

From: "Elhassan, Walid"
Sent: 12/05/2021 12:27 PM
To: "Michael Prendergast" <Michael.Prendergast@jwland.com.au>;
"elizabeth@planned.net.au" <elizabeth@planned.net.au>
Subject: TP Further Information Request and RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham
Importance: High

OFFICIAL

Dear Michael and Elizabeth

Please find below the further information request in relation to TP assessment that form part of the overall request (entities issues must be addressed as part of this request).

Territory Plan Assessment issues:

Northbourne Avenue Precinct Map and Code

R10 & C10 – Not consistent – De Burgh Street building must be lowered in scale to match existing surrounding;
R15 & C15 – Not consistent – Owen Cres setback must be 4m;
R21 – Not consistent – evidence must be provided showing compliant;
R22 – Not consistent – evidence must be provided showing compliance;
R96A & C26A – Not consistent – evidence must be provided showing compliance;
R28 – Not consistent – not supported by EPA – refer to the below comment that was sent previously;
C29 – Not consistent – not supported by NCA – refer to the below comment that was sent previously;
R33 & C33 – Not consistent – require colour sample board;
C38 – Not consistent – not supported by TCCSD;
R57, R58, R59 & R60 – Not consistent

The following comments on this DA are based on a review of the following documents provided with the email below:

- WSUD table;
- Stormwater master plan

If there are additional material available which could provide further explanation for the following issues, it was not evident.

While the WSUD table stated compliance with several WSUD code Rules and Criteria, the following issues are raised:

1. No evidence was provided to confirm compliance except for unsupported figures. Preferably the model used, eg MUSIC and the analyses undertaken are required to confirm compliance or not.
2. For the 5,500m² of impervious area, it was not confirmed if the entire impervious area would be connected to the storage tank.
3. Retention of 77m³ and detention of 55m³ was estimated as required under the WSUD code and storages of 80m³ and 15m³ respectively provided. However, it is unclear how the 40m³ of additional required detention would operate in a total storage of 95m³.
4. The SPEL 1000 Hydrosystem to be provided, purportedly achieves the water quality reduction targets in the code. However, there is no supporting documentation. Are all flows connected to the hydrosystem?
5. There is nothing in the table covering WSUD code requirements for C8, R8 and C10.
6. R9 states 38% permeable – is this 38% of the total area of the block?

From the stormwater master plan:

7. No hydraulic calculations are provided to support the significant reduction in hydraulic efficiency expected with the re-aligned pipe.

R60 – Not consistent – not supported by ACT Heritage

R62 – Not consistent – not supported by TPU

Conditions/Comments/Advice:

The site has been inspected and the following information can be provided:

Referenced Plans

Tree Management Plan, Sheet 1 of 3, Dwg L110, Amendment B, dated 2-10-2020

Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020

Landscape management and protection Plan, Dwg L100, Amendment B, dated 2-10-2020

- On inspection the trees on site are indicative of the tree quality rating noted in the "2017 Tree Quality column " of the Indesco Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020".
- Several trees have declined , tree 231 and 88 are in poor condition.
- Registered trees numbered 071, 035, and 027 (*Cedrus atlantica*) are required to be retained as part of the development and protected though out with robust tree protection practices.
- The exceptionally rated Cedar T035 has declined quite considerably.
- All trees noted as 'not regulated' as noted on the Indesco "tree management Plan" Sheet 3 are supported for removal.
- Regulated trees not supported for removal: 026, 029, 034 (*Casuarina cunnunghamiana*), Tree 085 *Fraxinus pensylvannica*.
- Regulated trees not marked for removal that are in only poor to medium health Tree 096 *Tillia cordata* (Removal should possibly be considered)
- Several trees which were not covered by the *Tree Protection Act 2005* were removed at the time the Lyneham flats were demolished. The Tree Protection Unit verified the tree sizes prior to removal these trees are no longer on site, however the numbers are represented on the Indesco plans. Trees 210, 211,212, 218, 223,224, 225, 226,
- Street Trees numbered 041, 042, 076, 079, 081, 089, 146, 165, 166, 186. These trees are not covered by the tree *Protection Act 2005*, however their removal will need to be endorsed by TCCS Urban Treescapes.
- Regulated trees which have poor form, disease or are too close to the heritage listed buildings and are supported for removal Trees 095,098, and 100
- Any other tree noted for removal would not be

Regulated trees and registered trees located around the Heritage Curtilage were not covered by this part of the development.

R64 & C64 – Not consistent – not supported by EPA;

R65 & C65 – Not consistent – not supported by EPA;

R67 & C67 – Not consistent – not supported by EPA ;

R73 & C73 – Not consistent – not supported by TCCSD;

R74 & C74 – Not consistent – not supported by TCCSD;

R76 C76 – Not consistent – not supported by Evo Energy, Icon Water;

Commercial Zoned Development code

R20 & C20 – Not consistent – area of the loading dock must not be at the front;

C21 – Not consistent – not supported by TCCSD;

R22 & C22 – Not consistent – must be addressed;

R30 – Not consistent - Not supported by TPU;

R32 – Not consistent – Not supported by ACT Heritage

R62 – Not consistent – not supported by TCCSD;

R63 – Not consistent – not supported by TCCSD;

R64 – Not consistent – not supported by TCCSD;

R65 – Not consistent – not supported by TCCSD;

R66 – Not consistent – not supported ;

R67 – Not consistent – not supported by Evo Energy and Icon Water;

Multi Unit Housing Development Code

C43 – Not consistent – no drying facility provided and mechanical air conditioning screening must be provided;

R58 & C58 – Not consistent – table must be provided showing each unit the amount of solar access received;

R72 & C72 – Not consistent – not supported by TCCSD;

R85 & C85 – Not consistent – delivery removalist area cannot be located toward the front of Northbourne Avenue and area must be provided on the site plan;

R90 – Not consistent – Not supported by ACT Heritage

R91 – Not consistent - Not supported by TPU;
C94 – Not consistent – not supported by TCCSD;
R96 & C96 – Not consistent – no more than 9 apartment per service lift;
R98 – Not consistent – not supported by TCCSD;
R99 – Not consistent – not supported by TCCSD;
R100 – Not consistent – not supported utilities;
R101 – Not consistent – not supported by utilities;

All store areas and car parking bays must be numbered (from 1 to -).

Any changes to the original plans to address the further information request must be lodge under S144.

Please note that the previous entities issues form part of this further information request.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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From: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Sent: Wednesday, 21 April 2021 8:21 AM

To: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Hi Walid,

Thank you for the below email. Our intention is to respond to the comments with a revised design. In order to undertake a complete review, are you please able to send me your assessment so we can consider and respond to all comments at the same time?

JWLand have also requested a meeting with the NCA to discuss their comments.

At this point I believe it will take anywhere from 3-6 months to be in a position to be able to provide revised plans back to EPSDD.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | M: 0406 027 418

W: jwland.com.au

JWLAND



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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Sent: Thursday, 15 April 2021 3:24 PM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>

Subject: FW: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Importance: High

OFFICIAL

Dear Michael

Further to my previous email below, with reference to the comment received from National Capital Authority NCA Comment (attached) and having regard to section 119 of the *Planning and Development Act 2007* and the *Australian Capital Territory (Planning and Land Management) Act 1988*, the planning and land authority is not in a position to approve DA in its current form.

Please advise the planning and land authority of your intention within the timeframe allowed for further information, or an extended timeframe agreed to by the planning and land authority. Failure to comply with this request may result in the planning and land authority proceeding with a decision without further notice. Grateful if you could however advise us in the meantime of your intention to respond to the attached none support entities comment, so that we can issue a formal information request pursuant to s141 of the *Planning and Development Act 2007*.

Any changes/amendments to the proposal submitted as a result of responding to the attached entities comment in particular the NCA comment must be submitted pursuant to Section 144 of the *Planning and Development Act 2007*, via the e-development portal.

Please note any amended proposal, may be required to undergo public notification, entity referral and will be fully re-assessed against the legislative requirements of the Planning and Development Act 2007 and the relevant provisions of the Territory Plan and the National Capital Plan. The statutory due date for a decision will also be extended as a consequence of a submission pursuant to Section 144 of the Planning and Development Act 2007.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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From: Elhassan, Walid

Sent: Thursday, 18 February 2021 4:01 PM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>; elizabeth@planned.net.au

Subject: Entities Comment - DA-2020377894 Block 12 Section 51 Lyneham

OFFICIAL

Hi Michael

As per your request, please find the attached letters and below table showing all entities comment that has been received for the above mentioned DA.

I am still working through the TP assessment and once I complete the assessment I will provide with an update.

Regards

Walid

Entity	Did the entity support the application?	Assessment comments / Conditions required
Evo Energy - Electricity	No	Reasons for Failure to Comply An area for a Substation needs to be allowed for on the block/s. This area will be determined by Evoenergy when the proponent submits the electrical load of the development. The area will be 11.1m x 4.3m for loads within 500kVA and 11.7m x 5.4m for loads within 1500kVA. If the load exceeds 1.5MVA a Chamber Substation will be required. Evoenergy may determine that twin pad mount substations with an area of 11.7m x 8.4m will be installed if the load does not exceed 3MVA. Proponent is required to submit the Request for "Preliminary Network Advice" form to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets. As per terms & conditions specified under project PN 20007134 Lyneham B9 S51 LV Relocation and Removal

Evo Energy - Gas	Yes - without conditions	☒ The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from https://www.evoenergy.com.au/-/media/evoenergy/documents/rules/act-gas-service-and-installation-rules.pdf ☒ Development is to comply with minimum separation requirements to underground assets - 300mm minimum clearance from major plastic and steel gas mains and steel gas services - 150mm minimum clearance from other plastic gas mains and services ☐ A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities. ☒ If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
ICON Water	No	Reasons for Failure to Comply Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water Other: See comments Require more information in regard to proposed structures and proximity to proposed sewer main.
TCCS	No	TRAFFIC 1. TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development. The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements. 2. From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point. 3. Intersection Performance and Future Treatment: The Macarthur Ave/Wattle St/David St intersection that is anticipated to be operating at LOS E in 2031. While reduction in LOS is projected in the base case, traffic generated by the proposed development will worsen the performance of the intersection. Hence, TCCS believes the Developer is responsible to financially contribute the Macarthur Ave/Wattle St/David St intersection upgrade works. 4. The proposed removal of existing on-street parking along De Burgh St, a parking study must be incorporated into the Traffic Impact Assessment to confirm the availability of parking within surrounding streets and the likely requirement for additional parking within the development site. WASTE 5. For this development, a performance-based application is required, which means the support in principle must be sought and obtained from TCCS before lodging the next submission. 6. Compactors are a mandatory requirement for both waste and recycling as soon as one of them exceeds 36,000L per week. This development will produce waste 36,650L per week and recycling 32,500L per week therefore compactors must be used and a design consistent with collection strategy must be endorsed by TCCS before lodging the next submission. 7. Drawings C020, C021 and C022 based on the current waste management strategy:

- The proposed waste management strategy is not compliant with TCCS 2019 waste code for the following reasons even if it was less than 36,000L per week.
 - The collection point and hopper pad should be right in front of the waste door, rather than pushed beyond the roller door of the waste enclosure. It is very unlikely that the truck driver will park the truck outside of the entry/egress ramp.
 - The waste truck shown on Drawing C021 must be 12.5 metres rather than 10.5 metres currently shown. Further, the rollout distance is greater than 4 metres.
 - Residential vehicles movements will be obstructed by parked waste trucks.
 - The triangular-shaped waste enclosure is not supported, it doesn't provide sufficient space to spread out hoppers to maintain safety clearance and a walkway.
8. Nevertheless, since the proposed waste management strategy is not acceptable for this size of development, the Applicant must redesign the waste management strategy to comply with TCCS 2019 Waste code requirements, especially in regards to RORO Compactors/Hook-lift trucks.
 9. The Applicant must clearly detail the necessary and mandatory green bins as per TCCS 2019 waste code requirements in the next submission.
 10. Reference to Table 3.8 R 2.4, all details for both Waste and Recycling chutes must be provided.
 11. It is not clear how the removable bollards are going to work. The Applicant is to provide the details for how the bollards will be removed automatically when the waste truck arrives. Control C16 of the Waste Code states: "Developments with on-site collections must be designed to allow for unobstructed on-site access by collection vehicles".
 12. The submission for the Waste component is incomplete. A separate WRMP form is required. Please refer to the attached Waste Compliance Check Lists as a guidance for further details.
 13. Lastly, please make sure the next submission is fully compliant with TCCS 2019 waste code requirements.

ACTIVE TRAVEL

14. A safe and unrestricted pedestrian and cyclist access easement between the major transport corridor on Northbourne Avenue and the residential areas west of the site must be formalised and established. This access easement must not have any conflicts with waste truck through movements.

VERGE TREES / LANDSCAPE

15. TCCS does not support the removal of trees on unleased land, as a large number of the trees proposed for removal are exceptional specimens and provide many benefits to the community. The proposed development should make every effort to produce a good environmental and community outcome.
16. TCCS supports the removal of poor and medium quality trees to facilitate this development.
17. Justification is required for the removal of any trees located on unleased land and these will be assessed individually. TCCS welcomes the opportunity to discuss this further and look forward to providing comment on a revised set of plans for this development.

PARKING PROVISION (FOR FUTURE DEVELOPMENT OF SERVICED APARTMENTS)

18. The parking provision for future development of the serviced apartments is not supported by TCCS as part of this DA. However, TCCS will consider it separately as part of the DA for the following stage.
19. The parking provision is likely to obstruct and introduce conflict points along the pedestrian and cyclist access easement for this development. Hence, it is unlikely to be supported in the future.

		- STORMWATER 20. For the developments flooding protection the TCCS Standard MIS-08 clause 5.2.1 Table 8-18 requires the Minimum Freeboard of 0.3 metres above the Major Storm Flood Event (1% AEP) water level, this must be provided in the access driveway, ramp to basement car park and to any access points into the buildings. All building access points are to be raised above the Base Flood Elevation [BFE] for the Major Storm Flood Event. The Applicant is to provide certification of the design and the validation of the constructed works being compliant with the design when completed. 21. It is not clear if any stormwater easements will be created as part of this DA.
Heritage	No	Pursuant to Sections 148 and 149 of the <i>Planning and Development Act 2007</i> and Section 60 of the <i>Heritage Act 2004</i>, the ACT Heritage Council advises that: The proposed development may diminish the heritage significance of a place or object. Further information is needed to inform further Council advice on proposed heritage impacts.
NCA (National Capital Authority)	No	Not supported – see attached letter
CRA (City Renewal Authority)	No	Not supported – see attached letter
ESA (Emergency Services Authority)	Yes - with conditions	Supported with conditions – see attached letter
EPA (Environment Protection Authority)	Yes - with conditions	Contaminated Sites Conditions The Environment Protection Authority (EPA) would support the development application subject to the following conditions: - A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP. Note: Where remediation and validation is required at the site under the UFP the site validation report must be forwarded to the EPA for review and endorsement prior to occupancy of the site; - All spoil identified at the site must be managed in accordance with EPA Information Sheet - Spoil Management in the ACT; - All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT; - No soil is to be disposed from site without EPA approval. Hazardous materials

		Advice Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site; and All hazardous materials found on the site must be disposed of at a facility lawfully authorised/licensed to accept the waste stream. Sediment and Erosion Advice Construction and development works to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2007". As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the EPA in respect of that activity PRIOR TO WORKS COMMENCING. An erosion and sediment control plan is also to be endorsed by the EPA prior to works commencing. If the site is over a 1 hectare there is a requirement for a Sediment Retention Dam. Dam construction should be in accordance with the following guidelines: 1. Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment). 2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre. 3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event. 4. Regular dredging of the dam must be carried out to remove silt. 5. Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing. Noise Advice Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the <i>Environment Protection Regulation 2005</i>. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Standard as per the <i>Environment Protection Regulation, 2005</i>.
TPU (Tree Protection Unit)	No	Referenced Plans Tree Management Plan, Sheet 1 of 3, Dwg L110, Amendment B, dated 2-10-2020 Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020 Landscape management and protection Plan, Dwg L100, Amendment B, dated 2-10-2020 • On inspection the trees on site are indicative of the tree quality rating noted in the "2017 Tree Quality column " of the Indesco Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020". • Several trees have declined , tree 231 and 88 are in poor condition.

	• Registered trees numbered 071, 035, and 027 (<i>Cedrus atlantica</i>) are required to be retained as part of the development and protected through out with robust tree protection practices. • The exceptionally rated Cedar T035 has declined quite considerably. • All trees noted as 'not regulated' as noted on the Indesco "tree management Plan" Sheet 3 are supported for removal. • Regulated trees not supported for removal: 026, 029, 034 (<i>Casuarina cunninghamiana</i>), Tree 085 <i>Fraxinus pensylvannica</i>. • Regulated trees not marked for removal that are in only poor to medium health Tree 096 <i>Tillia cordata</i> (Removal should possibly be considered) • Several trees which were not covered by the <i>Tree Protection Act 2005</i> were removed at the time the Lyneham flats were demolished. The Tree Protection Unit verified the tree sizes prior to removal these trees are no longer on site, however the numbers are represented on the Indesco plans. Trees 210, 211, 212, 218, 223, 224, 225, 226, • Street Trees numbered 041, 042, 076, 079, 081, 089, 146, 165, 166, 186. These trees are not covered by the <i>tree Protection Act 2005</i>, however their removal will need to be endorsed by TCCS Urban Treescapes. • Regulated trees which have poor form, disease or are too close to the heritage listed buildings and are supported for removal Trees 095, 098, and 100 • Any other tree noted for removal would not be supported Regulated trees and registered trees located around the Heritage Curtilage were not covered by this part of the development.
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Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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From: "basubmission_electricity@Evoenergy.com.au"
<basubmission_electricity@Evoenergy.com.au>
Sent: 07/06/2022 3:28 PM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: Evoenergy Application Decision. Application - 201809. Lyneham - 12/51 (Email 1 of 5)
Attachments: Conditional Approval Electricity201809.pdf, %FLOORASSESS-202037894-S144B-01.pdf, %FLOORASSESS-202037894-S144B-02.pdf, %FLOORASSESS-202037894-S144B-03.pdf, %FLOORASSESS-202037894-S144B-04.pdf, %FLOORASSESS-202037894-S144B-05.pdf

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Evoenergy

Approval ID : 201809, Lyneham 12 /51

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

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

Separate compliance statements may be required from other entities.

Regards


Evoenergy

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 201809 **Suburb:** Lyneham

Block/Section 12 / 51

Applcn Type: Multi residential (high rise residential) /New Construction Inclusions :
Basement

Attached Plans

%FLOORASSESS-202037894-S144B-01.pdf
%FLOORASSESS-202037894-S144B-02.pdf
%FLOORASSESS-202037894-S144B-03.pdf
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%FLOORASSESS-202037894-S144B-10.pdf
%FLOORASSESS-202037894-S144B-11.pdf
%PLAN-202037894-S144B-EXTERNAL SERVICES PLAN-01.pdf
SITE-202037894-S144B-ARCH SITE PLAN-01.pdf

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

Conditions

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

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

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

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

1) The location of chamber substation should be in compliance with the chamber substation design and construction guidelines (PO07201) 2) Provision of completed chamber substation siting checklist (Appendix - B of the PO 07201) 3) Provision of sectional view A-A as per the mark up sent on 5/5/2022 3) In compliance with any conditions in the PNA to be provided.

Please Note

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

Comments:

Signed

[REDACTED]

Date

07 Jun 2022

For further information please phone Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

From: "basubmission_electricity@Evoenergy.com.au"
<basubmission_electricity@Evoenergy.com.au>
Sent: 07/06/2022 3:28 PM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: Evoenergy Application Decision. Application - 201809. Lyneham - 12/51 (Email 2 of 5)
Attachments: %FLOORASSESS-202037894-S144B-06.pdf, %FLOORASSESS-202037894-S144B-07.pdf, %FLOORASSESS-202037894-S144B-08.pdf, %FLOORASSESS-202037894-S144B-09.pdf

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Evoenergy

Approval ID : 201809, Lyneham 12 /51

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

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

Separate compliance statements may be required from other entities.

Regards



Evoenergy

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www.evoenergy.com.au

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From: "basubmission_electricity@Evoenergy.com.au"
<basubmission_electricity@Evoenergy.com.au>
Sent: 07/06/2022 3:28 PM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: Evoenergy Application Decision. Application - 201809. Lyneham - 12/51 (Email 3 of 5)
Attachments: %FLOORASSESS-202037894-S144B-10.pdf, %FLOORASSESS-202037894-S144B-11.pdf, %PLAN-202037894-S144B-EXTERNAL SERVICES PLAN-01.pdf, 3811_004 (plt).pdf, 3832_018 Separation and Cover Requirements.pdf

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Evoenergy

Approval ID : 201809, Lyneham 12 /51

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

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

Separate compliance statements may be required from other entities.

