

22 August 2022

Environment, Planning and Sustainable Development Directorate  
480 Northbourne Avenue  
Dickson ACT 2601

Lodged via: [eDevelopment](#)

**RE: DA202240019 S141/144 - Tech Check Failure**

We refer to the Notice of insufficient information received on 12 August 2022 relating to the S141/144 submission provided to EPSD.

The reasons stated for non-acceptance were stated to be as follows:

***As there are changes to the design (e.g. parking to Unwin Street) all changes to be clearly identified on a revised application form as a s144. Access Canb have also advised: Please provide a ventilation, solar, concept master and area plans without internal walls for the public register.***

In response to this notice, we submit the following documents and provide the statement below:

### Architectural:

A000-PLAN---LOCATION-&-DRAWING-SCHEDULE-Rev.C

AOOI .1-PLAN---SITE-STUDV-DIAGRAMS-Rev.A

AOOI .2-PLAN---SITE-STUDV-DIAGRAMS-Rev.A

A004-SITE-PLAN-Rev.J

AOOS.PN-MASTERPLAN-GROUND-FLOOR---PUBLIC-NOTIFICATION-Rev.A

AOOS-MASTERPLAN-GROUND-FLOOR-Rev.J

A006-PARKING-PLAN-Rev.J

A007-PEDESTRIAN-NE1WORK-PLAN-Rev.E

A008-COMMUNAL-OPEN-SPACE-PLAN-Rev.D

A009-PRIVATE-OPEN-SPACE-PLAN-Rev.D

A010-SHADOW-DIAGRAMS-(SOLSTICE)-Rev.C

A011 -SHADOW-DIAGRAMS-(EQUINOX)-Rev.B

A012.PN-SOLAR-ACCESS-PLAN-PUBLIC-NOTIFICATION-Rev.A

A012-SOLAR-ACCESS-PLAN-Rev.F

A013.PN-VENTILATION-PLAN-PUBLIC-NOTIFICATION-Rev.A

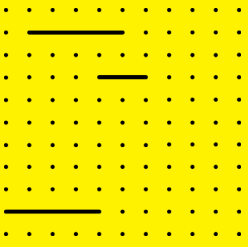
AOI 3-VENTILATION-PLAN-Rev.D

A014-ELECTRICAL-&-LIGHTING-PLAN-Rev.E

AOI 5-DEVELOPMENT-SCHEDULE-Rev.E

AOI 6-SIGNAGE-PLAN-Rev.F

AOI 7-STAGING-PLAN-Rev.F



- A201-STREETSCAPE-ELEVATIONS-Rev.D
- A302-STREET-SECTIONS---INTERFACES-Rev.C
- A303-STREET-SECTIONS---INTERFACES-Rev.C
- A304-DRIVEWAV-SECTIONS-Rev.C
- A307-BUILDING-INTERFACE-SECTIONS-Rev.A
- A308-BUILDING-INTERFACE-SECTIONS-Rev.A
- A601-DETAILS---SIGNAGE-Rev.C
- A602-DETAILS-WASTE-COLLECTION-ENCLOSURES-Rev.B
- AA01 S.PN-BUILDING-A-AREA-PUBLIC-NOTIFICATION-Rev.A
- AA01 S-BUILDING-A---AREA-Rev.B
- AA 101.PN-BUILDING-A---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AA 101-BUILDING-A-PLANS-Rev.E
- AA201-BUILDING-A---ELEVATIONS-Rev.F
- A801 S.PN-BUILDING-B---AREA---PUBLIC-NOTIFICATION-Rev.A
- AB01 S-BUILDING-B---AREA-Rev.B
- A8101.PN-BUILDING-B---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AB 101-BUILDING-B---PLANS-Rev.E
- AB201-BUILDING-8---ELEVATIONS-Rev.F
