

Planning Act 2023

# Development Application

Application Number: 202442916

## Type of application

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

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

Are you applying for a

Development Application

## Site Details

Site Number: 1

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

Urban

Suburb	Section	Block Number	Unit Number
YARRALUMLA	75	4	

Street Address

81 HOPETOON CIRCUIT, YARRALUMLA

## Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation	First Name	Surname
None	Steven	Cetrtek

Postal Address 1	Postal Address 2
PO BOX 3673	

Postal Address 3

Suburb	State/Territory	Postcode	Country
Manuka	ACT	2603	Australia

Phone Number	Fax Number	Mobile Number
0413399867		

Email

steven@thursdayarchitecture.com.au

## Lessee Details

Lessee Number: 1

Is the Lessee a:

Standard lessee

Salutation

None

First Name

Gabrielle

Surname

Honan

Postal Address 1

81 Hopetoun Cir

Postal Address 2

Postal Address 3

Suburb

Yarralumla

State/Territory

ACT

Postcode

Country

Phone Number

0262601555

Fax Number

Mobile Number

Email

## Zones

Please specify which zone applies to this application.

*NOTE: Land use zone information can be found on the Territory Plan map in [ACTmapi](#).*

RZ1 Suburban Zone

## Fully Describe Your Proposal

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

Demolition of existing dwelling and associated structures. Proposed new single residential dwelling with associated landscaping and pool. Proposal is double storey with basement carparking.

## Type of Development

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

New development

Demolition

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

**Single dwelling**

Single dwelling housing

## Proposed Use of the Land

**Is the proposed use consistent with the current Crown Lease?**

Yes

**Is the block unit titled?**

No

## Related Applications

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

No

## Territory Plan Policies

**District policy:**

Inner South District Policy

**Zone policy:**

Residential Zones Policy

**Other policies:**

Not applicable

## Development Height

**Does the proposed development include any buildings or structures?**

Yes

**Storeys**

2

**Metres**

7.1-10m

## Gross Shop Floor Area

**Does the development proposal increase the floor space of a shop by more than 2000m<sup>2</sup> in a Residential Zone, Commercial Zone, Community Facility Zone or a Park and Recreation**

**Zones?**

No

**Subdivision Design Application**

**Does the development proposal include subdivision or consolidation?**

No

**Does the development propose the creation of new public roads?**

No

**Does the development propose the removal of current public roads?**

No

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

No

**Gross Floor Area**

A: Existing GFA (m2):

177.0

B: GFA to be demolished (m2):

177.0

C: GFA to be added (m2):

471.8

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

471.8

**Schedule of Area and Cost of Works**

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

Yes

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

**Cost of works are calculated using the table of rates in the [Building \(General\) \(Cost of Building Work\) Determination 2020](#)**

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

**Class 1**

- Building Class 1  
 Demolition Class 1

**Class 10**

- Building Class 10b

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

471.8

Building Class 1 Cost of Works (\$):

707700.0

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

177.0

Demolition Class 1 Cost of Works (\$):

17700.0

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

140.0

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

105000.0

**Cost of all associated works (\$):**

30000.0

**TOTAL COST OF WORKS (\$):**

860400

City Renewal Precinct

**Is the block located in the City Renewal Precinct?**

*Note: The City Renewal Precinct can be viewed on the Development Map in [ACTmapi](#).*

No

### National Capital Plan

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

*Note: These details can be found on the National Capital Authority Map in [ACTmapi](#).*

No

### Future Urban Area

**Is the block located in a future urban area?**

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

No

### Trees

**Does the proposal include the removal of any trees?**

Yes

**How many trees in total are proposed for removal?**

**Does the site contain any protected trees, or does the proposal relate to any part of a declared site – as defined by the Tree Protection Act 2005 (or as repealed by)?**

No

**Does the proposal include any works within the tree protection zone of any protected trees?**

No

### Public land

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

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

No

### Native vegetation and threatened habitat

**Does the site contain any native vegetation?**

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

No

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

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

No

## Heritage

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

*Note: Please refer to the ACT heritage register at*

<https://www.environment.act.gov.au/heritage/heritage-register> for more details.

No

## Contamination

**Is the site on the ACT Register of Contaminated Sites?**

*Note: Please refer to the online Register of Contaminated Sites at*

<https://services.accessc Canberra.act.gov.au/s/public-registers/generic-register?registerid=register-of-contaminated-sites> for more details.

No

## Hazardous Material

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

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

No

## Greenhouse Gas Emissions

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

No

## Environmental Impact Statement and Environmental Significance Opinion

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

No

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

No

### Significant Application

**Is this a significant development application?**

No

### Territory Priority Project

**Is the project for a territory priority project?**

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

No

### Bushfire Risk Management

**Is the site located within a bushfire prone area?**

*Note: Bushfire prone areas are shown on the Bushfire map in [ACTmapi](#).*

No

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

No

### Parking

**Does the development propose changes to existing onsite parking arrangements?**

Yes

**How many car parking spaces are currently provided?**

**How many existing car parking spaces are proposed to be retained?**

**How many new car parking spaces are proposed to be provided?**



**Total amount of car parking spaces proposed:**

**Does the development propose changes to existing offsite parking arrangements?**

No

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

No

## Driveways

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

Yes

**Please select all of the following that apply:**

- Relocation of existing driveway
- Removal of driveways
- Construction of new driveways

## Waste Management

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

No

## Erosion and sediment controls

**Is the site greater than 0.3 hectares?**

No

## Servicing and Utilities

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

Yes

Please outline all that apply:

- Water
- Electricity
- Gas Network
- Stormwater
- Sewerage

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

**application?**

Yes

Please outline all that apply:

Water

**Are easements proposed to be established or altered required?**

*Note: Easements on leased land can be viewed on the basic map in [ACTmapi](#).*

*Note: If yes, a lease variation may be required.*

No

**Entity consultation****Has an entity provided written agreement to the proposed development?**

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

Yes

Please outline which entity has provided written agreement:

Evoenergy electricity

Jemena Gas

Icon Water

**Development Undertaken Without Approval****Is this application for development undertaken without approval (i.e. retrospective approval for existing works)?**

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

No

**Survey Requirements****Has the required survey information been provided?**

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

Yes

**Loose fill asbestos****Is this a surrendered residential block?**

*Note: These are Mr Fluffy loose-fill asbestos affected residential premises, as outlined on the*

register at <https://www.loosefillasbestos.act.gov.au/affected-properties/register>.

No

## Exclusion from Public Inspection

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

*Note: Without exclusion, any information provided as part of the application (including the contact details), may be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.*

No

## Conflicts of Interest

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

No

## Applicant/Lessee Declarations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**If lodging on behalf of a lessee:**

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

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

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

I accept the above declarations

Accept

Acceptance date

11 Apr 2024