

Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Monday, 1 March 2021 12:03 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037593-S144B-3/65 MACGREGOR-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037593-S144B

Project Description:

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA202037593(S144B) - proposal for dual occupancy. Amendment to development application for proposal for dual occupancy which is still under consideration - the amendment is; plot ratio adjustments, fence has been replaced with a courtyard wall, courtyard wall height changed to 1.8m, all retaining walls have been added to the site plan, adjustments so the proposal sits within the solar envelope and associated works.

BLOCK: 3	SECTION: 65	SUBURB: MACGREGOR
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This DA has been assessed with respect to the following elements:

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

Further Information	Amendments	X
Lease Variation	Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

STORMWATER

2. A minimum width and height clearance of 2.5m must be provided over the stormwater easement.
3. A minimum 2.5m wide and high unobstructed access corridor must be provided to the stormwater easement.
4. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS' Guidelines for Construction in the Vicinity of a Stormwater Easement.
5. The centreline of the stormwater (SW) pipe underground must have a minimum horizontal clearance of 900mm to any footings.
6. The line of influence of any footings must be beneath or outside the pipe base level as designed by a structural engineer's specifications.
7. Only one stormwater tie must be used with enough discharge capacity for both dwellings for this development as this is NOT subdivision.

WASTE

8. The waste can be collected from the kerb, however, it must comply with 4.5m height clearance under the tree in accordance with TCCS 2019 Waste Code requirements.

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

1. All proposed works are within the block boundary.
2. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.

3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
Development 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: Wednesday, 10 February 2021 9:16 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037593-S144B-3/65 MACGREGOR-01

DEVELOPMENT APPLICATION NO: 202037593-S144B
BLOCK: 3 **SECTION:** 65 **DIVISION:** MACGREGOR

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA202037593(S144B) - proposal for dual occupancy. Amendment to development application for proposal for dual occupancy which is still under consideration - the amendment is; plot ratio adjustments, fence has been replaced with a courtyard wall, courtyard wall height changed to 1.8m, all retaining walls have been added to the site plan, adjustments so the proposal sits within the solar envelope and associated works.

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

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

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

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXX-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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Bruan, Nicole

From: Li, Xunyong
Sent: Monday, 1 March 2021 11:49 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Boraiah, Thara
Subject: COMM-TCCS-202037903-S165A-2 HUME-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037903-S165A

Project Description:

S165 Amendment – Satisfying conditions of DA approval.

BLOCK: 24	SECTION: 28	SUBURB: HUME
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	
On Street / Public Parking	X	Sightlines	
Bus Stop/Public Transport (Action)		LMPP/Street Trees	
Waste Management		Street Lighting	
Stormwater Easement		Pedestrian Footpath	
Stormwater Tie		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	X
That It Is Supported Subject to Compliance With The Following Conditions	
Not Supported and requires further information	

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

- Referring to the PVAGC (Section 3.5), this development is required to provide 47 parking spaces in total. This development can only provide 45 parking spaces on site. Hence there are 2 on-street parking spaces are proposed. This proposal is supported by TCCS.
- No "Off-site works" are proposed and approved in this referral/proposal.
- No Stormwater easement is within the block.

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM
 Phone: 02 6207 6802 | Email: Xunyong.Li@act.gov.au
 Development Planning | Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
 Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 5 February 2021 3:39 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037903-S165A-24/28 HUME-01

DEVELOPMENT APPLICATION NO: 202037903
BLOCK: 24 **SECTION:** 28 **DIVISION:** HUME

.S165 Amendment – Satisfying conditions of DA approval –

- REV B BELOW TO SATISFY CONDITIONS OF NOD (ITEMS 2A I-III)
 REV. B DATED 23.12.2020
2. REVISED AREA AND PARKING CALCULATIONS
 3. ADDED NEW AND EXISTING FENCES AND RETAINING WALLS

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 **26/02/2021**.

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

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

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

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

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

Kind Regards,

Ebony | Team Leader | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Monday, 1 March 2021 2:33 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202038172-20/28 BELCONNEN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038172

Project Description:

PROPOSAL FOR A NEW SIGN – replacing the existing façade signage, directional signage and pylon signage.

BLOCK: 20	SECTION: 28	SUBURB: BELCONNEN
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

1. Any ACT Government asset, footpath and verge adjacent to the site must not damage during construction.

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 Development 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: Wednesday, 10 February 2021 11:04 AM

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

Subject: REFERRAL-TCCS-202038172-20/28 BELCONNEN-01

DEVELOPMENT APPLICATION NO: 202038172

BLOCK: 20 **SECTION:** 28 **DIVISION:** BELCONNEN

Description - **PROPOSAL FOR A NEW SIGN – replacing the existing façade signage, directional signage and pylon signage.**

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 (**02/03/2021 – 15 working days**).

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

Emily

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



Bruan, Nicole

From: Li, Xunyong
Sent: Monday, 1 March 2021 10:22 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-TCCS-202038177-1/76 TAYLOR-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038177

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of 45 new townhouses, associated garages, car parking, construction of a new verge crossing, landscaping and associated works.

BLOCK: 1	SECTION: 76	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	X	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	
Not Supported and requires further information	X

Comments

GENERAL

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

TRAFFIC AND PARKING

2. Referring to the PVAGC, this development is required to provide 12 visitor car parking spaces, including one accessible car parking space. All relevant drawings need to be updated to reflect this.
3. Referring to the PVAGC, one motorcycle parking space needs to be provided in addition to these 12 visitor car parking spaces.
4. It appears that the proposed tree at the entrance of this development may block the sight line when vehicles move out of this development.

WASTE

5. Vehicle Turning Path Plan 1 (Drawing 2201 Rev B).
 - A diagram showing Vehicle Tyre Path, Vehicle Body Outline and Body Clearance for the waste truck needs to be provided. It is not clear 600mm or 1,000 body clearance proposed.
 - The truck turning templates moving in and out of the proposed verge crossing need to be provided.
 - It appears there are a few pinch points. For example, the waste truck's safety clearance is almost to the tree stump. The collection vehicle will interact with tree branches. The safety clearance interacts with a car parking space and buildings/planting areas. Demo 2 of drawing 2201-B demonstrates insufficient safety clearance in front of truck (images 1 and 2). AS2890.2 and A7.4 of the 2019 Waste Code states: "Circulation roadways must be designed to accommodate the swept path of the largest collection vehicles using the facility plus the specified clearance from the vehicle's body".
 - As per A7.1 of the Waste Code: "Where reversing is required, but only due to physical and/or legal constraints, the maximum reversing distance must not exceed 33m". Reversing in demo 2 of 2201-B appears to exceed 33m.
 - AS2890.2 requires 3.0 metre road width for vehicles to pass truck. Has this requirement been met (see Image 3 below)?
6. Waste Management Details (Drawing 2311 Rev B).
 - Grades for the waste enclosure, rollout path and collection zone need to be provided.
7. Waste Management Plan (Drawing 2301 Rev B).

