

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

### Conditions

#### VERGE / VERGE TREE

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination and planning – TCCS prior to commencement and on completion of the work.

#### PEDESTRIAN NETWORK

2. All verge protective fencing must be placed in such a way that the verge is protected but access to the pedestrian network is provided at all times.
3. Adequate clearances between the verge protective fencing and the pedestrian footpath must be provided in accordance with the TCCS Reference document 04.

#### STORMWATER

4. As this is an RZ1 block, only one stormwater tie (with enough capacity for both dwellings) must be used for the entire block.

#### WASTE

5. Additional waste wheelie bins can be collected from the kerbside of Chauncy Crescent.

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

1. All of the proposed works are within the block boundary and there are no off-site works.
2. There is no stormwater (SW) easement on this block.
3. EPSDD should check internal circulation to make sure all vehicles can enter and exit in a forward direction.

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Tuesday, 25 August 2020 3:12 PM

To: TCCS\_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-201935920-6/461 RICHARDSON-01

**DEVELOPMENT APPLICATION NO:** 201935920

**BLOCK: 6 SECTION: 461 DIVISION: RICHARDSON**

**Description - PROPOSAL FOR A SECONDARY RESIDENCE – a new single storey secondary residence in addition to the existing dwelling, double garage, tree removal, landscaping and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(15/09/2020 – 15 working days)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

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

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

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**Bruan, Nicole**

**From:** Abeysekera, Ruwan  
**Sent:** Monday, 14 September 2020 3:19 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037483-31/30 DICKSON-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037483**

**Project Description:**

**PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – partial demolition of the existing commercial building. Replacement of existing windows, doors, installation of new parapet, signs and associated works.**

<b>BLOCK: 31</b>	<b>SECTION: 30</b>	<b>SUBURB: DICKSON</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	
On Street / Public Parking		Sightlines	
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management		Street Lighting	
Stormwater easement	X	Pedestrian Footpath	X
Stormwater Tie		Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	X
Lease Variation		Capital Works	

And TCCS' position is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported' and requires further information	

### Conditions

#### VERGE / VERGE TREE

1. The unleased land must be protected during construction.
2. All works must be kept inside the lease boundary.
3. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination – TCCS prior to commencement and on completion of the work.
4. A Licence agreement will be required if any owning encroachment into Unleased Territory land.
5. If a licence already exists for encroachments then it might need to be updated to include any new encroachments.

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

1. There is no new offsite works proposed with this DA referral application.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Development Planning | MIEAust  
 Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Wednesday, 9 September 2020 1:23 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037483-31/30 DICKSON-01

**DEVELOPMENT APPLICATION NO:** 202037483  
**BLOCK:** 31 **SECTION:** 30 **DIVISION:** DICKSON

**Description - PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – partial demolition of the existing commercial building. Replacement of existing windows, doors, installation of new parapet, signs and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(23/09/2020 – 15 working days)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

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

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

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**Bruan, Nicole**

---

**From:** Wong, Kevin  
**Sent:** Monday, 14 September 2020 3:52 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD; Henriquez, Jose  
**Subject:** COMM: TCCS-202037558-13/31 FLYNN-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037558**

**Project Description:**

**PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Partial demolition of existing structures, construction of new garage, new alfresco, new colorbond roof and associated works.**

<b>BLOCK: 13</b>	<b>SECTION: 31</b>	<b>SUBURB: FLYNN</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement	X	Pedestrian Footpath	
Stormwater Tie		Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	X
Lease Variation		Capital Works	

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

**Conditions**

**VERGE / VERGE TREE**

1. The verge must be protected during construction.
2. All works must be kept inside the lease boundary.

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

1. All of the proposed works are within the block boundary and there are no off-site works.
2. There is no stormwater (SW) easement on this block.

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | ACT Government

Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Tuesday, 25 August 2020 3:45 PM

**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>

**Subject:** REFERRAL-TCCS-202037558-13/31 FLYNN-01

**DEVELOPMENT APPLICATION NO:** 202037558

**BLOCK:** 13 **SECTION:** 31 **DIVISION:** FLYNN

**Description - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Partial demolition of existing structures, construction of new garage, new alfresco, new colorbond roof and associated works**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(15/09/2020 – 15 working days)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

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

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

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Monday, 14 September 2020 12:25 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037578-2/460 KAMBAH-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037578

Project Description: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition to North of existing dwelling, construction of extension, new pergola, new pool fence and associated works.

BLOCK: 2	SECTION: 460	SUBURB: KAMBAH
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Additions/Alterations	X
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### STORMWATER

2. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.
3. A 2.5m wide and 2.5m high unobstructed access corridor must be provided along the eastern boundary from the front of the block to the stormwater easement for service vehicles.

### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. All proposed works are within the block boundary.
2. This approval only for proposed works and
3. The Pool is not including in this approval.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 3 September 2020 4:04 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037578-2/460 KAMBAH-01

**DEVELOPMENT APPLICATION NO:** 202037578  
**BLOCK:** 2 **SECTION:** 460 **DIVISION:** KAMBAH

Description - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition to North of existing dwelling, construction of extension, new pergola, new pool fence and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **24/09/2020**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr

Phone 6207 1923

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

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

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**Bruan, Nicole**

**From:** Abeysekera, Ruwan  
**Sent:** Monday, 14 September 2020 10:04 AM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037616-22/50 DUFFY-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037616**

**Project Description:**

**PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION – construction of a new tri-occupancy development consisting of three 2 storey adaptable dwellings, including associated landscaping and garages. LEASE VARIATION to specify three (3) dwellings.**

<b>BLOCK: 22</b>	<b>SECTION:50</b>	<b>SUBURB: DUFFY</b>
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This DA has been assessed in regards to the following:

<b>Traffic</b>		<b>Driveways/Verge Crossings</b>	
<b>On Street / Public Parking</b>		<b>Sightlines</b>	<b>X</b>
<b>Bus Stop/Public Transport (Action)</b>		<b>LMPP/Street Trees</b>	<b>X</b>
<b>Waste Management</b>		<b>Street Lighting</b>	
<b>Stormwater easement</b>	<b>X</b>	<b>Pedestrian Footpath</b>	
<b>Stormwater Tie</b>	<b>X</b>	<b>Service / Access Easement</b>	
<b>Demolition</b>		<b>Estate Development Plan (EDP)</b>	
<b>Further Information</b>		<b>Amendments/Additions/Alterations</b>	
<b>Lease Variation</b>	<b>X</b>	<b>Capital Works</b>	

And TCCS' position is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported' and requires further information	

**Conditions**

**VERGE / VERGE TREE**

1. The verge must be protected during construction.
2. All works must be kept inside the lease boundary.
3. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination – TCCS prior to commencement and on completion of the work.

**STORMWATER**

4. The existing stormwater tie connection must use for all of three dwellings.

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

1. The existing verge crossing is not included in this approval.
2. All internal circulation should be checked by EPSDD to make sure that vehicle can get in and out without difficulty.

