 1:50

Client Name JOHNSON MATHEW		Project Title PROPOSED DUAL OCCUPANCY AT 8 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name SECTION A-A	
Client Address 8 Ballarat Street, Fisher, VIC 3203		Client Contact John / Trevor Fox		Status DA	
Client Phone 08 9438 2828		Client Email john@johnsonmatthew.com.au		Job Number 902-11	
Client Website www.johnsonmatthew.com.au		Client Reference DA		Drawing Number DA-301	
Client Logo 		Client Stamp JOHN MATHEW ARCHITECTS		Plot Date 15/01/2021	
Client Signature [Signature]		Client Stamp [Stamp]		Plot Number A	

LEGEND

- BLOCK BOUNDARY
- CONTOUR
- EASEMENT
- 3.0 M SETBACK LINE
- POWER POLE
- STREET SIGN

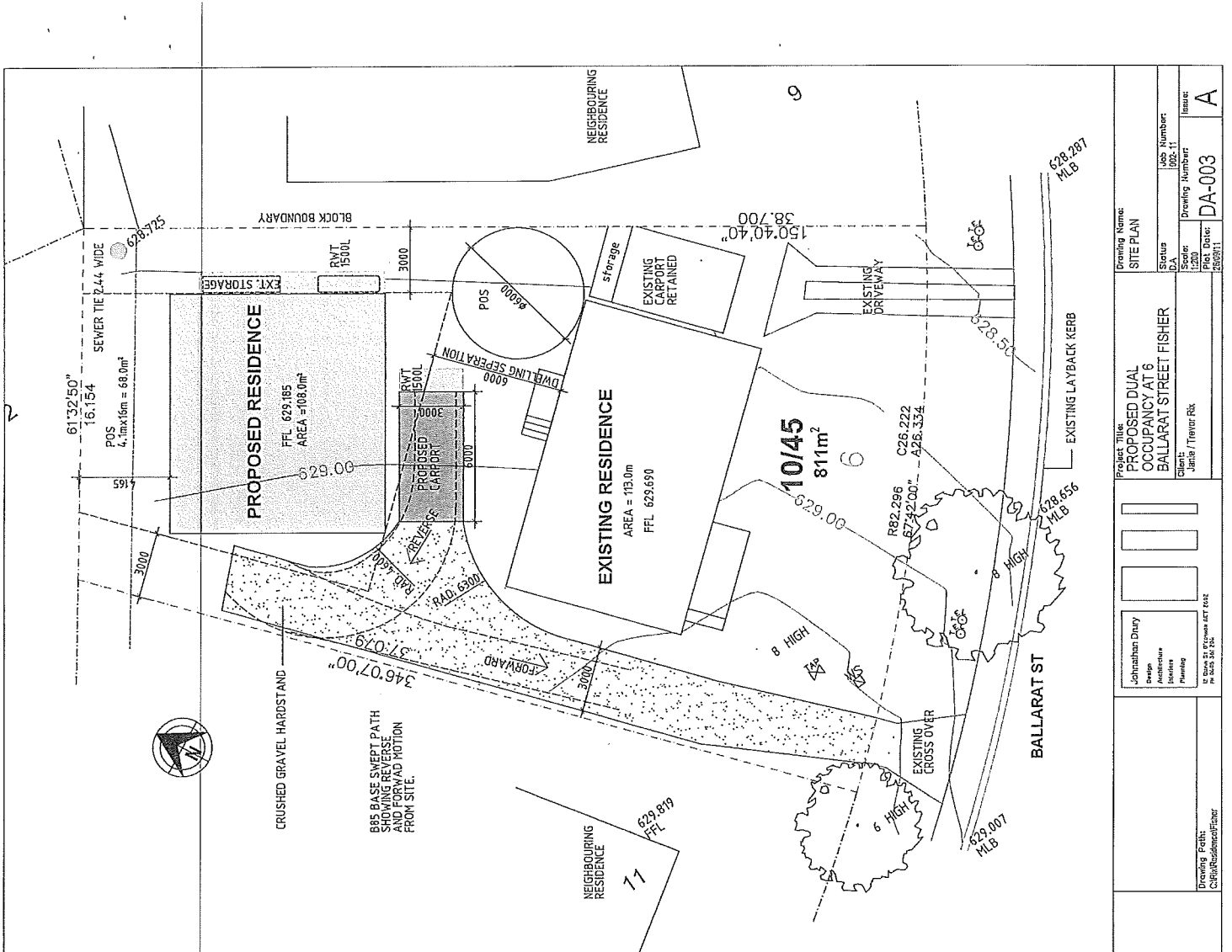
- TAP
- TELECOM
- WATER SERVICE



Block 10 Section 45 Fisher
RZ 2 - Suburban Core Zone

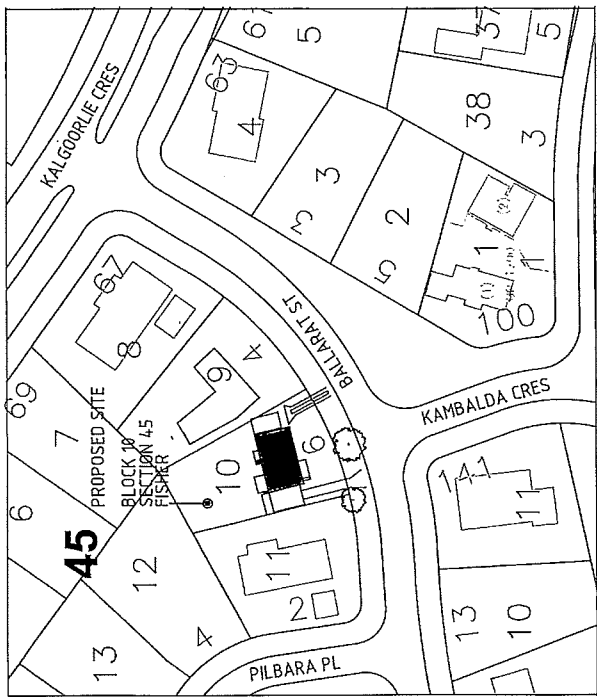
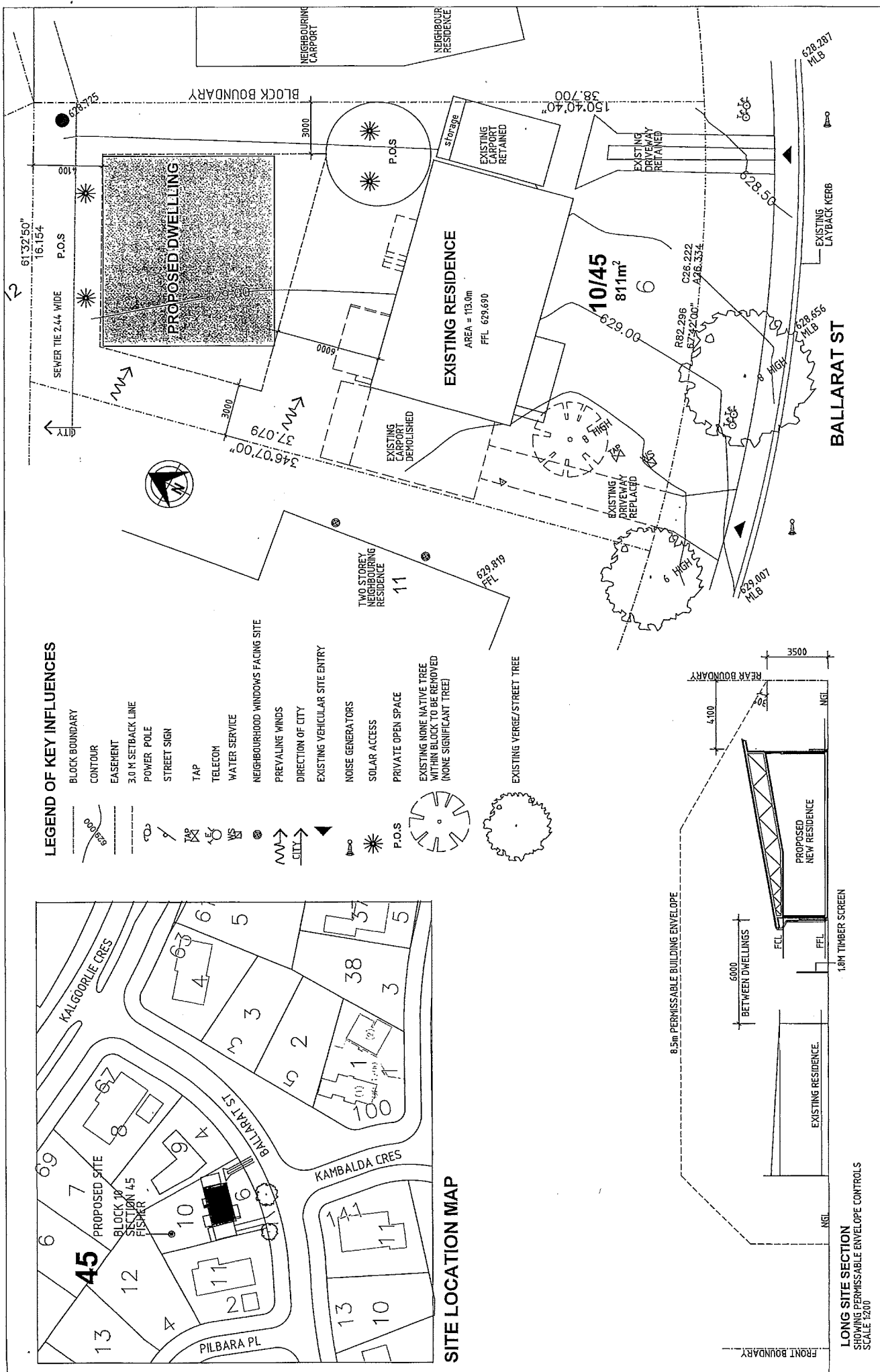
AREA SCHEDULE

SITE AREA	= 811.0m ²
PLOT RATIO 35% OF SITE AREA	= 283.85m ²
TOTAL ALLOWABLE GFA	= 283.85m ²
PROPOSED RESIDENCE ALLOWABLE GFA	
NEW DWELLING HALF OF PERMISSIBLE	
PLOT RATIO OF ALL DEVELOPMENT OR	
17.5% WHICHEVER IS THE LESSER.	
17.5% OF 811.0m = 141.0m ²	
EXISTING RESIDENCE	= 113.0m ²
CARPORP EXIST. RES	= 18.0m ²
GFA EXISTING.	= 131.0m ²
PROPOSED RESIDENCE	108.0m ²
CARPORP NEW RES.	= 18.0m ²
PROPOSED GFA NEW	= 126.0m ²
TOTAL AREA USED	= 257.0m ² 31% OF SITE
BLOCK OPEN SPACE	= 555.0m ² 68% OF SITE



