

Bruan, Nicole

From: Li, Xunyong
Sent: Monday, 8 March 2021 2:37 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM-TCCS-202038102-7/249 GUNGAHLIN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038102

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT – construction of 99 dwellings (made up of 70 townhouses and 29 apartments) in seven buildings up to 3 storeys in height, with associated basement parking, landscaping and offsite works.

BLOCK: 7	SECTION: 249	SUBURB: GUNGAHLIN
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	
Not Supported and requires further information	X

Comments

GENERAL

1. There are a number of issues that required further attention. However, TCCS is willing to work closely with the Applicant to resolve them in order to support the proposal.

ADDITIONAL SUBSTATION PRIVISION ZONE (DA100)

2. The proposed additional substation must be fully located within the block boundary. Any encroachment out of the block boundary is not supported by TCCS.

TRAFFIC AND PARKING ASSESSMENT

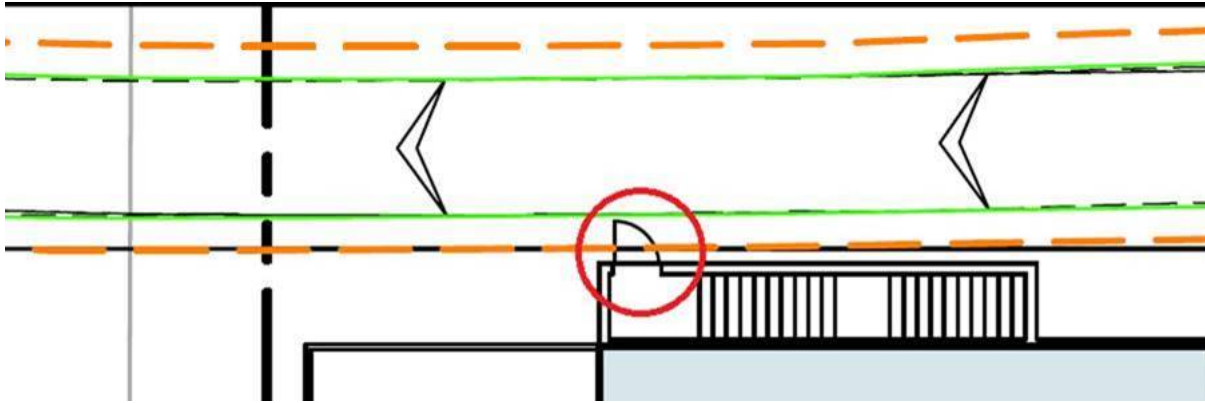
3. While the car parking demand requirements may be met by the proposed parking provision, the traffic report needs to be revised in light of the PVAGC requirements for accessible parking. The traffic report also needs further information on the existing conditions around the area and analysis of potential road safety issues and motorcycle and bicycle parking requirements and provision.
4. Parking (p2-3). As per PVAGC, the traffic report provides for 80 parking spaces for 53 two-bedroom units, 92 parking spaces for 46 three-bedroom units and 25 parking spaces for visitor parking, a total of 197 parking spaces where 194 on-site parking spaces will be provided within the basement (172 residential, 22 visitor parking) plus 3 off-site visitor parking space.
5. Accessible Parking. The traffic report states that a minimum of 6 accessible parking spaces are required for the development where 4 dedicated spaces are proposed onsite within the basement with another 2 accessible parking spaces proposed offsite.
 - It has to be noted that as per 2.2.4 of PVAGC (p4), the minimum accessible parking requirement does not apply for residents in residential developments but only relevant to visitor parking for this development.
 - Hence the minimum required number of accessible parking spaces is 1 space for the development i.e. $(0.03 \times 25 = 1)$ (rounded up to the nearest whole number).
 - As such, the four dedicated parking spaces onsite within the basement proposed for accessible parking can be allocated for the three visitor parking spaces (instead of locating off-site) and 1 accessible parking space.
6. Traffic Assessment (p3). The traffic assessment only discusses traffic impacts along Camilleri Way. The traffic report needs to be revised to include analysis of impacts to critical intersections such as Kate Crace Street/Flemington Road and Kate Crace Street/The Valley Avenue.
7. The revised traffic report also needs to include the following elements/analysis based on the TCCS TIA Guidelines:
 - Existing road conditions – number of lanes/road layouts, capacity, existing volumes, direction and connectivity of roads, verge widths.
 - Active travel connections to and from the site including controls for crossing, lighting and pedestrian/cyclist safety.

