



30 April 2014

The Manager
Applications Secretariat
ACT Planning and Land Authority
GPO Box 1908
CANBERRA ACT 2601

Dear Sir/Madam

**RE: Development Application
Block 8 Section 35 Division of Forrest**

In accordance with provisions of the *Planning and Development Act 2007* set out below is a summary of the assessed V_1 and V_2 values determined for the abovementioned DA, which can be placed on the public register.

V_1 After Value	\$962,000
V_2 Before Value	\$955,000

This letter is provided for use by the ACT Planning and Land Authority and their contract valuer for their use only in determining the above DA and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this assessment.

Yours sincerely,

Knight Frank Valuations Canberra

A handwritten signature in blue ink, appearing to read "Steven Flannery".

STEVEN FLANNERY – FAPI
Certified Practising Valuer
Director

DETAILS OF VARIATION

**Australian Capital Territory
Planning and Development Act 2007
Variation of a lease**

Under the Planning and Development Act 2007 I, **INSERT NAME**, approve the variation of the schedule of provisions, covenants and conditions subject of which leases of units are held and specified here under:

FORMER PROVISIONS

- Clause 1(d): To use the said land for residential purposes only;
- Clause 1(e): That the building erected on the said land will be used only as a single unit private dwelling house and any outbuildings erected on the said land shall not be used as a habitation;

AMENDED PROVISIONS

- Clause 1(d): To use the said land for one or more of the following purposes:
- (i) residential purposes; and/or
 - (ii) non retail commercial use LIMITED TO office;
- Clause 1(e) That the building erected on the said land shall contain no more than one (1) dwelling, but the building may, partly or wholly, be used for office;

INSERTED PROVISIONS

Replace the full stop/period (".") at the end of clause 3(h) with a semi-colon (";") and insert the following clauses:

- (i) "dwelling"
- (i) means a class 1 building, or a self-contained part of a class 2 building, that:
- (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
- (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (j) "non retail commercial use" means business agency, financial establishment, office, and public agency;
- (k) "office" means the use of land for the purpose of administration, clerical, technical, professional or like business activities, including a government office, which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office.

DETAILS OF VARIATION

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Planning and Development Act 2007
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FORMER PROVISIONS

- Clause 1(d): To use the said land for residential purposes only;
- Clause 1(e): That the building erected on the said land will be used **only** as a single unit private dwelling house and any outbuildings erected on the said land shall not be used as a habitation;

AMENDED PROVISIONS

- Clause 1(d): To use the said land for one or more of the following purposes:
- (i) residential purposes; and/or
 - (ii) non retail commercial use LIMITED TO office;
- Clause 1(e) ~~That the building erected on the said land shall contain no more than one (1) dwelling, but the building may, partly or wholly, be used for office;~~

INSERTED PROVISION Can this clause read as originally stated with the addition of:
That the building erected on the said land will be used only as a single unit private dwelling house, but the dwelling may, partly or wholly, be used for office;

Replace the full stop/period (".") at the end of clause 3(h) with a semi-colon (";") and insert the following clauses

- (i) "dwelling":
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:

This definition of dwelling can not be used because the amended provisions allow either wholly or partly the existing to be used as office. If this is the case than kitchens, baths and shower amenities are not required. Furthermore with multiple tenancies we may require the installation of more than 2 kitchenettes.

Furthermore given the amended provisions to allow office any dwelling within a class 5 building is classified as class 4 not class 1. Hence if the existing dwelling is split into lower floor office and residential tenancy to the upper floor than the residential tenancy would be classified as a class 4 dwelling not class 1.
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (j) "non retail commercial use" means business agency, financial establishment, office, and public agency;
- (k) "office" means the use of land for the purpose of administration, clerical, technical, professional or like business activities, including a government office, which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office.

19 August 2014

Customer Services
Client Services Branch
Environment and Planning

By Email: EPDCustomerServices@act.gov.au

Dear Sir/Madam,

RE: RESPONSE TO REPRESENTATIONS – DA201425608 BLOCK 8 SECTION 35 FORREST

DA201425608 is for a lease variation to allow non retail commercial use limited to office as a permissible use under the Crown Lease purpose clause. We note that two representations were received during public notification. The principal concerns raised relate to the use as a 'home office' and internal works undertaken on the site. We have grouped the responses into two categories; the first relating to the lease variation with the second relating to the internal works. A response to these concerns is provided below.

1. Lease Variation

Block 8 Section 35 Forrest is located in a CZ5 Mixed use zone and this DA proposes to vary the Crown Lease purpose clause to add non retail commercial use limited to office. The Territory Plan allows non retail commercial use as a permissible use within this locality. Furthermore, several immediately surrounding sites, including heritage listed homes, have been converted for office usage or office suites and/or home businesses. The redevelopment of the surrounding buildings for office purposes, indicate prima facie the suitability of the site for this purpose.

Our original DA sought to add home business and non retail commercial use limited to office. As part of the completeness check EPD advised that, by definition, a home business is permitted on a residential lease without the lease being varied.

The use of the site by the Crown Lessee fits within the definition of home business however, the Crown Lessee is mindful that the business may expand in the future and consequently wishes to ensure compliance for the site by enabling office use.

As noted in the representations the only concern regarding parking was that the three commercial vehicles associated with the business are kept on private property. One representation mentions that vehicles associated with the premises park in the publicly available on-street parking. The parking conforms to the requirements under the Parking and Vehicular Access General Code. The representations do not state that the vehicles are interfering with public parking.

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2. Internal Works

The majority of concerns raised in the representations relate to internal works that have been undertaken on the site. It is our understanding that the Crown Lessee has had discussions with the Heritage Council regarding the internal works carried out on site. To our knowledge the Heritage Council are satisfied that the works comply with the heritage requirements.

Notwithstanding this, this DA seeks a lease variation only. Design, physical and/or building works are not contemplated as part of this DA.

Furthermore, on 14 August 2014 Knight Frank Town Planning contacted the EPD assessing officer. We were advised that comments received from Heritage stated that they had no perceived problems with this lease variation.

We trust that the above responds to all issues raised however, please advise if there are any further concerns with this DA.

Should you have any queries regarding this matter, please do not hesitate to contact this office on 02 6230 7855.

Yours sincerely,

Knight Frank Town Planning (ACT & NSW)

A handwritten signature in blue ink, appearing to read "H. Jobling".

HALIMAH JOBLING MPIA

Crown Leasing & Planning Assistant

CC: Owen Pankhurst, Assistant Manager – DA Leasing, EPD









ACT
ACT Planning and Land Authority



NOTICE OF DEVELOPMENT APPLICATION

Development Application Number: 2024/0001
Project Name: [Redacted]

Location: [Redacted]

Project Description: [Redacted]

Proposed Development: [Redacted]

Project Status: [Redacted]

Project Contact: [Redacted]

Project Address: [Redacted]

Project Date: [Redacted]

Project Reference: [Redacted]

Project Status: [Redacted]

Project Contact: [Redacted]

Project Address: [Redacted]

Project Date: [Redacted]

Project Reference: [Redacted]

Project Status: [Redacted]

Project Contact: [Redacted]

Project Address: [Redacted]

Project Date: [Redacted]

Project Reference: [Redacted]

Project Status: [Redacted]

Project Contact: [Redacted]

Project Address: [Redacted]

NOTICE

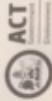






ACT
Environment and Planning

Planning and Land Authority



ACT
Environment and Planning

NOTICE OF DEVELOPMENT APPLICATION

Development Application 2018/1815
PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Construction of
dwelling to the rear of existing dwelling
Location: Block 8 of the Beharri FOREST
2, 17, 20, 27 STREET

If you feel an application may impact on you in any way you may wish to submit a written representation to the Authority by the date of public exhibition.

This notice is in accordance with the provisions of the Planning and Land Authority Act 2016 (the Act) and the Planning and Land Authority Regulations 2016 (the Regulations).

An electronic version of the application can also be viewed on the Environment and Planning website - www.ep.wa.gov.au (under 'Comment on a DA').

Written representations (WRS) to be received by the Authority by close of business 4 October 2018.

Representations can be submitted in the following ways:

Online:
www.ep.wa.gov.au

Post:
Diane Patten Murrays
Customer Services
PO Box 365
Midland ACT 2811
DICKSON ACT

If it is established that the Authority has not been notified of any representations received as a result of public notification within 3.4 business days of the written representation, the Authority may proceed with the development application. If you make your representation within the period of public notification, you will be notified in writing about the Authority's decision.

A copy of your representation will be forwarded to the development application applicant and placed on the development application file. The Authority may also refer your representation to the relevant agencies to advise if approval or exclusion applications are suitable for further consideration.

For more information, please phone the Dickson Customer Service Centre on 8207 1823

NOTICE



The Applications Secretariat
ACT Planning Authority
Customer Services
16 Challis Street
Dickson
ACT 2602
E: EPDcustomerservices@act.gov.au

Friends of Manuka Pool
PO Box 3264
Manuka ACT 2603
e: friendsofmanukapool@gmail.com

To the Applications Secretariat

Submission against DA: 201630153
2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest

The Friends of Manuka Pool are commenting on this submission because our objectives support the preservation of the unique heritage within our immediate area. Our objectives include;

- Raising awareness of and protecting the national, historical, heritage, social, community and cultural significance of Manuka Pool and its environs.
- Encouraging creative and effective planning and management of land surrounding and adjacent to Manuka Pool.
- Maintaining the linkages to heritage in the immediate area including Telopea Park, Manuka Oval, and the Mothercraft and ANU School of Music.

We believe the proposed, and previously approved works should be considered in their entirety as the decision made for this single dwelling impacts the heritage listing of several buildings within the precinct. This also has an impact on the unique heritage of the immediate area, including Manuka Pool, the Manuka Arts Precinct, Telopea Park and old Barton.

The Friends of Manuka Pool has concerns in relation to the overall impact of this proposal to the simple form of the inter-war functionalist architecture style. As this dwelling is part of a

listing for an entire block, consisting of seven residences (and the Fire Station itself) we believe that all decisions need to take into consideration the precedent set, and the impact on the overall heritage listing including the impact on the streetscape.

The Development Application submitted for No 2 Fitzroy street needs to take into consideration the broader precinct in which it resides – the Forrest Fire Station Precinct - and its unique position within the Inner South, including the Manuka Oval precinct. The buildings within the precinct are important examples of Australian Early Modern Architecture and illustrate a distinctive comparison with the "Federal Capital Architecture" that dominated in Canberra in the 1920s and 1930. They were designed by Government architects E H Henderson and Cuthbert Whitley and are the last remaining example of Government sponsored functionalist residential architecture in Canberra and are excellent examples of the inter-war functionalist style.

We have concerns with the proposed size of the development that will both diminish the dominances of the original building and also reduce the landscape footprint of the site. We understand from the submission that the proposal will nearly double the massing on the site, this will have a huge impact on the precinct listing if other residential buildings (noting they also have approval to operate as commercial buildings) were to follow suit.

Part of the uniqueness of this precinct is the simple form of the inter-war functionalist architecture lines. However we believe the relatively new roof top garden/balustrades and furniture, including a large BBQ, harms the character of the building lines and does not seem within the character of the building lines. This not only affects the lines of No 2 Fitzroy Street, but also No 27 Manuka Circle and Nos 4, 6 and 8 Fitzroy Street.

Currently there appears to be a car port structure under construction. We are not sure at what stage this was approved, as this is not articulated in the current DA. However the impact of this structure to the front of the original building ruins the overall design of the block which deliberately planned varied setbacks for Fitzroy Street.

From reading the documentation it appears that the ACT Heritage Unit did not have access to the entire set of documents currently submitted, and therefore was not able to access the impact of the proposal in its entirety. It may be worth asking the Heritage Unit to review their initial assessment with all of the available documentation.

In summary, we believe that the ACT Government needs to take a considered approach to existing and proposed works for this site. As a young city Canberra has very little heritage that we can celebrate. This block listing is a unique site therefore the ACT Government has a responsibility to preserve this site as best it can for now and future generations. The DA cannot be assessed as a single dwelling but must be assessed within the precinct in which it resides.

Yours faithfully

A handwritten signature in black ink that reads "Clive Hamilton". The signature is written in a cursive, slightly slanted style.

Clive Hamilton

President

4 October 2016



NATIONAL TRUST

Unit 3.9, Level 3, Griffin Centre
20 Genge Street, Canberra ACT 2600

PO BOX 1144
CIVIC SQUARE ACT 2608

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WEB: www.nationaltrustact.org.au

T: 02 6230 0533
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4 October 2016

Block 8 Section 35 Forrest

Development Application: 201630153

The National Trust does not support this proposed DA or amended DA as it has an adverse impact on the heritage values of this significant precinct.

Drawings

In a comparison with the approved drawings dated 20/11/15 and the current proposal we make the following comments:

All changes should be clearly identified and are not which makes the extent of change difficult to assess. This is normal practice for DA amendments.

- It is noted that the authors of the drawings have been removed from the current set which is surprising.
- A01 was a demolition plan and is now a site plan.
- A02 was a site plan and the site plan is now A01.
- The area increase was 215.20 m² and is now 455.87m² which is a substantial increase and as a consequence has impacts on the heritage as detailed below.
- The landscape is reduced, the driveway widened and the site is developed right to the site boundary on two sides and nearly to the building line on the two street frontages.
- The tree indicated within the site will not survive with the parking right up to the trunk as indicated.
- A03 The basement plan has not been resubmitted and needs to include the car storage area defined on the current A09.
- A05 was a roof plan, which is now A08, and illustrates a massive expansion and includes shrub planting on the roof and a balustrade. This roof development clearly changes the character of the area and is inconsistent with the heritage values.
- A06 showed elevations which are now on A04 and A06.
- There is a massive expansion, the roof gardens totally change the simple form of the building shape and are at odds with the rest of the precinct. The extra massing on the two sides that adjoin adjacent sites have meant that the buildings as stand-alone elements in the street scape with landscape between and a clear definition of the individual components has been totally lost. This does change the form and setting.

- A07 elevations are now on A05 and A06 and shows no recognition of the original building from the south west which is visible from Manuka Circle. There is now fencing and a gate post shown to the drive way.
- Landscape was submitted as a draft and approved which is surprising. There has been substantial change with an extensive loss of landscape and the plan is not consistent with the site plan. The new fencing and gate posts are not shown.
- The new drawing A12 shadow drawings only show a 3pm shadow at an undefined date and needs to illustrate 9am, noon and 3pm at mid summer and mid winter and the equinoxes. If this were done we believe that the shadowing would demonstrate a loss of sun to adjoining properties which is unacceptable.
- New drawing A09 sectional elevations demonstrate the massive changes
- New drawing A10 show extensive new offices and an over development on the site.
- New drawing A07 street elevations show massive change and an inconsistency with the overall setting by extensive building to property boundaries.

Statement against The Territory Plan Criteria

clause 1.1 The architectural style has been referenced as stripped classical when it is actually interwar functionalism and the beginning of the modern area. This demonstrates a lack of understanding of the significance of the area.

clause 1.2 We believe that the word substantial needs to be added before additional area to reflect the true situation. It is unclear what is meant by amenities and if this means roof top development which totally changes the building in comparison with adjoining buildings it is not consistent with heritage values of the area. The commercial area has greatly expanded. It appears to be trying to be a commercial building and a residence rather than a residence with a small home office and this has led to a series of unacceptable consequences. There is no mention of reduced landscaping and use of existing driveways is incorrect as there is widening of the driveway.

clause 2.2 ii a This is applicable as the building is one of the seven residences. The external appearance is altered by additions and the relationship between the buildings has changed by the infill massing and form brought right up to the boundaries and setbacks. The roof top change with planting and loss of recognition of the south west elevation which is visible from Manuka Circle has an adverse impact.

clause 2.2 ii c This does not comply as it does affect the street scape pattern by the massing, infill and reduced setbacks.

clause 2.2 iii a The setbacks are minimum and because of the extent of sideways expansion they do have an impact. Existing vehicle access points are being widened which is inconsistent with the rest of the area. While the forms may be rectangular there has been an introduction of shapes, materials and massings which are considered inconsistent with the architecture of the area and will have an adverse impact. The perceived view in the street scape will be a massive change and an adverse one.

clause 2.2 iii b This may comply with the wording of the clause but it has a cumulative effect and the overall impact is not consistent with the significance of the site.

clause 2.2 iii d There is an impact on the setting which has not been addressed.

clause 2.2 iii e This does not comply as the new work will be seen and the massing, extent of change and features like the carport which are foreign elements in the street scape. The roof garden is out of character with the area.

clause 2.2 iii f The reference to another site is not justification to a change of materials, form and details for this site and all these changes do adversely affect significance.

clause 2.2 iii h The proposal does have an adverse impact.

clause 2.2 iv a The statement should state it is altered and extended.

clause 2.2 iv b This statement misses the fundamental issue which is that the change will have an impact and because it can be removed later is no justification for including it now. It is intended to stay for a considerable time and will have an impact that is considered not acceptable.

clause 2.2 iv c This is not correct as the roof top is changed.

clause 2.2 v a The materials, projections, size and setting change and the form is inconsistent with that of the precinct.

clause 7.4 The material provided to ACT Heritage to initiate the letter appears inconsistent with the DA and therefor the advice needs to be revisited.

clause 3.2 R6 plot ratio. This is unclear as to what is the required plot ratio and if the development is consistent with it.

clause 3.23 R30 While it may comply with commercial zones development it has an adverse impact on heritage values.

clause 3.27 R36 The development is inconsistent with the character of the area.

clause 4.5 R41 There are new fences and gate posts which are not acknowledged here.

clause 4.7 C43 There are roof top changes which are considered external facilities which do have an impact and will result as a change of character with the area.

clause 5.3 R49 The proposal will affect these values.

clause 6.2 R60 and 6.4 R61 it would appear that there is no private open space available.

clause 6.1 R57 Not all solar access information (ie shadow drawings) have been provided so a correct assessment of this is not possible.

clause 7.1 R68 has not been mentioned despite the fact that basement parking has been provided.

clause 7.2 R69 and R 70 fail to mention the widening of the driveway.

clause 8.2 R90 applies and has been commented on elsewhere.

ACT Heritage Letter

The drawings referenced do not include A00, A01, A08, A09, A10, A11 A15 and A16 so the advice provided is without a full appreciation of the proposal and consequently should be reassessed. The lack of clear indication of the changes also restricts an appreciation of the change. There has been no reference to reduced landscaping, widening the driveway, the shrubs on the roof and change of roofscape and the difference that this will create in the appreciation of the heritage of the precinct. The setbacks are minimal and the extent of development extensive so some elevations of the original building that were previously visible from the public domain have been totally concealed, The change of materials, the new forms such as a carport to the building line and the total massing all adversely affect the heritage values of the building and the precinct.

Conclusion

The proposal needs to be totally reassessed and we strongly believe it should not be supported because of its adverse impact on the heritage values of the site and precinct.



Eric J Martin, AM

cc ACT Heritage

Development Application: 201630153

Forrest Section 35 Block 8 2 Fitzroy Street

I am writing to submit my objection to the proposed work on 2 Fitzroy Street, Block 8, Section 35, Forrest, Canberra.

The Forrest Fire Station Precinct was designed by E. H. Henderson, Chief Architect, and Cuthbert Whitley, Senior Architect, Works & Services Branch, Department of the Interior, and was completed in 1939. It is a fine example of European Modernist architecture which first began to appear in Australia in 1934. The residences within the Forrest Fire Station Precinct strongly draw their influence from Willem Dudok's work in Holland as detailed in the Register of Significant Twentieth Century Architecture RSTCA No: R029:

Statement of Significance

A well-planned and functionally laid-out group of integrated buildings, is a significant example of early Modern architecture in Canberra. For the first time cars are acknowledged and garages attached to residences, demonstrating the new status of the car. It is a tentative attempt at a new style by a government department, which halted upon the outbreak of war. The designs reflect the extent of influence of overseas magazines, and the Fire Station was designed in a conservative manner as opposed to the more radical approach to the residences which simply and expressively integrate materials and details in a plainer design. The buildings are well-detailed and soundly constructed.

Description

The red brick Fire Station and 2-storey cream and red brick residences are typical of the late 1920's European modern movement which was taken up in Australia after 1934. The residences have many typical elements such as flat roofs and parapets, planter boxes, balconies and decks, and attached garages with decks over incorporated into the buildings form and composition. The interlocking compositions of simple and straightforward horizontal and vertical "slab" elements of the brickwork relate strongly to Dudok's work in Holland in the 1920's. The design reflects the developing rational cubic style which culminated with De Stijl. These buildings are a significant Australian example of this early rational international style. The Fire Station is built on the site of the early Duntroon School 1894 which became the Narrabundah School (1902-1923). The "ACT Fire Brigade and Ambulance Service" occupied the buildings in 1939.

The Forrest Fire Station and residences are important examples of inter-war functionalist architecture. They represent the few remaining intact examples of the work of Cuthbert Whitley, one of the key originators of functionalist architecture in Canberra and Australia. If this development proposal is approved, the result will destroy the overall integrity of the Fire Station Precinct.

In a city such as Canberra where examples of our early architecture and history are scarce, we should be eager to do all that is in our power to preserve such treasures as the Forrest Fire Station Precinct.

In the following table I have referred to specific claims made by the applicant in the Statement of Compliance and provided a response beneath each one.

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

Specific Requirements

Rule/Criteria	Design Solution
ii) Street pattern and layout	
<p>a) The Forrest Fire Station Complex, including the Fire Station building and the seven residences, shall be retained. The original existing external appearance of the buildings including brickwork and their colours, original timber windows and doors, stairs and planter boxes, original balustrades over balconies and incorporated garages, original rain water head and down pipes and the internal staircase and banister of the Fire Station building are to be conserved.</p>	<p>Not applicable – The subject site not part of the Fire station Complex.</p>
<p>This is non-compliant as Block 8 of Section 35 is clearly one of the seven residences within the Fire Station Complex as stated in the ACT Heritage Council's document: 20015. Forrest Fire Station Precinct Section 35 Blocks 2-10 & 12 FORREST</p>	
<p>c) The overall planning layout of the Precinct is an integral part of its significance and its components are to be conserved. The existing street pattern is to be retained.</p>	<p>Complies – The additions are set behind the existing building line and will not affect the street pattern.</p>
<p>The proposed extension on the south west side, facing onto Manuka Circle will extend to the boundary fence. It is not set back from the existing building. It will sit in line and it will compete with rather than complement the original building. Again, this will fill the space that is a deliberate part of the original architect's design to highlight the symmetry of the precinct. Overall this proposed work will break the street pattern.</p> <p>Although not part of the current application for approval, I want to take this opportunity to draw attention to the existing carport which is non-compliant as it sits forward on the block facing onto Fitzroy Street. It is a heavy, dominant structure which interrupts the intended space between the residences. It also detracts from the clean lines of the main residence.</p>	
iii) Building including alterations and additions	
<p>a) External alterations and additions to the existing dwellings shall be consistent with the existing landscape and streetscape values and reflect and complement the architectural style of the original dwellings. This includes alterations to external finishes and changes including painting and adding or removing rendering.</p>	<p>Complies – The proposed additions are setback of the existing building line to minimise impact on street scape and the existing vehicle access points will be utilised. The rectangular cubic nature of the proposed addition complements that of the existing cubic building form. The use of brick and corbel detailing on the additions reflects that of original façade features. Protruding elongated façade elements such as the full height window to the south east is a modern adaptation of similar language to existing elongated elements such as the use of jutting red brick on the chimney. This window also forms as a clear separator of new to old, further delineating the significance of the</p>

	<p>original dwelling. The addition features timber windows painted to match the existing windows and the use of lightweight cladding aids to reduce the perceived scale of the addition from the streetscape whilst connecting the base red brickwork sympathetically to the original dwelling.</p>
<p>The precinct is laid out with strict symmetry. The relationship between the seven residences is unified by the use of symmetry and space between each building. The proposed additions and the existing carport will unbalance this relationship.</p>	
<p>c) Minor external alterations and additions may be permitted to the front of the building where the Heritage Council is satisfied that the proposed work will not adversely affect the significance of the place.</p>	<p>Complies – No works are proposed forward of the building line. The carport off the Fitzroy street access has been approved by the heritage council.</p>
<p>The carport is set forward from the existing building and is a dominant structure. When it is complete it will be even more dominant. It does not complement block number eight or the neighbouring residences as viewed from Fitzroy street. Currently it is visible from Manuka Circle driving from Telopea Park towards Canberra Avenue.</p>	
<p>v) Re-development</p>	
<p>a) Any re-development shall match the proportions and materials of the original fabric.</p>	<p>Complies – The addition is ‘cubic’ in form and is of similar height to the existing. The rectangular proportion of the addition is consistent with that of other rectangular building forms within the precinct.</p>
<p>Whilst the addition is cubic, its proportions are quite different to the original residence. It is longer on the horizontal axis. The proposed addition, when combined with the existing building, will cover a large area resulting in a large elongated block that will dominate the other residences within the precinct.</p>	

Existing carport



The carport sits forward from the existing residence. Photographs taken from Fitzroy Street.



An example of a neighbouring property. The carport at number 2 Fitzroy Street contradicts the character of the other precinct residences.



This is a photo from the 'Canberra House' website showing the precinct shortly after completion.

This shows the relationship between each residence. Each dwelling has been allowed space but the symmetry employed by the architect unifies the precinct. There are four corner units which serve to anchor the precinct's pattern. By increasing the footprint of number 2 Fitzroy Street, this pattern will be lost.

The architect's drawing of the street view as supplied in the development application for approval demonstrates how the final development will overpower the neighbouring residences. See the attached pdf titled: 'street view'.

If this development is approved it will set a precedent and will be replicated by other residents, resulting in the character of the entire precinct being lost forever.