Regards


Evoenergy

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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Application Number

201809

Sheet

13 of 16

OPENING WINDOW

A
WITH
HANDRAILA
WITHOUT
HANDRAIL

DECK

OPENING WINDOW

REFER
NOTE 7CLOTHES
LINE

STANDARD FENCE

OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

K	HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1	26/07/2007	GA	GA
J	NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP.	13/08/2003	GA	SF
N	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim
M	DRG APPROVED AS CURRENT	24/04/2015	CD	WC
No	Revision	Date	Checked	Approved

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ACT Cadastral information supplied by the ACT Environment & Sustainable Development Directorate.
© ACT Gov. 2017.TABLE 1 - GROUND CLEARANCE
(OTHER THAN INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

TABLE 3 - CLEARANCE FROM STRUCTURES

LOCATION	
A	VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE
B	VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND
C	ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.
D	ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.
E	ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL
F	VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE
G	ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE

GENERAL NOTES:

1. THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES AND 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS

TABLE 2 - GROUND CLEARANCE
(INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT ELSEWHERE.	3.0m
	2.7m

CONDUCTOR					
U<1kV		U>1kV		1kV<U<33kV	33kV<U<132kV
INSULATED	BARE	INSULATED WITH EARTHED SCREEN	INSULATED WITHOUT EARTHED SCREEN	BARE or COVERED	BARE
2.7m	3.7m	2.7m	3.7m	4.6m	5.0m
1.2m	2.7m	2.7m	2.7m	3.7m	4.5m
1.5m (note 3)	2.0m	1.5m	1.5m	2.7m	3.0m
0.3m (note 3)	1.5m	0.3m	1.5m	2.7m	2.7m
1.5m	1.5m	1.5m	1.5m	1.5m	2.7m
1.8m	3.7m	4.6m	4.6m	4.6m	5.5m
1.8m	3.0m	3.0m	3.0m	3.0m	3.0m

5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
6. REFER TO DRAWING 3832-020, CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
7. WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EAVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
8. ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

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MINIMUM CLEARANCES
INSULATED & BARE
OVERHEAD CONDUCTORS

Scale: Date: Sheet No:

Work Pack No: File:

Status: Current

A3 3811-004

Rev N

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TABLE 1 - MINIMUM SEPARATION REQUIREMENTS

	FROM THE PART OF	TO NEAREST PART OF	SEPARATION (m)				SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS
	Application Number		SEPARATE EARTHING				
A	201809						
	Sheet						
	PADMOUNT SUBSTATION						
	14 of 16						
B		-BUILDING	7.5 (NOTE 3)				7.5 (NOTE 3)
		-PROPERTY BOUNDARY	1.5				1.5
		-ABOVE GROUND OBJECTS	1.5				1.5
		-DRIVEWAYS & ROADS	1.5				1.5
		-COMM. CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)				1.5 (NOTE 12)
		-DESIGNATED HAZARDS	NOTE 5				NOTE 5
		-NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)				3 (NOTE 3)
		-BUILDINGS & STRUCTURES	1.2 (NOTE 8)				1.2 (NOTE 8)
		-PROPERTY BOUNDARY	1.2 (NOTE 8)				1.2 (NOTE 8)
	MINI PILLAR	-ROADS	1.2				1.2
		-DRIVEWAYS	1.5				1.5
		-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)				1.2 (NOTES 8 & 10)
		-WATER PIPES	0.5 (H) (NOTE 12)				0.5 (H) (NOTE 12)
		-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)				0.6 (H), (NOTES 1 & 12)
		-COMMUNICATIONS CABLES	0.3				0.3
		-GAS PIPES	0.3				0.3
		-HV CABLES (22kV < U ≤ 132kV)	0.75 (NOTE 11)				0.75 (NOTE 11)
		-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)				3.5 (NOTE 9)
		-HV CABLES (1kV < U ≤ 22kV)	0.2 (MIN)				0.2 (MIN)
		-WATER PIPES	0.5 (H)				0.5 (H)
		-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)				0.6 (H), (NOTES 1 & 12)
		-COMMUNICATIONS CABLES	0.15				0.15
		-GAS PIPES	0.15				0.15
		-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)				3.5 (NOTE 9)
		-HV CABLES (1kV < U ≤ 22kV)	0.09				0.09
			HV EARTH RESISTANCE (NOTE 14)				
			30Ω	10Ω	5Ω	3Ω	NOTE 14
			30	20	15	12	4 (NOTE 4)
			15	10	8	6	4
			4	3	2	2	2
			4	3	2	2	2
			4	3	2	2	0
			4	3	2	2	0
			2				2
			SEE HV ELECTRODE				N/A
			4				4
			0.5				4
			0.3				0.3

TABLE 2 - RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES
(FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER (NOTE 2) NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 2, 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)
1kV < U ≤ 22kV	850 (750)	750 (600)
22kV < U ≤ 132kV	1000 (1000)	1000 (1000)

BURIAL NOTES (TABLE 2):

- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
- REFER TO DRAWING 390-002 FOR CABLES INSTALLED UNDER ROADWAYS
- MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
- HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
- THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

SEPARATION NOTES (TABLE 1):

- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
- (H) - HORIZONTAL CLEARANCE REQUIRED
- APPLIES TO COMBUSTIBLE BUILDING SURFACES. THIS DISTANCE CAN BE REDUCED TO 3m FOR NONCOMBUSTIBLE SURFACES (PER NCC DEFINITION) AND FURTHER DOWN TO 1.5m FOR ZHR FIRE RESISTANT SURFACES
- SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS
- SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2067
- INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES
- BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED
- THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm
- THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE
- THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY
- NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132kV CABLES
- THERE MAY BE ADDITIONAL REQUIREMENTS FOR SEPARATION DISTANCES FROM HYDRAULIC AND SEWER SERVICES TO SUIT INSTALLATION CONDITIONS AND ASSET CLASSIFICATION. CHECK WITH ICON WATER
- SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE EVOENERGY EARTHING DESIGN AND CONSTRUCTION MANUAL SM138
- THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM138. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

N	NOTES 4 & 13 AMENDED & NOTE 14 ADDED	1/04/2015	JP	WJC	Drawn	Designed
D	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	K. Dessi	W. Ibrahim	Checked	
P	DRAWINGS REVIEWED AND UPDATED	19/04/2018	B. Sathar	W. Ibrahim	Approved	
Q	SEPARATION BETWEEN PROPERTY BOUNDARY & TRENCH ADDED	23/05/2018	B. Sathar	W. Ibrahim	Project No.	
No	Revision	Date	Checked	Approved	Project No.	
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SEPARATION AND COVER
REQUIREMENTS FOR
CABLES AND PLANT

Scale	Date	Sheet No.
Work Place No.	File	
Status	Current	
43	3832-018	Rev Q

From: "developmentapplications@iconwater.com.au"
<developmentapplications@iconwater.com.au>
Sent: 31/05/2022 12:31 PM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: Icon Water Application Decision. Application - 202178. Lyneham - 12/51 (Email 1 of 4)
Attachments: Not Accepted202178.pdf, %FLOORASSESS-202037894-S144B-01.pdf, %PLAN-202037894-S144B-EXTERNAL SERVICES PLAN-01.pdf, %PLAN-202037894-S144B-GRADING PLAN-01.pdf, APP-202037894-S144B-01.pdf, LSCAPE-202037894-S144B-01.pdf

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**Icon
Water**

Approval ID : 202178, Lyneham 12 /51

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

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

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

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

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

Future applications

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

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

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

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

Regards


Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459
Email developmentapplications@iconwater.com.au
GPO Box 366 Canberra ACT 2601
www.iconwater.com.au

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FAILED TO COMPLY

Application No: 202178 **Suburb:** Lyneham

Block/Section 12 / 51

Applcn Type: Multi residential (high rise residential) /New Construction Inclusions ;
Alteration/Addition, Basement, Landscape

Attached Plans

%FLOORASSESS-202037894-S144B-01.pdf
%PLAN-202037894-S144B-EXTERNAL SERVICES PLAN-01.pdf
%PLAN-202037894-S144B-GRADING PLAN-01.pdf
APP-202037894-S144B-01.pdf
LSCAPE-202037894-S144B-01.pdf
LSCAPE-202037894-S144B-02.pdf
LSCAPE-202037894-S144B-03.pdf
PARKING-202037894-S144B-01.pdf
PLAN-202037894-S144B-ARCH. CONTEXT PLAN-01P.pdf
SECTION-202037894-S144B-01.pdf
SECTION-202037894-S144B-02.pdf
SECTION-202037894-S144B-03.pdf
SITE-202037894-S144B-ARCH SITE PLAN-01.pdf
SUPP-202037894-S144B-STRUCTURAL ADVICE-01.pdf
TREE-202037894-S144B-05.pdf

The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

Reasons for Failure to Comply

Design Acceptance for External Services or off site works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111 or email to hydraulicassetacceptance@iconwater.com.au. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

Details of Icon Waters sewer and/or water networks need to be shown on the plan/s

Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water

Other: See comments

Please complete attached Icon Water Design Form Pack, Hydraulic servicing plans and email to hydraulicassetacceptance@iconwater.com.au. Icon Water will then identify whether your development falls into the capital contribution code scheme, and will write you a letter to confirm.

On confirmation, please resubmit Development Application to Icon Water for Building Approval prior to any DA/BA approval by ACTPLA or certifiers.

Details of proposed sewer assets in relation to proposed structures including basement and stone wall is required for assessment. Soil anchor details if proposed including basement excavation methodology must be provided. Proposed structures including stone wall within zone of influence of the sewer mains must be designed as to not be compromised in the event of a full depth pipe excavation. A site specific structural detail including certification from licensed structural engineer is required.

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

WARNING

This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed



Date

31 May 2022

For further information please phone Icon Water 6248 3111.

From: [REDACTED]@jemena.com.au>
Sent: 16/05/2022 10:21 AM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: COMM - Jemena - 202037894-Block 2 Section 51 LYNEHAM
Attachments: %FLOORASSESS-202037894-S144B-07.pdf, %FLOORASSESS-202037894-S144B-08.pdf, %FLOORASSESS-202037894-S144B-09.pdf, %FLOORASSESS-202037894-S144B-10.pdf, %FLOORASSESS-202037894-S144B-11.pdf, SITE-202037894-S144B-ARCH SITE PLAN-01.pdf, %FLOORASSESS-202037894-S144B-02.pdf, %FLOORASSESS-202037894-S144B-03.pdf, %FLOORASSESS-202037894-S144B-04.pdf, %FLOORASSESS-202037894-S144B-05.pdf, %FLOORASSESS-202037894-S144B-06.pdf, SITE-202037894-S144B-ARCH SITE PLAN-01.pdf

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Your application has been

assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

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

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

Regards

[REDACTED]
Network Development Manager
Jemena
Unit 1, 5-7 Johns Place Hume ACT 2620
(02) 6192 6270 | 0427 401 803
@jemena.com.au | www.jemena.com.au



Bringing our Reconciliation Action Plan to life

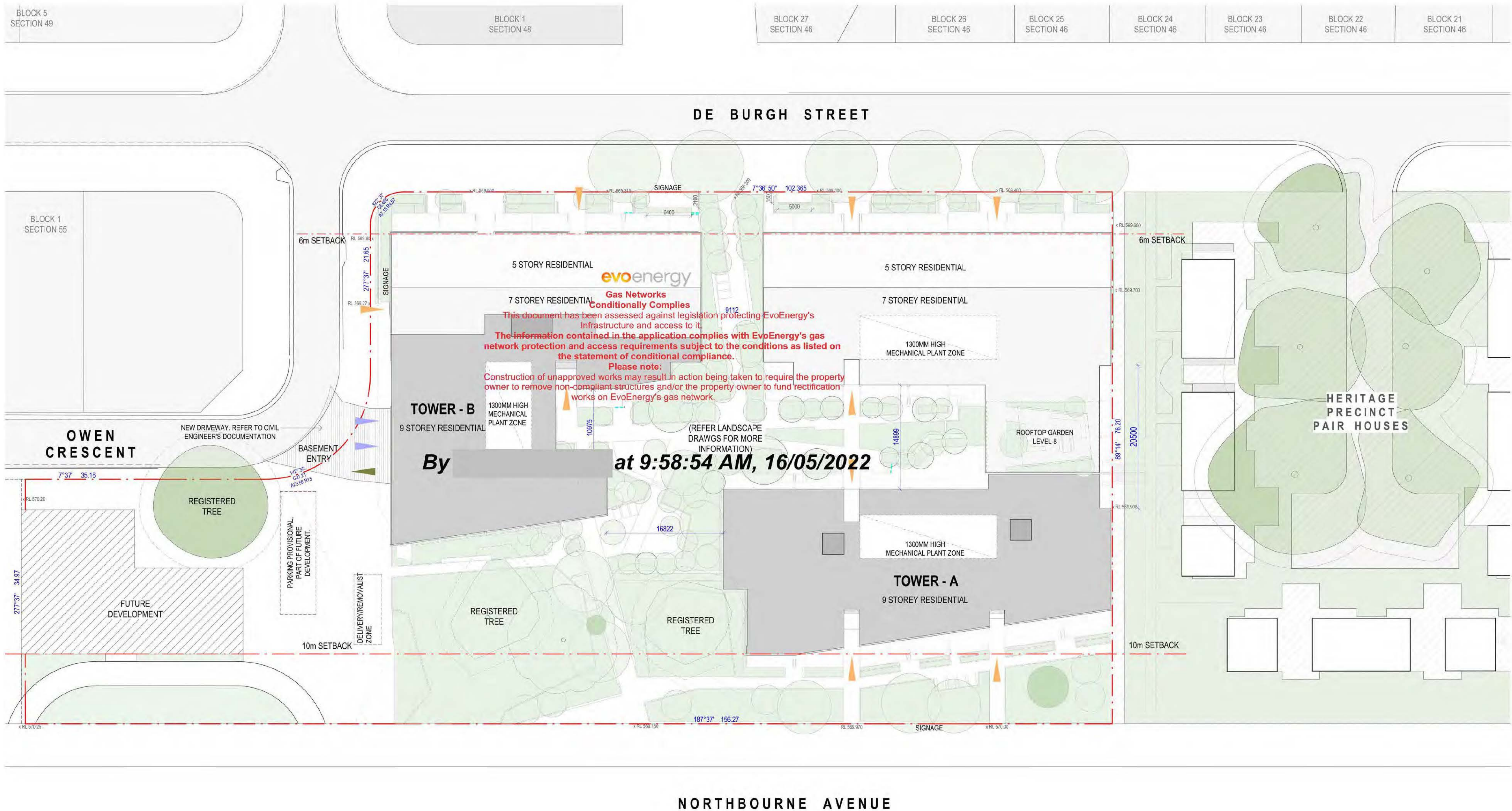


"We acknowledge the Traditional Owners of the land on which we operate and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging."

From: Access Canberra Land and Planning Services <no-reply@objectiveconnect.com>
Sent: Monday, 16 May 2022 9:11 AM
To: [REDACTED]@jemena.com.au>
Subject: REFERRAL-202037894-S144B-12/51 LYNEHAM - Objective Connect Invitation

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LIGHT RAIL

REGISTERED TREE:	NOTES:	VERGE PROTECTION:	NOTE:	STAGE 3 APARTMENT TYPE SUMMARY
FOR REGISTERED TREE PROTECTION REFER TO ACT REGISTERED TREE MANAGEMENT PLAN DOCUMENT	RLS SHOWN AS INDICATIVE, SUBJECT TO DETAIL DESIGN & FINAL FOOTPATH CIVIL LEVELS. ALL LIFTS TO BE AS1738.12 COMPLIANT. ALL ACCESSIBLE CARSPACES TO COMPLY WITH AS2890.6 - 2009 AND THE ACCESS MOBILITY CODE. ALL BASEMENT AREAS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS. ALL UNITS HAVE DIRECT ACCESS TO WASTE CHUTE/CHUTES THAT FEED TO WASTE ROOM BELOW. STORAGE UNITS SUPPLIED FOR ALL RESIDENTIAL UNITS. BICYCLE STORAGE FOR RESIDENTIAL UNITS ACCOMMODATED WITHIN THE ASSOCIATED STORAGE.	REFER CIVIL LANDSCAPE MANAGEMENT AND PROTECTION PLAN FOR VERGE PROTECTION STRATEGY.	DRAWING TO BE READ IN CONJUNCTION WITH APPROVED EDP, CIVIL & LANDSCAPE DRAWINGS	
CAR PARKING:			SITE AREA: 9850 m²	
FOR CAR PARKING ANALYSIS AND BREAK-DOWN - REFER PARKING AND TRAFFIC STATEMENT				

Name	Count
1 BED	183
1 BED + STUDY	48
2 BED 1 BATH	62
2 BED 2 BATH	34
2 BED 2 BATH - DUPLEX	2
3 BED	13
STUDIO	9
Grand total	351

REV	DESCRIPTION	DATE	LIST OF CHANGES
1	DA SUBMISSION	16.10.2020	1. BUILDING MASS REDUCED
2	RE-ISSUED DA SUBMISSION	24.03.2022	2. BUILDING LENGTH REDUCED 3. LANDSCAPE REDESIGNED 4. ROOF TOP GARDEN ADDED 5. GFA REDUCED 6. NUMBER OF DWELLINGS REDUCED 7. CARPARK NUMBERS REVISED 8. WASTE ROOM SIZES INCREASED 9. HOTEL LIFT LOBBY ADDED IN BASEMENT 1 AND GROUND 10. BASEMENT FFL INCREASED 11. COMMUNAL AREA REMOVED FROM BUILDING B AND ADDED IN BUILDING A 12. SUBSTATION ADDED IN BUILDING B GROUND AND LEVEL 1 13. LIFT LOBBIES INCREASED IN AREA 14. FACADE REDESIGNED 15. APARTMENTS REDESIGNED FOR INCREASED SOLAR AND CROSS VENTILATION CALCULATIONS

JWLAND

JWLAND
DESIGN

JWLAND DEVELOPMENT PTY LTD
SUITE 111, LEVEL 1, 48 HANLEY AVENUE, BRADSHAW ACT 2012
P: 02 9180 0300 E: info@jwland.com.au

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PROJECT NAME:
LYNEHAM STAGE 3
BLOCK 12 SECTION 51, LYNEHAM

DRAWING TITLE:

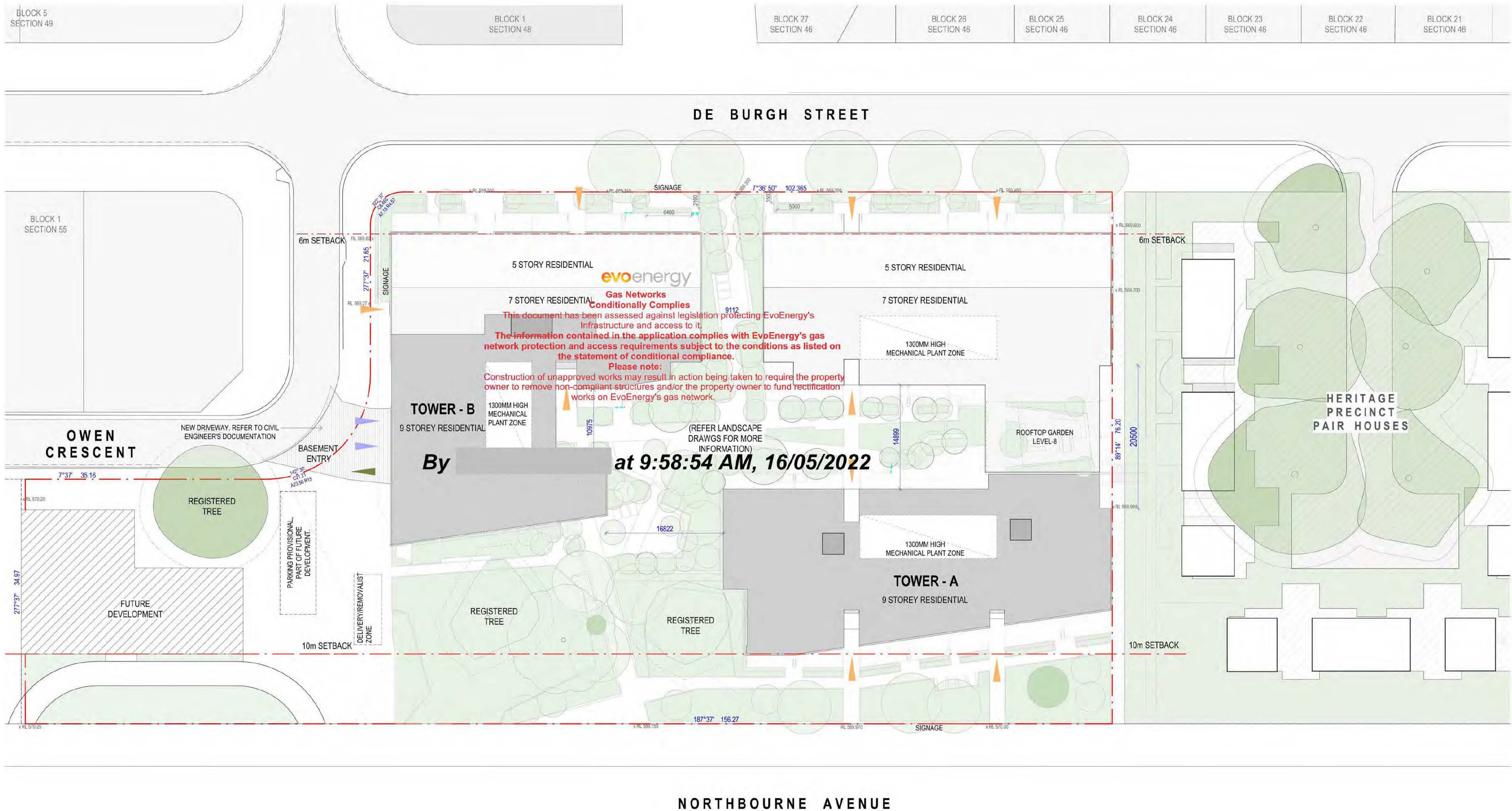
SITE PLAN + YIELD

PROJECT NUMBER: 20-026
DRAWING NUMBER: 0001
REVISION: 2

SCALE: 1:300 @A1
DRAWN BY: TMMD/WB
CHECKED BY: VC

Plot Date: 24.03.2022





LIGHT RAIL

REGISTERED TREE:	NOTES:	VERGE PROTECTION:	NOTE:	STAGE 3 APARTMENT TYPE SUMMARY														
FOR REGISTERED TREE PROTECTION REFER TO ACT REGISTERED TREE MANAGEMENT PLAN DOCUMENT	RLS SHOWN AS INDICATIVE, SUBJECT TO DETAIL DESIGN & FINAL FOOTPATH CIVIL LEVELS. ALL LIFTS TO BE AS1738.12 COMPLIANT. ALL ACCESSIBLE CARSPACES TO COMPLY WITH AS2890.6 - 2009 AND THE ACCESS MOBILITY CODE. ALL BASEMENT AREAS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUS1 STANDARDS. ALL UNITS HAVE DIRECT ACCESS TO WASTE CHUTE/CHUTES THAT FEED TO WASTE ROOM BELOW. STORAGE UNITS SUPPLIED FOR ALL RESIDENTIAL UNITS. BICYCLE STORAGE FOR RESIDENTIAL UNITS ACCOMMODATED WITHIN THE ASSOCIATED STORAGE.	REFER CIVIL LANDSCAPE MANAGEMENT AND PROTECTION PLAN FOR VERGE PROTECTION STRATEGY.	DRAWING TO BE READ IN CONJUNCTION WITH APPROVED EDP, CIVIL & LANDSCAPE DRAWINGS SITE AREA: 9850 m²	<table><tr><th>Name</th><th>Count</th></tr><tr><td>1 BED</td><td>183</td></tr><tr><td>1 BED + STUDY</td><td>48</td></tr><tr><td>2 BED 1 BATH</td><td>62</td></tr><tr><td>2 BED 2 BATH</td><td>34</td></tr><tr><td>2 BED 2 BATH - DUPLEX</td><td>2</td></tr><tr><td>3 BED</td><td>13</td></tr></table>	Name	Count	1 BED	183	1 BED + STUDY	48	2 BED 1 BATH	62	2 BED 2 BATH	34	2 BED 2 BATH - DUPLEX	2	3 BED	13
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1 BED	183																	
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2 BED 2 BATH - DUPLEX	2																	
3 BED	13																	
CAR PARKING: FOR CAR PARKING ANALYSIS AND BREAK-DOWN - REFER PARKING AND TRAFFIC STATEMENT																		

