

From: "Coffey, Gerard" <Gerard.Coffey@act.gov.au>
Sent: 02/01/2025 10:46 AM
To: "ConservatorFloraFauna" <ConservatorFloraFauna@act.gov.au>
Subject: FW: FOR COMMENT: REFERRAL-EACT-202342447-S205D-4/57 TURNER-01
Attachments: PLANS - S205D.obr, SUPPORTING DOCS - S205D.obr
Categories: Oliver

OFFICIAL

Hi Olly and CoFF Team – all the best for 2025.

I think (hope) this respond by date may have been pushed back? I'll process it now anyway.

The OoW does not have any specific comments regarding the sewer diversion and associated works.

The following sediment control plans and notes were reviewed a matter of course and are supported and required:

-  SEDIMENT-202342447-S205D-01
-  SEDIMENT-202342447-S205D-02
-  SEDIMENT-202342447-S205D-03

Thank you for this referral.

Gerard

Gerard Coffey

Senior Urban Water Officer

ACT Healthy Waterways | Office of Water

02 6205 8760

From: ConservatorFloraFauna
Sent: Tuesday, 3 December 2024 10:43 AM
To: TCCS_CP TreeProtectionACTPLARef ; Coffey, Gerard
Subject: FOR COMMENT: REFERRAL-EACT-202342447-S205D-4/57 TURNER-01

OFFICIAL

Good morning,

Amendment to approved DA for review and comment.

TPU – more trees to be removed
Gerard - water and sewerage alterations.

Please return comments to the Conservator's inbox no later than COB Wednesday 18 December 2024.

Kind regards,

Oliver Crichton
Conservation Officer
Office of the Conservator of Flora and Fauna | Environment, Planning and Sustainable Development
Directorate

Email: Conservatorflorafauna@act.gov.au | Ph: 6205 2085
Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au |
www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

This email, and any attachments, may contain confidential information. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Please consider the environment before printing this email

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 28 November 2024 10:46 AM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: REFERRAL-EACT-202342447-S205D-4/57 TURNER-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202342447-S205D
BLOCK: 4 **SECTION:** 57 **DIVISION:** TURNER

S205 Amendment - Proposed amendment to DA Approval– PLANNING ACT 2023 - AMENDMENT TO APPROVED DA202342447 - S205D. Amendment to the development application for PROPOSAL FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT – Construction of a multi unit housing development consisting of 6 to 9 storeys, 3 levels of basement carparking, storage spaces, communal courtyard, communal amenities including concierge, gym, terrace, swimming pool, tree removal, signage, new driveway, landscaping and associated works - The amendment comprises changes to the sewer diversions and subsequent additional tree removals, relocated sewer tie connections as a result of additional tree removals.

Pursuant to Section 170(1) of the *Planning Act 2023* the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(19/12/2024)**.

In accordance with Section 172 of the *Planning Act 2023* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the Planning Act 2023.**

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

Guidance on how to provide advice

To assist the Territory Planning Authority consider your advice in line with the statutory requirements of the *Planning Act 2023*, we ask that you:

- Clearly outline whether you:
 - Support the proposed development
 - Do not support the proposed development, or
 - Require further information to form a view
- Provide advice on time
- Provide advice only related to your areas of regulatory or advisory responsibility
- Focus on the type of application that you are considering – for example, for amendments please only consider the changes (you are not required to consider the whole application again)
- Note that DA information, including entity advice, is on the public register – please draft your advice that would be appropriate for public release
- Use the following format in the subject line of the email when providing advice:
 - COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
 - **Example: COMM-TCCS-201401234-10/10 Dickson-01**

Kind Regards,

Sam Wangmo | DA Notification | Land, Planning and Building Services | Environment, Land and Technical Regulation
Phone: 02 6207 1923 | Email: acepdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

From: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Sent: 14/01/2025 4:06 PM
To: "TCCS_PC DA" <TCCS.DA@act.gov.au>; "BASubmission_watersewer@iconwater.com.au" <BASubmission_watersewer@iconwater.com.au>; "BASubmission_Electricity@evoenergy.com.au" <BASubmission_Electricity@evoenergy.com.au>; "devapp@evoenergy.com.au" <devapp@evoenergy.com.au>; "ConservatorFloraFauna" <ConservatorFloraFauna@act.gov.au>; "EPAPlanningLiaison" <EPAPlanningLiaison@act.gov.au>; "worksapproval@nca.gov.au" <worksapproval@nca.gov.au>
Subject: NOTICE OF DECISION-202342447-S205D-4/57 TURNER-01
Attachments: NOTICE OF DECISION-202342447-S205D-SIGNED.pdf, NOTICE OF DECISION-202342447-S205D-SIGNED.obr, DISPATCH CHECKLIST-202342447-S205D-01.docx, DISPATCH CHECKLIST-202342447-S205D-01.obr
Categories: Oliver

OFFICIAL

Good Afternoon,

Please see attached Notice of Decision for Block 4 Section 57 Suburb TURNER Development Application No: 202342447-S205D

For further information please contact: 6207 6383.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kind Regards,

Sam Wangmo | DA Notification | Land, Planning and Building Services | Environment, Land and Technical Regulation
Phone: 02 6207 1923 | Email: acepdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR





Planning Act 2023

Dispatch Advice Checklist for Development Applications

DA NUMBER:	202342447		
UNIT/S:		BLOCK/S:	4
SUBURB/S:	TURNER	DISTRICT/S:	CANBERRA CENTRAL
DA OFFICER:		CONTACT NUMBER:	
		DECISION DATE:	

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?	S205 Amending Development Approval
Type of decision?	Approved with Conditions
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"	Yes
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 ☐ 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?	Make Selection

Entities to be advised

Dispatch Advice Checklist for DAs

The entities outlined in the table below are to receive a copy of the decision and any approved plans.	
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".	
Entity	Notes for referral
☐ None <i>Note: only applicable where all entity referral was waived – e.g. for a S205 amendment.</i>	
☒ Transport Canberra and City Services	
☒ ICON Water	
☒ EvoEnergy	
☒ Jemena	
☒ Conservator of Flora and Fauna - Tree Protection Unit	
☐ City Renewal Authority cityrenewal@act.gov.au	
☐ 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>	☐ Identify Custodian: Notes for referral:
☒ Environment Protection Agency	
☐ ACT Heritage Council	
☐ Emergency Services (Fire or Ambulance)	
☒ National Capital Authority	
Other entities	Notes for referral
☐ Worksafe Worksafe_asbestos@act.gov.au Cc: worksafe@worksafe.act.gov.au	
☐ Loose Fill Asbestos Coordination Team loosefillasbestos@act.gov.au <i>Note: Do not refer if the block has been deregistered</i> <i>Please do not refer to the taskforce if they are the applicant.</i>	
☐ Breach Management <i>Note: Any development applications that relate to rectification of Service Station sites.</i>	
☐ Transport Canberra Light Rail Operations TCCS.LROperations@act.gov.au	
☐ MPC Light Rail Delivery LRS2.Referrals@act.gov.au	
☐ ACT Valuation Office	
☐ ACT Health	
☐ Australian National University	
☐ Gambling and Racing Commission	
☐ Housing and Community Services	
☐ Department of Education and Training (Childcare Centres) ceca@act.gov.au and Social Infrastructure Planning	
☐ 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>	
☐ 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>	
☐ Office of Regulatory Services (Liquor compliance)	
☐ Police	
☐ Neighbouring Councils	☐ Identify Council:

Dispatch Advice Checklist for DAs

☐	EPD Utilities Team <i>Note: Proposals involving utility scale power generation e.g. solar farm</i>	Notes for referral:
☐	Australia Post - Ian.Nokes@auspost.com.au (Ph: 0475 968 178)	
☐	Other (please specify)	
	Internal	Notes for referral
☐	DA Leasing team – epsdd.lvc@act.gov.au <i>Note: All applications with combined design and siting and lease variation component</i>	
☐	Rural Leasing <i>Note: Proposals on all agricultural rural blocks or in Pialligo</i>	
☐	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>	
☐	Deed Management <i>Note: Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.</i>	
☐	Land Strategy team in EPSDD - landrelease@act.gov.au	
☐	Strategic Planning – esddstrategicplanningreferrals@act.gov.au	
☐	Water Policy EPSDD water.policy@act.gov.au	
☐	Utilities Technical Regulator Techregulator.utilities@act.gov.au	
☐	Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
☐	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 ☐ 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.