- There are 5 adaptable units proposed (unit 6, 7, 10, 11 and 14). The longest cart distance for adaptable unit needs to be provided.
 - Grades for the residents cart path need to be provided.
8. Letterbox and Waste Enclosure (Rev A). The height for the resident access door needs to be provided.
 9. WRMP is provided, however the Construction waste has not been completed in the WRMP.

LANDSCAPE AND URBAN TREESCAPES

10. It appears that the LMPP (Drawing 0901 Rev B) referring to the trees to be removed on Margules Crescent is incomplete. It should be updated to correct this typographical error.
11. TCCS supports the removal of the proposed street trees at the front verge to facilitate access to the site, with a condition of a replacement tree or the relocation of one of the trees proposed to be removed. There appears to be sufficient space between the street trees on the eastern side and the street light for a tree to be planted, this needs to be shown on the revised LMPP.
12. The LMPP is to be updated to include the tree protection requirements and fencing for the large tree being retained at the rear of the site (unleased land). Referring to Harris Hobbs drawing D201, the tree protection zone extends into this site.
13. If vehicles or machinery are required within the tree protection zone of this large tree, compaction control measures such as 10-15cm of mulch must be spread out over the area to be used, with rumble boards over the top to prevent compaction of the soil. Compaction of soil significantly reduces the amount of available water to the roots of trees and this has an adverse effect on tree health. The compaction control measures to be used must be demonstrated on the revised LMPP along with tree protection fencing and conditions to ensure this existing large tree remains viable. The revised LMPP must be endorsed prior to the commencement of works on the site.

Image 1

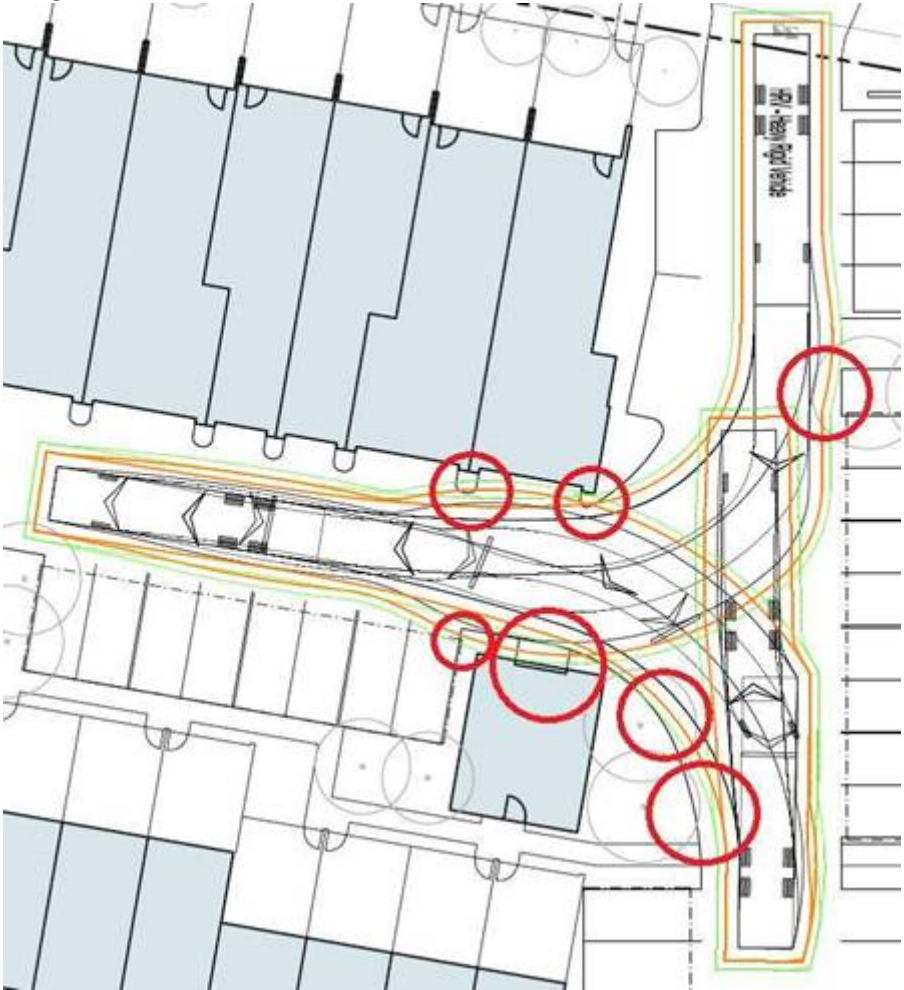
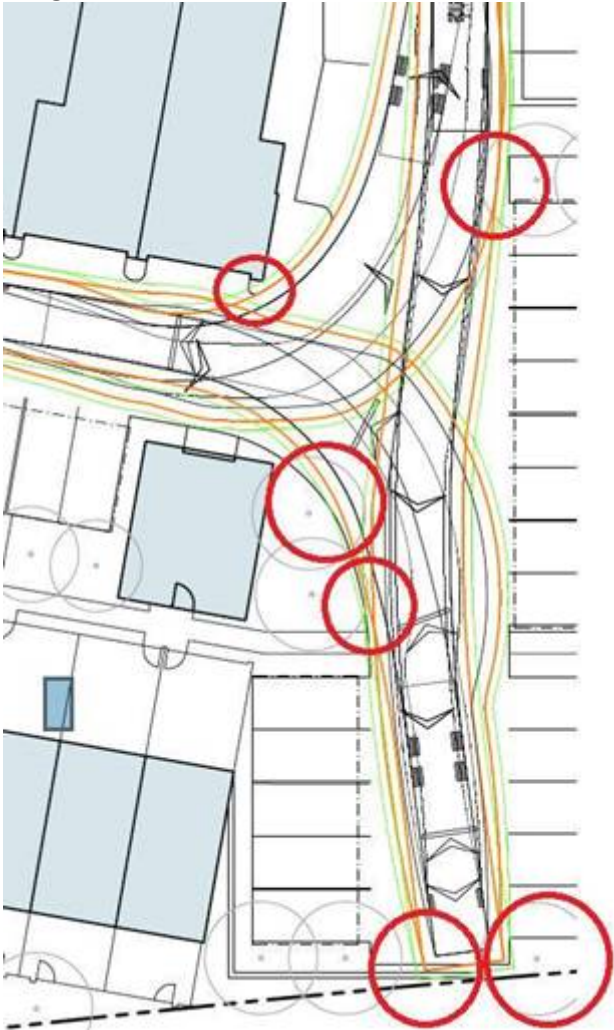
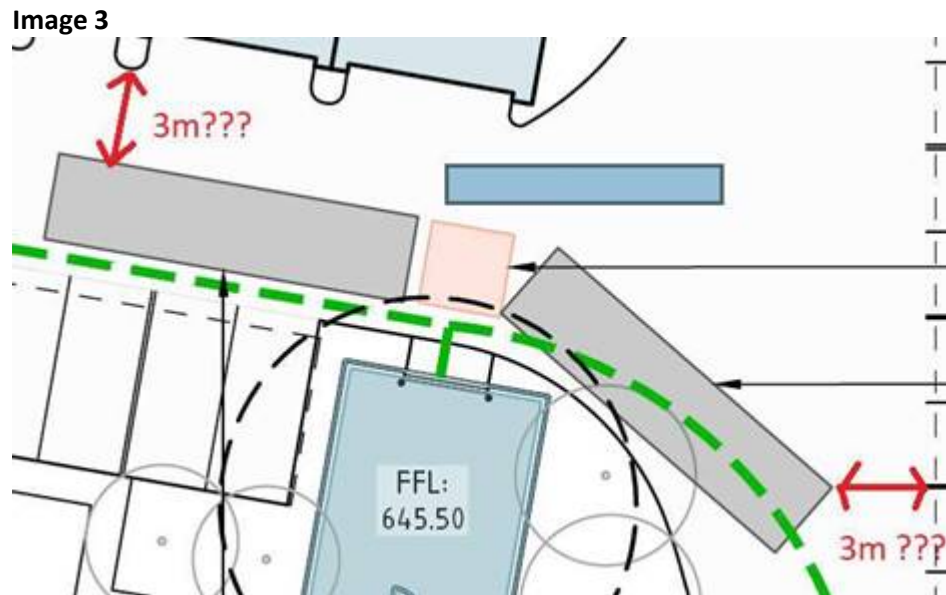