- Potential road safety issues including crash data information.
 - Required motorcycle parking for the development and proposed supply as per the PVAGC.
 - Bicycle parking requirements as per the Bicycle Parking General Code.
8. Turning templates for internal circulation need to be provided.

WASTE

9. Vehicle Turning Paths Plan (TP2201 Rev C).
- It appears that 0.6m clearance for the waste truck movements is adopted within the development. It is only acceptable when driving in straight line. Referring to A7.2 of 2019 Waste Code, if the collection vehicle swept path is constrained by one or more vertical obstructions (i.e. pinch points), the minimum horizontal clearance from the edge of the side mirror(s) of the vehicle to the obstruction(s) must be at least 1.0m.
 - The safety clearance intersects with a door and a building (see Image 1 below). This is not permitted.
 - The westbound waste truck template moving into the development needs to be provided.
 - The southbound waste truck template moving out of the development needs to be provided.
10. Waste Management Plan Basement (WM2301 Rev C).
- Enclosure A serves 14 units. Both waste (3 X bins) and recycling (2 X bins) collection frequencies are proposed three times per week. Three times per week frequency is not supported. An access door for the residents needs to be provided.
 - Enclosure B serves 44 units. Both waste (7 X bins) and recycling (6 X bins) collection frequencies are proposed three times per week. Three times per week frequency is not supported. An access door for the residents needs to be provided.
 - The longest waste path of travel for the building manager is 146 metres. The Applicant must provide mechanical assistance if more than 75 metres.
11. Waste Management Plan Ground (WM2302 Rev C).
- The Applicant is to demonstrate how all the waste and recycling from the bins in the basement will be transferred to the hoppers on the ground level.
 - Green bins are not collected onsite. They must be presented at the kerb. The Applicant is to show kerb presentation and adequacy of kerbside in drawings.
 - It appears the building manager needs to pull all bins from the basement ramp up to the waste enclosure on the ground floor. This may not be a safe arrangement. It is suggested that the waste path of travel and vehicular movements are to be separated.
 - All grades for waste enclosures, TCCS path of travel and the collection pad need to be provided.
 - The actual carting paths and the grades of the residents carting distance for both the basement and the ground level need to be provided.
12. Waste and Recycling Management Plan (WRMP) needs to be provided.
13. Referring to Waste Code 2019, some mandatory submission documents are missing (e.g. sections, elevations of waste enclosure and dimensions of the roller door etc.).

Image 1



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

- TCCS supports the proposed verge works of reinstating disturbed dryland grassing associated with the proposed driveways on Kate Crace Street and Camilleri way and the proposed planting of three additional street trees to Camilleri Way.
- TCCS supports the removal two Juvenile Eucalyptus Scoparia to accommodate new parking bays and driveway replacement planting including two Eucalyptus Scoparia and one Pyrus Calleryana 'ARISTOCRAT'.
- TCCS supports the Stormwater and Subsoil Drainage Plan.
- TCD Plans are to be assessed at the Design Review stage.
- No Stormwater easement is within the block.

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

Phone: 02 6207 6802 | Email: Xunyong.Li@act.gov.au

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

Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

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

Sent: Tuesday, 2 February 2021 11:18 AM

To: TCCS_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-202038102-7/249 GUNGAHLIN-01

DEVELOPMENT APPLICATION NO: 202038102

BLOCK: 7 **SECTION:** 249 **DIVISION:** GUNGAHLIN

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – construction of 99 dwellings (made up of 70 townhouses and 29 apartments) in seven buildings up to 3 storeys in height, with associated basement parking, landscaping and offsite works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(23/02/2021)**.

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-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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

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Bruan, Nicole

From: Mahadeva, Naveen
Sent: Tuesday, 9 March 2021 2:04 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-REFERRAL-TCCS-202038123-20/112 SYMONSTON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038123

PROJECT DESCRIPTION: PROPOSAL FOR AN INDUSTRIAL BUILDING AND LEASE VARIATION - Construction of a three - storey industrial building including basement parking, signage, landscaping and associated works. Lease variation to increase the allowable GFA to 4,600 sqm.

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

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

TCCS' position is that the proposal is:

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

Conditions / Comments

DRIVEWAY / VERGE CROSSING

1. The driveways must be detailed with maximum gradient including basement crossing and must be constructed in accordance with TCCS MIS Design Standards.
2. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
3. Maximum gradient for the first 6m of the access driveway within the block boundary must not exceed 5% in accordance with the Section 3.3 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
4. A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.