Submitted by:

[REDACTED]
[REDACTED]
[REDACTED]



FORREST
Block 8 Section 35
Address: 2 Fitzroy Street

DA: 201630153

Email: EPDcustomerservices@act.gov.au

The Inner South Canberra Community Council (ISCCC) includes all the inner south suburbs extending from Oaks Estate in the east to Yarralumla in the west. These older suburbs are home to a significant proportion of Canberra's heritage fabric. Consequently, earlier this year the ISCCC welcomed the opportunity to respond to the (draft) proposed Five Year ACT Heritage Strategy 2016–2021 (submission dated 15th April, 2016*). The ISCCC also offered to work collaboratively with government during the development of the Draft Five Year ACT Heritage Strategy 2016-2021. To date there has been no further public consultation.

The ISCCC submission* stated that community groups report that it is becoming more and more difficult to participate in the process of identifying, protecting and valuing the heritage fabric of this city. The submission also noted community concern about the incremental loss of heritage fabric, in certain cases, during the residential development process.

The property at No 2 Fitzroy Street, Forrest, the subject of DA201630153, is a case in point. The KBRG has, on a number of occasions, briefed the ISCCC committee about the ongoing issues at No. 2 Fitzroy Street, and the difficulty of trying to get a satisfactory response to these issues.

In view of these concerns the ISCCC supports the submission of the Kingston Barton Residents Group and the submission of the National Trust ACT Branch in response to DA 201630153. Both submissions clearly indicate that this development application should be refused.

Yours sincerely,


Deputy Chair
Inner South Canberra Community Council

4th October, 2016

The Applications Secretariat

ACT Planning Authority

Customer Services


16 Challis Street

Dickson

ACT 2602

E: EPDcustomerservices@act.gov.au

3 October 2016


Secretary
Kingston and Barton Residents Group
42 New South Wales Crescent
BARTON 2600
E: kingstonandbarton@gmail.com

To the Applications Secretariat

Submission against DA: 20160928

2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest

The Kingston and Barton Residents Group is concerned about the cumulative effect of this DA and previously approved DAs on the heritage values of this property and the whole heritage precinct. The overall impact is to significantly degrade heritage values. This DA should therefore not be considered in isolation but in the context of all DAs (some approved retrospectively). If the totality of work had been submitted as a single consolidated DA would all the work have been approved?

A high level review is required to look at this development in its total context.

The many concerns of the KBRG are set out below.

The Development Application submitted for No 2 Fitzroy street needs to take into consideration the broader precinct in which it resides – the Forrest Fire Station Precinct. The buildings are considered important examples of Australian Early Modern Architecture and illustrate a distinctive comparison with the "Federal Capital Architecture" that dominated in Canberra in the 1920s and 1930s. They were designed by Government architects E H Henderson and Cuthbert Whitley and are the last remaining example of Government sponsored functionalist residential architecture in Canberra.

The precinct is listed on the ACT Heritage Register and the ACT Chapter of the Royal Australian Institute of Architects (RAIA) Register of Significant Twentieth Century Architecture. The houses are regarded by the RAIA as being excellent examples of the inter-war functionalist style.

References in the DA submission to a stripped classical style, and suggestions the property is not part of the Forrest Fire Station Precinct heritage listing shows a lack of understanding of the uniqueness of this property and its context in the broader precinct.

The KBRG has submitted several queries on Block 8 Section 35 Forrest and responses to these remain outstanding, these include:

- our submission to DA201528116;
- our complaint submitted to the ACT Architect Board in 2015; and
- our letter enquiring about the possible alteration to No 2 Fitzroy Street by raising the windows on the first storey by five courses of bricks.

We also note several minor approvals have occurred very close to the submission of this current DA and ask why the ACT Government did not insist these be done as part of a comprehensive assessment noting the significance of the heritage of the area?

These approvals include;

- the widening of the driveway which impacts the street scape heritage and is currently used for parking;
- a possible approval to bring the car port structure forward of the most adjacent wall, despite previous Act Heritage Unit advise it should site 0.5m behind the adjacent wall (as per the approval for DA201528116); and
- the installation of a roof top garden after the approval for DA201528116 was finalised. The KBRG strongly oppose this addition, including the umbrella, noting the significant impact on the heritage aesthetic, skyline and street scape. We believe that this installation should have been subjected to a DA noting the heritage listing on the property and request it be considered as new works as part of this DA process.

The primary concerns the KBRG has with DA201528116 include:

Carport/car stacker

- DA201528116 approved two 10,000 L water tanks for the site, now identified and seeking approval as a car stacker. How can the change of use of this excavation be agreed? We believe

that the original submission was misleading noting that several members of the community reported concerns as to the integrity of the water tank claim only to be assured that the ACT Government would insist the excavation would have to be its approved use as a water tank.

- DA201528116 approved a carport, only if detached from the main wall of the original structure and set back 0.5 m from the adjoining building as per the heritage listing for the site. Subsequently we note a car port is being built forward of this line. This has significant impact on the heritage of the building as it impacts the ability of the original building to remain the dominant feature from Fitzroy Street. It also impacts the street scape of the precinct listing. We believe the car port should be demolished and returned to the originally approved 2015 Development Application.

Subdivision of the property

- DA201425608 approved a lease variation of one home office and one residence. Concerns were flagged in submissions on DA201528116 that the design was setting up to allow further sub division of this site, as seen in the current DA.
- The commercial area has greatly expanded and it appears the property is trying to be a commercial building and a residence rather than a residence with a small home office which exceeds what was agreed in DA201425608. We therefore want to know if a new lease variation is required to be approved before this DA is assessed.
- The proposed scale of the works is not in keeping with the precinct and not suitable for a heritage listed site. The KBRG believes that the heritage of this site should take precedence over the commercial zoning for this site. Plot ratio should be considered primarily with the impact to heritage rather than the commercial zoning. Building on such a significant plot ratio will potentially lead to issues for the block if other buildings within the precinct followed suit. This would defiantly lead to the loss of the significance of this block and its unique history and architecture.
- The multiple purposes proposed for the property increases water usage, waste management issues, parking and will impact the amenity of nearby neighbours. We believe the calculations used to demonstrate a 40% reduction in water usages compared to 2003 levels should be reviewed.
- The reduced landscaping will primarily be used for parking. This impacts the heritage streetscape and only provides limited open space for those on the property.
- The proposed works building up to boundary lines on two sides of the property will have

privacy and amenity impacts on No 4 Fitzroy Street and 27 Manuka Circle. While the ground floor of 27 Manuka Circle is currently used for commercial purposes, this may not always be the case, and future use may be residential. As such any consideration of privacy impact must be done to the highest level of possible impact for a residential property.

- We also understand the first story of No 27 Manuka Circle is currently used as a residential premises.
- The shadow drawings only show a 3pm shadow at an undefined date and needs to illustrate 9am and noon at mid summer and mid winter and the equinoxes. If this were done we believe that the shadowing would demonstrate a loss of sun to adjoining properties which is unacceptable. Especially noting that the current commercial uses may change in future back to residential.

Heritage impacts

- The area increase of the site was previously 215.20 m² and is now 455.87m² which is a substantial increase and as a consequence has impacts on the heritage of the site.
- The landscape is reduced, the driveway widened and the site is developed right to the site boundary on two sides and nearly to the building line on the two street frontages.
- The roof top garden shown in the illustrations as an existing (yet unapproved) structure with plantings and balustrades significantly changes the character of the area and is inconsistent with the heritage values. It exceeds the height of the original building and therefore should not be approved and be removed from the building.
- This roof top garden sets a precedent that will potentially impact the streetscape of Manuka Circle, Canberra Avenue and Empire Circuit. It may also create problems for co-joined properties and has the potential to impact privacy and noise of neighbour across the entire block.
- The addition of roof top furniture including an umbrella further impacts heritage values. The overall impact changes the simple form of the inter-war functionalist architecture lines and the building shape – making this structure at odds with the rest of the precinct.
- The waste storage area should not be to the front of the main entrance of the heritage listed building. This should be managed out of line of site from the heritage streetscape on Fitzroy Street. Despite the proposed screening this will still be visible from the driveway and can be better located to acknowledge and allow the original heritage building to be the dominant feature from Fitzroy Street.
- ACT Heritage Letter - the drawings referenced in this do not include A00, A01, A08, A09,

A10, A11 A15 and A16 so the advice provided is without a full appreciation of the proposal. The total massing of the proposal therefore has not been considered. As such we believe the entire proposal, including recently approved works should be reassessed by the Heritage Unit.

- The materials, projections, size and setting change and the form is inconsistent with that of the precinct. These are also clearly visible from Fitzroy Street and therefore need to be considered in terms of the impact of the streetscape. The massing, extent of change and features like the carport, which are foreign elements in the street scape, are not acceptable to such a unique heritage precinct.

Given the significant concerns above we believe the proposal needs to be reassessed, including unapproved and recently approved works to ensure the total impact of all upgrades processed through this DA and minor approvals are considered in their entirety.

The site needs to be assessed not just as an individual property but in its totality within the Fire Station Precinct. Changes they may be reasonable for a single listed heritage property are not necessarily acceptable within a precinct heritage listing as their changes impact an entire block listing.

The site has had a prohibition notice and stop work notice for unapproved works. Despite this, Access Canberra is allowing incremental approvals hence not allowing a true assessment of the totality of the works being proposed for this site. We believe that Access Canberra should consider all changes from those first approved with the lease variation in 2014 thought to unapproved works such as the roof top garden. Unless assess in their entirety then an incorrect approval may be granted.

We also believe this site clearly demonstrates the need for weekend inspectors. It demonstrates the inability of Access Canberra to truly support the planning process when there are no inspectors on call for issues such as tree removal, unapproved works and management of signage. We again note that DA signage for this property has disappeared for the second time over the timeframe it is meant to be displayed. As this is on a long weekend it is unlikely to be addressed in time to have any meaningful impact.

We await responses to our outstanding queries from 2015 and ask that Access Canberra take the significant heritage of this site into consideration first and foremost when assessing this development application.

Yours sincerely

(signed)

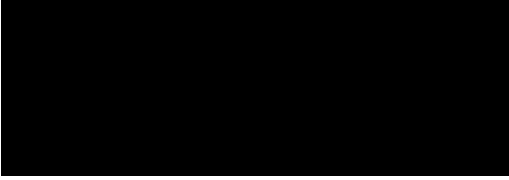
A solid black rectangular box used to redact the signature of the sender.

Secretary

Kingston and Barton Residents Group

3 October 2016

To: The Applications Secretariat
ACT Planning Authority
Customer Services
16 Challis Street
Dickson
ACT 2602
email: EPDcustomerservices@act.gov.au




**Submission against DA: 201630153
2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest**

I request that EPD refuse this DA as it is not only not sympathetic to the precinct it makes a mockery of heritage law. If approved it will mean that heritage has no meaning in the ACT. The proponent has used every trick in the book to by-pass the intent of heritage. If approved, it will set the precedent that will open the floodgates in the destruction of ACT heritage, especially the buildings on Canberra Ave.

The proponent has shown in all previous developments, approved & un-approved, that he has contempt for heritage law and will do as he wants. Just do it on the weekends when EPD is not working.

If EPD approves this DA it will prove that ACT Heritage law is a joke.



4 Oct 2016.

FORREST

Development Application: 201630153

Address: 2 FITZROY STREET

Block: 8 Section: 35

Proposal: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS -

Construction of new office to the rear of existing dwelling.

Email: EPDcustomerservices@act.gov.au

The property which is the subject of this latest development application (DA) is an integral part of the Forrest Fire Station Precinct bounded by Manuka Circle, Fitzroy Street, Empire Circuit and Canberra Avenue. The precinct retains a strong residential presence with a low key professional overlay to Canberra Avenue and Manuka Circle. The dwelling on the subject site is one of the seven identified residence. The Precinct is entered on the Heritage Register.

Development application 201425608

In late 2014 this property was the subject of development application (DA) 201425608. The application was triggered by reports of what appeared to be illegal construction activity on site over a period of many months.

In a letter dated 17th Nov. 2014, the approving authority stated that **DA 201425608** (was) **refused**. The proponent was notified that the dwelling was to remain as a single residence with a home office component ONLY permitted.

The accompanying documentation stated..... *“No changes to the existing buildings on the site are proposed in relation to this application.”* [See p5 Notice of Decision- Merit track DA 201425608].

However, the onsite construction work which had been proceeding for many months prior to the development application being refused continued unabated. As a consequence, significant trees were felled without approval, the fabric of the original residence was compromised (even the position of the original upstairs windows was altered), and, extensions were added despite Stop Work Orders being in place

Development application 201528116

In late 2015 the property was again the subject of a development application (DA 201528116). And, once again, the application was prompted by repeated reports to the authorities about the continuing building activity on site.

This time, according to the information available, the proposal was for multi dwelling, car parking and a home business. The application proposed a two storey addition to the rear of the existing building, and, the addition of a single storey car park to the side of existing residence.

Note: The proposed changes which were the subject of this DA had already occurred. **The construction, once again, predated public notification of the proposal.** Furthermore, various individuals and organisations repeatedly warned the authorities that this work was being carried out, in full view of the public, at all hours of the day and night, with no consideration for the safety of the public or, presumably, for the workers on site.

Overall, the curtilage of the building was being severely compromised. And, the degradation of the heritage values on this individual block, in turn, compromises the heritage values of adjacent properties and, ultimately, weakens the Heritage overlay.

Development application 201630153

Now, in late 2016, the property is, for the third time, the subject of a development application. And, once again, the application appears to have been prompted by reports to the authorities about the abuse of process.

The latest proposal states that a development application (DA 201630153) is being sought for the construction of a new office to the rear of existing dwelling. However, the plans available on line demonstrate that the development on site far exceeds what has, to date, been granted backdated approval. Or, has it?

The original driveway has been widened, degrading the original street pattern; the proposed carport (already constructed) appears to be forward of the allowable building envelope; the water tank which was applied for has turned into a car stacker; a roof top garden has appeared complete with a very large umbrella; (Surely there must be public safety concerns?); the privacy and amenity of the neighbours has been compromised.

The latest proposal implies that the construction work which is ongoing is approved. In fact, there is no evidence that the extensive, ongoing construction is approved.

- 1) During the years that this block has been a construction site, albeit without official approval, the Heritage Unit has routinely been a touch point for the proponents on site. (This 'routine' direct contact was confirmed and vigorously defended by a member of the Heritage Unit some months ago.) However, this 'hotline' to an officer within the Heritage Unit may have compromised the whole process of applying for building approval. It certainly led, on occasions, to safety issues both onsite and in the immediate vicinity.
- 2) Meanwhile, the concerns of local residents, professionals, and business people, some of whom are lessees of adjacent properties, have been channelled through Access Canberra. There have been numerous reports concerning onsite work, including:
 - reports of damage to a heritage listed dwelling,
 - tree removals
 - safety concerns on and adjacent to the site,
 - unsafe work practices,
 - work proceeding out of hours, including through the night and on weekends and public holidays,

- lack of verge protection measures and damage to street trees,
 - heavy machinery being parked on public land and being operated in an unsafe manner, and,
 - building works proceeding without public notification and approval.
- 3) These reports to Access Canberra have occasionally slowed, but have not stopped, the construction.
- 4) The Heritage Council, as opposed to the Heritage Unit, appears not to have been consulted or to be aware of the ongoing issues. Consequently, the apparent lack of professional expertise and scrutiny has led to the present debacle. It is well-nigh impossible to ascertain what work has been approved and what work has been refused!

I object to this development application. The application must be refused and the ongoing work onsite stopped. I object to the buildings, apparently constructed without approval, which have completely overwhelmed the curtilage of the original dwelling and have compromised the future of the precinct as a whole. **The proponents must be required to demolish those buildings which compromise the heritage standing of the Fire Station Precinct.**

There are a number of questions which need to be urgently addressed:

- What is the status of the Heritage Register entry for the Fire Station Precinct?
- What does the lease for B8 S35 Forrest allow?
- Does the lease for B8 S35 Forrest stipulate a single residence and home office?
- How has Access Canberra dealt with reports concerning B8 S35 Forrest?
- What part has the Heritage Unit played in responding to these reports?
- What steps will be taken to rectify the damage that has occurred on B8 S35 Forrest

The assessment of this DA must be stopped, ongoing work on site must be stopped, and the whole file referring to construction at B8 S35 Forrest forwarded to the Heritage Council for an urgent review.

██████████
4th October, 2016

████████████████████

The Applications Secretariat
ACT Planning Authority
Customer Services
16 Challis Street
Dickson
ACT 2602
E: EPDcustomerservices@act.gov.au



To the Applications Secretariat

Submission against DA: 201630153

2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest

We wish to object to the Development Application submitted for No 2 Fitzroy Street as we believe the proposed development does not meet development requirements for the Forrest Fire Station Precinct. We also wish the Applications Secretariat, and the ACT government more broadly, to note what we believe is a history of non-compliance with development requirements. The site has had a prohibition notice and stop work notice for unapproved works.

We have seen the objection to the development which has been submitted by the Kingston Barton Residents Group (KBRG). We support the objections raised by the KBRG which we believe to be accurate. We are aware of the design history of the building and note the heritage listing of the precinct in which the development is proposed. The buildings in the Forrest Fire Station Precinct are considered important examples of Australian Early Modern Architecture and are the last remaining example of Government sponsored functionalist residential architecture in Canberra.

We are concerned that the proponent has stated the property is not part of the Forrest Fire Station Precinct heritage listing, and it is concerning that the owner shows a lack of understanding of its significance. We are aware of the KBRG actions to clarify information regarding previous Development Applications by the proponent and we are concerned that many of these communications remain unanswered.

We are particularly concerned that many previous works at this site appear to have been approved with minimal notice and that signs notifying the developments seem to disappear for substantial parts of the notification period, which disadvantages legitimate community concern about work undertaken on this heritage site. In some cases we believe that retrospective approval of developments has been given. **We believe this is particularly inappropriate and should not be tolerated by the ACT government as this undermines support for building regulation and proper supervision of safety requirements. This situation, we believe, disadvantages those who wait for approval and abide by the rules. Why should others be disadvantaged when this developer appears to submit multiple small Das when the ACT Government did not insist these be done as part of a comprehensive assessment because of the potential cumulative impact of these incremental changes on the precinct as a whole.**

We concur with concerns raised in the KBRG submission regarding earlier actions including:

- the widening of the driveway which impacts the street scape heritage and is currently used for parking
- a proposal to bring the car port structure forward of the most adjacent wall, despite previous Act Heritage Unit advice it should site 0.5m behind the adjacent wall (as per the approval for DA201528116), and
- the installation of a roof top garden after the approval for DA201528116 was finalised.

We concur with concerns the KBRG raised with DA201528116 including:

Carport/car stacker

- DA201528116 approved two 10,000 L water tanks for the site, now identified and seeking approval as a car stacker. We believe that the original submission was misleading as several members of the community were assured that the ACT Government would insist the excavation would have to be its approved use as a water tank.
- DA201528116 approved a carport, only if detached from the main wall of the original structure and set back 0.5 m from the adjoining building as per the heritage listing for the site. Now we note a car port is being built forward of this line. This has significant impact on the heritage of the building as it impacts the ability of the original building to remain the dominant feature from Fitzroy Street. It also impacts the street scape of the precinct listing.

We believe also that the car port should be demolished and returned to the originally approved 2015 Development Application.

Subdivision of the property

- DA201425608 approved a lease variation of one home office and one residence.
- The commercial area has greatly expanded and now dominates the site and exceeds what was agreed in DA201425608. We therefore want to know if a new lease variation is required to be approved before this DA is assessed.
- The proposed scale of the works is not in keeping with the precinct and not suitable for a heritage listed site. The KBRG believes, and we concur, that the heritage of this site should take precedence over the commercial zoning for this site. Plot ratio should be considered primarily with the impact to heritage rather than the commercial zoning. The reduced landscaping will primarily be used for parking.
- The proposed works building up to boundary lines on two sides of the property will have privacy and amenity impacts on No 4 Fitzroy Street and 27 Manuka Circle.

The shadow drawings only show a 3pm shadow at an undefined date and needs to illustrate 9am and noon at mid summer and mid winter and the equinoxes. If this were done we believe that the shadowing would demonstrate a loss of sun to adjoining properties which is unacceptable.

Heritage impacts

- The total massing of the proposal has not been considered. As such we believe the entire proposal, including recently approved works should be reassessed by the Heritage Unit.
- The materials, projections, size and setting change and the form is inconsistent with that of the precinct. These are also clearly visible from Fitzroy Street and therefore need to be considered in terms of the impact of the streetscape.

We believe that all changes from those first approved with the lease variation in 2014 though to unapproved works such as the roof top garden should be considered regarding the current Development Application to prevent serious detriment to our city's heritage.

We await responses to the KBRG queries from 2015 and ask that you take the significant heritage of this site into consideration when assessing this development application.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

From: Hubert, Pamela
Sent: Monday, 3 November 2014 12:05 PM
To: [REDACTED]
Cc: Gurnhill, Anna
Subject: RE: Heritage concerns with 2 Fitzroy Street Forrest - extra story / level

[REDACTED]

Thank you for your email bringing to our attention the most recent building work at 2 Fitzroy Street, Forrest.

ACT Heritage are investigating this work in consideration of the *ACT Heritage Act 2004* and, as we are not aware of any development approval for any new structures at the place, will also submit a Construction Activity Complaint to the Investigations Team in Environment and Planning Directorate.

We note that details of any investigation are kept confidential until the investigation is completed. However, we will let you know of the outcome of the investigation in due course.

Regards

Pamela Hubert | Team Leader (Advice)

Phone 02 6205 3195

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: [REDACTED]
Sent: Saturday, 1 November 2014 1:37 PM
To: EPDCAB; Environment; Heritage; EPD, Customer Services; Russell, Meaghan
Cc: CORBELL; [REDACTED]
Subject: Heritage concerns with 2 Fitzroy Street Forrest - extra story / level

Hello

I am writing again regarding 2 Fitzroy Street which is under the 2004 Heritage Order for the Fire Station Precinct (Order).

There is currently significant work going on at this site. There is also DA201425608 (29 Manuka Circle/2 Fitzroy Street Forrest) which I made a submission on, and was recently told had still not been actioned.

The entire roof was removed about three to four weeks ago. Today I note there is a structure going on the roof of the house (see attached photo). There has been no DA notifications on the property at all to indicate ANY work of this nature being conducted, I have also checked the ACT website. The only DA for this site in recent years has been DA20142508. In addition I am wondering how this complies/meets the Heritage Order for the Precinct. This will impact the heritage street scape of the entire block where this is visible. The heritage significance of this Precinct is the block in its entirety. If one property makes too many changes it impacts the entire significance of the block.

I ask for urgent information on this site including; if there was a DA why there was no notification on the property, or notification to immediate neighbours (for a heritage block I would assume we should all have been notified), information on how this complies to the heritage of this block, what can be done to make a submission on such significant work given there was no DA notification.

This is very disappointing. The owners of No 2 Fitzroy Street have already introduced rendered fencing to the block which many feel is not in the spirit of the Heritage Order. Now again they are making changes that will impact all

owners.

Thank you



ActewAGL Development Application created on 05/30/2014 11:27:12
Planning and Development
ActewAGL
Development Application
Application Number: 2012/688
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'.
Eddie Gonzalez
Date: 24 Jul 2014

Before Starting

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

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

Type of Application

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

Are you applying for a:

- Development Application

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

- No

Lease/Site Details

Site Number: 1

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

- Urban

Suburb	Section	Block Number	Unit Number
FORREST	35	8	

Street Address
FORREST

Applicant Details

What type of applicant are you:

- Business

ActewAGL

application number

142692

Sheet

2 of 5

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'.

Company Name

Blak Plan Pty Ltd/Trading as Knight Frank

Position (e.g.) Title

Town Planning Director

Salutation

None

First Name

Rebecca

Surname

Stockley

Postal Address 1

PO Box 248

Postal Address 2

Signed Eddie Gonzalez

Date 24 Jul 2014

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Phone Number

62217887

Fax Number

Mobile Number

Email

planning.act@au.knightfrank.com

Contact phone: 6298 3555 (then select 2)

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Standard lessee

Salutation

None

First Name

Tomis av

Surname

Kasunic

Postal Address 1

2 Fitzroy Street

Postal Address 2

Postal Address 3

Suburb

Forrest

State/Territory

ACT

Postcode

2604

Country

Phone Number

0411052269

Fax Number

Mobile Number

04 1052269

Email

Lessee Number: 2

Is the Lessee a:

Standard lessee

ActewAGL
application number
142692
Sheet
3 of 5



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'.

Signed Eddie Gonzalez

Date 24 Jul 2014

Postal Address 1

2 Fitzroy Street

Postal Address 2

Postal Address 3

Suburb

Forrest

State/Territory

ACT

Postcode

2604

Country

Contact phone: 6248 3555 (then select 2)

Phone Number

61623635

Fax Number

Mobile Number

Email

Notice of Decision and Plans

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

Email

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

No

Zone

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

CZ5 Mixed use zone

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

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal

Forrest Precinct Code

Fully Describe Your Proposal

Provide a full description of your proposal

purpose clause by adding non retail commercial use limited to office and remove Clause 1(e)


Use of the Land

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

Is the use consistent with the current Crown Use?

Yes

ActewAGL acts as agent for ACTEW Corporation



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'.

Signed **Eddie Gonzalez** Date **24 Jul 2014**

Contact phone: 6248 3555 (then select 2)

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

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

Type of Development

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

Lease Variation

Does this proposal involve a variation to a Units Plan?

No

Please select a *Lease Variation* sub type:

Clause Changes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No



STATEMENT OF CONDITIONAL COMPLIANCE

Application No: 142692 **Suburb:** Forrest

Block/Section 8 / 35

Applcn Type: Other/Addition Inclusions : of Other

Attached Plans

APP-201425608-02 1.pdf

APP-201425608-02 2.pdf

APP-201425608-02 3.pdf

APP-201425608-02 4.pdf

PARKING-201425608-PARKING PLAN-01.pdf

Conditions

This conditional compliance is for the variation of lease only. It does not approve any previously submitted or proposed Development or Building Applications for this lease.

