



PLANIT

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Town Planning



Temporary Development Canberra Sand and Gravel Relocation Block 1582, Belconnen

Development Application Report
& Statement Against Criteria

Prepared for Suburban Land
Agency

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Document Control

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1 Description of Project

1.1 Introduction

This Planning Report provides:

- A description of the development proposal
- An assessment of the planning context
- A Statement Against the relevant Rules and Criteria of the Territory Plan.

1.2 Development Proposal

The proposal is to facilitate the temporary relocation of Canberra Sand and Gravel operations from the current site at the former Belconnen Landfill (Block 1686, off Parkwood Road), to a site on Block 1582, Belconnen.

The works will include:

- An all weather access road
- A new access point off Stockdill Drive
- Utility connections as required
- Earthworks and structures to accommodate the operations as indicated in the plans provided.
- Works to manage stormwater and runoff.
- Fencing, minor landscaping and other associated works.

Canberra Sand and Gravel will be required to hold an Environmental Authorisation, issued under the Environment Protection Act to operate on the site (as per their current operations and Authorisation No. 0642).

1.3 Location Details

Block 1582, Belconnen is located to the south east of Stockdill Drive, across the road from the new suburb of Strathnairn.

The block is 62 hectares in area and large enough to provide sufficient buffers to nearby land uses.

Within the site, the proposed works are towards the southern end, in an area that has previously been developed as a vineyard.

The proposed driveway traverses a very small corner of Block 1466, which is unleased land next to Stockdill Drive.

1.4 Land Tenure

The land is unleased Territory Land.

The Suburban Land Agency are the custodians of the land.

Canberra Sand and Gravel will operate on the site under licence, similar to the current arrangement.

2 Planning Context

2.1 National Capital Plan

The subject land is not identified as Designated Land or National Land, so the ACT Planning Authority is the relevant planning authority and development is to be assessed against the requirements of the Planning and Development Act 2007.

The National Capital Authority has not identified Special Conditions for this land.

The National Capital Plan is not considered further.

2.2 Territory Plan

2.2.1 Zones

The block is subject to the NUZ1 Broadacre land use zone. The objectives of this zone are addressed in Section 5 of this report.

2.2.2 Overlays

The block is not subject to any overlay provisions.

2.2.3 Proposed Use

The proposed use is Temporary Use, supported by minor and ancillary uses.

Temporary Use means the use of unleased land for a purpose that is temporary in nature and for which a licence may be issued for a maximum term of three years and which may be renewed.

Minor use means the use of land for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; shared circulation spaces (such as lift wells, stair wells); minor service reticulation; other utility services that do not exclude other uses from the land; street furniture and the like.

Ancillary means associated with and directly related to, but incidental and subordinate to the predominant use.

Temporary, Minor and Ancillary uses are all merit track assessable uses in the NUZ1 Broadacre zone.

2.3 Assessment Track

As the proposed uses are merit track assessable, the development application can be lodged in the Merit Track unless the impact track applies.

The impact track applies under the following circumstances (s123):

- (a) the development table identifies impact track (identifies uses that are authorised by a lease but prohibited in the zone, and other circumstances similar to b to e listed below)
- (b) the proposal is of a kind in Schedule 4 (refer to discussion below)
- (c) the Planning Minister makes a declaration under s124 (that impact track applies) (not applicable)
- (d) s125 (Health Minister makes a declaration) or s132 (innominate use) apply (not applicable)
- (e) the Commonwealth Minister requires bilateral assessment for the EPBC Act. (not applicable)

2.3.1 Schedule 4 Triggers

Schedule 4 of the Act identifies the types of development that are in impact track.

Part 4.2 identifies certain activities that are in impact track such as building airports or rubbish tips. (No applicable activities, noting that a proposal for a permanent transfer station or recycling facility would trigger impact assessment if it was intended to handle more than 30kt per year, or was within 1km of a residential block or unit in a residential or commercial zone. The proposed facility will not handle more than 30kt of waste, and is more than 1km from the nearest residential block.)

