



ACT
Government

Transport Canberra and
City Services

FREEDOM OF INFORMATION COVERSHEET

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI reference: TCCSFOI 21-019

Information to be published	Status
1. Access application	Published
2. Decision notice and schedule	Published
3. Documents	Published
4. Additional information identified	n/a
5. Fees	n/a
6. Processing time (in working days)	22 days
7. Decision made by Ombudsman	n/a
8. Additional information identified by Ombudsman	n/a
9. Decision made by ACAT	n/a
10. Additional information identified by ACAT	n/a

From: [REDACTED]
To: [McHugh, Ben](#); [Playford, Alison](#); [STEEL](#)
Cc: [TCCS FreedomOfInformation](#); [REDACTED]
Subject: Responsibility to Measure depth of a Stormwater Easement -TCCS
Date: Wednesday, 24 February 2021 9:18:35 AM
Attachments: [image001.jpg](#)
[TCCS-FOI-Application-Form.pdf](#)

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms Playford, Mr McHugh & Minister Steel,

I am writing to you on behalf of my clients [REDACTED] and [REDACTED]

Our business submitted plans to the ACT Department of Environment, Planning and Sustainable Development for a proposed secondary residence at [REDACTED] on the 7th July 2020. TCCS imposed conditions on 1st September 2020 requiring the development to be a certain distance from the centreline of the stormwater pipe. TCCS officials were consistently impossible to get hold of and completely unhelpful. They did not provide us with a survey that provided measurements pertaining to the depth of the pipe and the exact location of it as Icon Water has in every instance when they have imposed similar conditions relating to underground pipes. This made it impossible to meet their conditions and get the project approved. Almost 8 months on and we have still not received approval from TCCS. I met with Jose Henriquez, the Assistant Director yesterday morning, 23rd February 2021. He informed me that unlike Icon Water, TCCs do not provide information on invert levels of pipes in old suburbs as they do not have any information on it or the resources to do so. He suggested that our business employ a surveyor to open the closest manholes along the easement and measure the depth of the pipe from the manhole. This obviously would require permission from the lessee of the property where the manholes are located. I do not believe this should be the responsibility of the applicant to undergo this kind of work for the following reasons:

- If we couldn't get permission to access neighbouring properties and measure the pipe we would never get approval from TCCS for the proposed development -as Jose made clear in our meeting until the invert level of the pipe is determined he will not approve it. This would not be an issue if the onus was on TCCS to gather this information as under the *Utilities Act 2000* they have the right to access a stormwater easement on a property.
- Secondly encouraging people to open and access stormwater manholes who are not qualified or licensed to do so could cause damage to your easements and be dangerous to the person.

It has been incredibly frustrating try to liaise with Jose and other TCCS members to get approval for this proposed secondary residence which is simply replacing an existing secondary residence (one TCCS has approved previously) in the exact same location.

I would like to make a Freedom of Information Request under *The Freedom of Information Act 2016* relating to:

1. The number of applicants for stormwater approval that have been required to determine the invert level of the pipe by accessing manholes located on another lessee's property in the last 12 months
2. Was the onus always on the lessee to determine the depth of the stormwater easement when requesting endorsement for development near a stormwater easement?

I would also like this issue to be escalated and swiftly resolved so that my clients can build their secondary residence without further delays.

Kind regards,

[REDACTED] | [REDACTED]

Mobile: [REDACTED] Phone: [REDACTED] Fax: [REDACTED]

Postal: [REDACTED]

ACT Building Lic: [REDACTED] NSW Building Lic: [REDACTED]

signature_ [REDACTED]





ACT

Government

Transport Canberra and
City Services

Ms [REDACTED]

Dear Ms [REDACTED]

Freedom of Information Request - Reference 21-019

I refer to your application received by Transport Canberra and City Services (TCCS) on 13 May 2021 requesting access to the following government information:

any documents or correspondence relating to TCCS requesting that an applicant determine the invert level of a stormwater easement themselves between 1 September – 15 September 2020 and 1 March – 15 March 2021.

I am an Information Officer appointed by the Director-General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

A decision on your application to access government information was due by 11 June 2021. I thank you for agreeing to an extension to 16 June 2021.

Decision on access

A search of records has been completed which identified development applications where considerations or comments relating to stormwater, stormwater ties or stormwater easements were made for the period you have requested.

A total of 44 documents (188 pages) were identified for 1 September to 15 September 2020 and a total of 30 documents (141 pages) were identified for 1 March to 15 March 2021. These records are outlined in the schedule at **Attachment A**. The schedule provides a description of the documents and the access decision. I have decided to grant you full access to all 74 documents.

My access decision is detailed further in the following statement of reasons below.

Statement of Reasons

In reaching my access decision, I have taken the following into account:

- the FOI Act.
- the content of the document that falls within the scope of your request; and
- the *Planning and Development Act 2007*.

In making my decision on disclosing government information, I must identify all relevant factors in schedule 2 of the FOI Act and determine, on balance, where the public interest lies. In reaching my access decision, I have taken the following into account:

Factors favouring disclosure in the public interest (Schedule 2, Section 2.1)

- Section 2.1(a)(i) - promote open discussion of public affairs and enhance the government's accountability;
- Section 2.1(a)(iii) - inform the community of the government's operations, including the policies, guidelines and codes of conduct followed by the government in its dealings with members of the community; and
- Section 2.1(a)(viii) - reveal the reason for a government decision and any background or contextual information that informed the decision.

Factors favouring non-disclosure (Schedule 2.2)

- No factors have been identified for non-disclosure under schedule 2.2.

I have given regard to the public interest test and concluded that the release of the requested information may assist in public understanding of government decisions. I have also given regard to the advancing public understanding and transparency in government development application processes. It is for these reasons I have decided to release the documents to you in full.

Charges

I have decided to waive the fee of \$97.65 as the documents are considered public register associated documents available under section 30 of the *Planning and Development Act 2007*.

Disclosure Log

In accordance with section 28 of the Act, TCCS maintains an online record of access applications called a disclosure log, which is accessible at https://www.cityservices.act.gov.au/about-us/freedom_of_information/disclosure-log.

