

NOTICE OF DECISION

Made under part 7.6 of the *Planning Act 2023*

DEVELOPMENT APPLICATION DETAILS

This Notice of Decision relates to the below development application

Application Number	DA 202443370
Lodgement date	18 November 2024
Site Description	Block 8 Section 38 Suburb HACKETT
Crown Lease	Volume: 185 Folio: 76
Type of Development	Residential – Single Dwelling
Proposal Description	Partial demolition of existing dwelling, pergola and tree removal, alterations and additions to existing dwelling including two storey extension, new deck and associated works.

DECISION

The below is made pursuant to section 185 of the *Planning Act 2023*.

Decision	APPROVED SUBJECT TO CONDITIONS
Decision Date	20 December 2024
Reasons for the Decision and Considerations	PART 1: Application and Assessment Summary PART 2: Statutory Considerations: <ul style="list-style-type: none">- Public notification and representations- Entity advice- The Territory Plan- Other Statutory Considerations
Conditions, Administrative Information and other Appendices	APPENDIX A: Conditions of approval and advisory notes APPENDIX B: Attachments of relevant entity advice APPENDIX C: Administrative Information


CONTACT / ENQUIRIES

DA Gateway team

Phone: (02) 6207 6383

Online Form:

<https://services.accesscanberra.act.gov.au/s/forms/land-planning-and-building-enquiry>



Richard Davies

Delegate of the Territory planning authority

20 December 2024

REASONS FOR THE DECISION AND CONSIDERATIONS

PART 1 APPLICATION AND ASSESSMENT SUMMARY

The plans and documentation submitted as part of the development application and any subsequent information or amendments, as outlined in **Table 1** below, were considered throughout the assessment and decision-making process. All conditions of approval and advice is noted in **APPENDIX A**.

Table 1: Timeline of application

	Reference	Lodgement(L)/ Request (R) Date	Public notification period	Number of representations received	Entity referrals
Development Application (S166)	202443370	L-18 November 2024	22 November 2024- 13 December 2024	Nil	22 November 2024 to 13 December 2024

THE ASSESSMENT

The Territory Planning Authority (the Authority) utilises a 6-stage process when assessing and determining all DAs. This allows different officers to work on different aspects of the same application to ensure probity and integrity is upheld during the assessment process.

More information about the 6-stage assessment process and what's involved is available online at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/after-you-apply>.

For this DA:

- Stage 5 (Quality and Outcomes Assurance) consisted of a review and advice by a senior officer.
- A total of 3 assessment officers were involved in the assessment and decision-making process.

PART 2 STATUTORY CONSIDERATIONS

PUBLIC NOTIFICATION AND REPRESENTATIONS – S186(H)

Pursuant to Division 7.5.4 of the Act, the application was publicly notified for the periods outlined in **Table 1** and no representations were received.

ENTITY ADVICE – S186(I) AND S189(1)

Pursuant to Division 7.5.3 of the Act, the application was referred to entities as outlined in **Table 1**.

The following entities were referred the original DA for advice.

1. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

TCCS were referred the DA for advice. TCCS did not provide comments with the specified time and therefore support the proposal subject to TCCS standard conditions

Please refer to **APPENDIX A** for conditions consistent with the TCCS advice.

2. ICON WATER

Icon Water were referred the original DA for advice. Icon Water provided advice stating that they support the proposal subject to conditions.

Please refer to **APPENDIX A** for conditions consistent with the Icon Water advice.

A copy of the Icon Water advice is attached to this Notice of Decision.

3. EVOENERGY (ELECTRICITY and GAS)

EvoEnergy (Electricity and Gas) were referred the original DA for advice. EvoEnergy provided advice stating that they support the proposal subject to conditions.

Please refer to **APPENDIX A** for conditions consistent with the EvoEnergy advice.

A copy of the EvoEnergy Electricity and Gas advice is attached to this Notice of Decision.

THE TERRITORY PLAN – S186(A)-(B)

In making this decision, the decision-maker considered the applicable policies in the Territory Plan These include:

- Inner North and City District Policy
- Residential Zones Policy

In accordance with section 189 of the Act, the DA was **approved subject to conditions** as it was found that the proposal was **consistent with** the Territory Plan, including the above Policies.

While the decision-maker considered all relevant sections in the applicable policies and guides, below provides details on some key assessment themes.

SOLAR ACCESS

Consistent with the Assessment Outcome 6 and 15 of the Residential Zones Policy the application demonstrated that reasonable solar access to dwellings within the block and on adjoining residential blocks was achieved. The application demonstrated that the proposal did not adversely impact solar access to adjoining residents, specifically solar access to the principle private open space and into the main living spaces of adjacent dwellings.