Dispatch Advice Checklist for DAs

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.

From: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Sent: 19/01/2026 12:12 PM
To: "ConservatorFloraFauna" <ConservatorFloraFauna@act.gov.au>
Subject: STANDARD-REFERRAL-EACT-202342447-S205F-4/57 TURNER-01
Attachments: plans - S205F.obr, supporting docs - S205F.obr
Categories: KAZ

OFFICIAL

DEVELOPMENT APPLICATION NO: 202342447-S205F
BLOCK: 4 SECTION: 57 DIVISION: TURNER

S205 Amendment - Proposed amendment to DA Approval– PLANNING ACT 2023 - AMENDMENT TO APPROVED DA202342447. Amendment to the development application for Construction of a multi unit housing development consisting of 6 to 9 storeys, basement car parking, storage spaces, communal courtyard, communal amenities including concierge, gym, terrace, swimming pool, tree removal, signage, new driveway, landscaping and associated works - The amendments propose internal and external changes including amended apartment layouts, façade changes including windows, material and articulation, revised roof heights and rooftop changes including revision of louvre screens, skylights and removal of solar panels, structural changes to buildings for increased or revised slabs, columns and walls, updated communal facilities layout and floor areas, basement layout updated and revision of services, storage cages and parking, updated landscaping including northern buffer and level 7 planters, indication of proposed signage, updated plans and documents to reflect amendments and associated works.

Pursuant to Section 170(1) of the *Planning Act 2023* the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(10/02/2026)**.

In accordance with Section 172 of the *Planning Act 2023*, entity advice must be provided within the specified timeframe. The validity of a decision will not be impacted by the absence of advice or late advice. Please note that an extension of time to the nominated due date to provide written advice will not be granted under the *Planning Act 2023*.

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

Guidance on how to provide advice

To assist the Territory Planning Authority consider your advice in line with the statutory requirements of the *Planning Act 2023*, we ask that you:

- Clearly outline whether you:
 - Support the proposed development
 - Do not support the proposed development, or
 - Require further information to form a view
- Provide advice on time
- Provide advice only related to your areas of regulatory or advisory responsibility
- Focus on the type of application that you are considering – for example, for amendments please only consider the changes (you are not required to consider the whole application again)
- Note that DA information, including entity advice, is on the public register – please draft your advice that would be appropriate for public release
- Use the following format in the subject line of the email when providing advice:
 - COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
 - **Example: COMM-TCCS-201401234-10/10 Dickson-01**

Kind Regards,

Harpreet- Customer Service Officer – DA Notification

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

City and Environment Directorate | Access Canberra – Land, Planning and Building Services

8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 |

www.act.gov.au/accessCBR



From: "AC, EPD Customer Services" <ACEPDCustomerServices@act.gov.au>
Sent: 29/04/2026 12:54 PM
To: "TCCS_PC DA" <TCCS.DA@act.gov.au>; "basubmission_electricity@evoenergy.com.au" <basubmission_electricity@evoenergy.com.au>; "Building Approvals - Icon Water" <basubmission_watersewer@iconwater.com.au>; "evoenergyconnections@jemena.com.au" <evoenergyconnections@jemena.com.au>; "ConservatorFloraFauna" <ConservatorFloraFauna@act.gov.au>; "City Renewal | ACT Government" <cityrenewal@act.gov.au>; "EPAPlanningLiaison" <EPAPlanningLiaison@act.gov.au>; "EmergencyManagement" <EmergencyManagement@act.gov.au>
Subject: NOTICE OF DECISION-202342447-S205F-4/57 TURNER-01
Attachments: NOTICE OF DECISION-202342447-S205F-SIGNED.pdf, NOTICE OF DECISION-202342447-S205F-SIGNED.obr, DISPATCH CHECKLIST-202342447-S205F-01.docx, DISPATCH CHECKLIST-202342447-S205F-01.obr
Categories: Alice

OFFICIAL

PLEASE DO NOT REPLY TO THIS EMAIL

Good Afternoon,

Please see attached Notice of Decision for Block 4 Section 57 Suburb TURNER Development Application No: 202342447-S205F.

For any enquiries relating to the conditions noted in the Notice of Decision, the release of the Approved Plans, or entity advice, please contact: 6205 2888 or planningenquiries@act.gov.au.

Kind Regards,

Stephanie | DA Notification | Land and Planning Services

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

City and Environment Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2601 | GPO BOX 158, Canberra City ACT 2601 |

[Planning - City and Environment Directorate - Planning](#)



Planning Act 2023

Dispatch Advice Checklist for Development Applications

DA NUMBER:	202342447-S205F		
UNIT/S:		BLOCK/S: 4	SECTION/S: 57
SUBURB/S:	TURNER	DISTRICT/S:	CANBERRA CENTRAL
DA OFFICER:	Matt F/Matt D	CONTACT NUMBER:	DECISION DATE: 28/04/26

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?	S205 Amending Development Approval
Type of decision?	Approved with Conditions
Who made the decision?	Delegate of the Territory
Were representations received?	Yes
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>	Yes
** 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"	Yes
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?	Yes ☐ 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?	Email

Dispatch Advice Checklist for DAs

Entities to be advised	
The entities outlined in the table below are to receive a copy of the decision and any approved plans.	
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".	
Entity	Notes for referral
☐ None <i>Note: only applicable where all entity referral was waived – e.g. for a S205 amendment.</i>	
☒ Transport Canberra and City Services	
☒ ICON Water	
☒ EvoEnergy	
☒ Jemena	
☒ Conservator of Flora and Fauna - Tree Protection Unit	
☒ City Renewal Authority cityrenewal@act.gov.au	
☐ 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>	☐ Identify Custodian: Notes for referral:
☒ Environment Protection Agency	
☐ ACT Heritage Council	
☒ Emergency Services (Fire or Ambulance)	
☐ National Capital Authority	
Other entities	Notes for referral
☐ Worksafe Worksafe_asbestos@act.gov.au Cc: worksafe@worksafe.act.gov.au	
☐ 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>	
☐ Breach Management <i>Note: Any development applications that relate to rectification of Service Station sites.</i>	
☐ Transport Canberra Light Rail Operations TCCS.LROperations@act.gov.au	
☐ MPC Light Rail Delivery LRS2.Referrals@act.gov.au	
☐ ACT Valuation Office	
☐ ACT Health	
☐ Australian National University	
☐ Gambling and Racing Commission	
☐ Housing and Community Services	
☐ Department of Education and Training (Childcare Centres) ceca@act.gov.au and Social Infrastructure Planning	
☐ 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>	
☐ 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>	
☐ Office of Regulatory Services (Liquor compliance)	
☐ Police	

Dispatch Advice Checklist for DAs

☐	Neighbouring Councils	☐ Identify Council: Notes for referral:
☐	EPD Utilities Team <i>Note: Proposals involving utility scale power generation e.g. solar farm</i>	
☐	Australia Post - Ian.Nokes@auspost.com.au (Ph: 0475 968 178)	
☐	Other (please specify)	
	Internal	Notes for referral
☐	DA Leasing team – epsdd.lvc@act.gov.au <i>Note: All applications with combined design and siting and lease variation component</i>	
☐	Rural Leasing <i>Note: Proposals on all agricultural rural blocks or in Pialligo</i>	
☐	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>	
☐	Deed Management <i>Note: Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.</i>	
☐	Land Strategy team in EPSDD - landrelease@act.gov.au	
☐	Strategic Planning – esddstrategicplanningreferrals@act.gov.au	
☐	Water Policy EPSDD water.policy@act.gov.au	
☐	Utilities Technical Regulator Techregulator.utilities@act.gov.au	
☐	Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
☐	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 ☐ 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

Dispatch Advice Checklist for DAs

☐ 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.