Your access application, this notice of decision and records released to you will be published on the disclosure log within 3 – 10 business days. Your personal information will be removed from these documents prior to publication.

Ombudsman review

My decision on your access application is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek an Ombudsman review my decision under section 73 of the Act within 20 working days from the day that my decision is made or a longer period if allowed by the Ombudsman.

If you wish to request a review of my decision, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601
Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision.

Further information may be obtained from ACAT at:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore Street
GPO Box 370
CANBERRA CITY ACT 2601
Telephone: (02) 6207 1740
www.acat.act.gov.au

If you have any queries about the directorate's processing of your request, or would like further information, please contact the TCCS FOI team on (02) 620 72987 or email tccs.foi@act.gov.au.

Yours sincerely



Cherie Hughes
Information Officer

16 June 2021

FREEDOM OF INFORMATION REQUEST SCHEDULE

Please be aware that under the *Freedom of Information Act 2016*, some of the information provided to you will be released to the public through the ACT Government's Open Access Scheme. The Open Access release status column of the table below indicates what documents are intended for release online through open access.

Personal information or business affairs information will not be made available under this policy. If you think the content of your request would contain such information, please inform the contact officer immediately.

Information about what is published on open access is available online at: https://www.tccs.act.gov.au/about-us/freedom_of_information/disclosure-log

File number		WHAT ARE THE PARAMETERS OF THE REQUEST				
FOI – 21-019		<i>Any documents or correspondence relating to TCCS requesting that an applicant determine the invert level of a stormwater easement themselves between 1 September – 15 September 2020 and 1 – 15 March 2021</i>				
Ref No	No of Folios	Description	Date	Status	Reason for non-release or deferral	Open Access release status
Development Applications – 1 September – 15 September 2020						
1	1-4	20200901 - TCCS - 202037175 - Florey-01	1 September 2020	Full access	N/A	Documents to be published
2	5-8	20200901 - TCCS - 201835119 - NGUNNAWAL -01	1 September 2020	Full access	N/A	
3	9-13	20200902 - TCCS - 202037462 -TAYLOR -01	2 September 2020	Full access	N/A	
4	14-17	20200902 - TCCS - 202037526 - DenmanProspect - 01	2 September 2020	Full access	N/A	
5	18-21	20200902 - TCCS - 202037536 -PHILLIP -01	2 September 2020	Full access	N/A	
6	22-27	20200902 - TCCS - 2020036828- S165A- DenmanProspect-01	2 September 2020	Full access	N/A	

7	28-31	20200903 - TCCS - 202037143 - S165A Melba -01	3 September 2020	Full access	N/A	
8	32-36	20200903 - TCCS - 202037335 - Fyshwick -01	3 September 2020	Full release	N/A	
9	37-40	20200903 - TCCS - 202037360 - Ainslie -01	3 September 2020	Full access	N/A	
10	41-44	20200903 - TCCS - 202037386 - KAMBAH -01	3 September 2020	Full access	N/A	
11	45-48	20200903 - TCCS - 202037507 - NARRABUNDAH -01	3 September 2020	Full access	N/A	
12	49 - 52	20200903 - TCCS - 2020037294 - Kambah-01	3 September 2020	Full access	N/A	
13	53-56	20200903 - TCCS - 2020037396 - STRATHNAIRN -01	3 September 2020	Full access	N/A	
14	57 – 60	20200903 - TCCS - 2020037423 - WATSON -01	3 September 2020	Full access	N/A	
15	61 -64	20200903 - TCCS -202037300 - Calwell-01	3 September 2020	Full access	N/A	
16	65 – 67	20200903 - TCCS -202037377 - REID - 01	3 September 2020	Full access	N/A	
17	68 - 71	20200903 - TCCS- 202037455 - HUGHES - 01	3 September 2020	Full access	N/A	
18	72-75	20200904 - TCCS - 202037513 - EVATT - 01	4 September 2020	Full access	N/A	
19	76-79	20200910 - TCCS - 202037512 FORREST - 01	10 September 2020	Full access	N/A	
20	80-83	20200910 - TCCS - 202037533 - FORREST - 01	10 September 2020	Full access	N/A	

21	84-87	20200911 - TCCS - 2020037429 - CHIFELY-01	11 September 2020	Full access	N/A	
22	88-91	20200914 - TCCS - 201935920 - Richardson	14 September 2020	Full access	N/A	
23	92-95	20200914 - TCCS - 202037483 - DICKSON - 01	14 September 2020	Full access	N/A	
24	96-99	20200914 - TCCS - 202037558 - FLYNN - 01	14 September 2020	Full access	N/A	
25	100-103	20200914 - TCCS - 202037578 - KAMBAH-01	14 September 2020	Full access	N/A	
26	104-107	20200914 - TCCS - 202037616 - DUFFY - 01	14 September 2020	Full access	N/A	
27	108-112	20200914 - TCCS - 202037374 - PAGE-01	14 September 2020	Full access	N/A	
28	113-116	20200970 - TCCS - 202037563 - DOWNER - 01	7 September 2020	Full access	N/A	
29	117-120	20200907 - TCCS - 202037442 - Isabella Plains - 01	7 September 2020	Full access	N/A	
30	121-124	20200907 - TCCS - 202037550 - KAMBAH - 01	7 September 2020	Full access	N/A	
31	125-128	20200907 - TCCS - 202037546 - COOMBS-01	7 September 2020	Full access	N/A	
32	129-137	20200907 - TCCS - 202037562 - HUGHES - 01	7 September 2020	Full access	N/A	