BULK AND SCALE

Consistent with Assessment Outcomes 5 and 14 of the Residential Zones Policy, it was demonstrated that the height, bulk and scale of the development was appropriate for the residential area and RZ2 zone. The application demonstrated that it met the height limit of 8.5m, side setback, and building envelope measures outlined in Residential Zones Specifications 14.1, 14.2 and 14.3. The site coverage of the development was also 26.8%, satisfying Assessment Requirement 1 of the Residential Zones Policy

OTHER STATUTORY CONSIDERATIONS

SUITABILITY OF THE DEVELOPMENT IN THE CONTEXT OF THE SITE AND SURROUNDS – S186(E)

Considering the nature of the area as primarily a residential area with low scale single and 2 storey dwellings and the permissible uses for that area, the proposed development was considered to be suitable.

THE PROBABLE IMPACT OF THE PROPOSED DEVELOPMENT – S186(F)

There are no probable impacts considered with the proposed development that require specific conditions or refusal of the DA.

APPENDIX A CONDITIONS OF APPROVAL AND ADVISORY NOTES

This development application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

ADMINISTRATIVE AND GENERAL CONDITIONS

1. END OF DEVELOPMENT APPROVAL

- a) Pursuant to section 211 of the *Planning Act 2023*, this development approval ends **five years** from the date when this approval take effect.
- b) The development must be finished (completed) within this period, or within such further time as approved in writing by the territory planning authority.

Note: The territory planning authority may extend the development approval timeframe more than once for a cumulative period of up to two years.

An extension to the development approval timeframes can only be granted if:

- a) an application is made within 6 months after the end of the 5-year period;*
- b) the development has started and is substantially progressed; and*
- c) the works would be approved if were subject to a DA submitted on the same day as the application for the extension.*

The territory planning authority may also extend this approval timeframe if an appeal is made to a court in relation to the approval and if satisfied that more time is needed to start or complete the development accounting for the appeal timeframes.

ENTITY REQUIREMENTS

2. ICON WATER

The lessee/applicant must address and comply with any additional conditions imposed by Icon Water at **APPENDIX B**.

3. EVOENERGY

The lessee/applicant must address and comply with any additional conditions imposed by Evoenergy electricity and gas at **APPENDIX B**.

4. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following standard conditions heading below to the satisfaction of TCCS.

STANDARD CONDITIONS

5. WASTE MANAGEMENT – DURING CONSTRUCTION PHASE

All building waste is to be stored on the site in suitable receptacles/containers and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjoining or adjacent properties.

6. TCCS STANDARD CONDITIONS

The following general conditions will apply, as appropriate, for the Works and use of Territory land and potential impacts on TCCS services in addition to any specific conditions imposed in the DA Notice of Decision. In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without

the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch by the ways of (1) a Building Approval; or (2) a Letter of Early Works Approval, or (3) a Letter of Design Review prior to the commencement of any Works.

Building Applications and Design Review / Early Works Approval Requirements

Building applications are required for following activities of developments up to 3 residential dwellings:

- driveway construction and formwork inspections;
- stormwater easements clearances; • demolition and excavation waste; and
- construction impacting the verge or public open space (landscape management and protection plan)

Design Review generally applies to a residential development of more than 3 dwellings or any commercial or industrial developments or subdivision of any block requiring a new stormwater tie. Early Works approvals are required if the applicant wishes to expedite the process for this category of development ahead of the Design Review process.

7. Temporary Traffic Management (TTM) A TTM

plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices

8. Landscape Management & Protection Plan (LMPP) LMPP

approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".

9. Use of verges or other unleased Territory land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, a license can be obtained from TCCS Licensing and Compliance.

10. Repair of damage to public assets

Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.

11. Notice of Commencement of construction

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

TCCS contact details for development related submissions

Email, tccs.dcdevelopmentcoordination@act.gov.au or Phone: 02 62070019

12. ENVIRONMENT PROTECTION

All works shall be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT*, March 2022.

13. SIGHTLINE

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with AS 2890.1).

14. SERVICES

Any service connections including, point of entry, meter boxes and gas meters, are to be located clear of areas approved for car parking space(s) to ensure these services do not reduce the minimum area of the parking spaces and/or restrict vehicular access.

ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

1. Connection to the Gas Network

In accordance with the *Climate Change and Greenhouse Gas Reduction Regulation 2010* (the CCGGR Regulation), this development is likely unable to connect to the gas network, unless an exemption from the CCGGR Regulation is granted. An exemption must be granted prior to seeking Building Approval. For more information about the Regulation and exemptions from the CCGGR Regulation, please visit the Everyday Climate Choices website: <https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections>.