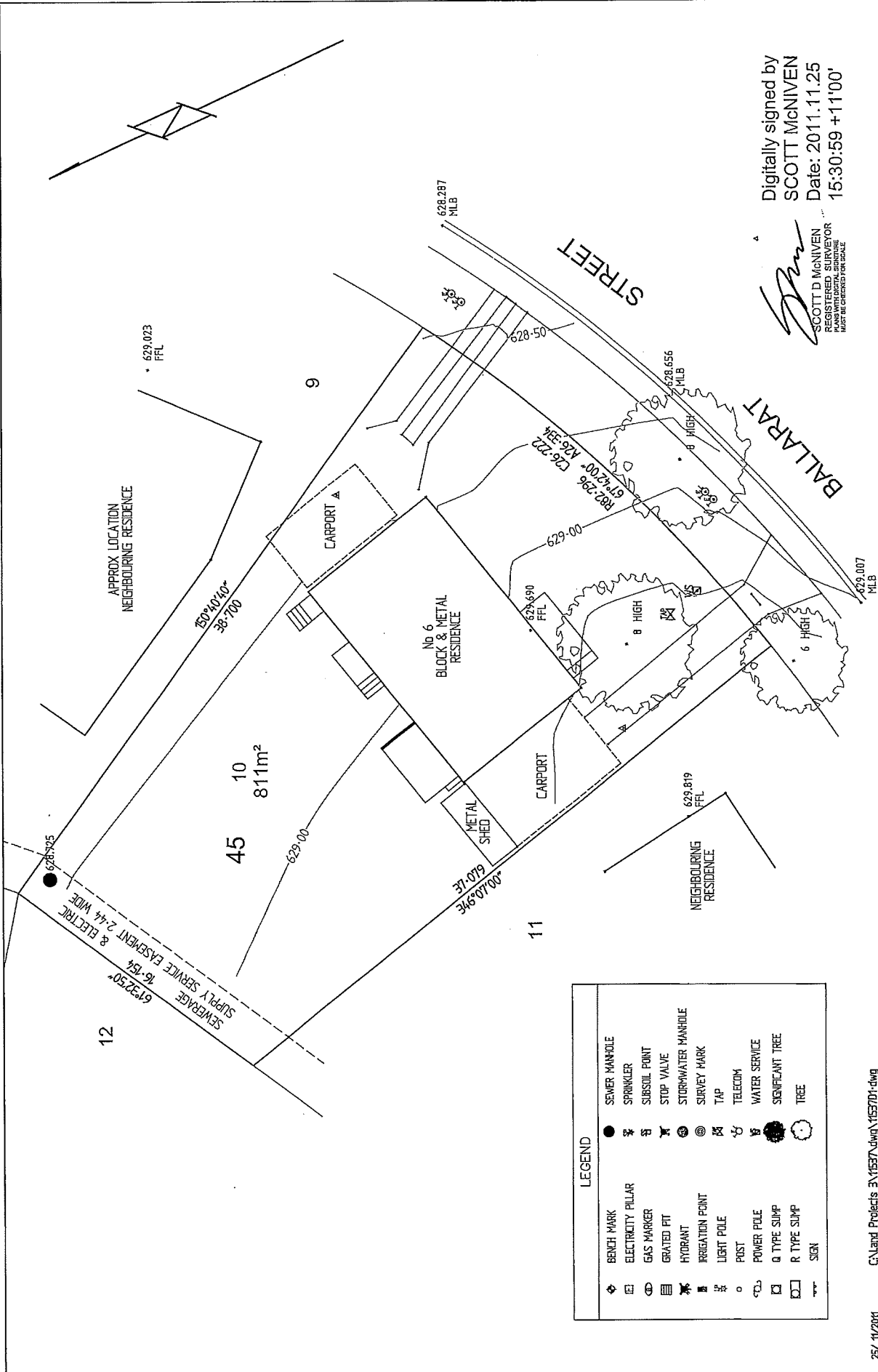
<p>Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER</p> <p>Client: Janis Trevor-Pak</p> <p>Project Name: SITE PLAN</p> <p>Status: DA</p> <p>Scale: 1:200</p> <p>Issue: A</p>	<p>Job/Author: Johnathan Dury</p> <p>Check/Date: []</p> <p>Drawn/Date: []</p> <p>Plan/Date: []</p> <p>Issue/Date: []</p>	<p>Project No.: []</p> <p>Block No.: []</p> <p>Section No.: []</p>	<p>DATE: []</p> <p>DATE: []</p> <p>DATE: []</p>	<p>DATE: []</p> <p>DATE: []</p> <p>DATE: []</p>
--	---	--	---	---

Drawn by: []
Checked by: []
Issue by: []



LONG SITE SECTION
SHOWING PERMISSIBLE ENVELOPE CONTROLS
SCALE 1:200

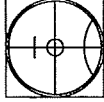
Drawing Title PROPOSED DUAL OCCUPANCY SITE ANALYSIS		Drawing Number DA-001	
Client Janita / Trevor Fox		Job Number 1502	
Drawing Date 15/03/21		Issue A	
Drawing Status Final		Job Number 1502	
Drawing Title PROPOSED DUAL OCCUPANCY SITE ANALYSIS		Drawing Number DA-001	
Client Janita / Trevor Fox		Job Number 1502	
Drawing Date 15/03/21		Issue A	
Drawing Status Final		Job Number 1502	
Drawing Title PROPOSED DUAL OCCUPANCY SITE ANALYSIS		Drawing Number DA-001	
Client Janita / Trevor Fox		Job Number 1502	
Drawing Date 15/03/21		Issue A	
Drawing Status Final		Job Number 1502	



Digitally signed by
SCOTT McNIVEN
 Date: 2011.11.25 15:30:59 +11'00'

Scott McNiven
 SCOTT D McNIVEN
 REGISTERED SURVEYOR
 MUST BE CHECKED FOR SCALE

SCOTT D McNIVEN & ASSOCIATES CONSULTING LAND & ENGINEERING SURVEYORS Shop 12, Toners Shops, Toners, ACT 2607 T (02) 6292369 F (02) 6286 6146 Email survey@sdmca.com.au	CLIENT	JANIE RIX	PROJECT	10/45 FISHER
	SCALE	1:200	JOB No	11537
	DATE	25/11/11	DRAWN	MC/ME
			TITLE	DETAIL SURVEY
			DRAWING No	11537D1



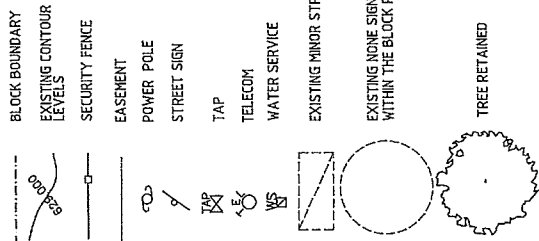
LEGEND

◆	BENCH MARK	●	SEWER MANHOLE
⊠	ELECTRICITY PILLAR	⊠	SPRINKLER
⊙	GAS MARKER	⊙	SUBSOIL POINT
⊚	GRAATED PIT	⊚	STOP VALVE
⊛	HYDRANT	⊛	STORMWATER MANHOLE
⊜	IRRIGATION POINT	⊜	SURVEY MARK
⊝	LIGHT POLE	⊝	TAP
⊞	POST	⊞	TELECOM
⊟	POWER POLE	⊟	WATER SERVICE
⊠	Q TYPE SUMP	⊠	SIGNIFICANT TREE
⊡	R TYPE SUMP	⊡	TREE
⊢	SIGN		

25/11/2011 C:\land Projects 3\11537\dwg\11537D1.dwg

- NOTES:**
- 1 NO INVESTIGATION HAS BEEN MADE FOR ANY SUBTERRANEAN ENCROACHMENTS OF SERVICES OR BUILDINGS BY OR UPON THE SITE
 - 2 THERE HAS BEEN NO INVESTIGATION OF TITLE. IT IS RECOMMENDED THAT THE CLIENT INVESTIGATE THE TITLE BEFORE PROCEEDING
 - 3 TREE POSITION & SHAPE IS INDICATIVE ONLY
 - 4 PLAN IS FOR DESIGN PURPOSES ONLY & NOT TO BE USED FOR FUTURE BUILDING SETOUT

LEGEND



NOTE:

THE PROPOSED DEVELOPMENT IS TO COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

NOTE:

REFER TO EXISTING SERVICES DRAWINGS FOR LOCATIONS OF HYDRAULIC, GAS, SEWAGE & ELECTRICAL TIES PRIOR TO ANY TERMINATION AND DEMOLITION OF SERVICES.
CO-ORDINATE WITH "DIAL BEFORE YOU DIG" FOR ALL EXISTING SERVICES.

EXISTING MINOR STRUCTURES DEMOLISHED

EXISTING NONE SIGNIFICANT TREE WITHIN THE BLOCK REMOVED

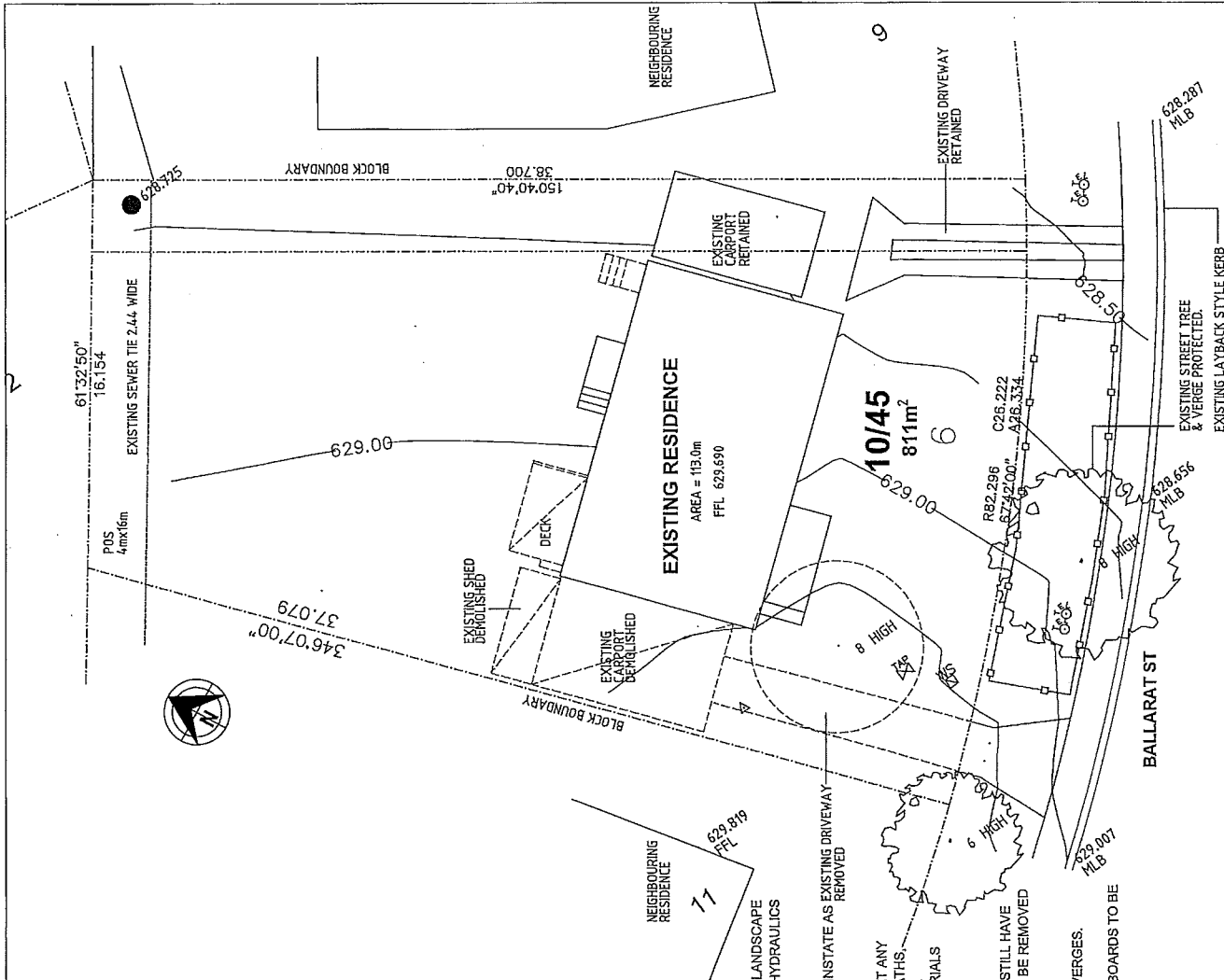
TREE RETAINED

VERGE & VEGETATION MANAGEMENT NOTES
INSTALL 1800mm TALL CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2400mm TALL GALV STEEL POSTS AROUND PERIMETER OF THE SITE BOUNDARY AS SHOWN ON DRAWING.