Part 4.3 identifies areas and processes including:

1. proposal likely to have a significant adverse impact on listed species or ecological communities (not considered applicable given previous use of the site as a vineyard.)
2. clearing more than 0.5 ha of native vegetation in a native vegetation area (not applicable – the site is a former vineyard).
3. development in a reserve that is not minor public works (not applicable – the works are not in a reserve)
4. impacts on water supply catchment (not applicable)
5. significant water extraction (not applicable)
6. significant impact on heritage place or objects (not applicable – works are not on land identified as a heritage place)
7. work on sites that are on the register of contaminated sites (not applicable, Block 1582 is not on the register of contaminated sites)
8. work on research sites (not applicable)
9. greenhouse gas emissions beyond prescribed threshold of 1kT (not applicable)

Therefore the impact track does not apply so the proposal may be assessed in the Merit Track.

2.4 Consultation

Pre DA consultation is required under Section 138AE for the following prescribed developments:

- a building for residential use with 3 or more storeys and 15 or more dwellings
- a building with a gross floor area of more than 5000m²
- if the development proposal is for more than 1 building–the buildings have a total gross floor area of more than 7000m²
- a building or structure more than 25m above finished ground level
- a variation of a lease to remove its concessional status
- the development of an estate
- a development proposal that is required to consult with the design review panel (DRP) under sections 138AL (1) and (2) of the Act.

The proposal is not of a type that required Pre-DA consultation.

2.5 Design Review

A development proposal for a building with 5 or more storeys or for 2000 m² of shop is required to be presented to the National Capital Design Review Panel.

The project is not of a type that required review by the National Capital Design Review Panel.

3 Applicable Codes

Type	Code	Applicability
Objectives and Development Tables	NUZ1 Broadacre Zone Objectives	Applicable, see discussion in Section 5
District Precinct Code	Belconnen District Precinct Code	No Applicable Controls
Suburb Precinct Maps and Codes	Not Applicable in non-urban areas Note that the Strathnairn Precinct Code, West Belconnen Structure Plan and West Belconnen Concept Plan all apply to land to the north of Stockdill Drive.	Not Applicable
Zone Codes	Non Urban Zones Development Code.	Applicable, see discussion in Section 6
Overlays	No applicable overlays	Not Applicable
General Codes	Parking and vehicular Access	Applicable, see discussion at R26 of the Non Urban Zones Development Code
	Bicycle parking	Not Applicable, not a use that generates bike parking
	Access and Mobility	Not Applicable, use not identified in code.
	Crime Prevention through Environmental Design	Not Applicable, use not identified in code.
	Community and Recreation Facilities Location Guidelines	Not Applicable
	Communications Facilities and Associated Infrastructure	Not Applicable
	Signs	Not Applicable
	Water Use and Catchment	Not Applicable, proposal is not a significant water user.
	Home Business	Not Applicable
	Waterways: Water Sensitive Urban Design	Applicable, see discussion in Section 8
	Planning for Bushfire Risk Mitigation	The site is within Bushfire Prone Land. A bushfire risk assessment is provided.
	Residential Boundary Fences	Not Applicable
	Lease Variation	Not Applicable, the land is unleased.

4 Document List

The following list is based on the Minimum Documentation Requirements for Lodgement of a Development Application, published by EPSDD. [Link](#).

Document	Reference
Application Form	Provided via eDevelopment
Letter of Authorisation	Form 4 signed by SLA as custodian of Block 1582 Form 4 signed by TCCS as custodian of Block 1466 Form 4 signed by TCCS Roads ACT for new entry
Statement against relevant criteria	This Planning Report
Survey certificate	Refer to Survey certificate provided (sheets 1 to 4).
Site plan	Refer to Drawing D005 and Detail Plans D010, D011 & D012.
Floor plan	Only one building is proposed. Refer to Parkwood Shed plan.
Public register floor plan	Not required – not residential development.
Area plan	Refer to Parkwood Shed plan for floor area.
Sections	Refer to <ul style="list-style-type: none"> - D020 for typical access track section - D050 to D052 for longitudinal sections of access track - D123 for sections of grading plan at CSG area. - Refer to Parkwood Shed Plan for Shed Section A
Elevations	Refer to Parkwood Shed plan for relevant elevations.
Shadow diagram	Not Required – no buildings above 3 storeys.
Composite streetscape elevation	Not applicable for rural development
Perspectives	Not applicable.
Colour sample schedule	Refer to Parkwood Shed plan
Water sensitive urban design	Refer to D060 Stormwater and WSUD plan.
Pre DA community consultation form & report	Not applicable.
Unapproved existing development plan	Not applicable.