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

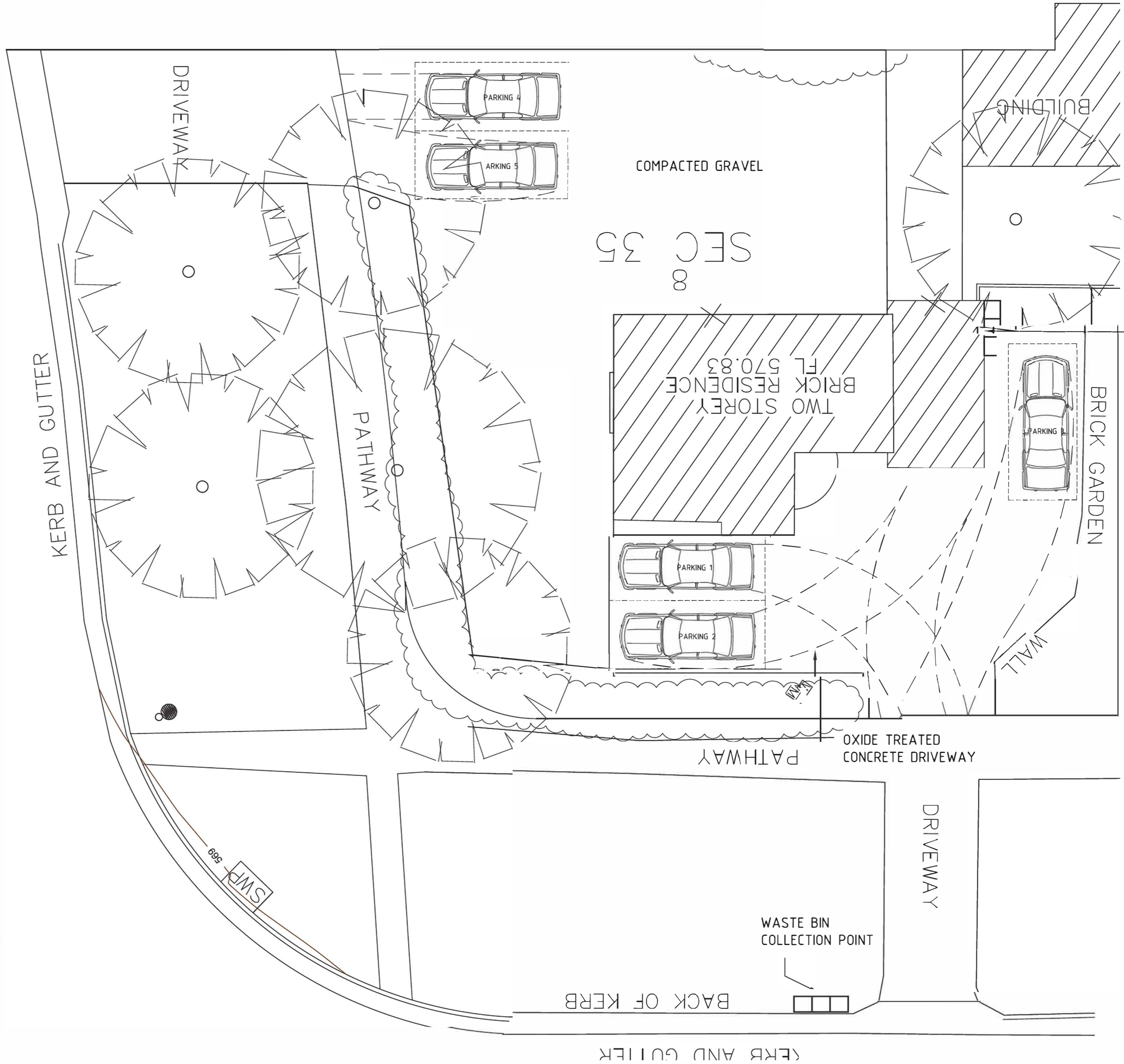
Eddie Gonzalez

Date

24 Jul 2014

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

MANUKA CIRCLE



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'.
 Signed **Eddie Gonzalez** Date **24 Jul 2014**
 Contact phone: 6248 3556 (then select 2)



ACT Heritage Council

HERITAGE ADVICE Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: DA201425608
Heritage Ref: Forrest 8-35
Contact Officer: Pamela Hubert
Received: 16 July 2014
Due date: 6 August 2014

TO: ACT Planning and Land Authority
Environment and Planning Directorate
ESDDcustomerservices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct


Status of Place: Registered Heritage Place
Description of Works: Other - lease variation
Council Advice provided by: Secretary / ACT Heritage Manager

Pursuant to s.148(1) of the *Planning and Development Act 2007* and part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- there is **insufficient information** supplied with this application and further information is required.
- there are **no perceived heritage issues** with this application and a detailed assessment is not required.
- due to the nature or minor scope of the works / lack of visibility from the street the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place and a detailed assessment is not required.
- the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place on the basis of the attached heritage impact assessment.
- the proposed development **will have a detrimental impact** upon the heritage values of the place, unless the conditions of the attached heritage impact assessment are complied with.
- the proposed development **will have a detrimental impact** upon the heritage values of the place on the basis of the attached heritage assessment, and to prevent such impact would require change to the fundamental nature or concept of the development.
- the proposed development **will have a significant adverse impact** under section 124A of the *Planning and Development Act 2007*.

NOTES:

The application proposes a lease variation to include non retail commercial use limited to office in the purpose clause of the lease. No changes to the existing buildings on the site are proposed in relation to this application.


Anna Gurnhill
A/g Secretary (as delegate for),
ACT Heritage Council

16 July 2014



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 157403

Drawings in set: 27

Block: 8

Section: 35

Suburb: Forrest

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 [REDACTED]



‘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

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..)

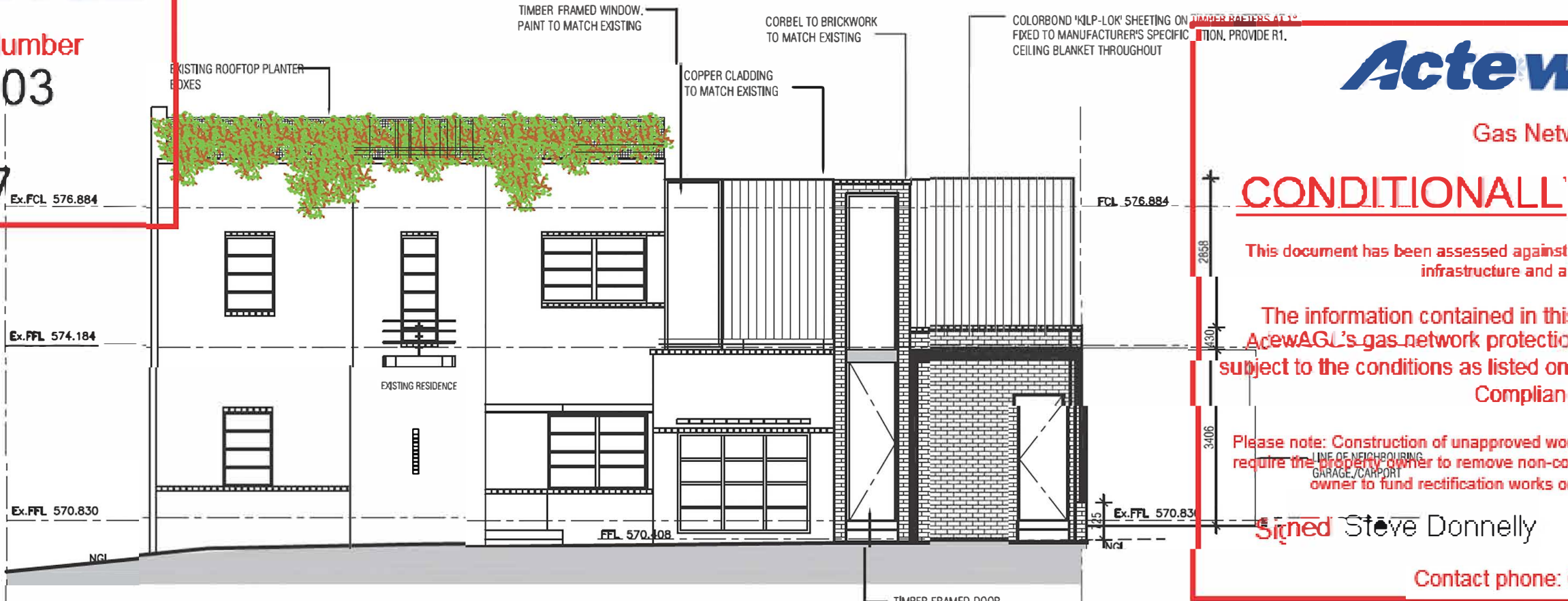
Application Number
157403
Sheet
3 of 7

Ex.FCL 576.884

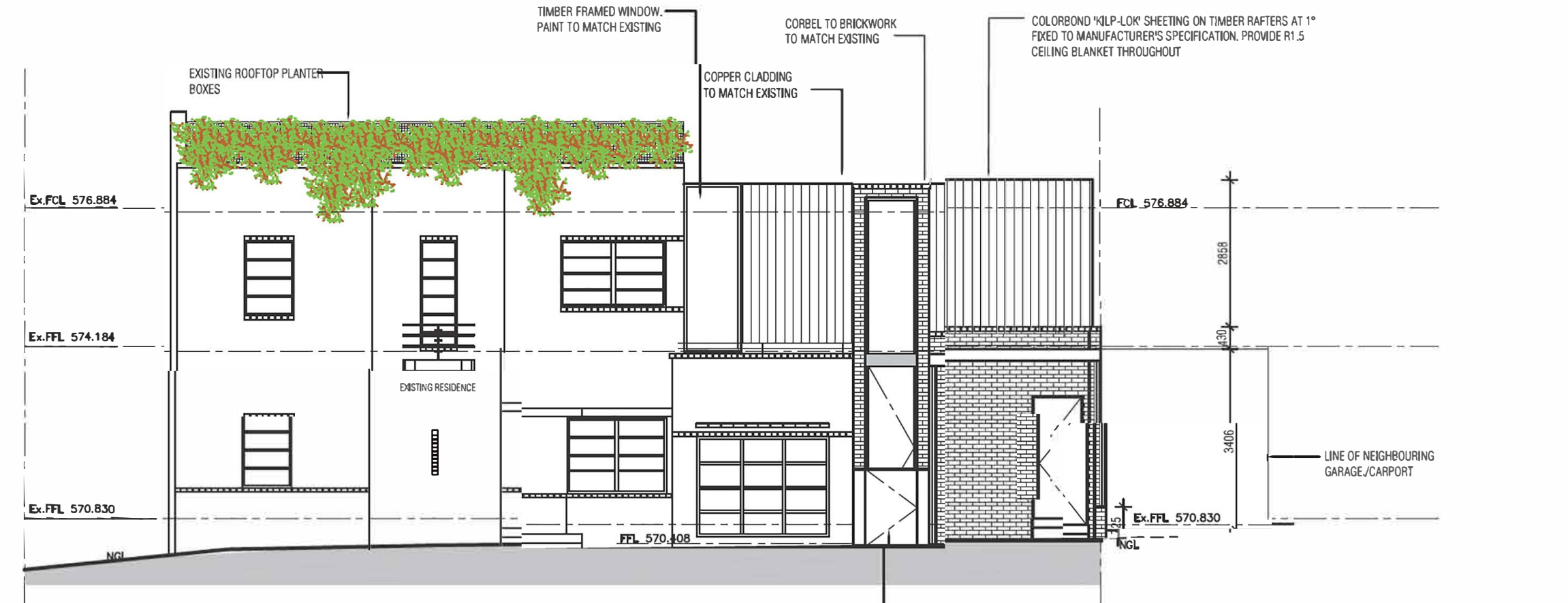
Ex.FFL 574.184

Ex.FFL 570.830

NGL



NORTH EAST ELEVATION



NORTH EAST ELEVATION - GARAGE SCREEN & GATES

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

Gas Network

CONDITIONALLY COMPLETE

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 Steve Donnelly

Date 20 Sep 2016

Contact phone: 6293 5771

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

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

**HERITAGE
APPROVAL**

DRAWING No.

A04

Application Number
157403
Sheet
4 of 7

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

Gas Network

CONDITIONALLY COMPLIANT

All dimensions must be verified on site by the contractor. 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.

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

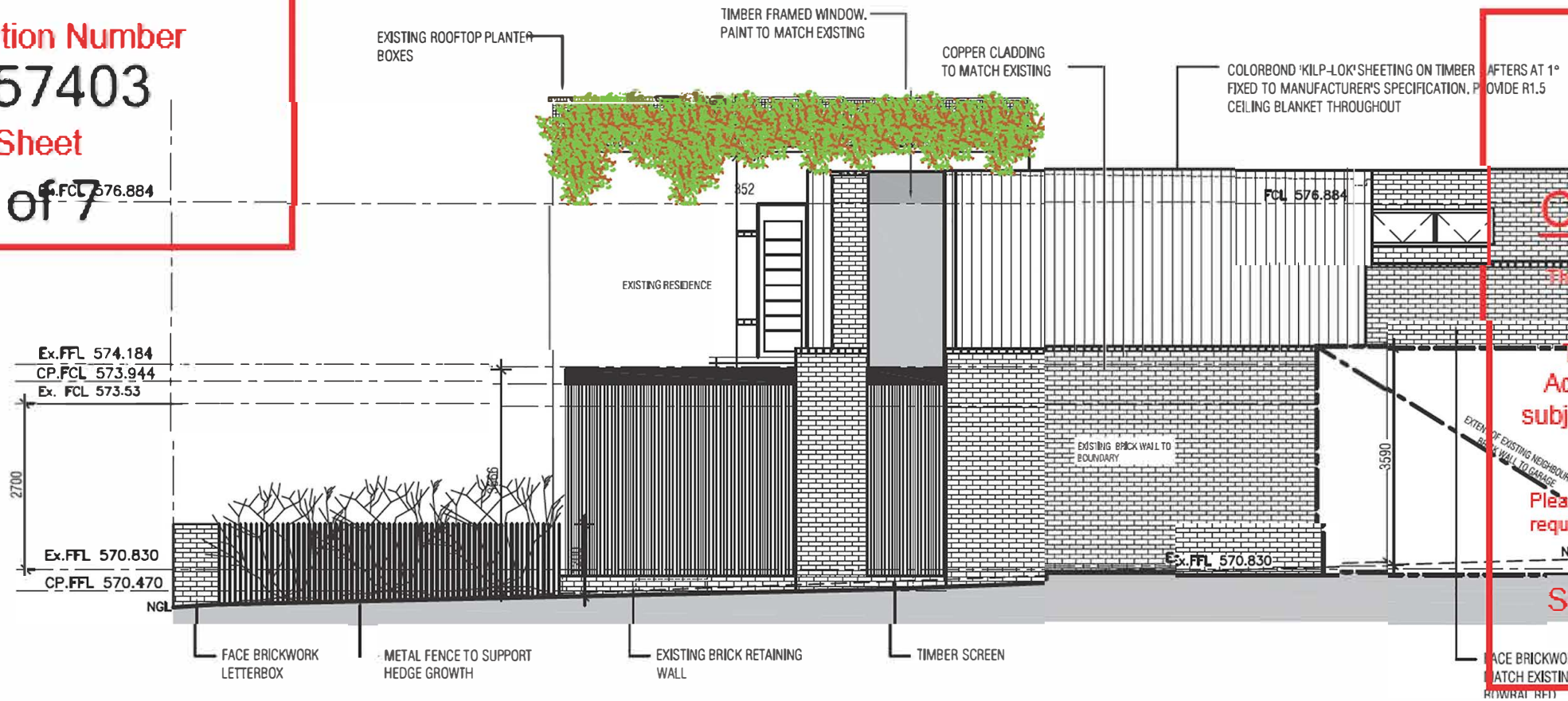
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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 undertake remediation works on ActewAGL's gas network.

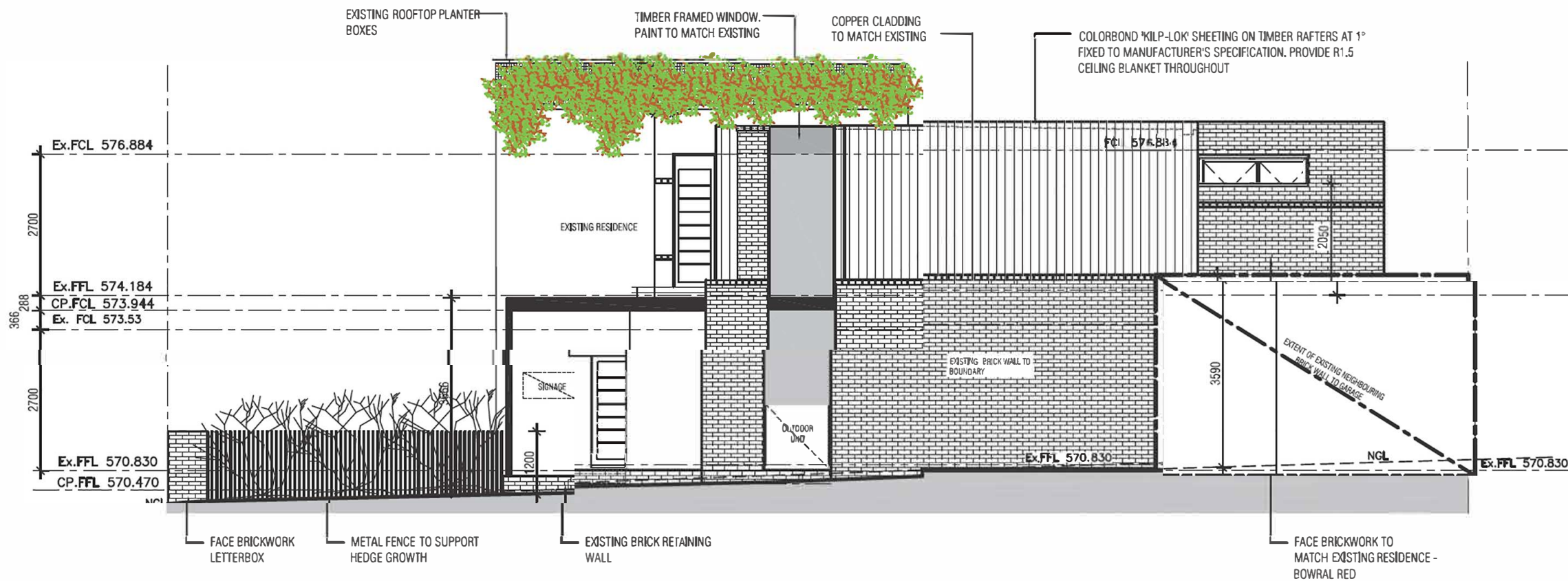
Signed Steve Donnelly

Date 20 Sep 2016

Contact phone: 6293 5771



NORTH WEST ELEVATION - CARPORT SCREEN



NORTH WEST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE 17.8.16
SCALE 1:100 @ A3
DRAWN TK

**DEVELOPMENT
APPROVAL**

DRAWING No.

A05

Application Number
157403
 Sheet
5 of 7

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16

Gas Network

CONDITIONALLY COMPLETE

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

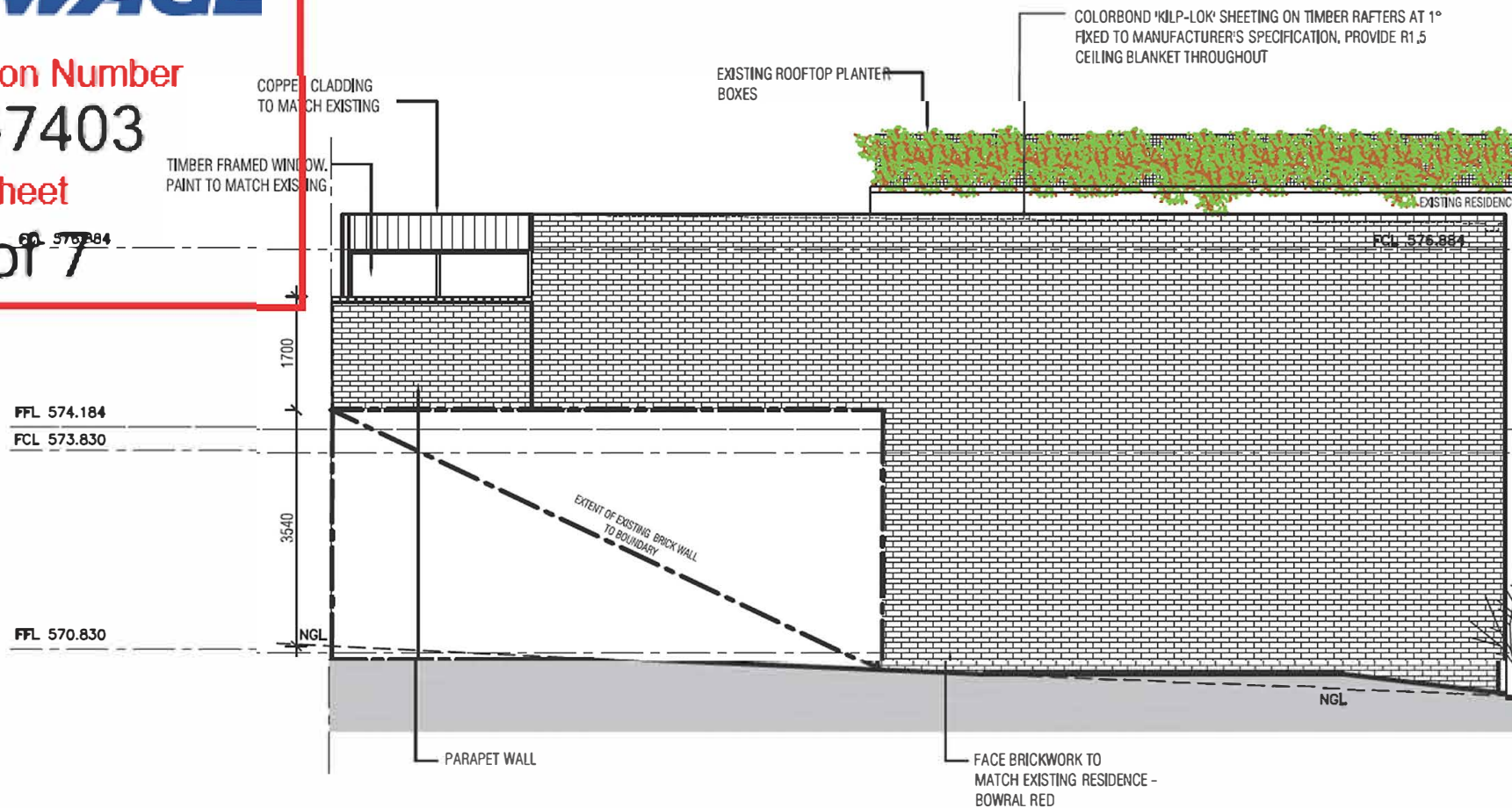
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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.

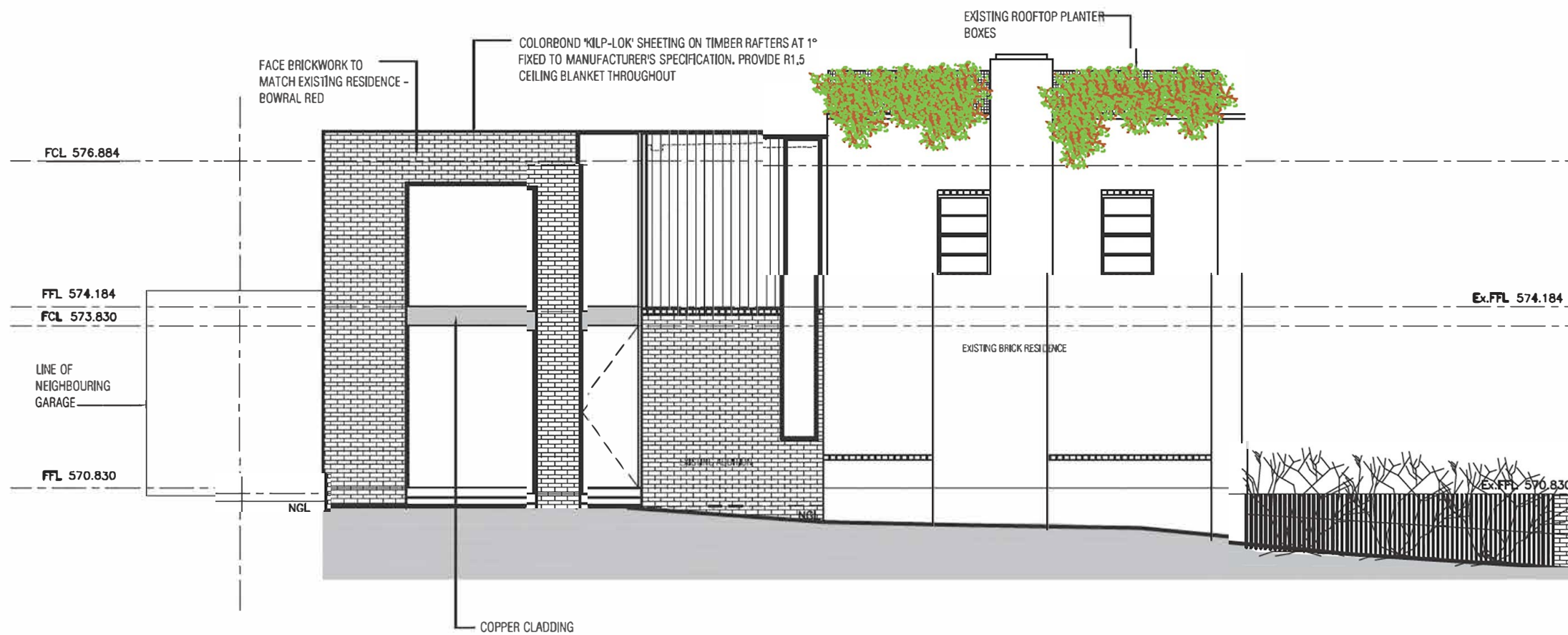
Signer Steve Donnelly

Date 20 Sep 2016

Contact phone: 6293 5770



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT

PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE 17.08.16
 SCALE 1:100 @ A3
 DRAWN TK

DEVELOPMENT APPROVAL

DRAWING No.