33	138-139	20200908 - TCCS - 202037019-S1978 - Coombs	8 September 2020	Full access	N/A	
34	140-144	20200908 - TCCS - 202037534 - PAGE -01	8 September 2020	Full access	N/A	
35	145-148	20200908 - TCCS - 202037539 - YARRALUMLA-01	8 September 2020	Full access	N/A	
36	149-152	20200908 - TCCS - 202037551 - STRATHNAIRN -01	8 September 2020	Full access	N/A	
37	153-156	20200908 - TCCS - 2020037413 - COOK-01	8 September 2020	Full access	N/A	
38	157-161	20200908 - TCCS - 2020037554 - NARRABUNDAH -01	8 September 2020	Full access	N/A	
39	162-167	20200909 - TCCS - 201935887 - S144B- DICKSON-01	9 September 2020	Full access	N/A	
40	168-171	20200909 - TCCS - 202037356 - Nicholls -01	9 September 2020	Full access	N/A	
41	172-176	20200909 - TCCS - 202037544 - CHIFLEY-01	9 September 2020	Full access	N/A	
42	178-181	20200909 - TCCS - 202037559 - AINSLIE -01	9 September 2020	Full access	N/A	
43	182-185	20200909 - TCCS - 202037572 - DUNLOP-01	9 September 2020	Full access	N/A	
44	186-188	20200910 - TCCS - 202037508 - 17-4 MONCRIEFF - 01	10 September 2020	Full access	N/A	
Development Applications – 1 March – 15 March 2021						
1	1-4	20210301 - TCCS - 202037593 - S144B - MACGREGOR -01	1 March 2021	Full access	N/A	
2	5-7	20210301 - TCCS - 202037903 - S165A - HUME - 01	1 March 2021	Full access	N/A	
3	8-11	20210301 - TCCS - 202038172 - BELCONNEN - 01	1 March 2021	Full access	N/A	

4	12-19	20210301 - TCCS - 202038177 - TAYLOR - 01	1 March 2021	Full access	N/A	
5	20-25	20210302 - TCCS - 201733103 - S197D - BRADDON -01	2 March 2021	Full access	N/A	
6	26-29	20210302 - TCCS - 202037697 - AINSLIE -01	2 March 2021	Full access	N/A	
7	30-34	20210302 - TCCS - 2020037683 - S141A - GARRAN - 01	2 March 2021	Full access	N/A	
8	35-39	20210303 - TCCS - 202038092 - PHILLIP	3 March 2021	Full access	N/A	
9	40 -43	20210303 - TCCS - 202038163 - COOK -01	3 March 2021	Full access	N/A	
10	44-47	20210303 - TCCS - 202038164 - STRATHNAIN - 01	3 March 2021	Full access	N/A	
11	48-51	20210303 - TCCS - 202138220 - GILMORE-01	3 March 2021	Full access	N/A	
12	52-54	20210303 - TCCS - 2021138221 - PHILLIP - 01	3 March 2021	Full access	N/A	
13	55-58	20210303 - TCCS - 202138252 - NARRABUNDAH -01	3 March 2021	Full access	N/A	
14	59 -63	20210304 - TCCS - 202038096 - CITY - 01	4 March 2021	Full release	N/A	
15	64 -70	20210304 - TCCS - 202138226 - DOWNER - 01	4 March 2021	Full access	N/A	
16	71-74	20210304 - TCCS - 202138248 - GIRALANG -01	2 March 2021	Full access	N/A	
17	75-78	20210304 -TCCS - 202037551 - RECONSIDERATION - STRATHNAIRN - 01	4 March 2021	Full access	N/A	
18	79-82	20210305 - TCCS - 202037547 - S141A & S144B - MAWSON -	5 March 2021	Full access	N/A	
19	83-88	20210305 - TCCS - 202038117 - WEETANGERA -01	5 March 2021	Full access	N/A	
20	89-92	20210305 - TCCS - 202038188 - LATHAM-01	5 March 2021	Full access	N/A	
21	93--96	20210305 -TCCS - 202138190 - DENMAN PROSPECT - 01	4 March 2021	Full access	N/A	
22	97-100	20210306 - TCCS - 202038149 - HUME -01	6 March 2021	Full access	N/A	
23	101-106	20210308 - TCCS - 202038102 -GUNGHLIN -01	8 March 2021	Full access	N/A	

24	107-110	20210309 - TCCS - 202038123 - SYMONSTON -01	9 March 2021	Full access	N/A	
25	111-115	20210309 - TCCS - 202138235 - RIVETT -01	9 March 2021	Full access	N/A	
26	116-119	20210310 - TCCS - 202138243 - WEETANGERA -01	10 March 2021	Full access	N/A	
27	120-122	20210310 - TCCS - 202138312 - SPENCE -01	10 March 2021	Full access	N/A	
28	123-128	20210312 - TCCS - 202037083 - S165B - HUGHES -01	12 March 2021	Full access	N/A	
29	129-138	20210312 - TCCS - 202038083 - BRADDON -01	12 March 2021	Full access	N/A	
30	139-141	20210312 - TCCS - 202138261 - PHILLIP -01	12 March 2021	Full access	N/A	



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Tuesday, 1 September 2020 8:28 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037175-4/135 FLOREY-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037175

PROPOSAL FOR A SECONDARY RESIDENCE– a new secondary residence in addition to the existing residence, additional car carpark and associated works.

BLOCK: 4	SECTION: 135	SUBURB: FLOREY
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This DA has been assessed with respect to the following elements:

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

WASTE

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

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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: Friday, 21 August 2020 10:59 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037175-4/135 FLOREY-01

DEVELOPMENT APPLICATION NO: 202037175
BLOCK: 4 **SECTION:** 135 **DIVISION:** FLOREY

Description - PROPOSAL FOR A SECONDARY RESIDENCE– a new secondary residence in addition to the existing residence, additional car carpark and associated works.

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

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

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

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



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: Moniruzzaman, Asm
Sent: Tuesday, 1 September 2020 2:17 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-201835119-14/135 NGUNNAWAL-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201835119

PROPOSAL FOR FENCE – construction of a new fence located on the corner and front of the building line.

BLOCK: 14	SECTION: 135	SUBURB: NGUNNAWAL
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

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

FENCE

3. All Fence and associated foundations must be constructed within the block boundary.

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 storm water (SW) easement on this block.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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

Connected services for the people of Canberra



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 21 August 2020 11:25 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201835119-14/135 NGUNNAWAL-01

DEVELOPMENT APPLICATION NO: 201835119
BLOCK: 14 **SECTION:** 135 **DIVISION:** NGUNNAWAL

Description - PROPOSAL FOR FENCE – construction of a new fence located on the corner and front of the building line.

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

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

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

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



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: Wong, Kevin
Sent: Wednesday, 2 September 2020 5:01 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose; Joseph, Gabriel
Subject: COMM: TCCS-202037462-6/98 TAYLOR-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037462

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT – the construction of 4 new dwellings, garages, landscaping and associated works.

