



Planning Act 2023

DA Resubmission Checklist for Development Applications and Amendments

DA-202544140-

Unit(s):		Block(s):	7	Section:	56	Suburb:	LATHAM
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* This checklist is to be used after the DA or amendment has been allocated

1. Documentation

Can all uploaded documents be opened and are correctly showing in objective? <i>Open, check, rename any documents using the appropriate document type.</i>	Yes:	<input checked="" type="checkbox"/>	
	No:	<input type="checkbox"/>	
Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes:	<input checked="" type="checkbox"/>	
	No:	<input type="checkbox"/>	
Have all documents that are not suitable for public release (e.g. plans showing internal layouts for residential developments) been identified with a '%' in front of the document? <ul style="list-style-type: none"> (Yes-and Public register version provided) (No-Fail and request Public register version) <i>Add a '%' sign in front any documents with a residential component displaying the internal layout</i>	Yes:	<input checked="" type="checkbox"/>	
	No:	<input type="checkbox"/>	
	N/A:	<input type="checkbox"/>	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>		<input checked="" type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.		<input checked="" type="checkbox"/>	

2. Customer Service failure reasons (Lodgement Checklist)

Are there customer service failure reasons?	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>	
If yes has resubmission satisfied customer service failure reasons?	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>	

3. Finalise Completeness Check

(See Lodgement Checklist on who is to perform completeness check)

Exemption S502/S503: Has the Applicant requested exemption for part of the Development Application?	NO
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>
Resubmission for an Amendment: Was the original DA referred to DA Leasing? If yes, send reference to ACTPLADALeasing@act.gov.au from objective.	NA

Processed by:	TK	DATE:	7/5/25
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Planning Act 2023

DA Lodgement Checklist for Development Applications

DA NUMBER	202544140				
UNIT/S		BLOCK/S	7	SECTION/S	56
SUBURB/S	LATHAM	DISTRICT/S			
VOLUME		FOLIO		UNITS PLAN NUMBER	

CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

PART A – INITIAL CHECK

1. Documentation

<u>Task</u>	<u>Select</u>		
Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Have all documents that are not suitable for public release (e.g. plans showing internal layouts for residential developments) been identified with a '%' in front of the document? <ul style="list-style-type: none"> <i>(Yes-and Public register version provided)</i> <i>(No-Fail and request Public register version)</i> <i>Add a '%' sign in front any documents with a residential component displaying the internal layout</i>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Is there a Lease Variation component to this DA	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Has a list of interested parties been supplied (Lease Variation)?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/>

2. Application Form and Lessee Requirements

Street address matches block & section ACTMAPi	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Check lessee details are correct – ACTLIS	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Correct letter of Authorisation or Appointment letter from Lessee	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Is a Land Custodian signature required? If yes, has this been provided?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/>
Check correct Zone and nominate overlays - ACTMAPi	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
Correct/Sufficient Description of Proposal	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	

Development Track:	Significant:	<input type="checkbox"/>	Standard:	<input checked="" type="checkbox"/>		
Exclusion from Public Register (if yes, allocate to supervisor in eDevelopment)				Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
Conflict of Interest – complete lodgement checklist and note ‘conflict’ in DA comment section				Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	

3. Block information on PALM

PALM-Land Blocks

Heritage	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>	Compliance	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
Bushfire	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>	Future Urban Area	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>

PALM – Tenure Leases

Unit Titled	Yes:	<input type="checkbox"/>	Unleased	Yes:	<input type="checkbox"/>	Holding Lease	Yes:	<input type="checkbox"/>
	No:	<input checked="" type="checkbox"/>		No:	<input checked="" type="checkbox"/>		No:	<input checked="" type="checkbox"/>

Asbestos Flag	
Is this an asbestos affected block <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program</i>	No
Is/was this a “Mr Fluffy” Asbestos affected block <i>(If yes-add to the Mr Fluffy DA spreadsheet)</i>	Make Selection
Is this a “Mr Fluffy” private sale	Make Selection
Has the Asbestos affected block’s Lease been surrendered	Make Selection
Has the Asbestos affected block been deregistered.	Make Selection

4. General Information

<p>Edit and/or add the following checklists:</p> <ul style="list-style-type: none"> • DA Assessment template to Assessment folder • Dispatch Advice Checklist to the Decision folder • Alias to decision register spreadsheet • NOD with administrative information to the Decision folder 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>Lease: <i>Download the lease via the Volume folio link shown in ACTLIS. Once downloaded save it to objective. Rename as %LEASE-DA NUMBER-01</i></p>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>
<p>Allocated to technical officer</p> <p>*If an application for new estate (subdivision design application) please allocate to EDP manager and email the team to let him know this has been allocated for completeness check</p>	Edev Gateway Manager
<p>Is there a completed Environmental Significance Opinion or Environmental Impact Statement with this application?</p> <p><i>(Document name would start ESO or EIS, If yes, allocate to Impact team)</i></p>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<p>Processed by: JB</p>	<p>DATE: 30/4/25</p>

Further information requests

Initial Check Failure Reasons Pass Fail

Officer: **JB, TK**

Date: **30/4/25, 7/5/25**

Resubmission Accepted?	List each failure reason separately	
<input type="checkbox"/> 1.		DATE
<input type="checkbox"/> 2.		DATE
<input type="checkbox"/> 3.		DATE
<input type="checkbox"/> 4.		DATE
<input type="checkbox"/> 5.		DATE
<input type="checkbox"/> 6.		DATE
<input type="checkbox"/> 7.		DATE
<input type="checkbox"/> 8.		DATE
<input type="checkbox"/> 9.		DATE
<input type="checkbox"/> 10.		DATE

Comments Hi Team there are 2 minor mistakes- 1. missing SUBURB in authorisation form. 2. wrong B/S/SUB in development outcome report. please check wording thanks

Is a Lease Search fee (Dial-a-search) applicable for this application?

No ▼

If a Lease Search fee is applicable, number of **additional** leased blocks?

0 ▼

Exemption S502/S503:

Has the Applicant requested exemption for part of the Development Application? **No**

PART B – PUBLIC NOTIFICATION

Part B (i): Public Notification Requirements

The development application requires:

With Public Notification Exemption (Minor) ▼

Number of **additional** *small* signs required is

0 ▼

Number of **additional** *large* signs required is

0 ▼

Number of days for notification:

15 Working days (Standard/minor)

NB: Restrictions outlined at **Section 502 and 503** of the Act

Note (i) – Large signs are generally used for DAs that are significant developments (proposals with an EIS, that have consulted with the National Capital Design Review Panel, or a subdivision design application).

Part B (ii) Public Notification Wording

Customer Services to complete - Insert wording for public notification (final wording to be reviewed by gateway):

Lease variation component to be completed – Insert Lease Variation public notification wording component:

PLANNING ACT 2023 - PROPOSAL FOR DWELLING ALTERATIONS AND ADDITIONS – Demolition of existing pavement and tree removal. Construction of new detached extension, deck, balcony, landscaping and associated works.

PART C: LEASING CHECK

(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)

PART C: LEASING CHECK

LEASING OFFICER

DATE:

INITIAL LEASING CHECK: **Pass** **Fail**

Leasing Failure reasons

Resubmission Accepted?	List each failure reason separately.	
<input type="checkbox"/> 1.		DATE
<input type="checkbox"/> 2.		DATE
<input type="checkbox"/> 3.		DATE
<input type="checkbox"/> 4.		DATE
<input type="checkbox"/> 5.		DATE
<input type="checkbox"/> 6.		DATE
<input type="checkbox"/> 7.		DATE
<input type="checkbox"/> 8.		DATE
<input type="checkbox"/> 9.		DATE
<input type="checkbox"/> 10.		DATE

Comments

Does the application include a lease variation or any other leasing components?
If YES complete Part B(ii) – lease variation public notification wording component

Make Selection

Public Notification wording checked for leasing components

Is the application to vary the lease to remove the concessional status?

Make Selection

If yes, has a Social Impact Assessment report been provided? **Make Selection**

Is this a land rent lease? **Make Selection**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of lease:	
Proposal is consistent with all clauses in the lease:	
Type of lease variation:	
Initial referral to the AVO:	
LVC	
Standard Chargeable Variation (S331) OR Non-Standard Chargeable Variations (S332) <i>Note: If LVC is 332 – Leasing officer to tick entity referral boxes for AVO</i>	Make Selection
Valuation Report Supplied:	Make Selection
Valuation Certificate Supplied:	Make Selection
Units Plan	
Endorsement by Owners corporation (if works are on common property):	Make Selection
Section 166 certificate (required for all variations to a Units Plan):	Make Selection

DA OFFICER TO COMPLETE FROM THIS POINT FORWARD
(Before commencing completeness check: complete and check Part B: Public Notification)

PART D: DA COMPLETENESS CHECK

Public Notification wording checked for DA components

APPLICATION ORIGINAL SUBMISSION DATE: 29/4/25

(Note - this information is to determine if assessment is under the interim or final Territory Plan)

DA OFFICER: LC DATE: 2/5/25, 8/5/25

INITIAL CHECK BY DEVELOPMENT ASSESSMENT Pass Fail

DA Officer Failure reasons

Resubmission Accepted?	List each failure reason separately	
<input checked="" type="checkbox"/> 1.	Authorisation Form- Please answer the suburb section in the authorisation form.	DATE 8/5/25
<input checked="" type="checkbox"/> 2.	Development Outcome Report- Please amend the site description section to reflect the correct suburb.	DATE 8/5/25
<input type="checkbox"/> 3.		DATE

<input type="checkbox"/> 4.		DATE
<input type="checkbox"/> 5.		DATE
<input type="checkbox"/> 6.		DATE
<input type="checkbox"/> 7.		DATE
<input type="checkbox"/> 8.		DATE
<input type="checkbox"/> 9.		DATE
<input type="checkbox"/> 10.		DATE

Comments

(Please include Customer Services and Leasing failure reasons to eDevelopment if applicable.)

PART E: GENERAL REQUIREMENTS, INCLUDING SECTION 166 OF THE ACT

<u>Permissibility</u>	
Is the land subject to a FUA layer? <i>Note: Development by an entity other than the Territory in a future urban area is prohibited unless the Territory Plan states otherwise – see section 154 of the Act</i>	No
Is the proposed development prohibited under the Territory Plan?	No
Is the proposed development DA exempt?	No
Comment:	
<u>Land Use and the Territory Plan Policies</u>	
Does the application form correctly state the intended land use? <i>Please note: This needs to match the Territory Plan definition/land use – this is required for accurate data collection and reporting.</i>	Yes
Has the application responded to the correct Territory Plan Policies, and have the correct Development Outcomes Reports been completed?	Yes
Comment:	
<u>Design Response</u>	
If the proposal requires full consideration of the Housing Design Guide (HDG), has a design response been provided with the application? <i>Note: Full consideration and a design response for the HDG is required for all residential development, excluding single dwelling and secondary residences.</i>	N/A
If the proposal requires full consideration of the Urban Design Guide (UDG), has a design response been provided with the application? <i>Note: Full consideration and a design response for the UDG is required for:</i> <ul style="list-style-type: none"> • <i>Development that is of precinct-scale with a site area >1ha</i> <ul style="list-style-type: none"> ○ <i>Precinct-scale development is:</i> <ul style="list-style-type: none"> ▪ <i>Development that forms part of a group centre, town centre or local centre (see the Commercial Zones Policy)</i> ▪ <i>Development that forms part of a corridor</i> • <i>Development with a combined GFA of >10,000m²</i> 	N/A

<ul style="list-style-type: none"> Development comprising of more than 1,000m² of public or common space <p><i>Development requiring consultation with the NCDRP.</i></p>	
<p>If the proposal requires full consideration of the Biodiversity Sensitive Urban Design Guide (BSUD), has a design response been provided with the application?</p> <p><i>Note: Full consideration and a design response for the BSUD is required for:</i></p> <ul style="list-style-type: none"> Development in FUAs Development in non-urban zones (NUZ1-NUZ5) Development in PRZ1 Development with an area greater than 1ha in all zones <p><i>However, the BSUD does not apply to single dwelling housing, secondary residences or development where the increase in imperviable surfaces is 500m² or less.</i></p>	N/A
Comment:	
<p>If the proposal requires full consideration of the City Centre Urban Design Guide (CCUDG), has a design response been provided with the application?</p> <p><i>Note: Full consideration and a design response for the CCUDG is required for all development in the City Centre.</i></p>	N/A
Comment:	
Significant development – NCDRP, EIS and Subdivision Design Application	
<p>Does the development require consultation with the National Capital Design Review Panel (NCDRP)?</p> <p><i>Note: Consultation with the NCDRP is required for proposals that:</i></p> <ul style="list-style-type: none"> Are 5+ storeys <p><i>Increase the floorspace of a shop by more than 2,000m² in a Residential, Commercial, Community Facility or Park and Recreation Zone.</i></p>	No
<p>If yes, has the proponent provided a response to the NCDRP's advice with their application?</p>	N/A
<p>Does the development require an environmental impact statement for all relevant triggers?</p> <p><i>Note 1: See EIS triggers Work Instruction for further guidance.</i></p>	No
<p>Does an environmental significance opinion (ESO) apply to the proposal?</p> <p><i>Note 1: See EIS triggers Work Instruction for further guidance.</i></p> <p><i>Note 2: More than one ESO may be required where a proposal hits multiple triggers. An ESO would also impact fees being charged.</i></p>	No
<p>If yes, has the finalised EIS or ESO been provided with the application?</p>	N/A
<p>Is the proposal a subdivision design application?</p> <p><i>Note: Subdivision design applications include proposals that:</i></p> <ul style="list-style-type: none"> Include subdivision or consolidation Create new public roads or remove current public roads <p><i>Note: Does not include a development proposal that is limited to changing a block boundary or subdividing land under the Unit Title Act 2001. Please refer to the definition of a subdivision development proposal in the Planning Act 2023</i></p>	No

<i>Propose land use zone changes and construction of future development</i>	
Comment:	
Minimum documentation requirements	
Does the application contain the minimum documentation, as required by the Guideline?	Yes
Is the application accompanied by the required survey information?	Yes
<i>Please note: A Guideline may outline specific survey information that is required.</i>	
Comment:	
Miscellaneous documentation requirements	
If the proposal is for a Territory Priority Project, has the Territory Priority Project declaration been provided with the application?	N/A
If the application is for a development undertaken without approval, is the application accompanied with plan/s endorsed by a registered surveyor that sets out the dimensions of the development. <i>Note: See section 215 of the Act for more details</i>	No
If the application is for works in anticipation of a major plan amendment, is the major plan amendment provided with the application? <i>Note: See section 157 of the Act for more details</i>	N/A
If the application is for development encroaching onto adjoining land where the works are prohibited, is the declaration under s 158 (4) and proposed technical amendment provided with the application? <i>Note: See section 159 of the Act for more details</i>	N/A
If the application is for a development that is expected to emit more than 250 tonnes of CO ₂ per annum, has an expected greenhouse gas emissions statement been provided with the application? <i>Note 1: This will also trigger the requirement for an EIS.</i> <i>Note 2: Developments likely to emit more than 250 tonnes of CO₂ are largely limited to large-scale industrial or commercial proposals with high gas usage (e.g. large indoor recreation centres, malls, or general, offensive or hazardous industry).</i>	N/A
If the application is in relation to a development agreement with the Territory (e.g. deed or contract), has written endorsement from the Territory or government entity been provided with the application outlining that the proposal is consistent with the obligations under the agreement?	N/A
Comment:	

PART F: PUBLIC NOTIFICATION AND ENTITY REFERRALS

Public notification and wording	
Have the public notification requirements and public notification wording been checked and amended (as required)? <i>Note: See Notification Requirements (Part B(i))</i>	Yes
Does the Application Form accurately describe the proposed development and corresponds with terminology in the Territory Plan?	Yes

<i>Note: This includes all drop-down boxes.</i>	
Comment:	
Entity referrals	
Does the application relate to the City Renewal Precinct? <i>Note: Referral to the City Renewal Authority is required.</i>	No
Does the proposed development impact any potentially protected trees (including on neighbouring blocks) or declared sites? <i>Note: Protected trees (i.e. registered and regulated trees), and declared sites are defined in the Tree Protection Act 2005/Urban Forest Act 2023. Note 2: Referral to the Conservator and Tree Protection Unit is required</i>	Yes
Does the application relate to unleased land or public land? <i>Note: The land custodian must authorise the lodgement of the DA. Note 2: Referral to the land custodian is required.</i>	No
Is this a Heritage listed site, or is it declared as restricted under section 54 of the <i>Heritage Act 2004</i> ? <i>Note: Referral to the ACT Heritage Council is required.</i>	No
If the application relates to a heritage site, has all documentation been checked for sensitive/restricted information and redacted where relevant, for notification purposes? <i>Note: If unsure of restricted and sensitive status, please email ACT Heritage - heritagereferrals@act.gov.au</i>	N/A
Does the proposed development relate to any threatened habitat, species or other sensitive environmental matters? <i>Note: Referral to the Conservator is required.</i>	No
If endorsement from an entity is able to be obtained by the relevant parts of the Territory Plan (i.e. in the planning technical specifications), have all relevant entities been identified for referral in Part G below?	Yes
Have all additional entities likely to have an interest in the proposed development been identified for referral in Part G below?	Yes
Is the land undeveloped? <i>Note: Please refer the application to DA Leasing.</i>	No
Is the application accompanied by information and documents in line with the DA form, including entity agreements and/or required documentation?	YES

PART G: ENTITY REFERRALS

If no entity referrals are required, check box

Refer to Checklist – Entity Referrals for guidance.

