

Attachment E

EDP DA - Response to Agency Comments

Agency	Category	Author	Agency Comments	Proponent Response
Deed Management				
Deed Management	General Comments	Deed Management	Demonstrate how legal access to the Heritage core block is provided to the other precincts for the purpose of using their land as a waste collection location. I note the core area block is not currently proposed to be included in the community title scheme. I also note TCCS do not support the proposed waste	The Heritage Core boundary has been adjusted to provide separate blocks for the residential and commercial waste enclosures. The residential waste RORO compactor is now located within the Community Title block, while the commercial RORO compactor is now located within the Heritage Core block. ROW access easements are now provided to permit access to both enclosures (by building managers).
Deed Management	General Comments	Deed Management	It does not appear equitable to exclude the core area block from the proposed community title, as the use of CT common areas will be open to the public which will be driven to a large extent by visitors to the core area block. As such it is reasonable to expect the core area lessee to share in maintenance obligations of these assets.	In our view there is no discerning planning control or policy driving this outcome. The Heritage Core as a separate Crown Lease was discussed with and agreed to by the Deed Management (Bob Taylor) prior to Entity Circulation. The owner of the heritage commercial core contributes to the precinct through the establishment and ongoing management and maintenance of this area.
Deed Management	General Comments	Deed Management	The removal of the stairs accessing Bentham Street is not supported by Deed Management as this creates an entrapment area and CPTED issues within the quarry parkland. Alternate options should be considered to ensure public safety and optimal public access to the site.	The land fronting Bentham Street has been redesigned to fix the verge width that falls outside the estate boundary and a new typology has been introduced that improves CPTED outcomes by creating an opportunity for passive surveillance by overlooking the Quarry land. The housing typology proposed on this section includes windows to habitable space and PPOS fronting the Quarry land which would provide active and passive surveillance over this area of the site." This design revision has also been presented to the Community Panel with no concerns raised. The PCP has been updated to identify the blocks requiring surveillance over the quarry. The retaining walls need to be contained within the crown lease due to the heritage nature of the quarry. Any new retaining wall would become part of heritage (The retaining wall design will require support through a SHE.). The cut and batter is sufficient to create blocks on the high side while the single dwelling blocks are assessed under an individual future DA. The Geotech Report has also been updated to reflect the required setbacks.
Deed Management	General Comments	Deed Management	Provide sections plans and a plan for embankment stabilisations proposed around the existing quarry cut edges. I believe preliminary information was provided as part of the EIS under assessment – this needs to be detailed in the EDP along with some typical cross sections identifying engineering controls employed for each section. For sections intended to remain existing without additional engineering intervention, please confirm the embankment is stable and will not erode or be at risk of collapse in the event of a surcharge load being applied on the high side from buildings or other structures which are proposed to be permitted on the boundary. Query if any proposed treatments trigger the need for a SHE assessment	Section drawings are now provided (refer drawings 27 BEW Sections) and a setback line for slope stability requirements is provided on the architectural concepts. The geotechnical report provides options for stabilising/battering/retaining. A new Planning Control has been proposed for the blocks fronting Quarry Parkland that reflects the requirements of the revised Geotech report.
Deed Management	General Comments	Deed Management	Deed Management note that Heritage has advised that consideration will be required on heritage matters before proposing to create a	A SHE has been prepared and submitted parallel to this DA that addresses this matter. Please refer to Section 4.13 of the Statement of Heritage Effects.
Deed Management	General Comments	Deed Management	Provide Tree Survey and Tree Management plans identifying proposed tree removals (including proposed tree removals resulting	Please refer to McGregor Coxall drawing LD-EDP-200.
Deed Management	General Comments	Deed Management	Provide a Bushfire Risk Asset and Management Plan in the EDP drawing set. Please confirm who (TCCS or Parks and Conservation will be maintaining these	Please see included in this submission an updated ACTF&R plan (Sellicks drawing 34-00) and Bushfire Report (Attachment H of the DRR) which has been updated to note management by the community title scheme of the IAPZ, previously referenced as managed parkland.