BLOCK: 6	SECTION: 98	SUBURB: TAYLOR
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement		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	
That Further Information Is Required	X
That It Is Not Supported	X

Reasons

VERGE CROSSING

1. The verge crossings must be relocated in a way that prevent vehicles from leaving the site in a reverse direction (as may be the case of Units 1 & 3 in this design).

VERGE / VERGE TREE

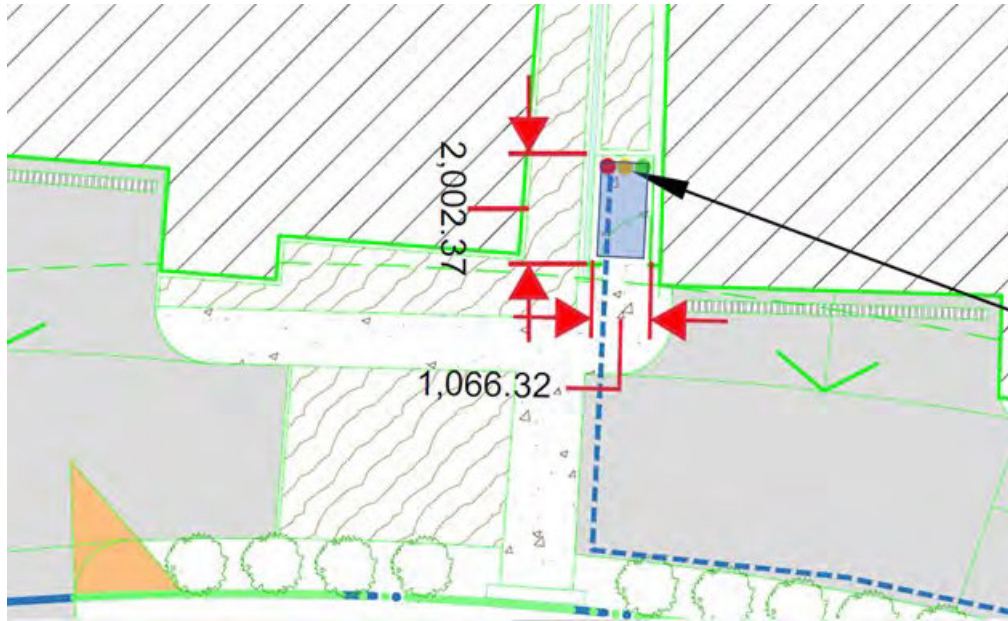
2. The verge crossings must be at least 3 metres away from any existing trees. This has not been demonstrated in the application. Any trees that are within 3 metres of the proposed verge crossings must be transplanted or replaced, and must be shown in the updated plans.

STORMWATER

3. Stormwater sumps must be at least 1.2 metres from any proposed verge crossings. Otherwise, either the verge crossing or stormwater sump must be relocated. These have not been demonstrated in the submission.

WASTE

4. The applicant must provide long section of the driveway and verge crossing, demonstrating that the carting of waste bins from the waste storage area to the kerb for collection does not exceed 1:10 (10% gradient).
5. The waste storage areas are too small and will block the closing of gates (see blue shaded area below for approximate bin footprint). In addition, it prohibits residents gaining access to the bins located on the inner part of the bins without pulling out other bins located at the front. The waste storage areas must be enlarged to allow access to each bins without moving other bins.



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

1. This DA is NOT SUPPORTED by TCCS and further information is required from the applicant.
2. All parking demand and supply for the proposed development must be checked and endorsed by the Environment Planning and Sustainable Development Directorate (EPSDD).

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

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Connected services for the people of Canberra

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

Sent: Wednesday, 12 August 2020 9:56 AM

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

Subject: REFERRAL-TCCS-202037462-6/98 TAYLOR-01

DEVELOPMENT APPLICATION NO: 202037462
BLOCK: 6 **SECTION:** 98 **DIVISION:** TAYLOR

Description - **PROPOSAL FOR MULTI UNIT DEVELOPMENT – the construction of 4 new dwellings, garages, 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 **02/09/2020**.

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

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

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

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

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

Kind Regards

Ceara Farr

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Wednesday, 2 September 2020 9:51 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS- 202037526-1/52 DENMAN PROSPECT-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037526

PROPOSAL FOR NEW DWELLING – Construction of two storey dwelling with detached two storey studio, separate garages and associated works.

BLOCK: 1	SECTION: 52	SUBURB: DENMAN PROSPECT
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

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

STORMWATER

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

WASTE

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

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Monday, 24 August 2020 4:17 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS- 202037526-1/52 DENMAN PROSPECT-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037526
BLOCK: 1 **SECTION:** 52 **DIVISION:** DENMAN PROSPECT

Description - **PROPOSAL FOR NEW DWELLING – Construction of two storey dwelling with detached two storey studio, separate garages and associated works.**

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

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

Theresa

Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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



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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Wednesday, 2 September 2020 1:55 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037536-16/61 PHILLIP-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037536

PROPOSAL FOR NEW DWELLING – Construction of a new single dwelling and associated works.

BLOCK: 16	SECTION: 61	SUBURB: PHILLIP
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This DA has been assessed with respect to the following elements:

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

WASTE

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

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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

Connected services for the people of Canberra



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Monday, 24 August 2020 4:28 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037536-16/61 PHILLIP-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037536
BLOCK: 16 **SECTION:** 61 **DIVISION:** PHILLIP

Description - **PROPOSAL FOR NEW DWELLING – Construction of a new single dwelling and associated works.**

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

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

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

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

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

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

Kind Regards

Theresa

Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Henriquez, Jose
Sent: Wednesday, 2 September 2020 3:32 PM
To: AC, EPD Customer Services
Cc: Wong, Kevin; TCCS_PC DACOORD
Subject: COMM: REFERRAL-TCCS-202036828-S165A-1/68 DENMAN PROSPECT-01
Attachments: 19044-C10 - WASTE.pdf; 19044-C11 - WASTE ENCLOSURE.pdf
Categories: SPSU

OFFICIAL

Dear App Sec,

Please replace our previous advice with the following comments.