Indicate referral requirements by checking appropriate box/es:

Entity	Notes for referral
<input checked="" type="checkbox"/> Transport Canberra and City Services	
<input checked="" type="checkbox"/> ICON Water	

<input checked="" type="checkbox"/>	EvoEnergy	
<input checked="" type="checkbox"/>	Jemena	
<input checked="" type="checkbox"/>	Conservator of Flora and Fauna - Tree Protection Unit	
<input type="checkbox"/>	City Renewal Authority cityrenewal@act.gov.au	
<input type="checkbox"/>	Custodian of the Land (unleased) <i>Note: If the custodian is referred elsewhere as an entity (e.g. TCCS), a separate referral is not required</i>	<input type="checkbox"/> Identify Custodian: Notes for referral:
<input type="checkbox"/>	Environment Protection Agency	
<input type="checkbox"/>	ACT Heritage Council	
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)	
<input type="checkbox"/>	National Capital Authority	
Other entities		Notes for referral
<input type="checkbox"/>	Worksafe Worksafe asbestos@act.gov.au Cc: worksafe@worksafe.act.gov.au	
<input type="checkbox"/>	Loose Fill Asbestos Coordination Team loosefillasbestos@act.gov.au <i>Note: Do not refer if the block has been deregistered Please do not refer to the taskforce if they are the applicant.</i>	
<input type="checkbox"/>	Breach Management <i>Note: Any development applications that relate to rectification of Service Station sites.</i>	
<input type="checkbox"/>	Transport Canberra Light Rail Operations TCCS.LROperations@act.gov.au	
<input type="checkbox"/>	MPC Light Rail Delivery LRS2.Referrals@act.gov.au	
<input type="checkbox"/>	ACT Valuation Office	
<input type="checkbox"/>	ACT Health	
<input type="checkbox"/>	Australian National University	
<input type="checkbox"/>	Gambling and Racing Commission	
<input type="checkbox"/>	Housing and Community Services	
<input type="checkbox"/>	Department of Education and Training (Childcare Centres) ceca@act.gov.au and Social Infrastructure Planning	
<input type="checkbox"/>	Department of Education and Training (School Planning section) <i>Note: Any application for removal of underground tanks in close proximity to a childcare centre, and schools plus any other additional triggers</i>	
<input type="checkbox"/>	Office of Regulatory Services (Registrar Generals Office) <i>Note: Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</i>	
<input type="checkbox"/>	Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/>	Police	
<input type="checkbox"/>	Neighbouring Councils	<input type="checkbox"/> Identify Council: Notes for referral:
<input type="checkbox"/>	EPD Utilities Team <i>Note: Proposals involving utility scale power generation</i>	

<input type="checkbox"/>	<i>e.g. solar farm</i>	
<input type="checkbox"/>	Australia Post - Ian.Nokes@auspost.com.au (Ph: 0475 968 178)	
<input type="checkbox"/>	Other (please specify)	
	Internal	Notes for referral
<input type="checkbox"/>	DA Leasing team – ACTPLADALEASING@act.gov.au <i>Note: All applications with combined design and siting and lease variation component</i>	
<input type="checkbox"/>	Rural Leasing <i>Note: Proposals on all agricultural rural blocks or in Pialligo</i>	
<input type="checkbox"/>	Impact Assessment team <i>Note: For proposals with an EIS, EIS exemption or ESO Please refer all estate subdivisions in the Gungahlin District (as the Planning Implementation Team)</i>	
<input type="checkbox"/>	Deed Management <i>Note: Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.</i>	
<input type="checkbox"/>	Land Strategy team in EPSDD - landrelease@act.gov.au	
<input type="checkbox"/>	Strategic Planning – esddstrategicplanningreferrals@act.gov.au	
<input type="checkbox"/>	Water Policy EPSDD water.policy@act.gov.au	
<input type="checkbox"/>	Utilities Technical Regulator Techregulator.utilities@act.gov.au	
<input type="checkbox"/>	Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
<input type="checkbox"/>	Suburban Land Agency-SLA Any proposal adjacent to the site for the new suburb of ‘Kenny’ is to be referred to: Russell.Coldicutt@act.gov.au and Anneliese.Turner@act.gov.au	
<input type="checkbox"/>	EPSDD Climate Change and Energy Division - EPSDDAdaptationandResiliencePolicy@act.gov.au	
<input type="checkbox"/>	Landscape Officer EPSDDLandscapeadvice@act.gov.au	

PART H: GFA AND COST OF WORKS

Costs of works are calculated in accordance with Building (General) (Cost of Building Work) Determination 2020 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2024-2025. The calculator is located in objective in the assessment tools folder, under development assessment team.

Note: Where a bill of quantities has been provided, please ensure GST is not included in the cost of works.

Total Cost of Works: **\$ 84,067.50 (ex GST)**

Development fee payable: \$

Part I: Calculation of fees for the development application

Completeness Check (Failure fees):	0
Development (Cost of Works Fee or subdivision Fee):	635.54
Non-Significant DA with ESO:	0
Significant DA supported by EIS:	0
Lease Variation:	0
Public Notification:	346.39
Lease Search:	0

Note: Please see fees and charges schedule 2024-2025 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.

*Note: An additional fee of \$1,457.95 is required **in addition** to the development fee where the application is not a significant development where an ESO is provided to support lodgement.*

PART I: OTHER FEES

I (i) Home Business Fee

Is this application a new application or renewal?

How many years is the applicant applying for?

Home Business Fee:

Note: Other fee components are still applicable.

I (ii) Subdivision Design Applications – Estate Works (formerly EDPs)

(To be added as development fee, if applicable)

To determine relevant development fees consult the Subdivision Design Fee calculator in objective.

Subdivision Design fee:

Note: Other fee components are still applicable.

I (iii) Significant DA supported by an EIS

In the *Planning (General) Regulations 2023* (To be added in addition to development fee):

- Matters specified in Schedule 1 - Items 1 to 15:
\$43,007.61
- Matters specified in Schedule 1 - Items 16 to 21:
\$16,163.94
- Matters specified in Schedule 1 - Items 22 to 24:
\$3,235.03

Note: Other fee components are still applicable

Part J: Resubmissions (if application to be failed)

- Resubmission to be checked by Customer Services
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA Officer

Numbers of Completeness check failures:



DA NUMBER	202544140				
UNIT/S		BLOCK/S	7	SECTION/S	56
SUBURB/S	LATHAM	DISTRICT/S	BELCONNEN		
DATE PAID	13/05/2025	COST OF WORKS	\$84,067.50		SIGNS N/A

PAYMENT

- Ensure CS Check and Completeness Check have passed on the Lodgement Checklist
- Check notification wording is clear and concise, update if required, copy wording to eDevelopment
- Check how many signs are required and note on the top of page
- Check the cost of works matched eDevelopment. Note cost at top of page.
- Note entities to be referred
- Move plans and supporting documents into the relevant folders
Without % - Plans: 24 Supporting Docs: 4 Total: 28
- Update payment details in eDevelopment
- Open DARTS and update cost of works if required
- Save receipt in 'Receipts to Be Notified' folder in Objective

REFERRAL

REFERENCE	COPY
TCCS	ACTEWAGL UTILITIES
EACT	
Additional:	Additional:

NOTE: ACT Valuation Office (AVO) – Send copy of Application Form, Lease, Lease Variation Charge (formerly known as a CUC) and Value. Use the 03. CS TO ENTITY-REFERRAL TO AVO signature.

REFERRALS

- Send referrals to Entities
- Save sent emails in the DA file

NOTIFICATION

- Move payment receipt from '06. Receipts To Be Notified' folder into the DA Folder > 1 – Application Lodged

ARCGIS

- Insert DA Number and search
- Select neighbouring properties
- Snippy tool the ARCGIS map & create the signage map. Save into the DA objective notification folder
- Download the report and save in the PubLoadNoGM OneDrive

EDEVELOPMENT

- Search DA number > Select DA > Select 'Perform Public Notification' from the left-hand menu
- Select 'Add New Item' and check that the number of Notification days is **20 or 15 (as per the lodgement checklist) NB: notification days may differ e.g. Concurrent – Major amendment Plan.**
- Process the notification in eDevelopment (this will be the day before notification begins)

Significant or Standard (with signage)	Standard
Choose an item.	Friday - 4 days

- Make note of the start and finish date

PUBLOAD

- Select the report and select load
- Remove the subject block from the blocks to notify
- Select the notification type – Significant, Standard with Signage, Standard or Extending
- Type in the number of days until notification begins:

Significant or Standard (with signage)	Standard
Choose an item.	Friday - 5 days

- Check that the start and finish dates match eDevelopment (you may need to change the notification type, then correct it again to get the correct dates.
- Check if there is Interested Parties and put in their details if applicable
- Click OK and check the address on the pop-up window matches the applicant, correct if needed
- Check the notified addresses (delete invalid addresses) and run the final report creating the letters
 - If application is for an individual unit within a unit titled block, notify the body corporate (check ACTLIS for details)

Check the letters to see if they are to the following groups:

ACT Housing – Add details to housing spreadsheet (delete any letters relating)	NO
ACT Department of Education – Email relevant letter to DETSchoolPlanning@act.gov.au , using the relevant email signature	NO
Letter for Australian Capital Territory – Email relevant letter to ACTPGEstateManagement@act.gov.au	NO

Check the lessee details on letter matches the application form

Post letters

SIGNAGE

Email the map and PDF signage using the '01. CS TO CONTRACTOR-SIGNAGE REQUEST' signature to dasignage@tenderedge.com.au

Save the email in the Objective sign location folder (CS DICKSON Notification Team > 05. Tenderedge Notification Signage Requests > YEAR > MONTH)

PLANNING ACT 2023-1 STANDARD SIGN & 1 LARGE SIGN FOR FRIDAY THE 6TH OF APRIL 2019 (201912354 2/46 MONCRIEFF)

NAS DRIVE - Computer > DA

Find the DA by selecting the Suburb > Section > Block

Check all documents are named correctly and there are no excess documents (fee calculator etc.)

Remove any documents with % sign at the beginning and count how many files, this number should match the amount counted at payment*

PUSH TO WEBSITE SPREADSHEET

open DA pushed to web spreadsheet and add details under the day it's required to be pushed to the web (the day before the start day).

****DARTS** – re-enter all subject sites if removed during the notification process.

Not Applicable



Planning Act 2023

Dispatch Advice Checklist for Development Applications

DA NUMBER:	202544140		
UNIT/S:		BLOCK/S:	7
SECTION/S:	56		
SUBURB/S:	Latham	DISTRICT/S:	Belco
DA OFFICER:	LRP	CONTACT NUMBER:	528888
DECISION DATE:	25/6/25		

DA Assessment team to complete Part A

PART A1: Original DA, Satisfying Conditions (S187), Amending Approval (S205), Reconsiderations

Background considerations	
What is the application type?	Non Significant
Type of decision?	Refused
Who made the decision?	Delegate of the Territory
Were representations received?	No
Does the applicant have appeal rights? <i>(See schedule 5 and schedule 6 of the Act)</i>	Yes
Do representors have appeal rights? <i>(See schedule 5 and schedule 6 of the Act)</i>	N/A
**Has this decision approval departed from Entity Advice? If Yes , Customer Services to select the following from the dropdown box when completing the NOD Oracle form. "This approval decision departed from entity advice"	N/A
NOD and attachments	
Draft crown leases/Instruments of Variations Does the NOD require the draft crown leases or Instruments of Variation dispatched with the NOD? <i>(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)</i>	N/A
Encroachment Is an application for encroachment (minor) to be dispatched to the applicant? <i>(If yes, create application for encroachment (minor) document and attach to Notice of decision)</i>	N/A
Consolidated NOD Has the NOD (and all associated attachments, including entity advice) been consolidated, signed and saved as a single PDF? <i>(A consolidated PDF is required to publish on the website)</i>	Yes
Approved Plans	
Are plans to be dispatched?	No <input type="checkbox"/> Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. <i>(The plans are not to be dispatched.)</i>
How are approved plans to be dispatched?	N/A