REV	DESCRIPTION	DATE	LIST OF CHANGES
1	DA SUBMISSION	16.10.2020	1. BUILDING MASS REDUCED
2	RE-ISSUED DA SUBMISSION	24.03.2022	2. BUILDING LENGTH REDUCED 3. LANDSCAPE REDESIGNED 4. ROOF TOP GARDEN ADDED 5. GFA REDUCED 6. NUMBER OF DWELLINGS REDUCED 7. CARPARK NUMBERS REVISED 8. WASTE ROOM SIZES INCREASED 9. HOTEL LIFT LOBBY ADDED IN BASEMENT 1 AND GROUND 10. BASEMENT FFL INCREASED 11. COMMUNAL AREA REMOVED FROM BUILDING B AND ADDED IN BUILDING A 12. SUBSTATION ADDED IN BUILDING B GROUND AND LEVEL 1 13. LIFT LOBBIES INCREASED IN AREA 14. FACADE REDESIGNED 15. APARTMENTS REDESIGNED FOR INCREASED SOLAR AND CROSS VENTILATION CALCULATIONS

JWLAND

JWLAND
DESIGN

JWLAND DEVELOPMENT PTY LTD
SUITE 111 LEVEL 1, 48 HANLEY AVENUE, BRADSHAW ACT 2012
P: 02 9180 0300 E: info@jwland.com.au

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PROJECT NAME:
LYNEHAM STAGE 3
BLOCK 12 SECTION 51, LYNEHAM

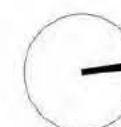
DRAWING TITLE:

SITE PLAN + YIELD

PROJECT NUMBER: 20-026
DRAWING NUMBER: 0001
REVISION: 2

SCALE: 1:300 @A1
DRAWN BY: TMMD/WB
CHECKED BY: VC

Plot Date: 24.03.2022



From: "Billing, Dale"
Sent: 06/07/2022 5:43 PM
To: "Michael Prendergast" <Michael.Prendergast@jwland.com.au>
Cc: "Davis, Matt" <Matt.Davis@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham
Attachments: Evoenergy Application Decision. Application - 201809. Lyneham - 12/51 (Email 1 of 5), COMM - Jemena - 202037894-Block 2 Section 51 LYNEHAM, Icon Water Application Decision. Application - 202178. Lyneham - 12/51 (Email 1 of 4), 20220609 - Advice - DA202037894 S144B - B12 S51 Lyneham (A34698609).pdf, COMM-NCA-202037894-S144B-12/51 LYNEHAM-01 [SEC=OFFICIAL], COMM-CRA-DA202037894-S144B - 12_51 LYNEHAM.pdf

UNOFFICIAL

Hi Michael,

As discussed on the phone today please find below and attached entity comments received on the S144B submission for DA202037894 on Block 12 Section 51 Lyneham. As noted I am still in the process of finalising the assessment of the S144B submission and on finalisation will determine next steps. If in the interim you wish to provide any response to these comments please feel free to email me.

1. Evoenergy Electricity – Now support subject to conditions (see attached)
2. Evoenergy Gas (Jemena) – Support subject to conditions (see attached)
3. ICON Water – Have indicated the proposal fails to comply with their water and sewerage network protection. (See attached)
4. TCCS have indicated the application is not supported and requires the following further information:

1. **Landscape and UTS**

Landscape team support this amendments however UTS still need below clarification in next submission.

1. We note that there seems to be some confusion in the response table about the TCCS UTS vs EPSDD TPU. As above, TCCS (Landscape team) have no further comment for this DA, however, please pass on for the consultants reference that the TPU do not cover street trees.

2. **Traffic and Parking**

Traffic modelling and Optimization team is in communication with the consultant still they have following clarification and information to be provided in next submission. Below comments are the outstanding issues to be address for traffic and parking.

2.1 TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development. The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements. INDESCO, have confirmed that the proposed access point has been designed to AS2890.1. The proposed separation of the two entrance lanes and single exit lane to/from the basement level parking would provide acceptable traffic flow to/from the site, however, please confirm if queuing analysis as per Section 3.4 of AS2890.1 and Section 4 of Austroads Guide to Traffic Management Part 2 have been undertaken. Please provide details of this analysis.

2.2 From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point. Applicant responded that " As demonstrated in the Waste Management Plan [Drawing No. 7413-01-C020] prepared by INDESCO included with this submission, the waste collection area is proposed to be cordoned off with removable bollards. During collection, there would be no impact on vehicular access to/from the site on the basis that there is adequate space for a waste service vehicle to stand that is adjacent to the collection area and that is clear of the basement access/egress arrangement." Are waste vehicles required to reverse in or out of the site? What is the arrangement for entry/exit for basement vehicles as the waste truck is positioning into the load collection point?

2.3 The proposed removal of existing on-street parking along De Burgh St, a parking study must be incorporated into the Traffic Impact Assessment to confirm the availability of parking within surrounding streets and the likely requirement for additional parking within the development site.

A Parking Assessment has been prepared by INDESCO (dated 28 March 2022) and is included with this submission. In summary, the Parking Assessment concludes the following:

- The development proposed has a car parking requirement of 432 spaces, including 388 residential car parking spaces and 44 visitor car parking spaces. In addition to this, 2 disabled car parking spaces and 2 motorcycle parking spaces are required to be provided as part of the visitor parking allocation.
- Given the proposed on-site car parking provision, being 571 spaces, the total required car parking allocation of 432 spaces is achieved with a surplus of 139 car parking spaces.
- There are a total of 37 on-street car parking spaces in De Burgh Street (the EDP Stage 2 and 3 DA202036985 proposed the removal of 6 on-street parking spaces in De Burgh Street associated with the Stage 3 development).
- A total of 88 car parking spaces of the 139 surplus car parking spaces are proposed to be allocated to the residential apartments and have the potential to be utilised for the purpose of visitor parking for those apartments.
- With reference to the Draft Plan of Subdivision of Block 12 Section 51 Lyneham, which has been included with this submission for information purposes only, a total of 51 car parking spaces of the 139 surplus car parking spaces are proposed to be allocated to the future Stage 4 development adjoining to the south. It is noted that the proposed subdivision of the Stage 3 development as well as the proposed Stage 4 serviced apartment development would form part of separate and distinct Development Applications to be lodged by the Proponent in the future.

Noting the above, it is clear that the number of on-site car parking spaces is more than adequate in addressing the required on-site car parking allocation for residents and visitors. Further to this, the 44 car parking spaces associated with the visitors could be provided wholly on-site or partly accommodated on-street. However, given the existing parking restrictions in De Burgh Street and the existence of low[1]density residential houses in that area, it is proposed that the full visitor parking requirement be provided on-site in this instance.

TCCS Response : Draft Variation 368 which has currently been repealed and not in effect has been used to undertake the parking requirements assessment. Given the parking assessment that was undertaken is a deviation from the existing ACT Parking and Vehicular Access General Code.

3. Waste Management :

1. As per the previous advice on 16.12.2020 stating that compactors are required as waste exceeded 36,000L waste.
2. The "new application" notes that waste generation has been reduced to that compactors are no longer necessary. However, It is not clear how many units/bedrooms there are in this "new application".
3. There is no truck turning template.
4. There are no elevations/sections/gradients of waste enclosure.
5. An Operations Manual Plan of waste is missing.
6. Where are the waste generation rates?
7. Details of chutes?
8. How will green bins be presented at the kerb?
9. Please provided the WRMP as per the table 3.8 of DDC Waste code 2019.

4. Other

Please provide the response statement when you lodge new submission for this DA addressing all issues with response along with relevant drawing or plan number.

5. Heritage have stated that the proposed development is unlikely to diminish the heritage significance of a place or object, subject to the below conditions (see also attached).

Advice and Conditions:

On the basis of the certification provided by Rincovitch Pty Ltd, the Council accepts that the proposal will not damage the Pair Houses and supports the proposed development, subject to the following conditions:

1. All works are carried out in accordance with the measures outlined in the letter provided;
2. Outcomes of the further geotechnical investigation made into the foundations of the Pair Houses be submitted to the Council prior to the commencement of works; and
3. Should the above investigation identify any new risk to the Pair Houses from the excavation, works are not to commence until measures to mitigate those impacts are endorsed by the Council.

The Council also notes that the CMP addendum approved by the Council on 16 April 2019 included condition reports and works schedules for the Pair Houses, and requests an update on the progress of this work.

6. CRA have stated the proposal is not supported, noting that while some improvements have been made to the scheme, further revision is needed in a number of key areas. These include:

- The unsatisfactory relationship of Tower A to the neighbouring heritage houses;
- Reviewing the driveway access off Owen Crescent;
- The long-term viability of the landscape on the podium;
- Poor solar access to residential units;
- Lack of provision of bike storage facilities and electric vehicle charging facilities; and
- The limited dwelling mix, with is overwhelmingly studio and 1-bedroom units

Please see attached letter for further information.

7. NCA have indicated that the proposal is not supported (please see attached letter outlining their concerns).
8. ESA have stated All previous commentary remains valid and expected of this DA.
9. Deed Management have provided the following comments

- Demonstrate how surface runoff will move through the site in a 1% AEP flood event on the Stormwater Master Plan
- Show the stormwater easement on the Subdivision Plan
- Show if there will be easements on the Stage 4 Hotel block
- A Pedestrian link is required under the Deed of Agreement (Deed). Demonstrate why this has not been proposed and note that an easement is required with it if there will be one.
- TCCS has specified that no access or egress will be permitted from the site onto Northbourne Avenue from the Deed. Check with TCCS if this is still the case.

I will be in touch in the coming weeks once the assessment has been finalised but feel free to provide me with any interim responses in the meantime. Noting that I will be out of the office next week please include Matt Davies and any correspondence.

Regards

Dale Billing

Assistant Director | Development Assessment
Statutory Planning | Environment Planning and Sustainable Development| ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
phone (02) 6205 3980 | email dale.billing@act.gov.au | website www.planning.act.gov.au

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Sent: Friday, 1 July 2022 12:35 PM

To: Davis, Matt <Matt.Davis@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Afternoon
Matt,

I've tried

calling you a few more times but have been unsuccessful. Just wondering if we could arrange a time or you could call me to discuss the above mentioned application?

Its been a few weeks since Walid completed his assessment. I would really like to discuss next steps.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Michael Prendergast

Sent: Friday, 24 June 2022 11:42 AM

To: 'Davis, Matt' <Matt.Davis@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Hi Matt,

I tried to call you this morning to discuss the above application, however I was unable to leave a voicemail. I believe the application has been delegated to you in Walid's absence.

I'm just wanting to have a quick chat about its status.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Michael Prendergast
Sent: Tuesday, 21 June 2022 3:43 PM
To: 'Cilliers, George' <George.Cilliers@act.gov.au>; 'Davis, Matt' <Matt.Davis@act.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@jwland.com.au](mailto:[REDACTED]@jwland.com.au)>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Afternoon George & Matt,

Can I please have an update on the above mentioned application? Am I able to arrange a time to discuss over the phone/teams?

Regards,

Michael Prendergast
National Head of Development

T: 02 61800115 | **M:** 0406 027 418
W: [\[REDACTED\]@jwland.com.au](mailto:[REDACTED]@jwland.com.au)

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copies of the email and attachments.)

From: Michael Prendergast
Sent: Tuesday, 14 June 2022 1:20 PM
To: Davies, Richard <Richard.Davies@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>
Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Gell, Chris <Chris.Gell@act.gov.au>; 'Elhassan, Walid' <Walid.Elhassan@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [REDACTED] <[\[REDACTED\]@jwland.com.au](mailto:[REDACTED]@jwland.com.au)>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Good afternoon Richard and George,

I'm writing this email to you both in Walid's extended leave of absence.

As you both maybe aware, our Lyneham Stage 3 DA (DA202037894) was resubmitted in March 2022 and has recently completed the Entity Referral process.

I received a copy of the Entity Referral advice this morning. It would appear that the NCA has supported the application as no further comments were received by the 7 June 2022 statutory dead line.

In speaking with Walid prior to the commencement of his leave, he indicated that the application assessment had all but been completed and that the Department was waiting for the Entity Referral advice to be received.

Can I please have the following clarified:

- In Walid's absence, who will be managing/overseeing this application?
- Is the application scheduled to be presented to APP?
- Is there an indicative timeframe on a decision?

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Sent: Wednesday, 16 February 2022 11:59 AM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [@jwland.com.au](mailto: @jwland.com.au)

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

OFFICIAL

Dear Michael

Thank you for the update, please note that the further information due date 30 March 2022.

If we don't receive the revised plans under S144 by the above due date, we will determine the DA based on the current information.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Sent: Wednesday, 16 February 2022 10:38 AM

To: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [@jwland.com.au](mailto: @jwland.com.au)

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Good Morning Walid.

Thank you for the email.

Stage 3 Lyneham was put on pause subject to the outcome of discussions with the NCA on Stage 2. There was no point continuing to work on it until we were fully able to understand the NCA's requirements. At the point when Stage 2 DA was approved we re-commenced design works on stage 3 DA. The scheme has been updated to reflect the NCA's interpretations of Amendment 91 and has been circulated around to the consultant group for comment. Unfortunately, this process took a lot longer than anticipated and resulted in significant internal tweaking to achieve compliance.

What has resulted is a very similar design to that approved for Stage 2. Realistically, I think we would need another 6 weeks to have the DA submitted back with EPSDD but I give my undertaking to have this undertaken as quickly as possible. Our intention is for the submission to be 100% compliant when provided to you.

Can you please let me know if this is acceptable to EPSDD?

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Sent: Tuesday, 15 February 2022 5:02 PM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

OFFICIAL

Dear Michael

Can you please provide us with your status regarding the above mentioned DA (Further information request) by C.O.B 16/02/2022.

Please note that the six months extension has lapsed and we need to determine this Development Application.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery
Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Sent: Wednesday, 21 April 2021 8:21 AM

To: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Hi Walid,

Thank you for the below email. Our intention is to respond to the comments with a revised design. In order to undertake a complete review, are you please able to send me your assessment so we can consider and respond to all comments at the same time?

JWLand have also requested a meeting with the NCA to discuss their comments.

At this point I believe it will take anywhere from 3-6 months to be in a position to be able to provide revised plans back to EPSDD.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

JWLAND



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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>
Sent: Thursday, 15 April 2021 3:24 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>
Subject: FW: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham
Importance: High

OFFICIAL

Dear Michael

Further to my previous email below, with reference to the comment received from National Capital Authority NCA Comment (attached) and having regard to section 119 of the *Planning and Development Act 2007* and the *Australian Capital Territory (Planning and Land Management) Act 1988*, the planning and land authority is not in a position to approve DA in its current form.

Please advise the planning and land authority of your intention within the timeframe allowed for further information, or an extended timeframe agreed to by the planning and land authority. Failure to comply with this request may result in the planning and land authority proceeding with a decision without further notice. Grateful if you could however advise us in the meantime of your intention to respond to the attached none support entities comment, so that we can issue a formal information request pursuant to s141 of the *Planning and Development Act 2007*.

Any changes/amendments to the proposal submitted as a result of responding to the attached entities comment in particular the NCA comment must be submitted pursuant to Section 144 of the *Planning and Development Act 2007*, via the e-development portal.

Please note any amended proposal, may be required to undergo public notification, entity referral and will be fully re-assessed against the legislative requirements of the *Planning and Development Act 2007* and the relevant provisions of the Territory Plan and the National Capital Plan. The statutory due date for a decision will also be extended as a consequence of a submission pursuant to Section 144 of the *Planning and Development Act 2007*.

Regards

Walid Elhassan
Assistant Director – Development Assessment – Planning Delivery
Phone 02 6205 0912
Email: walid.elhassan@act.gov.au
Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Elhassan, Walid
Sent: Thursday, 18 February 2021 4:01 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>; elizabeth@planned.net.au
Subject: Entities Comment - DA-2020377894 Block 12 Section 51 Lyneham

OFFICIAL

Hi Michael

As per your request, please find the attached letters and below table showing all entities comment that has been received for the above mentioned DA.

I am still working through the TP assessment and once I complete the assessment I will provide with an update.

Regards

Walid

Entity	Did the entity support the application?	Assessment comments / Conditions required
Evo Energy - Electricity	No	Reasons for Failure to Comply An area for a Substation needs to be allowed for on the block/s. This area will be determined by Evoenergy when the proponent submits the electrical load of the development. The area will be 11.1m x 4.3m for loads within 500kVA and 11.7m x 5.4m for loads within 1500kVA. If the load exceeds 1.5MVA a Chamber Substation will be required. Evoenergy may determine that twin pad mount substations with an area of 11.7m x 8.4m will be installed if the load does not exceed 3MVA. Proponent is required to submit the Request for "Preliminary Network Advice" form to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets. As per terms & conditions specified under project PN 20007134 Lyneham B9 S51 LV Relocation and Removal
Evo Energy - Gas	Yes - without conditions	☒ The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from https://www.evoenergy.com.au/media/evoenergy/documents/sfrules/sfrules-act-gas-service-and-installation-rules.pdf ☒ Development is to comply with minimum separation requirements to underground assets - 300mm minimum clearance from major plastic and steel gas mains and steel gas services - 150mm minimum clearance from other plastic gas mains and services ☐ A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities. ☒ If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
ICON Water	No	Reasons for Failure to Comply Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water Other: See comments Require more information in regard to proposed structures and proximity to proposed sewer main.
TCCS	No	TRAFFIC 1. TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development.

The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements.

2. From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point.
3. Intersection Performance and Future Treatment: The Macarthur Ave/Wattle St/David St intersection that is anticipated to be operating at LOS E in 2031. While reduction in LOS is projected in the base case, traffic generated by the proposed development will worsen the performance of the intersection. Hence, TCCS believes the Developer is responsible to financially contribute the Macarthur Ave/Wattle St/David St intersection upgrade works.
4. The proposed removal of existing on-street parking along De Burgh St, a parking study must be incorporated into the Traffic Impact Assessment to confirm the availability of parking within surrounding streets and the likely requirement for additional parking within the development site.

WASTE

5. For this development, a performance-based application is required, which means the support in principle must be sought and obtained from TCCS before lodging the next submission.
6. Compactors are a mandatory requirement for both waste and recycling as soon as one of them exceeds 36,000L per week. This development will produce waste 36,650L per week and recycling 32,500L per week therefore compactors must be used and a design consistent with collection strategy must be endorsed by TCCS before lodging the next submission.
7. Drawings C020, C021 and C022 based on the current waste management strategy:
 - The proposed waste management strategy is not compliant with TCCS 2019 waste code for the following reasons even if it was less than 36,000L per week.
 - The collection point and hopper pad should be right in front of the waste door, rather than pushed beyond the roller door of the waste enclosure. It is very unlikely that the truck driver will park the truck outside of the entry/egress ramp.
 - The waste truck shown on Drawing C021 must be 12.5 metres rather than 10.5 metres currently shown. Further, the rollout distance is greater than 4 metres.
 - Residential vehicles movements will be obstructed by parked waste trucks.
 - The triangular-shaped waste enclosure is not supported, it doesn't provide sufficient space to spread out hoppers to maintain safety clearance and a walkway.
8. Nevertheless, since the proposed waste management strategy is not acceptable for this size of development, the Applicant must redesign the waste management strategy to comply with TCCS 2019 Waste code requirements, especially in regards to RORO Compactors/Hook-lift trucks.
9. The Applicant must clearly detail the necessary and mandatory green bins as per TCCS 2019 waste code requirements in the next submission.
10. Reference to Table 3.8 R 2.4, all details for both Waste and Recycling chutes must be provided.
11. It is not clear how the removable bollards are going to work. The Applicant is to provide the details for how the bollards will be removed automatically when the waste truck arrives. Control C16 of the Waste Code states: "Developments with on-site collections must be designed to allow for unobstructed on-site access by collection vehicles".
12. The submission for the Waste component is incomplete. A separate WRMP form is required. Please refer to the attached Waste Compliance Check Lists as a guidance for further details.
13. Lastly, please make sure the next submission is fully compliant with TCCS 2019 waste code requirements.