DEVELOPMENT APPLICATION NO: 202036828/S165A (in relation to updated drawings attached).

Project Description:

S165 Amendment – Satisfying conditions of DA approval – 1. Balustrades Modified. Obscure Glass Balustrade added. 2. Short Stay Parking zone indicated. 3. Additional information for entity advice.

BLOCK: 1	SECTION: 68	SUBURB: DENMAN PROSPECT
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This DA has been assessed in regards to the following:

Traffic		Verge crossing(s)	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	X
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	

Lease Variation	Capital Works
-----------------	---------------

X = Areas Assessed.

And TCCS' position is:

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

VERGE CROSSING

1. The new industrial verge crossings must be constructed in accordance with TCCS Design Standards.
2. The levels on the verge must not be altered as a result of the new constructed verge crossing.
3. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing. In case of stormwater sumps this minimum distance would be 1.2m.

VERGE

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

PEDESTRIAN NETWORK

5. The pedestrian footpath must take precedence over the verge crossing.
6. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is provided at all times.
7. Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS Standard Drawing 04: Verge Design.

STORMWATER

8. The stormwater plan showing the stormwater (SW) ties with enough discharge capacity for all of the block must be resubmitted at the Design Review stage to show the stormwater tie connection to the network.

WASTE

9. Loading areas and turning circles for collection vehicles must be designated 'No Parking' areas with clear signage so that no other vehicles are to block the waste truck from collecting waste. This must be also demonstrated on the plans at the Design Review stage.

10. The carting distance from all standard dwellings to the waste enclosure must not exceed 75m for standard dwellings and 50m for adaptable dwellings. As for Unit 64 which is 77m from the enclosure since it is the only unit that exceeds the maximum carting distance and since the waste enclosure is already centred within the site TCCS will support it on this occasion.
11. The 6.5m wide internal driveway along the waste collection corridor and the 5 recycling hopper distribution (of 2 hoppers to the southern waste enclosure and 3 to the northern waste enclosure) are supported.
12. The truck turning template as per attached email are supported on the proviso that all truck wheel paths are well clear from the edge of the verge crossing and must be resubmitted at the Design Review Stage.

Standard Conditions

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

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

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

Design Review and Operational Acceptance

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

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

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

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of Verges or other Unleased Territory land

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

Repair of Damage to Public Assets

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

Notice of Commencement of Construction

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

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

- 13. Please ask the applicant to address condition 9 above before releasing the stamped approved plans.**
- 14. All internal circulation must be checked by EPSDD and make sure that vehicles can get in without any difficulty.**
- 15. Any internal landscaping and letterboxes must not interfere with vehicular sightlines.**
- 16. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.**

Kind regards,

Jose Henriquez | Assistant Director

Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au

Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



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

Sent: Tuesday, 28 July 2020 9:43 AM

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

Subject: REFERRAL-TCCS-202036828-S165A-1/68 DENMAN PROSPECT-01

DEVELOPMENT APPLICATION NO: 202036828-S165A

BLOCK: 1 **SECTION:** 68 **DIVISION:** DENMAN PROSPECT

S165 Amendment – Satisfying conditions of DA approval – 1. Balustrades Modified. Obscure Glass Balustrade added. 2. Short Stay Parking zone indicated.3. Additional information for entity advice.

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 **(ASAP)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01

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

Kind Regards

Emil George

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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



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Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 9:49 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037143-S165A-8/19 MELBA-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037143-S165A

Project Description:

S165 Amendment – Satisfying conditions of DA approval – existing carport and driveway for relevant endorsements in accordance with Condition 3 of the Notice of Decision.

BLOCK: 8	SECTION: 19	SUBURB: MELBA
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING

1. A verge crossing must be constructed to connect the existing driveway to McEachern Crescent, in accordance with TCCS Design Standards.
2. The domestic verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.

VERGE / VERGE TREE

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

STORMWATER

4. As this is a RZ1 block, only one stormwater (SW) tie (with enough discharge capacity for both dwellings) is allowed for the entire block to connect the existing stormwater network.

WASTE

5. The additional waste bins for the new dwelling at the rear must be placed along the kerb and must comply with the height clearance of 4.5 meters as per current waste code 2019.

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

1. N/A.

Regards,

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

Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | **ACT Government**
Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601
www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)



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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 13 August 2020 4:19 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037143-S165A-8/19 MELBA-01

DEVELOPMENT APPLICATION NO: 202037143-S165A
BLOCK: 8 **SECTION:** 19 **DIVISION:** MELBA

S165 Amendment – Satisfying conditions of DA approval – **existing carport and driveway for relevant endorsements in accordance with Condition 3 of the Notice of Decision.**

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 **(03/09/2020)**.

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

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

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

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

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

Kind Regards

David | Customer Coordination

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

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

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 10:13 AM
To: AC, EPD Customer Services
Cc: Henriquez, Jose; TCCS_PC DACOORD
Subject: COMM: TCCS-202037335-2/38 FYSHWICK-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037335

Project Description:

PROPOSAL FOR DEMOLITION - demolition of all buildings, structures, pavements and services within the block and associated works.

BLOCK: 2	SECTION: 38	SUBURB: FYSHWICK
-----------------	--------------------	-------------------------

This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

STORMWATER

- 1. The applicant must not remove the stormwater pipe (as mentioned in External Services Plan) as this is a ACT Government asset (see figure below).**

VERGE / VERGE TREE

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

WASTE

- 3. The applicant has provided Waste Management Strategy and Plans for demolition in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2019.**



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 Condition 1 before releasing any stamped approved plans.**

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

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: Friday, 14 August 2020 12:23 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037335-2/38 FYSHWICK-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037335
BLOCK: 2 SECTION: 38 DIVISION: FYSHWICK

Description - **PROPOSAL FOR DEMOLITION - demolition of all buildings, structures, pavements and services within the block 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 **04/09/2020**.

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

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

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

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

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

Kind Regards

Theresa
Phone 02 6207 1923
EPDCustomerServices@act.gov.au
www.act.gov.au/accesscbr

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Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 2:54 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037360-32/74 AINSLIE-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037360

Project Description:

PROPOSAL FOR A SECONDARY RESIDENCE – Demolition of the existing dwelling, construction of a new single storey dwellings and secondary residence, tree removal and associated works.