Entities to be advised	
The entities outlined in the table below are to receive a copy of the decision and any approved plans.	
<i>NB: Section 196 of the Act states that "The Territory Planning Authority must give a copy of the decision on the development application to each entity to which the application was referred".</i>	
Entity	Notes for referral
<input type="checkbox"/> None <i>Note: only applicable where all entity referral was waived – e.g. for a S205 amendment.</i>	
<input checked="" type="checkbox"/> Transport Canberra and City Services	
<input checked="" type="checkbox"/> ICON Water	
<input checked="" type="checkbox"/> EvoEnergy	
<input checked="" type="checkbox"/> Jemena	
<input checked="" type="checkbox"/> Conservator of Flora and Fauna - Tree Protection Unit	
<input type="checkbox"/> City Renewal Authority cityrenewal@act.gov.au	
<input type="checkbox"/> Custodian of the Land (unleased) <i>Note: If the custodian is referred elsewhere as an entity (e.g. TCCS), a separate referral is not required</i>	<input type="checkbox"/> Identify Custodian: Notes for referral:
<input type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> ACT Heritage Council	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> National Capital Authority	
Other entities	Notes for referral
<input type="checkbox"/> Worksafe Worksafe_asbestos@act.gov.au Cc: worksafe@worksafe.act.gov.au	
<input type="checkbox"/> Loose Fill Asbestos Coordination Team loosefillasbestos@act.gov.au <i>Note: Do not refer if the block has been deregistered Please do not refer to the taskforce if they are the applicant.</i>	
<input type="checkbox"/> Breach Management <i>Note: Any development applications that relate to rectification of Service Station sites.</i>	
<input type="checkbox"/> Transport Canberra Light Rail Operations TCCS.LROperations@act.gov.au	
<input type="checkbox"/> MPC Light Rail Delivery LRS2.Referrals@act.gov.au	
<input type="checkbox"/> ACT Valuation Office	
<input type="checkbox"/> ACT Health	
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input type="checkbox"/> Department of Education and Training (Childcare Centres) ceca@act.gov.au and Social Infrastructure Planning	
<input type="checkbox"/> Department of Education and Training (School Planning section) <i>Note: Any application for removal of underground tanks in close proximity to a childcare centre, and schools plus any other additional triggers</i>	
<input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office) <i>Note: Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</i>	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Police	

<input type="checkbox"/>	Neighbouring Councils	<input type="checkbox"/> Identify Council: Notes for referral:
<input type="checkbox"/>	EPD Utilities Team <i>Note: Proposals involving utility scale power generation e.g. solar farm</i>	
<input type="checkbox"/>	Australia Post - lan.Nokes@auspost.com.au (Ph: 0475 968 178)	
<input type="checkbox"/>	Other (please specify)	
	Internal	Notes for referral
<input type="checkbox"/>	DA Leasing team – epsdd.lvc@act.gov.au <i>Note: All applications with combined design and siting and lease variation component</i>	
<input type="checkbox"/>	Rural Leasing <i>Note: Proposals on all agricultural rural blocks or in Pialligo</i>	
<input type="checkbox"/>	Impact Assessment team <i>Note: For proposals with an EIS, EIS exemption or ESO Please refer all estate subdivisions in the Gungahlin District (as the Planning Implementation Team)</i>	
<input type="checkbox"/>	Deed Management <i>Note: Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.</i>	
<input type="checkbox"/>	Land Strategy team in EPSDD - landrelease@act.gov.au	
<input type="checkbox"/>	Strategic Planning – esddstrategicplanningreferrals@act.gov.au	
<input type="checkbox"/>	Water Policy EPSDD water.policy@act.gov.au	
<input type="checkbox"/>	Utilities Technical Regulator Techregulator.utilities@act.gov.au	
<input type="checkbox"/>	Suburban Land Agency-SLA Any proposal adjacent to the site for the new suburb of 'Kenny' is to be referred to: Russell.Coldicutt@act.gov.au and Anneliese.Turner@act.gov.au	
<input type="checkbox"/>	Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
<input type="checkbox"/>	EPSDD Climate Change and Energy Division - EPSDDAdaptationandResiliencePolicy@act.gov.au	

DA Decision Register

The decision has been recorded in the DA decision register.

Note: A separate line in the DA decision register is not needed for all amendments – in the case of S187 and S205 applications, please review the Register to ensure the details for the DA are up-to-date.

PART A2: Formal Corrections

Does this decision require formal correction?	Make Selection
What was the original application type?	Make Selection
What was the original decision?	Make Selection
What is the corrected decision?	Make Selection
Have any plans been corrected?	Make Selection
What documents are being dispatched?	Make Selection <input type="checkbox"/> A consolidated PDF has been prepared for the above, ready to publish on the website
Dispatching to	Make Selection <i>Note: formal corrections are to be dispatched to the applicant, all relevant entities and representors.</i>

DA Decision Register

Any necessary corrections have been recorded in the DA decision register.

Note: A separate line in the DA decision register is not needed for all amendments – in the case of S187 and S205 applications, please review the Register to ensure the details for the DA are up-to-date.

AC Customer Services to complete Part B

PART B1: Original DA, Satisfying Conditions (S187), Amending Approval (S205), Reconsiderations

Customer Services Officer has saved a copy of all documents being dispatched into the following drive, using the correct naming conventions (outlined below).

Drive: DA_ONLINE (<\\nas135c3\PALMDATA\Oracle\Admin\Prod>)

Naming convention (uppercase, no spaces) – for example:

- NOTICEOFDECISION-2023XXX-SIGNED
- NOTICEOFDECISION-2023XXX-S205X-SIGNED

******Customer Services Officer to check if the question regarding entity advice has been completed. If **Yes** has been selected the following response is selected when completing the Notice of Decision Oracle form using the dropdown option: ***"This approval decision departed from entity advice"***

Customer Services Officer has completed relevant Oracle forms and steps to publish the relevant documents onto the website.

PART B2: Formal Corrections

Customer Services Officer has saved a copy of all documents being dispatched into the following drive, using the correct naming conventions (outlined below).

Drive: DA_ONLINE (<\\nas135c3\PALMDATA\Oracle\Admin\Prod>)

Naming convention (uppercase, no spaces) – for example:

- NOTICEOFDECISION-2023XXX-SIGNED
- NOTICEOFDECISION-2023XXX-S205X-SIGNED

Customer Services Officer has completed relevant Oracle forms and steps to publish the relevant documents onto the website.

Application Number
224415
Sheet
3 of 9

NOTE:
- Source: SURVEY
- Date of Surveyor visit: 24/07/2024
- For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"

Gas Networks

CONDITIONALLY COMPLIES

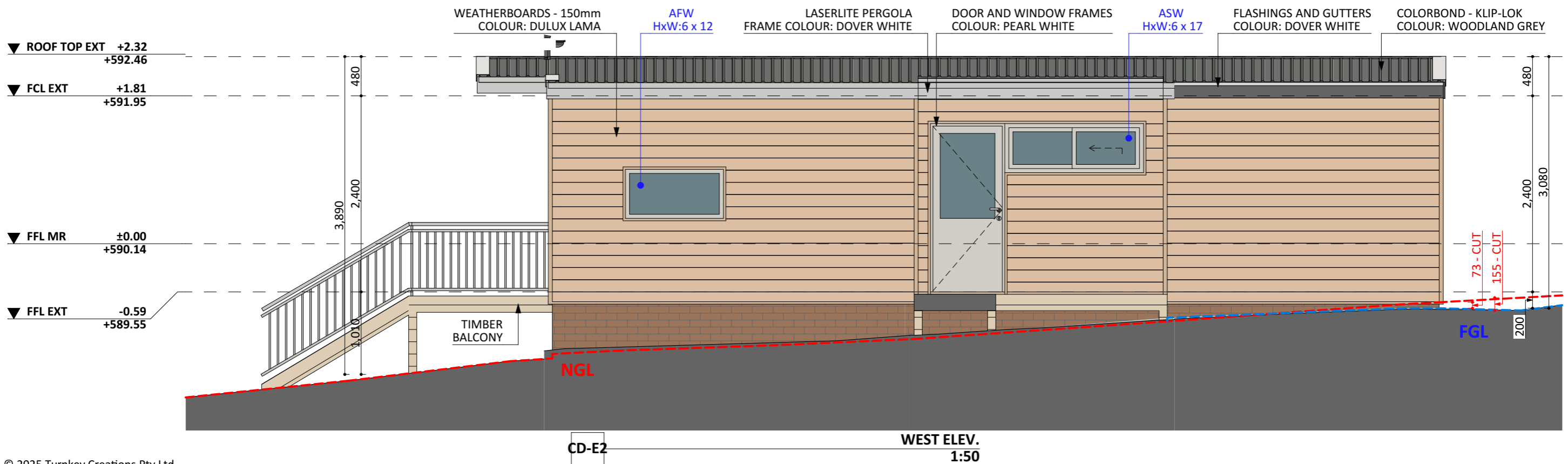
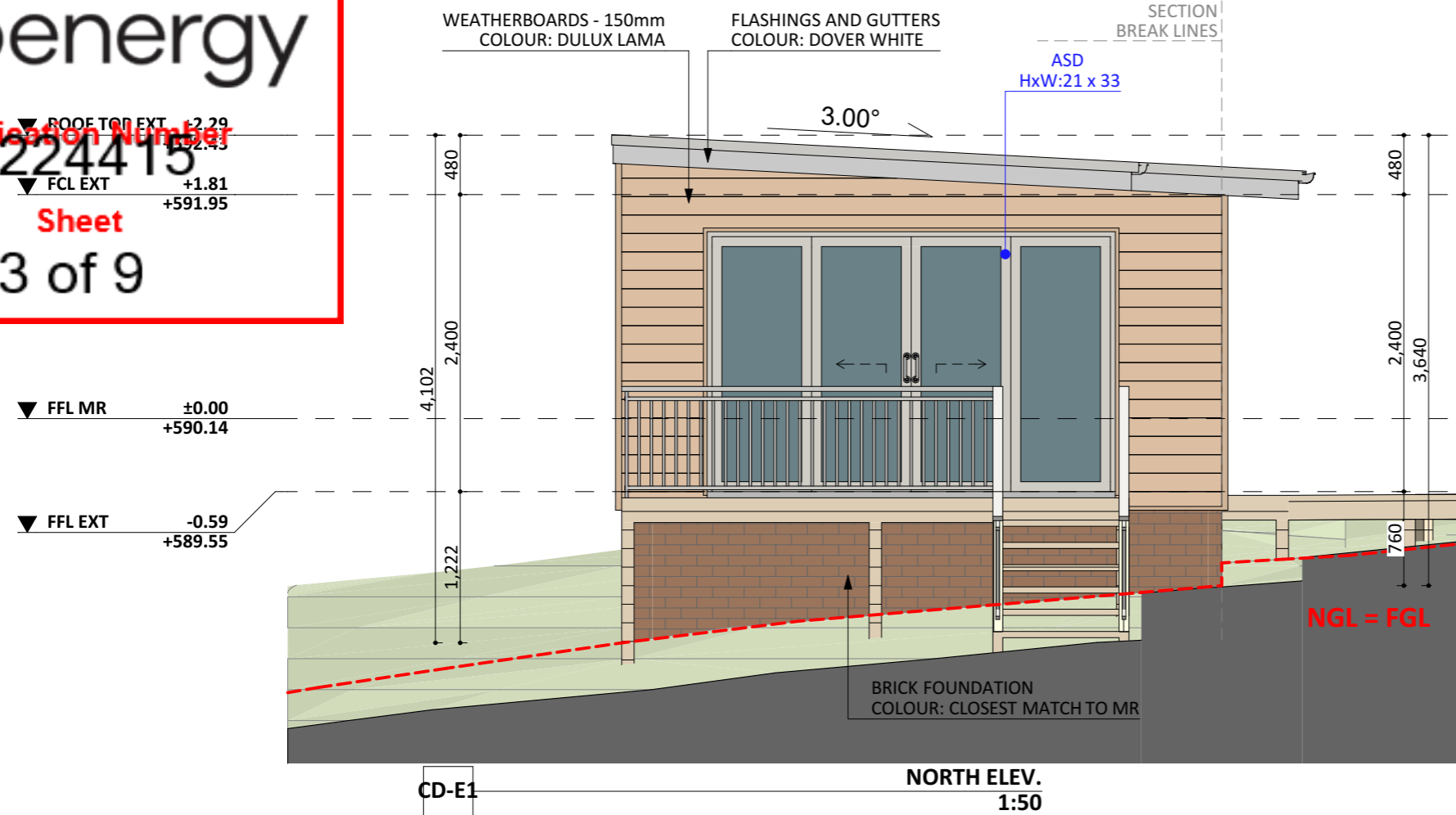
This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it

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

Signed..... Stephen Angel..... Date **28 May 2025**

Contact Phone: 02 9867 7034



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PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

PROJECT DETAILS			
Customer Name: Petra Kallay, Jesenka and James Cushing			
Project Address: 35 Pohlman Street, Latham ACT 2615			
Block No 7			
Section No 56			
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
NIKOLAY	ADAM	v.19.19*	LARGE

Proposed Structure GFA - Single Storey - Class 1	50.53 m2
Proposed Roof Area - Class 1	60.09 m2
Proposed Roof Area - Class 1 - Transparent Cover	3.72 m2
Block Area	817.00 m2
Actual Plot Ratio	25.86%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	579.83 m2
Minimum Private Open Space (Block area x 60%)	490.20 m2
Site Coverage (LARGE max 40% = 326.80 m2)	242.66 m2 = 29.70%

PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25

CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME				
ELEVATIONS 1				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:50	A3	1373-9		1373 / P1.5

Application Number
224415
Sheet
4 of 9

NOTE:
- Source: SURVEY
- Date of Surveyor visit: 24/07/2024
- For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"