Image 2





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

- No Stormwater easement is within the block.

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

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

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

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

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

Sent: Friday, 5 February 2021 8:54 AM

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

Subject: REFERRAL-TCCS-202038177-1/76 TAYLOR-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038177
BLOCK: 1 **SECTION:** 76 **DIVISION:** TAYLOR

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of 45 new townhouses, associated garages, car parking, construction of a new verge crossing, 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 **(26/02/2021)**.

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

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

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

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

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

Kind Regards

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

Access Canberra | ACT Government

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



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

Bruan, Nicole

From: Li, Xunyong
Sent: Tuesday, 2 March 2021 3:23 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-TCCS-201733103-S197D-1/1 BRADDON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201733103-S197D

Project Description:

S197 Amendment - Proposed amendment to DA approval – AMENDMENT TO APPROVED DA201733103 (S197D). Amendment to the development application for proposal for multi unit development - the amendment proposes: amendments to the internal courtyard, rear courtyard fencing, location of electrical board, basement access and internal layout, visitor parking layout, kitchen layout, wall materials and landscape locations and quantities; minor amendments to ground floor, first floor and roof; removal of easement access fence and gate; relocation of sewer tie and clothes line; addition of skylights and associated works.

BLOCK: 1	SECTION: 1	SUBURB: BRADDON
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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	
Waste Management	Street Lighting	
Stormwater Easement	Pedestrian Footpath	
Stormwater Tie	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
Not Supported and requires further information	

Conditions

VERGE CROSSING

1. The new industrial type verge crossing must be designed and 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 must be 1.2m.
4. The maximum gradient for the first 6 meters of the access driveway within the block boundary must not exceed 5% in accordance with the section 3.3 of the Australian Standard for Parking Facilities AS 2890.1 - Off-street Car Parking.
5. A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 - Off-street Car Parking.

PEDESTRIAN NETWORK

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

LANDSCAPE

9. Hand dug or Hydro-vac excavation of a strip trench to the required depth of the driveway is required along the edge of the new driveway to locate any tree roots.
10. Where tree roots are uncovered, they must be cut cleanly with equipment specifically designed for this purpose or by suitable pruning equipment and not pulled, ripped or torn from the ground prior to mechanical excavation for the driveway.
11. The tree protection fence is extended to a minimum of 4 metres around the trunk of the tree, unless vehicles are required to use the area.
12. If vehicles or machinery are required within the Tree Protection Zone (Canopy +2 metres) of the street tree, compaction control measures such as 10-15cm of mulch must be spread out over the area to be used, with rumble boards over the top to prevent compaction of the soil. Compaction of soil significantly reduces the amount of available water to the roots of trees and this has an adverse effect on tree health. The compaction control measures to be used must be demonstrated on a Landscape Management and Protection Plan (LMPP) along with tree protection fencing and conditions to ensure the tree remains viable.

13. The verge must be protected during construction.

14. All trees / shrubs proposed within the lease boundary are to be set back adequately and planted so that they don't encroach beyond the property boundary into Unleased Territory Land.

EASEMENT ACCESS GATE

15. Given the revised easement access gate has a control to both the Stormwater and Sewer assets, the gate must be minimum 2,500mm wide to meet TCCS' requirements. A minimum height clearance of 2,500mm must be provided over the stormwater (SW) easement.

PATHWAY EMERGENCY LIGHTING

16. The proposed 1.0 metre wide pathway near the entrance makes the driveway even narrower, which might introduce safety and operational concerns. The Applicant is to advise if this pathway can be proposed somewhere else.

STORMWATER

17. The developer should ensure the location of the existing stormwater pipe on the site an accurate detail plan must be submitted at design acceptance stage.

18. The diversion of the stormwater line is supported subject to creation of new combine easement and updated in the deposited plan.

19. A detail stormwater plan showing the new created easement must be submitted at design acceptance stage.

20. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS' Guidelines for Construction in the Vicinity of a Stormwater Easement (March 2008).

21. The centreline of the stormwater (SW) pipe underground must have a minimum horizontal clearance of 900mm to any footings.

22. The line of influence of any footings must be beneath or outside the pipe base level as designed by a structural engineer's specifications.