PEDESTRIAN NETWORK

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

LMPP / STREET TREES

9. The Street Tree planting must be shown with details of species. **Taubman Street** must be planted with *Platanus orientalis*. **Wormald Street** must be planted with *Eucalyptus mannifera*. The street tree planting and proposed planting details for deciduous and native trees will be looked at Design Review stage.

WASTE

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

Thank you,
Naveen

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 16 February 2021 9:21 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038123-20/112 SYMONSTON-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038123
BLOCK: 20 **SECTION:** 112 **DIVISION:** SYMONSTON

Description - PROPOSAL FOR AN INDUSTRIAL BUILDING AND LEASE VARIATION - Construction of a three - storey industrial building including basement parking, signage, landscaping and associated works. Lease variation to increase the allowable GFA to 4,600 sqm.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(09/03/2021)**.

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

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

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

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

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

Kind Regards

Katherine
ACAT Co-ordination Unit
Supervisor I DA Lodgement & Notification teams
Phone 6207 1923

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



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Bruan, Nicole

From: Mahadeva, Naveen
Sent: Tuesday, 9 March 2021 6:31 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-REFERRAL-TCCS-202138235-23/28 RIVETT-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138235

PROJECT DESCRIPTION: PROPOSAL FOR PUBLIC WORKS - Removal of the existing stormwater tie, sewer tie, water stub, replace the cover of the existing stormwater sump, construction of a new stormwater and sewer ties, relocate the existing streetlight cabling and associated works.

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions / Comments

LMPP / STREET TREES

1. Any relocation of the sign will need to be at least 3m from trunk of tree.
2. The proposed street light cabling to be under bored within the tree protection zone (TPZ) as no trenching is permitted, canopy +2m.
3. Any removal of protected/other trees within the block must have permission from Tree Protection Unit via TCCS.TreeProtectionACTPLARef@act.gov.au

GENERAL

4. All distrubed area on unleased land must be remediated

STANDARD CONDITIONS

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

Early Works or prior to construction

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

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

Design Review

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

Waste and Recycling Management Plan (WRMP) review

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

Operational Acceptance/Soft Landscape Consolidation Commencement

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

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

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

Final Acceptance/Soft Landscape Handover

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

1. Nil

Thank you,
Naveen

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

Sent: Tuesday, 16 February 2021 10:54 AM

To: TCCS_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-202138235-23/28 RIVETT-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138235

BLOCK: 23 **SECTION:** 28 **DIVISION:** RIVETT

Description - PROPOSAL FOR PUBLIC WORKS - Removal of the existing stormwater tie, sewer tie, water stub, replace the cover of the existing stormwater sump, construction of a new stormwater and sewer ties, relocate the existing streetlight cabling and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(09/03/2021)**.

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

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

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

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

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

Kind Regards

Katherine

ACAT Co-ordination Unit

Supervisor | DA Lodgement & Notification teams

Phone 6207 1923

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Wednesday, 10 March 2021 12:51 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202138243-2/21 WEETANGERA-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138243

Project Description:

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS- Internal and external alterations to unit 4 including extension to a bedroom, roof extension, window/door relocation, alterations to pergola and associated works.

BLOCK: 2	SECTION: 21	SUBURB: WEETANGERA
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

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

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

Regards,

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 26 February 2021 3:24 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202138243-2/21 WEETANGERA-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138243
BLOCK: 2 SECTION: 21 DIVISION: WEETANGERA

Description - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS- Internal and external alterations to unit 4 including extension to a bedroom, roof extension, window/door relocation, alterations to pergola and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(18/03/2021 – 15 working days)**.

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

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

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

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

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

Regards,

Emily | Notification | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

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

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

act.gov.au/accessCBR

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Bruan, Nicole

From: Culvenor, Matthew
Sent: Wednesday, 10 March 2021 12:06 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-REFERRAL-TCCS- 202138312-8/31 SPENCE-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138258

PROJECT DESCRIPTION: PROPOSAL FOR GARAGE- Construction of garage/storage shed in addition to existing dwelling and associated works.