A06

Application Number
157403
Sheet
6 of 7

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16

Gas Network

CONDITIONALLY COMPLETE

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

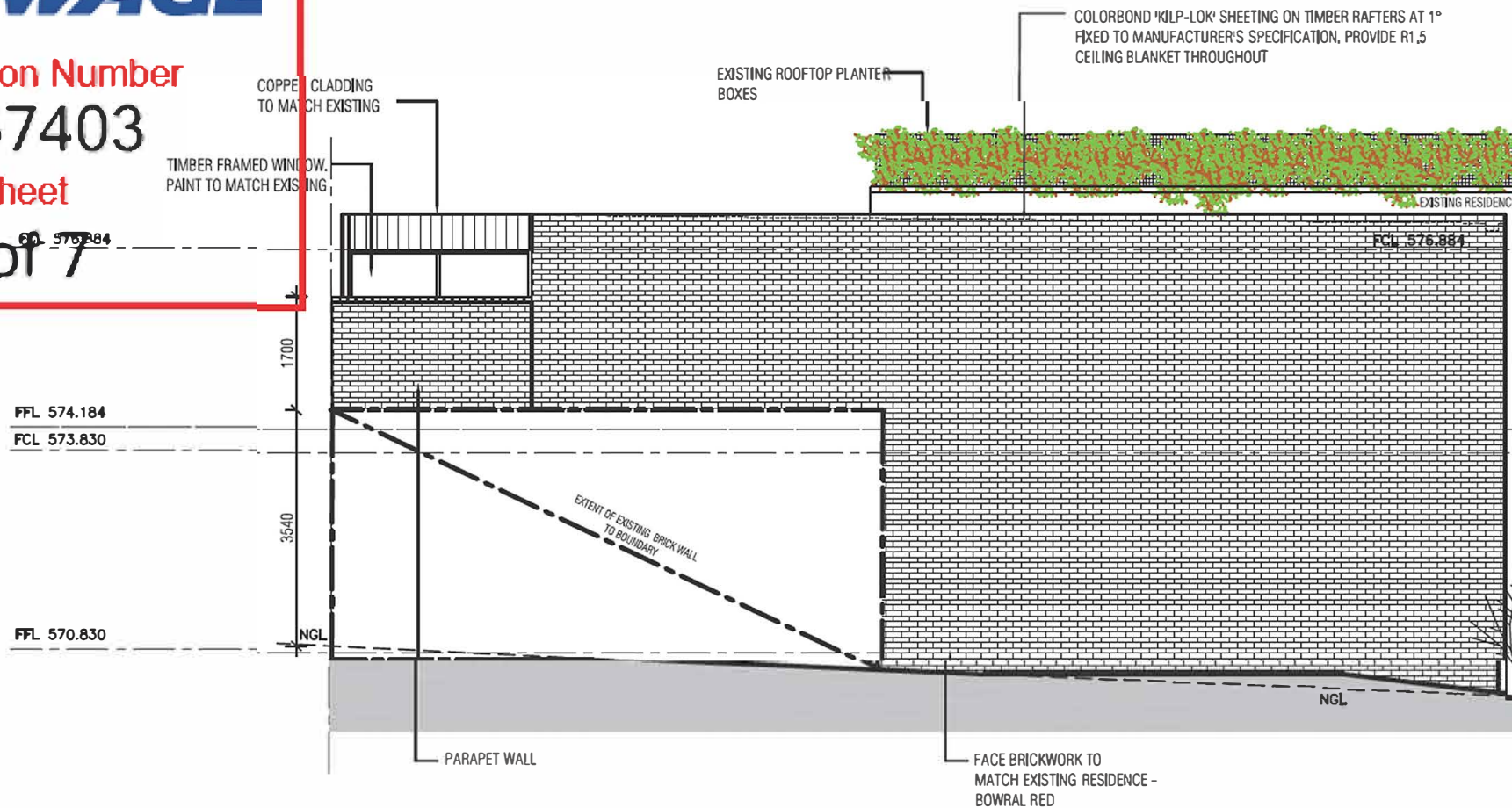
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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.

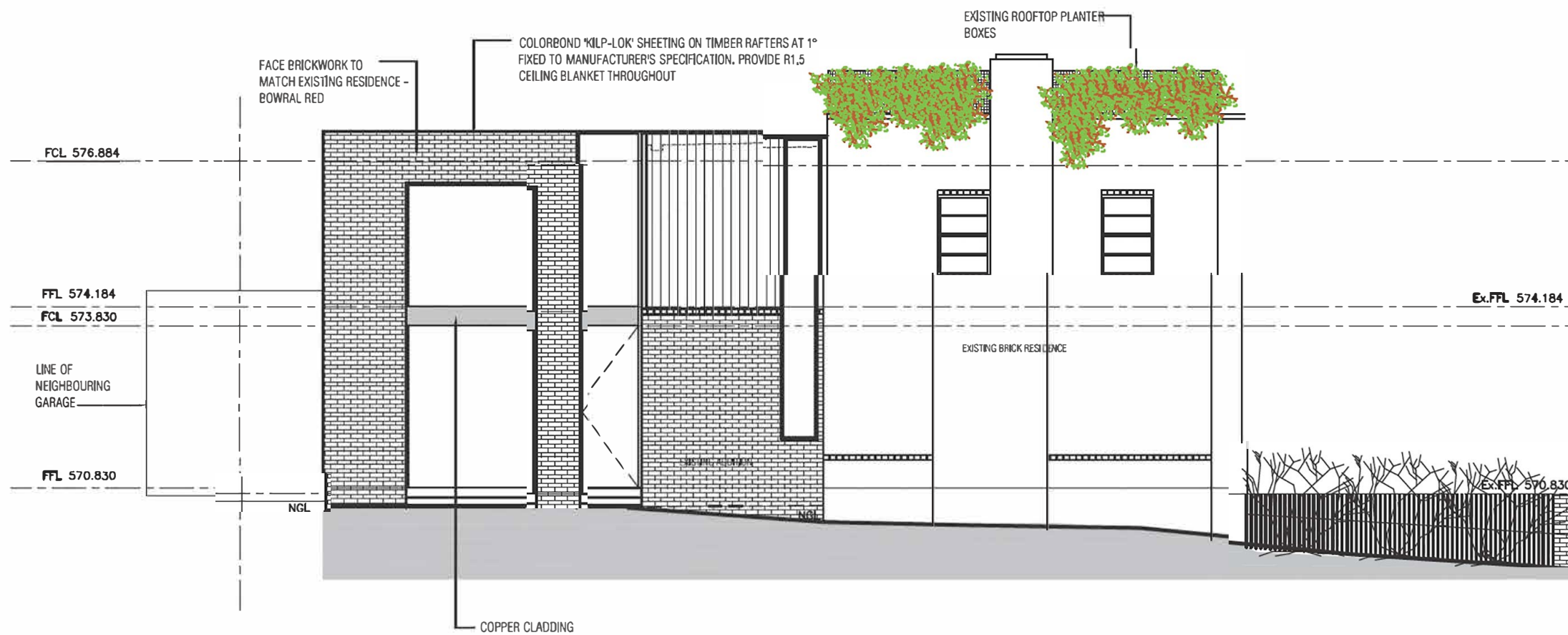
Signer Steve Donnelly

Date 20 Sep 2016

Contact phone: 6293 5770



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

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

DRAWING
ELEVATIONS

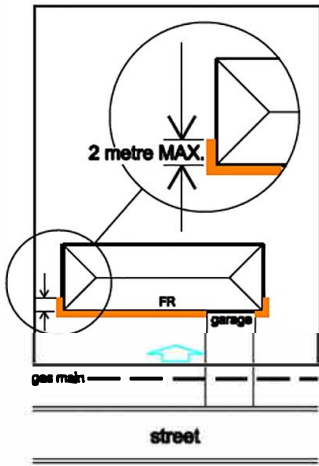
DATE 17.08.16
SCALE 1:100 @ A3
DRAWN TK

DEVELOPMENT APPROVAL

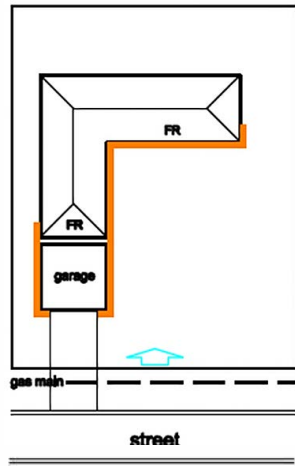
DRAWING No.

A06

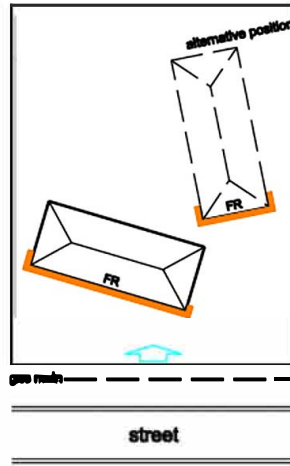
DOMESTIC GAS METER LOCATION REFERENCE DRAWINGS



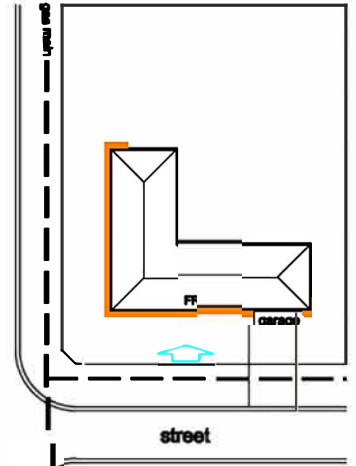
1. TYPICAL SITUATION



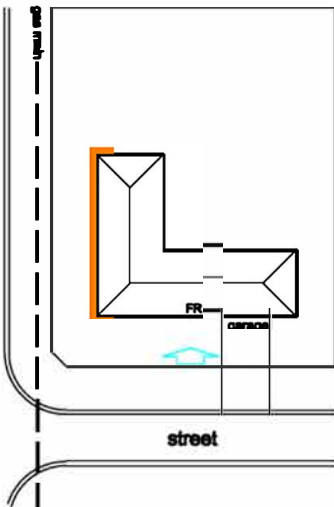
2. DETACHED GARAGE AT FRONT



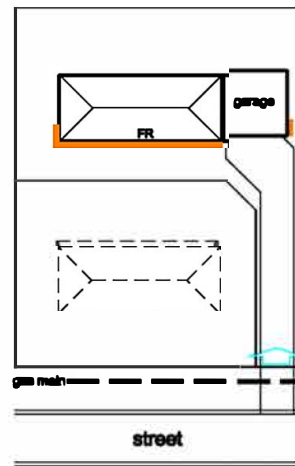
3. ANGLED HOUSE



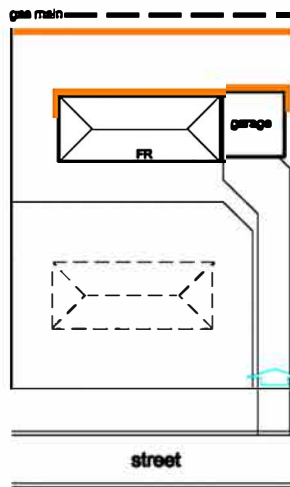
4. CORNER BLOCK
GAS ON TWO SIDES



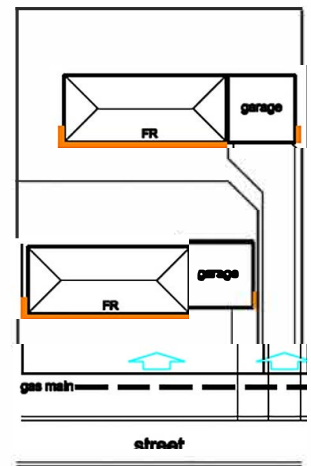
5. CORNER BLOCK
GAS ON ONE SIDE



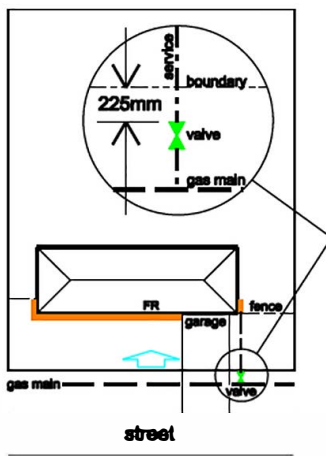
6. BATTLE-AXE BLOCK
GAS AT FRONT



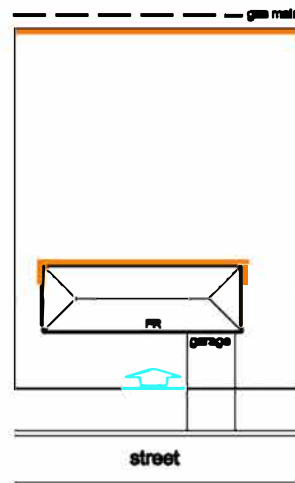
7. BATTLE-AXE BLOCK
GAS AT REAR



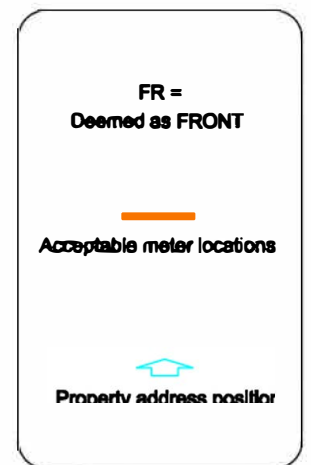
8. DUAL OCCUPANCY



9. METER BEHIND LOCKABLE
GATE, FENCE, OR BARRIER



10. MAIN AT REAR OF BLOCK



LEGEND:



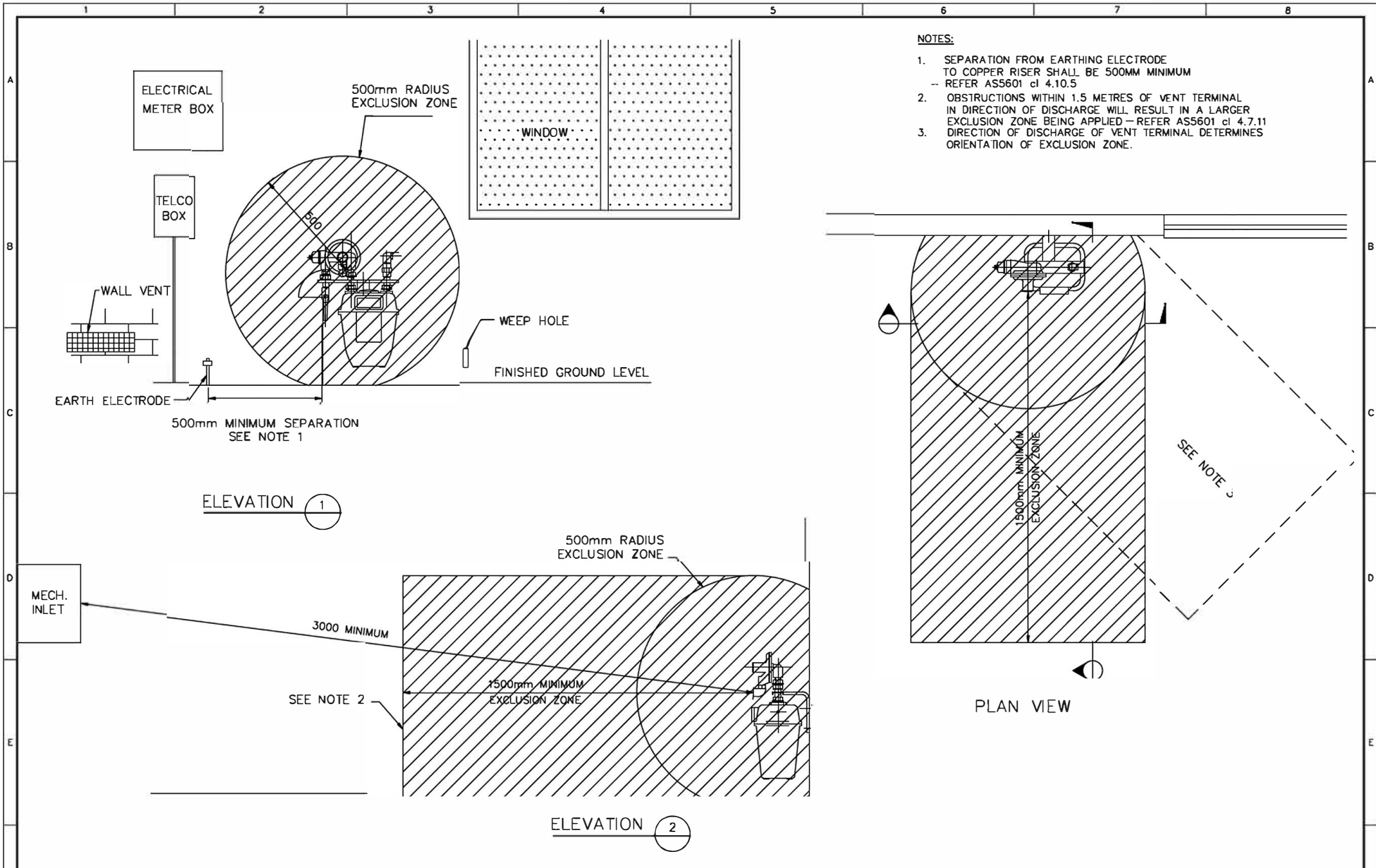
Gas Networks


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.

For further information please phone Steve Donnelly – Jemena 6203 0640



										CLIENT				GAS NETWORKS	
														EXCLUSION ZONE DOMESTIC METER INSTALLATION ASS5601 REQUIREMENTS	
1	JEMENA LOGO		J.DAWSON	25.11.08			B.HANSEN	25.11.08							
0	ISSUED FOR REVIEW		S.SHAW	23.11.05			B.HANSEN	30.11.05							
SYM	REVISION	PROJECT ENGINEER	DATE	DRAWN	DATE	CHECKED	DATE	PROJECT MANAGER	DATE	CLIENT	DATE	SCALE	DATE	REVISION	

Application Number
157403

Sheet
7 of 7

TOTAL SITE AREA - 455.87m²

EXISTING GROUND FLOOR - 55.15m²

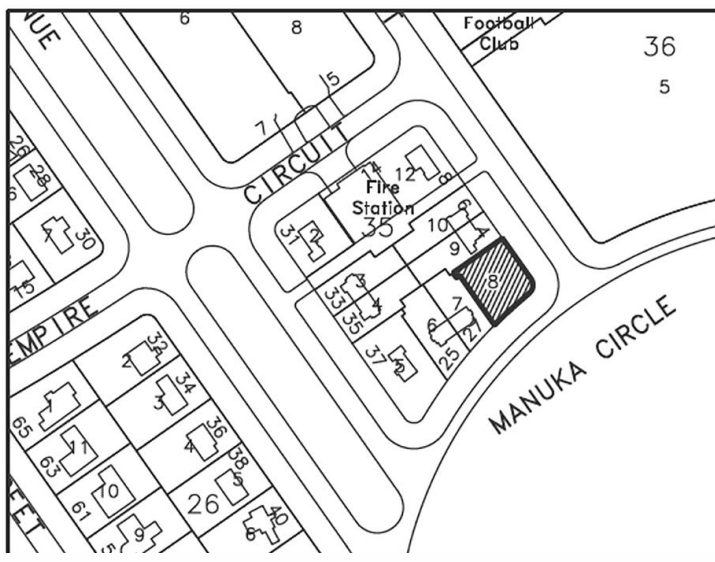
CARPOR 1 - 22.14m²

EXISTING UPPER FLOOR AREA - 92.70m²

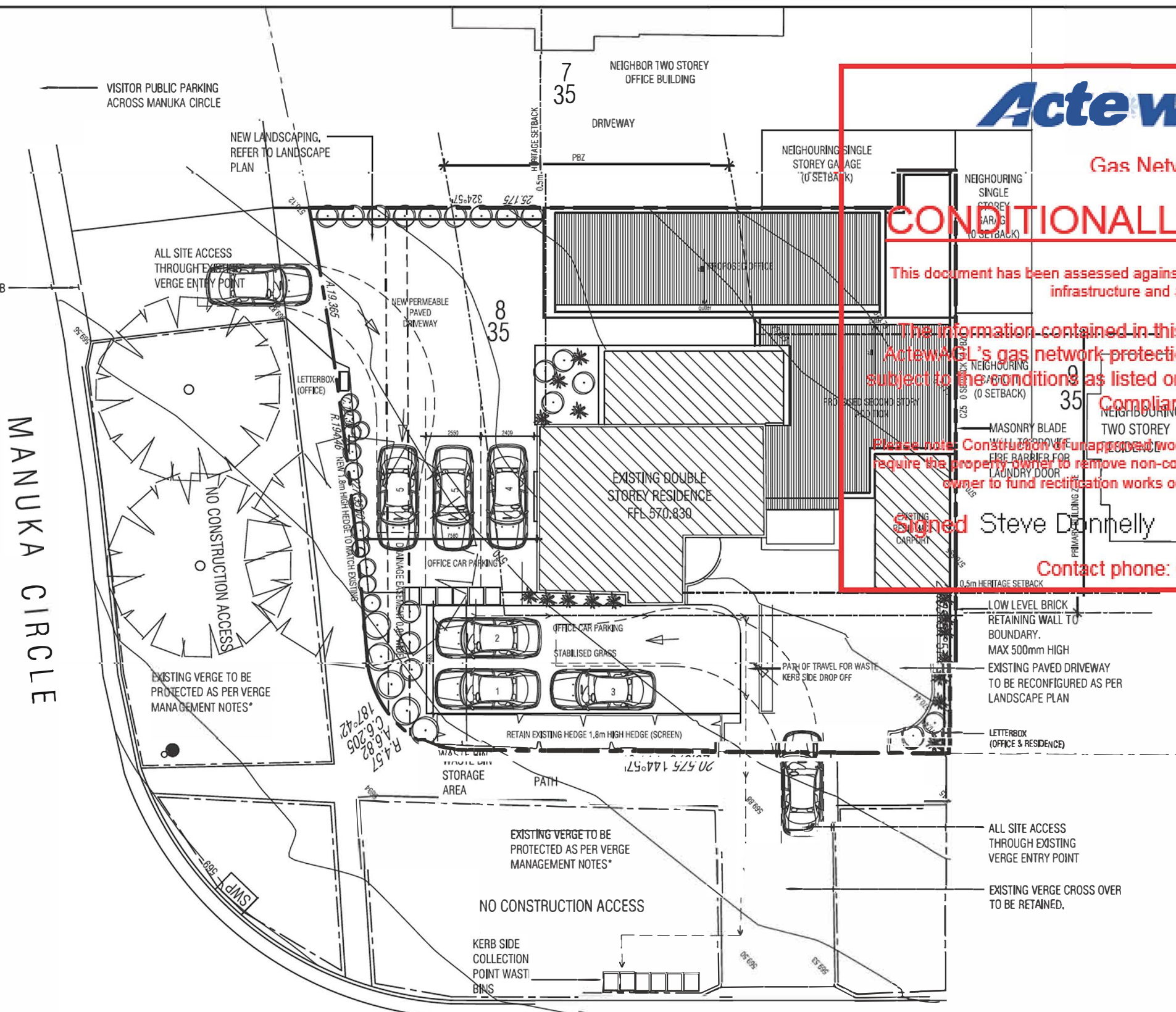
UPPER FLOOR ADDITION - 52.40m²

VERGE MANAGEMENT NOTES *

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



LOCATION PLAN NTS



PROPOSED SITE PLAN 1:200

CARPARKING

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

REQUIRED CARPARKS FOR RESIDENCE - 2 SPACES
 CARPARKS PROVIDED - 2 SPACES

SEDIMENT & EROSION CONTROL *

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

PROVIDE CONTROL MEASURE IN ACCORDANCE WITH TERRITORY & MUNICIPAL SERVICES GUIDELINES

INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES DETAILED FOR THE DURATION OF CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DA ISSUE - HERITAGE	28.16
B	HERITAGE REVISION	17.8.16

Gas Network

CONDITIONALLY COMPLETE

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 Steve Donnelly
 Date 20 Sep 2016
 Contact phone: 6293 5771

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT

PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
SITE PLAN/VERGE MANAGEMENT PLAN

DATE 17.08.16
 SCALE 1:200 @ A3
 DRAWN TK

DEVELOPMENT APPROVAL

DRAWING No.