Standard Conditions

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

Early Works or prior to construction

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

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

Design Review

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 -

Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

Waste and Recycling Management Plan (WRMP) review

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

Operational Acceptance/Soft Landscape Consolidation Commencement

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

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

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

Final Acceptance/Soft Landscape Handover

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

- **Please request the Applicant to address Conditions 15 and 16 prior to releasing any stamped approved plans.**
- **No "Off-site works" are proposed and approved in this referral/proposal.**

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

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

Development Planning | Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

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

Sent: Tuesday, 9 February 2021 10:13 AM

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

Subject: REFERRAL-TCCS-201733103-S197D-1/1 BRADDON-01

DEVELOPMENT APPLICATION NO: 201733103-S197D

BLOCK: 1 **SECTION:** 1 **DIVISION:** BRADDON

S197 Amendment - Proposed amendment to DA approval – AMENDMENT TO APPROVED DA201733103 (S197D). Amendment to the development application for proposal for multi unit development - the amendment proposes: amendments to the internal courtyard, rear courtyard fencing, location of electrical board, basement access

and internal layout, visitor parking layout, kitchen layout, wall materials and landscape locations and quantities; minor amendments to ground floor, first floor and roof; removal of easement access fence and gate; relocation of sewer tie and clothes line; addition of skylights and associated works.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **02/03/2021**).

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

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

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

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

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

Kind Regards,

Ebony | Team Leader | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Tuesday, 2 March 2021 3:23 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037697-1/27 AINSLIE-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037697

PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – Alterations and additions to the existing commercial building, the construction of a new external fire egress stair and associated works.

BLOCK: 1	SECTION: 27	SUBURB: AINSLIE
-----------------	--------------------	------------------------

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

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

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 Development 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: Monday, 15 February 2021 11:36 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037697-1/27 AINSLIE-01

DEVELOPMENT APPLICATION NO: 202037697
BLOCK: 1 SECTION: 27 DIVISION: AINSLIE

Description - **PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – Alterations and additions to the existing commercial building, the construction of a new external fire egress stair 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 (**05/03/2021 – 15 working days**).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please 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 SuburbXXXX-01

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

Kind Regards

Emily

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Tuesday, 2 March 2021 11:39 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037683-S141A-4/17 GARRAN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037683-S141A

Project Description:

S141 Further Information prior to decision – Provided Internal Shadow Diagram for Unit 2 as requested. Amended Ground Floor plans provided to fix drafting error to Unit 2 Sitting area. Amended plans to show easement access to both separate units. Amended plans to reflect existing tree removal, Icon Water requirements for Easement Access, to show easement access to both separate units.

BLOCK: 4	SECTION: 17	SUBURB: GARRAN
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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	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. The verge crossing must be constructed in accordance with TCCS Design Standards.
2. The domestic verge crossing must be inspected at the formwork stage by an officer of Place Coordination - TCCS. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
3. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

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. Note that the fence must be set back from the verge, in accordance to TCCS reference document 4 – Landscape Management and Protection Plan.

STORMWATER

5. A minimum width and height clearance of 2500mm must be provided over the stormwater (SW) easement and along the access to the stormwater easement, e.g.:
 - a. The double gates at the front of dwelling two must open up to a minimum of 2500mm;
6. Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS' Guidelines for Construction in the Vicinity of a Stormwater Easement.

7. The centreline of the stormwater (SW) pipe underground must have a minimum horizontal clearance of 900mm to any footings.
8. The line of influence of any footings must be beneath or outside the pipe base level as designed by a structural engineer's specifications.
9. The application has demonstrated that only one stormwater tie will be used for the entire block as this is an RZ1 block.

WASTE

10. Waste for both dwellings 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. The applicant must make sure that all plans must show a consistent gate opening (a minimum of 2.5m wide). The site plan (Dwg no. A007 code C), and site & landscape plan Drawn BG Project no. 200725 rev C) are not showing same 2.5m gate opening.
2. Any internal landscaping and letterboxes must not interfere with vehicular sightlines.
3. All internal circulation should be checked by EPSDD to make sure that vehicle can get in and out without difficulty. Note that the grass between the two dwellings at proximity of the garage can potentially hinder vehicle movement.

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: Wednesday, 10 February 2021 4:12 PM

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

Subject: REFERRAL-TCCS-202037683-S141A-4/17 GARRAN-01

DEVELOPMENT APPLICATION NO: 202037683-S141A

BLOCK: 4 **SECTION:** 17 **DIVISION:** GARRAN

S141 Further Information prior to decision – Provided Internal Shadow Diagram for Unit 2 as requested. Amended Ground Floor plans provided to fix drafting error to Unit 2 Sitting area. Amended plans to show easement access to both separate units. Amended plans to reflect existing tree removal, Icon Water requirements for Easement Access, to show easement access to both separate units.

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 **(03/03/2021)**.

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

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

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

COMM-Agency Name-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

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Bruan, Nicole

From: Mahadeva, Naveen
Sent: Wednesday, 3 March 2021 4:45 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM2-REFERRAL-TCCS-202038092-2/180 PHILLIP

Categories: SPSU

OFFICIAL

Good Afternoon,
In addition to below, please consider our additional comments for your decision

Landscape

- TCCS will only endorse shrub planting on verge if developer provides assurance that body corporate will maintain the plantings. If this is not received, then dryland grassing will required on the verge
- Legend does not note deciduous tree planting in terrabond, however documentation provides detail of tree planting in terrabond – amend legend to include notation tree in terrabond
- Please provide an updated LMPP for this stage of works based on tree unit comments below.

Trees

- Urban Treescapes do not support the removal tree 1, the *Casuarina cunninghamiana* situated in a prominent location on the corner of Melrose Drive and Corinna Street, Phillip as this tree is in healthy condition and a locally endemic species listed on schedule 3, which is a list of local ecologically beneficial species under the *Tree Protection Act 2005*. If the proposed works are greater than 10% of the tree protection zone (canopy +2 metres) of this tree, an arborists report will be required to demonstrate how this tree will remain viable during and post construction.
- There are two other street trees proposed for removal identified as 3G, on Corinna Street to construct a new verge crossing. Urban Treescapes will support one of these trees being removed to facilitate access to the block, although the driveway location will need to be relocated slightly to the eastern or western side so that only one tree is affected.