From: "Robb, AlisonC" <AlisonC.Robb@act.gov.au>
Sent: 13/05/2026 9:58 AM
To: "Winefield, Ryan" <Ryan.Winefield@act.gov.au>
Subject: Botanical Development: Block 4-57 Northbourne, Turner
Attachments: Tree Inspection 4-57 Turner development 110526.docx

OFFICIAL

Hi Ryan,

Please find attached word document outlining the site visit Terry and I completed on Monday 11th May,

Would you like me to file it in objective?

Let me know if you require any further information,

Kind regards

Alison Robb | Senior Tree Protection Officer (A/g), Tree Protection | Urban Treescapes

Phone: Sch 2.2(a)(ii) | Email: alisonc.robb@act.gov.au

City Presentation | City and Environment Directorate | ACT Government

[480 Northbourne Ave, Dickson ACT 2602](#) | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Notes from site visit to Botanical Development: Block 4 /Section 57 Northbourne Ave, Turner.

There have been repeated concerns raised about the health of one of the trees (*Styphnolobium japonicum*) by a nearby resident.

In response, 2 Senior Tree Protection Officers visited the above development at the site on both 27th March and 11th May 2026 and inspected the 3 regulated trees which were deliberately preserved in the project design and continue to serve as key visual and landscape features.

The inspected trees include:

- Mature Claret Ash (*Fraxinus angustifolia* 'Raywood')
- Mature Japanese Sophora (*Styphnolobium japonicum*)
- Mature London Plane (*Platanus × acerifolia*)

All three trees remain viable and continue to contribute to the landscape, although each is showing differing degrees of physiological stress and decline.

An independent Arborist has been engaged regularly throughout the project and various methods of tree health rehabilitation have been taking place along with regular monitoring. This tree has had the following care and will receive continuing care as per the recommendations: deep watering program, root zone rehabilitation (including biological stimulants and fish emulsion) and root zone mulching. Tree Protection Unit has documentation of this from the building contractor Milin Built.

From: "Raath, Terrance" <Terrance.Raath@act.gov.au>
Sent: 13/05/2026 8:30 AM
To: "Winefield, Ryan" <Ryan.Winefield@act.gov.au>
Subject: Turner - Northbourne Av
Attachments: 20260511_021257573_i05.jpg, 20260511_021512496_i05.jpg,
20260511_021536509_i05.jpg, 20260511_021125288_i05.jpg, 20260511_021144194_i05.jpg,
20260511_021202109_i05.jpg, 20260511_021204282_i05.jpg, 20260511_021228982_i05.jpg,
20260511_021253973_i05.jpg

OFFICIAL

Hi Ryan

The developers are doing everything right.

Here are some photos of the Fraxinus, its not worse than before but it is not looking like it's in excellent health.

Has a lot of sun scorch which isn't surprising after 15 years of no water or care.

They have a 18k tree watering and fertiliser regime in action, undertaken by goldleaf.

Terry





















Territory Planning S205X ASSESSMENT – DA2023xxx Authority

Block/s:	4	DA number:	202342447
Section:	57	Date lodged:	16/1/26
Suburb:	Turner	Due date:	Click or tap to enter a date.
Zone/s:	Cz5	Unit Number (if applicable)	
Proposal:	Amendment to the development application for construction of a multi-unit housing development consisting of 6 to 9 storeys, basement car parking, storage spaces, communal courtyard, communal amenities including concierge, gym, terrace, swimming pool, tree removal, signage, new driveway, landscaping and associated works. The amendments propose internal and external changes including amended apartment layouts, façade changes including windows, material and articulation, revised roof heights and rooftop changes including revision of louvre screens, skylights and removal of solar panels, structural changes to buildings for increased or revised slabs, columns and walls, updated communal facilities layout and floor areas, basement layout updated and revision of services, storage cages and parking, updated landscaping including the northern buffer and level 7 planters, the indication of proposed signage, updated plans and document		
Proposed Use:	Mixed use residential commercial		

STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT

Administration and Related Applications

Is the notification wording appropriate?	Yes If no, please outline actions taken: Click or tap here to enter text.
Have all relevant entities been referred to? <i>Note: if the proposal relates to a rural lease consider referral to DA Leasing for consideration of the Land Management Agreement</i>	Yes If no, please outline actions taken: Click or tap here to enter text.
Has a S205 NoD template been saved into Objective?	Yes If no, please outline actions taken: Click or tap here to enter text.
Has a conflict of interest been declared?	No Conflict details: Click or tap here to enter text.

If the conflict is with an officer in EPSDD, has a Disclosure Form been completed?	Choose an item.
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Mandatory refusal considerations

Would the changed development proposal be in breach of a condition of approval requiring compliance with an ESO? (s. 206 (2) (a))	No Further details/considerations: Click or tap here to enter text.
Does the changed development proposal affect an offset condition for approval? (s. 206 (2) (b))	No Further details/considerations: Click or tap here to enter text.
After the amendment, would the development approved be substantially the same as the development which approval was given? (s. 206 (3)) <i>Note: See the Substantially the Same Work Instruction for further guidance on considerations.</i>	Yes Further details/considerations: Click or tap here to enter text.

Initial appraisal

Initial resourcing appraisal – likely assessment task: NOTE: Categories (Green, Amber, Red) reflect potential impact on workload. <i>This is a guide only based on the initial check and may not reflect the actual level of assessment required as the application progresses.</i>	☒ GREEN <i>Simple or routine amendments (e.g. change in some landscaping elements of a single dwelling proposal)</i> ☐ AMBER <i>Moderate amendments - these may have some minor complexities due to the nature of the changes, sensitivity of location, etc. (e.g. façade changes to a small multi-unit residential development). Further assessment may be required to determine if the amendments would be substantially the same.</i> Additional comments: Click or tap here to enter text. ☐ RED – Note: Further Information should not be requested at this stage if the application is to be refused <i>Complex amendments that may require careful consideration of several policies and cross referencing several plans (e.g. large volume of amendments for a high rise, multi-unit development). The amended development may be unlikely to be substantially the same as what was originally approved.</i> Additional comments: Click or tap here to enter text.
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Completion

Stage 1 assessment has been completed.

- ☒ No issues have been identified that should stop progression to the next assessment stage.
- ☐ The following issues were identified and should be noted during the following stages of the assessment:

Additional comments:

[Click or tap here to enter text.](#)

- ☐ The application is recommended for refusal (reasons for refusal have been added to the draft NoD).