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 157403 Suburb: Forrest

Block/Section 8 / 35

Appcn Type: Single residential/Addition Inclusions : with Alteration/Addition

Attached Plans

%FLOORASSESS-201630153-GROUND-01.pdf

%FLOORASSESS-201630153-UPPER-01.pdf

ELEV-201630153-NORTH EAST-01.pdf

ELEV-201630153-NORTH WEST-01.pdf

ELEV-201630153-SOUTH-01.pdf

ELEV-201630153-SOUTH-01.pdf

SITE-201630153-01.pdf

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

Conditions

Development is to comply with minimum separation requirements to underground assets.
Ref ActewAGL Drawing 3832-018

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

20 Sep 2016

MINIMUM SEPARATION REQUIREMENTS

Application Number:

157403

FROM ANY PART OF: TO NEAREST PART OF:

Sheet

8 of 8

FROM ANY PART OF:	TO NEAREST PART OF:	SEPARATION (m)				
		SEPARATE EARTHING		SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS		
PADMOUNT SUBSTATION	-BUILDING	1.5 (NOTE 3)		1.5 (NOTE 3)		
	-PROPERTY BOUNDARY	1.5		1.5		
	-ABOVE GROUND OBJECTS	1.5		1.5		
	-DRIVEWAYS & ROADS	1.5		1.5		
	-COMMS CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)		1.5 (NOTE 12)		
	-DESIGNATED HAZARDS	NOTE 5		NOTE 5		
	-NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)		3 (NOTE 3)		
MINI PILLAR	-BUILDINGS & STRUCTURES	1.2 (NOTE 8)		1.2 (NOTE 8)		
	-PROPERTY BOUNDARY	1.2 (NOTE 8)		1.2 (NOTE 8)		
	-ROADS	1.2		1.2		
	-DRIVEWAYS	1.5		1.5		
	-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)		1.2 (NOTES 8 & 10)		
HV CABLES (1kV < U ≤ 22kV)	-WATER PIPES	0.5 (H) (NOTE 12)		0.5 (H) (NOTE 12)		
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)		0.6 (H), (NOTES 1 & 12)		
	-COMMUNICATIONS CABLES	0.3		0.3		
	-GAS PIPES	0.3		0.3		
	-HV CABLES (22kV < U ≤ 132kV)	0. (NOTE 11)		0.75 (NOTE 11)		
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)		3.5 (NOTE 9)		
	-HV CABLES (1kV < U ≤ 22kV)	0.2 (MIN)		0.2 (MIN)		
LV CABLES (≤ 1kV) SERVICE MAINS CABLE PITS	-WATER PIPES	0.5 (H)		0.5 (H)		
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)		0.6 (H), (NOTES 1 & 12)		
	-COMMUNICATIONS CABLES	0.15		0.15		
	-GAS PIPES	0.15		0.15		
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)		3.5 (NOTE 9)		
HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6)	HV EARTH RESISTANCE					
	30Ω 10Ω 5Ω 3Ω					
	-IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30	20	15	12	4 (NOTE 4)
	-TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15	10	8	6	4
	-UG UNINSULATED METALWORK AND METAL PIPES	4	3	2	2	2
	-METAL FENCING OR METAL CLAD BUILDINGS	4	3	2	2	2
	-LV EARTHING ELECTRODE(S)	4	3	2	2	0
	-BARE UG LV EARTH CONDUCTORS	4	3	2	2	0
	-UG UNINSULATED METALWORK AND METAL PIPES	2				2
	-CONCRETE REINFORCING BONDED TO HV EARTH	SEE HV ELECTRODE				N/A
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	-INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT	4				4
	-COMMUNICATIONS EARTH STAKE	0.5				4

RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5)	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4)
	NOMINAL (MINIMUM) (mm)	NOMINAL (MINIMUM) (mm)	NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	750 (600)	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)	750 (600)
1kV < U ≤ 22kV	850 (750)	850 (600)	750 (600)
22kV < U ≤ 132kV	NOT PERMITTED	1000 (1000)	1000 (1000)

- BURIAL NOTES:**
- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
 - ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm
 - MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1. METRES
 - HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
 - THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

- SEPARATION NOTES:**
- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
 - (H) - HORIZONTAL CLEARANCE REQUIRED
 - ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING
 - SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS. LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
 - SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13
 - INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES
 - BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED
 - THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm
 - THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE
 - THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY
 - NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132kV CABLES
 - REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.
 - SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE FOLLOWING STANDARDS
 - ENA EG-0 (2010): POWER SYSTEM EARTHING
 - ENA EG-1 (2006): SUBSTATION EARTHING GUIDE
 - AS7000: OVERHEAD LINE DESIGN (FORMERLY ENA C(b)1)

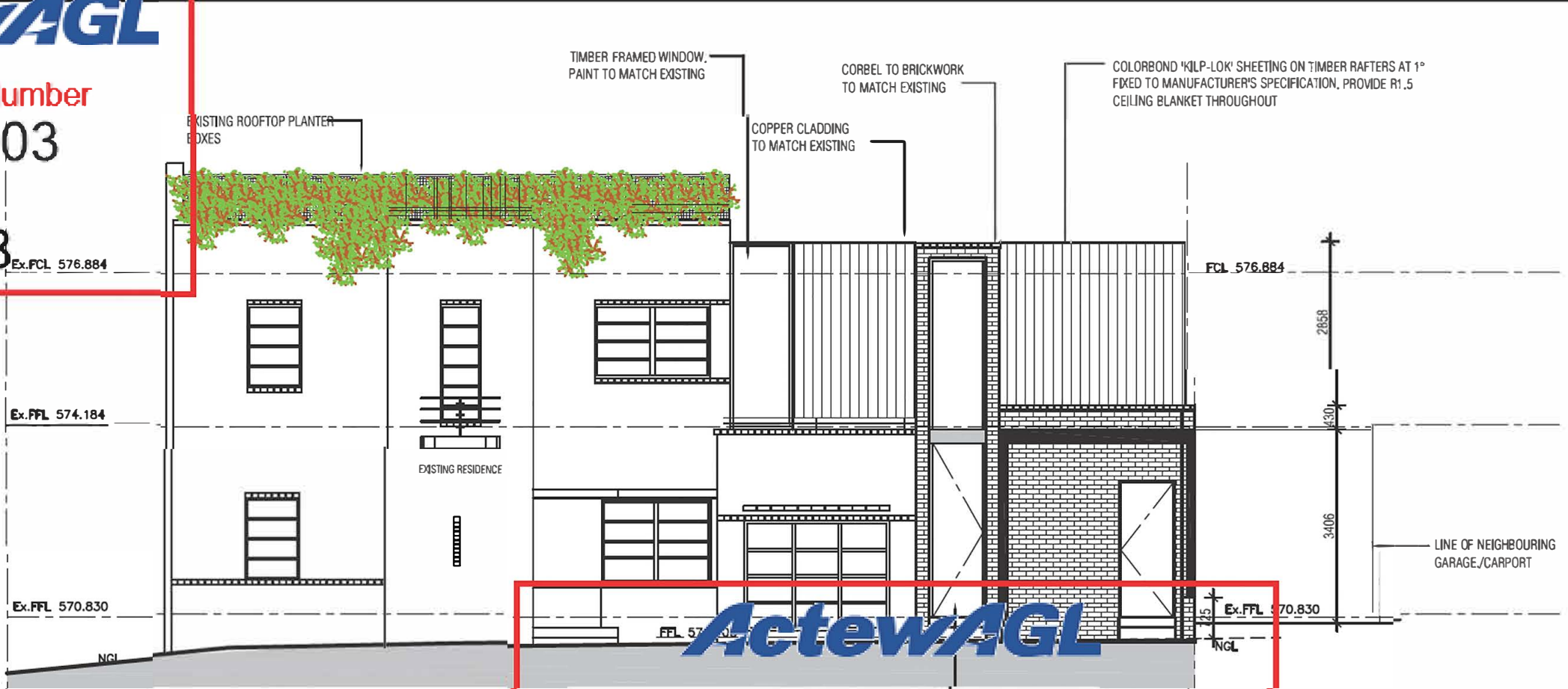
No	REVISION	DATE	CHK	AUTH
K	MINI PILLAR - DRIVEWAY CHANGED TO TAMS DS4-03	08-10-10	AC	BB
J	NOTE 12 ADDED	11-01-10	GA	GA
M	NON FIRE RATED PARTS ADDED, NOTE 8 REVISED	26-08-09	AC	GA
M	NOTE 4 AMENDED	05-02-10	CD	BS
L	HV-HV & HV-LV SEPA RA THRODDED, NOTES AMENDED	11-01-09	EA	BS

Drawn: GA
 Designed: gcsmith
 Checked:
 Branch Engineer: GASTBURY
 Branch Manager: D. Howe

SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT

Scale: NA	Date:	Sheet No:
File:	Tender No:	
43		3832-018
		Rev M

Application Number
157403
 Sheet
3 of 8



NORTH EAST ELEVATION

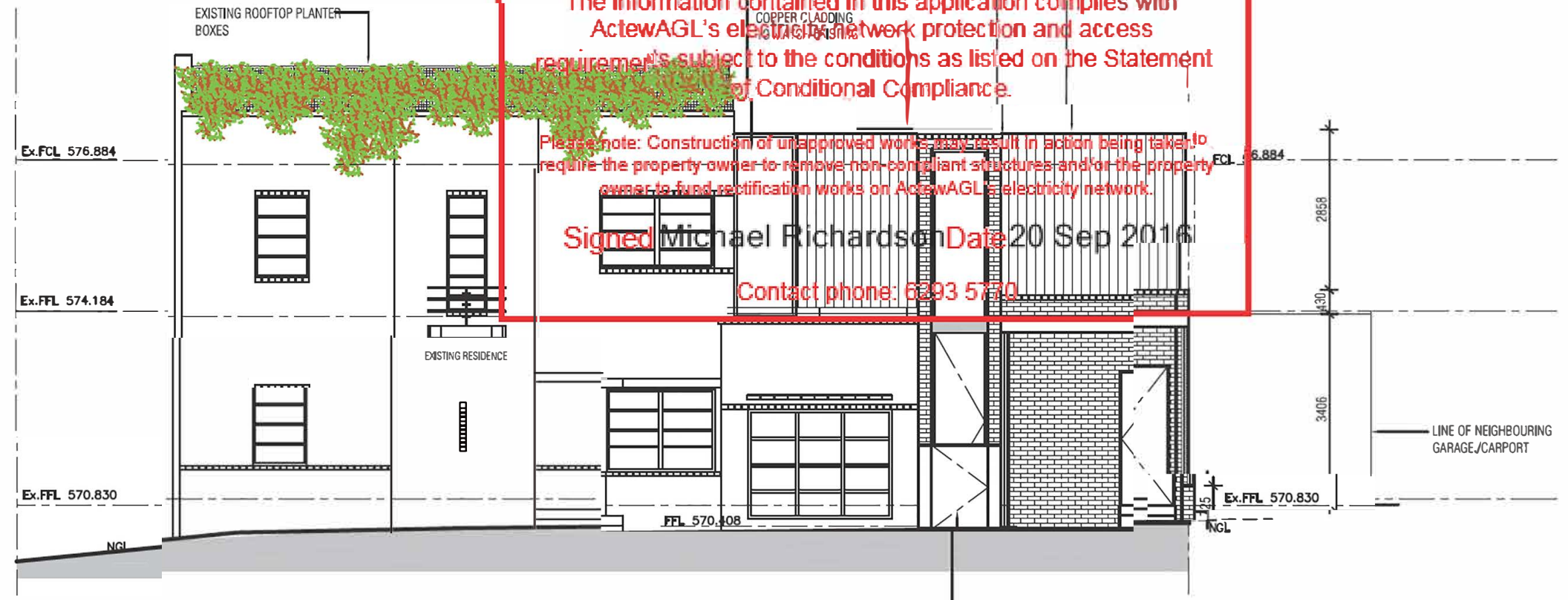
CONDITIONALLY COMPLIES

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 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 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.

Signed Michael Richardson Date 20 Sep 2016

Contact phone: 6293 5750



NORTH EAST ELEVATION - GARAGE SCREEN & GATES

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	28.16
B	HERITAGE ADVISORY COMMENTS	17.8.16

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

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
 FORREST ACT

PROJECT No.
 BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

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

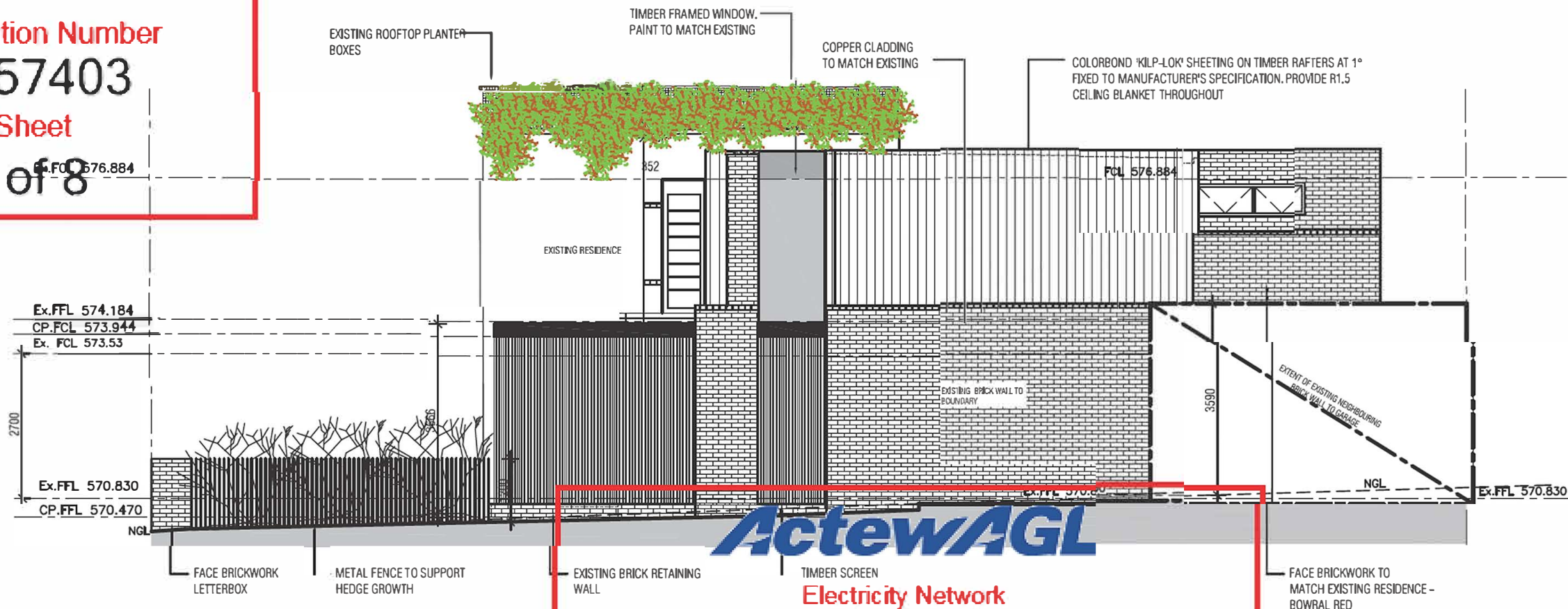
HERITAGE APPROVAL

DRAWING No.
A04

Application Number
157403
Sheet
4 of 8

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

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



NORTH WEST ELEVATION - CARPORT SCREEN

CONDITIONALLY COMPLIES

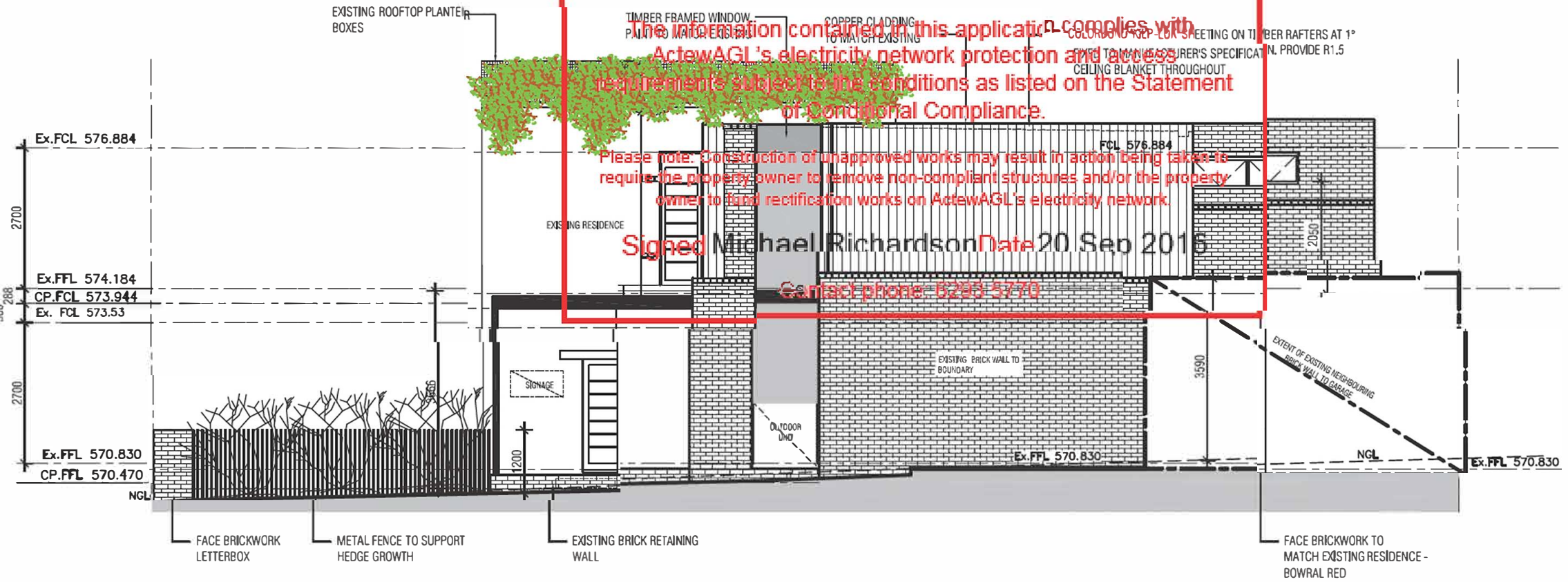
This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

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Signed Michael Richardson Date 20 Sep 2016

Contact phone: 5285 5770



NORTH WEST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE 17.8.16
SCALE 1:100 @ A3
DRAWN TK

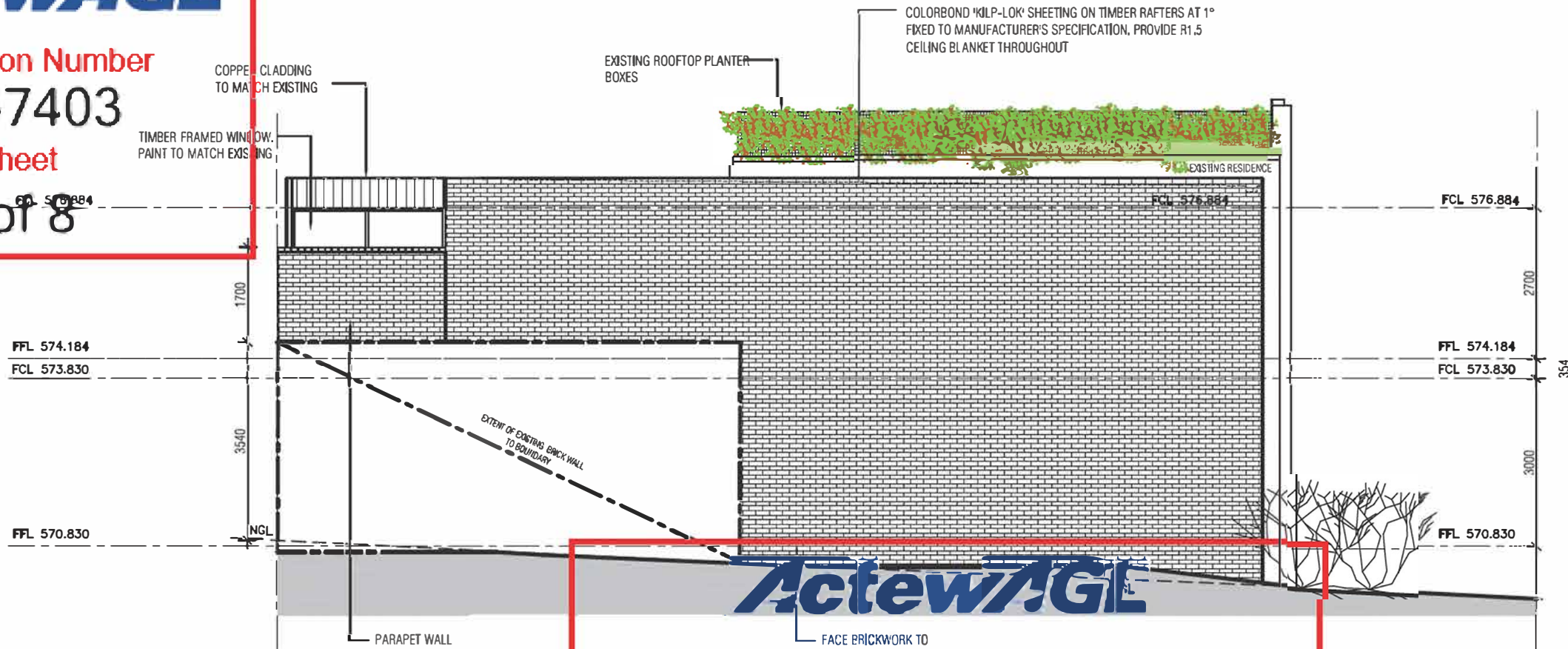
DEVELOPMENT APPROVAL

DRAWING No.
A05

Application Number
157403
Sheet
5 of 8

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16

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



SOUTH WEST ELEVATION

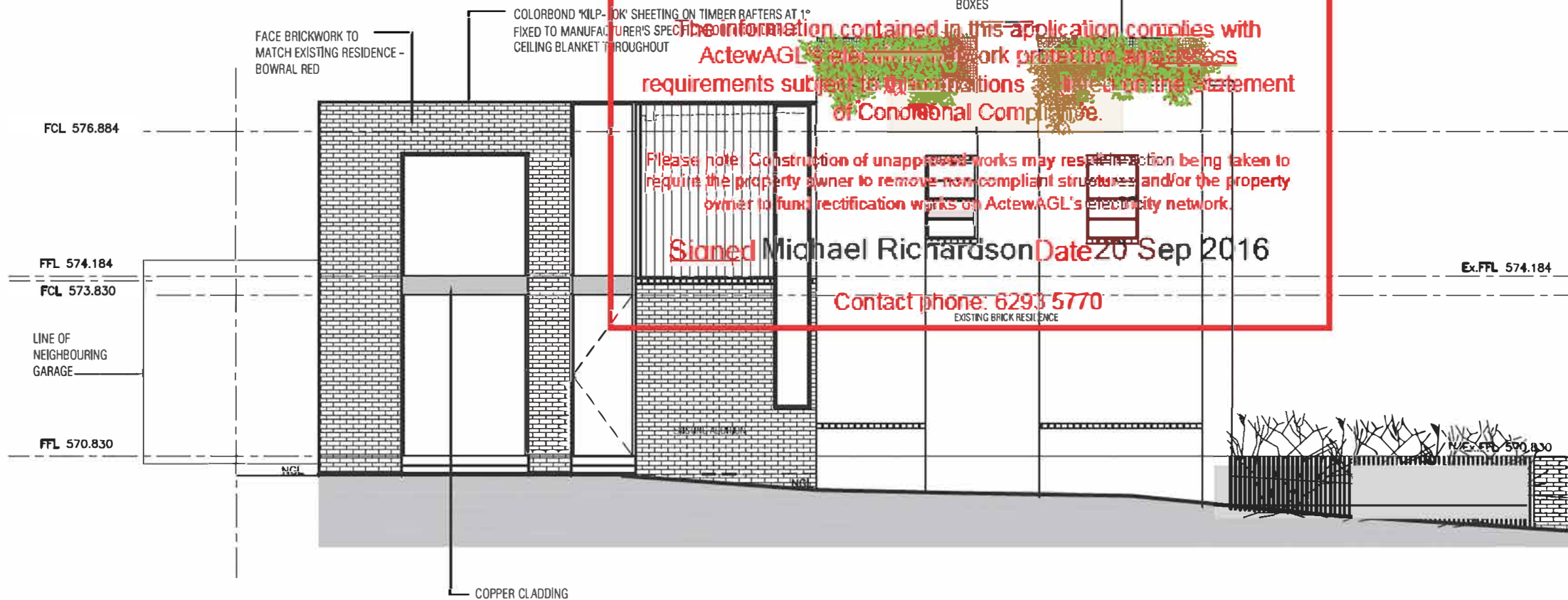
CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure. The information contained in this application complies with ActewAGL's electricity network protection and access requirements subject to the conditions 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 electricity network.

Signed Michael Richardson Date 20 Sep 2016

Contact phone: 6293 5770



SOUTH EAST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

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

**DEVELOPMENT
APPROVAL**

DRAWING No.