Gas Networks

CONDITIONALLY COMPLIES

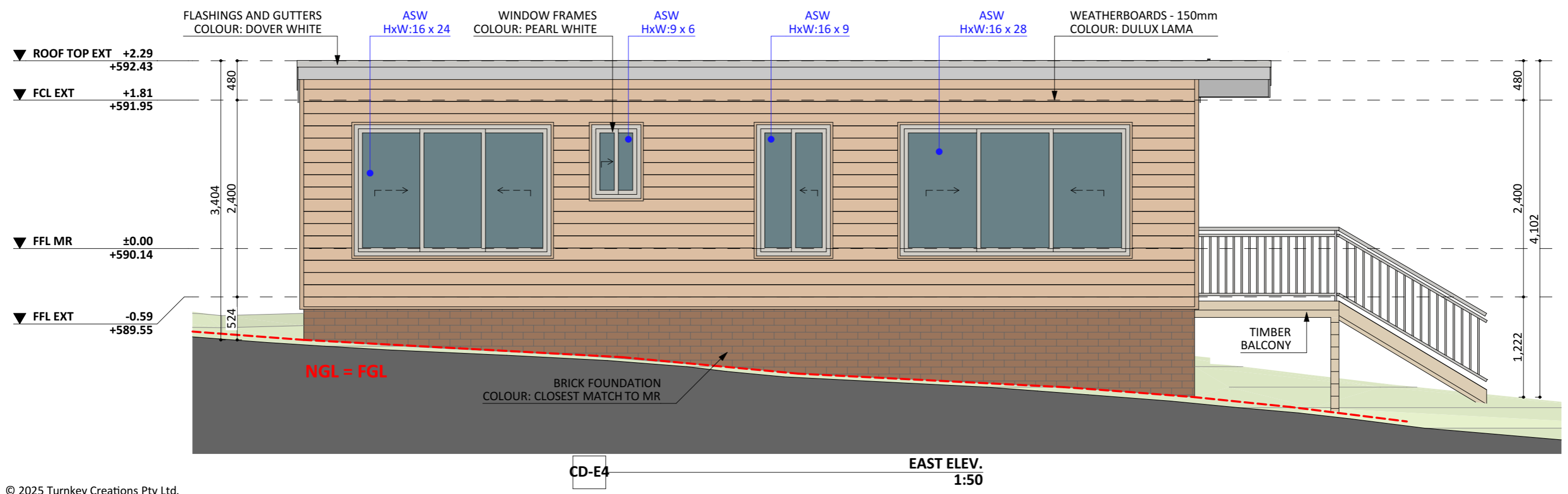
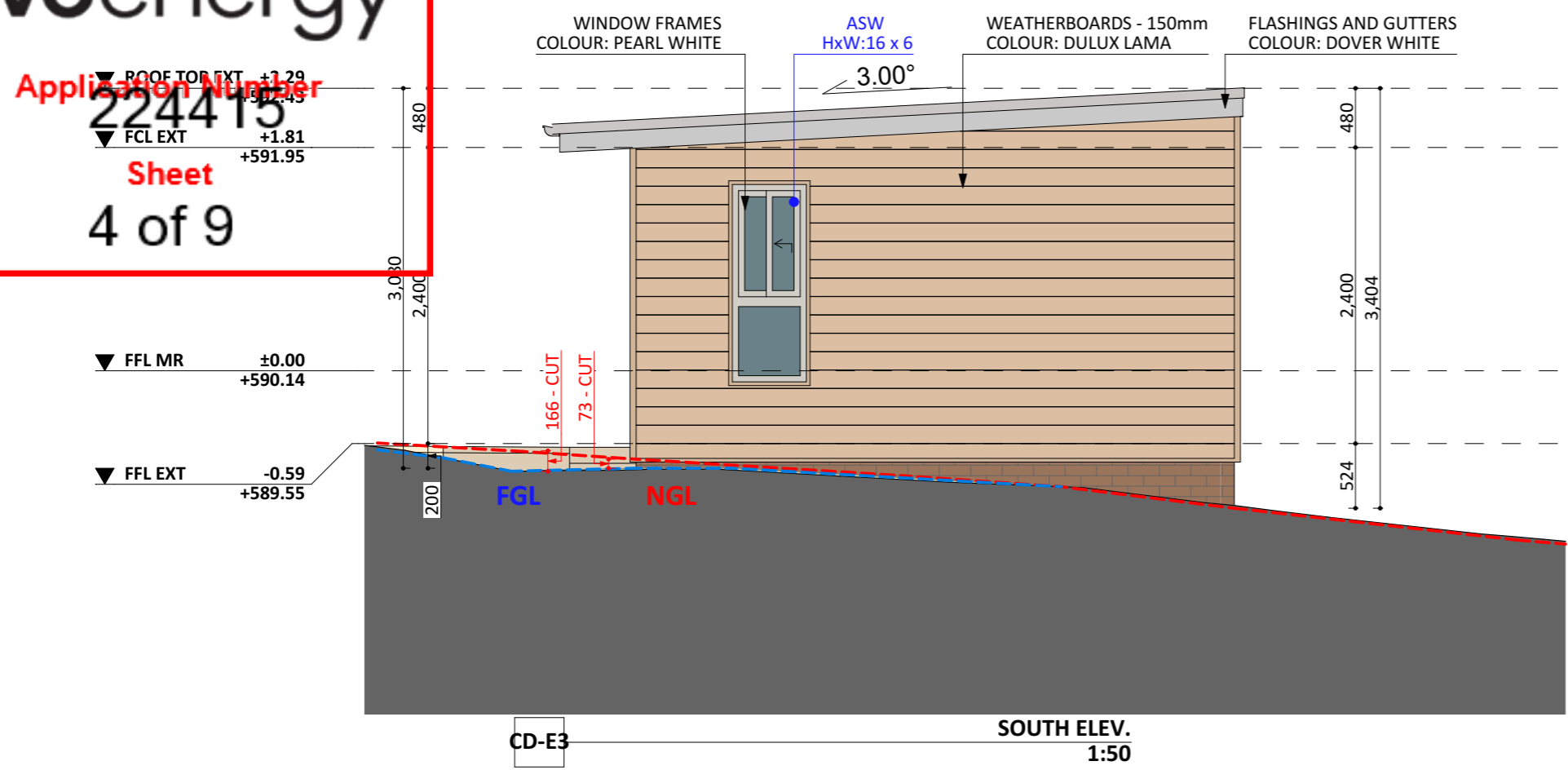
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Signed..... Stephen Angel..... Date 28 May 2025.

Contact Phone: 02 9867 7034



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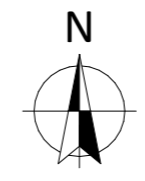
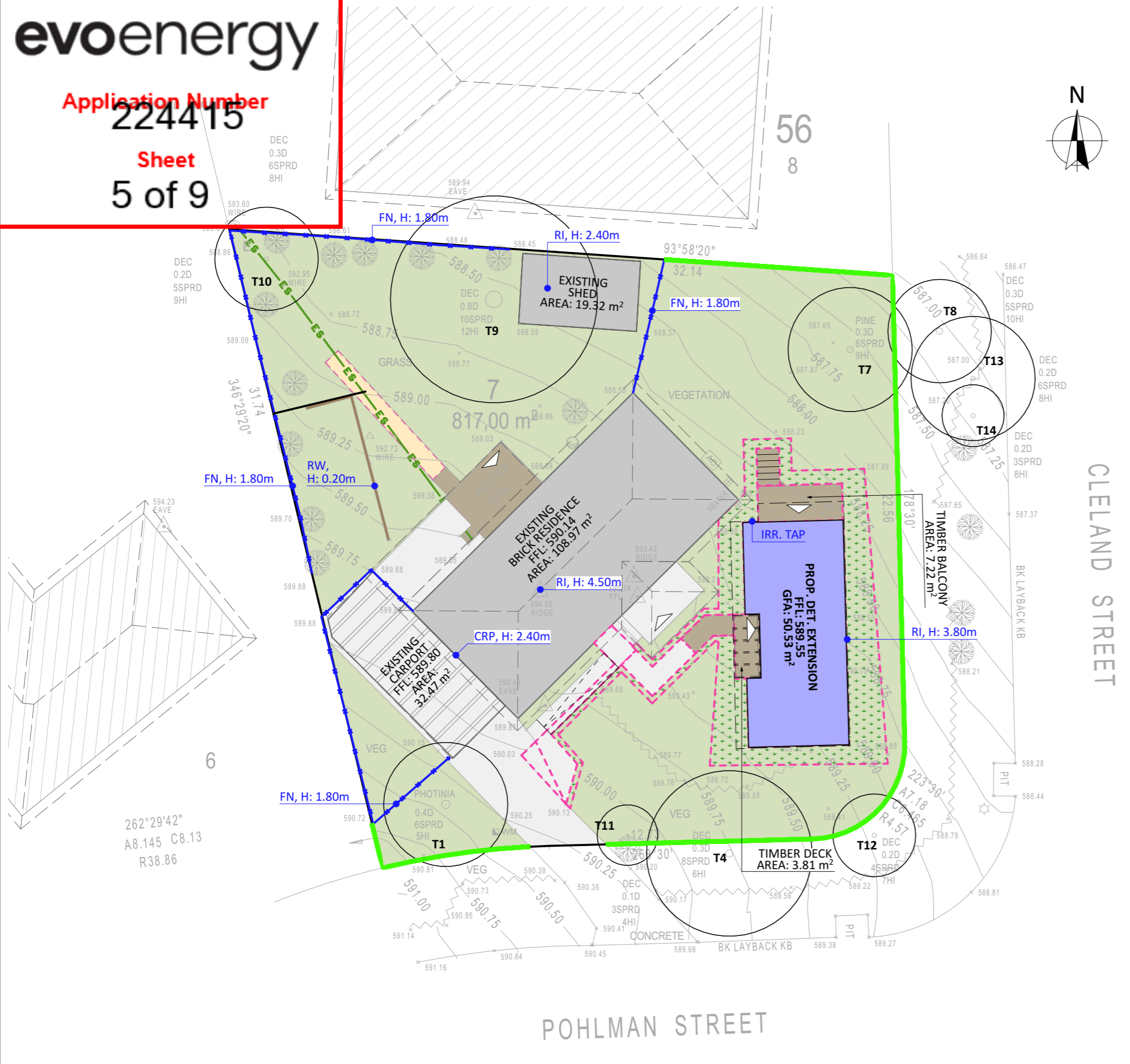
PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

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Section No 56			
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PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25
CUSTOMER APPROVAL	
NAME	SIGNATURE
DATE	

DRAWING NAME				
ELEVATIONS 2				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:50	A3	1373-10		1373 / P1.5



SITE PLAN LEGEND:

- Existing Structure in the vicinity
- Existing Structure on the block
- Existing Carport on the block
- Proposed Structure in scope
- Proposed Carport - in scope
- Proposed Structure - out of scope
- Proposed Carport - out of scope

Gas Networks

BOUNDARY TREATMENTS LEGEND:

- Retained fence
- Proposed Fence
- Hedge or thick vegetation
- Retaining wall

CONDITIONALLY COMPLIES

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

Signed..... Stephen Angel Date 28 May 2025

LANDSCAPE SURFACE LEGEND:

- Concrete
- Grass - existing
- Grass - new
- Timber / Composit
- Other retaining wall

ABBREVIATIONS FOR STRUCTURE HEIGHTS:

- RW, H: Retaining Wall Height
- Pl, H: Ridge Height
- CRP, H: Carport Height
- CW, A: Courtyard Wall Height
- FN, H: Fence Height

CONTACT PHONE: 02 9867 7034
SURFACE STORMWATER MANAGEMENT:

- IRR. TAP Exterior Tap
- Channel drain
- AG Drain for retaining walls
- SQDR Square drain

IRRIGATION SYSTEMS

- IRR. TAP Tap with hose irrigation system
- Area for Sprinkler Irrigation system

Note:
- For tap with hose irrigation system, the area is defined by the customer and it's determined by the length of the irrigation hose

Landscape Surface Schedule			
Surface Material	Measured Area	Permeability	
Existing			
Concrete	81.91	Impervious	
Grass - Existing	457.38	Pervious	
Timber / Composit	12.19	Pervious	
New			
Concrete	12.00	Impervious	
Grass - New	51.83	Pervious	
Paving	6.85	Pervious	
Timber / Composit	15.63	Pervious	

Permeability Areas in Percentage	
Measured Area (m2)	Permeability areas (%)
Impervious	
93.91	11.49
Pervious	
543.88	66.57

DRAWING NAME LANDSCAPE PLAN - NEW - SURFACES				
DRAWING SCALE 1:200	SHEET SIZE A3	DRAWING NR. AP-21	MAIN CL. NR.	CHECKLIST / REV 1373 / P1.5

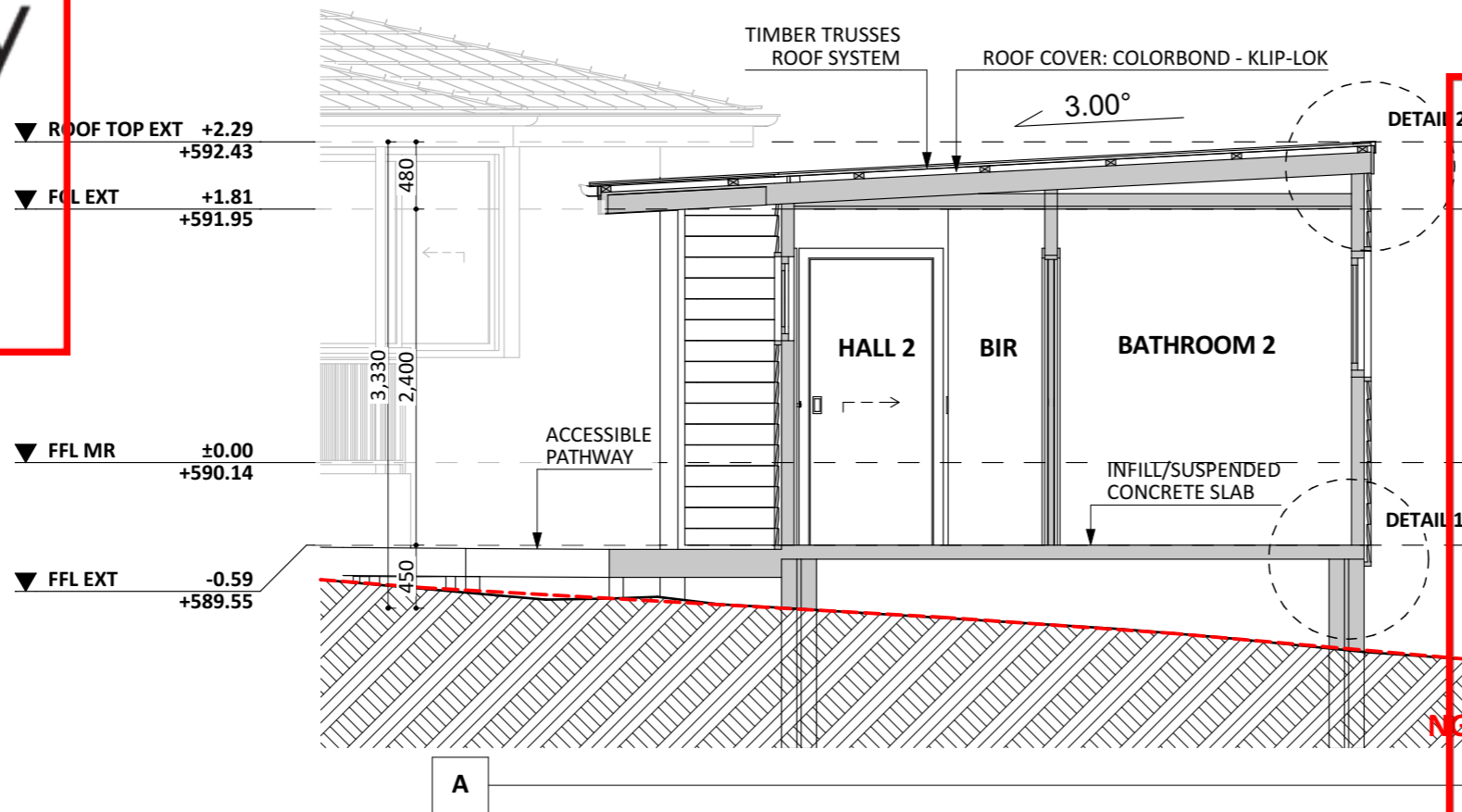


PROJECT DETAILS
Customer Name: Petra Kallay, Jesenka and James Cushing
Project Address: 35 Pohlman Street, Latham ACT 2615
Block No 7
Section No 56