Regards,

Naveen

Development Coordination Branch | Transport Canberra and City Services Directorate

From: Mahadeva, Naveen**Sent:** Tuesday, 16 February 2021 7:48 PM**To:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>**Cc:** TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>**Subject:** COMM-REFERRAL-TCCS-202038092-2/180 PHILLIP**OFFICIAL**

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038092**PROJECT DESCRIPTION:** PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Construction of a 15 storey mixed use development comprising of 180 residential units, 269 car spaces, basement car parking, retail space, landscaping and associated works.**This DA has been assessed with respect to the following elements:**

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

TCCS' position is that the proposal is:

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

Conditions / Comments**NOTE**

1. Our comments of DA 202037838 dated 11-01-2021 is linked with this DA 202038092. As such comments of DA202037838 applies except where it becomes irrelevant or not applicable to this DA 202038092 or future DA of other buildings in this block.
2. The comments of DA 202037838 is not included in this response to avoid the doubling where the applicant may have already received those comments.
3. Where the appropriate report like Statement Criteria etc consists the information of overall compliance of all buildings of past, current and future DA and if the information is consistent eg: Traffic report, evidence of subdivision etc must be submitted with each individual DA. This will assist in the assessment of each DA
4. A response letter to the generic comments of past and current DA of Building A and B respectively will be very helpful if submitted with each individual DA. Eg: traffic report version, evidence of subdivision, waste issues, stormwater reserve etc

ADDITIONAL COMMENTS**TRAFFIC / PUBLIC TRANSPORT**

1. Comments of DA202037838 remains same and it is acknowledged that Traffic Impact Assessment (TIA) was revision 1 dated 11-11-2020
2. This TIA submitted in this DA is revision 2 dated 02-12-2020. Please address the comments on DA202037898 and the report is to be consistent to all 4 buildings where it is within a subdivision (past, current and future DA)

WASTE

3. Generic comments of DA 202037838 remains same for all 4 buildings (past, current and future DA) and it is acknowledged that truck turning templates were submitted
4. All turning templates must be submitted with each DA regardless of subdivision or not. Templates to clearly show the truck movements demonstrating how the truck enters (preferably forward in and forward out) to individual enclosure, hopper pad, truck position for front collection and truck position for rear collection. Each DA to confirm the right-of-way access easements if subdivided. Please check if the commercial trucks are to enter access, there needs to be a space for truck movements at the time if the residential collection is in operation progress.
5. As per section 3.2.3 and table A4.5 of the 2019 Waste Code, if waste or recycling exceeds 36,000L per week, compactors are mandatory and TCCS approval is required under a performance-based solution. Where the proposal is for subdivision and if the subdivision is not yet occurred, performance based solution is required prior to lodging DA because compactors are still required.
6. Drawing no WM-5212-Rev A: The residential waste calculation is incorrect. Actual waste bin required is 1 x 3cu.m for twice weekly collection.
7. A Waste and Recycling Management Plan (WRMP) for the new development must be prepared in accordance with the DCC Waste Code 2019 or its latest revision. Please submit the requirements as per table 3.8 of code
8. TCCS does not collect any commercial / industrial waste; however, a WRMP is still required as part of the DA documentation as per the Waste Code.
9. A 12.5m truck turning demonstration must be provided to show the waste vehicle's manoeuvrability during the collection operation. The turning template must indicate a 600mm clearance envelope on both sides of the vehicle and 1000mm at pinch points.
10. The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers / bins required for the development in accordance with the DCC Waste Code 2019 or its latest version. The civil consultant must provide a certification of compliance with supporting documents to

TCCS at Design Review stage. The supporting documents must include a fully dimensioned floor plan of the enclosure showing the actual arrangements of hoppers / bins within the waste enclosure.

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

1. This DA is linked with DA 202037838 where the block is noticeable to be a subdivision as noted in the supporting documents 'statement criteria'
2. The attached comments of DA 202037838 is almost or partially applicable to all 4 buildings which includes said DA number, current DA and future DA.
3. Please check if the subdivision is approved which is to be evident to TCCS with all DA of all 4 proposed buildings
4. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.

Thank you,

Naveen

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

Sent: Monday, 25 January 2021 4:06 PM

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

Subject: REFERRAL-TCCS-202038092-2/180 PHILLIP

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038092

BLOCK: 2 **SECTION:** 180 **DIVISION:** PHILLIP

Description - PROPOSAL FOR MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Construction of a 15 storey mixed use development comprising of 184 residential units, 269 car spaces, basement car parking, retail space, 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 **(16/02/2020)**.

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

Katherine

ACAT Co-ordination Unit

Supervisor | DA Lodgement & Notification teams

Phone 6207 1923

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Wednesday, 3 March 2021 3:25 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202038163-19/17 COOK-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038163

Project Description:

PROPOSAL FOR GARAGE- Construction of a garage to the rear of existing dwelling and associated works.

BLOCK: 19	SECTION: 17	SUBURB: COOK
------------------	--------------------	---------------------

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

STORMWATER

2. A minimum width and height clearance of 2.5m must be provided over the stormwater easement.
3. A minimum 2.5m wide and high (NOT 2.4m) unobstructed access corridor must be provided through carport from the front of the block to the stormwater easement.
4. The existing stormwater tie must be used for this development.

WASTE

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

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

1. The applicant must be addressed condition 3 above before stamped plans are released.
2. All proposed works are within the block boundary.
3. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.
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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 18 February 2021 11:28 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038163-19/17 COOK-01

DEVELOPMENT APPLICATION NO: 202038163
BLOCK: 19 **SECTION:** 17 **DIVISION:** COOK

Description - **PROPOSAL FOR CARPORT AND STUDIO- Construction of carport and studio in addition to existing**

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 (**10/03/2021 – 15 working days**).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please 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 SuburbXXXX-01

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

Regards

Emily

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Li, Xunyong
Sent: Wednesday, 3 March 2021 1:29 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-TCCS-202038164-1/63 STRATHNAIRN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038164

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT – The construction of 17 new two storey dwellings, verge crossing, courtyard walls and associated works.

BLOCK: 1	SECTION: 63	SUBURB: STRATHNAIRN
-----------------	--------------------	----------------------------

This DA has been assessed in regards to the following:

Traffic	X	Driveways/Verge Crossings	X
On Street / Public Parking	X	Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	X
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	
Not Supported and requires further information	X

Comments

TRAFFIC AND PARKING

1. Referring to the Parking and Vehicular Access General Code (PVAGC), this development is required to provide five visitor car parking spaces, including one accessible car parking space. All relevant drawings need to be updated to reflect this.
2. The Turning Demonstration Plan is not supported. 300mm clearance must be shown on all turning templates.
3. The turning templates for Units 2, 3 and 4 appear very tight and more than 3 point turn, hence not supported.
4. The Applicant is to demonstrate all visitor vehicles can achieve front in and front out with no more than 3 point turn movements.

WASTE

5. All the proposed hard paved bin allocation pads are not supported. All the MGBs can be placed on the kerb without any hard paved pads.
6. Referring to the 2019 Waste Code, the requirements of the max gradients of the waste and recycling MGB carting path of travel for all residents (including residents living in adaptable units) must be met. The max gradients of carting path of travel must be shown in the drawing.
7. Waste and Recycling Management Plan (WRMP). The obsolete version is not supported. The 2019 Waste Code has been in force since May 2019. The most recent WRMP must be submitted.