BLOCK: 32	SECTION: 74	SUBURB: AINSLIE
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING (Ask Jose, only very small part of verge crossing – between footpath and block boundary, are these still necessary?)

- 1. The entire verge crossing must be reconstructed in accordance with TCCS Design Standards, i.e. the internal driveway and verge crossing must have consistent width, alignment and pavement.**
- 2. The new domestic verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.**
- 3. A clear sight triangle has been provided at the front of the block, in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 - Off-street Car Parking.**

VERGE / VERGE TREE

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

PEDESTRIAN NETWORK

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

STORMWATER

- 8. As this is an RZ1 block, only one stormwater tie (with enough capacity) must be used to connect the block with the public stormwater network..**

WASTE

- 9. A Waste Management Strategy and Plans must be prepared for demolition in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2019.**

10. Waste wheelie bins for the two houses can be collected from the kerbside of Fairbridge Crescent.

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

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

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

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Connected services for the people of Canberra

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

Sent: Wednesday, 19 August 2020 4:09 PM

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

Subject: REFERRAL-TCCS-202037360-32/74 AINSLIE-01

DEVELOPMENT APPLICATION NO: 202037360

BLOCK: 32 **SECTION:** 74 **DIVISION:** AINSLIE

Description - **PROPOSAL FOR A SECONDARY RESIDENCE – Demolition of the existing dwelling, construction of a new single storey dwellings and secondary residence, tree removal 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 **(09/09/2020)**.

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

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

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

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

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

Kind Regards,

David | Customer Coordination

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

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16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 10:31 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037386-5/233 KAMBAH-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037386

Project Description:

Construction of two new single storey dwellings, attached garages, new driveways, landscaping and associated works.

BLOCK: 5	SECTION: 233	SUBURB: KAMBAH
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING

1. **The verge crossing must be constructed in accordance with TCCS Design Standards, i.e. the verge crossing edges should be perpendicular to the kerb.**
2. The levels on the verge must not be altered as a result of the new constructed verge crossing.
3. The domestic verge crossings must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
4. The shrubs and courtyard walls must not interfere with sightlines of exiting vehicles. A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 - Off-street Car Parking.

VERGE / VERGE TREE

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

STORMWATER

6. Only one stormwater tie must be used for the entire block (with enough capacity) as this is an RZ1 block and cannot be subdivided.

WASTE

7. Waste bins can be collected from the kerbside for both dwellings.

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

1. There is no stormwater (SW) easement on this block.

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

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

Sent: Tuesday, 18 August 2020 2:29 PM

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

Subject: REFERRAL-TCCS-202037386-5/233 KAMBAH-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037386

BLOCK: 5 **SECTION:** 233 **DIVISION:** KAMBAH

Description - **Construction of two new single storey dwellings, attached garages, new driveways, 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 **(08/09/2020)**.

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

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

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

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

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

Kind Regards

Theresa

Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 3 September 2020 12:50 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037507-30/56 NARRABUNDAH-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037507

Project Description: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Removal of existing garage, alterations and additions including a single storey extension to the existing dwelling, additional carport, bike storage and associated works.

BLOCK: 30	SECTION: 56	SUBURB: NARRABUNDAH
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

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

STORMWATER

3. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.
4. A 2.5m wide and 2.5m high unobstructed access corridor must be provided between all proposed and existing building all the way without any obstructions of shrubs or garden beds, new electric heat pump HWS, new hydronic boiler and gate (gate must be a minimum of 2.5m width or double gates or removable panels) from the front of the block to the stormwater easement for service vehicles.

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

1. All proposed works are within the block boundary.
2. 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 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: Thursday, 20 August 2020 2:30 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037507-30/56 NARRABUNDAH-01

DEVELOPMENT APPLICATION NO: 202037507
BLOCK: 30 **SECTION:** 56 **DIVISION:** NARRABUNDAH

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Removal of existing garage, alterations and additions including a single storey extension to the existing dwelling, additional carport, bike storage and associated works.**

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

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

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

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

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

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

Kind Regards,

David | Customer Coordination

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

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

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 3:01 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037294-8/137 KAMBAH-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037294

Project Description:

PROPOSAL FOR A DUAL OCCUPANCY – A new single storey residence in addition to the existing dwelling, new garage, carport, storage space and associated works.

BLOCK: 8	SECTION: 137	SUBURB: KAMBAH
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE / VERGE TREE

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

STORMWATER

3. As this is a RZ1 block, only one stormwater tie (with sufficient capacity) is allowed to connect the entire block with the public stormwater network.

WASTE

4. Waste bins for the additional dwelling can be collected from the kerbside.

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

1. All of the proposed works are within the block boundary and there are no off-site works.
2. There is no stormwater (SW) easement on this block.
3. **EPSDD must check internal vehicle circulation and parking. The current parking layout means that when a vehicle is parked at the existing carport, the proposed carport parking will be blocked, hindering both ingress and egress to the proposed carport. EPSDD should really consider this issue.**

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 20 August 2020 9:46 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037294-8/137 KAMBAH-01

DEVELOPMENT APPLICATION NO: 202037294
BLOCK: 8 **SECTION:** 137 **DIVISION:** KAMBAH

Description - **PROPOSAL FOR A DUAL OCCUPANCY – A new single storey residence in addition to the existing dwelling, new garage, carport, storage space and associated works.**

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

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

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

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

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

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

Kind Regards

Ceara Farr
Phone 6207 1923
EPDCustomerServices@act.gov.au
www.act.gov.au/accesscbr

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Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 2:25 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037396-1/29 STRATHNAIRN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037396

Project Description:

PROPOSAL FOR MULTI-UNIT HOUSING - Construction of a two story dwelling and second dwelling above double garage, landscaping and associated works.

BLOCK: 1	SECTION: 29	SUBURB: STRATHNAIRN
-----------------	--------------------	----------------------------

This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING

1. The edge of the garage and internal driveway for the surveillance unit must not be extended beyond the verge crossing that was built by the estate developer. In other words, the edge of the garage and internal driveway must align in a straight line to the existing verge crossing.