ACTIVE TRAVEL

		14. A safe and unrestricted pedestrian and cyclist access easement between the major transport corridor on Northbourne Avenue and the residential areas west of the site must be formalised and established. This access easement must not have any conflicts with waste truck through movements. VERGE TREES / LANDSCAPE 15. TCCS does not support the removal of trees on unleased land, as a large number of the trees proposed for removal are exceptional specimens and provide many benefits to the community. The proposed development should make every effort to produce a good environmental and community outcome. 16. TCCS supports the removal of poor and medium quality trees to facilitate this development. 17. Justification is required for the removal of any trees located on unleased land and these will be assessed individually. TCCS welcomes the opportunity to discuss this further and look forward to providing comment on a revised set of plans for this development. PARKING PROVISION (FOR FUTURE DEVELOPMENT OF SERVICED APARTMENTS) 18. The parking provision for future development of the serviced apartments is not supported by TCCS as part of this DA. However, TCCS will consider it separately as part of the DA for the following stage. 19. The parking provision is likely to obstruct and introduce conflict points along the pedestrian and cyclist access easement for this development. Hence, it is unlikely to be supported in the future. STORMWATER 20. For the developments flooding protection the TCCS Standard MIS-08 clause 5.2.1 Table 8-18 requires the Minimum Freeboard of 0.3 metres above the Major Storm Flood Event (1% AEP) water level, this must be provided in the access driveway, ramp to basement car park and to any access points into the buildings. All building access points are to be raised above the Base Flood Elevation [BFE] for the Major Storm Flood Event. The Applicant is to provide certification of the design and the validation of the constructed works being compliant with the design when completed. 21. It is not clear if any stormwater easements will be created as part of this DA.
Heritage	No	Pursuant to Sections 148 and 149 of the <i>Planning and Development Act 2007</i> and Section 60 of the <i>Heritage Act 2004</i>, the ACT Heritage Council advises that: The proposed development may diminish the heritage significance of a place or object. Further information is needed to inform further Council advice on proposed heritage impacts.
NCA (National Capital Authority)	No	Not supported – see attached letter
CRA (City Renewal Authority)	No	Not supported – see attached letter
ESA (Emergency Services Authority)	Yes - with conditions	Supported with conditions – see attached letter
EPA (Environment)	Yes - with conditions	Contaminated Sites Conditions

Protection Authority)	The Environment Protection Authority (EPA) would support the development application subject to the following conditions: - A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP. Note: Where remediation and validation is required at the site under the UFP the site validation report must be forwarded to the EPA for review and endorsement prior to occupancy of the site; - All spoil identified at the site must be managed in accordance with EPA Information Sheet - Spoil Management in the ACT; - All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT; - No soil is to be disposed from site without EPA approval. Hazardous materials Advice Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site; and All hazardous materials found on the site must be disposed of at a facility lawfully authorised/licensed to accept the waste stream. Sediment and Erosion Advice Construction and development works to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2007". As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the EPA in respect of that activity PRIOR TO WORKS COMMENCING. An erosion and sediment control plan is also to be endorsed by the EPA prior to works commencing. If the site is over a 1 hectare there is a requirement for a Sediment Retention Dam. Dam construction should be in accordance with the following guidelines: 1. Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment). 2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
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		3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event. 4. Regular dredging of the dam must be carried out to remove silt. 5. Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing. Noise Advice Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the <i>Environment Protection Regulation 2005</i>. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Standard as per the <i>Environment Protection Regulation, 2005</i>.
TPU (Tree Protection Unit)	No	Referenced Plans Tree Management Plan, Sheet 1 of 3, Dwg L110, Amendment B, dated 2-10-2020 Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020 Landscape management and protection Plan, Dwg L100, Amendment B, dated 2-10-2020 - On inspection the trees on site are indicative of the tree quality rating noted in the "2017 Tree Quality column " of the Indesco Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020". - Several trees have declined , tree 231 and 88 are in poor condition. - Registered trees numbered 071, 035, and 027 (<i>Cedrus atlantica</i>) are required to be retained as part of the development and protected though out with robust tree protection practices. - The exceptionally rated Cedar T035 has declined quite considerably. - All trees noted as 'not regulated' as noted on the Indesco "tree management Plan" Sheet 3 are supported for removal. - Regulated trees not supported for removal: 026, 029, 034 (<i>Casuarina cunnunghamiana</i>), Tree 085 <i>Fraxinus pensylvannica</i>. - Regulated trees not marked for removal that are in only poor to medium health Tree 096 <i>Tillia cordata</i> (Removal should possibly be considered) - Several trees which were not covered by the <i>Tree Protection Act 2005</i> were removed at the time the Lyneham flats were demolished. The Tree Protection Unit verified the tree sizes prior to removal these trees are no longer on site, however the numbers are represented on the Indesco plans. Trees 210, 211, 212, 218, 223, 224, 225, 226, - Street Trees numbered 041, 042, 076, 079, 081, 089, 146, 165, 166, 186. These trees are not covered by the tree <i>Protection Act 2005</i>, however their removal will need to be endorsed by TCCS Urban Treescapes. - Regulated trees which have poor form, disease or are too close to the heritage listed buildings and are supported for removal Trees 095, 098, and 100 - Any other tree noted for removal would not be supported Regulated trees and registered trees located around the Heritage Curtilage were not covered by this part of the development.

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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

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From: "WorksApproval" <WorksApproval@nca.gov.au>
Sent: 22/06/2022 4:50 PM
To: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Subject: COMM-NCA-202037894-S144B-12/51 LYNEHAM-01 [SEC=OFFICIAL]

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OFFICIAL
Dear
EPSDD

Thank you for the referral for DA 202037894-S144B, Block 12 Section 51 Lyneham and apologies for the delayed response. The NCA notes that several concerns raised from our comments to the previous referral on 16 December 2020 have been addressed in the amended design. However the amended application still contains several inconsistencies with the National Capital Plan that must be addressed to comply with the City and Gateway Corridor Special Requirements.

Building separation

The proponent has responded to NCA's previous comments regarding building separation by increasing the separation from 4.5m to 9m on the De Burgh Street side. This separation from ground floor to Level 4 (storey 5) meets the minimum separation requirement as there are no windows or unscreened balconies with habitable spaces directly facing each other across this gap.

However, from Level 5 up to Level 7 (storey 6 to 8) the building separation on the De Burgh Street side contains windows in habitable rooms directly facing blank walls with a separation of 9m. This layout is considered to be a separation between a habitable room and non-habitable space, which must have a minimum separation distance of 12m between storeys 5 to 8 in the Plan.

Private Open Space

Private Open Space requirements for dwellings above the ground floor must be

- Studio apartments – 4m² (no minimum dimension)
- 1-bedroom apartments – 8m² with a minimum dimension of 2 metres
- 2-bedroom apartments – 10m² with a minimum dimension of 2 metres
- 3+ bedroom apartments – 12m² with a minimum dimension of 2 metres.

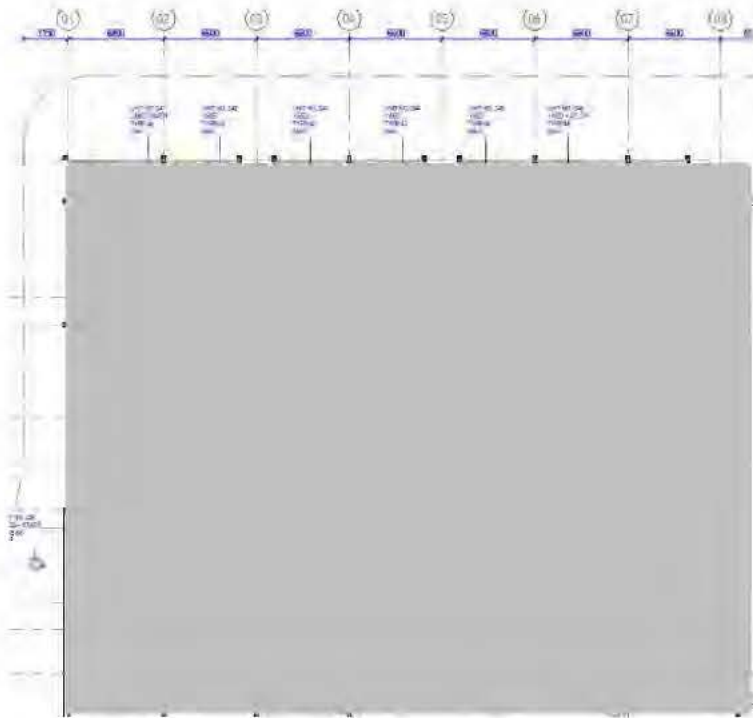
The private open space balconies on the northern elevation of Building A includes narrow sections that appear to be less than a metre wide and do not meet the minimum dimension requirements (particularly Unit 41 on Level 1 and all units directly above Unit 41 on the upper floors).

Common circulation spaces

The Plan states that *'corridors longer than 12 metres from the lift core should be articulated, for example by a series of foyer areas with windows and spaces for seating, and wider areas at apartment entry doors and varied ceiling heights'*.

While Building B at ground level breaks up the circulation space sufficiently, Level 1 to 9 consists of corridors that are significantly more than 12m from the circulation cores without any articulation. There does not appear to be any seating area breaking up the long corridors as mentioned in the proponent's response. The width of the western most corridor is only 1.65m and stretches at least 26m without articulation of windows, seating or wider apartment entries.

The proponent has stated that the western apartments would access the north-facing lift while the eastern apartments would access the east-facing lift. The drawings indicates that a resident would have to traverse more than 46m from the most northern apartment to the designated lift. They would also have to bypass the east-facing lift and lobby. See below image and the travel lines a resident would have to walk according to the plans.



Habitable Rooms with External Windows

The Plan states that *'all habitable rooms must have an operable window in an external wall'*.

The following units contain a habitable room without an external window according to the floor plans.

- Units 311, 322 and 333 in Building B (Levels 5 to 7) all show a lounge room that appears to be internally enclosed with no external windows. This lounge room would be compliant with the Plan if it was joined with the adjacent living space and not presented as an enclosed separate room.
- Units 237, 247, 263, 281 and 299 in Building B (Ground Level to Level 4) and Unit 143 in Building A (Level 5) all include study rooms that do not contain windows. A study is a habitable room and must have an external window.

Additionally, the Plan also states that *'primary living room or bedroom windows must not open directly onto common circulation spaces'*.

- Units 146, 171 and 196 in Building A (Levels 5 to 7) all contain a bedroom with windows that open into a common circulation space. These bedrooms also do not have windows in an external wall. This layout is inconsistent with the Plan and will need to be revised.

Operable windows in an external wall for natural light and ventilation is required for habitable rooms. All habitable rooms must have an operable window in an external wall of no less than 15% of the floor area.

Cross Ventilation

The NCA has concerns that cross ventilation plans do not suitably reflect cross-ventilated apartments. For example, the path for breezes for a number of apartments are shown as going in the window of a bedroom and out another window in the same bedroom. While this suitably ventilates that room, it does not provide for cooling and ventilation of the whole apartment.

The cross ventilation plans show that only 54% of apartments in Building A would be naturally cross ventilated and does not meet the minimum 60% requirement.

Kind Regards

_____| Planning Officer
National Capital Authority

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | 🌐 www.nca.gov.au | Twitter: @NCA_Media

OFFICIAL

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Monday, 16 May 2022 9:08 AM
To: WorksApproval <WorksApproval@nca.gov.au>
Subject: REFERRAL-NCA-202037894-S144B-12/51 LYNEHAM-01

OFFICIAL

Please accept the invitation to join Objective Connect to view the proposed plans & supporting documents for this development application.

DEVELOPMENT APPLICATION NO: 202037894-S144B
BLOCK: 12 **SECTION:** 51 **DIVISION:** LYNEHAM

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA202037894 - PROPOSAL FOR TWO, NINE STOREY MULTI-UNIT RESIDENTIAL DEVELOPMENT. Amendment to development application for Construction of 415 residential apartments, three levels of basement car parking, landscaping. which is still under consideration - the amendment comprises of reduced building scale, units and carparking with revised apartment layout and facade, revised communal areas and landscaping, additional rooftop garden and increase in lift lobbies. Subdivision of the site to allow for a future stratum subdivision of stage 3 and 4. Full description in supporting documents.

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 **(07/06/2022)**.

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

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

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

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923
EPDCustomerServices@act.gov.au
www.act.gov.au/accesscbr
Access Canberra | ACT Government
8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.

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Customer Services

Email: EPDCustomerServices@act.gov.au

Environment, Planning and Sustainable Development Directorate

16 Challis Street DICKSON ACT 2602

6 June 2022

Block: 12	Section: 51	Division: LYNEHAM
DA Number: 202037894-S144B		
Description: Amendment to development application for the construction of 415 residential apartments, three levels of basement car parking, landscaping. which is still under consideration - the amendment comprises of reduced building scale, units and carparking with revised apartment layout and facade, revised communal areas and landscaping, additional rooftop garden and increase in lift lobbies. Subdivision of the site to allow for a future stratum subdivision of stage 3 and 4. Full description in supporting documents.		
The proponent has provided a place proposition and place plan Refer to 'The Great Place Guide' (https://www.act.gov.au/data/assets/pdf_file/0011/1615898/great-place-guide.pdf).		No

The City Renewal Authority's position is:	
That the proposal is supported – subject to conditions noted below:	☐
That the proposal is not supported:	☒
That advice is provided:	☒
No comment:	☐
That further information is required:	☐

How we assess development in the City Renewal Authority (CRA) Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency with the National Capital Design Review Panel, the review of development proposals within the CRA precinct is assessed under the following ten key Design Quality Principles:

- Principle 1: Context and Character
- Principle 2: Landscape
- Principle 3: Sustainability
- Principle 4: Density and Connectivity
- Principle 5: Built Form and Scale
- Principle 6: Functionality and Build Quality
- Principle 7: Legibility and Safety
- Principle 8: Diversity and Amenity
- Principle 9: Community and Public Domain
- Principle 10: Visual Appearance (Aesthetics)

General CRA Comments – overall

Proposal NOT SUPPORTED

While some improvements have been made to the scheme, further revision is needed in a number of key areas. These include:

- The unsatisfactory relationship of Tower A to the neighbouring heritage houses;
- Reviewing the driveway access off Owen Crescent;
- The long-term viability of the landscape on the podium;
- Poor solar access to residential units;
- Lack of provision of bike storage facilities and electric vehicle charging facilities; and
- The limited dwelling mix, with is overwhelmingly studio and 1-bedroom units

Please see comments below for further information.

Principle 1: Context and Character

For the consideration of context and character, good design will:

- Respond and contribute to its context, distinctive characteristics of a local area and a sense of place. Context is the key natural and built features of an area, their relationship and the character created when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.
- Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital, that respects the geometry and intent of Walter Burley Griffin's formally adopted plan for Canberra and emphasises the national significance of the main approach routes and avenues.
- Respond to and enhance the qualities and identity of the surrounding areas including adjacent sites, landscape, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for future change.

Place planning is considered an appropriate form of demonstrating neighbourhood character and place intent. Proposals with clearly defined place propositions and place plans are required to be submitted in support of Principle 1.

CRA Comments – Principle 1: Context and Character

While some improvement has been made to the interface between Tower A and the neighbouring heritage houses (for example, replacing part of level 9 with a rooftop garden), Tower A still 'dwarfs' them, particularly the Northbourne Avenue elevation which remains unchanged at 9 storeys. The Authority recommends the building mass be revised to achieve a gradual transition in height to create a more harmonious relationship. Building separation, currently ranging from 10m – 11.5m, should also be increased for improved amenity for residents.

Principle 2: Landscape

For the consideration of landscape, good design will:

- Recognise that together landscape and the built form operate as an integrated and sustainable system, within a broader ecological context that results in attractive development with good amenity.
- Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital and protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban areas.

- Enhance the development's environmental performance by retaining valued natural features which contribute to the local context, co-ordinating water and soil management, reducing urban heat island effect and allowing good solar access, microclimate, tree canopy, habitat values and preserving important green networks.
- Optimise the landscape's amenity, useability and privacy to provide opportunities for social interaction. This includes creating engaging places that contribute to the local identity and character, ensuring equitable access and respect for the public and neighbours' amenity and provides for practical establishment, long term management and maintenance.

Note: Trees provide multiple benefits including amenity and shade for our city, helping to address urban heat in summer. Mature tree removal to make way for development should be the last resort after consideration of re-design to incorporate existing trees and then tree replanting has been considered.

CRA Comments – Principle 2: Landscape

The Authority is concerned about the viability of the central podium landscape, given limited soil depths and solar access. The proposed soil depths range from 0.7m – 1m, however landscape details plan 803 suggests at least some of the garden beds will be even shallower, with these depths only achieved through soil mounding. These challenging growing conditions will be exacerbated by the lack of sunlight in winter. The design of the proposed podium landscape should be reviewed to ensure the viability of this planting.

Principle 3: Sustainability

For the consideration of sustainability, good design will:

- Optimise the sustainability of the built environment to deliver on-going positive environmental, social and economic outcomes through an integrated holistic approach. This includes seeking measures to mitigate against and adapt to the impacts of climate change over time to ensure development is resilient over its life cycle.
- Adhere to established principles for water-sensitive urban design to minimise negative impacts on existing natural features, ecological processes and connectivity for natural habitat. It will facilitate living infrastructure in all projects at all scales, with water sensitive urban design; deep soil zones for ground water recharge, large canopy trees and vegetation.
- Reduce greenhouse gas emissions in both construction and operational phases of development, by optimising passive thermal design to achieve amenity and liveability through orientation, sunlight, shade, heating and cooling and use of cross ventilation, designing in renewable energy generation, storage and use, and maximising energy efficiency. Good design reduces resource consumption and operational costs and generation of waste. It builds-in materials that are recycled and reused.

CRA Comments – Principle 3: Sustainability

Dedicated bike storage facilities should be provided that are conveniently located, legible and easily accessible from ground level. The residents should not be expected to store bikes in their storage cages as suggested, as these are not sufficiently sized to accommodate typical household storage plus bikes nor are they sufficiently accessible given many of them are located behind the car park bays.

Electric vehicle charging facilities should also be provided in sufficient numbers to ensure this development is sustainable and meets the needs of residents now and into the future.

Principle 4: Density and Connectivity

For the consideration of density and connectivity, good design will:

- Achieve a high level of amenity for the users of the development by employing a density appropriate to the site and its context.
- Ensure that appropriate densities are consistent with the area's existing or projected population and that the densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment. This includes along transit corridors and in retail centres.
- Establish connections within the site and consider midblock connections for public access to the surrounding area. This includes connections from the site to the surrounding public transport, vehicular, pedestrian and cycle network to support the residents or users of the development and those passing through the area.

CRA Comments – Principle 4: Density and Connectivity

The plans show all basement parking access will be via Owen Crescent only. The Authority recommends this access be reviewed to confirm this narrow laneway is sufficiently able to accommodate traffic impacts during peak periods without creating significant congestion in the laneway and DeBurgh Street.

Principle 5: Built Form and Scale

For the consideration of built form and scale, good design will:

- Achieve a scale, massing and height appropriate to the existing or desired future character of the street, surrounding buildings and landscape setting to mitigate negative impacts on the amenity of neighbouring properties and the public domain.
- Achieve an appropriate built form for the site and the building's purpose in terms of building alignments, proportions, building type, and the articulation of building elements in an innovative manner. This includes that the spaces between buildings should be of a scale and character that is defined and suited to purpose.
- Ensure that the appropriate built form defines the public domain, provides a well-designed pedestrian experience at ground level, contributes to the character of streetscapes and parks including their views and vistas and provides internal amenity and outlook.

CRA Comments – Principle 5: Built Form and Scale

The built form and scale transition of Tower A (relative to neighbouring dwellings) needs to be refined - see comments under Principle 1 'Context and Character' above.

Principle 6: Functionality and Build Quality

For the consideration of functionality and build quality, good design will:

- Meet the needs of users efficiently and effectively, balancing functional requirements to deliver optimum

- benefit and performance over the full lifecycle of the development.
- Create functional environments where the proposed design is suitable for the intended purpose and arranged to facilitate ease of use and good relationships to other spaces. It will also provide flexible and adaptable spaces to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.
 - Ensure that build quality is achieved by using good quality, robust, sustainable and complimentary materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from their intended use, and easy to upgrade and maintain. It will also accommodate the required services and infrastructure in an integrated manner, without detriment to the overall design outcome.

CRA Comments – Principle 6: Functionality and Build Quality

See comment above (Principle 4) regarding the proposed limited carpark access and confirmation of the capacity of the adjoining streets to accommodate car movements to and from the development.