**Kind regards,**

Ruwan Abeysekera | Compliance Inspection Officer Development Planning | MIEAust  
 Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Monday, 7 September 2020 2:37 PM

To: TCCS\_PC DA <TCCS.DA@act.gov.au>  
Subject: REFERRAL-TCCS-202037616-22/50 DUFFY-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202037616  
**BLOCK:** 22 **SECTION:** 50 **DIVISION:** DUFFY

Description - **PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION** – construction of a new tri-occupancy development consisting of three 2 storey adaptable dwellings, including associated landscaping and garages. **LEASE VARIATION to specify three (3) dwellings.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(28/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Theresa | Customer Coordination

Phone 02 6207 1923

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

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

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**Bruan, Nicole**

---

**From:** Wong, Kevin  
**Sent:** Monday, 14 September 2020 3:44 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD; Henriquez, Jose  
**Subject:** COMM: TCCS-202037374/23/42 PAGE-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037374**

**Project Description:**

**PROPOSAL FOR SUPPORTIVE HOUSING AND LEASE VARIATION**– demolition of the existing dwelling and construction of two new single storey dwellings, garages, driveway, landscaping and associated works. Lease variation to permit “Supportive Housing” as an additional use.

<b>BLOCK: 23</b>	<b>SECTION: 42</b>	<b>SUBURB: PAGE</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	X
Stormwater easement	X	Pedestrian Footpath	
Stormwater Tie	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation	X	Capital Works	

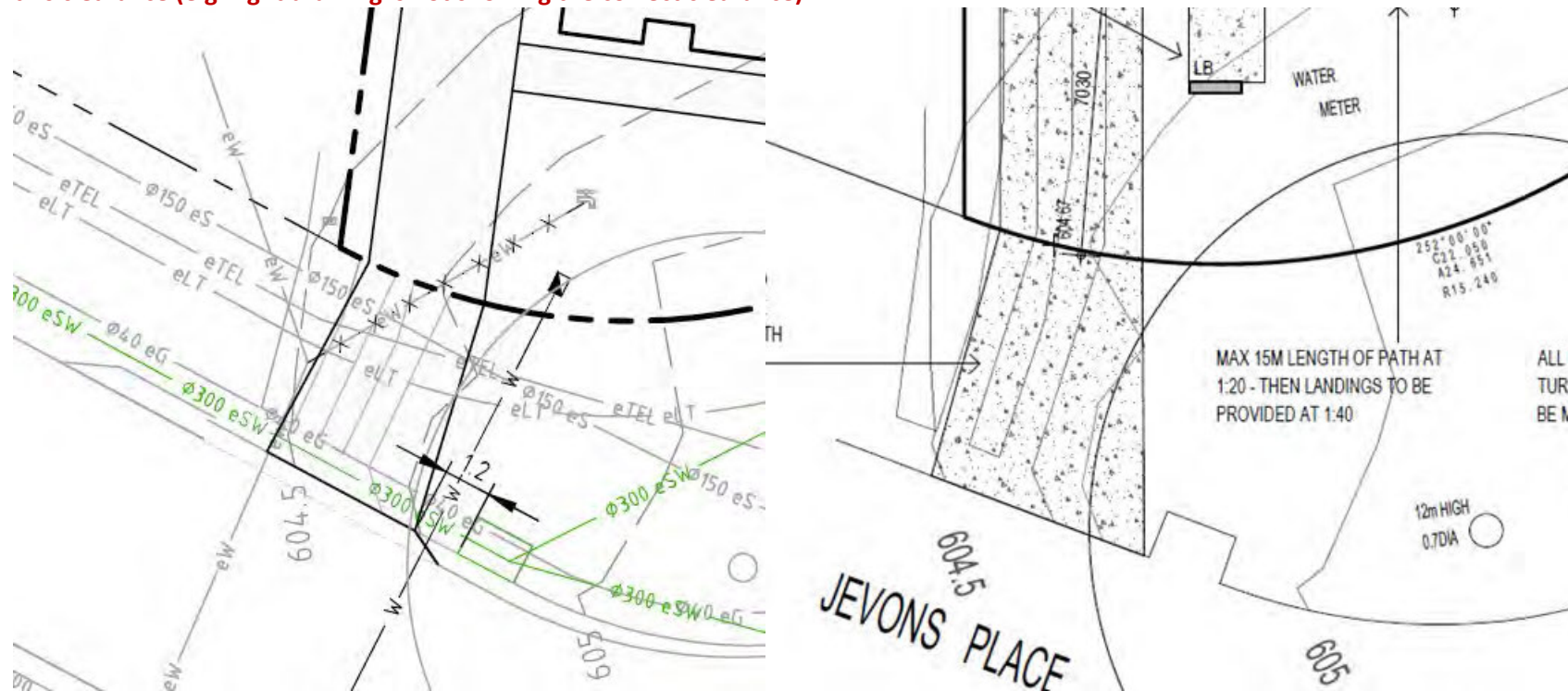
And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

Conditions

**VERGE CROSSING**

1. The verge crossing must be constructed in accordance with TCCS Design Standards.
2. The domestic verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
3. **The applicant has demonstrated that the edge of verge crossing is at least 1.2m from the adjacent stormwater sump. All drawings must be consistent in demonstrating this clearance (e.g. right drawing is not showing the correct clearance).**



**VERGE / VERGE TREE**

4. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination and planning – TCCS prior to commencement and on completion of the work.

**STORMWATER**

5. As this is not a subdivision, only one stormwater tie (with enough discharge capacity) must be used for the entire block.

**WASTE**

6. A Waste Management Strategy and Plans for demolition must be prepared in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2016.
7. Waste wheelie bins can be collected from the kerbside.

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

1. Please ask the applicant to address Condition 3 before releasing any stamped approved plans.
2. There is no stormwater (SW) easement on this block.

Regards,

Kevin Wong | Compliance Officer, Place Coordination  
P 6207 9647 | F 02 6207 9647

Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | ACT Government  
Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601  
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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Monday, 24 August 2020 11:18 AM

**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>

**Subject:** REFERRAL-TCCS-202037374/23/42 PAGE-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202037374  
**BLOCK:** 23 **SECTION:** 42 **DIVISION:** PAGE

Description - **PROPOSAL FOR SUPPORTIVE HOUSING AND LEASE VARIATION– demolition of the existing dwelling and construction of two new single storey dwellings, garages, driveway, landscaping and associated works. Lease variation to permit “Supportive Housing” as an additional use.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(15/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the Planning and Development Act 2007.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Theresa

Phone 02 6207 1923

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

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

**Access Canberra | ACT Government**

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Monday, 7 September 2020 3:38 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037563-12/63 DOWNER-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037563**

**PROPOSAL FOR NEW CARPORT- new carport and associated works.**

<b>BLOCK: 12</b>	<b>SECTION: 63</b>	<b>SUBURB: DOWNER</b>
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**This DA has been assessed with respect to the following elements:**

<b>Traffic</b>		<b>Driveways</b>	
<b>On Street / Public Parking Facility</b>		<b>LMPP/Street Trees</b>	<b>X</b>
<b>Public Transport</b>		<b>Street Lighting</b>	<b>X</b>
<b>Waste Management</b>		<b>Pedestrian Footpath</b>	<b>X</b>
<b>Stormwater</b>	<b>X</b>	<b>Service / Access Easement</b>	
<b>Demolition</b>		<b>Estate Development Plan (EDP)</b>	
<b>Further Information</b>		<b>Additions/Alterations</b>	<b>X</b>
<b>Lease Variation</b>		<b>Capital Works</b>	

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

**Conditions**

**LMPP / STREET TREES**

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

**Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

1. All proposed works are within the block boundary.
2. There is no SW easement on this block.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Monday, 31 August 2020 2:09 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037563-12/63 DOWNER-01

**DEVELOPMENT APPLICATION NO:** 202037563  
**BLOCK:** 12 **SECTION:** 63 **DIVISION:** DOWNER

Description - **PROPOSAL FOR NEW CARPORT- new carport and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **21/09/2020**

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr  
Phone 6207 1923  
[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

**Access Canberra | ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Monday, 7 September 2020 4:33 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037442-14/801 ISABELLA PLAINS-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037442

PROPOSAL FOR NEW DWELLING – PROPOSAL FOR A SECONDARY RESIDENCE - Construction of secondary residence, tree removal, landscaping and associated works.