FENCING TO BE ERRECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED VEGETATION THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORKS IS TO BE IN ACCORDANCE WITH THE 'CANNIBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.



ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANNIBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATION FOR THE ROADS HYDRAULICS AND LANDSCAPE, JULY 1991.

MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES REINSTATE AS EXISTING DRIVEWAY PER THE BASIC SPECIFICATION.
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES.
NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERRECTED ON VERGES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES.

<p>Project Title: PROPOSED DUAL OCCUPANCY VERGE MANAGEMENT DEMOLITION PLAN AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45</p> <p>Client: Janine / Trevor Rix</p> <p>Drawing Number: DA-002</p> <p>Scale: 1:200</p> <p>Plot Date: 28/09/11</p> <p>Job Number: MLB 1</p> <p>Issue: A</p>	
<p>Design: Johannathan Drury</p> <p>Author: Johannathan Drury</p> <p>Checker: Johannathan Drury</p> <p>Plotter: Johannathan Drury</p>	<p>Drawing Path: C:\p00\mlb\fisher\DA-002.dwg</p> <p>File Path: C:\p00\mlb\fisher\DA-002.dwg</p>
<p>DATE</p> <p>DESCRIPTION</p>	<p>DATE</p> <p>DESCRIPTION</p>

Kuffner, Jane

From: ACTPLA Customer Services
Sent: Friday, 13 January 2012 3:38 PM
To: 'TAMS.CIS.ASG.DA@act.gov.au'
Subject: REFERRAL-TAMS-201121005-10/45-FISHER-01
Attachments: ObjRef.obr

Mandatory Referral

DEVELOPMENT APPLICATION NO: 201121005

BLOCK: 10 SECTION: 45 DIVISION: FISHER

Description - MULTI DWELLING - ADDITION. Proposed addition of one new dwelling with detached carport to rear of the existing residence.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than 15 working days after the date of this notice (**6 FEBRUARY 2012 – 15 working days**).

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

Please forward any written advice via email to Customer Services at actpla.customer.services@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Customer Services
p 6207 1923 | e actpla_customer_services@act.gov.au
| web www.actpla.act.gov.au

Kuffner, Jane

From: Radford, Sarah
Sent: Tuesday, 14 February 2012 12:04 PM
To: Duck, Johanna
Subject: SUFFICIENCY CHECK FOR 201121005-S141A-10/45 FISHER-01
Attachments: S141A.obr

**BLOCK 10 SECTION 45 SUBURB FISHER
DEVELOPMENT APPLICATION : 201121005**

The Applicant has lodged a S141 Application on **13/02/11**. Could you please respond via email whether sufficient/not sufficient, and update eDevelopment with your decision (Sufficient/Insufficient) once you have completed your check.

If the submission is sufficient, please move the plans and supporting documents to the 'plans' and 'supporting docs' folders.

If you require assistance please email the Customer Services inbox with your request.

Regards,

Sarah Radford | Customer Services Officer
Phone 02 6207 1923 | Fax 02 6207 1925
Client Services Branch | Environment and Sustainable Development | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601
www.actpla.act.gov.au | actpla.customer.services@act.gov.au



Form

Legislated Requirements

Merit Track

ASSESSMENT REPORT

ASSESSMENT OFFICER: Sheikh Lana

APPLICATION NUMBER: 201121005

BLOCK: 10 SECTION: 45

DIVISION: FISHER

Zone: **RZ2 Suburban Core Zone**

The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p>NB: Refer to form Territory Plan Code Requirements Merit Track to complete this question</p> <p>There is an encroachment to the neighbour's block at the eastern side by an existing carport. Discussion with leasing- no issue.</p>	<p>The relevant code(s) for the development proposal are:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Development Code:</td> <td>The Multi Unit Housing Development Code.</td> </tr> </table> <p>The proposal is / is not consistent with the above code(s) for reasons identified in <u>Form – Territory Plan Code Requirements – Merit Track</u>.</p>	Development Code:	The Multi Unit Housing Development Code.
Development Code:	The Multi Unit Housing Development Code.		

<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p>NB: In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>NB: Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> (i) any applicable guidelines; (ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>Still waiting for TaMS advice.</p>

Planning and Development Act 2007 - Section 120

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (f).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the RZ2 Zone.</p> <p>The application meets all objectives of the zone.</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of Dual Occupancy.</p> <p>The proposed use is listed as an assessable development in the RZ2 zone, and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Representations	<p>Representations received are addressed in the Notice of Decision.</p> <p>Major issues raised include: Still in notification.</p>
<p>S120 (d) advice given by an entity in accordance with section 149 of the Act</p> <p>NB: Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application S141(further information request) will be requested.</p>	<p>Entity advice received is addressed in the Notice of Decision.</p> <p>Comments provided by the referral entities include:</p> <ul style="list-style-type: none"> • ActewAGL Electricity network- • ActewAGL Water Division-Not approved. (a deck is proposed on the easement.) • ActewAGL Gas Network- • TaMS- still waiting for advice.
S120 (e) the plan of management for the land (if the proposed development relates to land that is Public Land)	The proposal is not for a proposed development relating to land that is public land.
Proposal for development on land reserved under S315 for the purpose of wilderness area, national park,	The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.

<p>nature reserve, or special purpose reserve.</p> <p>NB: If NO ESO has been submitted, request this as further information, or REFUSE the application. It CANNOT be a condition of the approval as the opinion may reject the findings of the applicant and the development will be IMPACT track.</p>	
<p>S120 (f) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development</p>



Form

Territory Plan Code Requirements Merit Track

ASSESSMENT REPORT	ASSESSMENT OFFICER: Johanna Duck	
RZ2 suburban Core	APPLICATION NUMBER: 201121005	
	BLOCK: 10	SECTION: 45
	DIVISION: FISHER	

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

1. Assessment of Compliance with Multi-Unit Housing Development Code

The Multi-Unit Housing Development Code is a Code relevant to this proposal. The comments for the criterion or rule identified in the tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not met.

Part A – Consistent refer to the Statement against the Criteria

Part B – Refer to statement against the Criteria and the following tables:

Sub-Element: 6.7 Water Sensitive Urban Design – Mains Water Consumption	
Rule: R46	Applicable Criterion: Mandatory
The proposal does not meet the rule because... appropriate notations on the plans have not been provided to demonstrate that the 40% reduction in mains water use as per the calculator is achieved. There are no notations about the amount of roof area connected to the tank nor the proposed use including plumbing into the residence.	
A condition of approval is required to... ensure the 40% reduction is achieved as per the calculator min 3000L (total tank/s capacity) connected to 120 sqm of roof area and plumbed to the garden, toilet and laundry for dwelling 2.	

Part C – Refer to statement against the Criteria and the following tables:

Sub-Element: 2.3 Rear Setback	
Rule: R56	Applicable Criterion: C56
The proposal does not meet the criterion or rule because...area of deck is shown in the easement – s141 plans show deck removed to meet ACTEW requirements	
A condition of approval is required to...ensure that no structures are to encroach the easement without further approval from ACTEWAGL Water Division	

Sub-Element: 4.1 Vehicle Access	
Rule: R76	Applicable Criterion: C76
The proposal does not meet the criterion or rule because...a lack of planting was proposed along the western boundary – s141 plans show 1m of planting to western side boundary.	
A condition of approval is required to...planting as per s141 plans to western side boundary.	

Sub-Element: 4.2 Parking	
Rule: R81 and R83	Applicable Criterion: C81 and C83
The proposal does not meet the criterion or rule because...car parking spaces are not 1.5m from the side boundary. Existing carport (dwelling 1) encroaches over the side boundary. Parking for dwelling 1 (hardstand space) is forward of the building line.	
A condition of approval is required to...provide two car spaces in tandem behind the building line for dwelling 2. The TURNING DIAGRAM SHOWS ACCESS TO the carport for dwelling 2 is restricted by hardstand space and POS/dwelling 1. Turning diagram and site plans are inconsistent. Inadequate turning space is provided. The proposed turning space impacts on the amenity of the existing dwelling. As the driveway services one dwelling only, vehicles are not required to leave the site in a forward direction. The relocation of the carport will enhance opportunities for improved areas for clothes drying, entertaining and recreation.	

Sub-Element: 4.1 Vehicle Access	
Rule: R76	Applicable Criterion: C76
The proposal does not meet the criterion or rule because...a lack of planting was proposed along the western boundary – s141 plans show 1m of planting to western side boundary.	
A condition of approval is required to...planting as per s141 plans to western side boundary.	

Sub-Element: 5.3 Private Open Space	
Rule: R89	Applicable Criterion: C89
<p>The proposal does not meet the criterion or rule because...a 6x6m area has not been provided for dwelling 2.</p> <p>A condition of approval is required to...increase POS area for dwelling 2 to a min 5x6m to ensure high quality POS with usable space for clothes drying, entertaining and recreation. This will also provide greater spatial separation between the new dwelling and surrounding blocks to ensure the amenity of the surrounding blocks is not detrimentally effected by the additional dwelling.</p>	

Sub-Element: 7.1 Site Facilities	
Rule: R96	Applicable Criterion: C96
<p>The proposal does not meet the criterion or rule because...the dimensions for the storage area have not been provided.</p> <p>A condition of approval is required to...ensure min storage area dimensions are achieved</p>	

Multi-Unit Housing Development Code ASSESSMENT CHECKLIST

Date Due : 00/00/10 **Date Started:** 00/00/10 **Date Completed:** 00/00/10
PN Started: 00/00/10 **PN Finished:** 00/00/10 **REPRESENTATIONS:** X

Zone: RZ2

Precinct Code: N/A

DA 201121005

Block: 10 **Section:** 45 **Division:** Fisher

Block Area: 811 sqm

PROPOSAL: Dual Occupancy

Development Assessment Officer: Sheikh Lana

ASSESSMENT SUMMARY

<p>MUHDC Summary of Non-compliance Issues: Part A (1 2 3 4 5) SE: R C</p>
<p>Part B SE: R C</p>
<p>Part C (1 2 3 4 5 6) SE: R C</p>
<p>Part D SE: R C</p>
<p>LAND REGULATION/COMPLIANCE:N/A</p>
<p>ENTITY ADVICE: ActewAGL Electricity: S of Compliance N/A Rec:00/00/10 ActewAGL Water/Sew: S of Compliance N/A Rec:00/00/10 TAMS Stmwater : N/A Endorsement Rec:00/00/10 TAMS Driveway : N/A Endorsement Rec:00/00/10 TAMS Waste : N/A Endorsement Rec:00/00/10 Conservator Flora & Fauna: N/A Advice Rec:00/00/10 Heritage Council: N/A Advice Rec:00/00/10 EPA: N/A Survey Endorsement Rec:00/00/10</p>
<p>SITE INSPECTION: N/A Inspection Date:00/00/10</p>