- ☐ Other (see Comments below):

Additional comments:

[Click or tap here to enter text.](#)

Assessment officer:

Name MF

Date: 16/02/2026

STAGE 2 – ENTITY ADVICE (COLLECTION)

☒ Pursuant to section 207 of the Planning Act 2023, the amendment application was not referred to any entities

OR

☐ The DA was referred to the following Entities (or internal sections) with the following responses (entities that are not listed below were either not referred the original DA or referral of this amendment was waived under s207)

Entity	Did the entity support the application?	Assessment comments / Conditions required
The Conservator of Flora & Fauna	Not Applicable	Thank you for providing the Conservator of Flora and Fauna the opportunity to review and make comment on this DA amendment. We have no comments on the proposal as presented
Evo Energy - Electricity	Yes - with conditions	A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box. An area for a substation must be allowed for within the developed block/s. The substation requirements will be determined when the proponent submits the electrical load (to AS3000) of the development to Evoenergy. The area will be 14.2m (L) x 6.2m (W) for all padmount substation loads within 1,500kVA. If a compliant padmount substation location cannot be provided (including earthing system) then the proponent must allow for an Indoor Chamber Type Substation. If the load exceeds 1.5MVA an Indoor Chamber Type substation will be required. Evoenergy may consider an Indoor Chamber Type Substation for loads <1.5MVA to suit project and spatial requirements if requested by the proponent. Evoenergy may determine that twin padmount substations will be installed if the load does not exceed 3MVA. The required area for twin padmount substations is project specific. Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block. Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018 Proponent is required to submit an "Application for Electricity Network Connection or Alteration form via: https://www.evoenergy.com.au/Forms/ElecConnectionOrAlteration prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets. Proposed and existing development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within or adjacent to the block. The development must maintain existing access arrangements to Evoenergy assets that located within or adjacent to the block at all time. . No development activity shall be undertaken a) within an electricity easement or, b) that restricts access to Evoenergy asset/s

		The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules. The proponent is responsible for ensuring that Evoenergy's Design and Siting requirements for substations are met. This includes but not limited to meeting all the requirements of Evoenergy Drawing 3832-018, in particular that no underground uninsulated metal work, metal pipes, metal fencing or metal clad buildings are within 7 meters of any part of a padmount substation. Unhindered direct access to the substation will be required 24/7. Proponent to comply with terms and conditions of Evoenergy project 20011723
Evo Energy - Gas	Yes - with conditions	Jemena has reviewed the location of the Development Application and the associated documentation provided No objections from Jemena Gas customers within Evoenergy network, please note that from the 8th of December 2023, New gas connections are restricted in most circumstances in the ACT. For more information on the regulation preventing new gas connections, please visit: https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections Please ensure the appropriate Before You Dig Australia (BYDA) processes are followed throughout the construction process.
ICON Water	No	No structural siting concerns however, proposed basement layout is not consistent with previously submitted documentations to Icon Water. Updated structural details including piling and soil/ rock anchor details and certifications from licensed structural engineer regarding excavation work methodology and protection of sewer and water assets must be provided with resubmission.
TCCS	Yes - with conditions	<u>Conditions</u> The following conditions shall be met, to the satisfaction of Design Development and Building Branch - CED. All proposed works are within the block boundary. No changes to the identified off-site works have been proposed. If there are any changes or amendments to the off-site works, the applicant must obtain an amended Design Review Letter. <u>Additional comments (for PLANNING AUTHORITY information only, and NOT to be included in the Notice of Decision).</u> Applicants escalate the matter by themselves prior to DR process and resolved the outstanding matters at the DR stage including the waste management plans. All proposed works are within the block boundary. All parking demand and supply for the proposed development must be checked and endorsed by the Planning Authority. <u>STANDARD CONDITIONS</u>

	The following general conditions will apply, as appropriate, for the Works and use of Territory land and potential impacts on City and Environment Directorate (CED) services in addition to any specific conditions imposed in the DA Notice of Decision. For convenience, conditions below outlines approvals required from CED delineated by stages for a project. A. Early Works Approval: In accordance with the Public Unleased Land Act 2013, no Works are to be undertaken without the approvals from the relevant Authority within CED. If approvals are required for Early Works (see definition of Early Works below) prior to Design Review Submission, it must be obtained from Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED by the ways of a Letter of Early Works Approval, or a Letter of Design Review prior to the commencement of any Works. Early Works Definition Early works typically include site preparation and establishment, implementation of temporary traffic management plan and landscape management and protection plan and earthworks / excavations. Early Works do not include any building works or offsite works. Fees and charges will apply for Early Works Approval as per "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry". B. Design Review Design Review generally applies to a residential development of more than 3 dwellings or any commercial or industrial developments or subdivision of any block requiring a new stormwater tie or substantial offsite works impacting any existing assets. In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with "REF-06 - Requirements for Design Review Submissions", shall be certified by a Chartered Engineer/Registered Landscape Architect and submitted to the Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED. Waste and Recycling Management Plan (WRMP) review Unless a satisfactory WRMP and mandatory submission documents (in accordance with 2019 Development Control Code for Best Practice Waste Management in the ACT and EAN24) have been submitted and endorsed by Development Coordination Branch, CED at the DA stage, then non-compliance will not be supported. Landscape Management & Protection Plan (LMPP) LMPP approval shall be obtained from Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED or the delegated authority. During construction, all existing vegetation (trees, shrubs, and grass) located within the verge and unleased Territory land immediately adjacent to the development shall be managed,
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	<i>protected, and maintained in accordance with the approved LMPP. This plan shall be implemented before the commencement of any Works, including demolition on the site, and shall be in accordance with CED General Advisory Note 06.</i> All past approvals and consultation with Territory officers shall be incorporated in the Design Review submission documents. <i>All submissions for Design Review (post DA Approval) shall be lodged through the ProjectWise Portal.</i> C. Operational Acceptance/Soft Landscape Consolidation Commencement <i>On completion of the Works, a Certificate of Operational Acceptance is required from the Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED, prior to the issuance of a Certificate of Occupancy.</i> <i>Where required, a Certificate of Soft Landscape Consolidation Commencement shall also be obtained from the Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED for the placement of soft landscape works on consolidation.</i> <i>A Chartered Engineer/Registered Landscape Architect shall certify compliance with CED "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the Development Coordination Branch (DCB), CED on completion of all Works.</i> D. Final Acceptance/Soft Landscape Handover <i>A Certificate of Final Acceptance for all civil and hard landscape works shall be obtained from the Senior Director of the Design Review and Asset Acceptance (DRAA), Development Coordination Branch (DCB), CED at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.</i> <i>A Certificate of Soft Landscape Handover for all soft landscape works shall be obtained from the relevant Senior Director of the Development Coordination Branch, CED at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.</i> E. Other Requirements Use of verges or other unleased Territory land <i>In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land shall not be used for carrying out of Works, including storage of materials or waste, without prior approval from DCB. If required, a license can be obtained from Licensing and Compliance, CED. Link here: https://www.cityservices.act.gov.au/public-land/use/object-on-public-land.</i> Dilapidation Report & Repair of damage to public assets
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		Before Works commence, Development Coordination Branch, CED shall be notified of any existing damage to the public assets and verge via a Dilapidation Report and submitted with any LMPP, as part of BA Application. A second (2nd) Dilapidation Report shall be submitted once all of the Works have been completed to show that the public assets and verge were either maintained, repaired and/or reinstated back to original condition and it must be emailed to TCCS.DCDevelopmentCoordination@act.gov.au. The applicant/lessee will be held responsible for repairing any damage to ACT Government's assets or verge, caused by any development activities during the construction stage and if the Dilapidation Reports are not provided, any damage will have to be repaired and reinstated at the applicant's/lessee's own expense. Temporary Traffic Management (TTM) A TTM plan approval shall be obtained from the Manager of Traffic Management & Safety, Roads ACT, CED prior to commencement of Works. This plan shall be prepared by a suitably qualified person and address measures to be implemented during construction activities to manage all traffic. This includes construction and regular traffic in and around the site, provision of safe pedestrian movements, the provision of parking for construction workers, and associated temporary traffic control devices. For further information, please refer to http://www.cityservices.act.gov.au/guiding-principles-for-TTMP and https://www.cityservices.act.gov.au/roads-and-paths/traffic/temporary-traffic-management. Notice of Commencement of construction A Notice of Commencement for the Works within Unleased Territory Land shall be submitted to Development Coordination Branch, CED one week prior to the commencement of Works. The notice shall include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM. For all above development related submissions and for all responses to standard conditions, please email: Email: tccs.dcdevelopmentcoordination@act.gov.au
Strategic Planning	Choose an item.	
NCA (National Capital Authority)	Not Applicable	Thank you for the referral for DA 202342447-S205F, Block 4 Section 57 Turner. The NCA's comments on the National Capital Plan (the Plan) for the amended application are only provided for noticeable changes since the most recent referral to the NCA. The Plan states that 'all habitable rooms must have an operable window in an external wall' and 'snorkel arrangements are not permitted'. The Plan identifies study rooms as habitable rooms. The revised layout of unit AG01 shows a study room with a snorkel arrangement near the window, with very limited access for natural daylight into most of the room. Unit A105 shows a narrow study space with no windows, in a separate area from the rest of the apartment. The NCA requests that CED considers both of these revised unit layouts and ensure all habitable rooms have windows that provide suitable natural light.