A06

TOTAL SITE AREA - 455.87m²
Application Number
157403

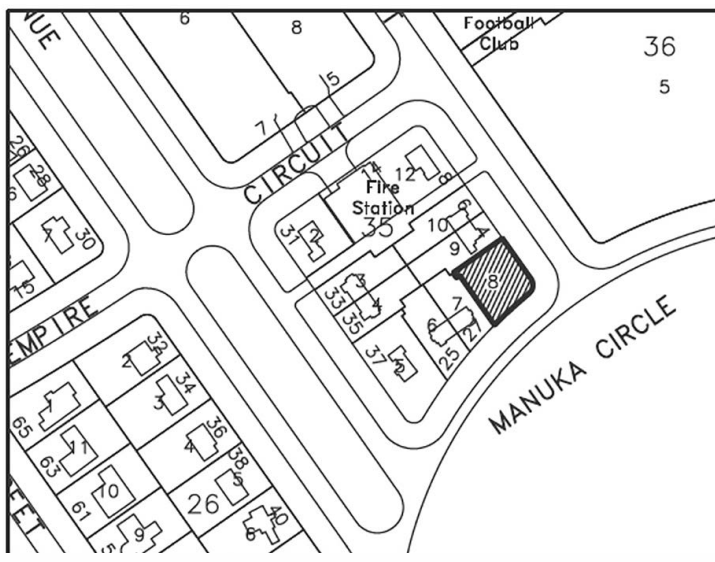
GROUND FLOOR OFFICE - 65.20m²
 GROUND FLOOR OFFICE ADDITION - 71.47m²
 UPPER FLOOR OFFICE ADDITION - 63.82m²
 GROUND FLOOR AUXILIARY USE OFFICE - 15.01m²
 PROPOSED RESIDENCE

EXISTING GROUND FLOOR - 55.15m²
 CARPORT 1 - 22.14m²
 EXISTING UPPER FLOOR AREA - 92.70m²
 UPPER FLOOR ADDITION - 52.40m²

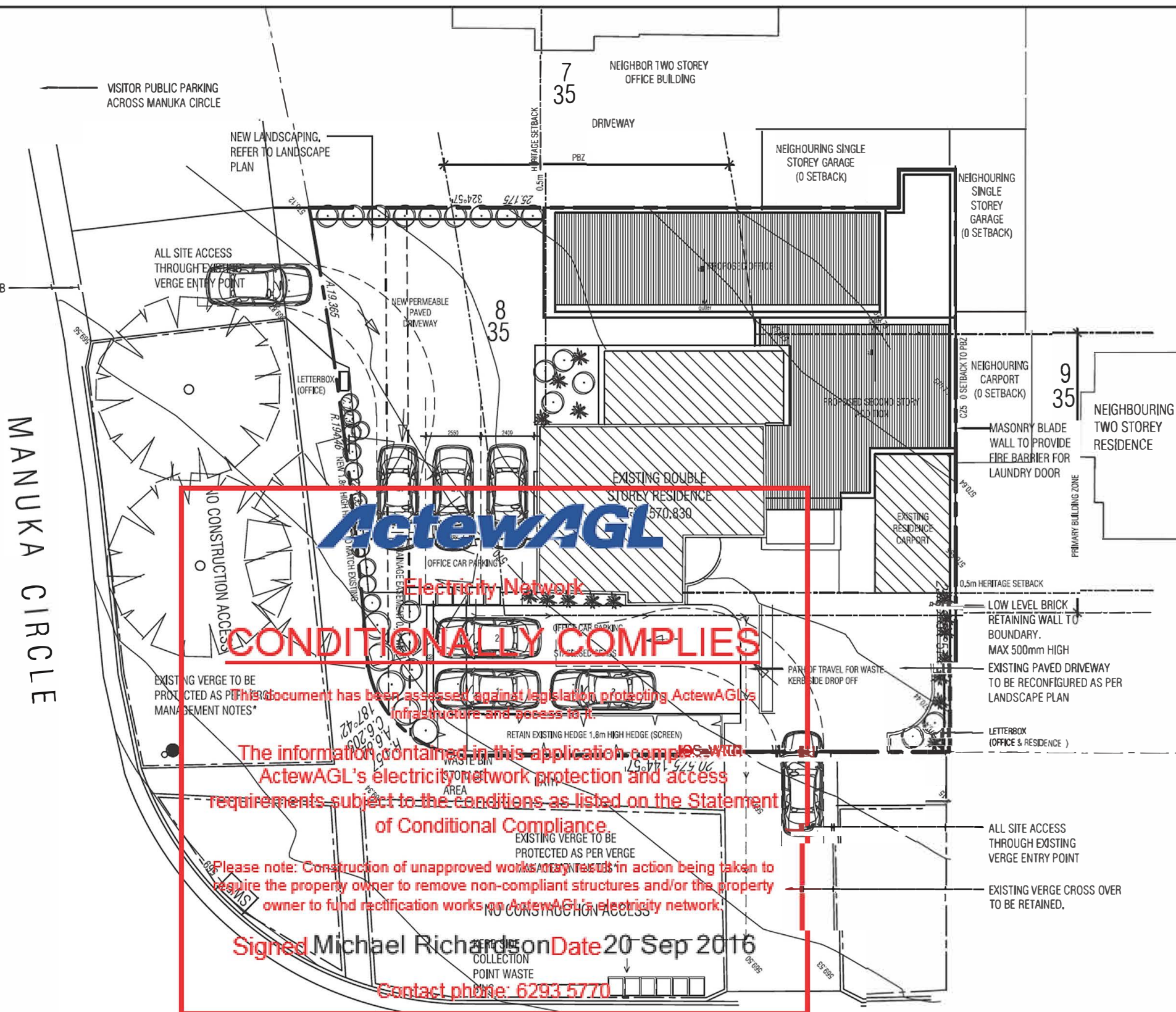
TOTAL AREA - 455.87m²

VERGE MANAGEMENT NOTES *

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



LOCATION PLAN NTS



ActewAGL
 Electricity Network
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 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 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.
 Signed Michael Richardson Date 20 Sep 2016
 Contact phone: 6293 5770

PROPOSED SITE PLAN 1:200

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

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

REVISION	DISCIPLINE	DATE
A	DA ISSUE - HERITAGE	28.16
B	HERITAGE REVISION	17.8.16

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

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


DRAWING
**SITE PLAN/VERGE
 MANAGEMENT
 PLAN**

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

**DEVELOPMENT
 APPROVAL**
 DRAWING No.

A01

The Applications Secretariat
ACT Planning Authority
Customer Services
16 Challis Street
Dickson
ACT 2602
E: EPDcustomerservices@act.gov.au



3 October 2016

To the Applications Secretariat

Submission against DA: 201630153
2 Fitzroy Street, Forrest ACT 2603, Block 8 Section 35 Forrest

The Development Application submitted for No 2 Fitzroy street needs to take into consideration the Forrest Fire Station Precinct in which it resides. The buildings are considered important examples of Australian Early Modern Architecture and illustrate a distinctive comparison with the "Federal Capital Architecture" that dominated in Canberra in the 1920s and 1930s. Designed by Government architects E H Henderson and Cuthbert Whitley they are the last remaining example of Government sponsored functionalist residential architecture in Canberra.

The precinct is listed on the ACT Heritage Register and the ACT Chapter of the Royal Australian Institute of Architects (RAIA) Register of Significant Twentieth Century Architecture. The houses are regarded by the RAIAs as being excellent examples of the inter-war functionalist style.

I am a member of the Kingston and Barton Residents Group (KBRG) that has submitted several queries on Block 8 Section 35 Forrest and responses to these remain outstanding, these include:

- our submission to DA201528116
- our complaint submitted to the ACT Architect Board in 2015, and
- our letter enquiring about the possible alteration to No 2 Fitzroy Street by raising the windows on the first storey by five courses of bricks

In their submission they note several minor approvals have occurred very close to the submission of this current DA and ask why the ACT Government did not insist these be done as part of a comprehensive assessment noting the significance of the heritage of the area.

These approvals include;

- the widening of the driveway which impacts the street scape heritage and is currently used for parking
- a possible approval to bring the car port structure forward of the most adjacent wall, despite previous Act Heritage Unit advise it should site 0.5m behind the adjacent wall (as per the approval for DA201528116), and
- the installation of a roof top garden after the approval for DA201528116 was finalised. The KBRG strongly oppose this addition, including the umbrella, noting the significant impact on the heritage aesthetic, skyline and street scape. We believe that this installation should have been subjected to a DA noting the heritage listing on the property and request it be considered as new works as part of this DA process.

The primary concerns I have with DA201528116 are:

Carport/car stacker

- Firstly I understand that the original approval was for a water tank and I can see that excavation has started on that. Now the plans show a car stacker! How can that be that one approval can morph into another?? This sets a precedent that will cause all sorts of issues.
- Secondly and most importantly, approval of a car stacker without any wide community consultation about the installation, operation and look of car stackers generally in suburban, let alone heritage environments is unbelievable.
- Thirdly the position of the carport- car stacker shows it is beyond the front façade – this is contrary to the heritage requirement.

Subdivision of the property

- I think the expansion of the commercial area has greatly expanded and it appears that it is now a commercial building and a residence rather than a residence with an acceptable small home office. I think the heritage of this site should take precedence over the commercial zoning. if other buildings within the precinct followed suit, this would definitely lead to the loss of the significance of this block and its unique history and architecture.

Heritage impacts

- The waste storage area should not be to the front of the main entrance of the heritage listed building. This should be managed out of line of site from the heritage streetscape on Fitzroy Street. Despite the proposed screening this will still be visible from the driveway and can be better located to acknowledge and allow the original heritage building to be the dominant feature from Fitzroy Street.
- The materials, projections, size and setting change and the form is inconsistent with that of the precinct. These are also clearly visible from Fitzroy Street and therefore need to be considered in terms of the impact of the streetscape. The massing, extent of change and features like the carport, which are foreign elements in the street scape, are not acceptable to such a unique heritage precinct.

Given the significant concerns that have been raised by the KBRG and other residents I above believe the proposal needs to be reassessed.

The site needs to be assessed not just as an individual property but in its totality within the Fire Station Precinct. Changes they may be reasonable for a single listed heritage property are not necessarily acceptable within a precinct heritage listing as their changes impact an entire block listing.

I also note that there is never any DA type signage available on the site and that often there is heavy machinery parked inappropriately with no safety measures that we have grown used to seeing on residential building sites.





ACT Heritage Council

HERITAGE ADVICE Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: 201630153
Heritage Ref: Forrest 8-35
Contact Officer: Kate Harrison
Received: 7 September 2016

TO: ACT planning and land authority
Environment and Planning Directorate
EPDCustomerServices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct

Status of Place: Registered Heritage Place
Description of Works: Residential – alts + adds including new office
Council Advice provided by: Secretary / ACT Heritage Manager

Pursuant to s.148(1) of the *Planning and Development Act 2007* and part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- the proposed development is **unlikely to have a detrimental impact** upon the heritage values of the place, subject to the condition outlined below.

NOTES:

Block 8, Section 35 Forrest is located in the Forrest Fire Station Precinct (the precinct) and contains an original Inter-war Functionalist residence. The seven residences organised around the Fire Station and associated landscaping are features intrinsic to the heritage significance of the precinct.

The proposed works comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); construction of a carport structure; installation of a new pedestrian entry gate, off-street car-parking and associated landscape works.

The architectural character of the proposed additions would generally complement the architectural style of the original building in accordance with Part iii)a) of the Specific Requirements for Conservation of the Forrest Fire Station Precinct (the Guidelines). The proposed rear addition as seen from Manuka Circle is sufficiently setback in the streetscape and would not unreasonably dominate the original building form or adjacent dwelling, in accordance with Part iii)e) of the Guidelines.

The proposed first floor addition above the existing garage would be setback from the front wall of the original building in accordance with previous heritage advice. The proposed addition allows the original building form to remain dominant in accordance with Part iii)e) of the Guidelines and retains the original existing external appearance of the building in accordance with Part ii)a) of the Guidelines. The proposed carport is an open cantilevered carport structure with pedestrian entry gate setback behind the adjacent front wall of the original dwelling, in accordance with previous heritage advice.

The proposed granite cobblestone driveway is inconsistent with architectural character of the Inter-war Functionalist residence or precinct and will be a visible component in the historic streetscape. To ensure that the landscape setting for the residence is conserved in accordance with Part i)a) and iii)a) of the Guidelines, the following condition is identified as a DA consideration:

- In lieu of the proposed granite cobblestone, driveways are to have brick pavers in an orange/red colour to match the existing. Where illustrated on the landscape plan, the proposed permeable concrete pavers may be installed.

Subject to the condition recommended above, the proposed works are consistent with the documentation previously assessed by the Council and would not diminish the heritage significance of the Forrest Fire Station Precinct. A detailed heritage assessment is not required.



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

27 September 2016



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 157409 **Suburb:** Forrest

Block/Section 8 / 35

Applcn Type: Single residential/Addition Inclusions : of Other

Attached Plans

%FLOORASSESS-201630153-GROUND-01.pdf
%FLOORASSESS-201630153-UPPER-01.pdf
%LEASE-201630153-01.pdf
APP-201630153-01.pdf
AUTHORISATION-201630153-01.pdf
COLOUR-201630153-MATERIALS AND FINISHES-01.pdf
COMPSTREET-201630153-01.pdf
ELEV-201630153-NORTH EAST-01.pdf
ELEV-201630153-NORTH WEST-01.pdf
ELEV-201630153-SOUTH-01.pdf
FLOORREG-201630153-GROUND-01.pdf
FLOORREG-201630153-UPPER-01.pdf
INTPARTY-201630153-01.pdf
LSCAPE-201630153-01.pdf
PLAN-201630153-AC DETAIL-01.pdf
PLAN-201630153-AREAS-01.pdf
ROOF-201630153-01.pdf
SCRITERIA-201630153-01.pdf
SECTION-201630153-01.pdf
SECTION-201630153-SECTIONAL ELEVATIONS-01.pdf
SHADOW-201630153-01.pdf
SITE-201630153-01.pdf
SUPP-201630153-ACOUSTIC REPORT-01.pdf
SURVEY-201630153-01.pdf
WASTE-201630153-01.pdf
WATERURBANDESIGN-201630153-01.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.



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 Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.

Icon Water recommends 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 Icon Water may result in connection to Icon Water'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 Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, 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

14 Sep 2016

For further information please phone Icon Water 6248 3111.



Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

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

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

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

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

- Pre - application meeting
- Development Application
- Application for Reconsideration

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

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

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR

Company Name Email address

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

Nominee 1 Nominee 2 Nominee 3



Application Number

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Sheet

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

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

1 st Lessee's Signature		Date	<input type="text" value="17/08/16"/>
2 nd Lessee's Signature		Date	<input type="text" value="17/08/16"/>

APPLICANT DECLARATION

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

Applicant Name		Company Name	<input type="text"/>
Signature	DANE KASUNIC	Date	17/08/16

LAND CUSTODIAN AUTHORISATION

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

Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>
Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>

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

Privacy Notice

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

Contact Details:

Environment and Planning Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



Application Number

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Before Starting

Planning and Development Act 2007

Development Application

Application Number: 2016-0157



WATER

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

CONDITIONALLY ACCEPTED

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

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'Statement of Conditional Acceptance'.

Type of Application

Signed Eddie Gonzalez

Date 14 Sep 2016

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

Contact phone: 6248 3111

Are you applying for a:

Development Application

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

No

Lease/Site Details

Site Number: 1

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

Urban

Suburb

Section

Block Number

Unit Number

FORREST

35

8

Street Address

FORREST

Applicant Details

What type of applicant are you:

Non-business (individual)



Salutation

First Name

Surname

None

Dane

Kasunic



WATER

Application Number

157409

Postal Address 1

po box 781

Postal Address 3

9 61109

Postal Address 2

Suburb

dickson

State/Territory

ACT

Postcode

WATER AND SEWERAGE NETWORK

Country

Phone Number

0402131792

Fax Number

Mobile Number

CONDITIONALLY ACCEPTED

Email

dane@ibp.net.au

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of

Icon Water's 'statement of conditional acceptance'.

Lessee (Property Owners) Details

Signed Eddie Gonzalez Date 14 Sep 2016

Lessee Number: 1

Contact phone: 6248 3111

Is the Lessee a:

Standard lessee

Salutation

First Name

Surname

Ms

Nastasia

George

Postal Address 1

2 Fitzroy street

Postal Address 2

Postal Address 3

Suburb

Forrest

State/Territory

ACT

Postcode

2603

Country

Australia

Phone Number

0411052269

Fax Number

Mobile Number

0411052269

Email

Nastasia_George@hotmail.com

Lessee Number: 2

Is the Lessee a:

Standard lessee



Application Number
Sheet

Salutation: First Name: Surname:

Postal Address 1: Postal Address 2:

Postal Address 3:

Suburb: State/Territory: Postcode: Country:

Phone Number: Fax Number: Mobile Number:

Email:

CONDITIONALLY ACCEPTED

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

Notice of Decision and Plans

Signed Eddie Gonzalez Date 14 Sep 2016

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email. *Contact phone: 6248 3111*

Email

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

No

Zone

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

CZ5 Mixed use zone

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

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

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

Fully Describe Your Proposal



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

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WATER

Proposed Use of the Land

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

- 1. Residential
- 2. Office

Is the proposed use consistent with the current zoning requirements?

Yes

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 14 Sep 2016

Assessment Track

Created by: Eddie Gonzalez

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

Merit

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

Type of Development

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

Mixed Use (combined non-residential and residential developments)

Mixed Use

Please select a Mixed Use sub type:

Additions/Alterations to existing building

Gross Floor Area (GFA) and Cost of Works

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



Gross Floor Area Calculation

Application Number

A - Gross Floor Area (existing) (m²)

157409

Sheet

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B - Gross Floor Area to be demolished (m2)

C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS (\$)

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

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

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

0



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

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

icon

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

Application Number

157409

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Sheet
Demolition, Trees

icon



WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Heritage

Signed

Eddie Gonzalez

Date

14 Sep 2016

Contact phone: 6248 3111

Heritage

Is the *Heritage* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

Yes

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the *Hazardous Materials* item relevant to your proposal?

No

Contamination

Is the *Contamination* item relevant to your proposal?

No

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

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

No

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



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

Application Number

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Is the Erosion and Sediment Control (for sites greater than 0.33 of a hectare) item relevant to your proposal?

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No



WATER

Waste Management, Noise

WATER AND SEWERAGE NETWORK

Waste Management for waste facilities and management

CONDITIONALLY ACCEPTED

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

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

No

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Gas

Stormwater



Have you provided Entity Endorsement?

No
Application Number

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Have you provided required documentation for referral to Entity?

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

WATER AND SEWERAGE NETWORK

National Capital Plan

Is the National Capital Plan item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the Crime Prevention item relevant to your proposal?

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the Landscape item relevant to your proposal?

Yes

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

Yes

Lighting

Is the Lighting item relevant to your proposal?

No

CONDITIONALLY ACCEPTED

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

Signed Eddie Gonzalez

Date 14 Sep 2016

Contact phone: 6248 3111

icon

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Application Number

Signs 09

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Is the *Signs* item relevant to your proposal?

No

Neighbourhood Plans

Is the *Neighbourhood Plans* item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

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

Yes

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

Yes

Water Sensitive Urban Design (Stormwater Quality)

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

No

Driveways (For works on verge only)

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

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

No

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

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

Do you have a *survey certificate* with this application?

Yes



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

icon

Development Undertaken Without Approval - S205 - P & D Act 2007

Application Number

Is this application for development undertaken without approval?

No Yes

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



WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance

Signed Eddie Gonzalez Date 14 Sep 2016

Exclusion from Public Inspection

Contact phone: 6248 8111

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

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

Are you requesting an exclusion from *Public Inspection*?

No

Conflict of Interest Declaration

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

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

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

icon

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 consideration and approval;

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

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

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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;

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

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;

Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

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

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

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

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

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

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

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



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

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

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

WATER AND SEWERAGE NETWORK

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

CONDITIONALLY ACCEPTED

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

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

I accept the above declarations

Accept

Signed Eddie Gonzalez Date 14 Sep 2016

Acceptance date

Contact phone: 6248 3111

23 Aug 2016

Before Submitting

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

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

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

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

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

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

Privacy Notice



Application Number
157409
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The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept in the Register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

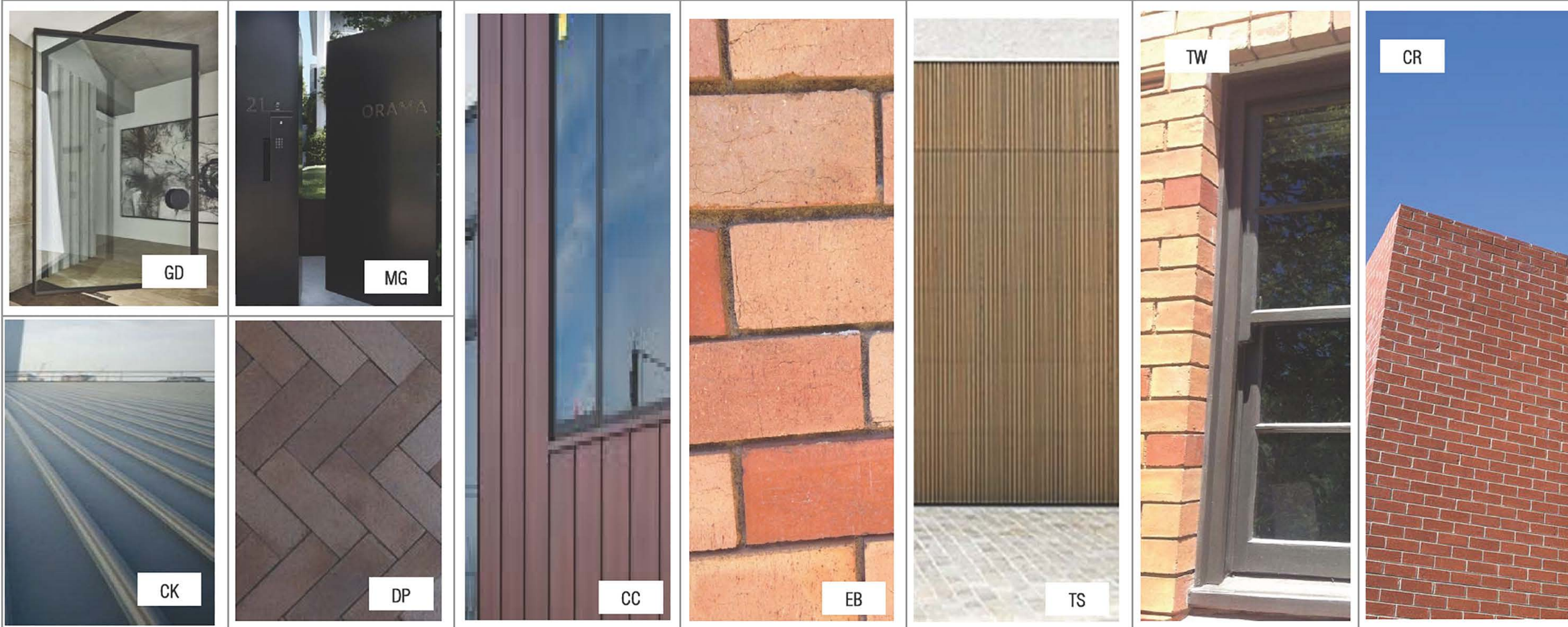
Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

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

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

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



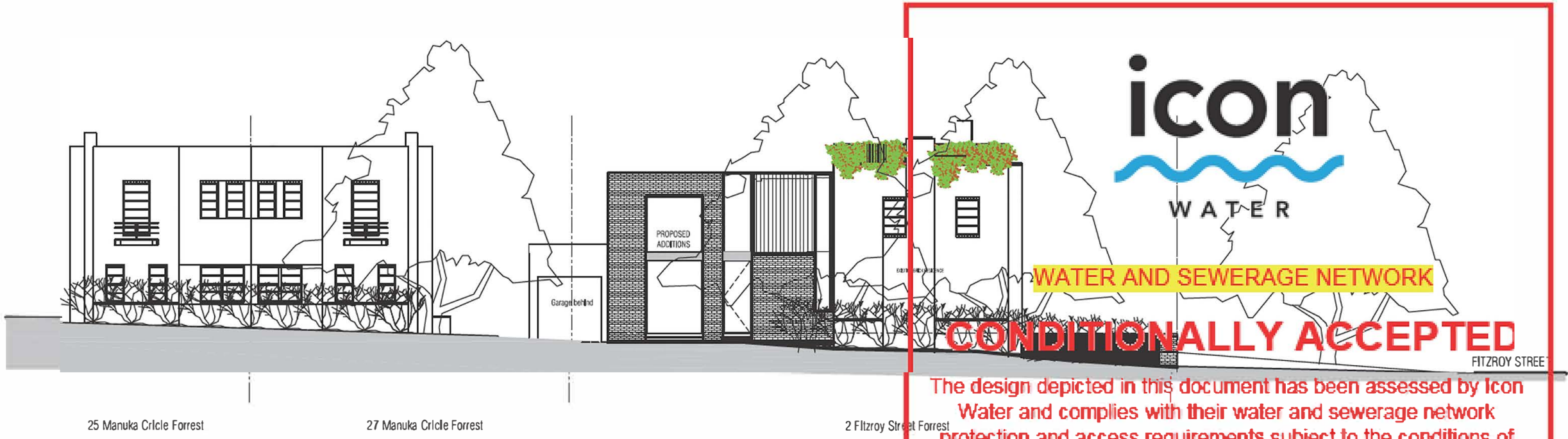
CR Canberra Red Brickwork	CC Copper Cladding	TS Timber Screening	EB Existing Brickwork	CK Colourbond Klip Lok Roofing	TW Timber windows	DP Driveway pavers	
MG Metal Gates	GD Glass Entry Door						

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

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



FITZROY STREET ELEVATION



MANUKA CIRCLE ELEVATION

icon
WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Signed **Eddie Gonzalez** Date **14 Sep 2016**