VERGE / VERGE TREE

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

WASTE

3. Waste bins can be collected from the kerbside for both dwellings.

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

1. There is no stormwater (SW) easement on this block.

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 18 August 2020 4:46 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037396-1/29 STRATHNAIRN-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037396
BLOCK: 1 **SECTION:** 29 **DIVISION:** STRATHNAIRN

Description - **PROPOSAL FOR MULTI-UNIT HOUSING - Construction of a two story dwelling and second dwelling above double garage, 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 **(09/09/2020)**.

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

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

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

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

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

Kind Regards

Theresa

Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 9:58 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037423-3/118 WATSON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037423

Project Description:

PROPOSAL FOR NEW DWELLING – Construction of two storey residence, attached garage and associated works.

BLOCK: 3	SECTION: 118	SUBURB: WATSON
-----------------	---------------------	-----------------------

This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING

1. The verge crossing must be constructed in accordance with TCCS Design Standards.
2. The domestic verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.

VERGE / VERGE TREE

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

PEDESTRIAN NETWORK

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

WASTE

6. Waste bins for this new dwelling can be collected from the kerbside.

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

1. There is no stormwater (SW) easement on this block.

Regards,

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

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 14 August 2020 9:51 AM
Cc: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037423-3/118 WATSON-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037423
BLOCK: 3 **SECTION:** 118 **DIVISION:** WATSON

Description - **PROPOSAL FOR NEW DWELLING – Construction of two storey residence, attached garage and associated works.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **04/09/2020**

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

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

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

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

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

Kind Regards

Theresa
Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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



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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 3 September 2020 9:52 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037300-24/784 CALWELL-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037300

PROPOSAL FOR NEW DWELLING – PROPOSAL FOR CARPORT AND GARAGE - Construction of carport and single garage in addition to existing dwelling and associated works.

BLOCK: 24	SECTION: 784	SUBURB: CALWELL
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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

Connected services for the people of Canberra



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Wednesday, 26 August 2020 11:42 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037300-24/784 CALWELL-01

DEVELOPMENT APPLICATION NO: 202037300
BLOCK: 24 SECTION: 784 DIVISION: CALWELL

Description: **PROPOSAL FOR CARPORT AND GARAGE - Construction of carport and single garage in addition to existing dwelling and associated works.**

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

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

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 3:17 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037377-17/29 REID-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037377

Project Description:

PROPOSAL FOR A SECONDARY RESIDENCE - Construction of a secondary residence, demolition of the existing garage and construction of a replacement garage, additions to southern side of existing dwelling and associated works.

BLOCK: 17	SECTION: 29	SUBURB: REID
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This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE / VERGE TREE

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

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

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

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)

Connected services for the people of Canberra

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

Sent: Thursday, 20 August 2020 1:39 PM

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

Subject: REFERRAL-TCCS-202037377-17/29 REID-01

DEVELOPMENT APPLICATION NO: 202037377

BLOCK: 17 **SECTION:** 29 **DIVISION:** REID

Description - **PROPOSAL FOR A SECONDARY RESIDENCE - Construction of a secondary residence, demolition of the existing garage and construction of a replacement garage, additions to southern side of existing dwelling and associated works.**

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

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

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

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

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

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

Kind Regards,

David | Customer Coordination

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

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

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Wong, Kevin
Sent: Thursday, 3 September 2020 2:33 PM
To: AC, EPD Customer Services
Cc: Henriquez, Jose; TCCS_PC DACOORD
Subject: COMM: TCCS-202037455-17/3 HUGHES-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037455

Project Description:

PROPOSAL FOR A SECONDARY RESIDENCE– a new secondary residence in addition to the existing residence, alterations and additions to the existing residence and associated works.

BLOCK: 17	SECTION: 3	SUBURB: HUGHES
------------------	-------------------	-----------------------

This DA has been assessed in regards to the following:

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

And TCCS' position is:

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

Conditions

VERGE CROSSING

1. There is no alteration to the existing verge crossings.

VERGE / VERGE TREE

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

STORMWATER

3. As this is a RZ1 block, only one stormwater tie (with sufficient capacity) is allowed to connect the entire block with the public stormwater network.

WASTE

4. Additional waste bins for the additional dwelling can be collected from kerbside.

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

1. All of the proposed works are within the block boundary and there are no off-site works.
2. There is no stormwater (SW) easement on this block.
3. EPSSD must check whether the front setback is acceptable for the proposed garage.
4. EPSSD must check internal circulations to ensure all vehicle can ingress and egress in a forward direction.

Regards,

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

Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | ACT Government
Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601
www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)

Connected services for the people of Canberra

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Wednesday, 19 August 2020 9:49 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037455-17/3 HUGHES-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202037455
BLOCK: 17 **SECTION:** 3 **DIVISION:** HUGHES

Description - **PROPOSAL FOR A SECONDARY RESIDENCE**– a new secondary residence in addition to the existing residence, alterations and additions to the existing residence 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 **(09/09/2020)**.

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

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

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

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

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

Kind Regards

Theresa

Phone 02 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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



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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 4 September 2020 12:47 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037513-15/65 EVATT-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037513

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - New carport, construction of glass enclosure and patio to the rear of existing residence and associated works.

BLOCK: 15	SECTION: 65	SUBURB: EVATT
------------------	--------------------	----------------------

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

STORMWATER

- 3. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement along the southern boundary.**

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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

Connected services for the people of Canberra



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 27 August 2020 8:38 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037513-15/65 EVATT-01

DEVELOPMENT APPLICATION NO: 202037513
BLOCK: 15 **SECTION:** 65 **DIVISION:** EVATT

Description - **PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - New carport, construction of glass enclosure and patio to the rear of existing residence and associated works.**

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

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

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

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

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

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

Kind Regards,

David | Customer Coordination

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

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

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 10 September 2020 9:08 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037512-2/4 FORREST-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037512

Project Description: PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition of the existing dwelling and alterations and additions including basement, new swimming pool, tree removal, and associated works.