Principle 7: Legibility and Safety

For the consideration of legibility and safety, good design will:

- Optimise safety and security within the development and the surrounding public domain to minimise the risk of personal harm and support safe behaviour and use. It will also provide for quality public and private spaces that are clearly defined and fit for the intended purpose. This includes maximising passive surveillance of public spaces, connections and communal areas with appropriate lighting and signage.
- Ensure that places are easy to navigate with recognisable routes, intersections and landmarks while being well-connected to the surrounding movement networks. It will also improve legibility and benefit from a clear hierarchy of spaces with identifiable entries and logical wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood including the provision of environments that are logical and intuitive at the scale of the building, site and precinct.

CRA Comments – Principle 7: Legibility and Safety

See comment above regarding location of bicycle parking.

Principle 8: Diversity and Amenity

For the consideration of diversity and amenity, good design will:

- Achieve a mix of dwelling types and sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed developments respond to social context by providing housing and facilities that support social and demographic diversity.
- It also will provide practical and flexible features, including different types of communal spaces for a

- broad range of people and providing opportunities for social interaction.
- Positively influence internal and external amenity for users of the development and neighbours, contributing to positive living and working environments and well-being. It will combine appropriate room dimensions and shapes, access to sunlight for all habitable rooms, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility. Good design is flexible and able to facilitate ageing in place.
- Mitigate negative impacts on surrounding buildings and places. It should also have well-designed external spaces that provide protection from unwanted sun, wind, rain, traffic and noise.

CRA Comments – Principle 8: Diversity and Amenity

The Authority questions the accuracy of the solar access diagrams which purportedly show over 70 per cent of units receiving at least 3 hours of solar access in winter. This seems implausible given their orientation, particularly for the units toward the southern sides. Revised information/modelling should be provided to accurately show the actual solar access duration to individual units.

Further improvement to the dwelling mix is needed. Of the 351 proposed units, 235 (67 per cent) are a studio or 1-bedroom units and only 13 (3.7 per cent) have 3 bedrooms. An increase in 2- and 3-bedroom units is needed to ensure this development supports housing choice in the city and meets the needs of families.

Principle 9: Community and Public Domain

For the consideration of community and public domain, good design will:

- Respond to local community needs as well as the wider social context, providing buildings and spaces that are inclusive, can be accessed by everyone and support a diverse range of people and facilitate social interaction.
- Encourage engagement with the community to collaborate in the design of the public domain including the physical, cultural, and social elements that create a sense of place and support its ongoing evolution.
- Encourage social engagement and physical activity in an inclusive manner, encouraging resilient communities and improved social outcomes.

CRA Comments – Principle 9: Community and Public Domain

No comment.

Principle 10: Visual Appearance (Aesthetics)

For the consideration of visual appearance, good design will:

- Inform all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character. This includes achieving a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a balanced variety of materials, colours and textures that considers the streetscape and broader precinct context.

- Assess design quality with the consideration that aesthetics should not be limited to style and appearance alone and that it should also account for design integrity, creativity, innovation, conceptual coherence and cultural relevance in a proposal.

CRA Comments – Principle 10: Visual Appearance (Aesthetics)

The Authority encourages greater building elevation articulation, a reduction in the massing of Tower 'A' to achieve a visually more balanced juxtaposition and a more sympathetic interface with the adjoining heritage buildings.

From: "Michael Prendergast" <Michael.Prendergast@jwland.com.au>
Sent: 21/07/2022 3:34 PM
To: "Billing, Dale" <Dale.Billing@act.gov.au>; "Davis, Matt" <Matt.Davis@act.gov.au>
Cc: "Elizabeth Slapp" <elizabeth@planned.net.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham
Attachments: Entity Comment response.xlsx, 7413-01-(C005-C006) SW.pdf

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Afternoon
Dale,

I've copied in Matt in case you're still on leave.

Earlier this week I provided this information to the Elizabeth from Planned, however, there isn't a way for her to upload the information on the portal.

Nevertheless, its attached for your information and contained within the below link. Please let us know if you require it to be formally provided via Elizabeth?

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:a3217e52-5687-43a0-a626-c11fac371354>

A high level response to your email, is below:

1. The NCA picked up on some errors in the Architectural set and they have all been rectified.
2. Responses have been provided to all of the CRA comments
3. It appears the waste information mustn't have been passed on to TCCS/Waste as all of the information has previously been provided.
4. The Heritage SHE has been lodged
5. Deed Management information has been updated and attached as well as answers to their questions.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Michael Prendergast

Sent: Wednesday, 20 July 2022 9:15 AM

To: 'Billing, Dale' <Dale.Billing@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Morning Dale,

Unfortunately I missed your call before you went on leave. I tried calling you yesterday and again this morning to discuss how you would like the response information provided back to EPSDD.

Can you please give me a call when you're next free?

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: [jwland.com.au](mailto:mjwland.com.au)

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From: Billing, Dale <Dale.Billing@act.gov.au>
Sent: Friday, 8 July 2022 4:16 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Cc: Davis, Matt <Matt.Davis@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

OFFICIAL

Hi Michael,

Apologies for not getting back to you sooner, I tried calling before but was unable to get hold of you. If we don't make contact today, please touch base with Matt Davies (who is cc'd) next week to discuss your approach.

I will be in touch the following week on my return and will prioritise the DA assessment of the S144 information and clarify if there are any further items that require addressing in relation to the Territory Plan assessment.

Regards

Dale Billing

Assistant Director | Development Assessment
Statutory Planning | Environment Planning and Sustainable Development | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
phone (02) 6205 3980 | email dale.billing@act.gov.au | website www.planning.act.gov.au

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Sent: Friday, 8 July 2022 8:31 AM
To: Billing, Dale <Dale.Billing@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Morning
Dale,

Do you

have 10-20 minutes today to go through our approach?

Regards,

Michael Prendergast

National Head of Development

T: 02 61803715 | M: 0406 027 418

W: jwland.com.au

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From: Billing, Dale <Dale.Billing@act.gov.au>
Sent: Wednesday, 6 July 2022 5:44 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Cc: Davis, Matt <Matt.Davis@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

UNOFFICIAL

Hi Michael,

As discussed on the phone today please find below and attached entity comments received on the S144B submission for DA202037894 on Block 12 Section 51 Lyneham. As noted I am still in the process of finalising the assessment of the S144B submission and on finalisation will determine next steps. If in the interim you wish to provide any response to these comments please feel free to email me.

1. Evoenergy Electricity – Now support subject to conditions (see attached)
2. Evoenergy Gas (Jemena) – Support subject to conditions (see attached)
3. ICON Water – Have indicated the proposal fails to comply with their water and sewerage network protection. (See attached)
4. TCCS have indicated the application is not supported and requires the following further information:

1. Landscape and UTS

Landscape team support this amendments however UTS still need below clarification in next submission.

1. We note that there seems to be some confusion in the response table about the TCCS UTS vs EPSDD TPU. As above, TCCS (Landscape team) have no further comment for this DA, however, please pass on for the consultants reference that the TPU do not cover street trees.

2. Traffic and Parking

Traffic modelling and Optimization team is in communication with the consultant still they have following clarification and information to be provided in next submission. Below comments are the outstanding issues to be address for traffic and parking.

2.1 TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development. The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements. INDESCO, have confirmed that the proposed access point has been designed to AS2890.1. The proposed separation of the two entrance lanes and single exit lane to/from the basement level parking would provide acceptable traffic flow to/from the site, however, please confirm if queuing analysis as per Section 3.4 of AS2890.1 and Section 4 of Austroads Guide to Traffic Management Part 2 have been undertaken. Please provide details of this analysis.

2.2 From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point. Applicant responded that " As demonstrated in the Waste

Management Plan [Drawing No. 7413-01-C020] prepared by INDESCO included with this submission, the waste collection area is proposed to be cordoned off with removable bollards. During collection, there would be no impact on vehicular access to/from the site on the basis that there is adequate space for a waste service vehicle to stand that is adjacent to the collection area and that is clear of the basement access/egress arrangement." Are waste vehicles required to reverse in or out of the site? What is the arrangement for entry/exit for basement vehicles as the waste truck is positioning into the load collection point?

2.3 The proposed removal of existing on-street parking along De Burgh St, a parking study must be incorporated into the Traffic Impact Assessment to confirm the availability of parking within surrounding streets and the likely requirement for additional parking within the development site.

A Parking Assessment has been prepared by INDESCO (dated 28 March 2022) and is included with this submission. In summary, the Parking Assessment concludes the following:

- The development proposed has a car parking requirement of 432 spaces, including 388 residential car parking spaces and 44 visitor car parking spaces. In addition to this, 2 disabled car parking spaces and 2 motorcycle parking spaces are required to be provided as part of the visitor parking allocation.
- Given the proposed on-site car parking provision, being 571 spaces, the total required car parking allocation of 432 spaces is achieved with a surplus of 139 car parking spaces.
- There are a total of 37 on-street car parking spaces in De Burgh Street (the EDP Stage 2 and 3 DA202036985 proposed the removal of 6 on-street parking spaces in De Burgh Street associated with the Stage 3 development).
- A total of 88 car parking spaces of the 139 surplus car parking spaces are proposed to be allocated to the residential apartments and have the potential to be utilised for the purpose of visitor parking for those apartments.
- With reference to the Draft Plan of Subdivision of Block 12 Section 51 Lyneham, which has been included with this submission for information purposes only, a total of 51 car parking spaces of the 139 surplus car parking spaces are proposed to be allocated to the future Stage 4 development adjoining to the south. It is noted that the proposed subdivision of the Stage 3 development as well as the proposed Stage 4 serviced apartment development would form part of separate and distinct Development Applications to be lodged by the Proponent in the future.

Noting the above, it is clear that the number of on-site car parking spaces is more than adequate in addressing the required on-site car parking allocation for residents and visitors. Further to this, the 44 car parking spaces associated with the visitors could be provided wholly on-site or partly accommodated on-street. However, given the existing parking restrictions in De Burgh Street and the existence of low[1]density residential houses in that area, it is proposed that the full visitor parking requirement be provided on-site in this instance.

TCCS Response : Draft Variation 368 which has currently been repealed and not in effect has been used to undertake the parking requirements assessment. Given the parking assessment that was undertaken is a deviation from the existing ACT Parking and Vehicular Access General Code,

3. Waste Management :

1. As per the previous advice on 16.12.2020 stating that compactors are required as waste exceeded 36,000L waste.
2. The "new application" notes that waste generation has been reduced to that compactors are no longer necessary. However, It is not clear how many units/bedrooms there are in this "new application".
3. There is no truck turning template.
4. There are no elevations/sections/gradients of waste enclosure.
5. An Operations Manual Plan of waste is missing.
6. Where are the waste generation rates?
7. Details of chutes?
8. How will green bins be presented at the kerb?
9. Please provided the WRMP as per the table 3.8 of DDC Waste code 2019.

4. Other

Please provide the response statement when you lodge new submission for this DA addressing all issues with response along with relevant drawing or plan number.

5. Heritage have stated that the proposed development is unlikely to diminish the heritage significance of a place or object, subject to the below conditions (see also attached).

Advice and Conditions:

On the basis of the certification provided by Rincovitch Pty Ltd, the Council accepts that the proposal will not damage the Pair Houses and supports the proposed development, subject to the following conditions:

1. All works are carried out in accordance with the measures outlined in the letter provided;
2. Outcomes of the further geotechnical investigation made into the foundations of the Pair Houses be submitted to the Council prior to the commencement of works; and
3. Should the above investigation identify any new risk to the Pair Houses from the excavation, works are not to commence until measures to mitigate those impacts are endorsed by the Council.

The Council also notes that the CMP addendum approved by the Council on 16 April 2019 included condition reports and works schedules for the Pair Houses, and requests an update on the progress of this work.

6. CRA have stated the proposal is not supported, noting that while some improvements have been made to the scheme, further revision is needed in a number of key areas. These include:

- The unsatisfactory relationship of Tower A to the neighbouring heritage houses;
- Reviewing the driveway access off Owen Crescent;
- The long-term viability of the landscape on the podium;
- Poor solar access to residential units;
- Lack of provision of bike storage facilities and electric vehicle charging facilities; and
- The limited dwelling mix, with is overwhelmingly studio and 1-bedroom units

Please see attached letter for further information.

7. NCA have indicated that the proposal is not supported (please see attached letter outlining their concerns).
8. ESA have stated All previous commentary remains valid and expected of this DA.
9. Deed Management have provided the following comments

- Demonstrate how surface runoff will move through the site in a 1% AEP flood event on the Stormwater Master Plan
- Show the stormwater easement on the Subdivision Plan
- Show if there will be easements on the Stage 4 Hotel block
- A Pedestrian link is required under the Deed of Agreement (Deed). Demonstrate why this has not been proposed and note that an easement is required with it if there will be one.
- TCCS has specified that no access or egress will be permitted from the site onto Northbourne Avenue from the Deed. Check with TCCS if this is still the case.

I will be in touch in the coming weeks once the assessment has been finalised but feel free to provide me with any interim responses in the meantime. Noting that I will be out of the office next week please include Matt Davies and any correspondence.

Regards

Dale Billing

Assistant Director | Development Assessment
Statutory Planning | Environment Planning and Sustainable Development | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
phone (02) 6205 3980 | email dale.billing@act.gov.au | website www.planning.act.gov.au

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Sent: Friday, 1 July 2022 12:35 PM
To: Davis, Matt <Matt.Davis@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Afternoon
Matt,

I've tried calling you a few more times but have been unsuccessful. Just wondering if we could arrange a time or you could call me to discuss the above mentioned application?

Its been a few weeks since Walid completed his assessment. I would really like to discuss next steps.

Regards,

Michael Prendergast
National Head of Development

T: 02 61800115 | **M:** 0406 027 418
W: jwland.com.au

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From: Michael Prendergast
Sent: Friday, 24 June 2022 11:42 AM
To: 'Davis, Matt' <Matt.Davis@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Hi Matt,

I tried to call you this morning to discuss the above application, however I was unable to leave a voicemail. I believe the application has been delegated to you in Walid's absence.
I'm just wanting to have a quick chat about its status.

Regards,

Michael Prendergast
National Head of Development

T: 02 61800115 | **M:** 0406 027 418
W: jwland.com.au

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From: Michael Prendergast
Sent: Tuesday, 21 June 2022 3:43 PM
To: 'Cilliers, George' <George.Cilliers@act.gov.au>; 'Davis, Matt' <Matt.Davis@act.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@jwland.com.au](mailto:[REDACTED]@jwland.com.au)>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Afternoon George & Matt,

Can I please have an update on the above mentioned application? Am I able to arrange a time to discuss over the phone/teams?

Regards,

Michael Prendergast
National Head of Development

T: 02 61800115 | **M:** 0406 027 418
W: jwland.com.au

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From: Michael Prendergast
Sent: Tuesday, 14 June 2022 1:20 PM
To: Davies, Richard <Richard.Davies@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>
Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Gell, Chris <Chris.Gell@act.gov.au>; 'Elhassan, Walid' <Walid.Elhassan@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [REDACTED] <[\[REDACTED\]@jwland.com.au](mailto:[REDACTED]@jwland.com.au)>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

Good afternoon Richard and George,

I'm writing this email to you both in Walid's extended leave of absence.

As you both maybe aware, our Lyneham Stage 3 DA (DA202037894) was resubmitted in March 2022 and has recently completed the Entity Referral process.

I received a copy of the Entity Referral advice this morning. It would appear that the NCA has supported the application as no further comments were received by the 7 June 2022 statutory dead line.

In speaking with Walid prior to the commencement of his leave, he indicated that the application assessment had all but been completed and that the Department was waiting for the Entity Referral advice to be received.

Can I please have the following clarified:

- In Walid's absence, who will be managing/overseeing this application?
- Is the application scheduled to be presented to APP?

- Is there an indicative timeframe on a decision?

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: mjwland.com.au

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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Sent: Wednesday, 16 February 2022 11:59 AM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>;

Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [\[REDACTED\]@jwland.com.au](mailto: [REDACTED]@jwland.com.au)

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

OFFICIAL

Dear Michael

Thank you for the update, please note that the further information due date 30 March 2022.

If we don't receive the revised plans under S144 by the above due date, we will determine the DA based on the current information.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Sent: Wednesday, 16 February 2022 10:38 AM

To: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>;

Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>; [\[REDACTED\]@jwland.com.au](mailto: [REDACTED]@jwland.com.au)

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Good Morning Walid.

Thank you for the email.

Stage 3 Lyneham was put on pause subject to the outcome of discussions with the NCA on Stage 2. There was no point continuing to work on it until we were fully able to understand the NCA's requirements. At the point when Stage 2 DA was approved we re-commenced design works on stage 3 DA. The scheme has been updated to reflect the NCA's interpretations of Amendment 91 and has been circulated around to the consultant group for comment. Unfortunately, this process took a lot longer than anticipated and resulted in significant internal tweaking to achieve compliance.

What has resulted is a very similar design to that approved for Stage 2. Realistically, I think we would need another 6 weeks to have the DA submitted back with EPSDD but I give my undertaking to have this undertaken as quickly as possible. Our intention is for the submission to be 100% compliant when provided to you.

Can you please let me know if this is acceptable to EPSDD?

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>

Sent: Tuesday, 15 February 2022 5:02 PM

To: Michael Prendergast <Michael.Prendergast@jwland.com.au>

Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Ives, Kieran <Kieran.Ives@act.gov.au>

Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

OFFICIAL

Dear Michael

Can you please provide us with your status regarding the above mentioned DA (Further information request) by C.O.B 16/02/2022.

Please note that the six months extension has lapsed and we need to determine this Development Application.

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

Email: walid.elhassan@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Sent: Wednesday, 21 April 2021 8:21 AM
To: Elhassan, Walid <Walid.Elhassan@act.gov.au>
Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>
Subject: RE: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham

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Hi Walid,

Thank you for the below email. Our intention is to respond to the comments with a revised design. In order to undertake a complete review, are you please able to send me your assessment so we can consider and respond to all comments at the same time?

JWLand have also requested a meeting with the NCA to discuss their comments.

At this point I believe it will take anywhere from 3-6 months to be in a position to be able to provide revised plans back to EPSDD.

Regards,

Michael Prendergast

National Head of Development

T: 02 61800115 | **M:** 0406 027 418

W: jwland.com.au

JWLAND



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From: Elhassan, Walid <Walid.Elhassan@act.gov.au>
Sent: Thursday, 15 April 2021 3:24 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>
Cc: Sandeman, Graham <Graham.Sandeman@act.gov.au>; elizabeth@planned.net.au; Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>
Subject: FW: Entities Comment - DA-202037894 Block 12 Section 51 Lyneham
Importance: High

OFFICIAL

Dear Michael

Further to my previous email below, with reference to the comment received from National Capital Authority NCA Comment (attached) and having regard to section 119 of the *Planning and Development Act 2007* and the *Australian Capital Territory (Planning and Land Management) Act 1988*, the planning and land authority is not in a position to approve DA in its current form.

Please advise the planning and land authority of your intention within the timeframe allowed for further information, or an extended timeframe agreed to by the planning and land authority. Failure to comply with this request may result in the planning and land authority proceeding with a decision without further notice. Grateful if you could however advise us in the meantime of your intention to respond to the attached none support entities comment, so that we can issue a formal information request pursuant to s141 of the *Planning and Development Act 2007*.

Any changes/amendments to the proposal submitted as a result of responding to the attached entities comment in particular the NCA comment must be submitted pursuant to Section 144 of the *Planning and Development Act 2007*, via the e-development portal.

Please note any amended proposal, may be required to undergo public notification, entity referral and will be fully re-assessed against the legislative requirements of the *Planning and Development Act 2007* and the relevant provisions of the Territory Plan and the National Capital Plan. The statutory due date for a decision will also be extended as a consequence of a submission pursuant to Section 144 of the *Planning and Development Act 2007*.

Regards

Walid Elhassan
Assistant Director – Development Assessment – Planning Delivery
Phone 02 6205 0912
Email: walid.elhassan@act.gov.au
Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Elhassan, Walid
Sent: Thursday, 18 February 2021 4:01 PM
To: Michael Prendergast <Michael.Prendergast@jwland.com.au>; elizabeth@planned.net.au
Subject: Entities Comment - DA-2020377894 Block 12 Section 51 Lyneham

OFFICIAL

Hi Michael

As per your request, please find the attached letters and below table showing all entities comment that has been received for the above mentioned DA.

I am still working through the TP assessment and once I complete the assessment I will provide with an update.

Regards

Valid

Entity	Did the entity support the application?	Assessment comments / Conditions required
Evo Energy - Electricity	No	Reasons for Failure to Comply An area for a Substation needs to be allowed for on the block/s. This area will be determined by Evoenergy when the proponent submits the electrical load of the development. The area will be 11.1m x 4.3m for loads within 500kVA and 11.7m x 5.4m for loads within 1500kVA. If the load exceeds 1.5MVA a Chamber Substation will be required. Evoenergy may determine that twin pad mount substations with an area of 11.7m x 8.4m will be installed if the load does not exceed 3MVA. Proponent is required to submit the Request for "Preliminary Network Advice" form to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets. As per terms & conditions specified under project PN 20007134 Lyneham B9 S51 LV Relocation and Removal
Evo Energy - Gas	Yes - without conditions	☒ The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from: https://www.evoenergy.com.au/-/media/evoenergy/documents/si-rules/act-gas-service-and-installation-rules.pdf ☒ Development is to comply with minimum separation requirements to underground assets - 300mm minimum clearance from major plastic and steel gas mains and steel gas services - 150mm minimum clearance from other plastic gas mains and services ☐ A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities. ☒ If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
ICON Water	No	Reasons for Failure to Comply Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water Other: See comments Require more information in regard to proposed structures and proximity to proposed sewer main.
TCCS	No	TRAFFIC 1. TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development. The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements.