<p>General Codes Non-compliance Issues:-</p>
<p>Parking and Vehicular Access N/A Complies Does not comply</p>
<p>Bicycle Parking N/A Complies Does not comply</p>
<p>Access & Mobilty N/A Complies Does not comply</p>
<p>CrimePTED N/A Complies Does not comply</p>
<p>Community & Recreation Facillies Location N/A Complies Does not comply</p>
<p>Community facillities & Assoc Infrastructure N/A Complies Does not comply</p>
<p>Signs N/A Complies Does not comply</p>
<p>Water use & catchment N/A Complies Does not comply</p>
<p>Home Business N/A Complies Does not comply</p>
<p>WSUD N/A Complies Does not comply</p>
<p>Planning for Bushfire Risk mitigation N/A Complies Does not comply</p>
<p>Residential Boundary fences N/A Complies Does not comply</p>

MUHDC REQUIRED DOCUMENTATION CHECKLIST

(Delete checks for documentation not relevant)		Sufficient ✓	Insufficient ✗	(Delete checks for documentation not relevant)		Sufficient ✓	Insufficient ✗
Site Plan		✓		Full Valuation Report		N/A. The application is for Dual Occupancy.	
Floor Plan		✓		Valuation Certificate (for public register)			
Floor Plan for public register		✓		List of Interested Parties including all names & addresses <u>OR</u> Statement advising no interested parties			
Elevations		✓		Drawings or documents to support proposed lease use (where required)			
Composite Streetscape Elevation	N/A			Draft Survey Plan (for subdivision or consolidation only)			
Sections		✓		FOR LEASE VARIATIONS ONLY:			
Erosion & Sediment Control Plan or notation stating complies with EPA requirements		✓		<i>Documentation re: traffic/ parking impact</i>			
Colour Sample Schedule (for additions/alterations only)		✓		<i>Documentation re: Noise & waste impact</i>			
Demolition Plan		✓		FOR LEASE VARIATIONS IN UNITS PLANS:			
Shadow diagram			✗	<i>Letter detailing Change to Schedule of Unit Entitlements provided by Valuer</i>			
Statement Against Relevant Criteria		✓		<i>Change to Schedule of Unit Entitlements (Form 2 Units Plan)</i>			
Site Analysis		✓		<i>Evidence of unanimous resolution by owner's corporations</i>			
Survey Certificate		✓		<i>Certificate under Corporations seal confirming notice to members, & unanimous resolution</i>			
Landscape Plan		✓		RELOCATABLE UNITS:			
Relevant Entity Advice			✗	<i>Statutory Declaration</i>			
Entity Referral documentation		✓		<i>Description of future removal & site re-instatement</i>			
Driveway Plan for works on verge		✓		HABITABLE SUITES:			
Tree Management Plan				<i>Statutory Declaration</i>			
Waste Management Plans	N/A			<i>Conversion Plan for reversion to main dwelling on block</i>			
Completed Environmental Impact Statement	n/a						
Bill of Quantities prepared by Quantity Surveyor	n/a						
Water Sensitive Urban Design documentation		✓					
Survey Plans by registered surveyor for unapproved existing works		✓					

NOTES:

Element 1: Restrictions on Use

Rules	Complies	Criteria	DAO Comments
1.1 Additional Dwellings on a Standard Block			
<p>R10</p> <p>On a standard block (or a block resulting from the consolidation of these blocks):</p> <p>a) the maximum number of dwellings permitted is three, unless the block boundary fronting a street from which vehicular access is permitted is greater than 20m wide.</p> <p>b) no new apartments are permitted.</p> <p>Note: This rule does not apply where Special Requirements under the National Capital Plan (including any relevant Development Control Plan) permit buildings that would otherwise exceed height provisions of this code.</p>	<p>N/A</p> <p>N/A</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>>The application is for dual occupancy. There is an existing dwelling in the block. The second dwelling is proposed at the rear of the existing dwelling.</p>
1.2 Site Area Requirements for Dual Occupancy Housing			
<p>R11</p> <p>The minimum site area for dual occupancy housing is 800 m².</p> <p>Note: This rule does not prevent the variation of a lease to expressly provide for two dwellings on a block with a site area less than 800m² where both dwellings are existing and have been lawfully approved and constructed.</p>	<p>✓</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Block Area = 811sqm</p>
1.3 Site Area Requirements for Multi-unit Housing (other than dual occupancy housing)			
<p>R12</p> <p>a) On a standard block (or a block resulting from the consolidation of these blocks), the minimum site area for triple occupancy and other multi-unit housing is 1400m².</p>	<p>N/A</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Block Area = 811sqm</p> <p>The application is for dual occupancy. The floor plan of the second dwelling requires clarification on use from the applicant.</p>

Element 2: Building and Site Controls

2.1 Height (number of storeys)			
<p>R13</p> <p>Buildings do not exceed 2 storeys. An attic and/or basement may be permitted in addition to 2 storeys.</p>	<p>✓</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>>The application is for a dual occupancy and both the dwellings are single storey.</p>
2.2 Buildig Envelope			
<p>R14</p> <p>Buildings are sited wholly within the building envelope (refer Figure A2) defined by:</p> <p>a) Boundaries that are the north facing boundary of an adjoining residential block:</p> <p>i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 2 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level</p> <p>ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 2 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level.</p>	<p>N/A</p> <p>N/A</p>	<p>C7</p> <p>The built form does not adversely impact on the amenity of neighbouring properties by ensuring:</p> <p>a) sufficient spatial separation between adjoining developments</p> <p>b) the protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space.</p>	<p>></p>

Rules	Complies	Criteria	DAO Comments
b) All other side and rear boundaries: <ul style="list-style-type: none"> i) within the <i>primary building zone (PBZ)</i>, planes projected at 45 degrees above horizontal from a height of 3.5 m above natural ground level at the side boundaries, up to a maximum building height of 8.5 m above natural ground level ii) within the <i>rear zone (RZ)</i>, planes projected at 30 degrees above horizontal from a height of 3.5 m above natural ground level at the side and rear boundaries, up to a maximum of 8.5 m above natural ground level. 	N/A		>
2.3 Plot Ratio			
R15* On a standard block (or a block resulting from the consolidation of these blocks), the maximum plot ratio does not exceed 50%, except for dual or triple occupancy housing, where at least one dwelling does not directly front a public road from which vehicular access is permitted, the plot ratio does not exceed 35%.	✓	This is a mandatory requirement. There is no applicable criterion.	Block Area = 811sqm Total GFA = 257sqm Plot ratio achieved = 31.689% >
R16* In addition to R15, for dual occupancy housing, the maximum plot ratio for any additional new dwelling that does not directly front a public road from which vehicular access is permitted does not exceed half of the permissible plot ratio of all development on the block or 17.5%, whichever is the lesser.	✓	This is a mandatory requirement. There is no applicable criterion.	0.5 X 35 = 17.5 % GFA permitted = 152.85 sqm GFA achieved = 126 sqm Plot ratio achieved = 15.54 % >
<small>* Note. Where a maximum plot ratio is specified the gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m² for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.</small>			

Element 4: Parking and Site Access

4.1 Vehicle Access			
R17 On a standard block (or blocks resulting from the consolidation of these blocks), ramps accessing basement car parking are not permitted forward of the building line, where the block is less than 30 m wide as measured at the street frontage. Ramps comply with the relevant Australian Standard.	N/A	C17 Ramps to be limited in their extent to maintain streetscape amenity and allow safe and efficient vehicle and pedestrian movement.	>

Part B - General Development Controls

Element 1: Restrictions on Use

Rules	Complies	Criteria	DAO Comments
1.1 Subdivision or Consolidation of Existing Residential Leases			
<p>R28</p> <p>a) Subdivision or consolidation of an existing residential lease is only permitted where: the subdivision or consolidation is :</p> <p>i) all the proposed dwellings on the land have been lawfully constructed, or</p> <p>ii) it is part of an integrated housing development and it is demonstrated that any building on a consequent lease is or can be designed in accordance with the relevant sections of this code.</p> <p>b) Subdivision of a lease under the <i>Unit Titles Act 2001</i> may only be permitted where the lease expressly provides for the number of units or dwellings provided for in the proposed subdivision.</p> <p>Note 1: In this rule subdivision does not include a minor boundary adjustment that does not provide for the creation of an additional residential lease.</p> <p>Note 2: See also Rule R1 in relation to subdivision of a standard block in the RZ1 Zone.</p> <p>Note 3: See also rule 247A of the Multi Unit Housing development Code in relation to subdivision of a dual occupancy block</p>	<p>N/A</p> <p>N/A</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>>The proposal is for a dual occupancy.</p>
2.1 Demolition			
<p>R29</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement for utilities (including Water, Sewerage, Stormwater, Electricity and Gas) stating that:</p> <p>a) all network infrastructure on or immediately adjacent the site has been identified on the plan ✓</p> <p>b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified ✓ ✗ N/A</p> <p>c) all required network disconnections have been identified and the disconnection works comply with utility requirements ✓ ✗ N/A</p> <p>d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. ✓ ✗ N/A</p>		<p>C29</p> <p>If a Statement of Endorsement is not provided, the application will be referred to relevant utilities in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	<p>>Agency referral. Waiting for advice.</p>
2.2 National Capital Plan Requirements			
<p>There is no applicable rule.</p>		<p>C30 N/A</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan.</p> <p>Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>	<p>></p>

Rules	Complies	Criteria	DAO Comments
2.3 Development proposals where there are pre-existing approved Lease and Development Conditions			
<p>R31 The development proposal complies with any relevant pre-existing approved Lease and Development Conditions and any required developer's consent has been provided. To the extent of any inconsistency, the requirements of the Lease and Development Conditions will take precedence over any Rules in the Multi Unit Housing Development Code as listed below.</p> <ul style="list-style-type: none"> Plot Ratio Building Envelope Building Height Site Area Requirements Parking Water Sensitive Urban Design Front Street Setback Side Setback Rear Setback Building Design Materials and Finish Interface Vehicle Access Solar Access Private Open Space Landscaping 	N/A	<p>C31 The development meets the intent of the Lease and Development Conditions.</p>	>
2.4 Development proposals where the Estate Development Plan is subject to a Precinct Code			
<p>R32 The development proposal complies with all relevant rules in the relevant Precinct Code (if any)</p>	N/A	<p>C32 The development meets all relevant criteria in the relevant Precinct Code (if any).</p>	>
2.5 Height (number of storeys)			
<p>There is no applicable rule.</p>		<p>C33 N/A Notwithstanding any other provision relating to height, on land where a lawfully constructed building exceeds two storeys in height, a new building or buildings up to the height of the existing building may be permitted subject to consideration of any adverse impact resulting from any increase in building bulk.</p>	>
2.6 Plot Ratio			
<p>There is no applicable rule.</p>		<p>C34** N/A Notwithstanding any other provision relating to plot ratio, on land where a lawfully constructed building exceeds the stipulated maximum plot ratio, a new building or buildings up to the same plot ratio may be permitted:</p> <ul style="list-style-type: none"> a) subject to consideration of any adverse impact resulting from increase in building bulk b) if, and only if, the development does not involve an increase in the number of dwellings on the land. 	>
<p><small>** Note: The gross floor area of the development used in the calculation of the plot ratio shall be taken to be the gross floor area of the buildings plus 18m² for each roofed open car space or car port provided to meet Territory requirements for resident car parking (not including basement car parking) and the area of any balcony that is roofed and substantially enclosed by solid walls.</small></p>			