LANDSCAPE

8. The Applicant is to advise if any verge trees are proposed to be removed to make the way for the verge crossing.
9. It is assumed that a street tree or trees are proposed for removal as currently there are 8 street trees along Kraft Street. TCCS gives support in principal for the removal of one of these trees to facilitate a new verge crossing. The Landscape Management and Protection Plan (LMPP) is required to show any trees proposed for removal and verge protection measures, such as an 1800mm chain mesh fence on all sides of the block. It was noted that the street trees along the section of Berents Street haven't been planted yet, as the area is undergoing infrastructure construction.
10. The LMPP needs to demonstrate that the verge trees will remain viable, during and post construction. This includes notes or a designated wash down area shown within the site, with appropriate control measures to ensure no solvents, chemicals or concrete wash will occur near or run off into the verge.
11. Landscape Plan S104. This drawing shows 4No trees to Berents Street and 6No trees to Kraft Street. However the LMPP shows 4No trees to Berents Street and 7No trees to Kraft Street. These drawings need to be reviewed and corrected.

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

- **No Stormwater easement is within this development.**

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

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

Development Planning | Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

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

Sent: Tuesday, 9 February 2021 11:43 AM

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

Subject: REFERRAL-TCCS-202038164-1/63 STRATHNAIRN-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038164

BLOCK: 1 SECTION: 63 DIVISION: STRATHNAIRN

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – The construction of 17 new two storey dwellings, verge crossing, courtyard walls 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 (**01/03/2021 – 15 working days**).

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

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

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

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

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

Regards,

Emily | Notification | Environment, Land and Planning shopfront

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

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

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



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Wednesday, 3 March 2021 9:10 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202138220-58/33 GILMORE-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138220

Project Description:

PROPOSAL FOR GARAGE - Construction of a new garage and associated works.

BLOCK: 58	SECTION: 33	SUBURB: GILMORE
------------------	--------------------	------------------------

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

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

DRIVEWAY / VERGE CROSSING

- The proposed Verge crossing must not be exceeded 5.0m wide (NOT 5.7m wide) and constructed in accordance with TCCS MIS Design Standards.**
- The verge crossing must be inspected at the formwork stage by an officer of TCCS Development Planning. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
- Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

LMPP / STREET TREES

- 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

- 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)

- The applicant must be addressed condition 1 above before stamped plans are released.**
- There is no stormwater easement on this block.
- 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: Tuesday, 16 February 2021 11:09 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202138220-58/33 GILMORE-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138220
BLOCK: 58 **SECTION:** 33 **DIVISION:** GILMORE

Description - PROPOSAL FOR GARAGE - Construction of a new 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 **(09/03/2021)**.

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

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

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

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

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

Kind Regards

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

Access Canberra | ACT Government

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



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: Li, Xunyong
Sent: Wednesday, 3 March 2021 1:57 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-TCCS-202138221-5/12 PHILLIP-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138221

Project Description:

LEASE VARIATION - To vary the lease by removing the gross floor area provisions, removing the uses: agencies, commercial offices, professional chambers and personal services from the existing lease and adding the following uses: business agency, carpark, community use limited to health facility, financial establishment, office, public agency, commercial accommodation use.

BLOCK: 5	SECTION: 12	SUBURB: PHILLIP
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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	
Waste Management	Street Lighting	
Stormwater Easement	Pedestrian Footpath	
Stormwater Tie	Service / Access Easement	
Demolition	Estate Development Plan (EDP)	
Further Information	Amendments/Additions/Alterations	

Lease Variation	X	Capital Works	
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And TCCS' position is:

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

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

- TCCS' comments for the Traffic Impact Assessment report were provided as part of the DA 202037991 assessment.
- No "Off-site works" are proposed and approved in this referral/proposal.
- No Stormwater easement is within this development.

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

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

Development Planning | Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

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

Sent: Friday, 12 February 2021 12:41 PM

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

Subject: REFERRAL-TCCS-202138221-5/12 PHILLIP-01

DEVELOPMENT APPLICATION NO: 202138221

BLOCK: 5 **SECTION:** 12 **DIVISION:** PHILLIP

Description - LEASE VARIATION - To vary the lease by removing the gross floor area provisions, removing the uses: agencies, commercial offices, professional chambers and personal services from the existing lease and adding the following uses: business agency, carpark, community use limited to health facility, financial establishment, office, public agency, commercial accommodation use

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(05/03/2021)**.

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

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

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

COMM-Agency Name-2014XXXX-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



Save time, go online with

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: Wednesday, 3 March 2021 12:29 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202138252-11/3 NARRABUNDAH-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138252

Project Description:

PROPOSAL FOR DWELLING ADDITIONS - Addition of a new sunroom and associated works.

BLOCK: 11	SECTION: 3	SUBURB: NARRABUNDAH
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

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

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

Regards,

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 16 February 2021 11:14 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202138252-11/3 NARRABUNDAH-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138252
BLOCK: 11 **SECTION:** 3 **DIVISION:** NARRABUNDAH

Description - PROPOSAL FOR DWELLING ADDITIONS - Addition of a new sunroom and associated works.

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

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

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

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

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

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

Kind Regards

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

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



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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 4 March 2021 11:42 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202038096-12/15 CITY-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038096

Project Description:

PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – Proposed modifications to the shopfront including new doors, signage and associated works.

BLOCK: 12	SECTION: 15	SUBURB: CITY
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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

1. Two party licence is required for all encroachments such as signs over unleased territory land.
2. Fully detailed structural engineering drawing must be provided at the design stage for all encroaching signs over unleased territory land and a certified for structural stability by a chartered structural engineer.

STANDARD CONDITIONS

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

Early Works or prior to construction

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

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

Design Review

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

Waste and Recycling Management Plan (WRMP) review

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

- 1. There is no SW easement on this block.**

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
 Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
 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, 18 February 2021 1:00 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038096-12/15 CITY-01

DEVELOPMENT APPLICATION NO: 202038096
BLOCK: 12 **SECTION:** 15 **DIVISION:** CITY

Description - **PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – Proposed modifications to the shopfront including new doors, signage 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 (**10/03/2021 – 15 working days**).

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

Regards

Emily

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 4 March 2021 11:06 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Henriquez, Jose; Stone, Lydia
Subject: COMM: TCCS-202138226-38/40 DOWNER-01
Attachments: B20201903-Approved Plans - Other-TCCS ENDORSED DRIVEWAY-01.pdf; Re: DA202138226 - TCCS comments

Categories: SPSU

OFFICIAL

Dear App Sec,

As per submitted attached plan, please replace our previous advice with the following comments.

DEVELOPMENT APPLICATION NO: 202138226

Description:
PROPOSAL FOR NEW DWELLING – Demolition of existing dwelling including seperation from duplex party wall, regulated tree removal, construction of new single storey dwelling with attached garage, landscaping and associated works.