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CONDITIONALLY COMPLIES

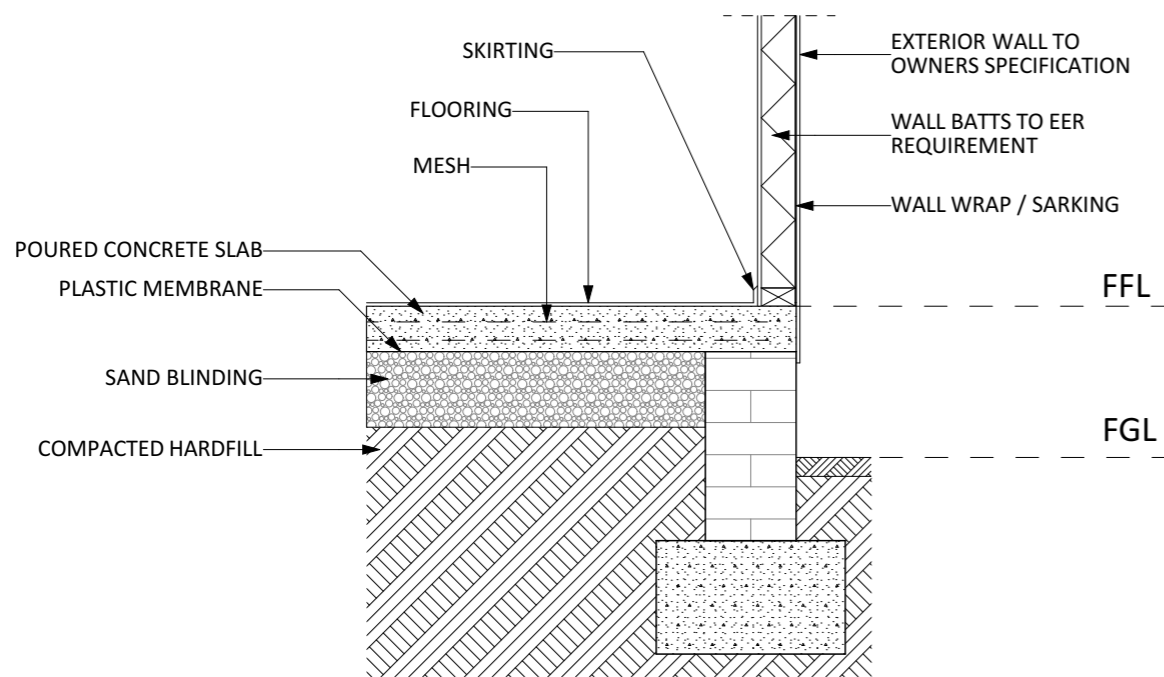
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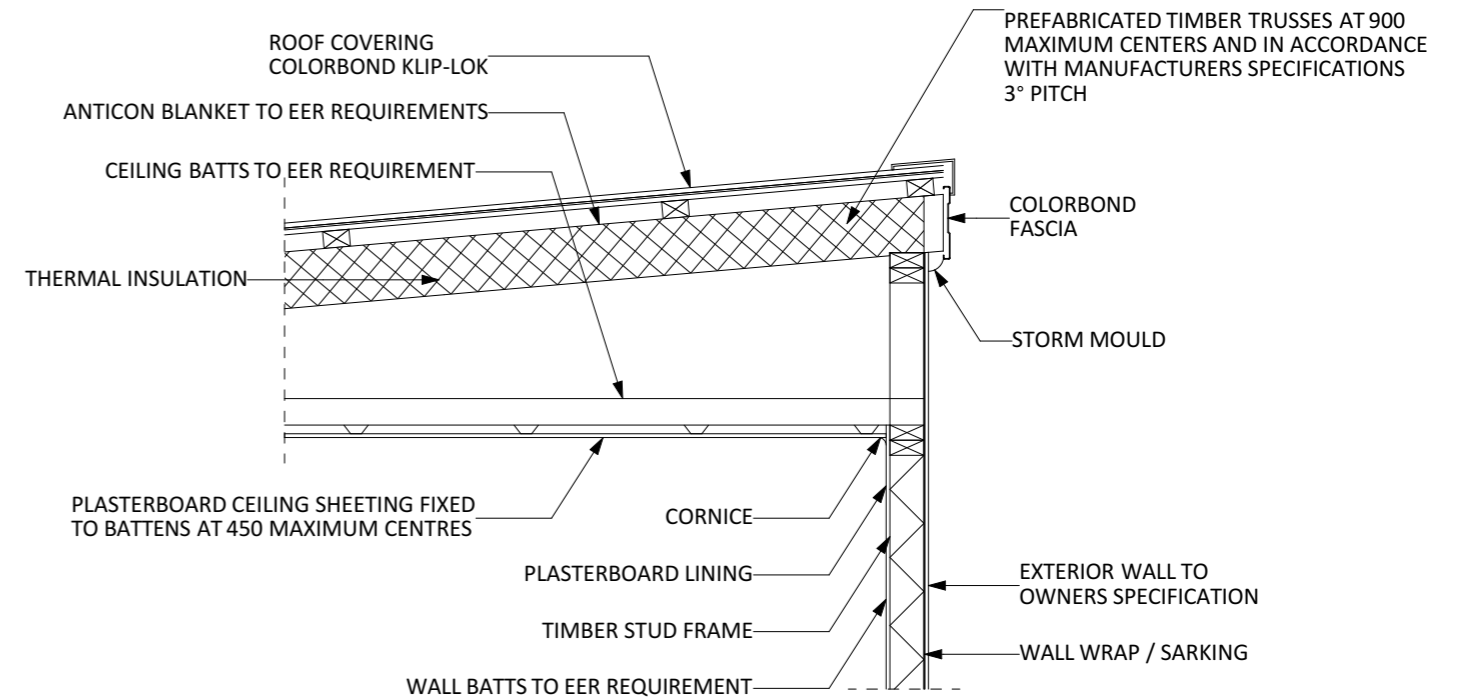
Signature: Stephen Angel Date: 28 May 2025

Contact Phone: 02 9867 7034



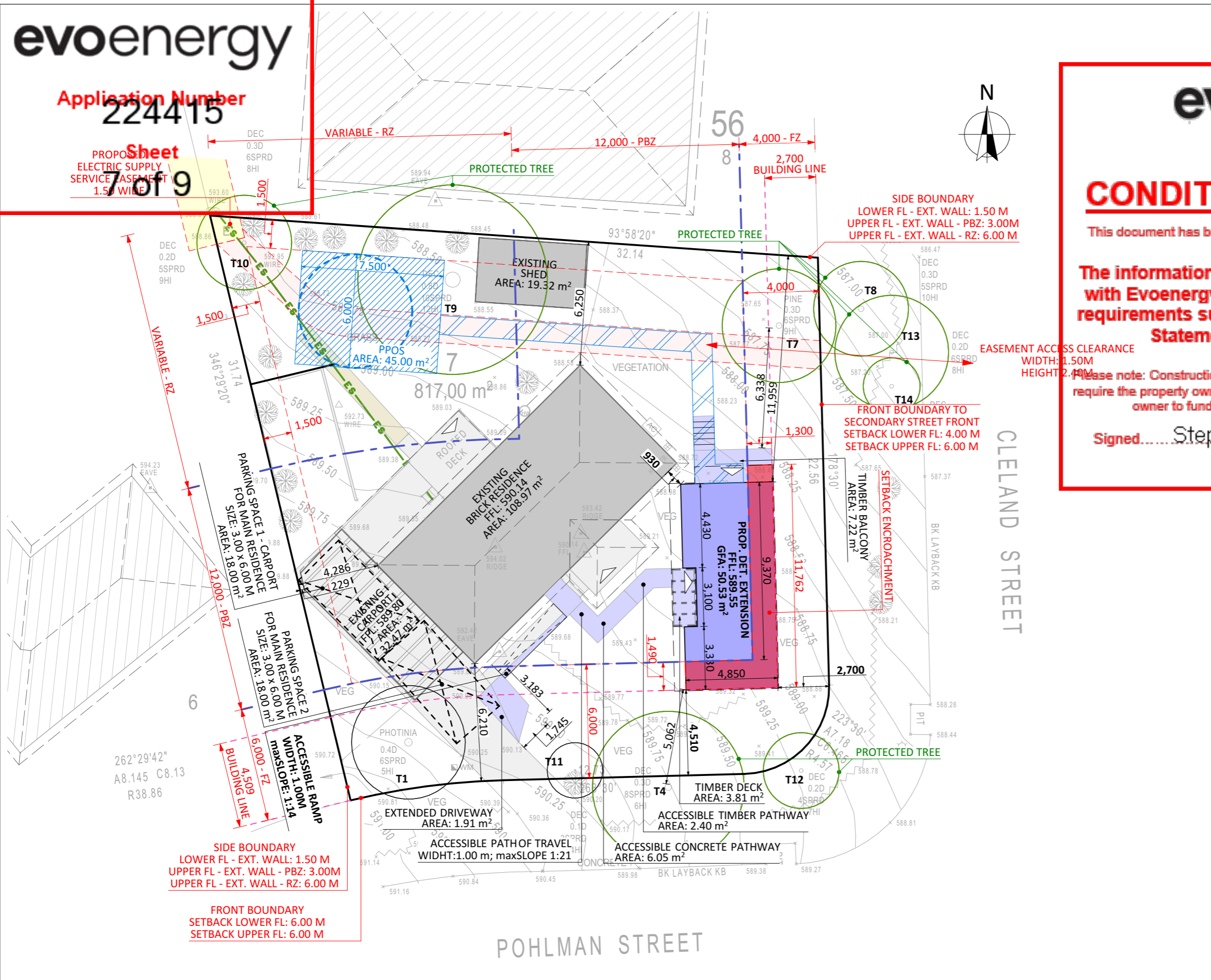
D-01

DETAIL 1
1:20



D-01

DETAIL 2
1:20



SITE PLAN LEGEND:

- Studied Block property line
- Entrance
- Setback Line Lower Floor Level - LFL
- Setback Line Upper Floor Level - UFL - if applicable
- Building Line
- Building Zone Line
- Gas Networks
- Existing Structure on the block
- Existing Support on the block
- Renovation Area inside Existing Residence
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure - in scope
- Proposed Carport - in scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
- Proposed Structure - out of scope
- Proposed Carport - out of scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
- PPCS - Principal Private Open Space
- Access to Principal Private Open Space

ENCROACHMENT LEGEND: (markings may overlap)

- Setback encroachment - Lower and / or Upper Level
- Setback encroachment - Upper Level Only
- Solar Building Envelope encroachment

ABREVIATIONS

- FZ Front Zone
- PBZ Primary Building Zone
- RZ Rear Zone

OVERHEAD ELECTRICAL CABLE LEGEND:

- ES Overhead Service Line, In Service
- E Overhead LV Electric Line
- E Overhead HV Electric Line
- Telstra and Unidentified - Aerial cable
- Streetlight Overhead Cable

EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 24/07/2024
- Crown Lease Date: 5/07/1971

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it in scope

The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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Signed..... Stephen Angel Date: 28 May 2025

Contact Phone: 02 9667 7034

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PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

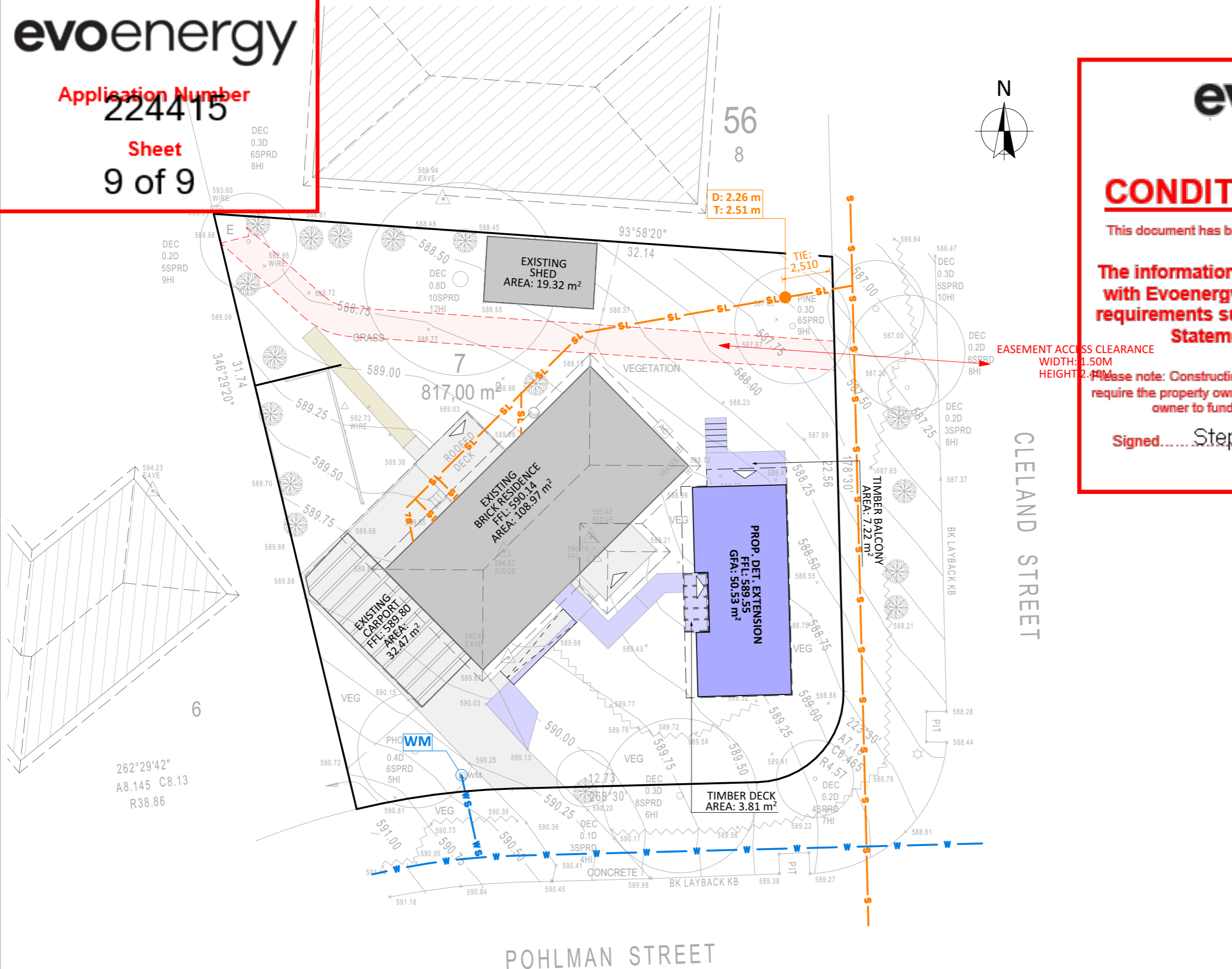
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PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25

CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME				
SITE PLAN - NEW				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:200	A3	SP-2		1373 / P1.5



SITE PLAN LEGEND:

- Studied Block property line
- Entrance
- Existing Structures in the vicinity
- Renovation Area Inside Existing Residence
- Gas Networks**
- Proposed Structure - in scope
- Proposed Deck, Stairs, Airfresco, Paths, Water Tank and Driveway - in scope
- Proposed Carport - out of scope
- Proposed Deck, Stairs, Airfresco, Paths, Water Tank and Driveway - Done by Owner
- Proposed verge Crossing

ICON WATER LEGEND:

- Easement maintenance access
- Sewer Pipe Protection Envelope
- Sewer - Reticulation Main
- Trunk Main
- Sewer - Property Service Line
- Sewer - Zone Of Influence
- Sewer - Zone of influence - Section
- Distribution Main
- Reticulation Main
- Domestic Service
- Water Meter

CONDITIONALLY COMPLIES

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NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 24/07/2024
- Crown Lease Date: 5/07/1971

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FIXED PRICE EXTENSIONS

PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

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Actual Plot Ratio	25.86%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	579.83 m2
Minimum Private Open Space (Block area x 60%)	490.20 m2
Site Coverage (LARGE max 40% = 326.80 m2)	242.66 m2 = 29.70%

PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25
CUSTOMER APPROVAL	
NAME	SIGNATURE
	DATE

DRAWING NAME				
SITE PLAN - ICON WATER				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:200	A3	AP-1		1373 / P1.5



