

Planning and Development Act 2007

Development Application

Application Number: **202341982**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

I confirm I have provided all documentation in accordance with the [minimum documentation requirements for lodgement of a development application](#)

Confirm

Please note that fees apply for incomplete submissions.

Type of Application

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

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

Yes

Lease/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
YARRALUMLA	102	20	

Street Address

YARRALUMLA

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="YARRALUMLA"/>	<input type="text" value="102"/>	<input type="text" value="19"/>	<input type="text"/>

Street Address

Site Number: 3

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="YARRALUMLA"/>	<input type="text" value="127"/>	<input type="text" value="2"/>	<input type="text"/>

Street Address

Site Number: 4

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="YARRALUMLA"/>	<input type="text" value="102"/>	<input type="text" value="21"/>	<input type="text"/>

Street Address

Site Number: 5

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="YARRALUMLA"/>	<input type="text" value="102"/>	<input type="text" value="7"/>	<input type="text"/>

Street Address

Site Number: 6

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="YARRALUMLA"/>	<input type="text" value="102"/>	<input type="text" value="1"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

66131577261

Company Name

Canberra Town Planning Pty Ltd

Position held / Title

Project Officer

Salutation

None

First Name

Audrey

Surname

Rahimi

Postal Address 1

201/23 Challis Street

Postal Address 2

Postal Address 3

Suburb

Dickson

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262625091

Fax Number

Mobile Number

Email

admin@canberratownplanning.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

37307569373

Company Name

Transport Canberra and City Services

Position held / Title

Executive Branch Manager

Salutation

None

First Name

Daniel

Surname

Iglesias

Postal Address 1

480 Northbourne Avenue

Postal Address 2

Postal Address 3

Suburb

Dickson

State/Territory

ACT

Postcode

2602

Country

Phone Number

0262050600

Fax Number

Mobile Number

Email

Daniel.Iglesias@act.gov.au

Lessee Number: 2

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

27105505367

Company Name

Suburban Land Agency

Position held / Title

Senior Director

Salutation

None

First Name

Christine

Surname

Luchetti

Postal Address 1

480 Northbourne Avenue

Postal Address 2

Postal Address 3

Suburb

Dickson

State/Territory

ACT

Postcode

2602

Country

Phone Number

0262050600

Fax Number

Mobile Number

Email

Christine.Luchetti@act.gov.au

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

 Email

Are you applying for an [Estate Development Plan](#) OR *Home Business*?

Yes

Please select which development you are applying for

Estate Development Plan

Please provide a hard copy of the documentation to the Environment, Planning and Sustainable Development Directorate

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

This proposal represents a significant urban renewal project that will revitalise a historic heritage area in the suburb of Yarralumla, restoring and activating the Brickworks industrial site and immediate surrounding areas. The development spans an area of approximately 16 hectares and comprises:

- Creation of 40 single dwelling residential blocks;
- Creation of 8 multi-unit residential blocks;
- Creation of 1 central commercial block (heritage core);
- Creation of 5 open space and community title blocks;
- Works to provide service connections (on-site);
- Removal of a number of on-site trees;
- Bulk earthworks and site grading to facilitate creation of proposed blocks and roads;
- Internal roads;
- A stormwater retention pond to the north-east of the site;
- Shared paths and landscaping (on-site);

In addition, this submission identifies potential off-site works in the areas surrounding the site, proposed to be delivered by the proponent including:

- Connections to the existing surrounding road network;
- Connection to the existing off-site services; and
- Connection to the existing active travel network.

The proposed works are identified on the EDP DA documentation that accompany this submission.

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Impact

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Scope of Works (only required for new applications)

Please provide the number of blocks to be created

Does the proposal include the gazettal of roads?

Yes

Entity and/or Referral Requirements

Have you provided the necessary information in your documentation in accordance with the requirements of the [Guidelines for the Preparation of Estate Development Plan](#) so your proposal can be referred to all relevant entities?

Yes

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

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 rules and/or relevant criteria for it to be considered for approval and for a new application a letter of authority to lodge from the Environment, Planning and Sustainable Development Directorate;

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 Directorate;

I/we have provided all relevant documentation in accordance with the [minimum documentation requirements for lodgement of a Development Application \(DA\)](#). Please note, a fee may be charged if your application does not contain all the required documentation;

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 to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for [public inspection](#) including via the Internet 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 Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate 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/we (lessee) appoint the applicant whose signature appears in the attached [letter of appointment](#) to act on my/our behalf in relation to this Development Application. This

authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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;

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

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

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

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

I accept the above declarations

Accept

Acceptance date

01 Sep 2023

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

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 and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 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, Territory and Municipal 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

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, 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: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au