BLOCK: 38	SECTION: 40	SUBURB: DOWNER
------------------	--------------------	-----------------------

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

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

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

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

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

LMPP / STREET TREES

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

STORMWATER

5. Only one stormwater tie must be used in a single block.

WASTE

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

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

1. There is no storm water (SW) easement on this block.
2. All parking demand and supply for the proposed development must be checked and endorsed by the Environment Planning and Sustainable Development Directorate (EPSDD) in accordance with the Parking and Vehicular Access General Code.

3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
Development 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: Moniruzzaman, Asm
Sent: Monday, 22 February 2021 12:57 PM
To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Cc: TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>; Henriquez, Jose <Jose.Henriquez@act.gov.au>
Subject: COMM: TCCS-202138226-38/40 DOWNER-01

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138226

Description:
PROPOSAL FOR NEW DWELLING – Demolition of existing dwelling including seperation from duplex party wall, regulated tree removal, construction of new single storey dwelling with attached garage, landscaping and associated works.

BLOCK: 38	SECTION: 40	SUBURB: DOWNER
-----------	-------------	----------------

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

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

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

- The widening of the existing verge crossing must not be exceeded 3.0m wide and must not be any closer to north east side to protect the street tree.**
- The verge crossing must be constructed in accordance with TCCS MIS Design Standards.
- The verge crossing must be inspected at the formwork stage by an officer of TCCS Development Planning. This verge crossing inspection can be organised by completing a smart form available on the TCCS website.
- Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

LMPP / STREET TREES

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

STORMWATER

6. Only one stormwater tie must be used in a single block.

WASTE

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

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

1. Please ask the applicant to address Condition 1 above prior to releasing stamped approved plans.
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 the Environment Planning and Sustainable Development Directorate (EPSDD) in accordance with the Parking and Vehicular Access General Code.
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

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

Sent: Tuesday, 2 February 2021 12:13 PM

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

Subject: REFERRAL-TCCS-202138226-38/40 DOWNER-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202138226
BLOCK: 38 **SECTION:** 40 **DIVISION:** DOWNER

Description - PROPOSAL FOR DWELLING ALTERATIONS - Removal of wall to allow the widening of garage door in 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 **(23/02/2021)**.

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

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

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

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

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

Kind Regards

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

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Tuesday, 2 March 2021 11:55 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202138248-6/57 GIRALANG-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138248

Project Description:

PROPOSAL FOR GARAGE- Construction of a garage to the rear of existing dwelling and associated works.

BLOCK: 6	SECTION: 57	SUBURB: GIRALANG
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

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 and height clearance of 2.5m must be provided over the stormwater easement.
4. A minimum 2.5m wide and high unobstructed access corridor must be provided to the stormwater easement.
5. The existing stormwater tie must be used for this development.

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

1. All proposed works are within the block boundary.
2. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.
3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.

Regards,

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

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

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

Sent: Friday, 12 February 2021 2:36 PM

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

Subject: REFERRAL-TCCS-202138248-6/57 GIRALANG-01

DEVELOPMENT APPLICATION NO: 202138248

BLOCK: 6 **SECTION:** 57 **DIVISION:** GIRALANG

Description - PROPOSAL FOR GARAGE- Construction of a garage to the rear 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 **(05/03/2021)**.

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

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

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

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

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

Kind Regards

Emil George

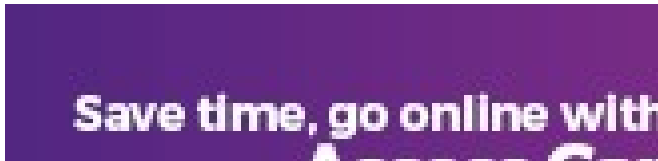
Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 4 March 2021 1:33 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037551-RECONSIDERATION-5/16 STRATHNAIRN-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037551

Project Description:

The Application for reconsideration is being applied against REFUSAL..

BLOCK: 5	SECTION: 16	SUBURB: STRATHNAIRN
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

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

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

5. 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

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

WASTE

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

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

1. This development is NOT a subdivision.

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

Regards,

Asm Moniruzzaman | Data Processing and Assessing Officer | MIEAust
Development Planning | Phone 02 6207 6749 | Email: asm.moniruzzaman@act.gov.au
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, 19 February 2021 11:40 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037551-RECONSIDERATION-5/16 STRATHNAIRN-01

The Environment, Planning and Sustainable Development Directorate has received an Application for Reconsideration for the following Development Application:

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

The Application for reconsideration is being applied against **REFUSAL**.

Attached is a copy of the additional information supplied by the applicant in relation to the issues they seek to have reviewed.

Your advice by **09/03/2021** would be greatly appreciated to ensure the reconsideration application can be determined within the prescribed period of 20 working days from the date of lodgement.

Please forward any written advice to Customer Service at epdcustomerservices@act.gov.au
If you require any further information please contact customer service on 6207 1923.

Kind Regards,

Ebony - Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 5 March 2021 12:58 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202037547-S141A & S144B-23/8 MAWSON-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202037547-S144B

PROPOSAL FOR DUAL OCCUPANCY AND LEASE VARIATION– Construction of 2 new dwellings, garages, landscaping, replacement verge crossing and associated works. LEASE VARIATION to specify two (2) dwellings.

BLOCK: 23	SECTION: 8	SUBURB: MAWSON
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This DA has been assessed with respect to the following elements:

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

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

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

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

5. 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

6. A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.
7. A 2500mm wide and high unobstructed access corridor must be provided from the front of the block to the stormwater easement.
8. Only one stormwater tie must be used with enough discharge capacity for both dwellings for this development as this is NOT subdivision.

WASTE

9. 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 parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.
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.
3. EPSDD must be checked with the relevant authority in TCCS for the removal of the trees within the block.

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, 19 February 2021 3:39 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202037547-S141A & S144B-23/8 MAWSON-01

DEVELOPMENT APPLICATION NO: 202037547 – S141A & S144B
BLOCK: 23 **SECTION:** 8 **DIVISION:** MAWSON

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA202037547(S144B) - Proposal for dual occupancy and lease variation. Amendment to development application for proposal for dual occupancy and lease variation which is still under consideration - the amendment is; side fences moved to building line, reduction in size and location of the south window, relocation of the water tank, 2.5m wide access provided, height of the proposed fence is now 1.8m and associated works.

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

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

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

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

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

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

Kind Regards,

Ebony | Team Leader | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 5 March 2021 3:25 PM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202038117-8/17 WEETANGERA-01

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038117

Project Description:

PROPOSAL FOR NEW DWELLING AND LEASE VARIATION– Demolition of existing residence and construction of a new 5 bedroom single storey storey dwelling with an attached 1 bedroom dwelling, attached double garage and landscaping. Lease variation to add supportive housing as a permitted use.