		Assessment note, AG01 is ground floor, provides security not to open public pathways, small window show, deemed acceptable for study compared to bedroom. For A105 minor amendment condition provided for flexibility to allow. It was noted by applicant to preserve the blank walkway wall/ architecture component The Plan states that 'service elements and roof top plant must be integrated into roof design and not be visible from public areas, including streets'. The revised elevation and roof plans show rooftop plant to be very close to building edges on Building G, H, I, J. Any rooftop plant that is visible from public areas would be inconsistent with the Plan.
CRA (City Renewal Authority)	No	City Renewal notes that the proposed amendments are necessitated by constructability requirements and provides the following requests for further information to fully assess landscape provisions for the development: 1. Courtyard elevations – noting these were not included in the submitted plans. 2. Revised calculation for deep soil areas –noting these were not included in the submitted plans. 3. Revised landscape plan. Please indicate changes, including outlining changes in coverage of permeable surfaces and canopy cover (sqm), and tree removal, noting our previous request for this information has not been provided. In addition; 4. Rationale for deleting solar PV from Buildings A, G, H, I and J roofs. Please confirm the remaining cells provide sufficient solar energy for entire site.
ESA (Emergency Services Authority)	Choose an item.	
EPA (Environment Protection Authority)	Yes - with conditions	The Office of the Environment Protection Authority (EPA) raises no objections to this specific amendment and advises the following comments originally submitted on 25/03/2024 still stand. EPA does not support commercial gyms being located within mixed use residential buildings and in particular where there are adjoining or potentially noise-affected residential units. This is due to the high level of noise pollution created by commercial gyms which often results in non-compliances under the Environment Protection Regulation 2005. However, if the ACT Planning & Land Authority decides to approve this application, it must be subject to the following conditions of approval being included in the Notice of Decision and enforced under the Planning Act 2023. CONDITIONS: <u>Contamination</u> • The site was assessed and found suitable for a proposed future mixed commercial/residential development (includes premises such as childcare centres, preschools and primary schools) from a contamination perspective subject to the implementation of an ongoing management plan for the identified residual contamination (asbestos). • The site must be managed in accordance with the document titled "Contaminant Management Plan Block 2b, Section 57, Turner" dated 11 April 2022 by Lanterra Consulting Pty Ltd. • Initial induction into the implementation of the Contaminant Management Plan (CMP) must be provided by a suitably qualified environmental consultant (SQEC) with appropriate asbestos assessor credentials. Subsequent inductions can then be performed by senior site staff previously inducted by the SQEC. • All revisions to the CMP must be approved by EPA.

		• Prior to occupancy of the site an application for a variation to the site's Crown Lease must be requested and approved to include an additional provision which requires the site to be managed in accordance with the CMP. • A copy of the varied Crown Lease must be forwarded to the EPA for its records. • The site must be managed in accordance with the requirements of the CMP until EPA agrees in writing that management is no longer required. <u>Construction</u> • All works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, August 2022" available at Environment Protection Policies & Guidelines or by calling 132281. • As the site is greater than 0.3 hectares, the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. – The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with EPA in respect of that activity prior to works commencing. • An Erosion and Sediment Control Plan (ESCP) must be submitted to and be endorsed by EPA prior to works commencing on site. <u>Noise</u> • EPA endorses the Noise Management Plan (NMP) titled "Block 4, section 57 – Turner place", revision 1, dated 28 February 2024, prepared by Pulse White Noise Acoustics on the basis all assumptions and recommendations included in the report must be incorporated into the final building construction and design and the gym use protocols are taken up into the body corporate as advised in the NMP. – The NMP must be included in the approved plans stamped by the ACT Planning & Land Authority to ensure all assumptions and recommendations included in the document are confirmed and signed off by the building certifier prior to a certificate of occupancy and use being issued. • The following clause must be inserted into the Crown Lease: NOISE MANAGEMENT PLAN (i) The Lessee, at the cost of the Lessee, must: (a) to the satisfaction of the Environment Protection Authority (EPA) or its successor(s), comply with the requirements set out in the Noise Management Plan (NMP) titled "<i>Block 4, section 57 – Turner place</i>", revision 1, dated 28 February 2024, prepared by Pulse White Noise Acoustics, or any NMP that replaces this document, as endorsed in writing by EPA or its successor(s). (b) continue to comply with requirements of the NMP until the Lessee is advised in writing by EPA that the management of the Land in accordance with the NMP is no longer required. (ii) This clause will cease to have effect once EPA or its successor(s) advises the Lessee pursuant to clause (b) of this subclause. • The applicant/lessee must register a MISCELLANEOUS APPLICATION ENCUMBRANCE (MAE) at Access Canberra Land Titles against the Crown Lease of Block 4 Section 57 Turner. – At a minimum, the MAE must include a copy of the EPA endorsed Noise Management Plan. – Note: The registration of the MAE is to occur at the same time as the documents giving effect to the variation.
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		ADVICE: <u>Noise</u> - Noise from equipment, which is installed permanently or used temporarily during development, including air conditioning units, heat pumps, pool pumps, etc. must comply with the noise standard at the site boundary at all times as per the Environment Protection Regulation 2005. - Please consider the type and location of noise generating equipment prior to installation. - Written assurance should be sought from the supplier/installer of the equipment confirming it complies with the Noise Zone Standard as per the Environment Protection Regulation 2005. For further information, ongoing correspondence, and enquiries regarding this matter, please contact EPA via EPAPlanningLiaison@act.gov.au.
Land Strategy	Not Applicable	Policy, Planning and Built Environment Group have nil comment on this DA amendment referral, but do note that the removal of PV cell arrays from Building A, G, H, I J roofs may compromise sustainability outcomes.
MPC Light Rail	Choose an item.	
DA Leasing	Choose an item.	
Water Policy	No	Thank you for referring this proposed DA amendment to the OoW for review. There are no ESCP drawings or notes in the DA material attached. The OoW cannot support the proposal without having ESC information to review.
Are there any other relevant entities who were not referred the application?	Choose an item. Additional comments: Click or tap here to enter text.	