BLOCK: 14	SECTION: 801	SUBURB: ISABELLA PLAINS
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	
Further Information		Additions/Alterations	
Lease Variation		Capital Works	

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### STORMWATER

2. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement along the southern boundary.
3. A 2.5m wide and 2.5m high unobstructed access corridor must be provided from the front of the block through existing carport and proposed pergola (along the western of the block boundary) to the stormwater easement for service vehicles.
4. Only one stormwater tie must be used for all the developments in a single block.

#### WASTE

5. The waste can be collected along the kerbs in accordance with TCCS requirements.

#### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. Please ask the applicant to address Condition 3 above prior to releasing stamped approved plans.
2. All proposed works are within the block boundary.
3. There is no SW easement on this block.
4. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.
5. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 27 August 2020 9:01 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037442-14/801 ISABELLA PLAINS-01

**DEVELOPMENT APPLICATION NO:** 202037442  
**BLOCK:** 14 **SECTION:** 801 **DIVISION:** ISABELLA PLAINS

Description - **PROPOSAL FOR A SECONDARY RESIDENCE - Construction of secondary residence, tree removal, landscaping and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(17/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Monday, 7 September 2020 9:57 AM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037550-6/515 KAMBAH-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037550

PROPOSAL FOR NEW DWELLING – PROPOSAL FOR NEW DWELLING AND SECONDARY RESIDENCE - Demolition of existing structures, tree removal, construction of new two-storey dwelling and single-storey secondary residence, garages, verge alterations and associated works.

BLOCK: 6	SECTION: 515	SUBURB: KAMBAH
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	
Further Information		Additions/Alterations	
Lease Variation		Capital Works	

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

**Conditions**

**DRIVEWAY / VERGE CROSSING**

1. The driveway must be constructed in accordance with TCCS MIS Design Standards.
2. The driveway must be inspected at the formwork stage by an officer of TCCS Development Planning. This driveway inspection can be organised by completing a smart form available on the TCCS website.
3. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
4. A maximum skew of 10% will be allowed if necessary. This will be checked during Design Review stage.

**LMPP / STREET TREES**

5. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

**STORMWATER**

6. Only one stormwater tie must be used for all the developments in a single block.

**WASTE**

7. The waste can be collected along the kerbs in accordance with TCCS requirements.

**Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

1. There is no SW easement on this block.
2. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.
3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 27 August 2020 10:58 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037550-6/515 KAMBAH-01

**DEVELOPMENT APPLICATION NO:** 202037550  
**BLOCK:** 6 **SECTION:** 515 **DIVISION:** KAMBAH

Description - **PROPOSAL FOR NEW DWELLING AND SECONDARY RESIDENCE - Demolition of existing structures, tree removal, construction of new two-storey dwelling and single-storey secondary residence, garages, verge alterations and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(17/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the Planning and Development Act 2007.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Bruan, Nicole**

**From:** Abeysekera, Ruwan  
**Sent:** Monday, 7 September 2020 4:59 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD; Henriquez, Jose  
**Subject:** COMM: TCCS-202037546-2/53 COOMBS-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037546**

**Project Description:**

**PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of 28 townhouses and 46 apartments, tree removal, basement carparking and associated works.**

<b>BLOCK: 2</b>	<b>SECTION: 53</b>	<b>SUBURB: COOMBS</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking	X	Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement	X	Pedestrian Footpath	X
Stormwater Tie		Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	
'Not Supported' and requires further information	X

### Comments

TCCS cannot support the kerbside waste collection for this development for the following reasons.

- According to the 2019 waste code, an indicative limit is 30 units. However, In the past TCCS has agreed to just over 30 units because it made logistical sense or onsite collection was not feasible due to physical constraints.
- Kerbside collection of MGBs for 74 units is not warranted here as there are no physical constraints. Given the physical characteristics of the block, a forward-in and forward-out solution can be easily achieved.
- Collecting over 100 MGBs is onerous (for residents), inefficient, time-consuming, and more expensive compared to onsite hopper collection.
- Kerbside collection would provide poor amenity by having parking restrictions along the street frontage all day on collection day when the area has a dire need for street parking due to the many MUDs being built in the area.
- Placing wheelie bins along the John Gorton Drive service road and Telfer Street will impact on road traffic, parking provisions, street amenities and a collection vehicle would unreasonably hold up traffic on Telfer Street.
- It is unlikely that many MGBs will be spaced apart as required. This would result in some MGBs not being emptied as the proximity of bins to one another has potential to damage hoses on the waste collection vehicle's side-lift arm.
- There's the potential of residents leaving MGBs on the kerb all week providing unsightly amenity.

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

1. The applicant needs to provide an updated proposal with an onsite waste collection for our reassessment.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Development Planning | MIEAust  
 Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Tuesday, 1 September 2020 12:39 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037546-2/53 COOMBS-01

**DEVELOPMENT APPLICATION NO:** 202037546  
**BLOCK:** 2 **SECTION:** 53 **DIVISION:** COOMBS

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of 28 townhouses and 46 apartments, tree removal, basement carparking and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **22/09/2020**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr  
Phone 6207 1923  
[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

**Access Canberra | ACT Government**

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Monday, 7 September 2020 3:09 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037562-13/35 HUGHES-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037562

PROPOSAL FOR NEW SWIMMING POOL - proposal for new pool and associated works.

BLOCK: 13	SECTION: 35	SUBURB: HUGHES
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Additions/Alterations	X
Lease Variation		Capital Works	

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. Any ACT Government asset and verge adjacent to the site must not damage during construction.
2. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### STORMWATER

3. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement along the southern boundary.
4. A 2.5m wide and 2.5m high unobstructed access corridor must be provided from the front of the block to the stormwater easement.

### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. All proposed works are within the block boundary.
2. The existing shed or any structures does not include in this approval.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Monday, 31 August 2020 1:37 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037562-13/35 HUGHES-01

**DEVELOPMENT APPLICATION NO:** 202037562  
**BLOCK:** 13 **SECTION:** 35 **DIVISION:** HUGHES

Description - **PROPOSAL FOR NEW SWIMMING POOL - proposal for new pool and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **21/09/2020**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr

Phone 6207 1923

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

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

**Access Canberra** | **ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

**Bruan, Nicole**

---

**From:** Mahadeva, Naveen  
**Sent:** Tuesday, 8 September 2020 3:27 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM-REFERRAL-TCCS-202037019-S197B-2/3 COOMBS  
**Attachments:** Tree Planting Detail -Street Tree 2017.pdf

**Categories:** SPSU

OFFICIAL

Dear App Sec,

Our previous comments to original DA remains same as commentated below.

**DEVELOPMENT APPLICATION NO: 202037019 S197B**

**Project Description: S197 Amendment - Proposed amendment to DA approval** – AMENDMENT TO APPROVED DA202037019. Amendment to the development application for proposal for 2 storey multi unit development - the amendment includes: hot water systems and air conditioning units repositioned; stores and screens altered; unit footprint and internal layout modified; units 9 and 10 altered; 2 visitor carparks and 2 shared carparks repositioned; carport areas updated; kitchen and laundry modified; and associated works.

**This DA has been assessed with respect to the following elements:**

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

And TCCS' position is:

That it is 'Supported'	
That it is 'Supported' subject to compliance with the following 'Conditions'	X
That 'Further Information' is required	
That it is 'Not Supported'	

### Conditions / Comments

#### TRAFFIC

1. Transport Effects Form must be submitted

#### VERGE CROSSING

2. The driveway must be constructed in accordance with TCCS MIS Design Standards.
3. The levels on the verge must not be altered as a result of the new constructed driveway.
4. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
5. Maximum gradient for the first 6m of the access driveway within the block boundary must not exceed 5% in accordance with the Section 3.3 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
6. A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.
7. A maximum skew of 10% will be allowed if necessary. This will be checked during Design Review stage.
8. The proponent must demonstrate that adequate queuing area is provided at the control points of the car park entry in accordance with section 3.4 of the Australian Standard 2890.1 and TCCS Engineering Advisory Note (EAN) 06 : Queuing at Carpark Entrances. This is to ensure that no queuing on the public road will occur and traffic operation on the public road will not be impacted.

#### PEDESTRIAN NETWORK

1. The new footpath links of unit 2 to 16 must be shared link similar to unit 32 to 38 as shown in the General Arrangements Plan. However, this concept must not be taken into precedence for future project designs
2. The pedestrian walkway / footpath must take precedence over the driveway.
3. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.
4. Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS MIS Design Standards.
5. The proposed path links to the existing pedestrian networks must be installed in accordance with TCCS drawing ACTSD-0501 which requires 100mm thick concrete with SL82 centrally placed reinforcement. The paths must be appropriately jointed to the existing pedestrian path subject to Design Review approval. The path connections remain the responsibility of the developer.

#### VERGE / VERGE TREE

1. The removal of the tree shown in the Landscape Management and Protection Plan (LMPP) is supported with the condition of replacement trees being planted as per attached tree planting details with 3 metre either side of the proposed new driveway.
2. The verge must be protected during construction.
3. There must be no encroachments on Territory Land.
4. All trees / shrubs proposed within the lease boundary must be set back adequately and planted so that it won't encroach beyond the lease boundary of the property into unleased Territory land known as Public Open Space.
5. The proponent must engage a Landscape Architect or Consulting Arborist approved by TCCS Urban Treescapes to supervise and documentation of all works within tree protection zones. Notes must be included in all relevant plans for works requiring tree protection measures and superintendence by Landscape Architect or Consulting Arborist for all works in the tree protection zones.
6. All excavation within the tree protection zones of the verge trees must be carried out by hand dig, hydro excavation or other recommended methods to ensure minimal damage to the tree roots.
7. All tree plantings must be carried out by a landscape contractor with horticultural expertise. A 12 month consolidation period is required prior to formal handover to TCCS.
8. In line with TCCS Urban Treescapes public notification procedures the trees to be removed on unleased land must be signposted at least 14 days prior to removal.

**Please consider the replacement tree planting conditions as per Urban Trees requirement.**

1. The new street trees must be planted in accordance with the attached tree planting detail specifications.
2. The new trees must be species *Fraxinus pennsylvanica* in line with the designated street trees for Pearlman Street, Coombs.
3. Advanced tree stock (45L bags) that meets the criteria of Australian Standards 2303:2015 Tree Stock for Landscape Use are to be used.
4. The compacted ground surrounding where the new trees are to be planted is to be de-compacted prior to planting.
5. There is a 52 week consolidation period prior to the trees being handover to the Territory.
6. The developer must contact TCCS via [TCCS.UrbanTreesDDCoord@act.gov.au](mailto:TCCS.UrbanTreesDDCoord@act.gov.au) and advise who will be responsible for maintaining the trees during the consolidation period.
7. The developer will need to provide a contact name and phone number of the responsible person within the organisation.
8. The contact person is required to notify a TCCS officer on 62058679 or email [TCCS.UrbanTreesDDCoord@act.gov.au](mailto:TCCS.UrbanTreesDDCoord@act.gov.au) when the trees have been planted to arrange an inspection and if TCCS staff are satisfied the trees have been planted in accordance with tree planting details provided, the consolidation period will commence.
9. If either of the trees are in poor condition or die during the consolidation period, they must be replaced with an advanced tree of the same species and size to match the other trees in the street.
10. The contact person must notify a TCCS officer at the end of the consolidation period to meet on site and ensure the trees are in a healthy condition and suitable to be handed over to the Territory for future maintenance to ensure the trees survive.

**Standard Conditions**

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

*In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development and Design Review, TCCS by the ways of:*

- 1. A Letter of Design Review prior to the commencement of any work; and*
- 2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.*

### ***Design Review and Operational Acceptance***

*A Letter of Design Review is required for all off-site works from the Senior Manager, Development and Design Review, TCCS, prior to the construction.*

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

*A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Development and Design Review, TCCS, prior to the issue of a Certificate of Occupancy.*

*Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Development and Design Review, TCCS on completion of all off-site works*

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

### ***Temporary Traffic Management (TTM)***

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

### ***Landscape Management & Protection Plan (LMPP)***

*LMPP approval must be obtained from the Senior Manager, Development and Design Review, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the approved LMPP. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

### ***Use of Verges or other Unleased Territory land***

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.*

**Repair of Damage to Public Assets**

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

**Notice of Commencement of Construction**

*Notice of Commencement for the Works in Unleased Territory Land shall be submitted to TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.*

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

1. It is noted that this block was allowed for construction of minimum 31 units to maximum 69 units
2. All parking demand and supply for the proposed development must be checked and endorsed by the Environment Planning and Sustainable Development Directorate (EPSDD).
3. This block doesn't currently have a 2500mm access to the storm water (SW) easement.
4. ESDD to check whether the front setback requirement is acceptable for the proposed carport.