Rules	Complies	Criteria	DAO Comments
2.7 Bushfire			
R34A Where identified in a precinct code or lease and development conditions buildings constructed in accordance with the specified bushfire level of Australian Standard AS 3959.	N/A	This is a mandatory requirement. There is no applicable criterion.	>

Element 3: Built Form

3.1 Crime Prevention Through Environmental Design			
There is no applicable rule.		C35 N/A The development meets the requirements of the Crime Prevention Through Environmental Design General Code.	>
3.2 Access and Mobility			
There is no applicable rule.		C36 N/A The development meets the requirements of the Access and Mobility General Code.	>

Element 4: Parking and Site Access

4.1 Traffic Generation			
There is no applicable rule.		C37 ✓ The existing road network can accommodate the amount of traffic that is likely to be generated by the development.	>
4.2 Parking			
There is no applicable rule.		C38 ✓ Car and bicycle parking complies with the requirements of the Parking and Vehicular Access General Code and AS 2890.1 – <i>The Australian Standard for Off-Street Parking</i> and the Bicycle Parking General Code.	>

Element 6: Environment

Rules	Complies	Criteria	DAO Comments
6.1 Heritage			
<p>R39</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for developments on land or buildings subject to provisional registration or registration under s.41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	N/A	<p>C39</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	>
6.2 Trees			
<p>R40</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is accompanied by a Tree Management Plan approved under the <i>Tree Protection Act 2005</i>.</p> <p>Note: 'Protected tree' is defined under the <i>Tree Protection Act 2005</i>.</p>	N/A	<p>C40</p> <p>If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	>One non significant tree has been identified in the block to be removed in the survey plan. May need referral to tree protection.
6.3 Hazardous Materials			
<p>R41</p> <p>For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environment Protection.</p> <p>The Survey is provided and covers the disposal of hazardous materials, showing that:</p> <p>a) Hazardous material disposal (including asbestos) is to be at a licensed disposal facility in the ACT</p> <p>b) If hazardous materials are to be transported for disposal interstate, approval from the Environment Protection Authority is obtained prior to removal of material from the site</p> <p>c) An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>* construction date means the date when the Certificate of Occupancy was issued</p>	N/A	<p>C41</p> <p>If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	>
6.4 Contamination			
<p>R42</p> <p>For all residential developments with 3 or more dwellings, or sites that are located adjacent to a potentially polluting source (including a service station), a statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>Contaminated Sites Environment Protection Policy 2000</i>, and it is demonstrated that the land is suitable for the proposed development</p>	N/A	<p>C42</p> <p>For all residential developments with 3 or more dwellings, or sites that are likely to have contaminated groundwater due to location adjacent to a potentially polluting source (including a service station), if a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	>

Rules	Complies	Criteria	DAO Comments
6.5 Erosion and Sediment Control			
R43 For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007</i> .	✓	C43 If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	>Applicant has provided a note about compliance with EPA requirements.
R44 For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.	N/A	C44 If an endorsed Sediment and Erosion plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	>
6.6 Signs			
There is no applicable rule.		C45 N/A Signs comply with the Signs General Code.	>
6.7 Water Sensitive Urban Design – Mains Water Consumption			
R46 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and carparking areas of less than 25% of the original area.	✓	This is a mandatory requirement. There is no applicable criterion.	> The plans are showing the location of the proposed water tank. needs clarification on which water tank belongs to existing and which one is for the proposed development. The energy rating shown for toilet fixtures are not readily available. A condition needs to be imposed to provide a revised plan showing the water tank. A revised water reduction may require.
6.8 Water Sensitive Urban Design – Stormwater Quality and Quantity			
R47 All sites of size greater than 2000m ² need to provide evidence of stormwater storage greater than or equal to the volume of 1.4 kL per 100m ² of impervious area and release over a period of 1 to 3 days. 50% of the volume of rainwater tanks connected to at least the toilet and all external taps may be regarded as contributing towards this requirement. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and carparking areas of less than 25% of the original area.	N/A	C47 Evidence is provided that demonstrates that for all sites greater than 2000m ² , a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and carparking areas of less than 25% of the original area.	>
R48 Sites of size greater than 5000m ² need to provide evidence showing a reduction in average annual stormwater pollutant export load of: a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and carparking areas of less than 25% of the original area.	N/A	C48 All sites of size greater than 5000m ² need to provide evidence showing a reduction in average annual stormwater pollutant export load of: a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% compared to an urban catchment with no water quality management controls, using the MUSIC model This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and carparking areas of less than 25% of the original area.	>

Rules	Complies	Criteria	DAO Comments
<p>R49</p> <p>All sites of greater than 2000m² and subject to redevelopment need to ensure that the capacity of the existing pipe (minor) stormwater connection to the site is not exceeded in the 1-in-10 year storm event.</p> <p>All sites of size greater than 2000m² and subject to redevelopment need to ensure that the capacity of existing overland (major) stormwater system to the site is not exceeded the 1-in-100 year storm event.</p> <p>For estate and multiple block developments larger than 5000m², retardation of stormwater to meet the above requirements are to be met at the estate scale rather than by measures on individual blocks.</p>	N/A	<p>C49</p> <p>Evidence is provided by a suitably qualified person that shows that for all sites of size greater than 2000m² and subject to redevelopment EITHER a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels. See Waterways General Code for more detail. OR That the capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1-in-10 year storm event.</p> <p>For estate and multiple block developments larger than 5000m² retardation of stormwater to meet the above requirements are to be met at the estate scale unless it can be demonstrated that this is less feasible than measures on individual blocks.</p>	>

Element 7: Services

7.1 Waste Management			
<p>R50</p> <p>Where the development will generate a total of 20 cubic metres or greater of demolition and/or construction waste and/or excavation material, the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	N/A	<p>C50</p> <p>Development is in accordance with the current version of the <i>Development Control Code for Best Practice Water Management in the ACT</i>.</p> <p>If the development will generate a total of 20 cubic metres or greater of demolition and/or construction waste and/or excavation material and a Statement of Compliance is not provided, the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> for assessment against the above code.</p>	>
7.2 Servicing and Site Management			
<p>R51</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i>.</p>	N/A	<p>C51</p> <p>If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i></p>	>
7.3 Utilities			
<p>R52</p> <p>A Statement of Compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>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</p> <p>Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions</p>	✗	<p>C52</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	>Agency referral. Actew's Water Division does not support the development. The requirement for a distance of 2.8m from the rear boundary for any development is advised. the applicant will be contacted for further information or a condition has to be imposed.
<p>R53</p> <p>a) Electricity supply lines within existing residential areas are underground or along the rear spine or side of blocks.</p> <p>b) No continuous rows of electricity supply poles are erected on residential streets or streets with residential access.</p>	✓ ✓	<p>This is a mandatory requirement. There is no applicable criterion.</p>	>Agency comments.

Element 2: Building and Site Controls

Rules	Complies	Criteria	DAO Comments
2.1 Front Street Setback			
R54 Front setbacks are as specified in Tables 1 and 2. Refer also to Figure C1.	✓	C54 The front setback: a) reflects the existing or proposed streetscape character b) provides for the most efficient use of the site c) will not significantly compromise the amenity of residents of the proposed building and residents of adjoining and adjacent dwellings d) is related to the height of the building and to the width of the street to ensure pedestrian scale at street level e) space is provided for street trees to grow to maturity f) parking and garages do not dominate the frontage of the development.	>The proposed development is at the rear of the block. the existing dwelling on the block remains at the front and complies with the required setback.

Table 1: Front Street Setback (refer Figure C1)

Floor level	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993	Exceptions		
			Corner blocks		Open space or pedestrian paths wider than 6m
			≤500 m ² , long street frontage	>500 m ² , long street frontage	
Lower floor level	4 m	6 m	3 m	4 m	4 m
Upper floor level	6 m	7.5 m	3 m	6 m	4 m

Notes: The minimum setbacks for corner blocks apply only to the street frontage nominated. Setbacks to any other street frontage are to comply with the minimum requirements stated in the respective columns for blocks is subdivision approved post or pre 18 October 1993. If street frontages on corner blocks are of equal length, the minimum setbacks only apply to one street frontage.

Table 2: Front Street Setback to Garages (refer Figure C1)

Item	Blocks in subdivisions approved after 18 October 1993	Blocks in subdivisions approved before 18 October 1993
Garage	5.5 m with a minimum of 1.5 m behind the front building line	6 m

Rules	Complies	Criteria	DAO Comments
2.2 Side Setback			
R55 Side setbacks are as specified in Tables 3 to 4. Refer also to Figure C1 and Definitions for a dictionary of terms used in the Tables.	✘	C55 a) Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure: i) sufficient spatial separation between adjoining developments ii) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces). b) Setbacks are progressively increased as wall heights increase to reduce bulk and scale of the building.	>Existing carport and the external storage do not comply with the required setback. The existing carport has an encroachment onto the neighbor's block. The survey plan is showing that encroachment. Discussed the issue with leasing, the advice is, it is existing and no issue. (The application is still in notification and further information has been requested) no information has been requested in relation to the encroachment.

Table 3: Side Setback for Lower Floor Level (refer Figure C1)

	Side boundary 1	Side boundary 2
Lower floor level	3 m	3 m

Note: Minimum side setback requirements apply to buildings and Class 10 structures, except for Boundary 2, where the minimum side setback for Class 10 structures is 1.5 m.

Table 4: Side Setback for Upper Floors (refer Figure C1)

Floor Level	Side boundary 1 within the Primary Building Zone (PBZ)	Side boundary 2 within the Primary Building Zone (PBZ)	Side boundaries within the Rear Zone (RZ)
Upper floor level*	3 m	3m	6 m
Upper floor level**	6 m	6m	9 m

* Where design incorporates blank walls, windows with sill heights ≥ 1.7 m from the floor, windows with permanently fixed panes of obscure glass or screened decks.

** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.

2.3 Rear Setback			
R56 Rear setbacks are a minimum of: a) 3 m to the lower floor level b) 6m* or 9m** to the upper floor level. c) Refer Figures C1-3 * Where design incorporates blank walls, windows with sill heights ≥ 1.7 m from the floor, windows with permanently fixed panes of obscure glass or screened decks ** Where design incorporates other walls, outer faces or unscreened decks, balconies and external stairs.	✘ N/A	C56 Buildings and other structures are sited and reflect residential (suburban) scale, height and length to ensure: a) sufficient spatial separation between adjoining developments b) the protection of a reasonable amount of privacy and solar access to the dwelling (or adjacent dwellings) and outdoor spaces (or adjacent outdoor spaces).	>There is a deck proposed which does not comply. the deck is shown in the landscape plan but not in the site plan or floor plan. Actew's Water division does not support the proposed development, as there is a sewer easement at the rear of the block and the deck is proposed within that area. needs clarification about the high of the deck.(further information has been requested.)