	Parking	Deed Management	Deed Management do not support visitor parking for the Precincts being provided in precinct 3 as this is considered too remote from the precincts – visitor parking should be provided on site.	Please refer to the revised Traffic and Parking Report (Attachment C of the DRR). Car parking supply section of the report (Section 3.2.1) has been updated to include a figure of which vehicles would use the public carpark and that all uses are a suitable distance from the site. Additional discussion around the suitability of this public parking area has also been included
Deed Management	Parking	Deed Management	The parking report identifies a need for 333 spaces for the commercial area – only 321 spaces have been identified. This also excludes the requirement for 200 publicly available spaces	An additional table (Table 3.6) and additional commentary has been added to the Traffic Report to further demonstrate the temporal parking analysis and display the expected parking quantity for the site after considering individual parking peaks for land uses. A Planning Control has also been proposed to provide for the 200 public parking spaces.
Deed Management	Parking	Deed Management	The parking report does not appear to address the parking requirement for visitors to the parkland areas (some 30K m^2)	The use of Quarry land and The Remnants is proposed to be 'Parkland use'. The Traffic Report has been updated to include further explanation on the approach adopted based on the proposed uses.
Deed Management	Parking	Deed Management	The parking report notes that houses and townhouses will have sufficient space to accommodate visitor parking on site and so have not been included. If this is the case, please include a planning control stipulating that all visitor parking for these must be provided on site.	Further discussion added to the Traffic Report to clarify on the assumptions made regarding which precincts allow for visitor parking internally within the blocks, and how visitor parking for the other precincts will be managed. A Planning Control has been added where relevant, requiring visitor parking to be provided on-site (consistent with the Traffic Report). Discussion relating to offsite church parking has been removed from the TIA as is no longer relevant to the report and has now been resolved, with no change proposed to the informal parking.

Deed Management	Parking	Deed Management	There needs to be specific number of car parks provided for the exclusive use of the commercial core area lessee as there will be none available on site. Please nominate how many of these 321 spaces are intended to be publicly available at all times, or for the exclusive use of the core area lessee (this number should add up to the total available) Note: spaces available for the exclusive commercial use of the core area lessee may also be made available to the public at the discretion of the lessee. Note: the number apportioned for the	Section 2.3.2 of the Traffic Report indicates that there is sufficient public parking proposed within the basement carpark of Precinct 3 to cater for all parking requirements associated with the Heritage Core.
Deed Management	Tree Master Plan	Deed Management	All deciduous tree species need to be proposed in the Tree Master Plan.	This matter has been reflected in the Landscape Documentation provided.
Deed Management	Fencing Plan	Deed Management	Deed Management question the dense vegetation proposed along the southern boundary in the Fencing Plan and if it is consistent with any Asset Protection Zone	Dense vegetation is no longer proposed as fencing.
Deed Management	Fencing Plan	Deed Management	All proposed Fencing must be identified in the EDP. TBC is not acceptable.	Fencing types proposed have been identified on the Fencing Plan.
Deed Management	Block Details Plan	Deed Management	The notes on the Block Details Plans regarding public access easements in the Quarry Park and The Remnants (restrictions on use) must be removed due to their inconsistency with the definition of Parkland: Parkland means the use of land for recreation, conservation or amenity purposes and includes facilities for the enjoyment and convenience of the public, such as kiosks, car parks, shelters, pavilions, public toilets and the like. The term also includes the use of the land for the management of stormwater drainage for community paths and landscape	EPSDD and the stakeholders have agreed in principle to the development of an easement, which will specify the conditions on which public access may be reasonably excluded.
Deed Management	Block Details Plan	Deed Management	10. Update the Block Details Plan to include Alphanumeric Block and Section identifiers, not 'T blocks' and 'Precincts' Note: Precinct 2&7 should have individual	Block and Section identifiers have been updated on the plans.
Deed Management	Block Details Plan	Deed Management	Deed Management do not support the proposed irregular shaped block T9. No buildings should be permitted on any part of the block which extends into the Quarry Park – this is currently proposed to be permitted	It is noted that the proposed design of Block T9 is a response to the natural topography of the land which makes it inaccessible from the Quarry Parkland. No buildings are proposed on the block's frontage to the Open Space (per the typologies). A Planning Control has been proposed that requires setback in accordance with the revised Geotech report.
Deed Management	Block Details Plan	Deed Management	Consideration should be given to staging the proposed development – no blocks can be cut in half by stages (for example if part of the remnants/precinct 1 turn around area are intended to be in an earlier stage, separate blocks should be created to accommodate this. This may result in multiple common property CT leases as leases cannot be	A staging plan is included in the drawing set (refer Drawing 03 Staging Plan).