Stage summary

Does any entity advice received mean the application may be refused ?	Choose an item.
Conditions required from entity advice?	Choose an item.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Choose an item.

STAGE 3 – REPRESENTATION CONSIDERATION

Representation/s were made in respect of the application under section 180 of the Planning Act 2023. All Representation have been read and considered, and a summary of key concerns / issues can be found below:

Specify number of Representation/s received: 1		
Area of concern / issue	Raised in rep number(s)	Representation comment/response <i>Please consider the statutory requirements, including whether further assessment is required during Stage 4 - Territory Plan</i>
Increase in overshadowing	1	Shading remains minimal with very minor height changes in some areas of roof line from 10mm to 50mm. impacts of shading remain minor due to the orientation of the block adjacent streets and residential blocks. Reasonable solar is maintained on residential blocks and no habitable room or POS impacted by the amendment
“Not substantially the same development” Increased massing and loss of fine grain form Reduction of setbacks	1	Proposal maintains overall design layout to the original proposal and subsequent further information and amendment applications (205 D and E) with no amendments proposed into the setbacks, refer to site and elevation plans. Based on this and the overall project and proposed amendments the application was deemed substantially the same.
Deep soil zone percentage size	1	Minor changes to deep soil, planting area calculations due to minor basement configuration, satisfy ACTF&R requirements and to correctly show measurement from external face of some walls. See applicant description on supporting documentation and the application form. Proposal as amended meets requirements for planting and deep soil areas.
Rooftop plant screening shadow impacts	1	
Removal of solar panels	1	Proposal maintains 217 solar panels, no quantifiable measurement with Territory Plan or technical specifications in relation to development or types of proposals – deemed to satisfy requirement that it is provided
Other traffic, height, noise, views and loss of trees	2	Note this amendment application is only in respect to the amendments proposed, the overall development has already been considered and subsequently approved with these matters already considered and raised by representors, entities and in some degree the planning authority, refer to the original decision including further information and subsequent amendments.

Additional information

Is additional information required at these stages? (only for Stage 1, 2 & 3 otherwise use Stage 4 for any RFI) See S.167	Yes - Enter details below of what is required (wording to be sufficient to be copied into edevelopment & an additional info request) Further info was requested to address items raised by NCA and CRA, it is noted that correspondence between applicant and authority occurred and was submitted with no further plans or documents rather clarifying matters. It was deemed acceptable to accept this and continue with the assessment as the matters raised were for the consideration and determination by the authority not the referral entities on those matters. See assessment below.
If additional information is required at this stage:	
List additional information (if required):	1. .

Statutory Considerations for Stage 2 and Stage 3

Please Note: The Stage 2-4 assessing officer is to complete those rows in white below. Those rows in green must be completed by the Stage 5 assessing officer.

Consideration	Assessment/Discussion	Plan/Doc Reference	Stage 5/6 – Delegate considerations
Was all entity advice (provided within the relevant timeframe) considered? Refer to Stage 2 above (s. 186 (i))	Yes Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
If the proposal involves impacts to protected matters , will an approval decision be inconsistent with entity advice from the Conservator ? <i>Please note: There are limitations on when approval can be given inconsistent with the Conservator's advice in the situation. The considerations that need to be made change depending on whether the decision-maker is the chief planner or the Minister (or the proposal is a Territory Priority Project). If the proposal involves impacts to protected matters and the intention is to approve the DA,</i>	Not applicable Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.

referral to the Commonwealth under s.191 is required. (s.189 (1)(c)-(d), s. 190, s.191)			
If the proposal involves affects a registered tree, an applicable remnant tree or declared site, will an approval decision be inconsistent with entity advice from the Conservator? <i>Please note:</i> <i>There are limitations on when approval can be given inconsistent with the Conservator's advice in the situation.</i> <i>The considerations that need to be made change depending on whether the decision-maker is the chief planner or the Minister (or the proposal is a Territory Priority Project).</i> <i>(s.189 (1)(c), s. 190)</i>	Not applicable Additional comments: N?A to 205 proposed amendments		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
If the proposed decision is for approval and this is inconsistent with entity advice, have you made the necessary considerations under section 190 of the <i>Planning Act 2023</i>, such as significantly improving the overall planning outcomes? (s. 189 (1)(c)-(d))	Not applicable - the proposed approval decision is consistent with all entity advice Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
Have all representations received during the public notification period (and not withdrawn) been considered? (s. 186 (h))	Yes Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.

Stage summary

Was a site inspection undertaken in this stage?	No - Aerial imagery on ACTMapi and other online tools were deemed sufficient
Do any issues raised through entity advice or representations require Pre-decision advice ? (s. 182)	Choose an item. Click or tap here to enter text.
Has the additional information request been reviewed by the stage leader and/or manager ?	Choose an item.

	Date of request: Click or tap to enter a date.
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Completion

Stages 2 and 3 have been completed

- ☐ No issues have been identified that should stop progression to the next assessment stage.
- ☐ The following issues were identified and should be noted during the following stages of the assessment:

Additional comments:

Click or tap here to enter text.

- ☐ The application is recommended for refusal (reasons for refusal have been added to the draft NoD).
- ☐ Other (see Comments below):

Additional comments:

Click or tap here to enter text.

Assessment officer:	Matt F – Matt D	Date: 24/04/2026
Stage 5-6/Delegate:	Matt D	Date: 24/04/2026

STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use: Residential with commercial adaptability	Q1. Is the proposed use assessable in the applicable zone/s? Yes Q2. Is the proposal permitted under the Crown Lease? Yes
Territory Plan assessment	
Select all relevant Policies: (drop down lists) <i>Please manually list additional policies if required</i>	Please specify District Policy - Inner North and City District Policy - Click or tap here to enter text. Please specify Zone Policy - Commercial Zones Policy - Click or tap here to enter text. Please specify Other Policies - Click to select Other policy - Click to select Other policy - Click or tap here to enter text.
The assessing officer undertook an assessment of the proposed amendments (assessing only the elements that have changed) and found that the following KEY assessment outcomes and requirements warrant further discussion. <i>Note: Further issues may have been identified in a plan-based assessment that have not necessarily been included in this table or was determined to be of a significance that did not warrant specific discussion.</i> NOTE: Assessment Officers to pay particular attention to all mandatory Assessment Requirements	
Territory Plan version number	

Further assessment documents, if any, can be found in the assessment file in Objective Choose an item.

Please Note: The Stage 2-4 assessing officer is to complete those rows in white below. Those rows in green must be completed by the Stage 5 assessing officer.

District Policy – Inner North and City District Policy

Theme	Assessment Outcome	Screenshots, Plan-based Assessment, Discussion, and Conditions	Plan/Doc Reference <i>Please add references to plan-based assessments or submitted plans to support the assessment/discussion</i>	Further Information (s. 167)
Assessment Outcomes	<i>Officer to complete with relevant</i>			

	<i>assessment requirements</i>			
Assessment Requirements	<i>Officer to complete with relevant assessment requirements</i>			
Stage 5/6-Delegate considerations	For this Policy: Agree with the Assessment/Discussion	Additional comments: Click or tap here to enter text.		