Element 3: Built Form

Rules	Complies	Criteria	DAO Comments
3.1 Building Design			
<p>R57</p> <p>There is a maximum of 15 m of unarticulated walls in buildings that contain more than two dwellings. Wall articulation is provided by:</p> <p>a) changes in wall planes of a minimum 1.0 m in depth and 4.0 m in length OR</p> <p>b) inclusion of balconies, fin walls, etc., OR</p> <p>c) horizontally stepping facades by at least 1.0 m</p>	<p>✓ ✗ N/A</p> <p>✓ ✗ N/A</p> <p>✓ ✗ N/A</p>	<p>C57</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from public streets.</p>	>
3.2 Materials and Finish			
<p>R58</p> <p>Metal roofing and/or metal walling is painted or pre-coloured other than in white or off-white. A finish is white or off-white when, compared to <i>Australian Standard AS 2700 – Colour Standards for General Purposes</i>, the colour which under that standard that most closely matches the finish is any of the following colour codes or names under that standard:</p> <p>a) Y31 (Lily Green), Y33 (Pale Primrose), or Y35 (Off White);</p> <p>b) X33 (Warm White);</p> <p>c) R32 (Apple Blossom), R33 (Ghost Gum);</p> <p>d) B33 (Mist Blue), or B35 (Pale Blue)</p> <p>e) G42 (Glacier);</p> <p>f) N14 (White).</p>	✓	<p>C58</p> <p>Roofing and/or wall finish to avoid glare.</p>	>Surf mist is proposed as roof colour. wall cladding has woodland grey,aloe rush, face brick.
There is no applicable rule.		<p>C59 ✗</p> <p>In established residential areas, external materials and colours are respectful of the surrounding built form.</p>	>The built forms in the surrounding areas are mainly of brick.The proposed new dwelling is at the rear of the block.
<p>R60</p> <p>Structures and plant and equipment situated on the roof is not visible from the street frontage or unleased territory land unless exempt under <i>Planning and Development Act 2007</i>. This includes water tanks, solar energy devices, evaporative cooling or air conditioning devices, a radio mast or aerial, or a satellite dish.</p>	N/A	<p>C60</p> <p>Any structures and plant and equipment situated on or visible above the roofline is as inconspicuous as possible or does not significantly impact on the amenity of the streetscape or neighbours.</p>	>
<p>R61</p> <p>Garages and carports within 15 m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.</p>	N/A	<p>C61</p> <p>The construction of garages and carports are compatible with the dwelling design in terms of materials and colours.</p>	>the existing carport is within 15m of the front boundary. the proposed carport has a distance of more than 15m.
<p>R62</p> <p>No externally exposed plumbing attached to building walls.</p>	✓	<p>This is a mandatory requirement. There is no applicable criterion.</p>	>

Rules	Complies	Criteria	DAO Comments
3.3 Interface			
<p>R63</p> <p>Free standing walls or fencing are not permitted forward of the building line except where one or more of the following apply:</p> <p>a) previously approved in an estate development plan</p> <p>b) consistent with an relevant precinct code</p> <p>c) it is a gate to a maximum height of 1.8m in an established, vigorous hedge</p> <p>d) it is a courtyard that meets the requirements of R64/C64, C65 and R66/C66.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>C63</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundaries Fences General Code.</p>	<p>>A free standing timber wall/screen is proposed adjacent to the second dwelling to protect the amenity of the existing dwelling and the private open space. The other 1.8m screen is proposed adjacent to the carport.</p>
<p>R64</p> <p>Courtyard walls forward of the building line have:</p> <p>a) a total length not exceeding 50% of the width of the block, or 70% in the case of blocks less than 12m wide, at the line of the wall</p> <p>b) a minimum setback from the front boundary of not less than 50% of the minimum front street setback</p> <p>c) a maximum height not exceeding 1.8m</p> <p>d) brick, block or stonework construction, any of which may be combined with feature panels</p> <p>e) the area between the wall and the front boundary planted with shrubs</p> <p>f) courtyard walls do not obstruct site lines for vehicles and pedestrians on public paths on driveways in accordance with A2890.1- <i>The Australian Standard for Off-Street Parking</i>.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>C64</p> <p>a) Courtyard walls forward of the building line may be considered where the existing front building facade is maintained as the dominant built element in the streetscape.</p> <p>b) The courtyard wall reads as a secondary built element of appropriate proportions and character with respect to:</p> <p>i) height</p> <p>ii) relationship to verge footpath</p> <p>iii) total proportion relative to the building width</p> <p>iv) colour and design features</p> <p>v) transparency and articulation</p> <p>vi) protection of existing desirable landscape features</p> <p>vii) tree and shrub planting forward of the wall</p> <p>c) courtyard walls do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with <i>AS2890.1- The Australian Standard for Off-Street Parking</i>.</p>	<p>></p>

Rules	Complies	Criteria	DAO Comments
There is no applicable rule.		C65 N/A Courtyard walls do not detract from the established character of the street	>
R66 a) The design and siting of courtyard walls include breaks or indents every 15 m, the indents are not less than 1 m in depth and 4 m in length, the indented area is directly accessible from within the block and, together with any area between the wall and the front boundary, is planted in accordance with an approved landscape plan. b) Courtyard walls are constructed of brick, block or stonework.	N/A N/A	C66 Courtyard walls are designed and detailed to provide visual interest to the streetscape and provide for landscaping to reduce their scale and soften the visual impact of the wall surfaces.	>
R67 Fences are permitted in accordance with the <i>Common Boundaries Act 1981</i> .	✓	This is a mandatory requirement. There is no applicable criterion.	>
R68 The minimum interfacing distance (refer figure C1A): a) of balconies, unscreened decks or windows (other than fixed obscure glazing) or glazed doors to a habitable room in a dwelling from the external wall of any other dwelling on the subject site is: (i) 6 m if both dwellings at lower floor level and a screen wall provided (ii) 12 m otherwise (iii) or where the external wall of the other dwelling is a blank wall and is not located to the north, north-east or north-west of the first dwelling, the minimum distance is: i. 3 m if external wall at lower floor level ii. 6 m if external wall at upper floor level b) of windows to other than habitable rooms and fixed obscure glazing from the external wall of any dwelling on the subject site is: (i) 1.5 m if both dwellings at lower floor level (ii) 3 m otherwise c) between blank walls of dwellings on the subject site where a party wall is not provided is 1 m.	✓ ✓ N/A N/A N/A N/A N/A	C68 The dwellings are to be designed and located to: a) receive adequate daylight and sunlight b) protect the living rooms of adjacent dwellings on the subject site from direct overlooking.	>A building file has been ordered.
R69 Outlook from windows, balconies, stairs, landings and decks or other private, communal or public areas within a development are designed, screened or obscured to prevent overlooking of more than 50% of the private open space of another dwelling on the same block (refer figure C1A)	✓	C69 Direct overlooking of private open spaces of other dwellings is limited by building layout, location and design of windows and balconies, screening devices and landscape, or remoteness.	>

Rules	Complies	Criteria	DAO Comments
3.4 Accessibility (mobility)			
R70 10% of the dwellings of any multi-unit housing development consisting of 10 or more dwellings are designed to meet the relevant Australian Standard for Adaptable Housing and any relevant considerations in the Access & Mobility General Code.	N/A	This is a mandatory requirement. There is no	>The application is for a dual occupancy.

Element 4: Parking and Site Access

4.1 Vehicle Access			
R71 There is one driveway and kerb crossing for each block.	✘	C71 Provided all other rules in this element are met, more than one driveway and kerb crossing over the verge may be permitted for: a) forward entry to roads carrying greater than 3000 vpd; or b) large blocks where the visual impact to the streetscape is not adversely affected, provided the site access is of appropriate proportions and character with respect to: i) relationship to verge footpath ii) total proportion of the width of the access relative to the building width iii) design features iv) protection of existing landscape features.	>The block has one driveway and also one cross over.
R72 The location and design of residential driveway verge crossings are: a) 1.2 m horizontally clear of stormwater sumps and other services b) 1.5 m horizontally clear of transformers, bus stops, public light poles c) 6.0 m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance) d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb. e) at a right angle to the kerb line with a maximum 10% deviation f) a maximum of 5.5 m width, and a minimum of 5 m width at the kerb, a minimum 3 m width at the front boundary, and a maximum width no	✓ ✓ N/A N/A ✓ ✘	C72 If the development proposal does not comply with R72 the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	>f) the site plan has different measurements.

Rules	Complies	Criteria	DAO Comments
There is no applicable rule.		C74 ✓ Service areas and setdown arrangements provide for the efficient operations of the development whilst protecting residential amenity and avoiding impacts on adjoining streets.	>
R75 Individual parking spaces are accessed from a common driveway or access/internal road in a development of more than two dwellings.	n/a	C75 Vehicular access and car parking to be located and designed to maintain streetscape amenity and allow safe and efficient vehicle movement.	>
R76 In relation to driveways and access/internal roads: a) shared driveways and access/internal roads are separated from the side boundary and building frontages by an area of planting that is a minimum width of 1.5 m b) the minimum width of driveways and access/internal roads is 3 m c) where there are changes in direction or intersections, the internal radius of the driveway and access/internal road is at least 4 m d) where four or more car spaces are served or a driveway or access road connects to a public road, manoeuvring space is provided to ensure vehicles can enter and exit the site in a forward direction e) where more than 10 car spaces are served and the driveway or access/internal road connects to a public road, the entrance is at least 5 m wide for a distance of 7 m from the street front boundary to allow vehicles to pass each other.	✗ ✓ ✓ ✓ N/A	C76 Driveways and access/internal roads allow safe and efficient vehicle movement and good connections to the existing street network as well as providing a high quality pedestrian priority environment.	>d) the manoeuvring space is provided to ensure vehicles can enter and exit the site in a forward direction for the proposed second dwelling at the rear of the block. but the second car space is not identified in the site plan. The existing dwelling has a carport but there is no nominated space for the second vehicle parking space. The driveway is proposed within 1.5m of the side boundary. A condition can be imposed to move the proposed driveway further away from the boundary and provide landscaping in between the area of the side boundary and the driveway.
R77 a) Driveways and access/internal roads are to have minimum widths as detailed below for the corresponding angle parking: i) 45 degree parking: 3.5 m ii) 60 degree parking: 4.9 m iii) 90 degree parking: 6.4 m iv) parallel parking: 3.6 m b) In the case of 90 degree angle parking, the width of the driveway or access road can be reduced, provided that the width of car parking spaces is increased, as follows: i) for a driveway width of 5.8 m, the car-parking space width is at least 2.8 m ii) for a driveway width of 5.2 m, the car-parking space width is at least 3 m.	N/A N/A ✓ N/A ✓ N/A	C77 Access/internal roads to meet the requirements of TaMS, if waste management vehicles are required to enter the site.	>

Rules	Complies	Criteria	DAO Comments
R78 The surface treatment of driveways and access/internal roads is distinct from car parking spaces/ and areas.	✘	This is a mandatory requirement. There is no applicable criterion.	>The second car space for the proposed second dwelling is not identified in the site plan. The car space has to be distinct and the surface treatment has to be different from the internal road. 'Condition'.
There is no applicable rule.		C79 ✓ Driveways, access/internal roads and car parking areas are designed, surfaced and sloped to encourage and facilitate stormwater infiltration on site.	>standard condition in the NOD.
4.2 Parking			
R81 a) Car-parking spaces and areas are set back a minimum distance of: (i) 1.5 m from any external block boundary (ii) 1.5 m from a window to a habitable room of a dwelling with which it is not associated. b) Car-parking spaces: i) can be in tandem where they belong to the same dwelling, except for visitor parking where required ii) do not encroach any property boundaries. c) One space per dwelling is roofed and is behind the Front Zone. d) Minimum dimensions of on-site car parking spaces are: i) 6.0 x 3.0 m single roofed space ii) 6.0 x 5.5 m double roofed space iii) 5.5 x 3.0 m unroofed space (unless for multiple spaces side by side, in which case, minimum 5.5 x 2.6 m per unroofed space is required) iv) 6.7 x 2.3 m parallel parking spaces v) 2.1 m minimum height to any overhead structure e) Sightlines for off-street car-parking facilities are designed in accordance with the relevant requirements in AS2890.1 <i>The Australian Standard for Off Street Parking</i>	✓ ✓ ✓ ✘ ✓ ✓ N/A ✘ N/A ✓ N/A	C81 Car parking complies with the requirements of the Parking and Vehicular Access General Code and ensures: a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access b) no traffic hazards are created by the provision of access and parking facilities for a development c) the safety of all users, especially pedestrians and cyclists, is considered d) the creation of community surveillance of car parking areas by people using neighbouring areas e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas f) adequate supply of parking for the level of demand generated by the development g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.	>a), (i) The proposed carport complies. the second car space has not been identified in the site plan. if a condition is imposed to submit a revised site plan then the rule needs to be addressed. b), ii) The existing carport is encroaching property boundary and also there is an encroachment into the adjacent block shown in the site plan. c) the second car spaces for both the dwelling is not clearly identified. d), iii) The unroofed spaces for cars were not identified in the drawings. A further information request for the elevation and the section of the carport proposed and the material and colour should also be mentioned. The proposed development does not comply with the requirement of the Parking and Vehicular Access General Code.