Deed Management	Block Details Plan	Deed Management	The Block Details Plan needs to be updated to clearly identify the different public access easements – vehicle/pedestrian+vehicle/pedestrian	Access easements are included in the Block Details Plan (refer Drawing 04 Block Details Plans). The different easement types are indicated in different colours as shown in the legend.
Deed Management	Block Details Plan	Deed Management	Deed Management query the lack of public access shown on the 1140 m2 area of the south of the proposed heritage core block.	Easements have been proposed where required. The waste collection area has been split up to appropriately assign spaces to residential and commercial waste drop-off and collection.
Deed Management	Block Details Plan	Deed Management	Further detail/information is required to detail if there is a requirement for TGE easements to permit access to CT members through the core area lease to access CT communal spaces (tennis courts etc), or if access is only proposed to be available	The proposed access easement to the west of the Heritage Core will be utilised to facilitate access the communal spaces
Deed Management	Block Details Plan	Deed Management	The proposed footpath linking to Lane-Poole Place that runs through the heritage core (as shown on the LMP) does not have a public access easement shown over it. Further consideration of travel paths for both the general public and CT pedestrian traffic needs	The footpath has been removed from the LMP .
Deed Management	Block Details Plan	Deed Management	Access easements need to be included for any access to private leases (including access to leases within the CT – there are no access easements that are automatically created just by being part of a CT – example legal access	This matter can be managed as part of the Community Title Scheme.
Deed Management	Stormwater & WSUD Master Plan	Deed Management	Include a WSUD plan in the EDP drawings as referencing a 'supporting information report'	This information has been provided. Please refer to Alluvium reports (Attachment B and F of the DRR), and Sellicks drawing 10-01.

Deed Management	Stormwater & WSUD Master Plan	Deed Management	Deed Management do not support the proposed WSUD treatment train for the following reasons: The reliance on pumping SW to a pond in Quarry park for treatment is subject to unnecessary risk of pump failure leading to untreated stormwater discharging downstream that does not meet treatment requirements. There is sufficient room within the estate to adopt in line WSUD treatment trains that avoid these unnecessary complications. There is no ability to further treat this SW downstream before it reaches the lake. The risk of mosquito and stagnant water in the proposed quarry pond is high given the	Please refer to Alluvium reports (Attachment B and F of the DRR) that addresses this matter.
Deed Management	Planning Control Plans	Deed Management	The proposed planning controls are not permitted to be inconsistent with the current Territory Plan. The remarks regarding rule 6/7A and Rule 25/26 should be removed, and these rules will apply where relevant.	Similar to the Strathnairn Precinct Code provisions (Rule 6 and Rule 12 of the Precinct Code) we are proposing the nominated blocks to be exempt from the relevant provisions of the MUHDC and SDHDC. This is to provide for a certain desired character across the precinct based on the typologies proposed. The proposed Planning Control Plans are provided to achieve certain design typologies on the blocks per the documentation provided with the EDP DA. These setback proposed along with the proposed associated wording have been carefully considered to achieve a reasonable level of privacy for future dwellings and their associated private open space, as well as providing reasonable solar access. Please refer to the proposed Planning Control Plans, Attachment U- Proposed Planning Controls (wording), block typologies, and Shadow Diagrams for further information. The relevant criteria has also been addressed in the EDP SARC.
Deed Management	Planning Control Plans	Deed Management	A new Planning Control Plan should be included over the 'T blocks' prohibiting these block from being further subdivided or unit titled under the Unit Titles Act to be consistent with the desired character of the area and remove inconsistencies between	The PCP has been updated to include this provision.
Deed Management	Planning Control Plans	Deed Management	A Territory Plan Rule/Criteria cannot be substituted by another rule proposed through a Planning Control Plan (PCP). As such Rule 3 of the Precinct Code cannot be "substituted" by the use of a Planning Control Plan. The proposed planning controls are not permitted to be inconsistent with the Territory Plan.	Noted. Rule 3 currently applies to the estate boundary and the proposed buildings on site are proposed to be set back by 20m from the estate boundary (to the north and east). Proposed setbacks for the blocks have been identified under the proposed Planning Control Plans which would provide for the intention of the Rule to be met where applicable. Please refer to the EDP SARC and other documents submitted with this application for more information.