Access and mobility report	Not applicable.
Access and mobility plan	Not applicable.
Bill of quantities / summary of costs	Estimated Cost of Works provided in eDevelopment
Landscape plan	Refer to Landscape Plans L401 and L403 for details.
Parking plan	Not applicable – space for parking is available on site.
Turning templates	Refer to civil drawings D095 and D096
Traffic report	Refer to Traffic Report and memo provided.
Tree management plan	Note that trees are not regulated as they are on unleased land. Refer to Tree Management Plan L101
Tree survey	Refer to Tree Assessment Plan L100
Erosion and sediment control plan	Refer to civil plan D100
Contamination assessment/statement	Assessment report provided by Lanterra.
Noise management plan	Not applicable
Wind assessment	Not Required, Buildings not taller than 19 metres.
List of interested parties	Not Relevant – no lease variation
Valuation report	Not Relevant – no lease variation
Valuation certificate	Not Relevant – no lease variation
Subdivision plan	Not Applicable – subdivision is not proposed.
Social, cultural and economic impact report	Not Relevant – no de-concession
Hydraulics plan	Not Relevant – no subdivision
Waste and recycling management plan	Refer to drawing D127
Demolition plan	Not Relevant – no demolition work
Hazardous materials survey	Not Relevant – no demolition of old buildings
Assessment of environmental effects	Refer to Section 7 of this Report.
Solar Access Plan	Not Relevant
Environmental significance opinion	Not Relevant – no relevant Schedule 4 triggers.
Environmental Impact Statement	Not Relevant – application is in Merit Track

Driveway plan	Refer to drawings D090 & D091
Landscape Management and Protection Plan	Refer to drawings L200 and L201
National Capital Design Review Panel response	Not Applicable
Greenhouse Gas Emissions Statement	Refer to form provided.

5 Zone Objectives – NUZ1 Broadacre Zone

The following zone objectives are applicable.

Zone Objectives	Commentary
<p>a) Make provision in a predominantly rural landscape setting for a range of uses which require larger sites and/or a location outside urban areas</p>	<p>The proposed temporary use of the land does not include significant structures that would be inappropriate in a rural landscape setting. The structures proposed as part of this DA may be retained on site (along with other existing structures and roads) following the Temporary Use of the land to service other permissible uses.</p> <p>A relatively large site is required for the movement of vehicles and the storage of materials.</p> <p>A location outside the urban area is required due to the need for separation distances.</p>
<p>b) Make provision for activities requiring clearance zones or protection from conflicting development</p>	<p>The proposed temporary use includes the receiving and processing of green waste. This activity has the potential to generate air emissions and requires a buffer distance from sensitive receivers.</p> <p>The ACT Government’s separation distance guidelines do not include separation distance recommendations for temporary use of the land, however for permanent installations a 300 metre separation is recommended between sensitive users and materials recovery for recycling and waste transfer stations. A 1000 metre separation is recommended for facilities that include composting.</p>
<p>c) Ensure that development does not adversely impact or visually intrude on the landscape and environmental quality of the locality</p>	<p>The proposed use of the land is temporary and does not include significant structures that would be out of character for the location. They are away from the roadway and other key vantage points.</p> <p>The proposed earthworks are accompanied by appropriate stabilisation, sediment and erosion control works, as well as stormwater management and re-use.</p>
<p>d) Ensure, where appropriate, that development and the use of land does not undermine the future use of land which may be required for urban and other purposes</p>	<p>The temporary use of the land has specifically been designed to avoid preventing other uses of the land in the future. The operations will remain subject to a licence rather than any more permanent form of tenure.</p>

6 Non Urban Zones Development Code

The following Rules and Criteria are from the Non-Urban Zones Development code, Effective 31 May 2013.

Only relevant parts have been reproduced.