2. From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point.
3. Intersection Performance and Future Treatment: The Macarthur Ave/Wattle St/David St intersection that is anticipated to be operating at LOS E in 2031. While reduction in LOS is projected in the base case, traffic generated by the proposed development will worsen the performance of the intersection. Hence, TCCS believes the Developer is responsible to financially contribute the Macarthur Ave/Wattle St/David St intersection upgrade works.
4. The proposed removal of existing on-street parking along De Burgh St, a parking study must be incorporated into the Traffic Impact Assessment to confirm the availability of parking within surrounding streets and the likely requirement for additional parking within the development site.

WASTE

5. For this development, a performance-based application is required, which means the support in principle must be sought and obtained from TCCS before lodging the next submission.
6. Compactors are a mandatory requirement for both waste and recycling as soon as one of them exceeds 36,000L per week. This development will produce waste 36,650L per week and recycling 32,500L per week therefore compactors must be used and a design consistent with collection strategy must be endorsed by TCCS before lodging the next submission.
7. Drawings C020, C021 and C022 based on the current waste management strategy:
 - The proposed waste management strategy is not compliant with TCCS 2019 waste code for the following reasons even if it was less than 36,000L per week.
 - The collection point and hopper pad should be right in front of the waste door, rather than pushed beyond the roller door of the waste enclosure. It is very unlikely that the truck driver will park the truck outside of the entry/egress ramp.
 - The waste truck shown on Drawing C021 must be 12.5 metres rather than 10.5 metres currently shown. Further, the rollout distance is greater than 4 metres.
 - Residential vehicles movements will be obstructed by parked waste trucks.
 - The triangular-shaped waste enclosure is not supported, it doesn't provide sufficient space to spread out hoppers to maintain safety clearance and a walkway.
8. Nevertheless, since the proposed waste management strategy is not acceptable for this size of development, the Applicant must redesign the waste management strategy to comply with TCCS 2019 Waste code requirements, especially in regards to RORO Compactors/Hook-lift trucks.
9. The Applicant must clearly detail the necessary and mandatory green bins as per TCCS 2019 waste code requirements in the next submission.
10. Reference to Table 3.8 R 2.4, all details for both Waste and Recycling chutes must be provided.
11. It is not clear how the removable bollards are going to work. The Applicant is to provide the details for how the bollards will be removed automatically when the waste truck arrives. Control C16 of the Waste Code states: "Developments with on-site collections must be designed to allow for unobstructed on-site access by collection vehicles".
12. The submission for the Waste component is incomplete. A separate WRMP form is required. Please refer to the attached Waste Compliance Check Lists as a guidance for further details.
13. Lastly, please make sure the next submission is fully compliant with TCCS 2019 waste code requirements.

ACTIVE TRAVEL

14. A safe and unrestricted pedestrian and cyclist access easement between the major transport corridor on Northbourne Avenue and the residential areas

		west of the site must be formalised and established. This access easement must not have any conflicts with waste truck through movements. VERGE TREES / LANDSCAPE 15. TCCS does not support the removal of trees on unleased land, as a large number of the trees proposed for removal are exceptional specimens and provide many benefits to the community. The proposed development should make every effort to produce a good environmental and community outcome. 16. TCCS supports the removal of poor and medium quality trees to facilitate this development. 17. Justification is required for the removal of any trees located on unleased land and these will be assessed individually. TCCS welcomes the opportunity to discuss this further and look forward to providing comment on a revised set of plans for this development. PARKING PROVISION (FOR FUTURE DEVELOPMENT OF SERVICED APARTMENTS) 18. The parking provision for future development of the serviced apartments is not supported by TCCS as part of this DA. However, TCCS will consider it separately as part of the DA for the following stage. 19. The parking provision is likely to obstruct and introduce conflict points along the pedestrian and cyclist access easement for this development. Hence, it is unlikely to be supported in the future. STORMWATER 20. For the developments flooding protection the TCCS Standard MIS-08 clause 5.2.1 Table 8-18 requires the Minimum Freeboard of 0.3 metres above the Major Storm Flood Event (1% AEP) water level, this must be provided in the access driveway, ramp to basement car park and to any access points into the buildings. All building access points are to be raised above the Base Flood Elevation [BFE] for the Major Storm Flood Event. The Applicant is to provide certification of the design and the validation of the constructed works being compliant with the design when completed. 21. It is not clear if any stormwater easements will be created as part of this DA.
Heritage	No	Pursuant to Sections 148 and 149 of the <i>Planning and Development Act 2007</i> and Section 60 of the <i>Heritage Act 2004</i>, the ACT Heritage Council advises that: The proposed development may diminish the heritage significance of a place or object. Further information is needed to inform further Council advice on proposed heritage impacts.
NCA (National Capital Authority)	No	Not supported – see attached letter
CRA (City Renewal Authority)	No	Not supported – see attached letter
ESA (Emergency Services Authority)	Yes - with conditions	Supported with conditions – see attached letter
EPA (Environment Protection Authority)	Yes - with conditions	Contaminated Sites Conditions The Environment Protection Authority (EPA) would support the development application subject to the following conditions:

- A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP.
Note: Where remediation and validation is required at the site under the UFP the site validation report must be forwarded to the EPA for review and endorsement prior to occupancy of the site;
- All spoil identified at the site must be managed in accordance with EPA Information Sheet - Spoil Management in the ACT;
- All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT;
- No soil is to be disposed from site without EPA approval.

Hazardous materials

Advice

Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site; and All hazardous materials found on the site must be disposed of at a facility lawfully authorised/licensed to accept the waste stream.

Sediment and Erosion

Advice

Construction and development works to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2007". As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the EPA in respect of that activity PRIOR TO WORKS COMMENCING. An erosion and sediment control plan is also to be endorsed by the EPA prior to works commencing.

If the site is over a 1 hectare there is a requirement for a Sediment Retention Dam.

Dam construction should be in accordance with the following guidelines:

1. Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment).
2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
4. Regular dredging of the dam must be carried out to remove silt.

		5. Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing. Noise Advice Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the <i>Environment Protection Regulation 2005</i>. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Standard as per the <i>Environment Protection Regulation, 2005</i>.
TPU (Tree Protection Unit)	No	Referenced Plans Tree Management Plan, Sheet 1 of 3, Dwg L110, Amendment B, dated 2-10-2020 Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020 Landscape management and protection Plan, Dwg L100, Amendment B, dated 2-10-2020 • On inspection the trees on site are indicative of the tree quality rating noted in the "2017 Tree Quality column " of the Indesco Tree Management Plan, Sheet 3, L112, Amendment B, dated 2-10-2020". • Several trees have declined , tree 231 and 88 are in poor condition. • Registered trees numbered 071, 035, and 027 (<i>Cedrus atlantica</i>) are required to be retained as part of the development and protected though out with robust tree protection practices. • The exceptionally rated Cedar T035 has declined quite considerably. • All trees noted as 'not regulated' as noted on the Indesco "tree management Plan" Sheet 3 are supported for removal. • Regulated trees not supported for removal: 026, 029, 034 (<i>Casuarina cunnunghamiana</i>), Tree 085 <i>Fraxinus pensylvannica</i>. • Regulated trees not marked for removal that are in only poor to medium health Tree 096 <i>Tillia cordata</i> (Removal should possibly be considered) • Several trees which were not covered by the <i>Tree Protection Act 2005</i> were removed at the time the Lyneham flats were demolished. The Tree Protection Unit verified the tree sizes prior to removal these trees are no longer on site, however the numbers are represented on the Indesco plans. Trees 210, 211,212, 218, 223,224, 225, 226, • Street Trees numbered 041, 042, 076, 079, 081, 089, 146, 165, 166, 186. These trees are not covered by the tree <i>Protection Act 2005</i>, however their removal will need to be endorsed by TCCS Urban Treespaces. • Regulated trees which have poor form, disease or are too close to the heritage listed buildings and are supported for removal Trees 095,098, and 100 • Any other tree noted for removal would not be supported Regulated trees and registered trees located around the Heritage Curtilage were not covered by this part of the development.

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recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

CRA COMMENT

While some improvement has been made to the interface between Tower A and the neighbouring heritage houses (for example, replacing part of level 9 with a rooftop garden), Tower A still 'dwarfs' them, particularly the Northbourne Avenue elevation which remains unchanged at 9 storeys. The Authority recommends the building mass be revised to achieve a gradual transition in height to create a more harmonious relationship. Building separation, currently ranging from 10m – 11.5m, should also be increased for improved amenity for residents.

The Authority is concerned about the viability of the central podium landscape, given limited soil depths and solar access. The proposed soil depths range from 0.7m – 1m, however landscape details plan 803 suggests at least some of the garden beds will be even shallower, with these depths only achieved through soil mounding. These challenging growing conditions will be exacerbated by the lack of sunlight in winter. The design of the proposed podium landscape should be reviewed to ensure the viability of this planting.

Dedicated bike storage facilities should be provided that are conveniently located, legible and easily accessible from ground level. The residents should not be expected to store bikes in their storage cages as suggested, as these are not sufficiently sized to accommodate typical household storage plus bikes nor are they sufficiently accessible given many of them are located behind the car park bays. Electric vehicle charging facilities should also be provided in sufficient numbers to ensure this development is sustainable and meets the needs of residents now and into the future

The plans show all basement parking access will be via Owen Crescent only. The Authority recommends this access be reviewed to confirm this narrow laneway is sufficiently able to accommodate traffic impacts during peak periods without creating significant congestion in the laneway and DeBurgh Street. The built form and scale transition of Tower A (relative to neighbouring dwellings) needs to be refined - see comments under Principle 1 'Context and Character' above.

See comment above (Principle 4) regarding the proposed limited carpark access and confirmation of the capacity of the adjoining streets to accommodate car movements to and from the development.

See comment above regarding location of bicycle parking

The Authority questions the accuracy of the solar access diagrams which purportedly show over 70 per cent of units receiving at least 3 hours of solar access in winter. This seems implausible given their orientation, particularly for the units toward the southern sides. Revised information/modelling should be provided to accurately show the actual solar access duration to individual units.

Further improvement to the dwelling mix is needed. Of the 351 proposed units, 235 (67 per cent) are a studio or 1-bedroom units and only 13 (3.7 per cent) have 3 bedrooms. An increase in 2- and 3-bedroom units is needed to ensure this development supports housing choice in the city and meets the needs of families

No comment.

The Authority encourages greater building elevation articulation, a reduction in the massing of Tower 'A' to achieve a visually more balanced juxtaposition and a more sympathetic interface with the adjoining heritage buildings.

NCA COMMENT

The proponent has responded to NCA's previous comments regarding building separation by increasing the separation from 4.5m to 9m on the De Burgh Street side. This separation from ground floor to Level 4 (storey 5) meets the minimum separation requirement as there are no windows or unscreened balconies with habitable spaces directly facing each other across this gap.

However, from Level 5 up to Level 7 (storey 6 to 8) the building separation on the De Burgh Street side contains windows in habitable rooms directly facing blank walls with a separation of 9m. This layout is considered to be a separation between a habitable room and non-habitable space, which must have a minimum separation distance of 12m between storeys 5 to 8 in the Plan.

Private Open Space requirements for dwellings above the ground floor must be

- Studio apartments – 4m² (no minimum dimension)
- 1-bedroom apartments – 8m² with a minimum dimension of 2 metres
- 2-bedroom apartments – 10m² with a minimum dimension of 2 metres
- 3+ bedroom apartments – 12m² with a minimum dimension of 2 metres.

The private open space balconies on the northern elevation of Building A includes narrow sections that appear to be less than a metre wide and do not meet the minimum dimension requirements (particularly Unit 41 on Level 1 and all units directly above Unit 41 on the upper floors).

The Plan states that 'corridors longer than 12 metres from the lift core should be articulated, for example by a series of foyer areas with windows and spaces for seating, and wider areas at apartment entry doors and varied ceiling heights'.

While Building B at ground level breaks up the circulation space sufficiently, Level 1 to 9 consists of corridors that are significantly more than 12m from the circulation cores without any articulation. There does not appear to be any seating area breaking up the long corridors as mentioned in the proponent's response. The width of the western most corridor is only 1.65m and stretches at least 26m without articulation of windows, seating or wider apartment entries.

The proponent has stated that the western apartments would access the north-facing lift while the eastern apartments would access the east-facing lift. The drawings indicates that a resident would have to traverse more than 46m from the most northern apartment to the designated lift. They would also have to bypass the east-facing lift and lobby. See below image and the travel lines a resident would have to walk according to the plans.

The Plan states that 'all habitable rooms must have an operable window in an external wall'.

The following units contain a habitable room without an external window according to the floor plans.

- Units 311, 322 and 333 in Building B (Levels 5 to 7) all show a lounge room that appears to be internally enclosed with no external windows. This lounge room would be compliant with the Plan if it was joined with the adjacent living space and not presented as an enclosed separate room.
- Units 237, 247, 263, 281 and 299 in Building B (Ground Level to Level 4) and Unit 143 in Building A (Level 5) all include study rooms that do not contain windows. A study is a habitable room and must have an external window.

Additionally, the Plan also states that 'primary living room or bedroom windows must not open directly onto common circulation spaces'.

- Units 146, 171 and 196 in Building A (Levels 5 to 7) all contain a bedroom with windows that open into a common circulation space. These bedrooms also do not have windows in an external wall. This layout is inconsistent with the Plan and will need to be revised.

Operable windows in an external wall for natural light and ventilation is required for habitable rooms. All habitable rooms must have an operable window in an external wall of no less than 15% of the floor area.

The NCA has concerns that cross ventilation plans do not suitably reflect cross-ventilated apartments. For example, the path for breezes for a number of apartments are shown as going in the window of a bedroom and out another window in the same bedroom. While this suitably ventilates that room, it does not provide for cooling and ventilation of the whole apartment.

The cross ventilation plans show that only 54% of apartments in Building A would be naturally cross ventilated and does not meet the minimum 60% requirement.

The NCA has concerns that cross ventilation plans do not suitably reflect cross-ventilated apartments. For example, the path for breezes for a number of apartments are shown as going in the window of a bedroom and out another window in the same bedroom. While this suitably ventilates that room, it does not provide for cooling and ventilation of the whole apartment.

The cross ventilation plans show that only 54% of apartments in Building A would be naturally cross ventilated and does not meet the minimum 60% requirement.

TCCS COMMENT

2.1 TCCS has concerns for the only one access point for all vehicular access (residential vehicles and waste trucks) off Owen Crescent for this development. The Applicant must demonstrate this access arrangement can satisfy all operational and safety requirements. INDESCO, have confirmed that the proposed access point has been designed to AS2890.1. The proposed separation of the two entrance lanes and single exit lane to/from the basement level parking would provide acceptable traffic flow to/from the site, however, please confirm if queuing analysis as per Section 3.4 of AS2890.1 and Section 4 of Austroads Guide to Traffic Management Part 2 have been undertaken. Please provide details of this analysis.

2.2 From the safety perspective, TCCS believe the waste truck entry needs to be separated from the residential vehicles entry/egress point. Applicant responded that “ As demonstrated in the Waste Management Plan [Drawing No. 7413-01-C020] prepared by INDESCO included with this submission, the waste collection area is proposed to be cordoned off with removable bollards. During collection, there would be no impact on vehicular access to/from the site on the basis that there is adequate space for a waste service vehicle to stand that is adjacent to the collection area and that is clear of the basement access/egress arrangement.” Are waste vehicles required to reverse in or out of the site?

What is the arrangement for entry/exit for basement vehicles as the waste truck is positioning into the load collection point?

TCCS Response : Draft Variation 368 which has currently been repealed and not in effect has been used to undertake the parking requirements assessment. Given the parking assessment that was undertaken is a deviation from the existing ACT Parking and Vehicular Access General Code

3. Waste Management :

1. As per the previous advice on 16.12.2020 stating that compactors are required as waste exceeded 36,000L waste. Refer to updated application. Per waste generation rates on 7413-01-C020 generation no longer exceeds 36,000L.
2. The “new application” notes that waste generation has been reduced to that compactors are no longer necessary. However, It is not clear how many units/bedrooms there are in this “new application”. See response to Comment 1.
3. There is no truck turning template. Truck turning template is displayed in 7413-01-C020.
4. There are no elevations/sections/gradients of waste enclosure. **ARCHITECT TO PROVIDE**
5. An Operations Manual Plan of waste is missing. Details of waste travel paths & waste chutes are shown on 7413-01-C020 & 7413-01-(C023-C026). Green bin collection added to 7413-01-C022.
6. Where are the waste generation rates? 7413-01-C020
7. Details of chutes? Refer to 7413-01-(C023-C028).
8. How will green bins be presented at the kerb? Green bin collection added to 7413-01-C022.

9. Please provide the WRMP as per the table 3.8 of DDC Waste code 2019. WRMP has been provided

HERITAGE COMMENT

On the basis of the certification provided by Rincovitch Pty Ltd, the Council accepts that the proposal will not damage the Pair Houses and supports the proposed development, subject to the following conditions:

1. All works are carried out in accordance with the measures outlined in the letter provided;
2. Outcomes of the further geotechnical investigation made into the foundations of the Pair Houses be submitted to the Council prior to the commencement of works; and
3. Should the above investigation identify any new risk to the Pair Houses from the excavation, works are not to commence until measures to mitigate those impacts are endorsed by the Council.

DEED MANAGEMENT COMMENT

Demonstrate how surface runoff will move through the site in a 1% AEP flood event on the Stormwater Master Plan

Show the stormwater easement on the Subdivision Plan

Show if there will be easements on the Stage 4 Hotel block

A Pedestrian link is required under the Deed of Agreement (Deed). Demonstrate why this has not been proposed and note that an easement is required with it if there will be one

TCCS has specified that no access or egress will be permitted from the site onto Northbourne Avenue from the Deed. Check with TCCS if this is still the case.

RESPONSE

The proposed development is within the allowable height limits and adopts a consistent approach with regards to interface with heritage buildings throughout the precinct.

Soil depths provided in the central podium are minimum 0.7m and are adequate to support healthy tree growth in a managed urban environment. Tree species within the podium are deciduous and do not require sunlight in the winter and block minimal sun to lower plantings. Plant species in areas with minimal sunlight have been chosen to tolerate low light positions.

Sufficient bike storage is located on ground floor within the landscaping area of the project.

This matter has been discussed and reviewed by Government extensively over the life of this project. The current driveway location and alignment functions well and meets standards.

The building height is consistent with the previous approved stages of the broader precinct.

The current driveway location and alignment functions well and meets Australian Standards.

The solar diagrams and modelling of the proposed development are undertaken in the architectural model and are correct.

The proponent has worked with a suitably qualified heritage consultant to ensure the proposed development is consistent with the heritage principles of the representative samples.

RESPONSE

Windows have been removed and internal layouts rearranged to achieve compliance.

Balcony dimensions have been adjusted to meet this requirement

There was an error in the plan that has been rectified. Plans updated to reflect current intent.

Internal layouts have been updated.

Floor plans and elevations updated to achieve 60% cross ventilation compliance.

RESPONSE

Queuing analysis was undertaken. The access gate is located inside the carpark (not on the ramp), and there is no parking in the queuing area, resulting in space to allow for queuing of 7 cars (42m). This is in accordance with AS2890.1 for the size of this carpark.

Forward In-Forward out movement is required for the waste vehicles, with entry from Owen Crescent and exit onto Northbourne Avenue. Refer to 7413-01-C020 for vehicle movements.

During collection no disturbance of access to basement occurs. After the waste truck enters the site, the bollards can be reinstated prior to loading, to ensure physical separation between the waste truck and basement operations. It is not possible to move the waste room further forward due to the 10m setback to Northbourne Avenue. During waste loading, Visitor parking for the future hotel development will be disturbed during collection however this only affects 8 short-stay spots. Refer to 7413-01-C021. It is proposed that these short stay spots will be signed for short stay parking, excluding waste collection periods. The enforcement of the parking will be managed by the hotel management, who rely on the short stay parking for their customers.

Acknowledged, however, the parking provisions within the PVAGC on the Northbourne Avenue corridor are in contradiction with other ACT Government policies which encourage lower parking provision and greater Active Travel/public transport usage. All other recent MU site developments in this corridor have been directed (by EPSDD) to lower parking provisions to levels below that within the PVAGC. Please confirm that TCCS and EPSDD have a consulted on this matter prior to addressing the change?

RESPONSE

Noted

Noted

Noted and agreed

RESPONSE

The Stormwater Plan provided within this submission is consistent with the endorsed EDP Stormwater Masterplan.

Updated

Updated

Pedestrian link provided on hardstand area between Owen Crescent and Northbourne Avenue. The intention is that this will be a shared zone when not being utilised for waste collection. Bollards are provided to ensure permeability/connection to Owen Crescent path. There is also pedestrian linkages between to the North of the Pair Houses, to the South of the Pair Houses, between building A & B and to the South of stage 4 building.

TCCS has provided in principle endorsement of porte cochere from NBA for serviced apartments and waste truck exit onto Northbourne. This forms part of EPD approval. The proponent will have a conversation with Deed Management in relation to this clause. Recent ACAT decisions supported waste truck exit onto NBA.

From: [Elhassan, Walid](#)
To: michael.prendergast@jwland.com.au
Subject: DA-202037894/S197I Block 12 Section 51 Lyneham - Further Information Request
Date: Wednesday, 8 May 2024 12:01:00 PM
Attachments: [Not Accepted217981.pdf](#)
[COMM-CRA-202037894-S197I-12_51_LYNEHAM-01.docx](#)

Dear Michael

As part of the further information request, can you please address the entities comment.