2. Environment Protection – Noise

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard at the block boundary at all times as per the *Environment Protection Regulation 2005*. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the *Environment Protection Regulation, 2005*.

3. Building Approval

Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from <https://www.planning.act.gov.au/community/build-or-renovate/before-you-start/find-a-professional>.

4. Tree damaging activity approval

A Tree Management Plan under the *Urban Forest Act 2023* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.

5. Use of verges or other unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without

prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at <https://www.cityservices.act.gov.au/public-land/use>.

6. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

APPENDIX B ENTITY ADVICE

All entity attachments to this decision must be complied with, any changes may result in non-compliance with entity requirements. Entity advice attached to this decision as follows.

ICON WATER ENDORSEMENT NOTICE

EVOENERGY (ELECTRICITY) ENDORSEMENT NOTICE

EVOENERGY (GAS) ENDORSEMENT NOTICE

APPENDIX C ADMINISTRATIVE INFORMATION

DATE THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect the day after the date of this decision. The effective date for development applications approved subject to conditions may also be adjusted if the approval is reconsidered by the territory planning authority or if an application is made to the ACT Civil and Administrative Tribunal.

DEVELOPMENT APPROVAL EXPIRY

Pursuant to section 211 of the *Planning Act 2023* (the Act), approval related to the design and siting elements of the development will expire **5 years** after the approval takes effect. Under section 211 of the Act, the applicant may apply to the territory planning authority to extend the approval timeframe within 6 months after the end of the 5-year period.

Extensions to the approval timeframe can only be granted where the territory planning authority are satisfied that the development which the approval related has started and is substantially progressed, and if the works would be approved should they be subject to a DA submitted on the same day as the extension application.

A development approval may also be revoked by the territory planning authority under section 204 of the Act where satisfied the approval was obtained by fraud or misrepresentation, or, if the approval relates to a place registered or nominated for provisional registration under the *Heritage Act 2004*, if the applicant for the approval is convicted of an offence against chapter 13 of the *Heritage Act 2004*.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected on the territory planning authority website and between 9.00am and 4:00pm weekdays at the Land, Planning and Building Shopfront at 8 Darling Street in Mitchell, ACT, 2911.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with a conditional approval or refusal decision made by the territory planning authority, they are entitled to apply to the territory planning authority for reconsideration within 20 working days of being told of this decision (or any longer period allowed by the territory planning authority) in accordance with section 199 of the Act.

A reconsideration application is able to be made electronically through the Access Canberra [SmartForms](#).

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

1. Decisions that are reviewable (sometimes referred to as appealable) by the ACAT are identified in Schedule 5 of the Act, except for matters that are exempted under Schedule 6 of the Act.
2. The time limit to make a request for a third-party review is 20 working days from the date the notice of decision is given to the recipient, pursuant to section 507 of the *Planning Act 2023*. This time limit cannot be extended under the *ACT Civil & Administrative Tribunal Act 2008*.
3. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
4. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
5. More information on appeal rights is available online at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/amend-or-appeal-an-application> and in the *Development*

Applications: Appeals to a court or tribunal factsheet, available from <https://www.planning.act.gov.au/professionals/resources>.

6. The ability to review the Authority's decision is a matter of law. If you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the [ACAT website](#). You can also download the form from the [ACT Legislation Register](#). It is recommended you seek independent advice in regard to such reviews (e.g. from a legal practitioner).
7. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300
 - ACT Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the territory planning authority's web site at <https://www.environment.act.gov.au/about-us/access-government-information>.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

REVIEW BY THE ACT SUPREME COURT

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.

4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

CONTACT DETAILS FOR RELEVANT AGENCIES

ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)
ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601	www.courts.act.gov.au 02 6205 0000
Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601 <ul style="list-style-type: none"> • <i>Territory planning authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Office of the Surveyor-General and Land information</i> <ul style="list-style-type: none"> - Requests for new or amended address • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • <i>Tree Protection Unit</i> <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	www.planning.act.gov.au 02 6207 1923 DigitalData@act.gov.au EPAPlanningLiaison@act.gov.au 6207 5642 worksafe@worksafe.act.gov.au 132 281 www.environment.act.gov.au 132 281 TCCS.TreeProtectionACTPLARef@act.gov.au TCCS.TreeProtection@Act.gov.au
Transport Canberra and City Services <ul style="list-style-type: none"> • landscape management and protection plan approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets 	www.tccs.act.gov.au 132 281 02 6207 0019 (development coordination) tccs.dcdevelopmentcoordination@act.gov.au
Health Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities <ul style="list-style-type: none"> • Telstra (networks) • TransACT (networks) • Icon Water • Electricity reticulation 	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

TRANSLATION AND INTERPRETATION SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 221894 **Suburb:** Hackett