6.1 Part A(1) – NUZ1 – Broadacre Zone

Rule	Criteria	Response
Element 1: Restrictions on Use		
1.1 Residential Care Accommodation		
There is no applicable rule.	<p>C1</p> <p>The development is larger than dwelling size and provides the following:</p> <ul style="list-style-type: none"> a) temporary or permanent accommodation b) care from on-site staff to persons requiring supervision, treatment and/or specialist care. 	<p>Not applicable</p> <p>Development is not for residential care accommodation</p>
There is no applicable rule.	<p>C2</p> <p>Where the development does not meet the requirements of C1, the development provides the following:</p> <ul style="list-style-type: none"> a) shelter, support, supervision and/or treatment for residents; b) cooking, dining, laundry, cleaning and other facilities on a shared basis. 	<p>Not applicable</p> <p>Development is not for residential care accommodation</p>
There is no applicable rule.	<p>C2A</p> <p>Residential care accommodation meets all of the following:</p> <ul style="list-style-type: none"> a) demonstrates need for an environment isolated from urban areas. b) need for.... 	<p>Not applicable</p> <p>Development is not for residential care accommodation</p>

Rule	Criteria	Response
Element 2: Building and Site Controls		
2.1 Scale and Type of Development		
There is no applicable rule.	<p>C3</p> <p>Development is of a scale and type that:</p> <p>a) requires a large site that is not available within the urban area, or</p> <p>b) requires or would benefit from a non-urban location for reasons of safety or effective operation.</p>	<p>Criteria met</p> <p>The activity requires a site of several hectares that is not available within the urban area.</p> <p>The activities will benefit from separation from sensitive uses.</p>

6.2 Part B – General Development Controls

Rule	Criteria	Response
Element 1: Restrictions on Use		
1.1 Adjunct uses		
There is no applicable rule.	<p>C16</p> <p>Subject to any requirements of the National Capital Plan, the following developments may be permitted where they are adjunct to the primary permitted use of the land:</p> <p>a) Educational establishment</p> <p>b) Cultural facility</p> <p>c) COMMUNITY USE</p> <p>d) Scientific research establishment</p> <p>e) Farm tourism</p> <p>f) Other rural business</p>	<p>Not Applicable</p> <p>Adjunct Uses are not proposed.</p>

Rule	Criteria	Response
1.2 Assessment of Environmental Effects		
There is no applicable rule.	<p>C17</p> <p>The application for development is accompanied by an Assessment of Environmental Effects (section 120(f) Planning and Development Act 2007) addressing, but not limited to, the following:</p> <ul style="list-style-type: none"> a) the amount of traffic likely to be generated and the likely impacts on the road system b) impacts on the amenity of surrounding land uses c) impacts on the role and character of the hills and ridges as a visual backdrop d) impacts on rural character e) provision of landscaping f) impacts on water supply catchments g) impacts of earthworks or rehabilitation works on soil stability and quality. 	<p>Criteria Met</p> <p>Please refer to the Assessment of Environmental Effects presented in Section 7 of this report.</p>
1.3 Plans of Management		
There is no applicable rule.	<p>C18</p> <p>Where relevant, the proposed development is consistent with the approved plan of management.</p>	<p>Not applicable</p> <p>The site is not public land and there is no relevant Plan of Management.</p>

Rule	Criteria	Response
Element 2: Building and Site Controls		
2.1 Demolition		
<p>R19</p> <p>In accordance with section 148 of the Planning and Development Act 2007, the application is accompanied by a Statement of Endorsement from utilities (including Water, Sewerage, Stormwater, Electricity and Gas) stating that:</p> <p>a) All network infrastructure on or immediately adjacent the site has been identified on the plan</p> <p>b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified</p> <p>c) All required network disconnections have been identified and the disconnection works comply with utility requirements</p> <p>d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.</p>	<p>C19</p> <p>If a Statement of Endorsement is not provided the application will be referred to relevant utilities in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Not Applicable</p> <p>Demolition is not proposed.</p>
2.2 Subdivision		
<p>R20</p> <p>Subdivision is only permitted where:</p> <p>a) it is part of a development application for another assessable development</p> <p>b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant section of this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not Applicable</p> <p>No changes to block boundaries are proposed</p>

Rule	Criteria	Response
2.3 National Capital Plan		
There is no applicable rule.	C21 Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan. Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.	Not Applicable No special requirements apply to the land.
Element 3: Built Form		
3.1 Building Design and Materials		
There is no applicable rule.	C22 The development is compatible with the surrounding landscape through sympathetic placement and form of buildings and appropriate materials.	Criteria Met The proposed works are set well back from the road and at the lower elevations on the site making them less visually intrusive. The scale of the built form is reasonable for this broadacre zoned area, and the proposed landscaping includes some trees for amenity.
There is no applicable rule.	C23 Materials and finish are of earth tones with low reflectivity.	Criteria Met As identified on the Parkwood Shed plan, the materials are colorbond cladding of eucalypt green or similar.
3.2 Crime Prevention through Environmental Design		
There is no applicable rule.	C24 The development meets the requirements of the ACT Crime Prevention Through Environmental Design General Code.	Not Applicable Temporary use is not a land use that is required to be assessed against the code. Note that the proposal does not include public domain areas and will include appropriate security controls.
3.3 Access and Mobility		
There is no applicable rule.	C25 The development meets the requirements of the Access and Mobility General Code.	Not Applicable Temporary use is not a land use that is required to be assessed against the code.