Commercial Zones Policy

Assessment Outcomes	Consolidated response to all outcomes			
Assessment Requirements	Officer to complete with relevant assessment requirements			
		Apartment Layouts Generally discuss layouts which cause rooms without windows in relation to NCA advice (noting NCA stated " The NCA requests that CED considers both of these revised unit layouts and ensure all habitable rooms have windows that provide suitable natural light" Assessment note, AG01 is ground floor, provides security not to open public pathways, small window show, deemed acceptable for study compared to bedroom. For A105 minor amendment condition provided for flexibility to allow. It was noted by applicant to preserve the blank walkway wall/ architecture component Facades Generally - Revision to precast band projections at Level 2 and 7 (Level 2 and 5 for buildings H, I and J) to internal facing facades and subsequent window height changes and brick header detailing at Level 2 to facilitate improved weatherproofing outcomes. Dummy joints added to precast concrete facades to maintain horizontal banding design intent no unreasonable impacts - Deletion of protruding slab edges at Level 1 Brick facades and balustrades. no unreasonable impacts		

		c. Precast jointing and dummy grooves developed. no unreasonable impacts d. Additional vertical fenestration to some glazing to accommodate down pipes and glass panel sizes. no unreasonable impacts e. Precast concrete finish revised to a single colour to comply with NCC and waterproofing requirements. no unreasonable impacts f. Metal cladding over spandrel between vertically stacked windows instead of exposed slab edge to facilitate improved weatherproofing outcomes. no unreasonable impacts 3. Roof Heights a. Increased roof RLs by 50mm to allow for insulation and services. no unreasonable impacts b. Reduced lift overrun heights by 130mm to min. requirement of lift manufacturer. no unreasonable impacts c. Parapet heights standardised resulting in lower parapet heights in some instances. no unreasonable impacts overshadowing impacts will be marginal, particularly considering neighbouring areas 4. Roof Layouts a. Revisions to extent and height of rooftop louvre screens to accommodate roof air conditioning plant locations. discuss locations and visibility from ground plane b. Revisions to position of skylights to suit revised apartment layouts. no unreasonable impacts c. Rooftop exhaust and intake fans, cowls and ducts. no unreasonable impacts d. PV Cell array deleted from Building A, G, H, I J roofs. Discuss removal and impacts on energy efficiency – satisfied (should kw be determined noting no measurables per size of developments?)		
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		217 solar panels remain, no quantifiable measurements per development or scale of development, what has been proposed and maintained in this amendment and can be deemed to satisfy the sustainable requirements.		
		5. Building G Structure and Envelope a. Extent of external walls around Fire Brigade Booster Valve increased to West to accommodate structural column. no unreasonable impacts b. Double swing door in lieu of louvre to FBBV area West facade. no unreasonable impacts c. Development of louvre screens and vertical batten doors for substation, car park and loading dock. no unreasonable impacts d. Revised column arrangement to Building G communal external terrace to accommodate transfer of structure above. no unreasonable impacts e. Increased slab thickness and edge beam thickness along North and West facade to accommodate transfer and conceal services and soffit ceiling cavity. no unreasonable impacts f. Level 2 roof skylight over concierge reduced in size to achieve compliance with Section J of the NCC. no unreasonable impacts g. Level 2 planter roof extent revised to provide improved weatherproofing outcomes to the façade below. no unreasonable impacts 6. Building C and D Structure Increased slab thickness and edge beam thickness by 50mm locally at curved balconies to support cantilever no unreasonable impacts 7. Building H, I and J Structure Level 5 façade columns - two individual round concrete columns in lieu of single column with double rounded face and adjustment to glazing to suit to facilitate improved weatherproofing outcomes. no unreasonable impacts 8. Communal Area Layouts a. Building G Sauna, spa, steam room and pool layouts developed including air lock entry to communal deck.		

		no unreasonable impacts b. Level 1 Communal Room Layout and floor areas revised, additional window to suit new layout. no unreasonable impacts 9. Basement Layouts Generally Lobbies added to Cores A, B, G, H, I, J as requested by ACTF&R. Minor revisions to layout of services, storage cages and parking positions to accommodate no unreasonable impacts 10. Signage Indicated Signage intent drawing included and signage indicated in plans and elevations no unreasonable impacts 11. Window Size/Positions Window sizes and positions revised to suit apartment layouts at unit AG01 (and all apartments above), CG01 (and above), CG06 (and above), EG05 (and above), FG04 (and above) to provide improved weatherproofing outcomes no unreasonable impacts 12. Area Plans Method of Measurement Area plans revised to correct method of measurement measuring to outside face of external walls and shaft walls and centreline of party walls where in previous submissions, measurements were to the inside faces of all walls no unreasonable impacts 13. Deep Soil and Communal Open Space Calculated areas revised due to previously approved changes to basement layout/OSD tank position (S205E) and ground floor landscaping layouts (S205D). no unreasonable impacts. Previous plans do not appear to take into account pathways. Revised plans rationalise deep soil zones 14. Northern Landscape Buffer Adjusted to provide additional privacy between private balconies and public path through site no unreasonable impacts 15. Level 7 Planter Adjustments		
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		For constructability, NCC compliance (no structural joints in planters for waterproofing), roof safety and privacy <i>no unreasonable impacts</i>		
Review officer / Delegate considerations	For this Policy: Agree with the Assessment/Discussion	Additional comments: <i>Click or tap here to enter text.</i>		

Statutory Considerations for Stage 4

Consideration	Assessment/Discussion	Plan/Doc Reference	Stage 5/6 – Delegate considerations
Would the changed development proposal be in breach of a condition of approval requiring compliance with an ESO ? (s. 206 (2) (a))	No Further details/considerations: <i>Click or tap here to enter text.</i>		Agree with the Assessment/Discussion
Does the changed development proposal affect an offset condition for approval ? (s. 206 (2) (b))	No Further details/considerations: <i>Click or tap here to enter text.</i>		Agree with the Assessment/Discussion
After the amendment, would the development approved be substantially the same as the development which approval was given? (s. 206 (3)) <i>Note: See the Substantially the Same Work Instruction for further guidance on considerations.</i>	Yes Further details/considerations: <i>Click or tap here to enter text.</i>		Agree with the Assessment/Discussion
Is the amended development consistent with the relevant desired Policy Outcomes ? (s. 186 (a))	Yes - Please include supporting commentary below Additional comments: <i>Click or tap here to enter text.</i>		Agree with the Assessment/Discussion Additional comments: <i>Click or tap here to enter text.</i>

Have all relevant Design guides been considered in making the assessment on the Territory Plan Policies? (s. 186 (b))	Yes - Please include supporting commentary below Additional comments: Click or tap here to enter text.		Agree with the Assessment/Discussion Additional comments: Click or tap here to enter text.
If the site of the proposed development adjoins another zone —does the amended development proposal achieve an appropriate transition between the zones ? (s.186 (d))	Yes - Please include supporting commentary below Additional comments: Note this is only in relation to the proposed amendments, substantially considered with the original proposal		Agree with the Assessment/Discussion Additional comments: Click or tap here to enter text.
Is the amended development proposal considered suitable for the land on which it is to take place? (s. 186 (e)) <i>Note: Please consider:</i> - The zone - The permissible uses for the area - The functionality, scale (height and bulk) and proposed use - Site constraints including topography, bushfire risk, contamination, etc. - Surrounding character and permissible land uses	Choose an item. Additional comments: Click or tap here to enter text.		Agree with the Assessment/Discussion Additional comments: Click or tap here to enter text.
What are the probable impacts of the amended development (including nature, extent and significance of environmental impacts), and how are these to be addressed? (s. 186 (f))	Probable impacts: Click or tap here to enter text. Action taken: Choose an item.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
How does the amended development interact with the adjoining or adjacent development proposals? (s.186 (g)) <i>Note: Please consider:</i> - Existing development (including legality of buildings/structures) - Proposals with DAs submitted	Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.