Application Number

224415

Sheet

1 of 9

NORTH ELEV. - EXT

SETBACK ENCROACHMENT

Gas Networks

CONDITIONALLY COMPLIES

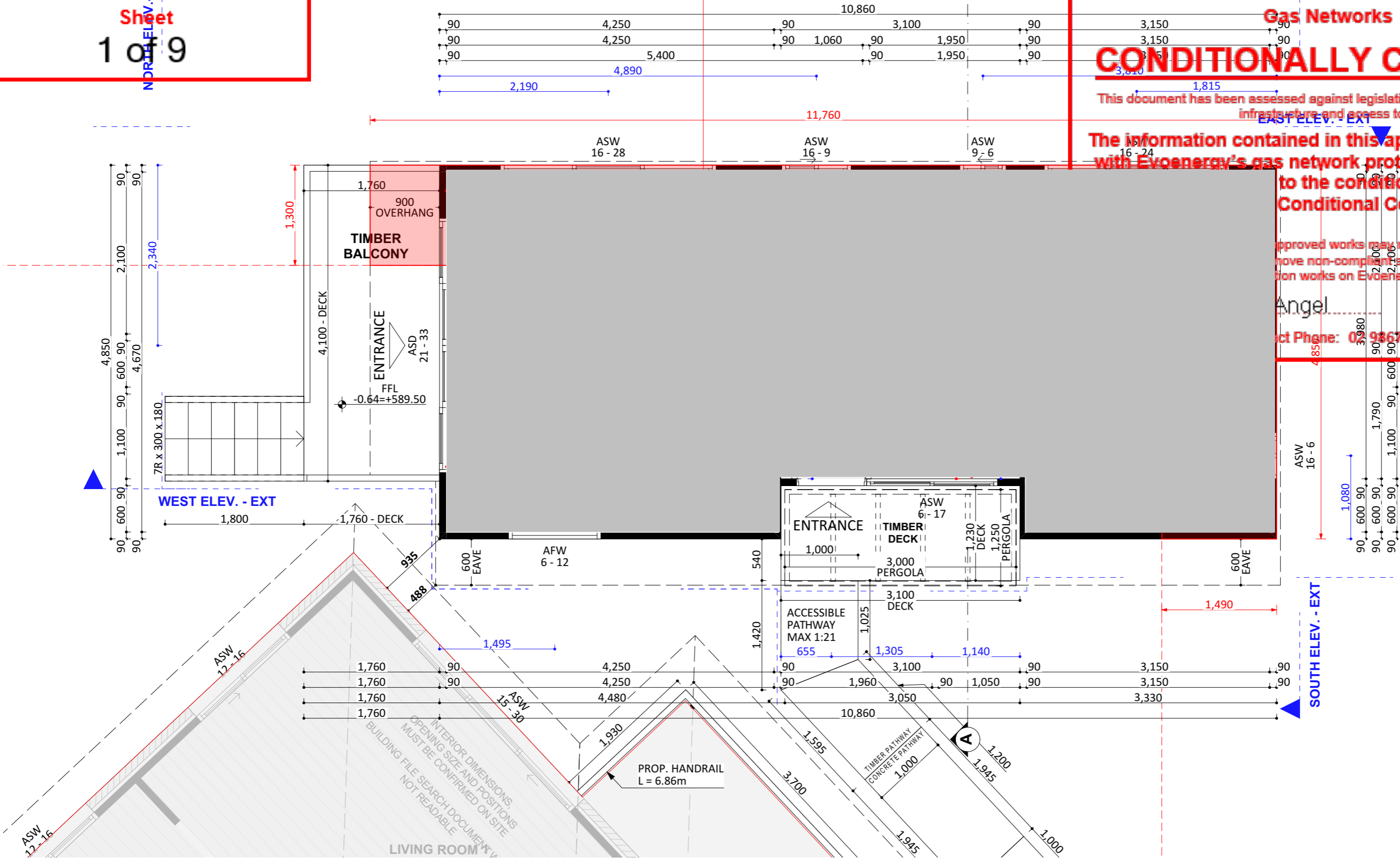
This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it

The information contained in this application complies with Evoenergy's gas network protection and access to the conditions as listed on the Conditional Compliance.

Approved works may result in action being taken to move non-compliant structures and/or the property on works on Evoenergy's gas network.

Angel Date 28 May 2025

Contact Phone: 08 9867 7034



© 2025 Turnkey Creations Pty Ltd.



PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

PROJECT DETAILS			
Customer Name: Petra Kallay, Jesenka and James Cushing			
Project Address: 35 Pohlman Street, Latham ACT 2615			
Block No 7			
Section No 56			
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
NIKOLAY	ADAM	v.19.19*	LARGE

Proposed Structure GFA - Single Storey - Class 1	50.53 m2
Proposed Roof Area - Class 1	60.09 m2
Proposed Roof Area - Class 1 - Transparent Cover	3.72 m2
Block Area	817.00 m2
Actual Plot Ratio	25.86%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	579.83 m2
Minimum Private Open Space (Block area x 60%)	490.20 m2
Site Coverage (LARGE max 40% = 326.80 m2)	242.66 m2 = 29.70%

PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25

CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME				
FLOOR PLAN - DIMENSIONS - PLANNING APPROVALS				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:50	A3	1373-3		1373 / P1.5

From: developmentapplications@iconwater.com.au
To: basubmission_watersewer@iconwater.com.au
Subject: Icon Water Application Decision. Application - 224277. Latham - 7/56 (Email 2 of 10)
Date: Wednesday, 28 May 2025 12:43:07 PM
Attachments: [%ENTITYENDORSEMENT-202544140-GAS-01-R_Part1.pdf](#)

Icon Water

Approval ID : 224277, Latham 7 /56

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

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

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

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

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

Future applications

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

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

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

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

Regards


[Building Approvals and Network Protection](#)
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

Please consider our environment before printing this email.

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 224277. Latham - 7/56 (Email 3 of 10)
Date: Monday, 26 May 2025 2:00:08 PM
Attachments: [%ENTITYENDORSEMENT-202544140-GAS-01-R_Part2.pdf](#)
[%ENTITYENDORSEMENT-202544140-GAS-01-R_Part3.pdf](#)

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

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Approval ID : 224277, Latham 7 /56

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[Building Approvals and Network Protection](#)

[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 224277. Latham - 7/56 (Email 4 of 10)
Date: Monday, 26 May 2025 2:00:44 PM
Attachments: [%ENTITYENDORSEMENT-202544140-ICON WATER-01.pdf](#)
[%FLOORASSESS-202544140-01.pdf](#)
[APP-202544140-01.pdf](#)
[AREA-202544140-AREA PLAN-01.pdf](#)
[AUTHORISATION-202544140-02.pdf](#)
[BUILDENV-202544140-BUILDING ZONE-01.pdf](#)

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Approval ID : 224277, Latham 7 /56

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Regards

[Building Approvals and Network Protection](#)

[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

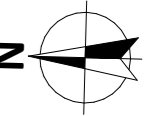
GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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Application Number
224277
Sheet
1 of 84

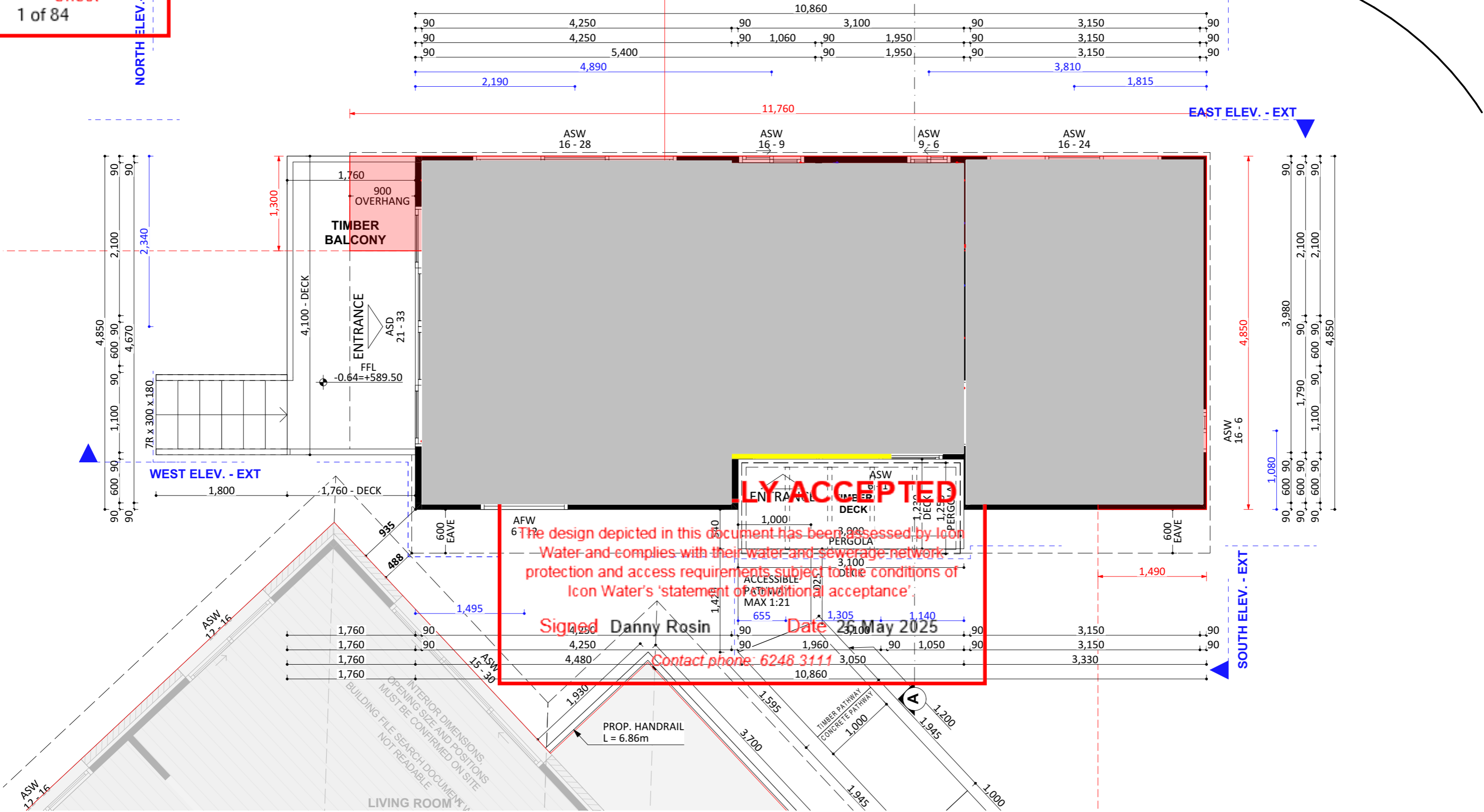
SETBACK ENCROACHMENT

NORTH ELEV. - EXT

EAST ELEV. - EXT

WEST ELEV. - EXT

SOUTH ELEV. - EXT



PLAN ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Danny Rosin** Date **25 May 2025**
Contact phone: **6248 3111**

INTERIOR DIMENSIONS, OPENING SIZE AND POSITIONS MUST BE CONFIRMED ON SITE
BUILDING FILE SEARCH DOCUMENT NOT READABLE

© 2025 Turnkey Creations Pty Ltd.

FIXED PRICE EXTENSIONS

PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

PROJECT DETAILS			
Customer Name: Petra Kallay, Jesenka and James Cushing			
Project Address: 35 Pohlman Street, Latham ACT 2615			
Block No 7			
Section No 56			
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
NIKOLAY	ADAM	v.19.19*	LARGE

Proposed Structure GFA - Single Storey - Class 1	50.53 m2
Proposed Roof Area - Class 1	60.09 m2
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Block Area	817.00 m2
Actual Plot Ratio	25.86%
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PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25

CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME				
FLOOR PLAN - DIMENSIONS - PLANNING APPROVALS				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:50	A3	1373-3		1373 / P1.5



ACT
Government

Environment Planning and
Sustainable Development

Application Number

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Sheet

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Planning Act 2023

LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 7

District: Belconnen

Section: 56

Street Address: 35 Pohlman Street

Suburb: _____

Block/s: _____

District: _____

Section: _____

Street Address: _____

Suburb: _____

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)



APPLICANT DETAILS AND DECLARATION

Applicant Details (Please Print)

WATER

Applicant name: _____ Email: _____

WATER AND SEWERAGE NETWORK

OR

Company name: Turnkey Creations Pty Ltd Email: turnkeycreations@optusnet.com.au

CONDITIONALLY ACCEPTED

Company Nominees - The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Nominee 1: Henry Edquiban Jr Nominee 2: Emily Keane Nominee 3: Nickolas Constable

Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signed Danny Rosin

Date 26 May 2025

Contact phone: 6248 3111

Signature: Henry Edquiban Jr

Date: 17-Mar-2025

LESSEE DETAILS AND DECLARATION

Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: James Robert Cushing

Second Lessee: Jesenka Cushing-Tjesic

Additional lessees: Petra Kallay

Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and



Application Number

224277

Sheet

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I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as the Applicant) to:

obtain information in relation to this site; to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);

- Pre-Application Meeting
Development Application, including amendments
Exemption Declaration
Reconsideration Application
Environmental Impact Statement or Environmental Significant Opinions
Other planning application

to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amen and provide further information as necessary and receive any communications relating to the application.

First Lessee Signature: James Robert Cushing Date: 14-Mar-2025

Second Lessee Signature: Jesenka Cushing-Tjesic Date: 17-Mar-2025

Additional Lessee Signature: Petra Ballay Date: 05-Mar-2025

LAND CUSTODIAN DETAILS AND DECLARATION - for works on unleased Territory Land

Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'

First Custodian Name: Agency:

Second Custodian Name: Agency:

Additional Custodians:

Land Custodian Declaration - WATER AND SEWERAGE NETWORK (additional custodians)

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
I/we have been made aware of the declaration and its consequences in all relevant forms; and
I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as the Applicant) to:

obtain information in relation to this site; to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);

- Pre-Application Meeting
Development Application, including amendments
Exemption Declaration
Reconsideration Application
Environmental Impact Statement or Environmental Significant Opinions
Other planning application

to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amen and provide further information as necessary and receive any communications relating to the application.

First Custodian Signature: Date:

Second Custodian Signature: Date:

Additional Custodian Signature: Date:

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed: Danny Resin Date: 26 May 2025

Contact phone: 6248 3171



Application Number

Privacy Notice

224277

Sheet

20 of 84

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: ACEpdcustomerservices@act.gov.au
Website: www.planning.act.gov.au



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Danny Rosin**

Date **26 May 2025**

Contact phone: 6248 3111



Planning Act 2023

Development Application

Application Number: **202544140**

Application Number

224277

Sheet

2 of 84

Type of application

The type of application you are applying for is a New Application

To ensure officers can provide you with appropriate advice in relation to your development proposal you will need to provide supporting plans and documentation.

Are you applying for a

Development Application

Site Details

Site Number: 1



If your rural property is identified by a block/section/suburb, please select the Urban radio button.