Rule	Criteria	Response
3.4 Location Requirements for Community and Recreation Facilities		
There is no applicable rule.	C25A The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.	Not Applicable The proposal is not a community or recreation facility.
Element 4: Parking and Access		
4.1 Parking and Access		
There is no applicable rule.	C26 Vehicle access and parking complies with the requirements of the Parking and Vehicular Access General Code.	Criteria Met In the Broadacre Zone, uses that are not specifically identified are subject to individual assessment. Car parking opportunities are shown on the site plan in safe locations and at rates that are appropriate for the use. The rates provided are based on the known demand at the existing Canberra Sand and Gravel operations.
There is no applicable rule.	C27 Where applicable, bicycle parking complies with the requirements of the Bicycle Parking General Code.	Not Applicable Temporary use is not a land use that is required to be assessed against the code.
Element 5: Amenity		
5.1 Signs		
There is no applicable rule.	C28 Signs comply with the Signs General Code.	Not Applicable No signs, other than temporary traffic management signs, are proposed.
There is no applicable rule.	C29 Advertising signs are not large, obtrusive or incompatible with the rural character of the locality.	Not Applicable Advertising signs are not proposed.
5.2 Lighting		
R30 External lighting is provided to building frontages, to all pathways, roads/laneways and car parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.	C30 External lighting is provided in accordance with the ACT Crime Prevention and Urban Design Resource Manual.	Not Applicable Lighting is not proposed for the site, consistent with the intended hours of operation.

Rule	Criteria	Response
R31 All external lighting provided is in accordance with AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.	C31 All lighting, including security and car park lighting, is designed to minimise light spill.	Not Applicable No lighting is proposed.
Element 6: Environment		
6.1 Heritage		
R32 This rule applies to land containing places or objects registered or provisionally registered under Part 6 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council. <small>Note: The authority will consider any advice from the Heritage Council before determining the application.</small>	This is a mandatory requirement. There is no applicable criterion.	Rule to be met The parts of Block 1582 that are the subject of this proposal are not identified as containing heritage places or objects. The proposed works are on land that has previously been extensively disturbed by agricultural activities. The authority will refer the development application for the Heritage Council to review. A heritage assessment has been provide directly to the council.
6.2 Water Use		
There is no applicable rule.	C33 Where relevant, development complies with the requirements of the Water Use and Catchment General Code.	Not Applicable The proposal is not a significant water user.
6.3 Erosion and Sediment Control		
R34 For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007.	C34 If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Not Applicable The site is more than 0.3 hectares.
R35 For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by ACT Environment Protection.	C35 If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Criteria Met Erosion and Sediment Control plan provided, refer to drawing D100

Rule	Criteria	Response
6.4 Contamination		
<p>R36</p> <p>A statement is provided that the potential for land contamination has been assessed in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000, and it is demonstrated that the land is suitable for the proposed development.</p>	<p>C36</p> <p>If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Criteria to be met</p> <p>The proposal is for the temporary use of land for a non-sensitive use on land that has previously been used as a vineyard.</p> <p>Refer to site assessment by Lanterra for details.</p>
6.5 Hazardous Materials		
<p>R37</p> <p>For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person...</p>	<p>C37</p> <p>If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Not Applicable</p> <p>No demolition is proposed.</p>
6.6 Trees		
<p>R38</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <p>a) requires groundwork within the tree protection zone of a protected tree</p> <p>b) is likely to cause damage to or removal of any protected trees</p> <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes:</p> <p>1. Under the Planning and Development Regulation 2008 a development application for a declared site under the Tree Protection Act 2005, must be referred to the Conservator of Flora and Fauna.</p> <p>2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007.</p> <p>3. Protected tree and declared site are defined under the Tree Protection Act 2005.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not Applicable</p> <p>The works are on unleased land, trees on this site are not protected by the Tree Protection Act that is relevant to this rule.</p> <p>Plans are provided to show trees to be retained and removed.</p>