Rules	Complies	Criteria	DAO Comments
R82 Shared car parking spaces are not located more than 50 m from any dwelling they serve.	N/A	C82 Car parking facilities to be designed and located to be reasonably close and convenient to dwellings.	>
R83 Car parking spaces are not located between the front boundary and the building line	✓	C83 Parking spaces are configured to minimise their visual impact from the street and maintain streetscape amenity.	>
R84 The maximum total width of garage door openings and external width of carports is 6m, or 50% of the frontage of the dwelling, whichever is less.	✓	C84 Parking complies with the requirements of the Parking and Vehicular Access General Code and ensures: a) the amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access b) no traffic hazards are created by the provision of access and parking facilities for a development c) the safety of all users, especially pedestrians and cyclists, is considered d) the creation of community surveillance of car parking areas by people using neighbouring areas e) parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas f) adequate supply of parking for the level of demand generated by the development g) safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.	>
R85 Provision for vehicle parking is not permitted on verges.	✓	This is a mandatory requirement. There is no applicable criterion.	

Element 5: Amenity

Rules	Complies	Criteria	DAO Comments
5.1 Solar Access			
R86 Development is sited to allow a minimum of 3 hours of direct sunlight onto the floor or internal wall of the main daytime living area of the dwelling between the hours of 9.00 am and 3.00 pm on 21 June (winter solstice).	✓	This is a mandatory requirement. There is no applicable criterion.	>
5.2 Neighbourhood Plans			
There is no applicable rule.		C87 N/A Where a Neighbourhood Plan exists, development demonstrates response to the key strategies and actions of the relevant Neighbourhood Plan	>
5.3 Private Open Space			
R88 The average area of private open space per dwelling is not less than 60% of the average area of the block per dwelling less 50m ² , as demonstrated in the equation below $\text{Average POS} = \left(\left(\frac{\text{Block Size}}{\text{n}^{\circ} \text{ of Dwellings}} \right) \times 0.6 \right) - 50 \text{ m}^2$ The total required area of private open space is the average area of private open space per dwelling multiplied by the proposed number of dwellings on the block.	✓	C88 Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.	Block area =811 sqm Dwelling number =2 POS required per dwelling =193.3 sqm >
R89 Except as provided for in Rule 92, at least one area of private open space is provided per dwelling to meet the following minimum area and dimension requirements: a) 10% of the average block area per dwelling b) 6m x 6m	✓ ✗	C89 Private open space is of dimensions to suit the projected requirements of the dwelling's occupants and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.	>The proposed dwelling does not have the required dimensioned space. The proposed deck at the rear of the block within the private open space area is not supported by the ACTEWAGL water division.
R90 Except as provided for in Rule 92, an area of private open space with a minimum dimension of at least 6 metres is: a) screened from public view b) not forward of the building line except where permitted by, and illustrated in, an approved estate development plan c) located (i) not to the south, south-east or south-west of the dwelling, or (ii) to maintain a minimum three hours sunlight onto 50% of the ground between the hours of 9:00am and 3:00pm on 21 June (winter solstice) d) at ground level with direct ground level access from a main daytime living area of the dwelling.	✓ ✓ ✓ ✓ ✓	C90 a) Private open space is capable of enabling an extension of the function of the dwelling for relaxation, dining, entertainment and recreation b) Private open space forward of the front building line ensures the amenity of the private open space and the dwelling is protected whilst maintaining opportunities for passive surveillance. c) Private open space is to take account of outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round use.	>

Rules	Complies	Criteria	DAO Comments
R91 A minimum of 50% of the private open space is to be retained as planting area.	✓	C91 Unpaved or unsealed areas are provided to facilitate on-site infiltration of stormwater run-off and provision of landscaping.	>
R92 Where a dwelling is located entirely on an upper floor, private open space is provided in the form of a balcony or courtyard that: a) is located directly off a main daytime living area of the dwelling b) does not face a rear or side boundary within 9 m c) does not face another dwelling within 12m d) has a minimum area of 6 m ² and dimension of 1.8 m.	N/A N/A N/A N/A	C92 The location of private open space is to take account of outlook, natural features of the site and neighbouring buildings or open space and to provide for maximum year round comfort.	>
5.4 Landscaping			
There is no applicable rule.		C93 ✓ A survey and evaluation of existing trees is undertaken and a comprehensive landscape design, indicating the size and type of species proposed, is submitted for consideration.	>The survey shows trees on the site as well as trees on verge. A tree identified as non native tree is proposed to be removed. There is no tree management plan has been provided for that. A referral is required.
5.5 Common Areas			
There is no applicable rule.		C94 ✓ Common areas, including driveways and access/internal roads, are designed to have clear function, provide equity of access and ensure high levels of residential amenity of all dwellings.	>

Element 7: Services

7.1 Site Facilities			
There is no applicable rule.		C95 ✓ The location and design of site facilities (including garbage bin enclosures, external storage, clothes drying areas, car wash bays) to be coordinated and complimentary to the overall building design.	>

Rules	Complies	Criteria	DAO Comments
<p>R96</p> <p>An externally accessible, enclosed space for storage is provided for each dwelling without a garage. The storage area is/has a minimum:</p> <p>a) area of 1.5 m²</p> <p>b) 2 m high</p> <p>c) internal dimension of 0.6m.</p>	<p>✓</p> <p>✓</p>	<p>C96</p> <p>Dwellings are provided with adequate secure storage areas.</p>	<p>>The proposed dwellings are showing storage spaces.</p>
<p>R97</p> <p>a) External clothes drying facilities are provided as follows:</p> <p>i) dwellings at ground floor level: minimum area of 6 m²</p> <p>ii) dwelling wholly located at upper floor level: minimum area of 2 m².</p> <p>b) The clothes drying facilities are screened from public view and are exclusive of private open space requirements.</p>	<p>✓</p> <p>N/A</p> <p>✓</p>	<p>C97</p> <p>Dwellings are provided with adequate external clothes drying facilities.</p>	

Kuffner, Jane

From: Carbone, Catherine
Sent: Thursday, 15 March 2012 9:31 AM
To: 'devapp@actewagl.com.au'
Subject: DECISION-10/45 FISHER 201121005

Kuffner, Jane

From: Carbone, Catherine
Sent: Thursday, 15 March 2012 9:31 AM
To: 'TAMS.CIS.ASG.DA@act.gov.au'
Subject: DECISION-10/45 FISHER 201121005
Attachments: ObjRef.obr

Kuffner, Jane

From: Carbone, Catherine
Sent: Thursday, 15 March 2012 9:29 AM
To: 'janie@lonsdalestcyclery.com.au'
Subject: DECISION-10/45 FISHER 201121005

Kuffner, Jane

From: Cooper, Anna
Sent: Thursday, 29 March 2012 10:21 AM
To: [REDACTED]
Subject: Decision and formal correction 10/45 Fisher 201121005
Attachments: Formal correction letter S196 - signed.pdf; Notice of Decision-signed.pdf; Representor [REDACTED]



CHECKLIST

Dispatch Advice Checklist

DA Number: 201121005 Block(s): 10 Section: 45 District/Division: FISHER

Case Officer: Contact Number: Decision Date:

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NO** Dispatch by: **Make Selection**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **Make Selection**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED WITH CONDITIONS** Decision By:
DELEGATE OF THE AUTHORITY

Representations: **NO**

Appeal Rights

Applicant: **YES** Person who made Representation: **NOT APPLICABLE**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Entities to be advised

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

Entity Referral Required: **YES**

Leasing Referral Required: **NO**

Deed Mgt. Referral Required: **NO**

Land Reg. Referral Required: **NO**

<input type="checkbox"/>	Action Buses
<input checked="" type="checkbox"/>	ActewAGL
<input checked="" type="checkbox"/>	Actew Corporation
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input checked="" type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Australian Valuation Office
<input type="checkbox"/>	Conservator of Flora and Fauna
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	Other -

Comments



CHECKLIST

Dispatch Advice Checklist

DA Number: 201121005 - S165A Block(s): 10 Section: 45 District/Division: FISHER

Case Officer: Contact Number: Decision Date:

Application Type: **Make Selection**

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

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **Make Selection**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **Make Selection** Decision By: **Make Selection**

Representations: **Make Selection**

Appeal Rights

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

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **Make Selection**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Entities to be advised

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

Entity Referral Required: **Make Selection**

Leasing Referral Required: **Make Selection**

Deed Mgt. Referral Required: **Make Selection**

Land Reg. Referral Required: **Make Selection**

<input type="checkbox"/>	Action Buses
<input type="checkbox"/>	ActewAGL
<input type="checkbox"/>	Actew Corporation
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Australian Valuation Office
<input type="checkbox"/>	Conservator of Flora and Fauna
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation (each member)
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Treasury
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	Other -

Comments



ACT
Government
Environment and
Sustainable Development

Lonsdale St Cyclery
2/5 Lonsdale St
BRADDON ACT 2602

Dear Lonsdale St Cyclery

BLOCK 10 SECTION 45 - FISHER
Application Number: 201121005
Lessee: So Fortunate Pty Limited

I refer to the plans you submitted in response to conditions A1 (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) of the Notice of Decision with respect to the above Development Application.

The plans now satisfy conditions A1 (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) of the decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on PH 62056160.

Yours sincerely

Lee Gilbert
Development Assessment.

17 May 2012

Kuffner, Jane

From: Cooper, Anna
Sent: Thursday, 29 March 2012 10:19 AM
To: 'janie@lonsdalestayclery.com.au'
Subject: Formal correction letter S196 - 10/45 Fisher 201121005



ACT
Government

Environment and
Sustainable Development

Lonsdale St Cyclery
2/5 Lonsdale St
BRADDON ACT 2602

Dear Janie Rix

BLOCK 10 SECTION 45 - FISHER
Application Number: 201121005
Lessee: So Fortunate Pty Limited

I refer to the Notice of Decision dated 14 March 2012 concerning the above application.

An error occurred with our email system and a representation that was received within time was not recorded.