Urban

Suburb

Section

Block Number

Unit Number

LATHAM

56

7

Street Address

35 POHLMAN STREET, LATHAM

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

Applicant Details

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

What type of applicant are you:

Business

Signed **Danny Rosin**

Date **26 May 2025**

Contact phone: 6248 3111

icon

ACN or ABN

67155832732

Application Number
224277
Sheet

Company Name

Turnkey Creations Pty Ltd

Position held / Title

Staff

Salutation

None

First Name

Nickolas

Surname

Constable

Postal Address 1

GPO BOX 2265

Postal Address 2

Postal Address 3

Suburb

Canberra City

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

1300979658

Fax Number

Mobile Number

Email

planning@cgfb.com.au

Lessee Details

icon

Lessee Number: 1



WATER

Is the Lessee a:

Standard lessee

WATER AND SEWERAGE NETWORK

Salutation

None

First Name

James Robert

Surname

Cushing

CONDITIONALLY ACCEPTED

Postal Address

35 Pohlman Street

Postal Address 2

Postal Address 3

Suburb

Latham

State/Territory

ACT

Postcode

2615

Country

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed

Danny Rosin

Date 26 May 2025

Phone Number

0402294450

Fax Number

Mobile Number

Contact phone: 6248 3111

Email

jimcushx@proton.me

Lessee Number: 2

Is the Lessee a:

Standard lessee



Salutation: None, First Name: Jesenka, Surname: Cushing-Tjesic

Postal Address 1: 35 Pohlman Street, Postal Address 2: [empty]

Postal Address 3: [empty]

Suburb: Latham, State/Territory: ACT, Postcode: 2615, Country: [empty]

Phone Number: 0402294450, Fax Number: [empty], Mobile Number: [empty]

Email: jesenkax@gmail.com

Lessee Number: 3

Is the Lessee a:

Standard lessee

Salutation: None, First Name: Petra, Surname: Kallay

Postal Address: 35 Pohlman Street, Postal Address 2: [empty]

Postal Address 3: [empty]

Suburb: Latham, State/Territory: ACT, Postcode: [empty], Country: [empty]

Phone Number: 0407708099, Fax Number: [empty], Mobile Number: [empty]

Email: petra.kallay@gmail.com



WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'Statement of conditional acceptance'.

Exclusion of Lessee Details

Signed Danny Rosin Date 26 May 2025

Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

Has the lessee been advised on the access to information requirements under Chapter 14 of the Planning Act 2023?

Yes

Zones

icon

Please specify which zone applies to this application.

NOTE: Land use zone information can be found on the Territory Plan map in ACTmapi.

Application Number

RZ1-Suburban Zone

224277

Sheet

5 of 84

Fully Describe Your Proposal

Please fully describe your proposal (this should outline all aspects of the development):

A 4.10m high 50.53m² detached extension with a 3.81m² timber deck, and a 7.22m² timber balcony. Two (2) unprotected trees and some pavement are proposed to be demolished to make room for the development.

Type of Development

Please outline the type of development or works that are proposed (please select all that apply):

- New development
- Demolition

The proposed development or land use is for the following, as per the Territory Plan definitions:

Single dwelling

- Single dwelling housing



Proposed Use of the WATER AND SEWERAGE NETWORK

Is the proposed use consistent with the current Council lease?

- Yes

Is the block unit titled?

- No

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Related Applications Signed Danny Rosin

Date 26 May 2025

Contact phone: 6248 3111

Is this application related to any other application(s) or other matter (for example, a pre-application meeting, an environmental impact statement, environmental significance opinion, major or minor plan variation or other DA)?

- No

Territory Plan Policies

District policy:

Belconnen District Policy

icon

Zone policy:

Residential Zone Policy

224277

Other policies:

Not applicable

Application Number

Sheet

6 of 84

Development Height

Does the proposed development include any buildings or structures?

Yes

Storeys

1

Metres

4.1-7m

Gross Shop Floor Area

icon

Does the development proposal increase the floor space of a shop by more than 2000m2 in a Residential Zone, Commercial Zone, Community Facility Zone or a Park and Recreation Zones?

No

WATER AND SEWERAGE NETWORK

Subdivision Design Application

CONDITIONALLY ACCEPTED

Does the development proposal include subdivision or consolidation?

No

Does the development propose the creation of new public roads?

No

Does the development propose the removal of current public roads?

No

Does the development propose land use zone changes and construction requirements for future development (e.g. greenfield estates)?

No

Note: If yes to any of the above, the application may be considered a significant development.

Unit Title

The design depicted in this document has been assessed by Icon Water and found to comply with the water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Danny Rosin

Date 26 May 2025

Contact phone: 6248 3111



Do you intend to Unit Title the development in the future?

Application Number

Note: The information provided in this section is for information and use during development assessment only. It is not an application for unit titling. The unit title process is separate to the DA process. Further information can be found at

https://www.planning.act.gov.au/community/buy/leasing-and-titles/unit-titles/guide-to-the-unit-title-application-process.

Note: If yes, you will need to consider if the use is consistent with the Crown lease and your development is for subdivision which requires consideration of the Subdivision Policy in the Territory Plan. Failure to accurately indicate the intention to Unit Title may result in the need for an additional development application.

No

Gross Floor Area

A: Existing GFA (m2):

128.29

B: GFA to be demolished (m2):

0.0

C: GFA to be added (m2):

50.53

D: Total GFA (A-B+C) (m2):

178.82



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'Statement of conditional acceptance'.

Schedule of Area and Cost of Works

Are you proposing a development with an applicable building class as defined in the Building Code of Australia?

Yes

Contact phone: 6248 3111

Please outline the total floor area of the building works (measured to the outside of the walls) and the associated cost of works for each applicable building class as defined in the Building Code of Australia.

Cost of works are calculated using the table of rates in the Building (General) (Cost of Building Work) Determination 2020

icon

Note: A summary of costs from a bill of quantities prepared by a quantity surveyor MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.

Application Number
224277

Class 1 Sheet

8 of 84 Building Class 1

Class 10

Building Class 10a

Building Class 1 Floor area (m2) measured to the outside of the walls:

50.53

Building Class 1 Cost of Works (\$):

75795.00

Building Class 10a Floor area (m2) measured to the outside of the walls:

11.03

Building Class 10a Cost of Works (\$):

8272.5

Cost of all associated works (\$):

0.0

TOTAL COST OF WORKS WATER AND SEWERAGE NETWORK

84067.5



CONDITIONALLY ACCEPTED

City Renewal Precinct

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Is the block located in the City Renewal Precinct?

Note: The City Renewal Precinct can be viewed on the Development Map in ACTmap.i.

No

Signed Danny Rosin

Date 26 May 2025

Contact phone: 6248 3111

National Capital Plan

Is the block subject to special requirements of the National Capital Plan?

Note: These details can be found on the National Capital Authority Map in ACTmap.i.

No

Future Urban Area

Is the block located in a future urban area?



Note: Future urban areas are shown as overlays on the Territory Plan map in [ACTmapi](#).

No
Application Number
224277
Sheet
Trees
9 of 84

Does the proposal include the removal of any trees?

Yes

Note: If the development application includes removal of a **protected** tree, you may be required to enter a Canopy Contribution Agreement as a condition of your DA Approval. Please ensure you complete the Canopy Contribution Table provided in the [Tree Management Plan Guidelines](#) as part of your Tree Management Plan.

How many trees in total are proposed for removal?

2

Does the site contain any protected trees, or does the proposal relate to any part of a declared site – as defined by the Urban Forest Act 2023?

Yes

How many protected trees are proposed for removal?

0



Does the proposal include any works within the tree protection zone of any protected trees? (Including the tree protection zone of trees on neighbouring blocks or public land)

Yes

WATER AND SEWERAGE NETWORK

Note: Protected trees, declared sites, tree protection zones and other terms are defined in the Urban Forest Act 2023. If works are proposed within a tree protection zone, or any protected trees are proposed for removal, a Tree Management Plan may be required.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Public land

Signed Danny Rosin Date 26 May 2025

Does the proposed development relate to public land (e.g. a reserve or urban open space)?

Note: You can find public land information as an overlay on the Territory Plan map in [ACTmapi](#). Contact phone: 02 4831 1116

No

Native vegetation and threatened habitat

Does the site contain any native vegetation?

Note: Native vegetation includes trees, understorey plants, ground story consisting of any kind of grass or herbaceous vegetation and plants occurring in a wetland or stream (as defined in the Nature Conservation Act 2014)

No

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Will the proposal impact the habitat of a threatened species, ecological community or other protected matter?

Note: Threatened species, ecological communities and protected matters include species and ecological communities protected under the ACT Nature Conservation Act 2014, or any other matter under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

No

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Heritage

Does the proposal relate to a place or object registered under the Heritage Act 2004?

Note: Please refer to the ACT heritage register at <https://www.environment.act.gov.au/heritage/heritage-register> for more details.

No

Contamination

Is the site on the ACT Register of Contaminated Sites?

Note: Please refer to the online Register of Contaminated Sites at <https://services.accesscanberra.act.gov.au/public-register/generic-register?registerid=register-of-contaminated-sites> for more details.

No



Hazardous Material

WATER AND SEWERAGE NETWORK

Does the proposal involve the storage of the placard quantity or a Schedule 11 hazardous chemical that is not mentioned in the Planning and Development (Placard Quantity Premises) List 2018 (NI-2018-532 - repealed)?

Note: Schedule 11 hazardous chemicals are outlined in the Work Health and Safety Regulation 2011. They include flammable gases, liquids or solids (e.g. petrol or diesel), and other toxic or unstable substances. Developments that store or use the placard quantity will generally be industrial or very specific in nature, such as petrol stations.

No

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements (subject to the conditions of Icon Water's standard of care and local authority).
Signed Danny Rosin Date 26 May 2025
Contact phone: 6248 3111

Greenhouse Gas Emissions

Will the development, when operational, produce more than 250 tonnes of carbon dioxide per year?

No

Environmental Impact Statement and Environmental Significance Opinion

Is an environmental impact statement (EIS) required for the development proposed?



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Is this an application for which an environmental significance opinion (ESO) has been given?

No

No

Significant Application

Is this a significant development application under section 94 of the Planning Act 2023?

No

Note: A development is a significant development if it requires any of the following:

A subdivision design application (Note: this does not include a development proposal changing a block boundary or subdividing land under the Unit Titles Act 2001)

Consultation with the National Capital Design Review Panel (NCDRP)

An environmental impact statement (EIS).

Territory Priority Project



Is the project for a territory priority project?

Note: A territory priority project is one that is jointly declared by the Chief Minister and Minister prior to the lodgement of a DA.

No

WATER AND SEWERAGE NETWORK

Bushfire Risk Management

CONDITIONALLY ACCEPTED

Is the site located within a bushfire prone area?

Note: Bushfire prone areas are shown on the Bushfire map in ACT maps.

No

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Is the block identified in the relevant sections in the Territory Plan (see district specifications) as having a Bushfire Attack Level?

No

Signed: Danny Posin Date: 26 May 2025

Contact phone: 6248 3111

Parking

Does the development propose changes to existing onsite parking arrangements?

No

Does the development propose changes to existing offsite parking arrangements?

No

Are electric vehicle charging points proposed as part of the development?



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Does the development proposal include the construction or modification of driveway/s?

No

Waste Management

Are post-occupancy waste management facilities, including waste storage enclosures, proposed as part of the application?

No

Erosion and sediment controls

Is the site greater than 0.3 hectares?

No

Note: For development sites less than 0.3 hectares, an Erosion and Sediment Control Plan must be prepared in accordance with the [Preventing pollution from residential building sites - Builders' booklet](#).

All new dwellings (including **WATER AND SEWERAGE NETWORK**) provides details of the sediment and erosion control measures including: sediment control barrier, designated cutting area and wash area, stockpiles and stabilised access point.

CONDITIONALLY ACCEPTED

Note: For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required.

Signed Danny Rosin

Date 26 May 2025

Contact phone: 6248 3111

Servicing and Utilities

Are utility connections and/or services proposed to be installed as part of this application?

Yes

Please outline all that apply:

- Water
- Electricity
- Sewerage

Are utility connections and/or services proposed to be relocated as part of this

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application?

Application Number

Note: In accordance with the Climate Change and Greenhouse Gas Reduction Regulation 2010 (the CCGGR Regulation), a new connection to the gas network will not be available unless an exemption from the CCGGR Regulation is granted. An exemption must be granted prior to seeking Building Approval.

For more information about the Regulation and exemptions from the CCGGR Regulation, please visit the Everyday Climate Choices website: <https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections>.

Are easements proposed to be established or altered?

Note: Easements on leased land can be viewed on the basic map in ACTmapi. Note: If yes, a lease variation may be required.

No

Entity consultation

Has an entity provided written agreement to the proposed development?

Note: If yes, written agreement from entities is required to be provided with the application.

Yes

Please outline which entity has provided written agreement:

- Evoenergy electricity
Jemena Gas
Icon Water



WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

Development Undertaken Without Approval

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements, subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Is this application for development undertaken without approval (i.e. retrospective approval for existing works)?

Note: If yes, an unapproved existing development plan prepared and signed by a registered surveyor showing the location and dimensions of the unapproved development, including height, width, and length dimensions and setbacks to block boundaries is required to be provided with the application.

No

Signed Danny Rosin Date 26 May 2025

Contact phone: 6246 3111

Survey Requirements

Has the required survey information been provided?

Note: A guideline may require certain survey information to be submitted in certain circumstances.

Yes



Loose fill asbestos

Application Number

Is this a surrendered residential block?

Note: These are Mr Fluffy loose-fill asbestos affected residential premises, as outlined on the register at https://www.loosefillasbestos.act.gov.au/affected-properties/register.

NO

Exclusion from Public Inspection

Are you requesting an exclusion from public inspection for any or part of the application?

Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

No

Conflicts of Interest



Does the applicant or lessee have any association with a delegate of the territory planning authority or an entity likely to be consulted during the assessment process?

No

WATER

Applicant/Lessee Decision WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant Territory Plan Policies. This information outlines how the application meets mandatory requirements of the Territory Plan, and any other requirements of the Planning Act 2023);

I/we have provided all relevant documentation in accordance with the minimum documentation requirements for lodgement of a Development Application (DA). Please note, if your application does not contain all the required documentation that your application is likely to experience delays and fees may apply;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the territory planning authority;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found that mandatory documentation requirements, such as a finalised environmental impact statement (EIS), environmental significance opinion (ESO), has not been submitted the application will be refused and I/we will not be entitled to a refund or transfer of fees;

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Signed: Danny Robin Date: 26 May 2025
Contact phone: 6246 3111

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I/we understand that the documentation provided through this electronic lodgement process, including the details in this application form, will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for inspection on the territory planning authority's website (including up to 5 years after a decision is made) unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached, I/we understand that the application will be deemed refused and the territory planning authority will not provide written advice of this decision.

I/we also understand that the territory planning authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the territory planning authority, its servants and agents to erect sign/s on the subject property(s) as required;

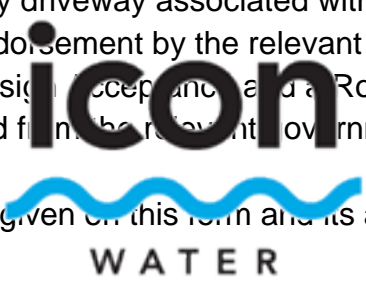
I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal (including the inspection of driveways and trees);

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works where required;

I/we declare that all the information given on this form and its attachments is true and complete;



If lodging on behalf of a lessee:

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

I/we declare that I am the lessee for the block or the appointed applicant whose signature appears in the letter of authorisation. In action on behalf of the lessee, as the lessee or appointed applicant, am authorised to pay all application fees, bond and securities, liaise with the territory planning authority when required, alter and amend or provide further information as necessary and receive any communications relating to this development application.