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following conditions	X
'Not Supported' and further information is required	

Conditions:

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

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

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

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

Sent: Friday, 5 March 2021 12:49 PM

To: TCCS_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS- 202138312-8/31 SPENCE-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138312

BLOCK: 8 **SECTION:** 31 **DIVISION:** SPENCE

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Partial demolition of the existing roof and external walls, new second storey addition, carport, landscaping and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(29/03/2021)**.

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-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

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

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 12 March 2021 7:42 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; DiCampli, Nicki
Subject: COMM-TCCS-202037083-S165B-25/26 HUGHES-01 (A28274735)

Categories: SPSU, Follow up

OFFICIAL

Dear App Sec,

Please replace our previous advice with the following comments.

DEVELOPMENT APPLICATION NO: 202037083-S165B

Project Description:

S165 Amendment – Satisfying conditions of DA approval – street tree shown on site plan, tree management plan and landscape plan driveway altered to have 4.0m clearance from the pencil pine street tree, icon water endorsement attached, wsud attached.

BLOCK: 25	SECTION: 26	SUBURB: HUGHES
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This DA has been assessed with respect to the following elements:

Traffic		Verge Crossing/ Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition	X	Estate Development Plan (EDP)	

Further Information		Amendments/Additions/Alterations	
Lease Variation	X	Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

1. The Verge crossing must be constructed in accordance with TCCS MIS Design Standards.
2. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
3. A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.

LMPP / STREET TREES

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

STORMWATER

5. A minimum 2.5m wide and high clearance must be provided over the stormwater easement.
6. A minimum 2.5m wide and high unobstructed access corridor (including gates opening) must be provided on both side of block to the stormwater easement.
7. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS Guidelines for Construction in the Vicinity of a Stormwater Easement.
8. The centreline of underground pipes must be a minimum of 900mm (horizontally) to any footings.
9. The zone of influence of the footing must be beneath or outside the pipe and associated trench backfill and must include certification by a chartered structural engineer.
10. As this is a subdivision, the applicant must provide stormwater plan showing separate stormwater ties from each subdivided block to connect to the public stormwater network. This will check during Design Review stage.

WASTE

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

STANDARD CONDITIONS

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

Early Works or prior to construction

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

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

Design Review

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

Waste and Recycling Management Plan (WRMP) review

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

Operational Acceptance/Soft Landscape Consolidation Commencement

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

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

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

Final Acceptance/Soft Landscape Handover

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

- 1. Please ask the applicant to address Conditions 6 to 9 above prior to releasing stamped approved plans.**
- 2. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.**
- 3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.**

Regards,

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

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-----Original Message-----

From: DiCampi, Nicki <Nicki.DiCampi@act.gov.au>
Sent: Tuesday, 9 March 2021 8:09 PM
To: Moniruzzaman, Asm <Asm.Moniruzzaman@act.gov.au>
Subject: COMM-TCCS-202037083-S165B-25/26 HUGHES-01 (A28274735)

OFFICIAL

Hi Asm

Can you please review the attached comments you provided?

You may recall we have discussed this application on a number of occasions.

Initially the application wasn't to subdivide and then they lodged an amendment to subdivide.

The applicant is now querying why the comments say this is NOT a subdivision further to my attached letter responding to the s165 submission which includes TCCS conditional Support.

Sorry I didn't realise at the time I was processing that the comments say not a subdivision as I was only looking at the further information conditions.

Happy to discuss if that would help.

Regards

Nicki
Ext 71963

Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 12 March 2021 4:33 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose; Li, Xunyong; Wyatt, Tim
Subject: COMM: TCCS-202038083-3/8 BRADDON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038083

Project Description:

PROPOSED COMMUNITY ACTIVITY CENTRE - Partial demolition of the existing depot buildings, sheds, and associated structures. Extension to existing depot building. Reuse of existing depot building as a community activity centre. Construction of new community activity centre and pergola. Construction of new outdoor plaza and installation of permeable paving. Construction of new vehicle access from Henty street, the installation of a water tank, off site works, landscaping, and associated works.