Consequently, in accordance with section 196 of the *Planning and Development Act 2007*, the Notice of Decision dated 14 March 2012 is formally corrected as follows:

1. On page 4 of 13 the Evidence is substituted with:

EVIDENCE

Application No. 201121005

File No. 1-2011/22344

The Territory Plan zone – RZ2 Suburban Core

The Development Codes – Multi-Unit Housing Development Code

Current Crown Lease – Volume 549 Folio 17

Representations – 1 representation received

Entity advice – TAMS, ActewAGL

2. On page 5 of 13 the paragraph about Public Notification is substituted with:

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 18 January 2012 to 09 February 2012. One written representations was received during public notification.

The main issues raised were as follows. Comments are provided as appropriate.

- (a) *Clotheslines/fencing*
Concerns were raised about the location of clotheslines on the boundary and fence heights.

ACTPLA comment:

The suitability of the location of the clotheslines has been assessed against the Territory Plan. The location is acceptable in a residential area and will not have a detrimental effect. However, conditions have been imposed to replace the common boundary fencing increasing privacy at ground level. The *Planning and Development Regulation 2008* permits fencing on the boundary up to 2.3m in height from natural ground level (subject to the agreement of respective lessees). The condition imposed requires the replacement of the existing fence with a fence of a height of 1.8m from NGL to ensure a reasonable amount of privacy for the subject and adjoining blocks.

(b) *Streetscape*

A concern was raised about the removal of existing landscaping, in particular, the tree to the south-west corner of the block and the affect on the streetscape.

ACTPLA comment:

The tree on the block at the front of the residence is to remain. Conditions of approval have been imposed to address this and to ensure that existing trees and shrubs located on the subject site are protected and maintained.

(c) *Verge management*

A concern was raised about construction materials and vehicles being stored on the verge.

ACTPLA comment:

The use of the verge to store construction materials and vehicles is not permitted without prior permission of the Territory. The applicant supplied a Verge Management Plan showing protective fencing around the street tree. This fencing is to be installed prior to construction and in accordance with Territory requirements. Conditions of approval have been imposed to address these concerns.

(d) *Construction waste/noise*

Control of construction waste and noise was raised as a concern.

ACTPLA comment:

Construction noise is a matter that is subject to the legislation enforced by the Environment Protection Authority (EPA). If during construction there are concerns regarding noise generated please contact the EPA on 132281. Conditions of approval have been imposed to address construction waste management. If there is a concern during construction about the control of waste not being in accordance with the conditions imposed the ACTPLA Investigations Unit can be contacted on 6207 3022. The use of the verge to store construction materials and vehicles is not permitted without prior permission of the Territory. The applicant supplied a Verge Management Plan showing protective fencing around the street tree. This fencing is to be installed prior to construction and in accordance with Territory requirements. Conditions of approval have been imposed to address these concerns.

3. On page 7 of 13 the 1st paragraph of DATE THAT THIS APPROVAL TAKES EFFECT is substituted with:

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect 20 working days after the day this correction to the notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the ACT Planning and Land Authority or if an application is made to the ACT Civil and Administrative Tribunal.

The conditions of approval set out in the previous Notice of Decision will continue to apply.

The date of effect of the correction to the approval is the date of this letter.

If you would like to discuss this matter further please telephone the contact officer on 62071747.

Yours sincerely

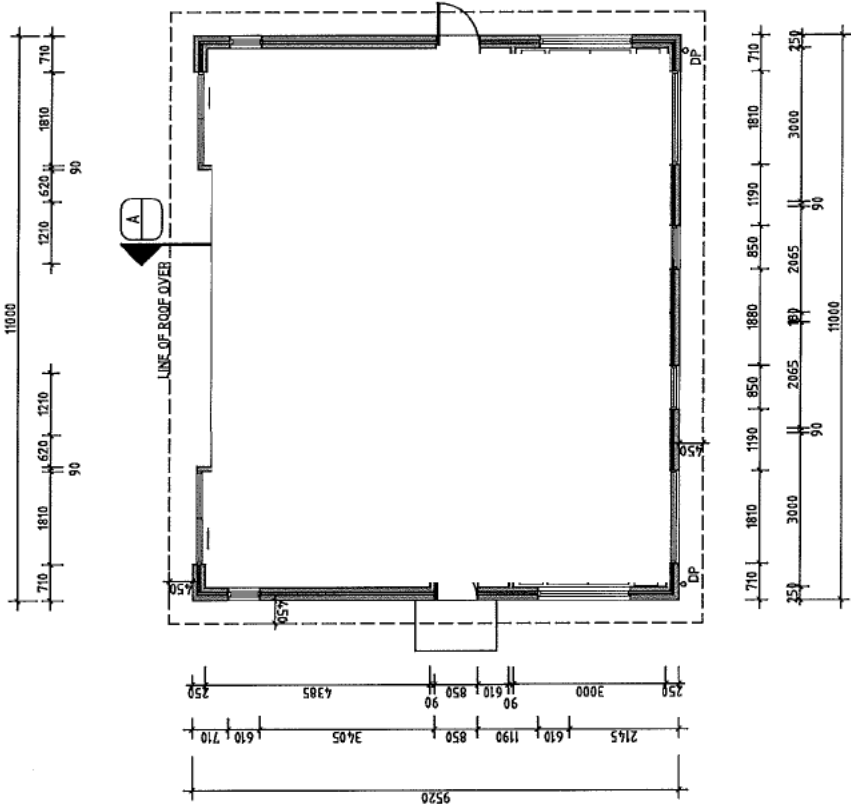
A handwritten signature in black ink, appearing to read 'J Duck', written in a cursive style.

Johanna Duck
Development Assessment
ACT Planning and Land Authority

28 March 2012



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162
 Delegate name LEE GILBERT
 Date 17/5/2012



AREA SCHEDULE

MAX RES. AREA = 14.0m ² (incl carport area)
DWELLING AREA = 102.0m ²
CARPORT 18.0m ²
TOTAL GFA = 120.0m²

FLOOR PLAN
 SCALE 1:100

Project Name: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Name: FLOOR PLAN RESIDENCE 2	
Client: Janto / Trevor Ritz		Status: D.A.	
Drawing Path: C:\Users\mgsfisher		Job Number: 002-11	
Drawing Title: DA-101		Drawing Number: DA-101	
Design: Architecture Planning		Date: 15/05/12	
Drawing Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Drawing Number: DA-101	



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 123064 **Suburb:** Fisher

Block/Section 10 / 45

Applcn Type: Dual Occupancy/New Construction Inclusions : with Carport

Attached Plans

SITE-201121005-01.pdf

This application is approved subject to compliance with the following conditions:

Conditions

A new underground service is required.

Change of service is required. (see attached RSM)

The location of the proposed Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Please Note

- WARNING ActewAGL underground cables may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works.
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed

Date 25 Jan 2012

Kuffner, Jane

From: Lefebvre, Ann
Sent: Thursday, 17 May 2012 11:32 AM
To: 'janie@lonsdalestcyclery.com.au'
Subject: Approved Plans 10/45 Fisher 201121005



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 123064

Drawings in set: 17

Block: 10

Section: 45

Suburb: Fisher

This application has been assessed against legislation protecting ActewAGL's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- Attached statement for Gas Networks
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:
Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation"
"Domestic Gas Meter Location Reference Drawings"
Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)
- Other:

Please note:

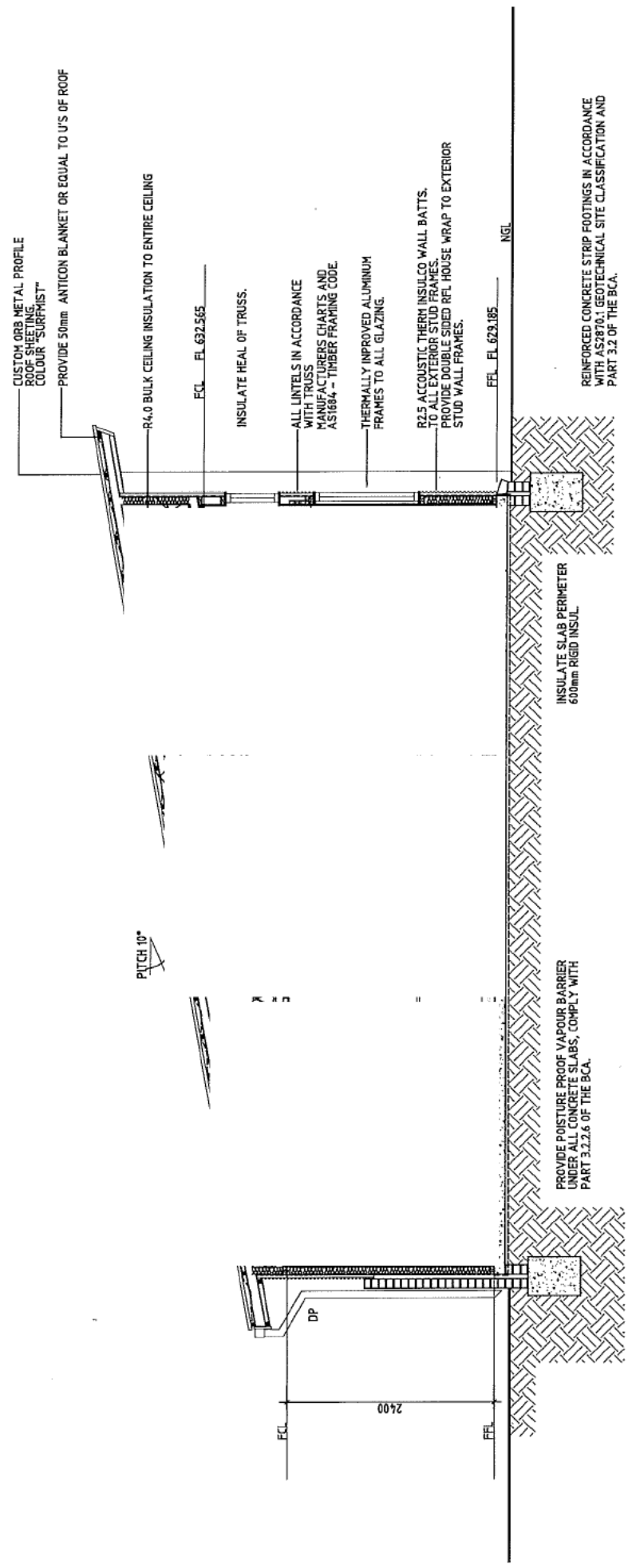
- **WARNING:** ActewAGL underground gas pipes may be in or adjacent to this block. ActewAGL Asset Location Advice may be required. Call Dial Before You Dig on 1100 prior to excavating.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity

For further information please phone

Jemena

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162

Delegate name LEE GILBERT
 Date 17/5/2012



SECTION A-A
 SCALE 1:50

Drawing Name: SECTION A-A		Status: D.A.		Job Number: 302-11	
Project Title: PROPOSED DUAL OCCUPANCY AT 6 BALLARAT STREET FISHER BLOCK 10 SECTION 45		Scale: 1:50		Drawing Number: DA-301	
Client: Jettie / Trear Rd		Issue: 15/07/12		Plot Date: B	
Drawing Path: C:\PRG\Redwood\Fisher		Drawing Title: SECTION A-A		Drawing Number: DA-301	
Designer: Johnathan Dury		Architect: Johnathan Dury		Job Number: 302-11	
Draftsman: Johnathan Dury		Engineer: Johnathan Dury		Drawing Number: DA-301	
Checker: Johnathan Dury		Surveyor: Johnathan Dury		Plot Date: 15/07/12	
Approver: Johnathan Dury		Date: 17/05/2012		Scale: 1:50	