NCA – See below comment

CRA – See attached

Icon Water – See attached

NCA – Comment

The National Capital Plan (the Plan) states that '*all habitable rooms must have an operable window in an external wall with a total minimum glass area of not less than 15% of the floor area of the room. Courtyards, skylights and high level windows (with sills above 1700mm) may only be used as a secondary light source in habitable rooms.*' The section and floor plans appear to show high level windows are the primary light source to these additional bedrooms and are inconsistent with the Plan. The NCA is also concerned that the size of the high level windows might be less than 15% of the floor area of the bedrooms.

If any amendments are proposed in response to the above comments about windows, the NCA advises the applicant should consider the approved building separation and the building separation requirements table in the Plan that provides permitted building distances between windows of habitable rooms and non-habitable rooms or blank walls in adjacent buildings.

General advice

Amending development approval given under the old planning system (S197)

If an application to amend development approval was made under section 197 of the P&D Act before 27 November 2023, it will continue to decision irrespective of how long it takes.

If development approval was given under the old planning system, an application to amend the approval:

- Before 27 May 2024 – will be made under the old planning system (section 197 of the P&D Act)
- On or after 27 May 2024 – will be made under the new planning system (section 205 of the Planning Act).

Regards

Walid Elhassan

Assistant Director – Development Assessment – Planning Delivery

Phone 02 6205 0912

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FAILED TO COMPLY

Application No: 217981 **Suburb:** Lyneham **Block/Section** 12 / 51

Appcn Type: Multi residential (high rise residential) /New Construction Inclusions :
Courtyard wall, Garages, Landscape

Attached Plans

%FLOORREG-202037894-S197I-GD-01.pdf
%FLOORREG-202037894-S197I-L1-01.pdf
%FLOORREG-202037894-S197I-L2-01.pdf
%FLOORREG-202037894-S197I-L3-01.pdf
%FLOORREG-202037894-S197I-L4-01.pdf
APP-202037894-S197I-01.pdf
DACORRESPONDENCE-202037894-S197I-COVER LETTER-01.pdf
ELEV-202037894-S197I-01.pdf
FLOORREG-202037894-S197I-GD-01.pdf
FLOORREG-202037894-S197I-L1-01.pdf
FLOORREG-202037894-S197I-L2-01.pdf
FLOORREG-202037894-S197I-L3-01.pdf
FLOORREG-202037894-S197I-L4-01.pdf
FLOORREG-202037894-S197I-L5-01.pdf
FLOORREG-202037894-S197I-L6-01.pdf
FLOORREG-202037894-S197I-L7-01.pdf
FLOORREG-202037894-S197I-L8-01.pdf
LSCAPE-202037894-S197I-PLANTING-01.pdf
PLAN-202037894-S197I-GA-01.pdf
PLAN-202037894-S197I-GRADING-01.pdf
SECTION-202037894-S197I-01.pdf
SITE-202037894-S197I-01.pdf
SUPP-202037894-S197I-CORRESPONDENCE-01.pdf

The design depicted in this application has been
assessed by Icon Water and fails to comply with their
water and sewerage network protection.

Reasons for Failure to Comply

Details of Icon Waters sewer and/or water networks need to be shown on the plan/s
Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water

Other: See comments

Please provide ESP for the block-15 accepted by Icon Water Hydraulic Assets

Water meter to be located as per accepted ESP showing unimpeded access & standard clearances from all obstructions including signage.

Clearances of the proposed structures (basement, walls, signages, stairs, etc) from sewer assets are required. Site specific structural details & certifications are required as per zone of influence & foundation stability requirements

Please show sewer tie protection clearances

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

WARNING

This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments: Further requirements may apply pending the clearances details. For details about your development/building requirements for Icon Water compliance, please refer to <https://www.iconwater.com.au/Developers-and-Renovators>.

Signed  **Date** 30 Apr 2024

For further information please phone Icon Water 6248 3111.



Customer Services

Email: EPDCustomerServices@act.gov.au

Environment, Planning and Sustainable Development Directorate

16 Challis Street DICKSON ACT 2602

Friday, 3 July 2026

Block	Section	Division
12	51	Lyneham
DA Number		
202037894-S197G		
Description		
AMENDMENT TO APPROVED DA202037894 - S197I. Amendment to the development application for construction of 415 apartments consisting of one, two and three bedroom residential apartments, including 2 nine story buildings, three levels of basement car parking comprising 582 car parking spaces, 20 motorcycle spaces, storage enclosures and building services areas, signage, landscaping, tree removal, site services, waste enclosures, driveways, off-site works and associated other site works - the amendment is for an update to elevation plan to depict the change, update to address to reflect creation of block 15, update to section plan to show additional glazing, amalgamation of 2 apartments, addition of impacted landscape plans and associated works.		

The City Renewal Authority's position is:	
That the proposal is supported – subject to conditions noted below:	☐
That the proposal is NOT supported:	☒
That advice is provided:	☒
No comment:	☐
That further information is required:	☒

How we assess development in the City Renewal Authority (CRA)

Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency with the National Capital Design Review Panel, the review of development proposals within the CRA precinct is assessed under the following ten key Design Quality Principles:

- Principle 1: Context and Character
- Principle 2: Landscape
- Principle 3: Sustainability
- Principle 4: Density and Connectivity
- Principle 5: Built Form and Scale
- Principle 6: Functionality and Build Quality
- Principle 7: Legibility and Safety
- Principle 8: Diversity and Amenity
- Principle 9: Community and Public Domain
- Principle 10: Visual Appearance (Aesthetics)

Overall Comments and Authority Position

Authority's Position

Proposal NOT SUPPORTED – further information required

General CRA Comments - overall

The City Renewal Authority (the Authority) has no comment regarding the block boundary and associated structural changes. However, the Authority continues to not support this proposed development for various reasons and strongly recommends that the proponent addresses the following issues, which have been raised in the Authority's previous responses to this development application (DA202037894 in Nov 2020, DA202037894-S144B in May 2022 and DA202037894 - S197I in August 2023):

- Building separation
- Future ready and active travel facilities
- Dwelling diversity

Following the submission in April 2024, the following observations have been made in relation to changes A1 to A7.

A1 - Courtyard / Balcony layout has been updated –The Authority raise concerns that the redesign will result in a reduction in solar access and compromise circulation and functionality of the floor plan. To fully determine the functionality of the space, detailed layout plan is required.

A2 – High level Windows have been added – it is noted the windows are at a clerestory height. This outcome is typically used where privacy is a concern. It is unclear what potential privacy concerns would negate a standard windowsill height (eg 1.1m) to be utilised for these bedrooms. In the event there are no privacy concerns from adjacent units, the proponent is encouraged to explore providing standard windows to bedrooms to improve solar access to living spaces.

A3 – Internal layout for unit type has been updated – Another bedroom has been added where an existing walk-in-robe was proposed. This addition creates smaller bedrooms without build-in robes. Also, this addition creates smaller places with difficulties in manoeuvring furniture. It is noted that these changes might not meeting the minimum dimensions requirements for a bedroom. Further information required to fully assess (refer request below).

A4-A7 - No comment.

While the Authority supports the modest improvement in dwelling mix, we cannot assess the functionality of the living space/lay-out without updated plan floor plans showing internal layouts.

Further information request:

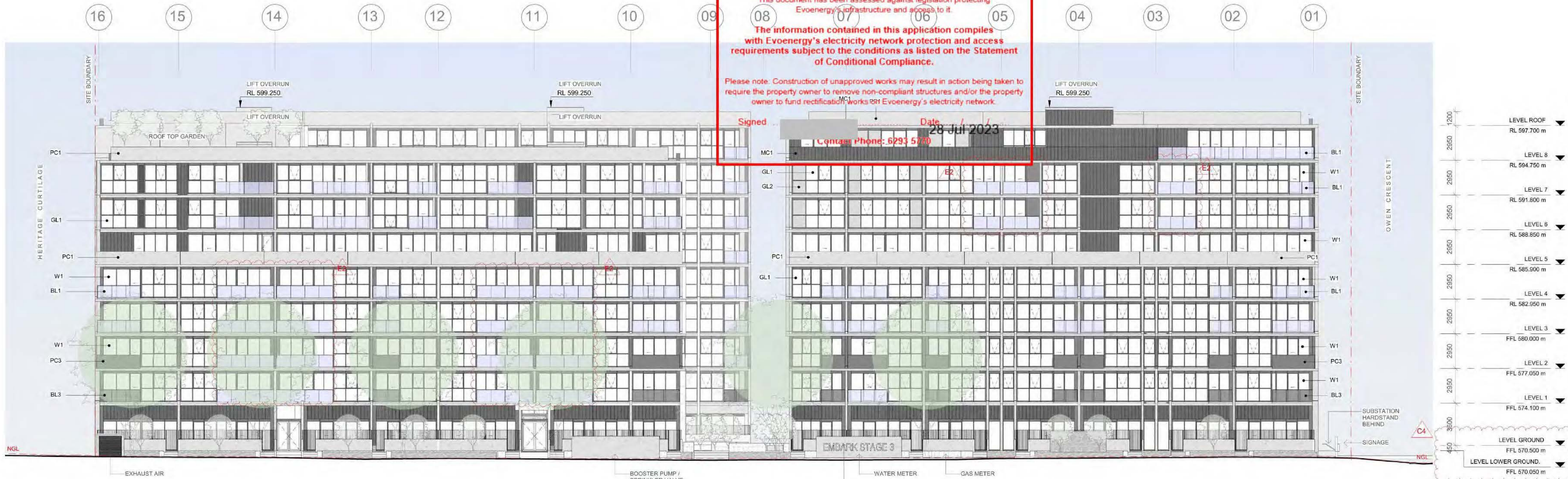
To complete this review the Authority requests further information regarding the updated lay-out due to change from 1 bedroom to 2-bedroom apartments. Floor plans with internal layouts (walls, fittings, fixtures etc) are required to determine whether functional layouts are achieved in this amended design.

evoenergy

Application Number
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1 EAST ELEVATION
SCALE 1:200



2 WEST ELEVATION
SCALE 1:200

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CONDITIONALLY COMPLIES

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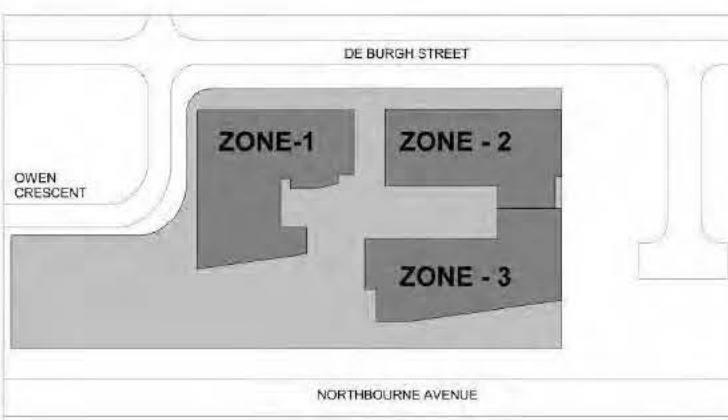
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works to Evoenergy's electricity network.

Signed [redacted] Date 28 Jul 2023
Contact Phone: 6293 5700

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2	DA SEC 165 SUBMISSION	PM / J/S	28 MAR 2023
3	S197 SUBMISSION	PM	23 JUNE 2023



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COX

Client JWLand

Project No. 922071

Project
LYNEHAM STAGE-3
BLOCK 12 SECTION 51, LYNEHAM

Drawing Title
ELEVATION - EAST & WEST

Document Control Status:
FOR APPROVAL

Co-ordinated:	PM	Drawn:	DM
Project Architect:	PM	Scale:	1:200 @ A1
Project Director:	PM	Date:	23 JUNE 2023
Drawing Number:	RM	Revision:	

A30-02

3

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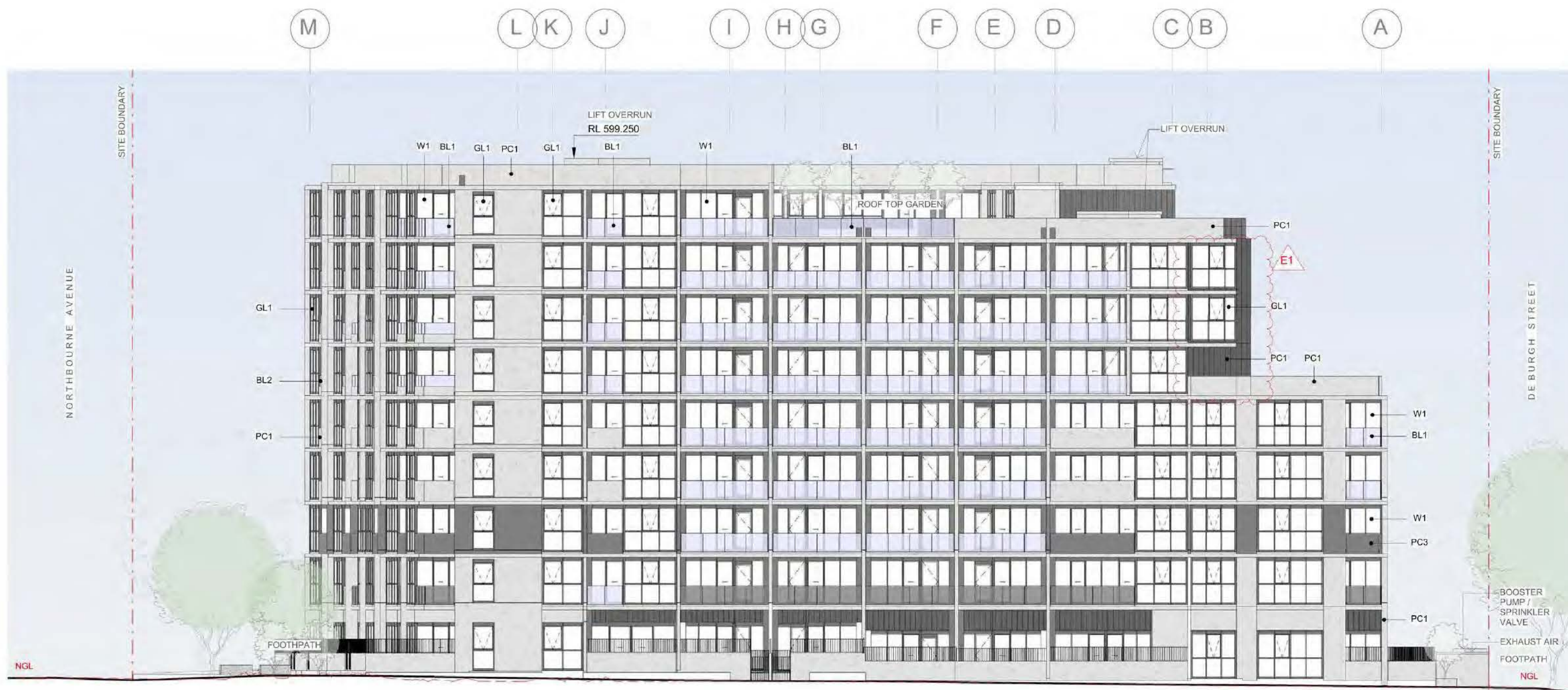
evoenergy

Application Number

211716

Sheet

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1 NORTH ELEVATION
SCALE 1:200



2 SOUTH ELEVATION
SCALE 1:200

evoenergy

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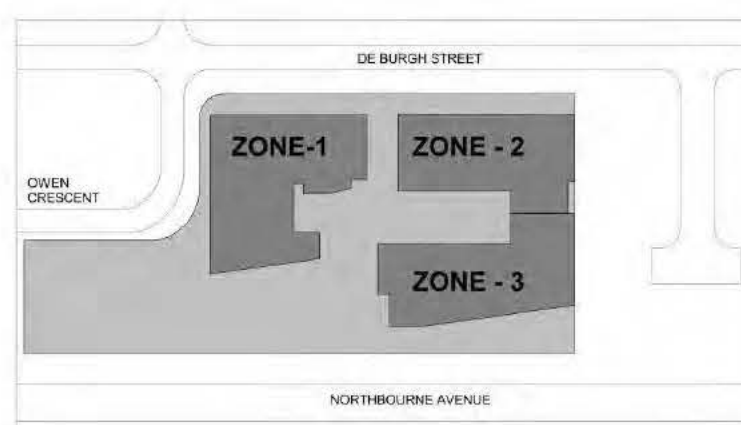
Signed: [Signature]
Date: 28 Jul 2023
Contact Phone: 6295 5770

1200	LEVEL ROOF	RL 597.700 m
2950	LEVEL 8	RL 594.750 m
2950	LEVEL 7	RL 591.800 m
2950	LEVEL 6	RL 588.850 m
2950	LEVEL 5	RL 585.900 m
2950	LEVEL 4	RL 582.950 m
2950	LEVEL 3	FFL 580.000 m
2950	LEVEL 2	FFL 577.050 m
2950	LEVEL 1	FFL 574.100 m
450	LEVEL GROUND	FFL 570.500 m
	LEVEL LOWER GROUND	FFL 570.050 m

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2	DA SEC 165 SUBMISSION	PM / J/S	28 MAR 2023
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COX

Client: JWLand

Project No.: 922071

Project: LYNEHAM STAGE-3
BLOCK 12 SECTION 51, LYNEHAM

Drawing Title: ELEVATION - NORTH & SOUTH

Document Control Status:
FOR APPROVAL

Co-ordinated:	PM	Drawn:	DM
Project Architect:	PM	Scale:	1:200 @ A1
Project Director:	RM	Date:	23 JUNE 2023
Drawing Number:	A30-01	Revision:	3

DA AMENDMENT LEGEND
GENERAL COMMENT EXIST MOST OF THE LEVELS
A1: BOUNDARY LINE UPDATED TO REFLECT CORRECT BOUNDARY. BUILDING SETBACK REMAINS THE SAME.
A2: GROUND 1 TO 7 BUILDING FOOTPRINT MOVED SOUTH BY 400mm DUE TO UPDATED SITE BOUNDARY.
A3: GFA IS UPDATED AS PER REVISED DESIGN AT ALL LEVELS
BASEMENT LEVELS
B1: OVERALL CAR PARKING + SERVICES REVISED TO SUIT SUPER STRUCTURE DESIGN AND SERVICES COORDINATION
B2: CAR PARKING SCHEDULE UPDATED
B3: REVISD LEVELS
+ BASEMENT 1 - RL 582.950 LOWERED TO RL 580.000 - 290mm DIFFERENCE
+ BASEMENT 2 - RL 580.000 LOWERED TO RL 577.050 - 290mm DIFFERENCE
+ BASEMENT 3 - RL 577.050 LOWERED TO RL 574.100 - 290mm DIFFERENCE
GROUND LEVEL
C1: SUB STATION DESIGN UPDATED IN COORDINATION WITH AUTHORITIES
C2: FIRE STAIR EXIT AND LOBBY EXIT DOOR LOCATION UPDATED IN COORDINATION WITH STRUCTURE, LANDSCAPE DESIGN AND BCA REVIEW
C3: UNIT NO. 225 - FRONT COURTYARD ENTRANCE RELOCATED
C4: GROUND LEVEL REVISED
+ GROUND LEVEL UNIT BETWEEN GRIDS A TO G - RL 589.800 UPDATED TO RL 570.050
+ GROUND LEVEL UNIT BETWEEN GRIDS G TO M - RL 570.500 UPDATED TO RL 570.050
UPPER LEVELS
D1: LIFT LOBBY AREA EXTENDED: GRIDS H & C
D2: UNIT 16: 14 REVISED
D3: UNIT TYPE SUMMARY UPDATED
+ UNIT TYPE 10 A 13A - REVISED TO 2 BED FROM 1 BED + STUDY. INTERNAL AREA UPDATED
+ UNIT TYP 21 UPDATED TO 1 BED FROM 0.5 BED
+ UNIT TYP 8B (LEVEL 1 TO 4) & 7D LEVEL GROUND INCREASED IN WIDTH BY 400mm AND AREA UPDATED
+ UNIT TYP 8B, 11, 14 AND 17 AREA INCREASED DUE TO GROUND UPDATE (A2)
D4: WINTER GARDEN CHANGED TO BALCONY
D5: STRUCTURAL COLUMNS PROTRUDING 600mm FROM FACADE LINE. THIS IS REQUIRED FOR SAFE STRUCTURE DESIGN.
FACADE
E1: GLAZING AND EXTERNAL CLADDING AREA UPDATED TO SUIT STRUCTURAL DESIGN
E2: WINTER GARDEN GLAZING CHANGED TO BALCONY GLASS BALUSTRADE
E3: CAR PARK MECHANICAL EXHAUST LOUVER LOCATION CHANGED

evoenergy

Application Number

211716

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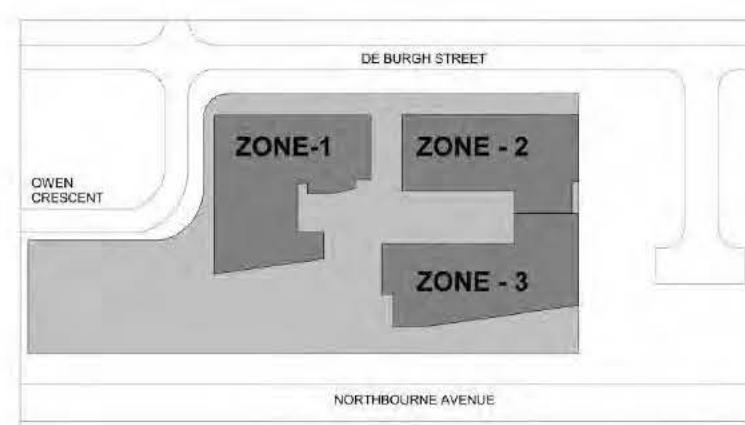
LEVEL ROOF	RL 597.700 m
LEVEL 8	RL 594.750 m
LEVEL 7	RL 591.800 m
LEVEL 6	RL 588.850 m
LEVEL 5	RL 585.900 m
LEVEL 4	RL 582.950 m
LEVEL 3	FFL 580.000 m
LEVEL 2	FFL 577.050 m
LEVEL 1	FFL 574.100 m
LEVEL GROUND	FFL 570.500 m
LEVEL LOWER GROUND	FFL 570.050 m
BASEMENT 1	FFL 565.950 m
BASEMENT 2	FFL 562.950 m
BASEMENT 3	FFL 559.950 m