Thank you,

Naveen

---

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Tuesday, 18 August 2020 12:43 PM

**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>

**Subject:** REFERRAL-TCCS-202037019-S197B-2/3 COOMBS

OFFICIAL

**DEVELOPMENT APPLICATION NO: 202037019-S197B**  
**BLOCK: 2 SECTION: 3 DIVISION: COOMBS**

**S197 Amendment - Proposed amendment to DA approval – AMENDMENT TO APPROVED DA202037019.** Amendment to the development application for proposal for 2 storey multi unit development - the amendment includes: hot water systems and air conditioning units repositioned; stores and screens altered; unit footprint and internal layout modified; units 9 and 10 altered; 2 visitor carparks and 2 shared carparks repositioned; carport areas updated; kitchen and laundry modified; and associated works.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(08/09/2020)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the Planning and Development Act 2007.**

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

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

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

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

Kind Regards

Theresa

Phone 02 6207 1923

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

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

**Access Canberra | ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Tuesday, 8 September 2020 12:06 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037534-1/31 PAGE-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037534

Project Description: PROPOSAL FOR A DUAL OCCUPANCY – construction of a new two storey dwelling in addition to the existing dwelling, additional garage, courtyard wall, landscaping, construction of a new driveway in the same location as existing driveway and associated works.

BLOCK: 1	SECTION: 31	SUBURB: PAGE
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This DA has been assessed with respect to the following elements:

Traffic		Verge Crossing/ Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation	X	Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

<b>'Supported'</b>	
<b>'Supported' subject to compliance with the following 'Conditions'</b>	<b>X</b>
<b>'Not Supported and Further Information Is Required'</b>	

### Conditions

#### **DRIVEWAY / VERGE CROSSING**

1. The driveway must be constructed in accordance with TCCS MIS Design Standards.
2. The driveway (domestic) must be inspected at the formwork stage by an officer of TCCS Development Planning. This driveway inspection can be organised by completing a smart form available on the TCCS website.
3. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

#### **LMPP / STREET TREES**

4. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### **TREESCAPE**

5. Excavation that occurs within the drip zone of a tree must be approved to meet the requirements of tree protection and other ACT legislation – refer also to AS 4970 – 2009 Protection of Trees at Development Sites.
6. Where excavation is approved within the TPZ the following measures are to be adopted for tree protection:
  - a. DO NOT tear roots from the ground - cut cleanly around the excavation perimeter (with for example using a concrete cutting saw or expose the roots with non-damaging excavation eg hydro jetting & then cutting cleanly with sharp hand pruning tool/s). Unless approved by a City Services, Urban Treescapes officer DO NOT sever large roots (greater than 30mm dia.) closer than halfway from the drip line to the trunk. All roots must be cut cleanly with equipment specifically designed to cut roots or other approved pruning equipment.
  - b. Roots exposed during excavation must be protected from desiccation and kept lightly watered or covered with hessian which must be kept moist. Backfill excavation ASAP.
  - c. Trunk protection (boards) must be implemented.
  - d. Water trees which have had disturbance to their root zone. Based on seasonal conditions the amount and frequency of water needs to be adapted to suit the trees requirement.

- e. Due to tree stability issues the project superintendent/arborist and City Services (ph: 6207 5878) shall be contacted if any root greater than 30mm dia. is proposed to be severed. The contractor shall leave the root exposed until directed otherwise by the superintendent/arborist &/or City Services.
7. The contractor shall only excavate within the area required for the proposed works as agreed by City Services.
  8. The contractor shall ensure that all hot exhaust fumes from plant and equipment used on the site are directed away from the existing tree canopies. All machinery must remain clear of tree canopies – no canopy pruning to be undertaken for clearance unless approved by City Services, Urban Treescapes Section. Tree protection measures that meet the requirements of AS 4970 - 2009 must be set up to prevent access/compaction to the area beneath tree canopies, unless otherwise approved by City Services, Urban Treescapes Section, during works for machinery, vehicles, and materials etc.

#### STORMWATER

9. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.
10. Only one stormwater tie must be used for this development as this is NOT subdivision.

#### WASTE

11. The waste can be collected along the kerbs in accordance with TCCS requirements.

#### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. This development is NOT a subdivision.
2. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.
3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Friday, 21 August 2020 11:11 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037534-1/31 PAGE-01

**DEVELOPMENT APPLICATION NO:** 202037534  
**BLOCK:** 1 **SECTION:** 31 **DIVISION:** PAGE

**Description - PROPOSAL FOR A DUAL OCCUPANCY – construction of a new two storey dwelling in addition to the existing dwelling, additional garage, courtyard wall, landscaping, construction of a new driveway in the same location as existing driveway and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(11/09/2020 – 15 working days)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

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

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

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Tuesday, 8 September 2020 1:07 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD; Henriquez, Jose  
**Subject:** COMM: TCCS-202037539-1/35 YARRALUMLA-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037539

PROPOSAL FOR NEW DWELLING – PROPOSAL FOR DEMOLITION OF RESIDENCE – Demolition of the existing residence, shed, carport and associated works.

BLOCK: 1	SECTION: 35	SUBURB: YARRALUMLA
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	
Further Information		Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### PEDESTRIAN NETWORK

2. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

#### WASTE

3. **As this DA exceeds 20 cubic meter for demolition, excavation and construction works. The applicant must be submitted a Waste and Recycle Management Plan.**

### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. **Please ask the applicant to address Condition 3 above prior to releasing stamped approved plans.**
2. **All proposed works are within the block boundary.**
3. **There is no SW easement on this block.**

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Wednesday, 26 August 2020 9:27 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037539-1/35 YARRALUMLA-01

**DEVELOPMENT APPLICATION NO:** 202037539  
**BLOCK:** 1 **SECTION:** 35 **DIVISION:** YARRALUMLA

**Description - PROPOSAL FOR DEMOLITION OF RESIDENCE – Demolition of the existing residence, shed, carport and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(16/09/2020 – 15 working days)**.

In accordance with Section 150 of the *Planning and Development Act 2007* if advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

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

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

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Tuesday, 8 September 2020 3:04 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037551-5/16 STRATHNAIRN-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037534

Project Description: PROPOSAL FOR A DUAL OCCUPANCY – construction of a new two storey dwelling in addition to the existing dwelling, additional garage, courtyard wall, landscaping, construction of a new driveway in the same location as existing driveway and associated works.

BLOCK: 1	SECTION: 31	SUBURB: PAGE
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This DA has been assessed with respect to the following elements:

Traffic		Verge Crossing/ Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### PEDESTRIAN NETWORK

2. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

#### STORMWATER

3. Only one stormwater tie must be used for this development as this is NOT subdivision.

#### WASTE

4. The waste can be collected along the kerbs in accordance with TCCS requirements.

### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. This development is NOT a subdivision.
2. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.
3. There is no storm water (SW) easement on this block.
4. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 27 August 2020 1:55 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037551-5/16 STRATHNAIRN-01

**DEVELOPMENT APPLICATION NO:** 202037551  
**BLOCK:** 5 **SECTION:** 16 **DIVISION:** STRATHNAIRN

Description - **PROPOSAL FOR DUAL OCCUPANCY - Construction of two new two storey dwellings and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(17/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Bruan, Nicole**

**From:** Moniruzzaman, Asm  
**Sent:** Tuesday, 8 September 2020 8:51 AM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037413-7/11 COOK-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037413

PROPOSAL FOR A SECONDARY RESIDENCE - Proposal for a new secondary residence in addition to the existing dwelling, proposed car park, landscaping and associated works.