Rule	Criteria	Response
6.7 Bushfire Risk Mitigation		
There is no applicable rule.	C39 Where relevant, development complies with the requirements of the Planning for Bushfire Risk Mitigation General Code.	Criteria Met The Code only applies provisions to Class 1, 2 & 3 buildings in non urban areas and these buildings are not proposed. A bushfire risk assessment is provided to address matters raised by ESA.
Element 7: Site Services		
7.1 Waste Management		
R40 In accordance with section 148 of the Planning and Development Act 2007, the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT.	C40 If a Statement of Compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the Planning and Development Act 2007.	Criteria to be met The project will generate minimal general waste, which will be removed from site by private contractor.
7.2 Servicing and Site Management		
R41 In accordance with section 148 of the Planning and Development Act 2007, the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the Design Standards for Urban Infrastructure.	C41 If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Criteria to be met The project will generate minimal general waste, which will be removed from site by private contractor.

Rule	Criteria	Response
7.3 Utilities		
<p>R42</p> <p>A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p><small>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.</small></p>	<p>C42</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Criteria to be met</p> <p>The application is to be referred to relevant utility providers based on information supplied.</p>
<p>There is no applicable rule.</p>	<p>C43</p> <p>Septic systems are approved by the relevant authority.</p>	<p>Not Applicable</p> <p>No septic systems proposed.</p> <p>The site will use chemical toilets that will be privately maintained</p>

7 Assessment of Environmental Effects

In accordance with Criteria 17 of the Non-Urban Zones Development Code, the following Assessment of Environmental Effects is provided.

Considerations	Commentary
a) the amount of traffic likely to be generated and the likely impacts on the road system.	A traffic report is provided that indicates that the existing local road network can support the anticipated additional traffic. A traffic memo addresses issues in the wider network.
b) impacts on the amenity of surrounding land uses	<p>The following possible impacts have been considered</p> <ul style="list-style-type: none"> - Noise. Requirements will be set in the Environmental Authorisation and enforced by the EPA - Traffic. Refer to the traffic impact report and memo provided. - Water Quality. Refer to Sediment and Erosion Control concept plan provided, which has been designed to meet relevant EPA guidelines. - Air emissions. Dust and odour emission will be controlled by requirements in the Environmental Authorisation. <p>Overall, the site has been chosen because it meets the recommended 1000 metre separation distance to the nearest residential zoned land. The proposed use is compatible with the surrounding broadacre and rural land uses.</p>
c) impacts on the role and character of the hills and ridges as a visual backdrop	The proposal is within a broadacre zone and is not part of the hills ridges and buffers area.
d) impacts on rural character	<p>The area is on the urban fringe with the ongoing development of the Ginninderry project. The adjoining land is used for agriculture and horse related industries and the subject site has previously been a vineyard.</p> <p>The proposed works are limited to earthworks to provide working areas and a shed that is compatible with typical rural installations.</p> <p>Given the limited development of structures, the proposal is not expected to have a significant impact on the rural character of the area.</p>
e) provision of landscaping	Refer to landscaping plans. Note that as it is only a temporary use, the installation of significant landscaping is not considered appropriate.
f) impacts on water supply catchments	The proposal is not in a water supply catchment (as defined in the Water Use and Catchment General Code).
g) impacts of earthworks or rehabilitation works on soil stability and quality.	During construction the works will be managed in accordance with a sediment and erosion control plan to be approved by the EPA.

8 Water Sensitive Urban Design

The following Rules and Criteria are from the Waterways: Water Sensitive urban Design General Code, Effective 21 February 2020.

Rule	Criteria	Response
Element 1: Mains water use reduction		
1.1 Mains Water Use Reduction Target		
<p>R1</p> <p>This rule applies to all development currently connected or intended to be connected to mains water supply except any of the following:</p> <ul style="list-style-type: none"> a) development subject to the estate development code b) development for minor alterations or extensions involving 50% or less of the existing floor area. <p>Development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003.</p> <p><small>Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</small></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not Applicable</p> <p>No connection proposed.</p>

Element 2: Stormwater Quantity

2.1 On-site stormwater retention

R2

This rule applies to development for at least one of the following:

- a) development on sites greater than 2,000m² involving works that have the potential to alter the stormwater regime of the site, including sites subject to the estate development code
- b) development within existing urban areas which increases impervious area by 100m².

