



Development Coordination

GENERAL ADVISORY NOTE

GAN 06

Title: Landscape Management and Protection Plan approval process

Background

TCCS Development Coordination Branch has refined the approvals process for Landscape Management and Protection Plans (LMPP) after industry consultation noting confusion around the approval process.

This General Advisory Note provides updated information about the different submissions that require an LMPP and the approval process.

What is a Landscape Management and Protection Plan (LMPP)

An LMPP is a plan that manages the protection of unleased Territory land during development of adjacent works. The LMPP requirements are outlined in Transport Canberra and City Services Reference Document 04.

Advice

What triggers the requirement for a LMPP?

Any development that is adjacent unleased Territory land will require a LMPP.

Who approves the LMPP?

The TCCS Development Coordination Branch is the approving area for all LMPPs. Approval for LMPPs cannot be sought from any other agency or area of TCCS.

Clarification of submission requirements

Development Application (DA)

The LMPP is required for Development Applications as information only and is to provide context to the proposed construction impacts on Territory land. The LMPP is required to be submitted as part of the project's DA application. At this stage of design, the LMPP cannot be submitted for endorsement through any other process.

Design Review (DR)

The LMPP is to be submitted as part of the DR submission and it cannot be approved before DR. At this stage of design, the LMPP cannot be submitted for approval through any other process unless otherwise agreed with TCCS (for example if the proponent wishes to seek Early Works Approval (EWA), or Public Unleased Land Permit (PULP) approval).

Early Works Approval (EWA)

The LMPP is to be submitted with the EWA submission, and it cannot be approved through any other process before EWA. Please note that an EWA LMPP is specific to early works, and it will need to be updated for Design Review. The updated LMPP is still required to be submitted as part of the Design Review formal approval process.

Public Unleased Land Permits (PULP) early endorsement

An application for a PULP can only be submitted **AFTER** a Letter of Design Review is issued, which includes an endorsed LMPP. However, in the instance that a PULP is required before a Letter of Design Review has been issued, the proponent can request endorsement of the LMPP independent of the design review process.

The applicant is to contact Development Coordination at the following email address TCCS.DCDevelopmentCoordination@act.gov.au and request endorsement of the LMPP prior to Design Review, providing justification for early endorsement of the LMPP. The LMPP is to be provided as part of the request and cannot be submitted for endorsement through any other process. Once the proponent submits for Design Review, the approved early endorsed LMPP must form part of the formal Design Review submission, with clear indication of its early approval.

Building Applications

The applicant is to submit for LMPP approval through the online smart form found ACT government City Services website <https://www.cityservices.act.gov.au/plan-and-build/building-works/landscape-management-and-protection>

If the project is required to be submitted for DR, EWA or the applicant wishes to apply for a PULP, the LMPP CANNOT be submitted for endorsement using this process.

Temporary Traffic Management applications (TTM)

An LMPP is required to be endorsed **BEFORE** the proponent submits a temporary traffic management application to Roads ACT for approval. The endorsed LMPP is required to be submitted with the application and the TTM must be based on and coordinated with the LMPP protection requirements.

ACT Government Capital Works Projects

If a capital works project requires a LMPP, the LMPP must be submitted to the ACT Government capital works project manager for review, distribution, and approval. The LMPP for capital works projects cannot be submitted for approval through any other process.

SUBMISSION TYPE	LMPP REQUIRED – YES / NO	HOW TO LODGE	OTHER INFORMATION
Development Application	YES – Where the development is abutting unleased land	Through the Development Application Process (EPSDD)	The LMPP is NOT approved through DA, it is for information only
Design Review – If the development is not require to submit for Design Review refer other processes below	YES	Through the Design Review Process (project Wise)	This is where the LMPP is formally approved for developments that are required to submit for Design Review
Early Works Approval - Special permission is required from TCCS to lodge a EWA	YES	Through the Early Works Approval Process (Project Wise)	The LMPP submitted for EWA is to detail the protection of unleased land from the EWA works. A new LMPP must be submitted for DR which details the protection of unleased land from the construction works.
Public Unleased Land Permit	YES	Through a Public Unleased Land Permit Application (City Services Website)	The LMPP must be approved through, DR before applying. If a PULP is required before DR, contact Development Coordination
Building Applications	Yes - Where the development is abutting unleased land	Through the Building Application portal (City Services Website)	If the development requires to be submitted for DR, or it is a capital works project, then the LMPP CANNOT be submitted through the BA process.
Temporary Traffic Management	The LMPP needs to be coordinated with the TTM	the LMPP must be coordinated with the TTM and approved BEFORE lodging the TTM for approval	
Capital Works Projects	Yes	Submit to the ACT Government Project Lead	


This GAN is to be used as advice pending update of TCCS standards. It is to add to, and is not to override, any applicable Australian Standard. It takes effect from date of endorsement.

Amendment history

Version	Issue date	Amendment details	Author
01	05.11.2021	Clarification of LMPP submission processes	Max Yarra

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