- AC01 S.PN-BUILDING-C-AREA-PUBLIC-NOTIFICATION-Rev.A
- AC01 S-BUILDING-C---AREA-Rev.B
- AC101.PN-BUILDING-C---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AC101-BUILDING-C---PLANS-Rev.E
- AC201-BUILDING-C-ELEVATIONS-Rev.F
- AD01 S.PN-BUILDING-D---AREA---PUBLIC-NOTIFICATION-Rev.A
- AD01 S-BUILDING-D---AREA-Rev.B
- AD101.PN-BUILDING-D---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AD101-BUILDING-D---PLANS-Rev.E
- AD201-BUILDING-D-ELEVATIONS-Rev.F
- AE01 S.PN-BUILDING-E---AREA---PUBLIC-NOTIFICATION-Rev.A
- AE101.PN-BUILDING-E---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AE101-BUILDING-E--PLANS-Rev.E
- AE201-BUILDING-E-ELEVATIONS-Rev.F
- AF01 S.PN-BUILDING-F-AREA-PUBLIC-NOTIFICATION-Rev.A
- AF101.PN-BUILDING-F---PUBLIC-NOTIFICATION-PLANS-Rev.C
- AF101-BUILDING-F---PLANS-Rev.G
- AF201-BUILDING-F-ELEVATIONS-Rev.F
- AG01 S.PN-BUILDING-G-AREA-PUBLIC-NOTIFICATION-Rev.A
- AG101.PN-BUILDING-G-PUBLIC-NOTIFICATION-PLANS-Rev.C
- AG 101-BUILDING-G-PLANS-Rev.G
- AG201-BUILDING-G-ELEVATIONS-Rev.F
- AH01 S.PN-BUILDING-H---AREA---PUBLIC-NOTIFICATION-Rev.A
- AH101.PN-BUILDING-H---PUBLIC-NOTIFICATION-PLANS-Rev.C
- AH 101-BUILDING-H--PLANS-Rev.G
- AH201-BUILDING-H---ELEVATIONS-Rev.F
- AI01 S.PN-BUILDING-I---AREA-PUBLIC-NOTIFICATION-Rev.A
- AI101.PN-BUILDING-I---PUBLIC-NOTIFICATION-PLANS-Rev.C
- AI 101-BUILDING-I-PLANS-Rev.G
- AI201-BUILDING-I---ELEVATIONS-Rev.F
- AJ015.PN-BUILDING-J-AREA---PUBLIC-NOTIFICATION-Rev.A
- AJ101.PN-BUILDING-J---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AJ 101-BUILDING-J---PLANS-Rev.F
- AJ201-BUILDING-J---ELEVATIONS-Rev.F
- AK015.PN-BUILDING-K-AREA-PUBLIC-NOTIFICATION-Rev.A
- AK015-BUILDING-K---AREA-Rev.B
- AK101.PN-BUILDING-K-PUBLIC-NOTIFICATION-PLANS-Rev.B
- A KI 01-BUILDING-K--PLANS-Rev.E
- AK201-BUILDING-K-ELEVATIONS-Rev.F
- AL015.PN-BUILDING-L-AREA-PUBLIC-NOTIFICATION-Rev.A
- AL015-BUILDING-L---AREA-Rev.B
- AL 101.PN-BUILDING-L---PUBLIC-NOTIFICATION-PLANS-Rev.B
- AL 101-BUILDING-L---PLANS-Rev.E
- AL201-BUILDING-L-ELEVATIONS-Rev.F
- AM01 5.PN-BUILDING-M-AREA---PUBLIC-NOTIFICATION-Rev.A
- AM01 5-BUILDING-M---AREA-Rev.B
- AM101.PN-BUILDING-M-PUBLIC-NOTIFICATION-PLANS-Rev.B
- AM 101-BUILDING-M-PLANS-Rev.E
- AM201-BUILDING-M-ELEVATIONS-Rev.F
- AN01 5.PN-BUILDING-N-AREA-PUBLIC-NOTIFICATION-Rev.A
- AN01 5-BUILDING-N---AREA-Rev.B
- AN101.PN-BUILDING-N---PUBLIC-NOTIFICATION-PLANS-Rev.B