BLOCK: 3, 6 & 7	SECTION: 8	SUBURB: BRADDON
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This DA has been assessed with respect to the following elements:

Traffic		Verge Crossing/ Driveways	X
On Street / Public Parking Facility	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	

Further Information		Additions/Alterations	X
Lease Variation	X	Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

1. The Verge crossing must be constructed in accordance with TCCS MIS07 Design Standards for domestic driveways. Based on the design load proposed for the maximum of an utility vehicle (for on site waste collection) a residential standard verge crossing is reasonable.
2. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

PEDESTRIAN NETWORK

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

LMPP / STREET TREES

4. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Planning – TCCS prior to commencement and on completion of the work.
5. Transport Canberra and City Services (TCCS) supports the removal of the two trees nominated in red as shown on image 1 as these trees are dead. It should be noted that the removal of a tree is a hazardous activity and that dangers may arise that are not readily foreseeable. The Territory recommends that the applicant engage a skilled tree surgeon with appropriate expertise and insurances. Service clearance must be obtained prior to any works within the verge. TCCS will not accept responsibility for any costs arising from the removal of these trees by the applicant or persons engaged. The nature strip must be left in a clean and tidy state when work is completed and the stumps must be removed.

ON STREET / PUBLIC PARKING FACILITY

6. TCCS is happy to support the accessible/disable parking bay and footpath on the proviso that it complies with a minimum clearance of 3.0m from both street trees on the Henty Street verge.
7. The accessible/disable parking must be designed in accordance with AS2890.5 and comply with the clause 4.5.2 for an on-street accessible parking space (see image 2 below).

STORMWATER

8. The location of the stormwater pipe must be verified on site for accuracy as our utility map is showing that the stormwater pipe is outside of the easement as shown below in image 3.
9. If the pipe is within the stormwater easement, then the applicant must comply with the following conditions:
 - a. The proposed eaves over the stormwater easement must comply with a 2.5m height clearance.
 - b. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS Guidelines for Construction in the Vicinity of a Stormwater Easement.
 - c. The centreline of underground pipes must be a minimum of 900mm (horizontally) to any footings.
 - d. The zone of influence of the footing must be beneath or outside the pipe and associated trench backfill and must include certification by a chartered structural engineer.

TRAFFIC / PUBLIC TRANSPORT

10. A Traffic Control Device (TCD) plan must be provided at the Design Review stage to include the loading and disable parking bays including all line marking and sign posting in accordance with TCCS requirements.

WASTE

11. As this a commercial development all waste must be stored, transferred and collected on side through domestic vehicles such as utility as it is only a domestic verge crossing from the road to the block.