• <i>Proposals with DAs approved</i>			
If an environmental significance opinion (ESO) is in force for the development proposal, has it been considered? (s. 186 (j))	Choose an item. Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
If the proposed development relates to public land, has the applicable public land management plan been considered? (s. 186 (k))	Choose an item. Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
If the proposal relates to land comprised in a rural lease , is the amended development consistent with the land management agreement (if applicable)? (s. 189 (1)(b))	No - please note, approval cannot be given (s 189(1)(b)) Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
If the development proposal was presented to the National Capital Design Review Panel have you considered the panel's advice and the applicant's response?(s. 186 (l))	Yes Additional comments: As per original and subsequent referrals		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.
Has Stage 2 & 3 assessment been considered and can the assessment process?	Yes - please provide supporting commentary below Additional comments: Click or tap here to enter text.		Agree with the officer's Assessment/Discussion Additional comments: Click or tap here to enter text.

Additional Information

Is additional information required at this stage? (s. 167)	No
Note: Further Information should not be requested at this stage if the application is to be refused	
If additional information is required at this stage:	

Assessing officer's recommendation

The assessing officer recommends that:	The application be conditionally approved (see below comments for additional recommended conditions not otherwise stated in Stage 5) Comments: Click or tap here to enter text.	The application be conditionally approved (see below comments for additional recommended conditions not otherwise stated in Stage 5) Comments: Note condition that previous/original and subsequent amendment conditions still applicable see 205E
From the Stage 5 Assessment , can the assessment process progress?	Yes If no, please specify details below and enter date of reallocation: Click or tap here to enter text. 24/04/2026 If yes, date of second Stage 5 assessment: Click or tap to enter a date. Additional comments: Click or tap here to enter text.	

Stage summary

Was a site inspection undertaken during this stage?	No - Aerial imagery on ACTMapi deemed sufficient
Have any issues been identified that would require Pre-decision advice ? (s. 182)	No Click or tap here to enter text.
Has the Pre-decision advice been reviewed by the stage leader and/or manager ?	Choose an item. Date of request: Click or tap to enter a date.
Have any issues been identified that would result in a refusal ?	No
Conditions required from Territory Plan Stage 4 assessment:	Conditions have been added to draft NoD Click or tap here to enter text.
Recommended Stage 5 assessment check type:	Stage 5 Officer Only Additional comments: Click or tap here to enter text.

Completion

Stage 4 has been completed

- ☒ No issues have been identified that should stop progression to the next assessment stage. Any recommended conditions and/or advisory noted have been added to the draft NoD
- ☐ The following issues were identified and should be noted during the following stages of the assessment:

Additional comments:

[Click or tap here to enter text.](#)

- ☐ The application is recommended for refusal (reasons for refusal have been added to the draft NoD).
- ☐ Other (see Comments below):

Additional comments:

[Click or tap here to enter text.](#)

Assessment officer:	Matt F (until RFI and leave) – Matt D from 23 April	Date: 24/04/2026
Stage 5 officer:	Matt D	Date: 24/04/2026

STAGE 5 – QUALITY AND OUTCOMES ASSURANCE

Is a site inspection required to make a decision?	No If yes; photos and details have been put in the Objective folder: Choose an item.
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Stage 5 Panel Assessment

Date of Stage 5 assessment :	24/04/2026
From Stages 1-4, does the proposal require presentation to a Stage 5 Panel ? <i>Note: Please see the Stage 5 Work Instruction for further guidance on when presentation is required.</i>	No - Senior Officer Review only Please specify the panel to be presented to (or other details) below: Note reviewed at ASG If presentation to a Stage 5 Panel is required, the S205 is to be presented on: Click or tap to enter a date.
Is advice from Stage 5 Panel saved in Objective?	Not applicable Click or tap here to enter text.

Stage 5 Assessment

Have any issues been identified that would require Pre-decision advice ? (s. 182) Has the Pre-decision advice been reviewed by the stage leader and/or manager ?	No Click or tap here to enter text. Choose an item. Date of request: Click or tap to enter a date.
Is additional information required at this stage? (s. 167) (Separate to above stage 2-4)	No Note: Further Information should not be requested at this stage if the application is to be refused
If Applicable, do representors have the right to review in ACAT ? (See Schedule 5&6 of the Act)	Yes Additional comments: Click or tap here to enter text.

Completion

Stage 5 has been completed. Stage 5 determines that: ☐ The application is to be approved

☒ The application is to be conditionally approved		
☐ The application is to be partially approved/refused		
☐ The application is to be refused		
Comments:		
Click or tap here to enter text.		
Assessment officer:	Matt F and Matt D (completion/review)	Date: 24/04/2026
Stage 5 officer:	Matt D	Date: 24/04/2026

STAGE 6 – NOTICE OF DECISION

Has the Notice of Decision been finalised and checked ?		Yes
Have all of the following sections been completed and included in the Notice of Decision?	Reasons for decision	Yes
	Conditions	Yes
	Entity advice	Yes
	Representations	Yes
	If Applicable, do representors have the right to review in ACAT?	Yes
	Attachment – Admin Information	Not Applicable
Has a conflict of interest been declared? If Yes: - the proposal must be Peer Reviewed by a senior officer without a conflict and signed/determined by a Senior Director or higher - If the officer with the conflict is within Statutory Planning, they must complete a Conflict of Interest Disclosure Form		No
Does the Delegate have the correct classification to make the decision? <i>Refer to the delegations under the Planning Act 2023 and the Classification to Make a Decision Work Instruction for further guidance.</i>		Yes
Does the Delegate consider they have a conflict of interest?		No

PEER/ADDITINAL REVIEW

Note: This is if an additional officer reviewed the work in addition to the Delegate and those stated above in Stages 5 and/or 6.

☒ **Peer review of assessment (in addition to Stage 5 above):**

☒ **Peer review of Decision (separate to Delegate):**

Reviewing officer name:	Dale Billing	Classification:	A/g SOGB	Date:	28/04/2026
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DELEGATE REVIEW

☐ **As Delegate, I have considered the submitted information and above assessment and formed the view that the application is to be determined consistent with the above assessment.**

Comments:

[Click or tap here to enter text.](#)

Delegate name:	Matt D	Classification:	SOGA	Date:	24/04/2026
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Sign Off

Stage 6 has been completed

☐ Based on the findings outlined in this assessment, and the outcome in Stage 5, the Notice of Decision has been prepared and is ready for dispatch.

Can stamped plans be released with the decision?

- ☒ **Yes**, the plans are stamped and ready for dispatch
- ☐ **No**, conditions of approval require satisfying prior to release of stamped plans
- ☐ **No**, third party appeal rights apply (please set a reminder in your calendar for when stamped plans can be released should an appeal not be made) [Click or tap to enter a date.](#)
- ☐ **Other**, see comments below

Comments:

[Click or tap here to enter text.](#)

Delegate: Matt D **Date:** 24/04/2026

POST DECISION

Application Number:		
Condition being satisfied:	Assessment/Discussion	Condition satisfied?
		Choose an item. Additional comments: Click or tap here to enter text.
		Choose an item. Additional comments: Click or tap here to enter text.
		Choose an item. Additional comments: Click or tap here to enter text.
		Choose an item. Additional comments: Click or tap here to enter text.

Sign Off

Post Decision

- ☐ Based on the findings outlined in this assessment, the Notice of Decision/Letter of Endorsement has been prepared and is ready for dispatch.

Can stamped plans be released with the decision?

- ☐ **Yes**, the plans are stamped and ready for dispatch
- ☐ **No**, conditions of approval require satisfying prior to release of stamped plans
- ☐ **No**, third party appeal rights apply (please set a reminder in your calendar for when stamped plans can be released should an appeal not be made) [Click or tap to enter a date.](#)

☐ **Other**, see comments below

Comments:

Click or tap here to enter text.

Delegate:

Name:

Date: Click or tap to enter a date.