BLOCK: 7	SECTION: 11	SUBURB: COOK
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	
Further Information		Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

<b>'Supported'</b>	
<b>'Supported' subject to compliance with the following 'Conditions'</b>	<b>X</b>
<b>'Not Supported and Further Information Is Required'</b>	

### Conditions

#### **LMPP / STREET TREES**

- 1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.**

#### **STORMWATER**

- 2. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.**
- 3. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS Guidelines for Construction in the Vicinity of a Stormwater Easement.**
- 4. The centreline of underground pipes must be a minimum of 900mm (horizontally) to any footings.**
- 5. The zone of influence of the footing must be beneath or outside the pipe and associated trench backfill and must include certification by a structural engineer.**
- 6. Access to the rear stormwater easement can be provided through pathway. A minimum of 2.5m width gate or double gates or removable panels must be provided south western corner of the block boundary for access.**

#### **WASTE**

- 7. The waste can be collected along the kerbs in accordance with TCCS requirements.**

#### **Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

- 1. All proposed works are within the block boundary.**
- 2. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.**
- 3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.**

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Tuesday, 1 September 2020 9:42 AM

**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>

**Subject:** REFERRAL-TCCS-202037413-7/11 COOK-01

**DEVELOPMENT APPLICATION NO:** 202037413

**BLOCK:** 7 **SECTION:** 11 **DIVISION:** COOK

Description - PROPOSAL FOR A SECONDARY RESIDENCE - Proposal for a new secondary residence in addition to the existing dwelling, proposed car park, landscaping and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **22/09/2020**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr

Phone 6207 1923

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

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

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16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



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**Bruan, Nicole**

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**From:** Abeysekera, Ruwan  
**Sent:** Tuesday, 8 September 2020 3:20 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037554-2/37 NARRABUNDAH-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037554

**Project Description:**

**PROPOSAL FOR DUAL OCCUPANCY - demolition of the existing dwelling and construction of 2 new two storey dwellings, attached garages and landscaping and associated works.**

<b>BLOCK: 2</b>	<b>SECTION: 37</b>	<b>SUBURB: NARRABUNDAH</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement	X	Pedestrian Footpath	X
Stormwater Tie	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported' and requires further information	

**Conditions**

**VERGE CROSSING**

1. The proposed new verge crossing must be constructed in accordance with TCCS MIS Design Standards.
2. The levels on the verge must not be altered as a result of the new constructed verge crossing.
3. The new verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
4. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing. In case of stormwater sumps this minimum distance must be 1.2m.
5. A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 - Off-street Car Parking.

**PEDESTRIAN NETWORK**

6. The pedestrian footpath must take precedence over the verge crossing so pedestrians have right of way over vehicles.
7. All verge protective fencing must be placed in such a way that the verge is protected but access to the pedestrian network is provided at all times.
8. Adequate clearances between the verge protective fencing and the pedestrian footpath must be provided in accordance with the TCCS Reference document 04.

**VERGE / VERGE TREE**

9. The verge must be protected during construction.
10. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination – TCCS prior to commencement and on completion of the work.
11. All trees / shrubs proposed within the lease boundary are to be set back adequately and planted so that they don't encroach beyond the property boundary into Unleased Territory Land.
12. The minimum of 2.7m clearance must be maintained to the street trunk from the new verge crossing edge as shown on the Civil Works Details Plan (Dr no C07 Rev A).
13. The following tree protection measures are applicable for this development.
  - DO NOT tear roots from the ground - cut cleanly around the excavation perimeter (with for example using a concrete cutting saw or expose the roots with non-damaging excavation eg hydro jetting & then cutting cleanly with sharp hand pruning tool/s). Unless approved by a City Services, Urban Treescapes officer DO

**NOT sever large roots (greater than 30mm dia.) closer than halfway from the drip line to the trunk. All roots must be cut cleanly with equipment specifically designed to cut roots or other approved pruning equipment.**

- **Roots exposed during excavation must be protected from desiccation and kept lightly watered or covered with hessian which must be kept moist. Backfill excavation ASAP.**
- **Trunk protection (boards) must be implemented.**
- **Water trees which have had disturbance to their root zone. Based on seasonal conditions the amount and frequency of water needs to be adapted to suit the trees requirement.**
- **Due to tree stability issues the project superintendent/arborist and City Services (ph: 6207 5878) shall be contacted if any root greater than 30mm dia. is proposed to be severed. The contractor shall leave the root exposed until directed otherwise by the superintendent/arborist &/or City Services.**
- **Only excavate within the area required for the proposed works as agreed by City Services.**
- **The Applicant shall ensure that all hot exhaust fumes from plant and equipment used on the site are directed away from the existing tree canopies.**
- **All machinery must remain clear of tree canopies – no canopy pruning to be undertaken for clearance unless approved by City Services, Urban Treescapes Section. Tree protection measures that meet the requirements of AS 4970 - 2009 must be set up to prevent access/compaction to the area beneath tree canopies, unless otherwise approved by City Services, Urban Treescapes Section, during works for machinery, vehicles, and materials etc.**

## **STORMWATER**

**14. The existing stormwater tie connection must use for both of dwellings.**

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

- 1. Internal landscaping and letterboxes must not interfere with vehicular sightlines.**
- 2. All internal circulation should be checked by EPSDD to make sure that vehicle can get in and out without difficulty.**

**Kind regards,**

Ruwan Abeysekera | Compliance Inspection Officer Development Planning | MIEAust  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Thursday, 27 August 2020 9:26 AM

To: TCCS\_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-202037554-2/37 NARRABUNDAH-01

**DEVELOPMENT APPLICATION NO:** 202037554

**BLOCK:** 2 **SECTION:** 37 **DIVISION:** NARRABUNDAH

Description - **PROPOSAL FOR DUAL OCCUPANCY - demolition of the existing dwelling and construction of 2 new two storey dwellings, attached garages and landscaping and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(17/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Bruan, Nicole**

**From:** Mahadeva, Naveen  
**Sent:** Wednesday, 9 September 2020 6:23 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM-REFERRAL-TCCS-201935887-S144B-8/6 DICKSON-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO:** 201935887

**PROJECT DESCRIPTION:** S144 Amendment - Proposed amendment prior to decision - **1. Evo energy approval 2. Icon Water Approval 3. Traffic Management response to TCCS observations 4. Response to Strategic Planning 5 Minor amendments to the plans in response to Evo and Icon requirements.**

**This DA has been assessed with respect to the following elements:**

Traffic	X	Driveways / Verge Crossing	X
On Street / Public Parking Facility	X	LMPP / Street Trees	X
Public Transport		Street Lighting	
Waste Management	X	Pedestrian Network	X
Stormwater		Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments / Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

**TCCS' position is that the proposal is:**

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported'	

### Conditions / Comments

#### **DRIVEWAY / VERGE CROSSING**

1. The driveway must be constructed in accordance with TCCS MIS Design Standards.
2. The levels on the verge must not be altered as a result of the new constructed driveway.
3. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
4. Maximum gradient for the first 6m of the access driveway within the block boundary must not exceed 5% in accordance with the Section 3.3 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
5. A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.
6. A maximum skew of 10% will be allowed if necessary. This will be checked during Design Review stage.