AN 101-BUILDING-N---PLANS-Rev.E  
AN201-BUILDING-N---ELEVATIONS-Rev.F  
AO015.PN-BUILDING-O-AREA-PUBLIC-NOTIFICATION-Rev.A  
AO015-BUILDING-O---AREA-Rev.B  
AO101.PN-BUILDING-O-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AO 101-BUILDING-O -PLANS-Rev.E  
AO201-BUILDING-O-ELEVATIONS-Rev.F  
APO15.PN-BUILDING-P-AREA-PUBLIC-NOTIFICATION-Rev.A  
APO15-BUILDING-P---AREA-Rev.B  
AP101.PN-BUILDING-P---PUBLIC-NOTIFICATION-PLANS-Rev.B  
AP 101-BUILDING-P---PLANS-Rev.E  
AP201-BUILDING-P-ELEVATIONS-Rev.F  
AQO15.PN-AQO15.PN-BUILDING-Q-AREA-PUBLIC-NOTIFICATION-1-200-AI-2022-Rev.A  
AQ101.PN-BUILDING-Q-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AQ101-BUILDING-Q-PLANS-Rev.F  
AQ201-BUILDING-Q-ELEVATIONS-Rev.F  
ARO15.PN-BUILDING-R-AREA-PUBLIC-NOTIFICATION-Rev.A  
AR101.PN-BUILDING-R-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AR 101-BUILDING-R-PLANS-Rev.F  
AR201-BUILDING-R-ELEVATIONS-Rev.F  
AS015.PN-BUILDING-S-AREA-PUBLIC-NOTIFICATION-Rev.A  
AS015-BUILDING-S---AREA-Rev.B  
AS101.PN-BUILDING-S-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AS101-BUILDING-S---PLANS-Rev.F  
AS201-BUILDING-S-ELEVATIONS-Rev.F  
ATO15.PN-BUILDING-T---AREA---PUBLIC-NOTIFICATION-Rev.A  
AI 101.PN-BUILDING-T-PUBLIC-NOTIFICATION-PLANS-Rev.B

AT101-BUILDING-T--PLANS-Rev.F  
AT201-BUILDING-T-ELEVATIONS-Rev.F  
AU015.PN-BUILDING-U-AREA-PUBLIC-NOTIFICATION-Rev.A  
AU101.PN-BUILDING-U-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AU 101-BUILDING-U-PLANS-Rev.F  
AU201-BUILDING-U-ELEVATIONS-Rev.F  
AV015.PN-BUILDING-V-AREA-PUBLIC-NOTIFICATION-Rev.A  
AV015-BUILDING-V---AREA-Rev.B  
AVI 01.PN-BUILDING-V-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AVI 01-BUILDING-V-PLANS-Rev.F  
AV201-BUILDING-V-ELEVATIONS-Rev.F  
AWO15.PN-BUILDING-W-AREA-PUBLIC-NOTIFICATION-Rev.A  
AW101.PN-BUILDING-W-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AWI 01-BUILDING-W-PLANS-Rev.E  
AW201-BUILDING-W-ELEVATIONS-Rev.F  
AX015.PN-BUILDING-X-AREA-PUBLIC-NOTIFICATION-Rev.A  
AXI 01.PN-BUILDING-X-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AXI 01-BUILDING-X-PLANS-Rev.F  
AX201-BUILDING-X---ELEVATIONS-Rev.F  
AY015.PN-BUILDING-V-AREA-PUBLIC-NOTIFICATION-Rev.A  
AVI 01.PN-BUILDING-V-PUBLIC-NOTIFICATION-PLANS-Rev.B  
AYI 01-BUILDING-V-PLANS-Rev.F  
AV201-BUILDING-V-ELEVATIONS-Rev.F  
AZ015.PN-BUILDING-Z---AREA---PUBLIC-NOTIFICATION-Rev.A  
AZ015-BUILDING-Z---AREA-Rev.B  
AZ101.PN-BUILDING-Z---PUBLIC-NOTIFICATION-PLANS-Rev.B  
AZI 01-BUILDING-Z---PLANS-Rev.E  
AZ201-BUILDING-Z---ELEVATIONS-Rev.F