Contact phone: 6248 3111

CLIENT
GEORGE

PROJECT
8/35F

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

DRAWING
**COMPOSITE
STREETScape
ELEVATIONS**

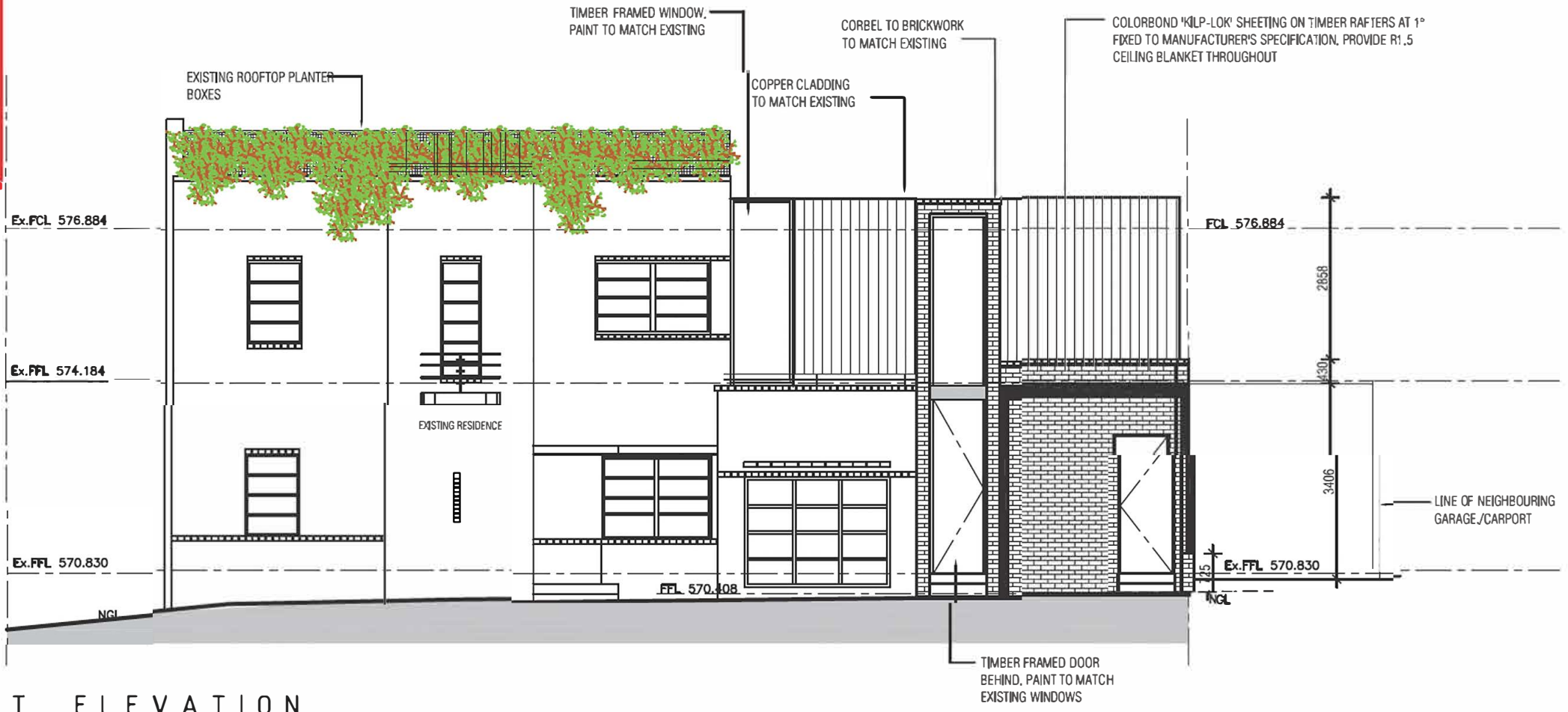
DATE 17/08/16
SCALE 1:200 @ A3
DRAWN TK

**HERITAGE
APPROVAL**
DRAWING No.

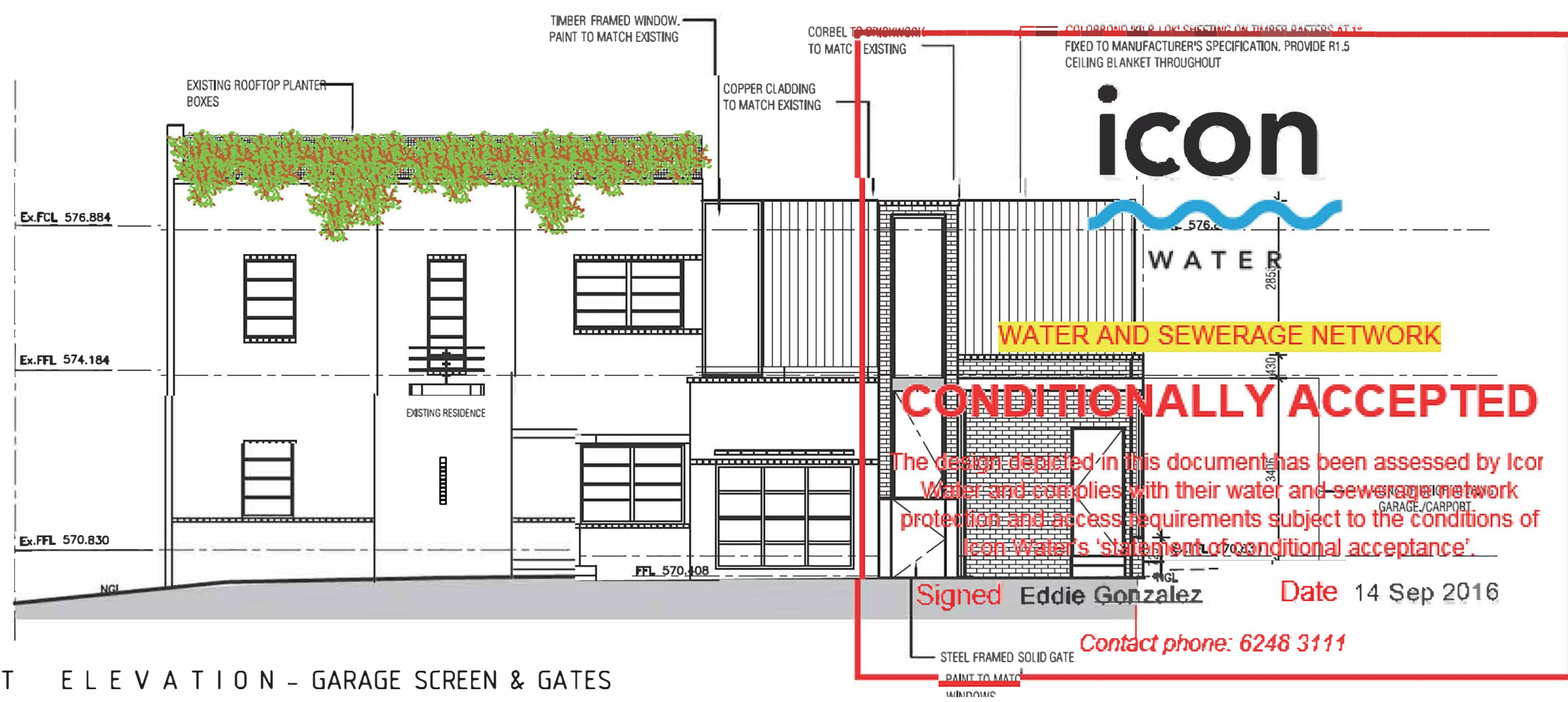
A07

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	28.16
B	HERITAGE ADVISORY COMMENTS	17.8.16

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



NORTH EAST ELEVATION



NORTH EAST ELEVATION - GARAGE SCREEN & GATES

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

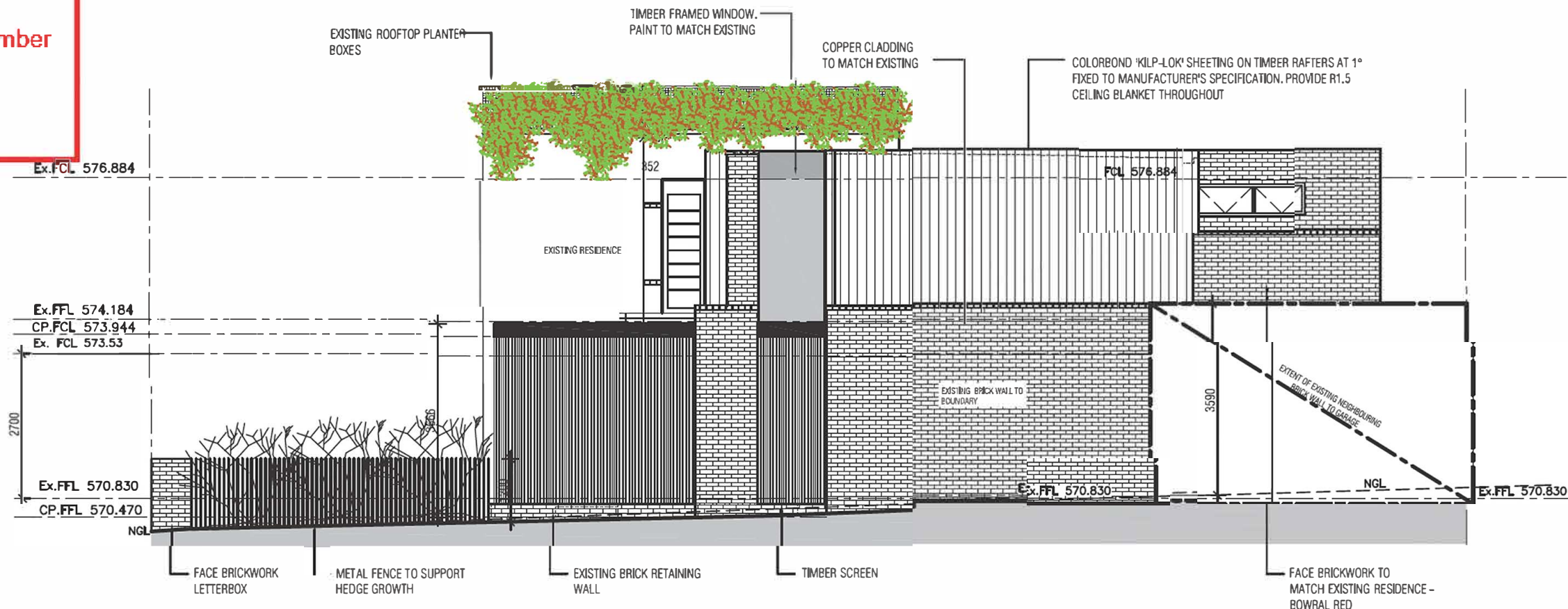
DATE 17/08/16
SCALE 1:100 @ A3
DRAWN DK

HERITAGE APPROVAL

DRAWING No.
A04

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

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



NORTH WEST ELEVATION - CARPORT SCREEN

CLIENT
GEORGE

PROJECT
8/35F

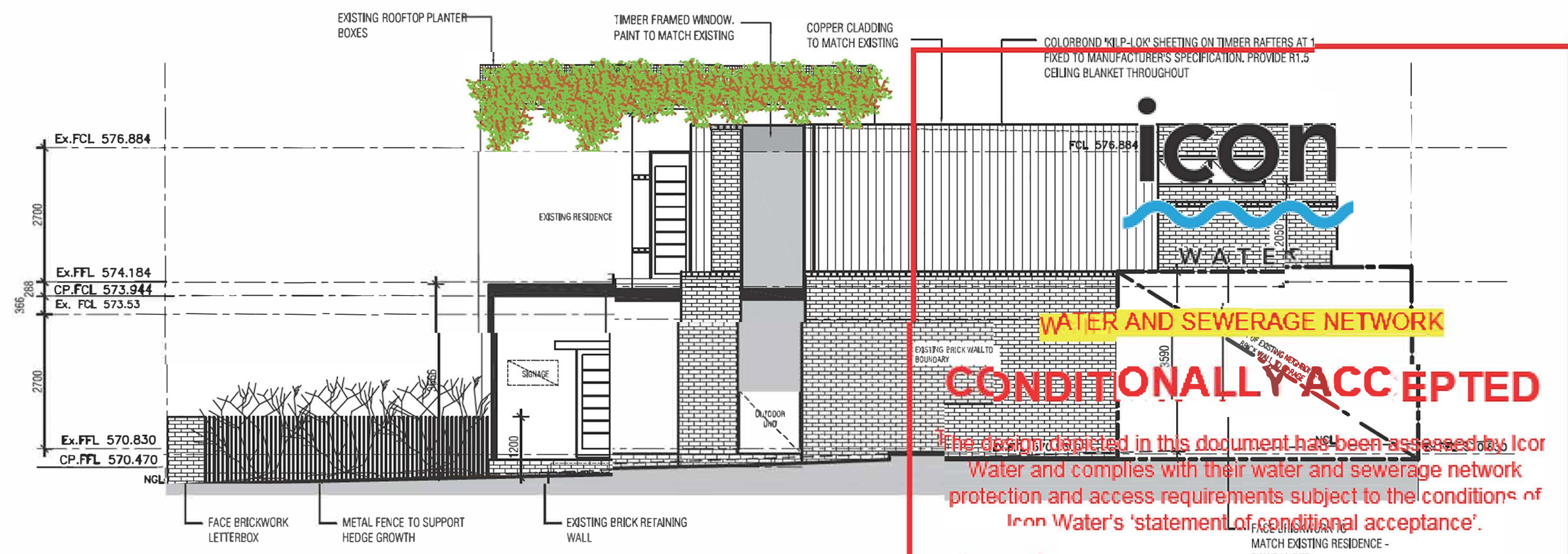
BLOCK 8, SECTION 35
FORREST ACT
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
ELEVATIONS

DATE 17.8.16
SCALE 1:100 @ A3
DRAWN TK

DEVELOPMENT APPROVAL

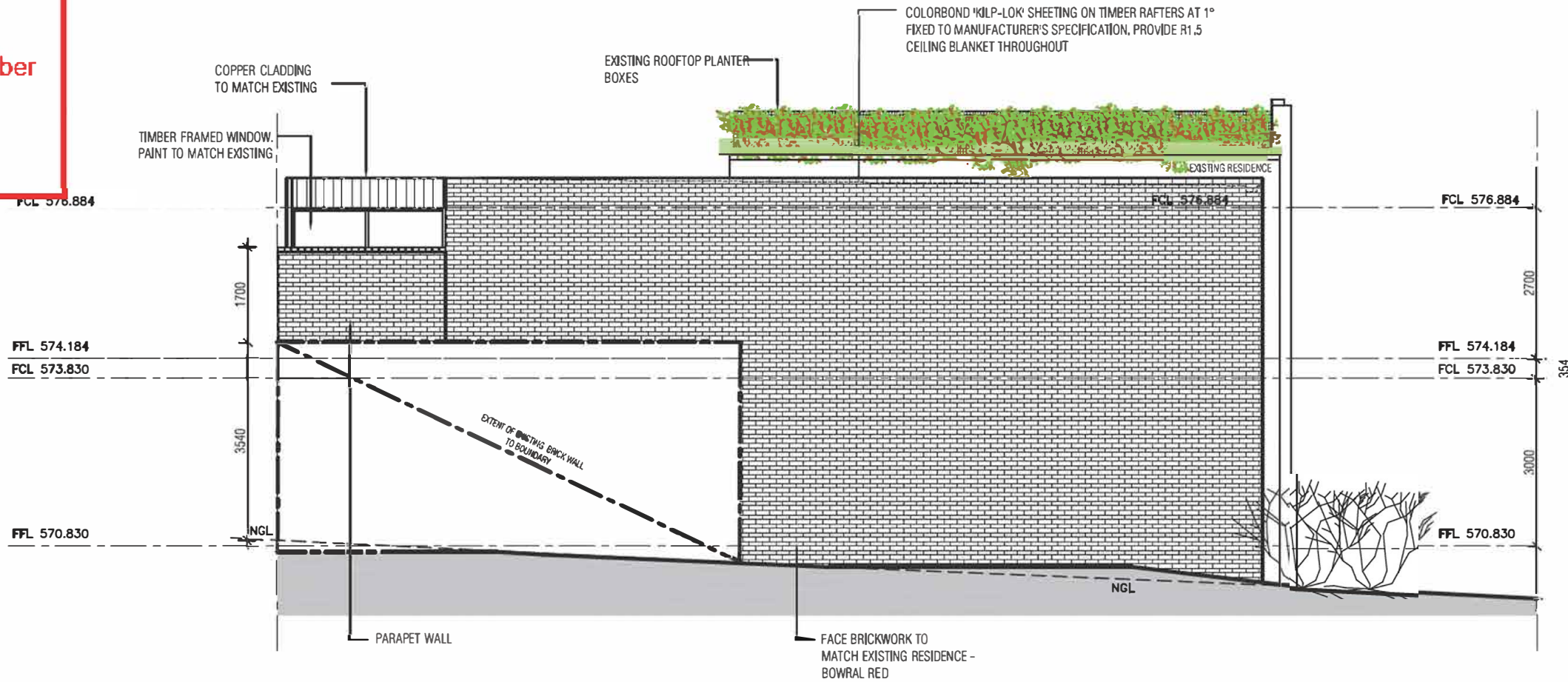
DRAWING No.
A05



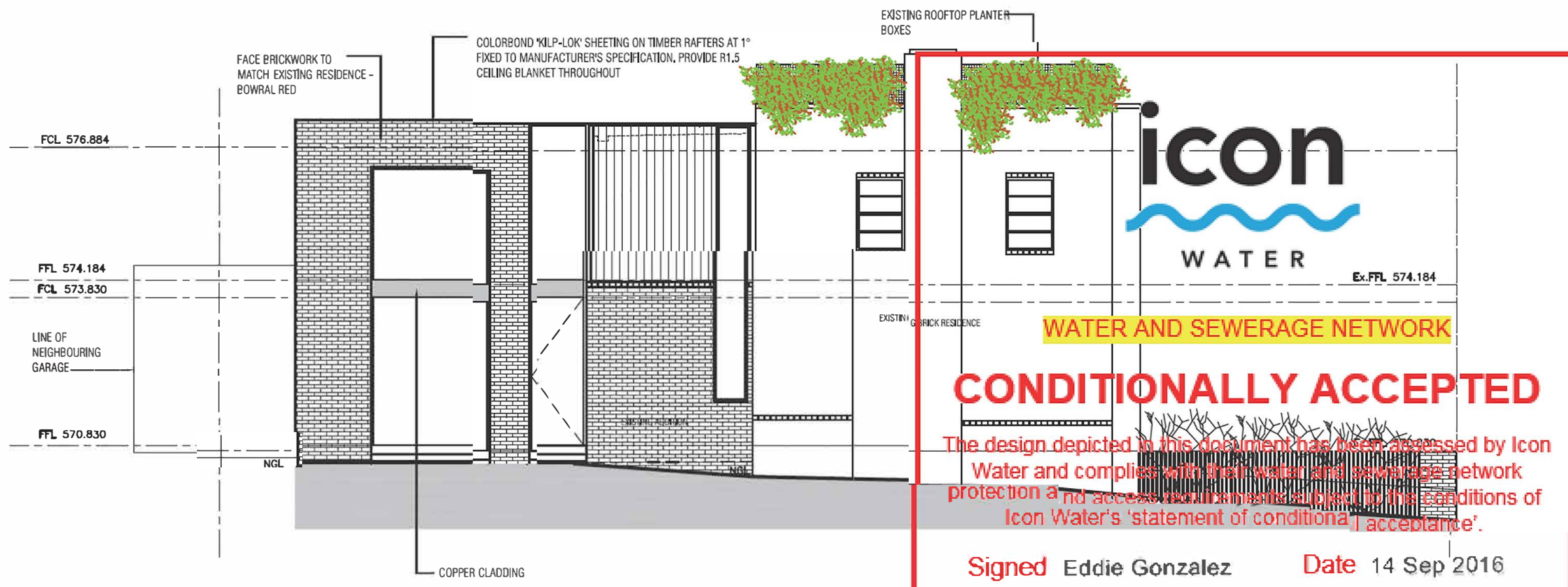
NORTH WEST ELEVATION

REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	17.8.16

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SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

CLIENT
GEORGE

PROJECT
8/35F

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

DRAWING
ELEVATIONS

DATE 17.08.16
SCALE 1:100 @ A3
DRAWN TK

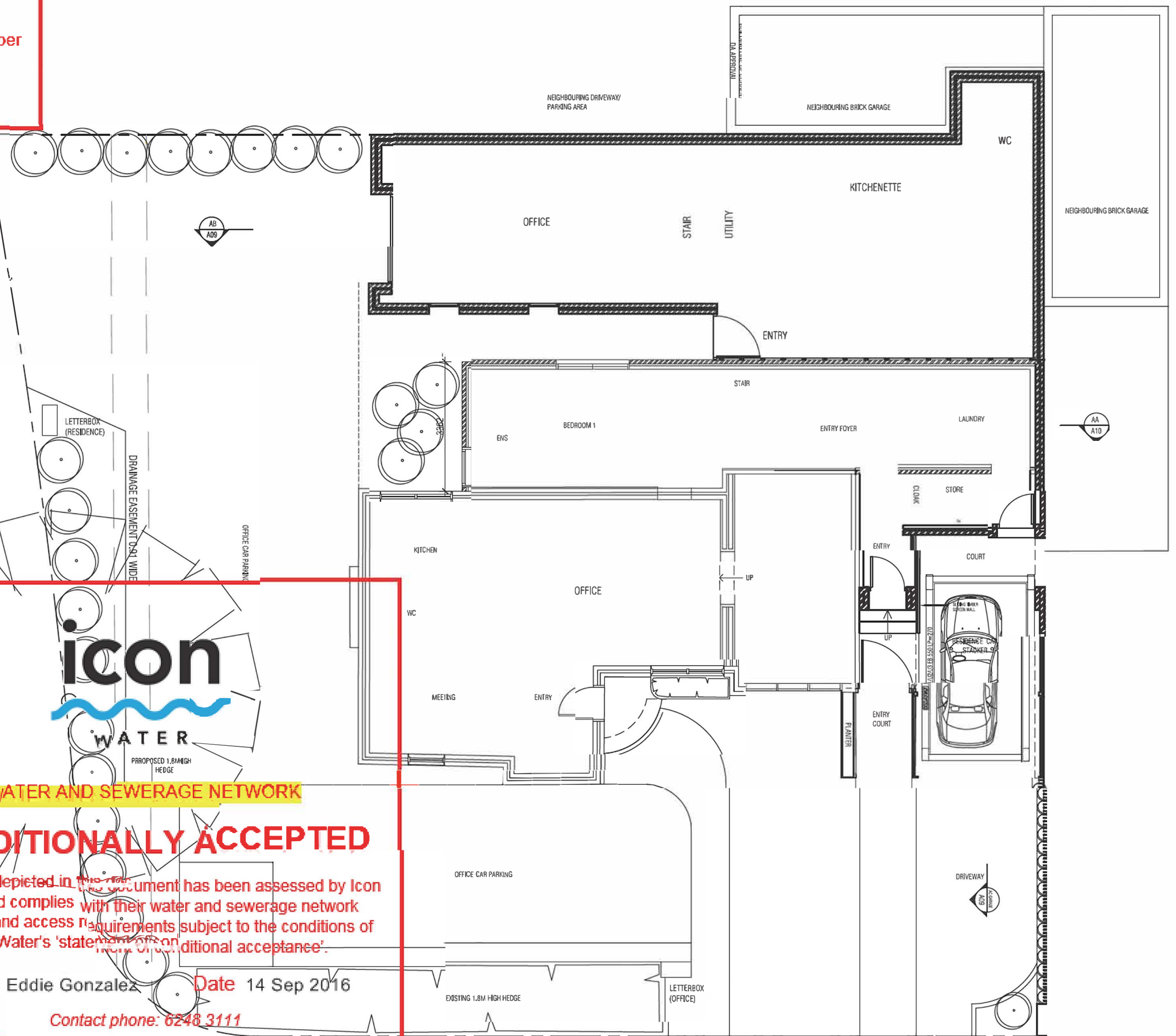
DEVELOPMENT APPROVAL

DRAWING No.

A06

REVISION	DESCRIPTION	DATE
A	ISSUE FOR HERITAGE	17.08.16

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



CLIENT
GEORGE

PROJECT
8/35F

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

DRAWING
**PUBLIC NOTIFICATION
PLAN - GROUND**

DATE 17.08.16
SCALE 1:100 @ A3
DRAWN TK

**DEVELOPMENT
APPROVAL**

DRAWING No.

A13

icon
WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Signed Eddie Gonzalez Date 14 Sep 2016

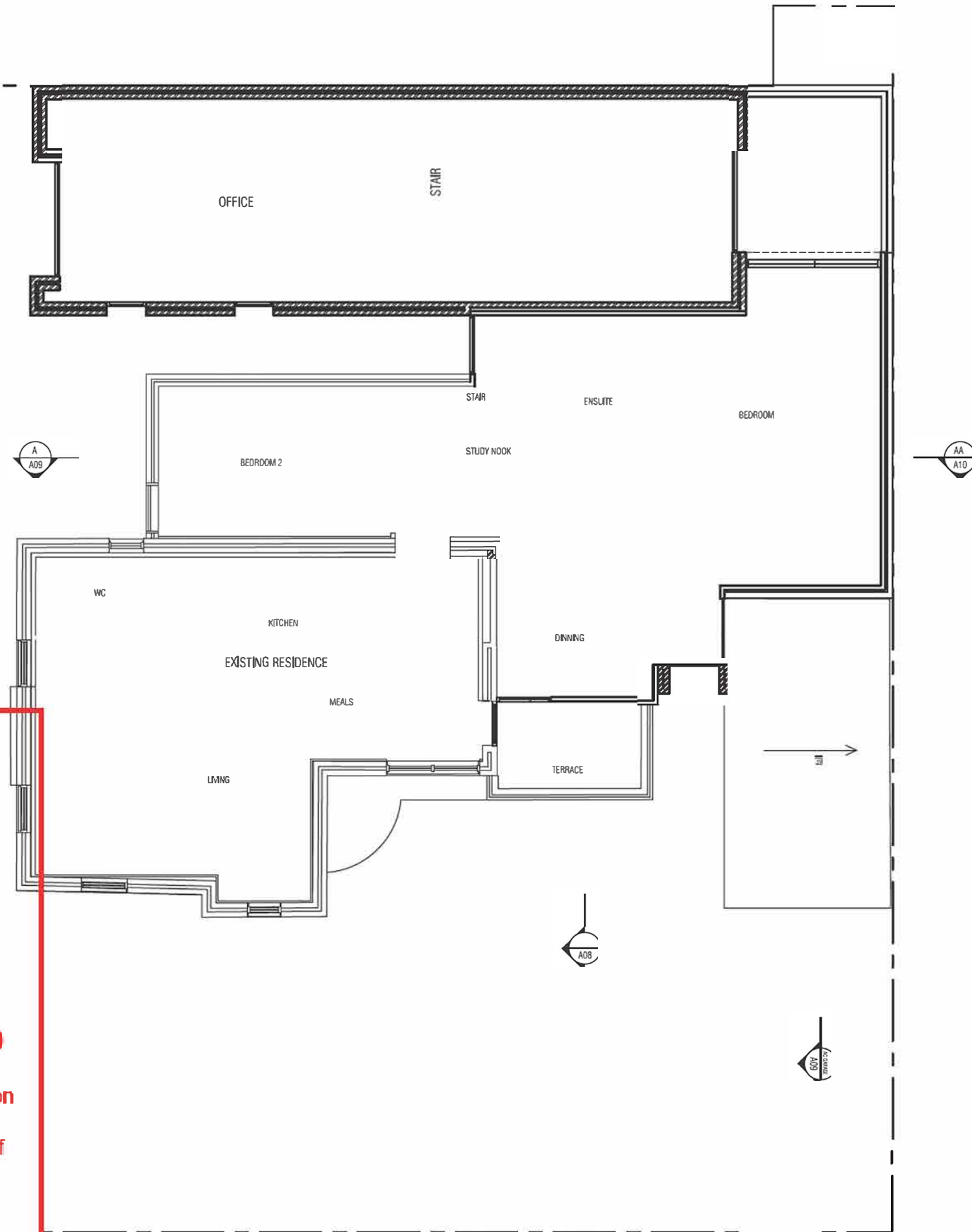
Contact phone: 6248 3111



Application Number
157409
Sheet
29 of 109

REVISION	DESCRIPTION	DATE
A	ISSUED FOR HERITAGE	17.08.16

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



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Eddie Gonzalez** Date **14 Sep 2016**

Contact phone: 6248 3111

CLIENT
GEORGE

PROJECT
8/35F

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



DRAWING
**PUBLIC NOTIFICATION
PLAN - UPPER**

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

**DEVELOPMENT
APPROVAL**
DRAWING No.

A14



Application Number

157409

18/08/2016

30 of 109

OUR REFERENCE: INTERESTED PARTIES 160818

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

To whom it may concern,

List of Interested Parties – Block 8 Section 35 Forrest

Lessee: Nastasia Eleni George and Tomislav Ivan Kasunic
PO Box 3218 Manuka ACT 2603

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

REVISION	COMPLETION	DATE
A	ISSUED FOR DA	17.8.16

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

- LEGEND**
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED and protected
 - PROPOSED EVERGREEN TREES
Refer Plant Schedule L002
 - PROPOSED FEATURE AND ACCENT PLANTING
Refer Plant Schedule L002
 - PROPOSED SHRUBS
Refer Plant Schedule L002
 - PROPOSED HEDGE PLANTING
Refer Plant Schedule L002
 - EXISTING HEDGE PLANTING
to remain
 - PROPOSED CIRCUMFERENTIALS
Refer Plant Schedule L002
 - MULCH (where noted on plan)
Product: Comix or equivalent fibre forest mulch
 - BESPOKE GRASS
200mm depth (incorporated into) Type B and all listed subgrade. Sows with irrigated grass in all as specified. Where areas adjacent to walls and edge of shrub beds provide proven smp as detailed
 - PAVED EDGE
Colour to match proposed brick paving
 - PERMEABLE PAVING
Concrete pavers 60x60x50mm, Cobble Charcoal. Laid on concrete sub base and sand and trafficked by foot traffic.
 - ASPHALT/GROUT/BRICK CONCRETE
100mm depth on 20mm compacted subgrade. Saw cuts to run as indicated on plan. Colour NATURAL GREY
 - COBBLESTONE GRANITE
 - FENCE TYPE 1 - TEMPORARY
1200mm high chain link fence powdercoated black to be removed when hedge has been established
 - FENCE TYPE 2
1800mm high chain link fence powdercoated black
 - BRICK WALL/BORDER

PLANT SCHEDULE

SPECIES	SIZE
Trees Cm Citrus Meyer LEMON	1.5m min height
Acer Bx HEDGE	1.1m height 2m pot
SHRUB PLANTING	200mm pot
Ac Bx En Sai Si Cs Pt Cm	200mm pot 200mm pot 200mm pot 200mm pot 200mm pot 200mm pot 200mm pot
GROUNDCOVERS	200mm pot * 100mm pot
Bs Tj	0.7m cts on a grid 0.7m cts on a grid

WATER AND SEWERAGE NETWORK

W Pt - Quantity to be confirmed by landscape contractor.