#### **PEDESTRIAN NETWORK**

7. The pedestrian walkway / footpath must take precedence over the driveway.
8. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.
9. Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS MIS Design Standards.
10. The proposed path links to the existing pedestrian networks must be installed in accordance with TCCS drawing ACTSD-0501 which requires 100mm thick concrete with SL82 centrally placed reinforcement. The paths must be appropriately jointed to the existing pedestrian path subject to Design Review approval. The path connections remain the responsibility of the developer including the access to child care centre which should accommodate pram.

#### **TRAFFIC / PUBLIC TRANSPORT**

11. Any changes to the Traffic Control Devices (TCD) must comply with the applicable standards. This will be checked in detail during Design Review stage.
12. Any changes to the public transport operation must be consulted with Transport Canberra Buses.

#### **WASTE**

13. A Waste and Recycling Management Plan (WRMP) for the new development must be prepared in accordance with the DDC Waste Code 2019 or its latest revision.
14. TCCS does not collect any commercial / industrial waste; however, a WRMP is still required as part of the DA documentation as per the Waste Code.
15. The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers / bins required for the development in accordance with the DCC Waste Code 2019 or its latest version. The civil consultant must provide a certification of compliance with supporting documents to TCCS at Design Review stage. The supporting documents must include a fully dimensioned floor plan of the enclosure showing the actual arrangements of hoppers / bins within the waste enclosure.

**RETAINING WALL**

16. All retaining walls and associated foundations must be constructed within the block boundary (if any)
17. Drainage through retaining walls / weep holes must be connected to the stormwater network and must fall within the block boundary.

**STORMWATER**

18. Location of stormwater tie and connection point must be shown at the stage of design review

**STANDARD CONDITIONS**

*The following general conditions will apply as appropriate for the Works and use of Territory land in addition to the above.*

***Early Works or prior to construction***

*In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch TCCS by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.*

*Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".*

***Design Review***

*In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.*

***Waste and Recycling Management Plan (WRMP) review***

*A WRMP in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.*

***Operational Acceptance/Soft Landscape Consolidation Commencement***

*On completion of the Works a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.*

*Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.*

*A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.*

***Final Acceptance/Soft Landscape Handover***

*A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.*

*A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.*

**Temporary Traffic Management (TTM)**

*A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.*

**Landscape Management & Protection Plan (LMPP)**

*LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".*

**Use of verges or other unleased Territory land**

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, such approval can be obtained from TCCS Licensing and Compliance.*

**Repair of damage to public assets**

*Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.*

**Notice of Commencement of construction**

*A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.*

**Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

- 1. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.**
- 2. There is no SW easement on this block.**

Thank you,  
Naveen

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Wednesday, 19 August 2020 12:03 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-201935887-S144B-8/6 DICKSON-01

**DEVELOPMENT APPLICATION NO:** 201935887-S144B  
**BLOCK:** 8 **SECTION:** 6 **DIVISION:** DICKSON

S144 Amendment - Proposed amendment prior to decision - **1. Evo energy approval 2. Icon Water Approval 3. Traffic Management response to TCCS observations 4. Response to Strategic Planning 5 Minor amendments to the plans in response to Evo and Icon requirements.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(09/09/2020)**.

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

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

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

**COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01**  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Kind Regards

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Wednesday, 9 September 2020 5:23 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037356-5/17 NICHOLLS-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037356

PROPOSAL FOR NEW SWIMMING POOL - Proposal for in ground pool, new fence, landscaping and associated works.

BLOCK: 5	SECTION: 17	SUBURB: NICHOLLS
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Additions/Alterations	X
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

**Conditions**

**LMPP / STREET TREES**

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

**Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

1. All proposed works are within the block boundary.
2. There is no SW easement on this block.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Tuesday, 1 September 2020 1:42 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037356-5/17 NICHOLLS-01

**DEVELOPMENT APPLICATION NO:** 202037356  
**BLOCK:** 5 **SECTION:** 17 **DIVISION:** NICHOLLS

Description - PROPOSAL FOR NEW SWIMMING POOL - Proposal for in ground pool, new fence, landscaping and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **22/09/2020**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Ceara Farr

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

**Bruan, Nicole**

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**From:** Abeysekera, Ruwan  
**Sent:** Wednesday, 9 September 2020 11:53 AM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037544-1/19 CHIFLEY-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037544**

**Project Description:**

**PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - Demolition of the existing dwellings and construction of five new two storey dwellings and associated works. LEASE VARIATION to consolidate two blocks and specify five (5) dwellings.**

<b>BLOCK: 1</b>	<b>SECTION: 19</b>	<b>SUBURB: CHIFLEY</b>
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement	X	Pedestrian Footpath	
Stormwater Tie	X	Service / Access Easement	X
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation	X	Capital Works	

And TCCS' position is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported' and requires further information	

**Conditions**

**VERGE CROSSING**

1. The proposed new industrial type (HD1) verge crossing must be constructed in accordance with TCCS MIS Design Standards.
2. The proposed new residential type (Unit1) verge crossing must be constructed in accordance with TCCS MIS Design Standards.
3. The levels on the verge must not be altered as a result of the new constructed verge crossings.
4. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing. In case of stormwater sumps this minimum distance must be 1.2m.
5. A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 - Off-street Car Parking.
6. A maximum skew of 1:10 (10%) will be allowed if necessary. This will be checked at the Design Acceptance stage.

**VERGE / VERGE TREE**

7. The verge must be protected during construction.
8. All trees / shrubs proposed within the lease boundary are to be set back adequately and planted so that they don't encroach beyond the property boundary into Unleased Territory Land.
9. The following tree protection measures are applicable for this development.
  - DO NOT tear roots from the ground - cut cleanly around the excavation perimeter (with for example using a concrete cutting saw or expose the roots with non-damaging excavation eg hydro jetting & then cutting cleanly with sharp hand pruning tool/s). Unless approved by a City Services, Urban Treescapes officer DO NOT sever large roots (greater than 30mm dia.) closer than halfway from the drip line to the trunk. All roots must be cut cleanly with equipment specifically designed to cut roots or other approved pruning equipment.
  - Roots exposed during excavation must be protected from desiccation and kept lightly watered or covered with hessian which must be kept moist. Backfill excavation ASAP.
  - Trunk protection (boards) must be implemented.
  - Water trees which have had disturbance to their root zone. Based on seasonal conditions the amount and frequency of water needs to be adapted to suit the trees requirement.
  - Due to tree stability issues the project superintendent/arborist and City Services (ph: 6207 5878) shall be contacted if any root greater than 30mm dia. is proposed to be severed. The contractor shall leave the root exposed until directed otherwise by the superintendent/arborist &/or City Services.
  - Only excavate within the area required for the proposed works as agreed by City Services.