BLOCK: 2	SECTION: 4	SUBURB: FORREST
-----------------	-------------------	------------------------

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

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

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

1. All proposed works are within the block boundary.
2. There is no storm water (SW) easement on this block.
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 Corodination Branch | Transport Canberra and City Services Directorate | ACT Government
 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 3 September 2020 11:43 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037512-2/4 FORREST-01

DEVELOPMENT APPLICATION NO: 202037512
BLOCK: 2 **SECTION:** 4 **DIVISION:** FORREST

Description - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - Partial demolition of the existing dwelling and alterations and additions including basement, new swimming pool, tree removal, and associated works.

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

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

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

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

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

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

Kind Regards

Ceara Farr

Phone 6207 1923

EPDCustomerServices@act.gov.au

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: Wong, Kevin
Sent: Thursday, 10 September 2020 1:47 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-202037533-2/34 FORREST-01

Categories: SPSU

OFFICIAL

UNCLASSIFIED

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037533

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing single dwelling and construction of a three storey multi-unit development for eight residential units, with attic, basement car parking, new driveway, landscaping and associated works.

BLOCK: 2	SECTION: 34	SUBURB: FORREST
-----------------	--------------------	------------------------

This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking		Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater easement	X	Pedestrian Footpath	X
Stormwater Tie	X	Service / Access Easement	
Demolition	X	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	
That Further Information Is Required	
That It Is Not Supported	X

Reasons

VERGE CROSSING and INTERNAL DRIVEWAY

1. The applicant must provide an industrial verge crossing with a minimum width of 5500mm.
2. The applicant must provide a double width verge crossing and internal driveway where the passing bay is of sufficient length (minimal 6 m) and does not conflict with the ramp alignment. i.e. the car coming in must not be in the way of any cars coming out.
3. The development must comply with sightline requirements as per AS2890.1 for vehicle exiting the site, i.e. there must be no obstruction to the sightline triangles (e.g. planter boxes or walls).

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

1. This DA is NOT SUPPORTED by TCCS.

Regards,

Kevin Wong | Compliance Officer, Place Coordination
 P 6207 9647 | F 02 6207 9647
 Development Coordination Branch, City Operations | Transport Canberra and City Services Directorate | ACT Government
 Level 1 490 Northbourne Avenue – WOTSO Building | GPO Box 158 Canberra ACT 2601
www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 20 August 2020 10:10 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037533-2/34 FORREST-01

DEVELOPMENT APPLICATION NO: 202037533
BLOCK: 2 **SECTION:** 34 **DIVISION:** FORREST

Description - **PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing single dwelling and construction of a three storey multi-unit development for eight residential units, with attic, basement car parking, new driveway, 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 **10/09/2020**.

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

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

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

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

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

Kind Regards

Ceara Farr

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



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

Bruan, Nicole

From: Wong, Kevin
Sent: Friday, 11 September 2020 5:31 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose; Joseph, Gabriel
Subject: COMM: TCCS-202037429-1/4 CHIFLEY-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037429

Project Description:

PROPOSAL FOR DUAL OCCUPANCY AND LEASE VARIATION - Construction of two new single storey dwellings, attached garages and associated works. LEASE VARIATION to subdivide the block into two blocks.

BLOCK: 1	SECTION: 4	SUBURB: CHIFLEY
-----------------	-------------------	------------------------

This DA has been assessed in regards to the following:

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

And TCCS' position is:

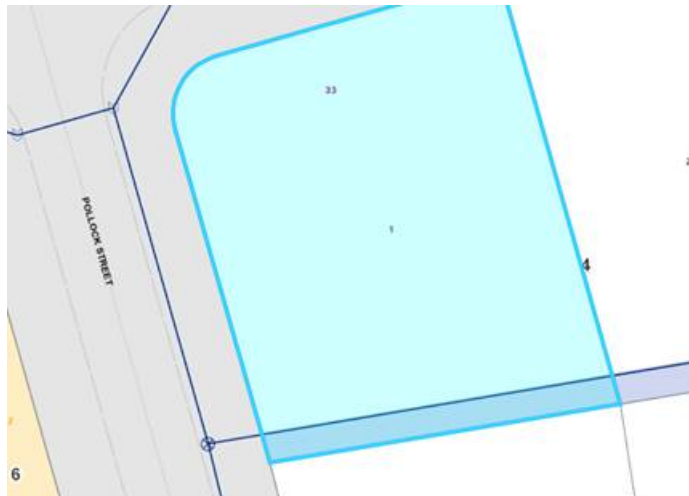
That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	
That Further Information Is Required	
That It Is Not Supported	X

Reasons

STORMWATER

1. The applicant must provide engineering details of the footings of Unit B in relation to the stormwater pipe and easement. The details must ensure compliance with TCCS' Guidelines for Construction in the Vicinity of a Stormwater Easement, for example:
 - a. The centreline of the stormwater (SW) pipe underground must have a minimum horizontal clearance of 900mm to any footings.
 - b. The line of influence of any footings must be beneath or outside the pipe base level as designed by a structural engineer's specifications.

Note that the stormwater pipe is located at the northern boundary of the stormwater easement for this block (see image below).



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

1. This DA is NOT SUPPORTED by TCCS.

Regards,

Kevin Wong | Compliance Officer, Place Coordination

P 6207 9647 | F 02 6207 9647

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

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

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

Sent: Monday, 24 August 2020 11:11 AM

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

Subject: REFERRAL-TCCS-202037429-1/4 CHIFLEY-01

DEVELOPMENT APPLICATION NO: 202037429

BLOCK: 1 **SECTION:** 4 **DIVISION:** CHIFLEY

Description - **PROPOSAL FOR DUAL OCCUPANCY AND LEASE VARIATION - Construction of two new single storey dwellings, attached garages and associated works. LEASE VARIATION to subdivide the block into two blocks.**

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 **(14/09/2020)**.

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

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

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

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

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

Kind Regards,

David | Customer Coordination

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

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

16 Challis Street Dickson ACT 2601 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



Bruan, Nicole

From: Wong, Kevin
Sent: Monday, 14 September 2020 3:48 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose
Subject: COMM: TCCS-201935920-6/461 RICHARDSON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201935920

Project Description:

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

BLOCK: 6	SECTION: 461	SUBURB: RICHARDSON
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This DA has been assessed in regards to the following:

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