

Planning Act 2023

Development Application

Application Number: **202443008**

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
<input type="text" value="WATSON"/>	<input type="text" value="76"/>	<input type="text" value="2"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

- Business

ACN or ABN

15167074062

Company Name

SPACELAB STUDIO PTY LTD

Position held / Title

Town Planner

Salutation

None

First Name

Jamie

Surname

Taylor

Postal Address 1

Unit 5

Postal Address 2

97 Northbourne Avenue

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

0262626363

Fax Number

Mobile Number

Email

admin@spacelab.net.au

Lessee Details

Lessee Number: 1

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

31432729493

Company Name

Australian Capital Territory

Position held / Title

Place Delivery

Salutation

None

First Name

Mark

Surname

Overton

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62076899

Fax Number

Mobile Number

Email

mark.overton@act.gov.au

Zones

Please specify which zone applies to this application.

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

- RZ4 Medium Density Residential Zone
- CZ6 Leisure and Accommodation Zone
- PRZ1 Urban Open Space Zone

Fully Describe Your Proposal

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

This subdivision aims to update the site at Section 76 Watson as proposed in the New Territory Plan through the Inner North and City District Policy. This will allow future development to provide additional value to this Future Urban Area, welcoming it into the Main Avenues and Approach Routes façade for Northbourne Avenue as well as the City and Gateway Framework.

Type of Development

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

- Subdivision

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

Public works/capital infrastructure (i.e. roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications)

- Subdivision development proposal (Estate development)
- Minor road

Proposed Use of the Land

Is the proposed use consistent with the current Crown Lease?

- Not applicable

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:

Zone policy:

Other policies:

Development Height

Does the proposed development include any buildings or structures?

 Yes

Storeys

Metres

Gross Shop Floor Area

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

 No

Subdivision Design Application

Does the development proposal include subdivision or consolidation?

 Yes

Does the development propose the creation of new public roads?

 Yes

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):

B: GFA to be demolished (m2):

C: GFA to be added (m2):

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

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?

No

TOTAL COST OF WORKS (\$):

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](#).

Yes

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](#).

Yes

Is the development being undertaken by an entity other than the Territory or a territory authority?

Note: If no, the development may be prohibited. Please refer to section 154 of the Planning Act 2023.

No

Trees

Does the proposal include the removal of any trees?

Yes

How many trees in total are proposed for removal?

17

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](#).

Yes

Other:

Urban open space

Does a public land management plan apply to the public land?

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)

Yes

Does the proposal include the removal of any native vegetation in a native vegetation area?

Note: A native vegetation area is generally an area with significant vegetation coverage (whether its exotic or native) or canopy coverage. These will generally not include residential sites. Please refer to the Nature Conservation Act 2014 for the full definition.

Yes

How much native vegetation is proposed to be removed?

Note: If proposing more than 0.5ha and not in a future urban area or more than 5ha in a future urban area and environmental significance opinion (ESO) or environmental impact statement (EIS) may be required

0.0

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.

Yes

Please outline the threatened species(s), ecological community(ies) or protected matter(s) to be impacted by the proposal:

ESO's and EIS's are provided in supporting documents for all environmental impacts.

Was it the extent of the impact in hectares?

ESO's and EIS's are provided in supporting documents for all environmental impacts.

Heritage

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

Note: Please refer to the ACT heritage register at

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

No

Contamination

Is the site on the ACT Register of Contaminated Sites?

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

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

Yes

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?

Yes

Has the environmental impact statement (EIS) been finalised?

Yes

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

Yes

Significant Application

Is this a significant development application?

Yes

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](#).

Yes

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?

No

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:

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?

Yes

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

- Stormwater
- Sewerage

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

- Yes

Please outline all that apply:

- Water
- Electricity
- Stormwater
- Sewerage

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.

- Yes

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:

- Environment Protection Authority

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

10 May 2024