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'

If lodging on behalf of a company, organisation or Government agency:

Signed **Danny Rosin** Date **26 May 2025**

I/we declare that I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Contact phone: 6248 3111

I declare that I am the person shown in this form as the Applicant, and by submitting this application form, I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

29 Apr 2025

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Privacy Notice

Application Number

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning Act 2023. If all or some of the personal information is not collected EPSDD cannot process your application.

The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body.

[EPSDD's Information Privacy Policy](#) contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Danny Rosin

Date 26 May 2025

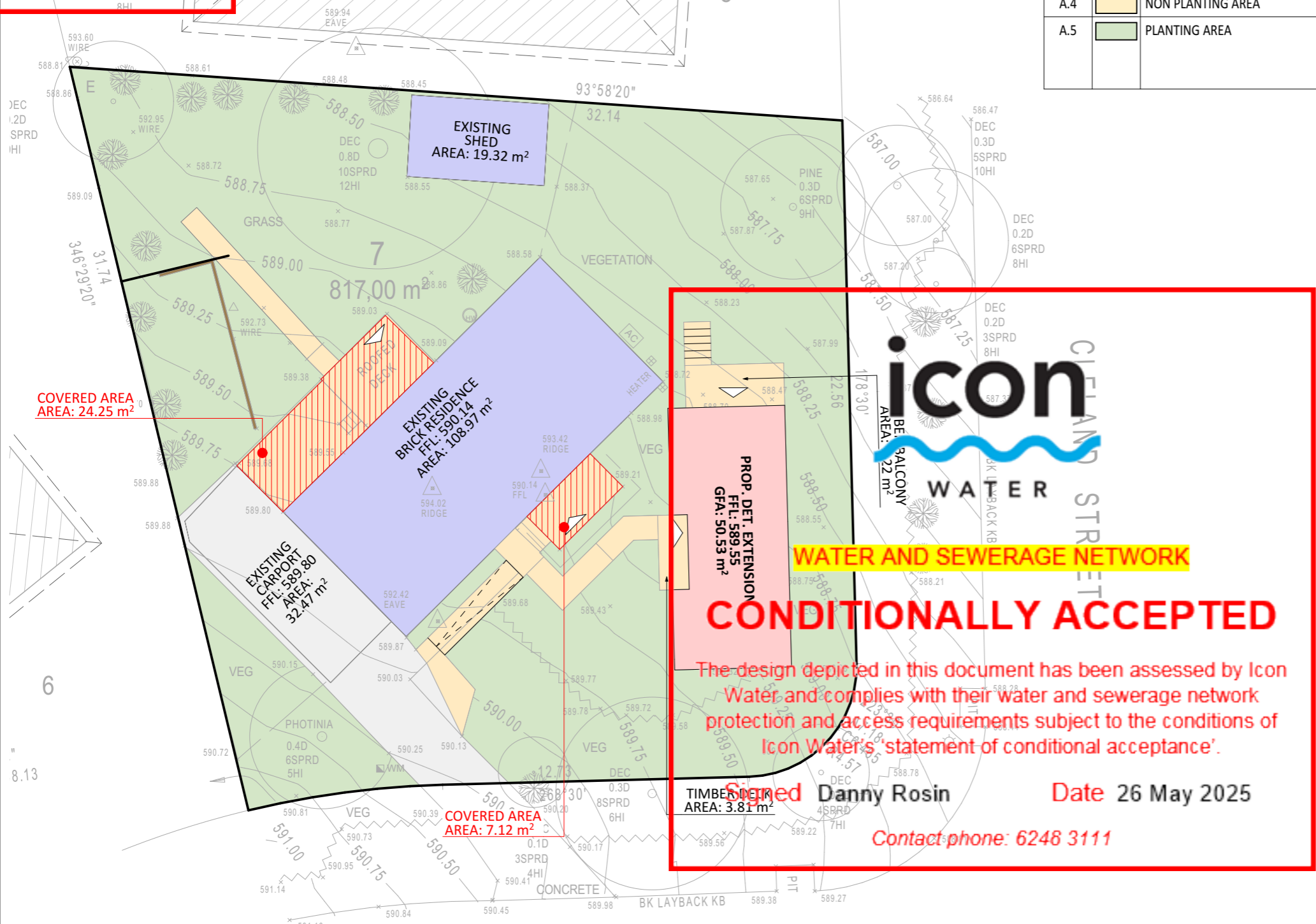
Contact phone: 6248 3111



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LEGEND		PLOT RATIO	PRIVATE OPEN SPACE	
	SITE AREA - TOTAL	817.00 m ²	817.00 m ²	
A.1	EXISTING BUILDING(S) / STRUCTURE(S)	160.76 m ²	160.76 m ²	
A.2	PROPOSED NEW BUILDING(S)/STRUCTURE(S)	50.53 m ²	50.53 m ²	
A.3	DRIVEWAYS AND MANEUVERING SPACE	N/A	25.88 m ²	
		ACTUAL PLOT RATIO = 25.86% (MAXIMUM PLOT RATIO = 50%)	ACTUAL PRIVATE OPEN SPACE = 579.83 m ² (MINIMUM POS = (SITE AREA X 60%) = 490.20 m ²)	
A.4	NON PLANTING AREA	N/A	71.40 m ²	
A.5	PLANTING AREA	N/A	ACTUAL PLANTING AREA	508.43 m ² 62.23%
			MINIMUM PLANTING AREA (SITE AREA x 30%):	245.10 m ² 30%



Notes

Actual plot ratio = $\frac{\text{Existing building(s)/structure(s)} + \text{Proposed new building(s)/structures}}{\text{Site area}} \times 100$

Actual private open space = Site area - (Existing building(s)/structure(s) + Proposed new building(s)/structure(s) + Driveways and maneuvering space)

Planting area = Actual private open space - Non planting area

SITE COVERAGE CALCULATION			
	BLOCK AREA	817.00 m²	100%
	MAXIMUM SITE COVERAGE	326.80 m²	40%
SC.1	Existing Building(s) / Structure(s)	160.76 m ²	
SC.2	Proposed New Building(s) / Structure(s)	50.53 m ²	
SC.3	Roofed terraces, pergolas, patios, decks and balconies, that contribute to the Site Coverage. a) If the elements from above are covered partially, only the area covered by a roof contributes to the Site Coverage	31.37 m ²	
TOTAL AREA THAT CONTRIBUTES TO SITE COVERAGE		242.66 m²	29.70%

POHLMAN STREET

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PROJECT DETAILS			
Customer Name: Petra Kallay, Jesenka and James Cushing Project Address: 35 Pohlman Street, Latham ACT 2615 Block No 7 Section No 56			
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
NIKOLAY	ADAM	v.19.19*	LARGE

Proposed Structure GFA - Single Storey - Class 1	50.53 m ²
Proposed Roof Area - Class 1	60.09 m ²
Proposed Roof Area - Class 1 - Transparent Cover	3.72 m ²
Block Area	817.00 m²
Actual Plot Ratio	25.86%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	579.83 m ²
Minimum Private Open Space (Block area x 60%)	490.20 m ²
Site Coverage (LARGE max 40% = 326.80 m ²)	242.66 m ² = 29.70%

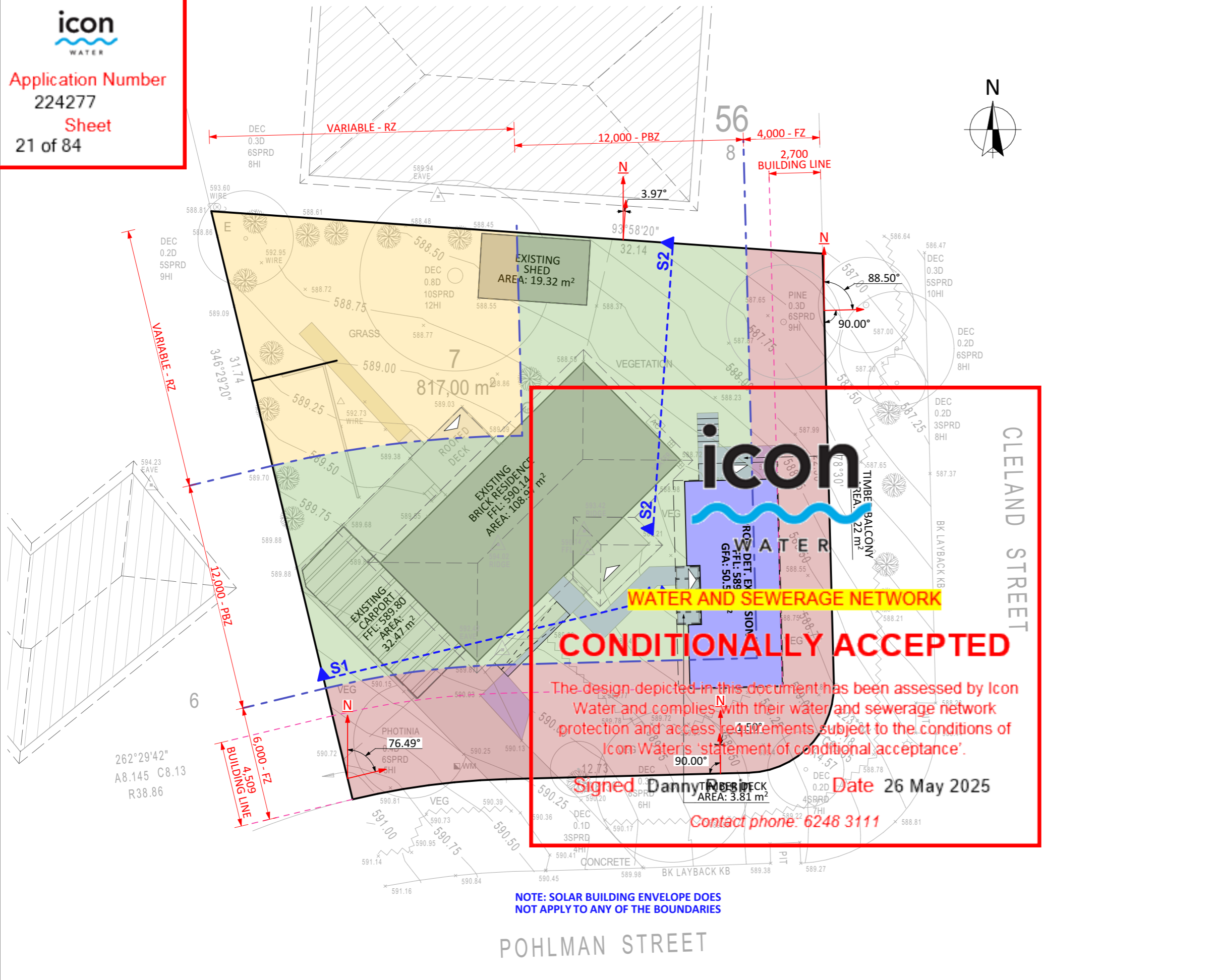
PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25
CUSTOMER APPROVAL	
NAME	SIGNATURE
DATE	

DRAWING NAME				
AREA PLAN				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:200	A3	AP-7		1373 / P1.5

PHONE: 1300 979 658 EMAIL: info@cgfb.com.au



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DEFINITIONS:
ACT Planning & Land Authority, effective 19 August 2016

FRONT ZONE or FZ

- The area of a block between the **front boundary** and the **building line** or at the minimum front setback of the lower floor level for the block, whichever is greater.
- Note: for the purpose of this definition, the front zone shall not be more than 10m from the front boundary.

BUILDING LINE

- A line drawn parallel to any front boundary along the front face of the building or through the point on a building closest to the front boundary.
- Where a terrace, landing, porch, balcony or verandah is more than 1.5 metres above the adjoining finished ground level or is covered by a roof, it shall be deemed to be part of the building.

PRIMARY BUILDING ZONE or PBZ

- the area between the front zone and a line projected 12m distant.

REAR ZONE or RZ

- the area of a block behind the primary building zone.

ADDITIONAL NOTES

- Building Line**
 - It is flexible. If the building is extended in the front area, the **building line** is moved forward, and the **Front Zone will be updated** to be in line with the new Building Line
- Front Zone**
 - It adjusts after the **building line**, but it can't be deeper than 10m, and can't be smaller than the **front boundary setback**

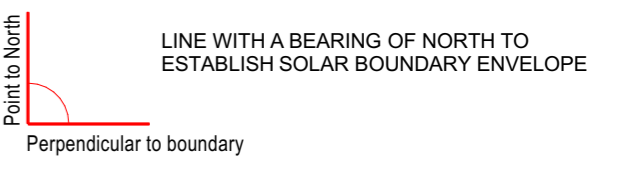
- Perpendicular line from boundaries**
 - A line drawn at a right angle (90 degrees) from the boundary.
 - This does not need to be completed if there is no adjoining residential block.

- Line with a bearing of North**
 - A line drawn that goes directly North.
 - This should be drawn from the same point that the Perpendicular line from the Boundary is drawn.
 - This does not need to be completed if there is no adjoining residential block

- Angle between the Line with a Bearing of North and Perpendicular Line from Boundary**
 - The angle measured between these two lines.
 - This angle should always be less than 180 degrees.

- Building line and Building Zone Line**
 - In some cases, the two lines will overlap

- LEGEND**
- BUILDING LINE
 - BUILDING ZONE LINE
 - BLOCK PROFILE LINE FOR SOLAR AND BUILDING ENVELOPE. PERPENDICULAR TO THE RELEVANT BOUNDARY LINE
 - FRONT ZONE
 - PRIMARY BUILDING ZONE
 - REAR ZONE



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PROJECT DETAILS			
Customer Name: Petra Kallay, Jesenka and James Cushing			
Project Address: 35 Pohlman Street, Latham ACT 2615			
Block No 7			
Section No 56			
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
NIKOLAY	ADAM	v.19.19*	LARGE

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PROJECT PHASE	DATE
PROJECT PLANS	11-Apr-25
CUSTOMER APPROVAL	
NAME	SIGNATURE
	DATE

DRAWING NAME				
BUILDING ZONE				
DRAWING SCALE	SHEET SIZE	DRAWING NR.	MAIN CL. NR.	CHECKLIST / REV
1:200	A3	AP-11		1373 / P1.5

PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

Contact phone: 6248 3111

Name,Address1,Address2,Address3,Address4

James Robert Cushing, Jesenka Cushing-Tjesic, Petra Kallay,35 POHLMAN STREET,LATHAM ACT 2615,

TURNKEY CREATIONS PTY LTD,ATTN: NICKOLAS CONSTABLE,GPO BOX 2265,CITY ACT 2602

[REDACTED],PO BOX 65 ,JAMISON CENTRE ACT 2614,

the Resident,33 CLELAND STREET,LATHAM ACT 2615,

[REDACTED],PO BOX 117 ,GYMEA NSW 2227,

the Resident,32 CLELAND STREET,LATHAM ACT 2615,

the Resident,28 CLELAND STREET,LATHAM ACT 2615,

[REDACTED],28 CLELAND ST ,LATHAM ACT 2615,

the Resident,33 POHLMAN STREET,LATHAM ACT 2615,

[REDACTED],33 POHLMAN ST ,LATHAM ACT 2615,

the Resident,30 CLELAND STREET,LATHAM ACT 2615,

[REDACTED],30 CLEALAND ST ,LATHAM ACT 2615,

the Resident,28 POHLMAN STREET,LATHAM ACT 2615,

[REDACTED] 28 POHLMAN ST ,LATHAM ACT 2615,