This rule does not apply to any of the following:

- a) development of major roads
- b) sites identified in a precinct code that stormwater retention requirements for the site have been fully dealt with through an estate development plan.

Development complies with at least one of the following:

- a) stormwater retention management measures are provided and achieve all of the following:
 - i) Stormwater storage capacity of 1.4kL per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole
 - ii) Retained stormwater is used on site
- b) development captures, stores and uses the first 15mm of rainfall falling on the site.

For this rule, on-site stormwater retention is defined as the storage and use of stormwater on site.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: ACT Practice Guidelines for Water Sensitive Urban Design defines acceptable uses of stormwater on site. Note: Any site specific stormwater retention requirements for new estates must be nominated on planning control plans submitted with the estate development plan.

C2

Development complies with all of the following:

- a) It is demonstrated that stormwater retention measures can be more successfully met offsite
- b) development complies with at least one of the following stormwater retention management measures:
 - i) An equivalent volume of stormwater is stored and used at an offsite location within the same catchment or a catchment in proximity to the site as part of a stormwater offset agreement
 - ii) If it is demonstrated that the above stormwater retention measures are unable to be provided, then a contribution to the construction of offsite measures within the same catchment or a catchment in proximity to the site as a means of offset may be approved by the Planning and Land Authority.

For this criterion, the meaning of a stormwater offset agreement as defined and detailed in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Criteria Met

The proposal does not include significant impervious areas.

Stormwater will be dissipated on site along the access road and managed through sediment and erosion control ponds at the CSG site.

2.2 On-site stormwater detention

R3

This rule applies to development for at least one of the following:

- a) development on sites greater than 2,000m² involving works that have the potential to alter the stormwater regime of the site, including sites subject to the estate development code
- b) development within existing urban areas which increases impervious area by 100m²

This rule does not apply to any of the following:

- a) development of major roads
- b) sites identified in a precinct code indicating that stormwater detention requirements have been fully met.

Stormwater detention measures are provided and achieve all of the following:

- a) capture and direct runoff from the entire site
- b) Stormwater storage capacity of 1kL per 100m² of impervious area is provided to specifically detain stormwater generated on site
- c) The detained stormwater is designed to be released over a period of 6 hours after the storm event.

For this rule on-site stormwater detention is defined as the short term storage and release downstream of stormwater runoff.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site.

Note: For new estates any stormwater detention must be nominated on planning control plans submitted with the estate development plan. In particular, where an estate development plan has partially achieved the stormwater detention measures, this can be taken into account for the detention measures on individual sites.

C3

Stormwater detention measures are provided and achieve all of the following:

- a) ensure that the peak rate of stormwater runoff from the site does not exceed the peak rate of runoff from an unmitigated (rural) site of the same area for the 1 Exceedance per Year (1EY)
- b) A maximum of 30% of the runoff from the site may bypass the onsite stormwater detention system where it can be demonstrated that at least one of the following circumstances applies:
 - i) Difficult ground levels
 - ii) The nature of the receiving drainage system cannot receive runoff from the entire site
 - iii) The need to retain significant trees or vegetation
 - iv) other demonstrated circumstances.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: where an estate development plan has partially achieved the stormwater detention measures, this can be taken into account for the detention measures on individual sites.

Refer to details on the stormwater management concept plan.

2.3 Stormwater quantity for major road on sites over 2000m²

<p>R4</p> <p>This rules applies to development of major roads involving sites greater than 2000m².</p> <p>Development complies will all of the following:</p> <p>a) The capacity of existing pipe (minor) stormwater connection to the site is not exceeded in the 1 in 10 year storm event</p> <p>b) The capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1 in 100 year storm event.</p>	<p>C4</p> <p>Development for major roads on sites greater than 2000m² complies with at least one of the following:</p> <p>a) A reduction of the 1 in 5 year and 1 in 100 year stormwater peak run off flow to predevelopment levels</p> <p>b) The capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1 in 10 year storm event.</p> <p>Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</p>	<p>Not Applicable.</p> <p>DA is not for major road.</p>
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2.4 On-site stormwater detention for estate development plans