Block/Section 8 / 38

Applcn Type: Single residential/Addition Inclusions : Alteration/Addition, Extension,
Other, Pergola/Deck or Patio

Attached Plans

%DEMO-202443370-02.pdf
%ENTITYENDORSEMENT-202443370-EVOELEC-01_Part1.pdf
%ENTITYENDORSEMENT-202443370-EVOELEC-01_Part2.pdf
%ENTITYENDORSEMENT-202443370-EVOELEC-01_Part3.pdf
%ENTITYENDORSEMENT-202443370-EVOELEC-01_Part4.pdf
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%ENTITYENDORSEMENT202443370-ICON-01_Part3.pdf
%FLOORASSESS-202443370-06.pdf
%FLOORASSESS-202443370-07.pdf
%FLOORASSESS-202443370-08.pdf
%FLOORASSESS-202443370-LOWER-03.pdf
%FLOORASSESS-202443370-UPPER-02.pdf
APP-202443370-02.pdf
AREA-202443370-02.pdf
AUTHORISATION-202443370-01.pdf
BUILDENV-202443370-02.pdf
DEMO-202443370-LSCAPE-02.pdf
DEMO-202443370-SITE-02.pdf
DEVOUTCOMEREP-202443370-01.pdf
DEVOUTCOMEREP-202443370-01 - R.pdf
DEVOUTCOMEREP-202443370-01_Part1.pdf
DEVOUTCOMEREP-202443370-01_Part2.pdf
ELEV-202443370-03.pdf
ELEV-202443370-04.pdf
FLOORREG-202443370-03.pdf
FLOORREG-202443370-04.pdf
LSCAPE-202443370-02.pdf
LSCAPE-202443370-03.pdf
PLAN-202443370-LIVING INFRASTRUCTURE-01.pdf
SECTION-202443370-02.pdf
SEDIMENT-202443370-02.pdf
SHADOW-202443370-03.pdf
SHADOW-202443370-04.pdf
SITE-202443370-03.pdf
SITE-202443370-04.pdf
SUPP-202443370-BUILDING ZONES-02.pdf
SURVEY-202443370-01.pdf
TREE-202443370-01.pdf
UTILITIES-202443370-01.pdf
UTILITIESSERVICEPLAN-202443370-01.pdf
VERGE-202443370-01.pdf
WATERURBANDESIGN-202443370-01.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon Water's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed Peter Clarke

Date 26 Nov 2024

For further information please phone Icon Water 6248 3111.



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 221886 **Suburb:** Hackett

Block/Section 8 / 38

Appcn Type: Single residential/Addition Inclusions : Alteration/Addition,
Pergola/Deck or Patio

Attached Plans

%DEMO-202443370-02.pdf
%FLOORASSESS-202443370-06.pdf
%FLOORASSESS-202443370-07.pdf
%FLOORASSESS-202443370-08.pdf
%FLOORASSESS-202443370-LOWER-03.pdf
%FLOORASSESS-202443370-UPPER-02.pdf
DEMO-202443370-LSCAPE-02.pdf
ELEV-202443370-03.pdf
ELEV-202443370-04.pdf
LSCAPE-202443370-03.pdf
SITE-202443370-03.pdf
SITE-202443370-04.pdf

**This application is approved subject to compliance
with the following conditions:**

Conditions

A Change of Service is required.

A new or relocated electrical service is required. Proponent is to submit a basic connection design application (BDA) via the Evoenergy website within 60 days of the date of required service. <https://www.evoenergy.com.au/Forms/Basic-design-application>

A new underground service is required.

Construction work methods must consider the impact of erecting and working from scaffolding in proximity to existing and proposed Evoenergy assets.

Components/Structures must comply with the attached Evoenergy document 'PO 07475 - Scaffolding Work Near Overhead Powerlines' and also Worksafe ACT requirements.

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018

The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works.
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Michael Richardson

Date 09 Dec 2024

For further information please phone Evoenergy Electricity Networks: 6293 5770



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 221886

Drawings in set: 49

Block: 8

Section: 38

Suburb: Hackett

NOTE: Since 8 December 2023, new gas connections are prevented in some zones and buildings as per ACT Government regulation. More information is available on the ACT Government website.

These changes do not apply in NSW.

This application has been assessed against legislation protecting Evoenergy's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- ☒ Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- ☒ If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- Other:
☐
- ☒ **Please note:**
WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Contact BYDA <https://www.byda.com.au/>
- ☒ Development and Building Applications will need to include any proposed Evoenergy works. If Evoenergy approval conditions are not met, a breach of the law may result.
- ☒ Separate applications are required for water & sewerage, electricity and communication network services.
- ☒ Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network.

For further information please phone Jemena 02 9867 7034