## Civil:

C.10-PROPOSED-SERVICES---NOTES-AND-DETAILS-PLAN-Rev.5	C.62-SITE-GRADING-PLAN-VEHICULAR-CIRCULATION-Rev.5
C. 11 -PROPOSED-SERVICES-PLAN-Rev.5	C.80-CAR-PARK-SPATIAL-REVIEW-NOTES-AND-DETAILS-PLAN-Rev.6
C.12-PROPOSED-STORMWATER-TIE---DETAILS-PLAN-Rev.5	C.81-CAR-PARK-SPATIAL-REVIEW-PLAN-BASEMENT-(SHEET-01-OF-02)-Rev.6
C.20-WASTE-MANAGEMENT-NOTES-AND-DETAILS-PLAN-Rev.9	C.82-CAR-PARK-SPATIAL-REVIEW-PLAN-BASEMENT-(SHEET-02-OF-02)-Rev.6
C.21-WASTE-MANAGEMENT-PLAN-BUILDING-CATCHMENT-SCHEMATIC-Rev.9	C.83-CAR-PARK-SPATIAL-REVIEW-PLAN---GROUND-FLOOR-(SHEET-01-OF-02)-Rev.5
C.22-WASTE-GENERATION-ESTIMATION---SHEET-1-OF-2-Rev. 9	C.84-CAR-PARK-SPATIAL-REVIEW-PLAN---GROUND-FLOOR-(SHEET-02-OF-02)-Rev.5
C.23-WASTE-GENERATION-ESTIMATION---SHEET-2-OF-2-Rev.9	C.90-0 FF-SITE-TCD-PLAN-(TCCS-STANDARD)-Rev.3
C.25a-WASTE-MANAGEMENT-PLAN---SATELLITE-ENCLOSURE-DIMENSION-PLAN-Rev.5	C.100-NOTES-AND-DETAILS-PLAN-Rev.2
C.25c-WASTE-MANAGEMENT-PLAN---GREEN-WASTE-COLLECTION-PLAN-Rev.5	C.101-LANDSCAPE-MANAGEMENT-AND-PROTECTION-PLAN-Rev.2
C.26b-SWEPT-PATH-ANALYSIS-Rev.4	C. 110-UNWIN-STREET-WESTON-ACT-Rev.2
C.30-WSUD-&-STORMWATER-NOTES-AND-DETAILS-Rev.8	C. 111 -SEDIMENT-AND-EROSION-CONTROL-PLAN-Rev.2
C.31-WSUD-&-STORMWATER-EXISTING-CONDITIONS-PLAN-Rev. 7	C.120-TTMP---GENERAL-CONSTRUCTION-NOTES-AND-DETAILS-PLAN-Rev.2
C.32-WSUD-&-STORMWATER-PROPOSED-CONDITIONS-PLAN-Rev.7	C.121-TTMP---GENERAL-CONSTRUCTION-PLAN-Rev.2
C.33-WSUD-&-STORMWATER---WATER-REDUCTION-CALCULATIONS-Rev.7	C.122-TTMP---VEHICLE-MOVEMENT-PLAN-(SHEET-01-OF-02)-Rev.2
C.50-VERGE-WORKS---NOTES-AND-DETAILS-PLAN-Rev.5	C.123-TTMP---VEHICLE-MOVEMENT-PLAN-(SHEET-02-OF-02)-Rev.2
C. 51-VERGE-WORKS---GENERAL -ARRANGEMENT-PLAN-Rev. 5	C.130-ACTF&R-AERIAL -APPUANCE-NOTES-AND-DETAILS-PLAN-Rev.3
C.52-VERGE-WORKS---DRIVEWAY-SET-OUT-PLAN-Rev.5	2022.08.19 VS21063 S82 Weston - Waste Proforma
C.60-SITE-GRADING---NOTES-AND-DETAILS-PLAN-Rev.5	2022.08.19 VS21063 S82 Weston - Waste and Recycling O&M Report
C.61-SITE-GRADING-PLAN---VEHICULAR-CIRCULATION-(SHEET-01-OF-02)-Rev. 5	

## Landscape:

22-08-17 dsb4305-F101-COVER &KEY PLAN-REV D	22-08-19 dsb4305-F201-LANDSCAPE-OVERALL-REV F
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The drawings submitted clearly detail the design changes, including the Unwin Street verge parking that is deleted in response to TCCS comments received. We note that the removal of the verge parking necessitated a change in the on-site visitor parking provisions as detailed in the



documents included in this submission. The proposal remains compliant with the provisions of the PVAGC as detailed in the planning statements submitted with this DA.

The document set submitted further includes the updated public record drawings with internal walls to dwellings removed as requested.

We also take this opportunity to provide more information in relation to the proposed Waste Management Strategy, stormwater management, verge works, site grading, LMP and TTPM in line with the civil engineering drawings that accompany this submission.

Trust this meets with your requirements.

Regards

**Pieter van der Walt**

Director