Image 1

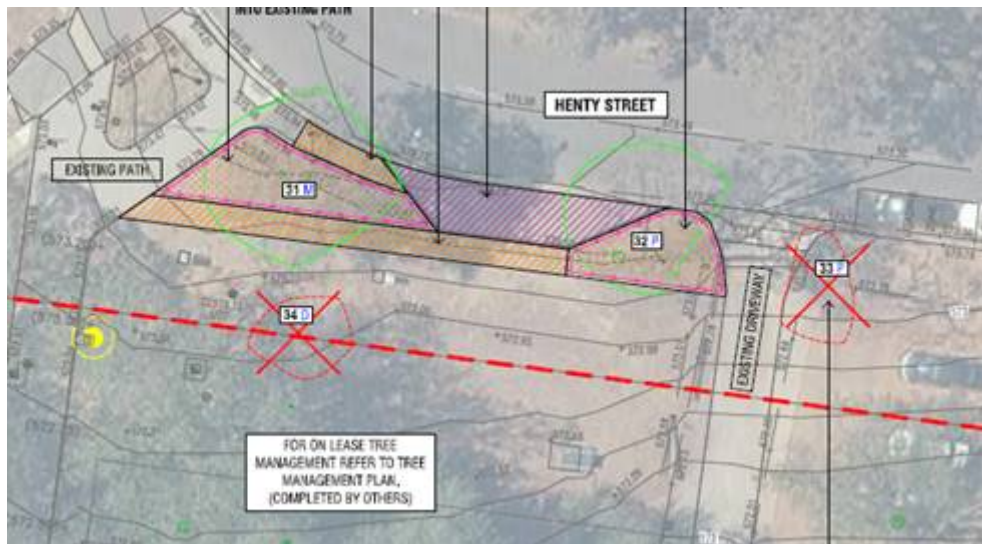


Image 2

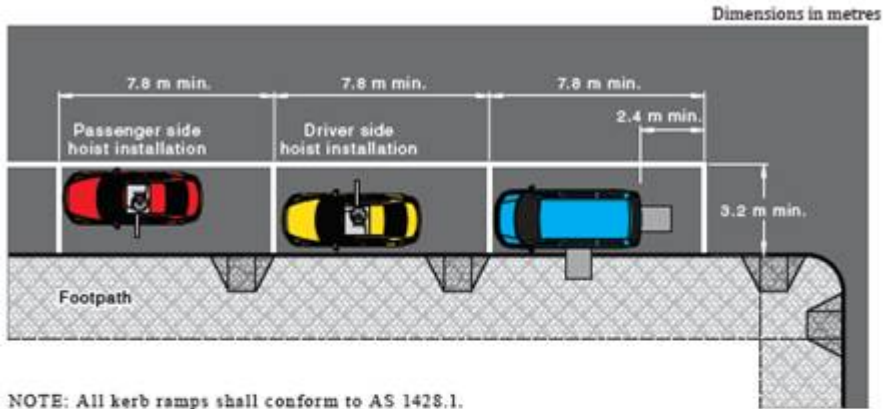


Figure 4.2 — Examples of accessible parallel parking without kerb extensions

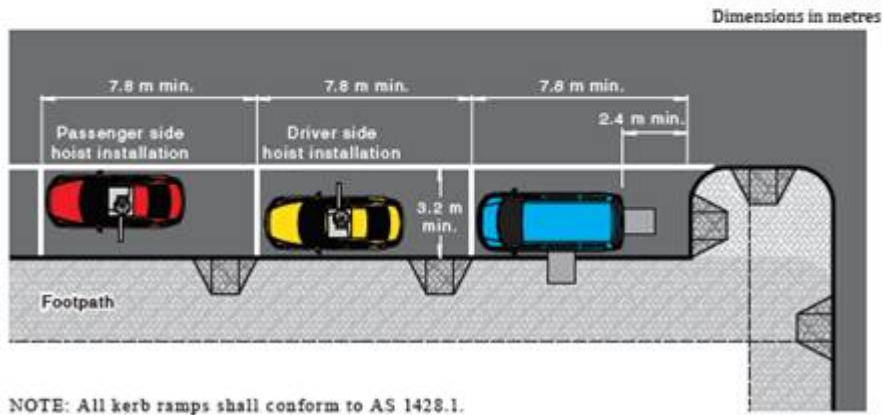


Figure 4.3 — Examples of accessible parallel parking with kerb extensions

Image 3



STANDARD CONDITIONS

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

Early Works or prior to construction

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

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

Design Review

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

Waste and Recycling Management Plan (WRMP) review

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

Operational Acceptance/Soft Landscape Consolidation Commencement

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

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

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

Final Acceptance/Soft Landscape Handover

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

- 1. Please ask the applicant to address Conditions 6 to 9 above prior to releasing stamped approved plans.**

Regards,

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 16 February 2021 8:51 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038083-3/8 BRADDON-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038083
BLOCK: 3 **SECTION:** 8 **DIVISION:** BRADDON

Description - PROPOSED COMMUNITY ACTIVITY CENTRE - Partial demolition of the existing depot buildings, sheds, and associated structures. Extension to existing depot building. Reuse of existing depot building as a community activity centre. Construction of new community activity centre and pergola. Construction of new outdoor plaza and installation of permeable paving. Construction of new vehicle access from Henty street, the installation of a water tank, off site works, landscaping, and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(09/03/2021)**.

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

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

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

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

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

Kind Regards

Katherine
ACAT Co-ordination Unit

Supervisor | DA Lodgement & Notification teams

Phone 6207 1923

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



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

Bruan, Nicole

From: Culvenor, Matthew
Sent: Friday, 12 March 2021 12:37 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-REFERRAL-TCCS-202138261-1/73 PHILLIP-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138312

PROJECT DESCRIPTION: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Partial demolition of the existing roof and external walls, new second storey addition, carport, landscaping and associated works.

BLOCK: 8	SECTION: 31	DIVISION: SPENCE
-----------------	--------------------	-------------------------

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

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

= Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following conditions	X
'Not Supported' and further information is required	

Conditions:**LMPP / STREET TREES**

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

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

1. All proposed works are within the block boundary.
2. There is no SW easement on this block.
3. All internal circulation must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Matthew Culvenor | Graduate Administrative Assistant
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
 480 Northbourne Avenue | GPO Box 158 Canberra ACT 2601
www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 9 March 2021 2:17 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202138261-1/73 PHILLIP-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138261

BLOCK: 1 SECTION: 73 DIVISION: PHILLIP

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Approval for an existing unapproved roofed balcony and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(30/03/2021)**.

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-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

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

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