BLOCK: 8	SECTION: 17	SUBURB: WEETANGERA
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

DRIVEWAY / VERGE CROSSING

1. The Verge crossing must be constructed in accordance with TCCS MIS Design Standards.
2. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

LMPP / STREET TREES

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

STORMWATER

4. Only one stormwater tie must be used with enough discharge capacity for this development as this is NOT subdivision.

WASTE

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

STREETLIGHT

6. The streetlights must be a minimum of 1.5m from the edge of any verge crossing within the verge.
7. Streetlighting certificate must be submitted during Design Review stage if streetlight relocation of more than 5m is proposed. This is to ensure that the proposed streetlighting will meet the requirements as per AS 1158 Lighting for Roads and Public Spaces and TCCS MIS 14. Updated drawings must be submitted showing the proposed spacing between streetlights on adjacent sides of the road reservation.

STANDARD CONDITIONS

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

Early Works or prior to construction

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

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

Design Review

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

Waste and Recycling Management Plan (WRMP) review

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

Operational Acceptance/Soft Landscape Consolidation Commencement

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

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

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

Final Acceptance/Soft Landscape Handover

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

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

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

Repair of damage to public assets

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

Notice of Commencement of construction

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

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

- 1. There is no stormwater easement on this block.**
- 2. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.**
- 3. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.**

Regards,

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 12 February 2021 11:23 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038117-8/17 WEETANGERA-01

DEVELOPMENT APPLICATION NO: 202038117
BLOCK: 8 **SECTION:** 17 **DIVISION:** WEETANGERA

Description - **PROPOSAL FOR NEW DWELLING AND LEASE VARIATION– Demolition of existing residence and construction of a new 5 bedroom single storey storey dwelling with an attached 1 bedroom dwelling, attached double garage and landscaping. Lease variation to add supportive housing as a permitted use.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(05/03/2021)**.

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

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

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

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

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

Kind Regards

Emil George


Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Friday, 5 March 2021 8:31 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202038188-20/110 LATHAM-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038188

Project Description:

PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - construction of a new garage, alterations and additions to the existing dwelling and associated works.

BLOCK: 20	SECTION: 110	SUBURB: LATHAM
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This DA has been assessed with respect to the following elements:

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

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

STORMWATER

2. A minimum width and height clearance of 2.5m must be provided over the stormwater easement.
3. A minimum 2.5m wide and high (NOT 2.4m) unobstructed access corridor must be provided through garage from the front of the block to the stormwater easement.
4. The existing stormwater tie must be used for this development.

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

1. The applicant must be addressed condition 3 above before stamped plans are released.
2. All proposed works are within the block boundary.
3. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.
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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Friday, 19 February 2021 12:12 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202038188-20/110 LATHAM-01

DEVELOPMENT APPLICATION NO: 202038188
BLOCK: 20 **SECTION:** 110 **DIVISION:** LATHAM

Description - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS - construction of a new garage, alterations and additions to the 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 **(15/03/2021)**.

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

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

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

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

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

Kind Regards

Emil George


Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Moniruzzaman, Asm
Sent: Thursday, 4 March 2021 9:44 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM: TCCS-202138190-1/63 DENMAN PROSPECT-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202138190

Project Description:

PROPOSAL FOR COURTYARD WALL - Construction of courtyard wall and associated works.

BLOCK: 1	SECTION: 63	SUBURB: DENMAN PROSPECT
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This DA has been assessed with respect to the following elements:

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

X = Areas Assessed.

TCCS' position is that the proposal is:

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

Conditions

LMPP / STREET TREES

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

PEDESTRIAN NETWORK

1. 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 stormwater easement on this block.

Regards,

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

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From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 18 February 2021 11:48 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202138190-1/63 DENMAN PROSPECT-01

DEVELOPMENT APPLICATION NO: 202138190
BLOCK: 1 **SECTION:** 63 **DIVISION:** DENMAN PROSPECT

Description - **PROPOSAL FOR COURTYARD WALL - Construction of courtyard wall 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 (**10/03/2021 – 15 working days**).

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

Regards

Emily

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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Bruan, Nicole

From: Li, Xunyong
Sent: Saturday, 6 March 2021 1:37 AM
To: AC, EPD Customer Services
Cc: TCCS_PC DACOORD
Subject: COMM-TCCS-202038149-103/7 HUME-01

Categories: SPSU

OFFICIAL

Dear App Sec,

DEVELOPMENT APPLICATION NO: 202038149

Project Description:

PROPOSAL FOR COMMERCIAL BUILDING - Construction of 3 storey data centre facility, warehouse and offices. Construction of a link bridge to buildings 4 and 5, onsite power generators, landscaping and associated works.

BLOCK: 103	SECTION: 7	SUBURB: HUME
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	X
On Street / Public Parking	X	Sightlines	X
Bus Stop/Public Transport (Action)		LMPP/Street Trees	X
Waste Management	X	Street Lighting	
Stormwater Easement		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	
Not Supported and requires further information	X

Comments

TURNING TEMPLATES

1. The turning templates for a Semi-Trailer (19 metre long) turning in and out the existing verge crossing from both northbound and southbound need to be provided.

PARKING

2. Referring to the Parking and Vehicular Access General Code (PVAGC), the Applicant is to demonstrate the entire development in Block 103 Section 7 Hume (Hume 4 Data Centre, Hume 5 Data Centre and this proposed Facility Building) will provide sufficient parking spaces (including accessible parking spaces) to meet all requirements of PVAGC.
3. It appears that there are a few parking spaces for the existing Hume 4 Data Centre will be required to be removed to accommodate the Semi-Trailer movements. The parking assessment report needs to take into account this parking reduction.

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

- No "Off-site works" are proposed and approved in this referral/proposal.
- No Stormwater easement is within the block.

Regards,

Xunyong Li | Engineer | BEng (MIEAust), DipPM

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

Development Planning | Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government
Level 2, 480 Northbourne Avenue, Dickson, ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.tccs.act.gov.au

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

Sent: Tuesday, 16 February 2021 9:44 AM

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

Subject: REFERRAL-TCCS-202038149-103/7 HUME-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202038149
BLOCK: 103 **SECTION:** 7 **DIVISION:** HUME

Description - PROPOSAL FOR COMMERCIAL BUILDING - Construction of 3 storey data centre facility, warehouse and offices. Construction of a link bridge to buildings 4 and 5, onsite power generators, landscaping and associated works.

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

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

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

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

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

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

Kind Regards

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

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