<p>There is no applicable rule.</p>	<p>C5</p> <p>This criterion applies to estate development plans.</p> <p>Stormwater detention measures are provided and the peak rate of stormwater runoff from the estate does not exceed the peak rate of runoff from an unmitigated (rural) site of the same area for minor and major storms.</p> <p>Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</p> <p>Note: The Major (1% Annual Exceedance Probability (AEP) and Minor storms are as defined by Transport Canberra and City Services Directorate (TCCS) or the agency responsible for stormwater management.</p> <p>Note: Stormwater detention measures required for each individual block may contribute toward meeting the overall detention requirements for the estate as demonstrated in an estate development plan.</p> <p>Note: Any site specific stormwater detention must be nominated on planning control plans submitted with the estate development plan.</p>	<p>Not Applicable</p> <p>Proposal is not an EDP</p>
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3.1 Stormwater Quality Target – sites greater than 2000m²

R6

This rule applies to development for all of the following:

- a) where the development site is greater than 2,000m²
- b) where development involves works that have potential to alter the stormwater regime for the site.

This rule does not apply to development of major roads.

The average annual stormwater pollutant export is reduced when compared with an urban catchment of the same area with no water quality management controls for all of the following:

- a) gross pollutants by at least 90%
- b) suspended solids by at least 60%
- c) total phosphorous by at least 45%
- d) total nitrogen by at least 40%.

Note: Compliance with this rule is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the rule. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

C6

It is demonstrated that at least one of the following applies:

- a) stormwater quality measures can be more successfully met offsite
- b) a sensitive downstream environment will be negatively impacted.

Development complies with at least one of the following:

- a) an equivalent load of pollutants is captured at an offsite location as part of a stormwater offset agreement
- b) if the above stormwater quality measures are unable to be provided, then a contribution to the construction of offsite measures as a means of offset may be approved by the Planning and Land Authority.

For this criterion a stormwater offset agreement is defined as detailed in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: Compliance with this criterion is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the criterion. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

Refer to sediment and erosion control plan D100

3.2 Stormwater quality target – major roads

R7

This rule applies to development of major roads, including the duplication of an existing major road in full or in part.

The average annual stormwater pollutant export is reduced when compared with a road catchment of the same area with no water quality management controls for all of the following:

- a) gross pollutants by at least 90%
- b) suspended solids by at least 60%
- c) total phosphorous by at least 45%
- d) total nitrogen by at least 40%.

Note: Compliance with this rule is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the rule. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

C7

If it can be demonstrated that the stormwater quality measures specified in the rule are unable to be provided, then a contribution to the construction of offsite measures as a means of offset may be approved by the Planning and Land Authority.

Note: Compliance with this criterion is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the criterion. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

Not Applicable

Proposal is not a major road.

Element 4 Climate change adaptation

4.1 Nuisance flooding – sites greater than 2000m²

There is no applicable rule

C8

This criterion applies to development on sites greater than 2,000m² involving works that have potential to alter the existing drainage and overland flow regime for the site.

Overland flow paths are provided and achieve all of the following:

- a) accommodate overland stormwater flows up to the 1%AEP
- b) reduce nuisance flooding.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Refer to sediment and erosion control plan D100

4.2 Green/living infrastructure

R9

This rule applies to at least one of the following developments:

- a) Development on sites greater than 2000m² involving works that have potential to alter the stormwater regime for the site
- b) Development within existing urban areas that increase the impervious area of the site by 100m² or more.

Development achieves a minimum of 20% of the site area to be permeable.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

C9

It is demonstrated that the development achieves all of the following:

- a) Increases permeable surfaces and living infrastructure through green spaces
- b) Plants that require irrigation are supported by sustainable water systems such as onsite stormwater harvesting to achieve microclimate benefits
- c) Promotes evapotranspiration to mitigate extreme temperatures, improve air humidity and overall human comfort.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Rule Met

The site will remain permeable.

Element 5: Entity (Government agency) Endorsement

5.1 Water infrastructure

There is no applicable rule.

C10

This criterion applies to development that will result in municipal water sensitive urban design infrastructure being handed to the ACT Government.

An operation and maintenance plan is to be endorsed by the ACT Government for the water sensitive urban design assets that are to be handed to the ACT Government.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Not Applicable

No WSUD assets to be handed over.