- **The Applicant shall ensure that all hot exhaust fumes from plant and equipment used on the site are directed away from the existing tree canopies.**
- **All machinery must remain clear of tree canopies – no canopy pruning to be undertaken for clearance unless approved by City Services, Urban Treescapes Section. Tree protection measures that meet the requirements of AS 4970 - 2009 must be set up to prevent access/compaction to the area beneath tree canopies, unless otherwise approved by City Services, Urban Treescapes Section, during works for machinery, vehicles, and materials etc.**

## **STORMWATER**

- 10. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS' Guidelines for Construction in the Vicinity of a Stormwater Easement.**
- 11. The centreline of the stormwater (SW) pipe underground must have a minimum horizontal clearance of 900mm to any footings.**
- 12. The line of influence of any footings must be beneath or outside the pipe base level as designed by a structural engineer's specifications.**
- 13. A detail design stormwater plan must need to submit at the design acceptance stage..**

## **WASTE**

- 14. The waste shall be collected along the kerb and a height clearance of 4.5m m to all street tree limbs is required.**

### **Standard Conditions**

*The following general conditions will apply as appropriate for the Works and use of Territory land in addition to the above.*

### ***Early Works or prior to construction***

*In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch TCCS by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.*

*Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".*

### ***Design Review***

*In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.*

### ***Waste and Recycling Management Plan (WRMP) review***

*A WRMP in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.*

**Operational Acceptance/Soft Landscape Consolidation Commencement**

*On completion of the Works a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.*

*Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.*

*A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.*

**Final Acceptance/Soft Landscape Handover**

*A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.*

*A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.*

**Temporary Traffic Management (TTM)**

*A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.*

**Landscape Management & Protection Plan (LMPP)**

*LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".*

**Use of verges or other unleased Territory land**

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, such approval can be obtained from TCCS Licensing and Compliance.*

**Repair of damage to public assets**

*Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.*

**Notice of Commencement of construction**

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

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

1. All internal circulation should be checked by EPSDD to make sure that vehicle can get in and out without difficulty.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Development Planning | MIEAust  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 27 August 2020 3:02 PM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037544-1/19 CHIFLEY-01

**DEVELOPMENT APPLICATION NO:** 202037544  
**BLOCK:** 1 **SECTION:** 19 **DIVISION:** CHIFLEY

Description - **PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - Demolition of the existing dwellings and construction of five new two storey dwellings and associated works. LEASE VARIATION to consolidate two blocks and specify five (5) dwellings.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(17/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the Planning and Development Act 2007.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Bruan, Nicole**

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**From:** Moniruzzaman, Asm  
**Sent:** Wednesday, 9 September 2020 6:02 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037559-7/104 AINSLIE-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037559

PROPOSAL FOR GARAGE - The construction of a new double garage and associated works.

BLOCK: 7	SECTION: 104	SUBURB: AINSLIE
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This DA has been assessed with respect to the following elements:

Traffic		Driveways	
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management		Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Additions/Alterations	X
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. Any ACT Government asset and verge adjacent to the site must not damage during construction.
2. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### STORMWATER

3. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.

### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. All proposed works are within the block boundary.
2. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Wednesday, 2 September 2020 11:30 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037559-7/104 AINSLIE-01

**DEVELOPMENT APPLICATION NO:** 202037559  
**BLOCK:** 7 **SECTION:** 104 **DIVISION:** AINSLIE

Description - **PROPOSAL FOR GARAGE - The construction of a new double garage and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(23/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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**Bruan, Nicole**

---

**From:** Moniruzzaman, Asm  
**Sent:** Wednesday, 9 September 2020 10:47 AM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD  
**Subject:** COMM: TCCS-202037572-12/201 DUNLOP-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037572

**PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition of existing dwelling, construction of extension to South of dwelling and associated works.**

<b>BLOCK: 12</b>	<b>SECTION: 201</b>	<b>SUBURB: DUNLOP</b>
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This DA has been assessed with respect to the following elements:

<b>Traffic</b>		<b>Driveways</b>	
<b>On Street / Public Parking Facility</b>		<b>LMPP/Street Trees</b>	<b>X</b>
<b>Public Transport</b>		<b>Street Lighting</b>	<b>X</b>
<b>Waste Management</b>		<b>Pedestrian Footpath</b>	<b>X</b>
<b>Stormwater</b>	<b>X</b>	<b>Service / Access Easement</b>	
<b>Demolition</b>		<b>Estate Development Plan (EDP)</b>	
<b>Further Information</b>		<b>Additions/Alterations</b>	<b>X</b>
<b>Lease Variation</b>		<b>Capital Works</b>	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported and Further Information Is Required'	

### Conditions

#### LMPP / STREET TREES

1. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.

#### PEDESTRIAN NETWORK

2. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

#### Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)

1. All proposed works are within the block boundary.
2. There is no SW easement on this block.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust  
 Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)  
 Development Corodination Branch | Transport Canberra and City Services Directorate | ACT Government  
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Tuesday, 1 September 2020 11:39 AM  
**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-202037572-12/201 DUNLOP-01

**DEVELOPMENT APPLICATION NO:** 202037572  
**BLOCK:** 12 **SECTION:** 201 **DIVISION:** DUNLOP

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition of existing dwelling, construction of extension to South of dwelling and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(22/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXX-Block XX Section XX SuburbXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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**Bruan, Nicole**

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**From:** Wong, Kevin  
**Sent:** Thursday, 10 September 2020 3:46 PM  
**To:** AC, EPD Customer Services  
**Cc:** TCCS\_PC DACOORD; Henriquez, Jose  
**Subject:** COMM: TCCS-202037508-17/4 MONCRIEFF-01

**Categories:** SPSU

OFFICIAL

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 202037508**

**Project Description:**  
**PROPOSAL FOR NEW SWIMMING POOL - Proposal for in ground fibre glass pool and associated works.**

<b>BLOCK: 17</b>	<b>SECTION: 4</b>	<b>SUBURB: MONCRIEFF</b>
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This DA has been assessed in regards to the following:

<b>Traffic</b>	<b>Driveways/Verge Crossings</b>	
<b>On Street / Public Parking</b>	<b>Sightlines</b>	
<b>Bus Stop/Public Transport (Action)</b>	<b>LMPP/Street Trees</b>	
<b>Waste Management</b>	<b>Street Lighting</b>	
<b>Stormwater easement</b>	<b>Pedestrian Footpath</b>	
<b>Stormwater Tie</b>	<b>Service / Access Easement</b>	
<b>Demolition</b>	<b>Estate Development Plan (EDP)</b>	
<b>Further Information</b>	<b>Amendments/Additions/Alterations</b>	<b>X</b>
<b>Lease Variation</b>	<b>Capital Works</b>	

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

**Conditions**

**VERGE / VERGE TREE**

1. The verge must be protected during construction.
2. All works must be kept inside the lease boundary.

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

1. All works are internal and there are no off-site works.
2. Access to the stormwater (SW) easement can be gained through the SW spine for this block.

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | ACT Government

Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601

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**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Thursday, 20 August 2020 2:45 PM

**To:** TCCS\_PC DA <TCCS.DA@act.gov.au>

**Subject:** REFERRAL-TCCS-202037508-17/4 MONCRIEFF-01

**DEVELOPMENT APPLICATION NO:** 202037508

**BLOCK:** 17 **SECTION:** 4 **DIVISION:** MONCRIEFF

Description - **PROPOSAL FOR NEW SWIMMING POOL - Proposal for in ground fibre glass pool and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(10/09/2020)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

**David | Customer Coordination**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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