Deed Management	Planning Control Plans	Deed Management	The proposal needs to demonstrate compliance with R3/C3 of the Yarralumla precinct code noting many blocks (T16 through – T20 as an example) are proposing buildings within this 20m setback. Blocking and stacking should be provided as well as the lot study plans to demonstrate the suitability of these blocks. This includes	This provision has been addressed in the EDP SARC. Lot Study Plans, Integrated Hosing Development Parcels, and Shadow Diagrams have been provided that demonstrate suitability of these blocks.
Deed Management	Planning Control Plans	Deed Management	A new Planning control should be included limiting the number of storeys on the 'T blocks' to 2 storeys, to be consistent with the desired character of the area and remove inconsistencies between single dwellings in the Brickworks precinct and RZ1 zones surrounding, and will add support to demonstrating these blocks comply with criteria 3 of the Precinct code. The lot studies also identify basement elements under the 2 storey 'T Block' buildings, which is not permitted in the surrounding RZ1-RZ3 zones. Deed Management notes that precincts 2 and	The single dwelling blocks are now entirely zoned CZ6. The 2 storey apparent height control proposed for the blocks close to the western neighbours have been considered to improve the urban outcome per the Deed Management suggestion.
Deed Management	Planning Control Plans	Deed Management	There are a number of blocks (T7 for example), that include provisions for courtyard walls/fences on two opposing boundaries with both claiming these elements are permitted in the front zone. This is not possible as there can only be one front zone on a block.	A block can have more than one front boundary and therefore can have more than one front zone (please see the below extract from the TP Definitions). The frontage to the Quarry Parkland is considered a front boundary per the below definitions. Front Zone means the area of a block between the front boundary and the building line or at the minimum front setback of the lower floor level for the block whichever is greater. (Note: for the purpose of this definition, the front zone shall not be more than 10m from the front boundary). Front boundary means any boundary of a block adjacent to a public road, public reserve, or public pedestrian way. Building line means a line drawn parallel to any front boundary along the front face of a building or through the point on a building closest to the front boundary. A terrace, landing, porch, balcony, deck or veranda that is more than 1.5 metres above finished ground level or is covered by a roof is deemed to be part of the building. A fence, courtyard wall or retaining wall is not deemed to be part of the building.
Deed Management	Planning Control Plans	Deed Management	The lot study plans are not consistent with setbacks proposed in the Planning Control Plans – for example T16 shows a 3m setback, not a 5m setback as per the PCP. Please check and revise these lot study plans as required. Please also show shadowing impacts on adjacent blocks PPOS where these blocks are likely to have an impact (T15 for example	This is due to an error on the PCP legend which has been rectified. Shadow diagrams has been provided as detailed above.
Deed Management	Land Use Plan	Deed Management	Update the Land Use Plan to be consistent with the recent Technical Amendment that	Noted. The LUP has been revised to reflect the current zoning.
Deed Management	Community Title Plan	Deed Management	Update the Community Title Plan and legend to clearly identify which blocks are proposed to be in/out of the CT scheme. It is not clear at all from this plan what leases are intended	This matter has been reflected on the revised Community Title Plan (SJB drawing DA-X-0295).

Deed Management	Development Intentions Plans	Deed Management	Provide a more detailed Development Intentions Plan/s demonstrating blocking, stacking and potential solar impacts on the adjacent precincts/blocks. There are a number of precincts which appear to have	Revised Development Intentions Plans, Integrated Housing Development Plans, and Shadow Diagrams have been provided for assessment.
Deed Management	Landscape Master Plan	Deed Management	There is a lack of connectivity to the existing Yarralumla area through the removal of the staircase and the proponent needs to demonstrate the active travel is provided	The land fronting Bentham Street has been redesigned to fix the verge width that falls outside the estate boundary and a new typology has been introduced that improves CPTED outcomes by creating an opportunity for passive surveillance be overlooking the Quarry land. Active travel paths across the estate are connection to the broader active travel network as shown on the revised Active Travel Plan.