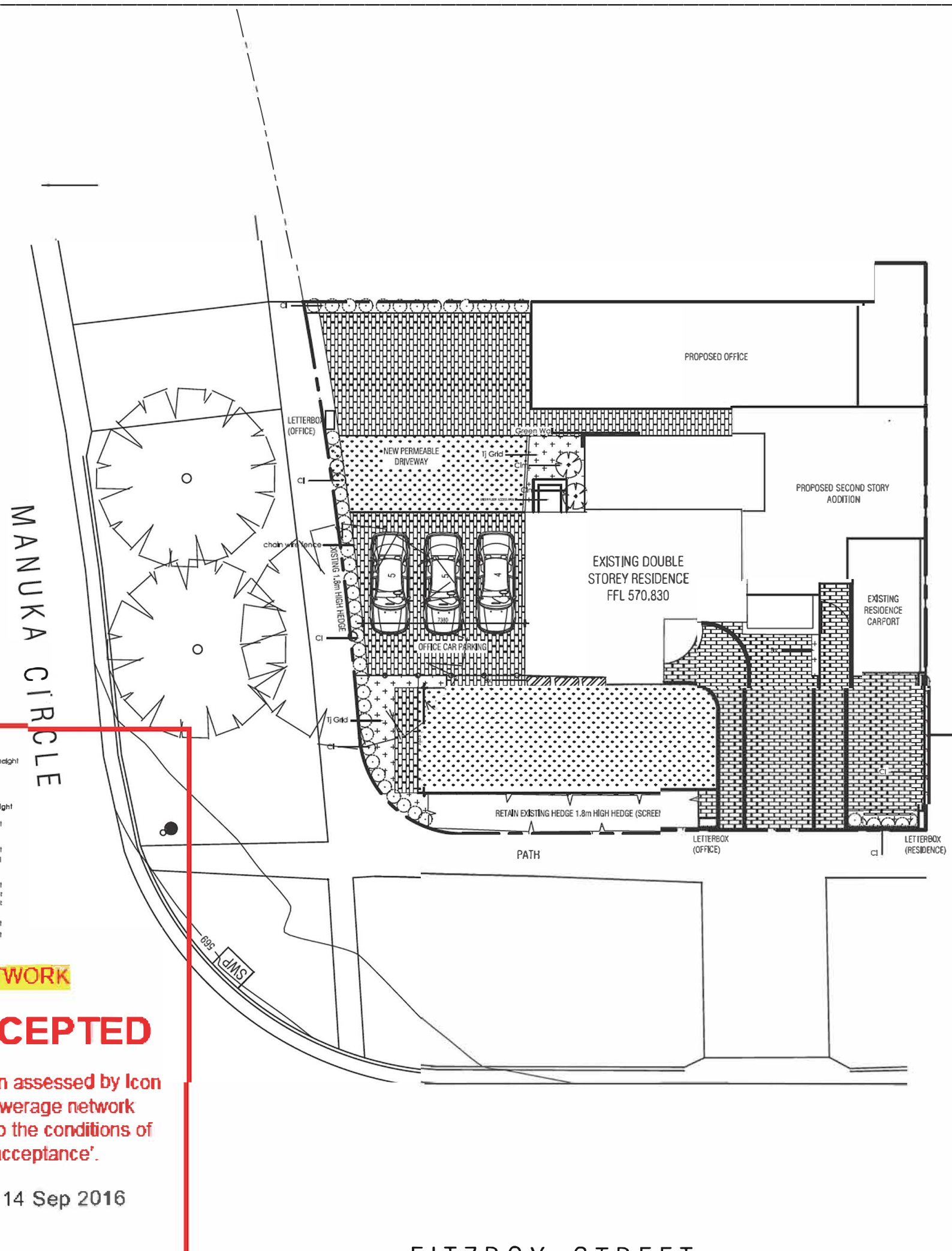
CONDITIONALLY ACCEPTED

* TO BE CONFIRMED ON SITE BY CONTRACTOR

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Signed **Eddie Gonzalez** Date **14 Sep 2016**

Contact phone: 6248 3111



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GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST



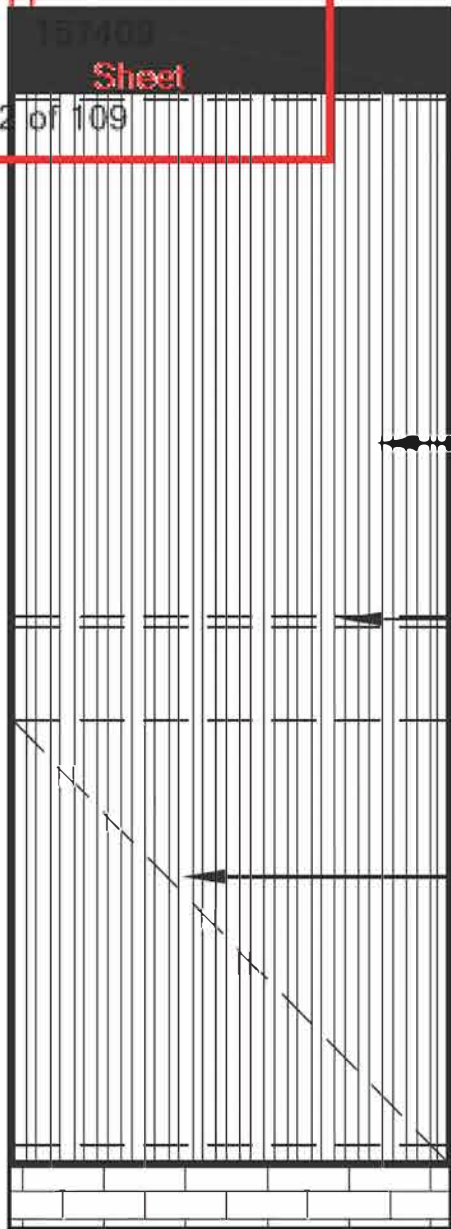
DRAWING
LANDSCAPE PLAN

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

DEVELOPMENT APPROVAL

DRAWING No.

A16

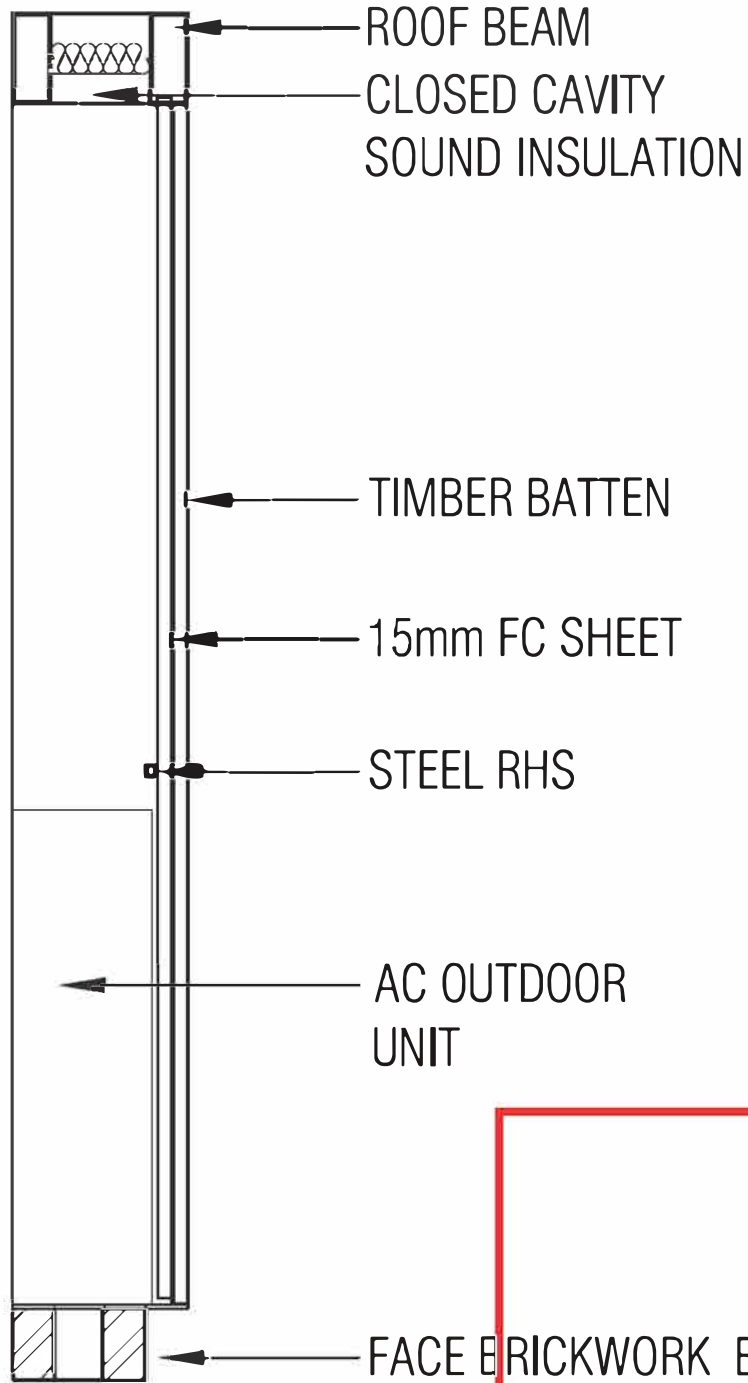


TIMBER BATTEN

RHS SUPPORT
BEHIND

AC OUTDOOR
UNIT BEHIND
SCREEN

SECTION - NTS



ROOF BEAM
CLOSED CAVITY
SOUND INSULATION

TIMBER BATTEN

15mm FC SHEET

STEEL RHS

AC OUTDOOR
UNIT

FACE BRICKWORK BASE

GROUND LOCATION PLAN



REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	17.8.16

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CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

ANALYSIS

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



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

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

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

AC OUTDOOR UNIT PEAK DURING MONDAY TO SATURDAY 7AM-10PM WITHOUT ENCLOSURE. SERVICES EXISTING GROUND FLOOR OFFICE. OFFICE IS ONLY OPERATIVE BUSINESS HOURS, SATISFYING 55 DB(A) THRESHOLD.

ENCLOSURE REDUCES DB(A) EMISSION AT BOUNDARY TO 45 DB(A) THRESHOLD. REFER TO SUPPORTING COMPLIANCE REPORT DEMONSTRATING COMPLIANCE TO 35B(A) STANDARD.

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

DRAWING
**AC OUTDOOR
DETAIL**

DATE 18.08.16
SCALE NTS @ A3
DRAWN TK

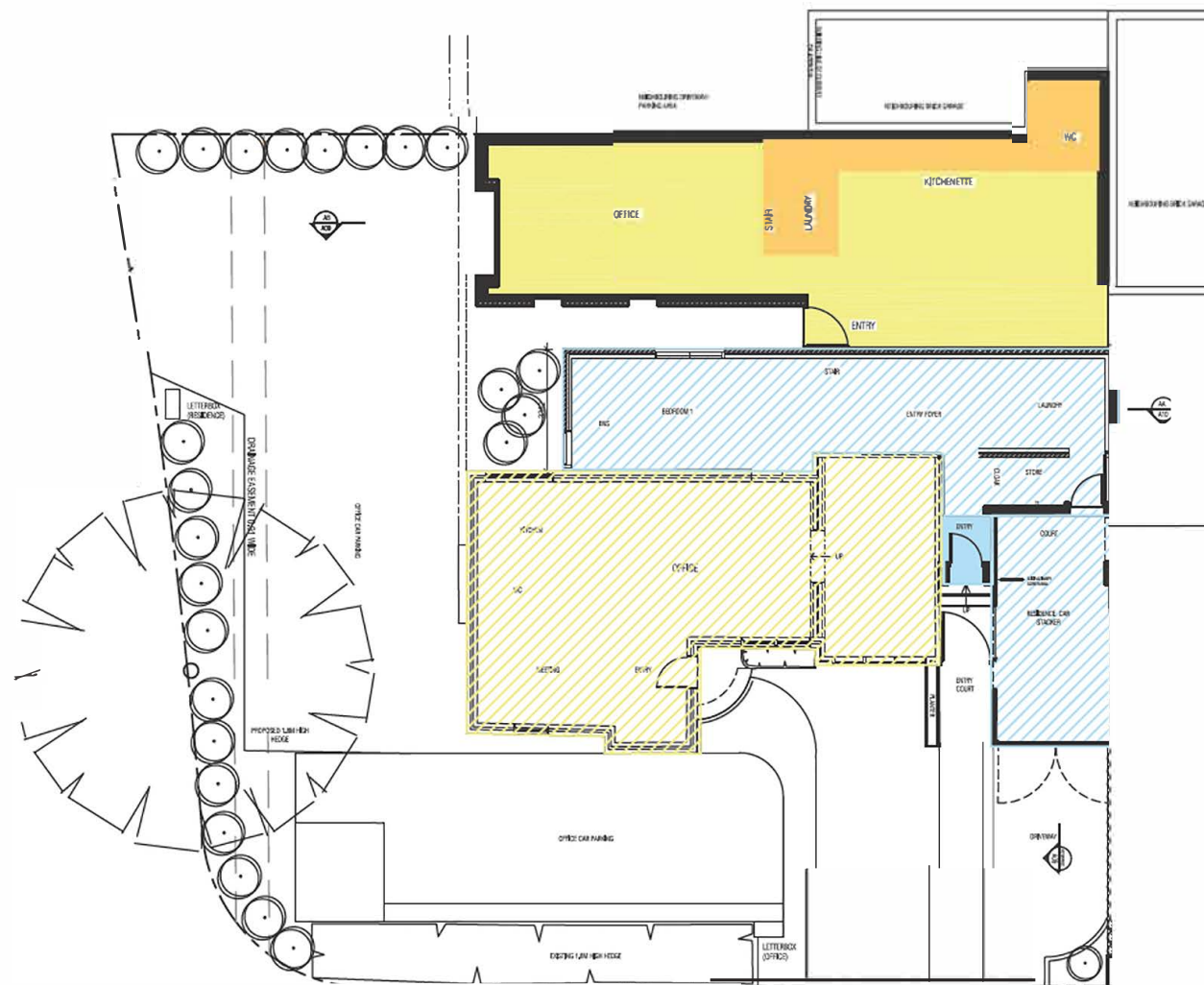
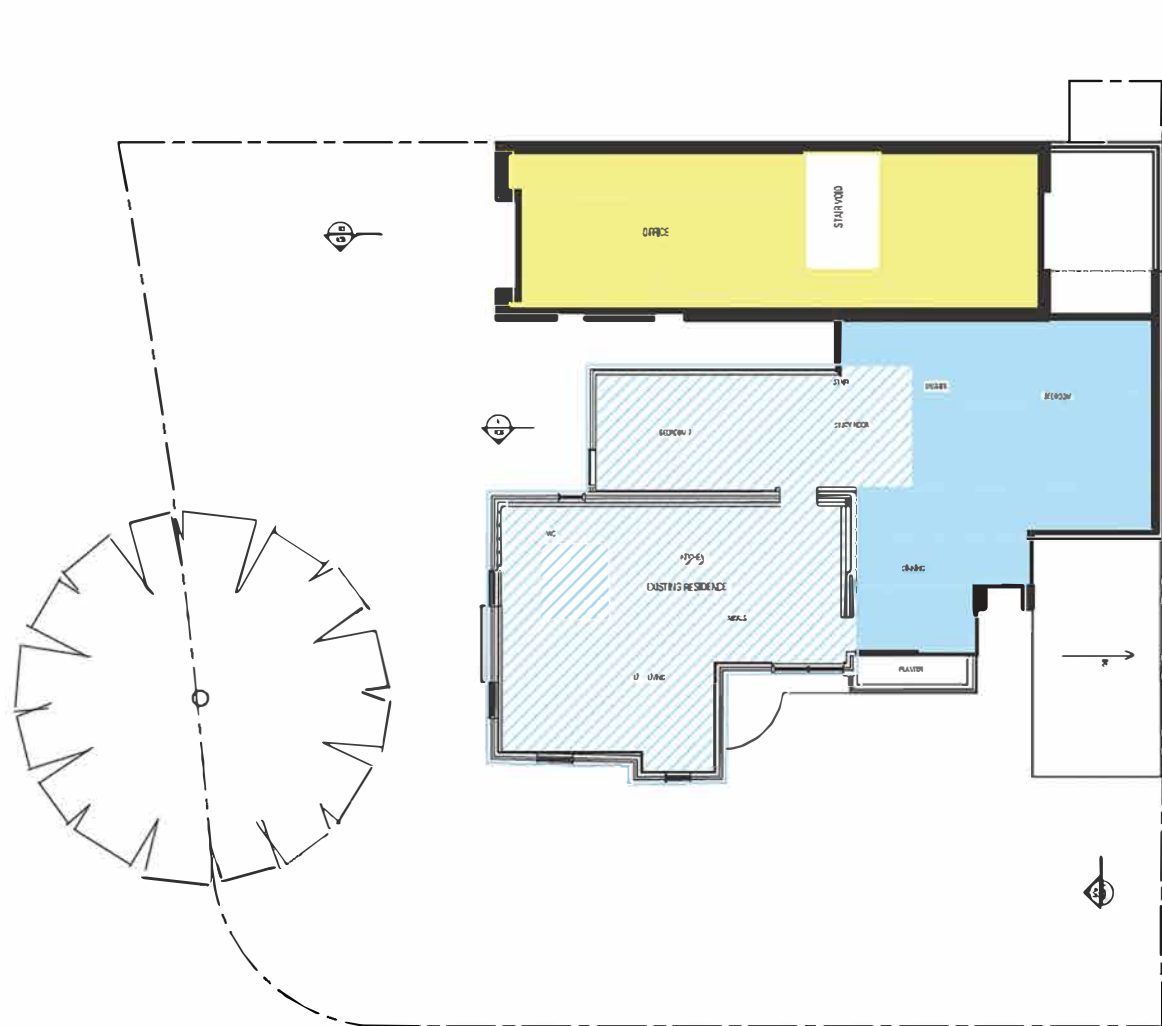
**DEVELOPMENT
APPROVAL**

DRAWING No.

A15

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	17.8.16

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AREA ANALYSIS

EXISTING RESIDENTIAL AREA - 92.70m² (lined hatch)
 PROPOSED RESIDENTIAL AREA - 52.40m² (solid hatch)
 PROPOSED COMMERCIAL AREA OFFICE - 63.82m² (Solid hatch)

AREA ANALYSIS

EXISTING GROUND RESIDENTIAL - 77.27m² (lined hatch)
 PROPOSED GROUND RESIDENTIAL - 2.87m² (solid hatch)
 EXISTING COMMERCIAL OFFICE - 83.20m² (lined hatch)
 PROPOSED COMMERCIAL OFFICE - 714.7m² (solid hatch)
 ANCILLARY USE - 15.01m² (solid hatch)

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PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT
PROJECT No.
BLKBSEC35 - FORREST

DRAWING
AREA PLANS

DATE 17.08.16
SCALE 1:200 @ A3
DRAWN TK

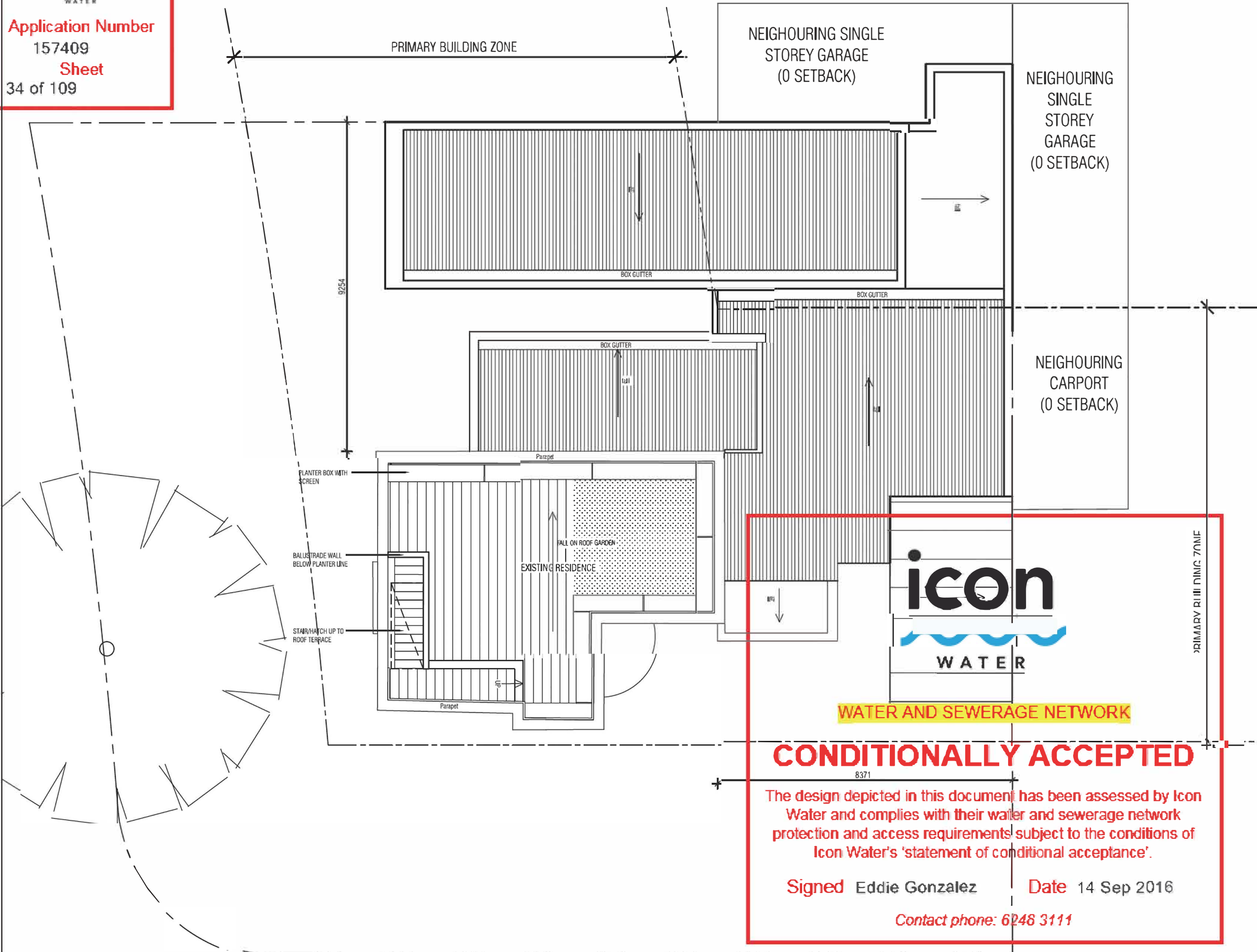
**DEVELOPMENT
APPROVAL**

DRAWING No.

A11

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	17.8.16

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Signed Eddie Gonzalez Date 14 Sep 2016

Contact phone: 6248 3111

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST



DRAWING
ROOF PLAN

DATE 17.8.16
SCALE 1:100 @ A3
DRAWN TK

DEVELOPMENT APPROVAL

DRAWING No.

A08