- DA AMENDMENT LEGEND**
GENERAL COMMENT (EXIST MOST OF THE LEVELS)
A1. BOUNDARY LINE UPDATED TO REFLECT CORRECT BOUNDARY. BUILDING SETBACK REMAINS THE SAME.
A2. GRIDS 1 TO 7 BUILDING FOOTPRINT MOVED SOUTH BY 40mm DUE TO UPDATED SITE BOUNDARY.
A3. SPAs UPDATED AS PER REVISED DESIGN AT ALL LEVELS.
BASEMENT LEVELS
B1. OVERALL CAR PARKING + SERVICES REVISED TO SUIT SUPER-STRUCTURE DESIGN AND SERVICES COORDINATION.
B2. CAR PARKING SCHEDULE UPDATED.
B3. REVISOR LEVELS:
+ BASEMENT 3 - RL560.000 LOWERED TO RL559.950 - 40mm DIFFERENCE
+ BASEMENT 2 - RL560.000 LOWERED TO RL559.950 - 40mm DIFFERENCE
+ BASEMENT 1 - RL560.000 LOWERED TO RL559.950 - 40mm DIFFERENCE
GROUND LEVEL
C1. SUB-STATION DESIGN UPDATED IN COORDINATION WITH AUTHORITIES.
C2. FIRE STAIR EXIT AND LOBBY EXIT DOOR LOCATION UPDATED IN COORDINATION WITH STRUCTURE, LANDSCAPE DESIGN AND BCA REVIEW.
UPPER LEVELS
D1. LIFT LOBBY AREA EXTENDED. GRIDS 11 & 12.
D2. GROUND LEVEL, RL REVISOR.
D3. GROUND LEVEL UNIT BETWEEN GRIDS A TO G - RL588.850 UPDATED TO RL570.500.
D4. GROUND LEVEL UNIT BETWEEN GRIDS G TO M - RL570.500 UPDATED TO RL570.500.
UNIT TYPE
E1. LIFT LOBBY AREA EXTENDED. GRIDS 11 & 12.
E2. UNIT TYPE 13A - REVISED TO 2 BED FROM 1 BED + STUDY. INTERNAL AREA UPDATED.
E3. UNIT TYPE 21 - UPDATED TO 1 BED FROM STUDIO.
E4. UNIT TYPE 16 - LEVEL 1 TO 4 & 15 LEVEL GROUND IN WIDTH BY 40mm AND AREA UPDATED.
E5. UNIT TYPE 16 - LEVEL 16 AND 17 AREA INCREASED DUE TO GRID UPDATE (A2).
E6. WINTER GARDEN CHANGED TO BALCONY.
E7. STRUCTURAL COLUMNS PROTRUDING 300mm FROM FACADE LINE. THIS IS REQUIRED FOR SAFE STRUCTURE DESIGN.
FACADE
F1. GLAZING AND EXTERNAL GLAZING AREA UPDATED TO SUIT STRUCTURAL DESIGN.
F2. WINTER GARDEN GLAZING CHANGED TO BALCONY GLASS BALUSTRADE.
F3. CAR PARK MECHANICAL EXHAUST LOUVER LOCATION CHANGED.

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4	FOR COORDINATION	J/S	17 APR 2023
5	BUILDING APPROVAL	PM	17 MAY 2023
6	S197 SUBMISSION	PM	23 JUNE 2023



C SECTION CC
SCALE 1:200

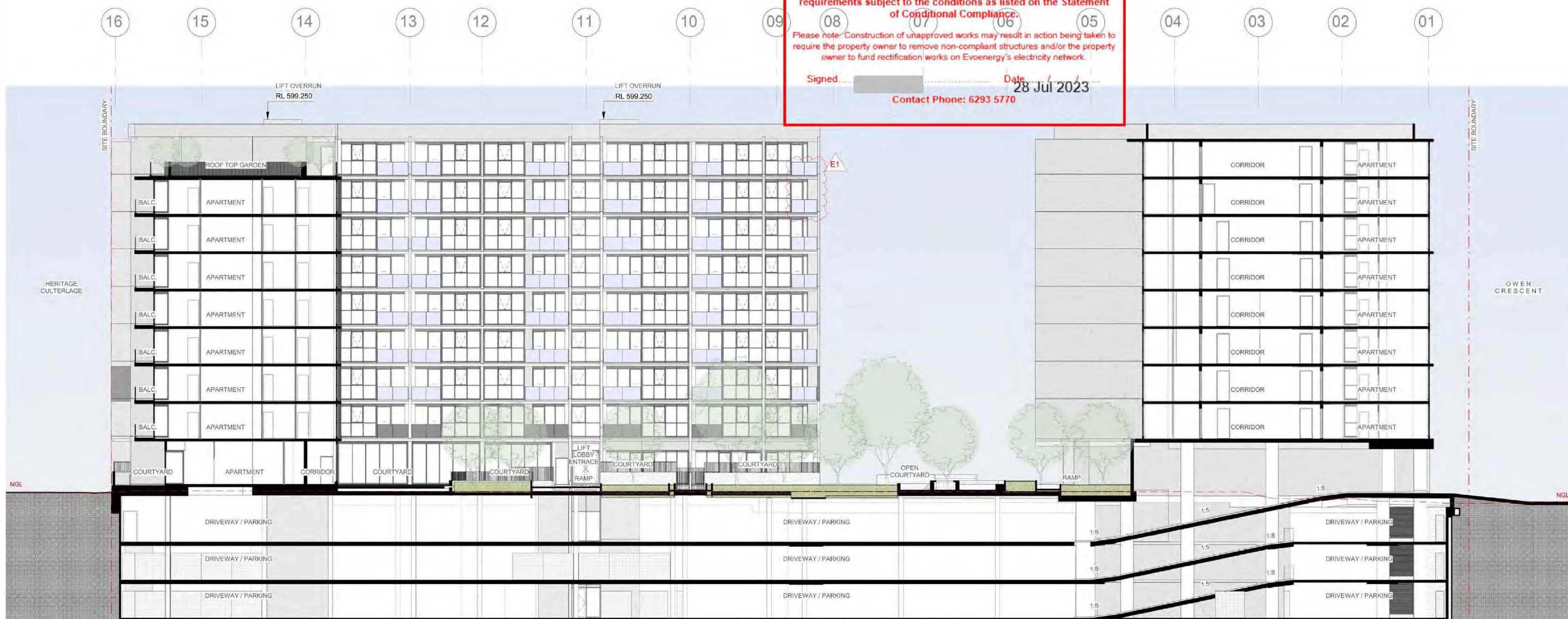
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Signed: [Signature] Date: 28 Jul 2023
Contact Phone: 6293 5770



LEVEL ROOF	RL 597.700 m
LEVEL 8	RL 594.750 m
LEVEL 7	RL 591.800 m
LEVEL 6	RL 588.850 m
LEVEL 5	RL 585.900 m
LEVEL 4	RL 582.950 m
LEVEL 3	FFL 580.000 m
LEVEL 2	FFL 577.050 m
LEVEL 1	FFL 574.100 m
LEVEL GROUND	FFL 570.500 m
LEVEL LOWER GROUND	FFL 570.050 m
BASEMENT 1	FFL 565.950 m
BASEMENT 2	FFL 562.950 m
BASEMENT 3	FFL 559.950 m

D SECTION DD
SCALE 1:200

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COX

Client: JWLand

Project No.: 922071

Project: LYNEHAM STAGE-3
BLOCK 12 SECTION 51, LYNEHAM

Drawing Title: GA SECTIONS (PART 2)

Document Control Status:
FOR APPROVAL

Co-ordinated: PM Drawn: DM

Project Architect: PM Scale: 1:200 @ A1

Project Director: RM Date: 23 JUNE 2023

Drawing Number: A40-11 Revision: 6



SCALE 1 : 200

5

UPPER LEVELS

D1 LIFT LOBBY AREA EXTENDED. GRIDDS 11 & C
D2 UNIT TO 144 REVISION
D3 UNIT TYPE SUMMARY UPDATED
D4 UNIT TYPE 13 (13A - REVISD) 2 COVER FROM 1 BED - STUDY. INTERIOR AREA UPDATED.
D5 UNIT TP7 UPDATER TO 1 BED FROM STUDIO
D6 UNIT TP7 UPDATER 1 TO 4 BED LEVELS. GROUND COVER INCREASED BY 400sqm AND AREA UPDATED.
D7 UNIT TP8, 9, 10, 11 AND 12 UPDATER INCREASED DUE TO GROUND UPDATES
D8 WATER GARDEN CHANGED TO BALCONY
D9 STRUCTURAL COLUMN POSITIONING 300mm FROM FACADE LINE. THIS IS REQUIRED FOR SAFE STRUCTURE DESIGN

FACADE

E1 GLAZING AND EXTERNAL CLADDING AREA TO SUP STRUCTURAL DESIGN
E2 WATER GARDEN GLAZING CHANGED TO BALCONY GLASS BALUSTRADE
E3 RAILING (EXTERNAL) CHANG

evoenergy

Application Number

211716

Sheet

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A

B C

D

E

F

G H

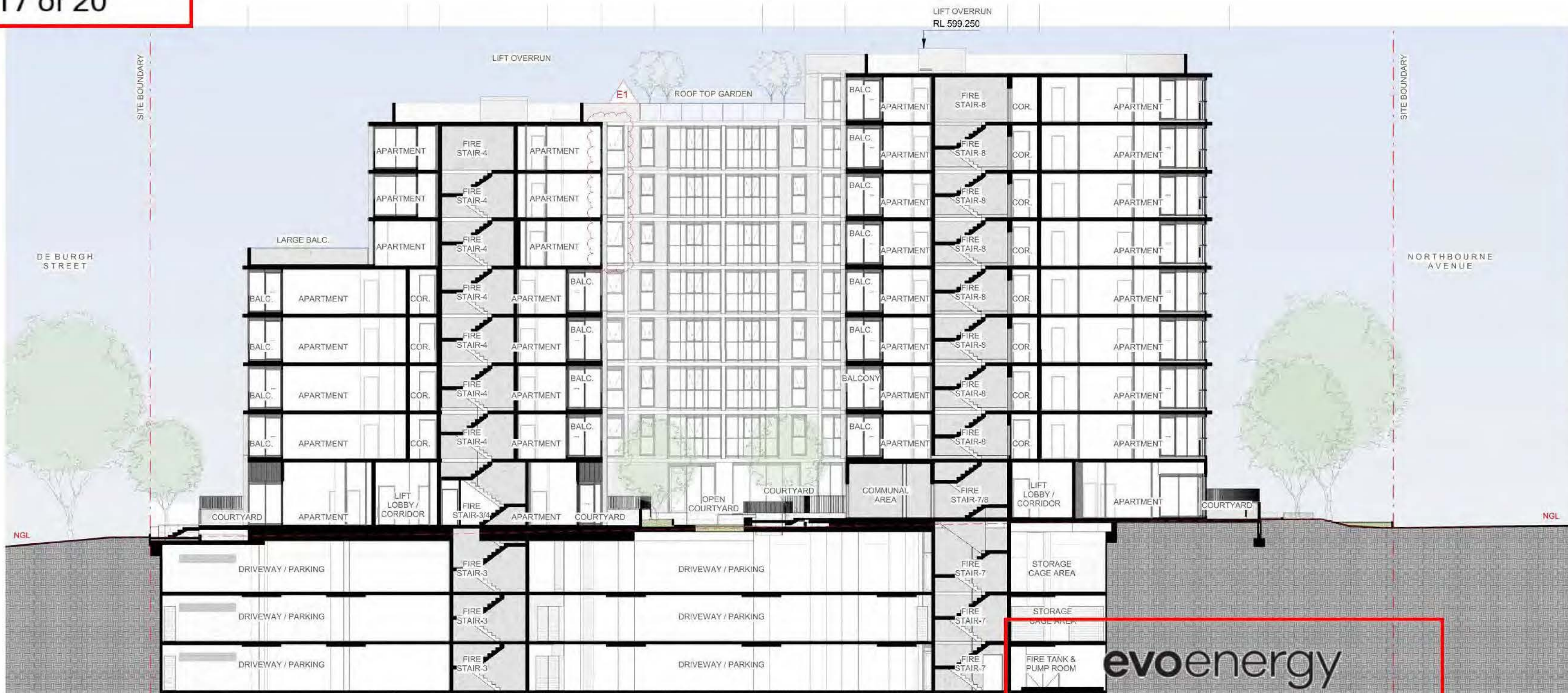
I

J

K

L

M



LEVEL ROOF
RL 597.700 m

LEVEL 8
RL 594.750 m

LEVEL 7
RL 591.800 m

LEVEL 6
RL 588.850 m

LEVEL 5
RL 585.900 m

LEVEL 4
RL 582.950 m

LEVEL 3
FFL 580.000 m

LEVEL 2
FFL 577.050 m

LEVEL 1
FFL 574.100 m

LEVEL GROUND
FFL 570.500 m

LEVEL LOWER GROUND
FFL 570.050 m

BASEMENT 1
FFL 565.950 m

BASEMENT 2
FFL 562.950 m

BASEMENT 3
FFL 559.950 m

DA AMENDMENT LEGEND
GENERAL COMMENT EXIST MOST OF THE LEVELS
A1: BOUNDARY LINE UPDATED TO REFLECT CORRECT BOUNDARY. BUILDING SETBACK REMAINS THE SAME.
A2: GRIDS 1 TO 7 BUILDING FOOTPRINT MOVED SOUTH BY 400mm DUE TO UPDATED SITE BOUNDARY.
A3: GRIDS 8 TO 10 BUILDING FOOTPRINT MOVED SOUTH BY 400mm DUE TO UPDATED SITE BOUNDARY.
BASEMENT LEVELS
B1: OVERALL CAR PARKING + SERVICES REVISED TO SUIT SUPER STRUCTURE DESIGN AND SERVICES COORDINATION.
B2: CAR PARKING SCHEDULE UPDATED.
B3: REVISED LEVELS.
B4: BASEMENT 1 - RISE 150mm LOWERED TO RL 585.850 - 150mm DIFFERENCE.
B5: BASEMENT 2 - RISE 150mm LOWERED TO RL 582.850 - 150mm DIFFERENCE.
B6: BASEMENT 3 - RISE 150mm LOWERED TO RL 559.850 - 150mm DIFFERENCE.
GROUND LEVEL
C1: SUB STATION DESIGN UPDATED IN COORDINATION WITH AUTHORITIES.
C2: FIRE STAIR EXIT AND LOBBY EXIT DOOR LOCATION UPDATED IN COORDINATION WITH STRUCTURE, LANDSCAPE DESIGN AND EXAMINER.
UPPER LEVELS
D1: LIFT LOBBY AREA EXTENDED. GRIDS 11 & 12.
D2: UNIT NO. 144 REVISED.
D3: UNIT TYPE SUMMARY UPDATED.
D4: UNIT TYPE 13 & 14A - REVISED TO 2 BED + STUDY. INTERNAL AREA UPDATED.
D5: UNIT TYP 27 UPDATED TO 1 BED FROM STUDIO.
D6: UNIT TYP 10 LEVEL 1 TO 4 IN 71/2 BAY. GROUND INCREASED IN WIDTH BY 450mm AND AREA UPDATED.
D7: UNIT TYP 10 IN 14 AND 72 AREA INCREASED DUE TO GROUND UPDATE (A2).
D8: WINTER GARDEN CHANGED TO BALCONY.
D9: STRUCTURAL COLUMNS PROTECTING 300mm FROM FACADE LINE. THIS IS REQUIRED FOR SAFE STRUCTURE DESIGN.
FACADE
E1: GLAZING AND EXTERNAL GLAZING AREA UPDATED TO SUIT STRUCTURAL DESIGN.
E2: WINTER GARDEN GLAZING CHANGED TO BALCONY GLASS BALUSTRADE.
E3: CAR PARK MECHANICAL EXHAUST LOUVER LOCATION CHANGED.

CONDITIONALLY COMPLIES

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Contact Phone: 6293 5770

A SECTION AA
SCALE 1:200

01

02

03

04

05

06

07

08

09

10

11

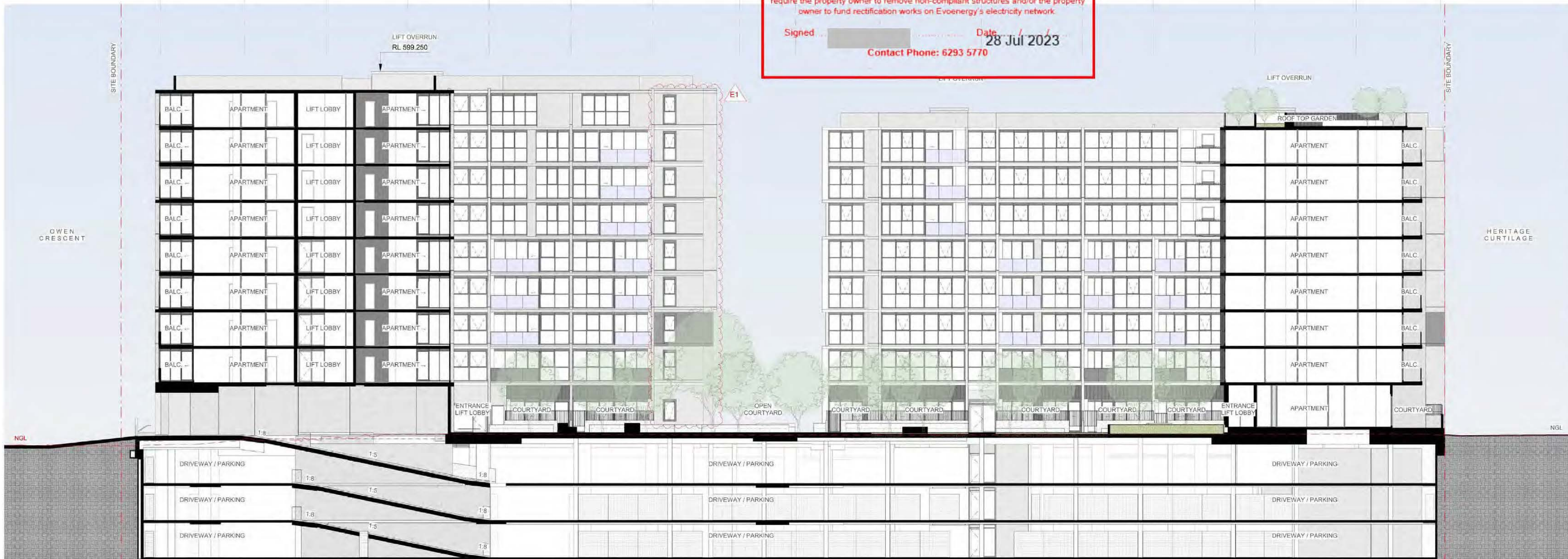
12

13

14

15

16



LEVEL ROOF
RL 597.700 m

LEVEL 8
RL 594.750 m

LEVEL 7
RL 591.800 m

LEVEL 6
RL 588.850 m

LEVEL 5
RL 585.900 m

LEVEL 4
RL 582.950 m

LEVEL 3
FFL 580.000 m

LEVEL 2
FFL 577.050 m

LEVEL 1
FFL 574.100 m

LEVEL GROUND
FFL 570.500 m

LEVEL LOWER GROUND
FFL 570.050 m

BASEMENT 1
FFL 565.950 m

BASEMENT 2
FFL 562.950 m

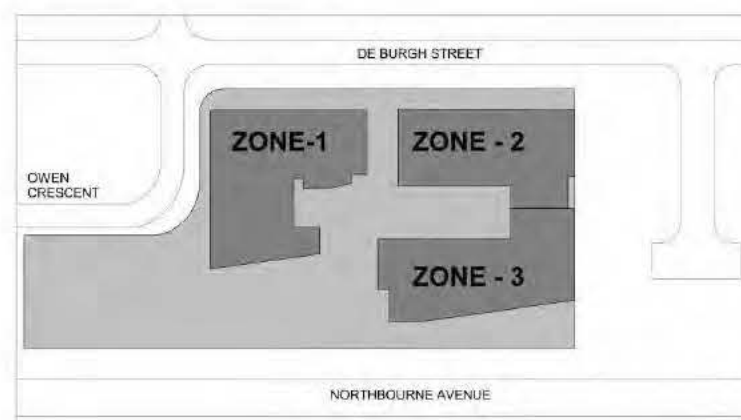
BASEMENT 3
FFL 559.950 m

B SECTION BB
SCALE 1:200

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COX

Client: JWLand

Project No.: 922071

Project: LYNEHAM STAGE-3
BLOCK 12 SECTION 51, LYNEHAM

Drawing Title: GA SECTIONS (PART 1)

Document Control Status:
FOR APPROVAL

Co-ordinated: PM Drawn: DM

Project Architect: PM Scale: 1:200 @ A1

Project Director: RM Date: 23 JUNE 2023

Drawing Number: A40-10 Revision: 6

4