Deed Management	Landscape Master Plan	Deed Management	Delete the superseded Landscape Master Plan.	Only one final LMP has been provided. The LMP including the blocks internal landscaping has been provided as supporting information and this has been reflect on the plan title block (as the internal Landscaping would be subject to the individual Design and Siting DAs).
Deed Management	Offsite Works Plan	Deed Management	Show footpaths connecting from the site to Lane-Poole Place as noted on the LMP on the	Connection is not proposed (this was an error on the LMP). Footpath has been removed from the Landscape Master Plan.
Deed Management	Offsite Works Plan	Deed Management	Include additional sheets to identify the proposed offsite works at a suitable scale.	The offsite works have been split up into multiple sheets at 1:500 scale to facilitate easier viewing (please refer to drawing 33 Offsite Works Plan).
Deed Management	Estate Development Plan	Deed Management	The Estate Development Plan legend does not clearly identify blocks/MU blocks which are proposed to be in the community title.	A separate Community Title Plan is now included in the drawings (Please refer to the Community Title Plan).
ACT Heritage				
ACT Heritage	General Comments	Stuart Jeffress	Refer enclosed	These matters have been addressed in the SHE.
Climate Change				
Climate Change	General Comments	Russell Coldicutt	The Climate Change and Energy Division notes the proponent intends to include provisions for natural gas connections as part of the development. Previous advice from the developer has suggested that uses of natural gas within this development will be relatively limited. This will reduce the costs for future property owners within this development associated with the ACT's transition away from the use of fossil-fuel gas by 2045. The ACT Government is planning to introduce legislation to prevent new gas mains connections in 2023. New connections will still be allowed until this regulation is in place. The contractual process and lead-times for new building construction will be an important consideration in the design and implementation of this policy over 2022 and 2023. It is not expected that a new regulation will impact buildings that have already received Building or Development Approval, unless the construction were to greatly	Noted. However, The proposed gas provision is in accordance with the current legislation around the matter. No changes are proposed to the EDP concerning this comment. The proponent will follow the Government legislation.
ACT Parks and Conservation				
ACT Parks and Conservation Service	General Comments	ACT Parks and Conservation Service	Comments through Conservator	Please refer below for the response.
Conservator Liaison				
Conservator Liaison	Trees	Eliza Larson	Development should be carefully designed to retain as many High quality and hollow bearing trees as possible – more detailed	Noted and agreed.
Conservator Liaison	Connectivity	Eliza Larson	2. Riparian and woodland connectivity could be considered, and could be achieved by providing vegetated habitat linkage between "The Remnants" and "Quarry Park". 3. Each of these areas would require considered restoration and ongoing management to protect ecological processes, whilst also providing amenity values for residents. 4. To provide habitat connectivity for species such as frogs, turtles, Rakali and other native wildlife, a corridor with minimum dimensions of 55m should be retained between "The Remnants" and "Quarry Park" as indicated as black hash in the below snip. 5. Access roads into the site which cross	With regards to riparian connectivity and fauna movement, there is not currently any riparian habitat within the site. Due to site topography, required retaining walls will restrict fauna movement in and out of the surrounding suburb, and proposed boundary fencing will reproduce the current access restrictions to much of the future open space areas. Encouragement of fauna movement from the adjacent Golf Course into the site will not be encouraged through the provision of fauna underpasses or major green corridors, as this limited permeability out of the site to the north and east would only result in funnelling species into the existing urban area. However monitoring of road fauna fatalities will be undertaken following development, and if significant losses of riparian species are occurring, the retrofitting of safe passage options or other measures will be investigated.
Conservator Liaison	Stormwater	Eliza Larson	6. The proposed stormwater system is entirely dependent on a pump lifting stormwater to the treatment system. This may be problematic as: · It is expensive to operate and maintain · It is prone to failure · If not maintained, the water treatment	Note that the pond is proposed to be contained within Community Title land and is not a public asset. Please refer to the revised Alluvium reports that address this matter (Attachment B and F of the DRR).

Conservator Liaison	Stormwater	Eliza Larson	7. There is reference to 'getting TCCS endorsement for the stormwater harvesting/reuse component' – which seems to imply it will become a public asset. TCCS will need to review the proposed WSUD	Following several online meetings with TCCS, a new drawing was added to the set which shows the ownership of stormwater assets by TCCS and Community Title (refer drawing 09-05 Asset Ownership).
Development Assessment				
Development Assessment	General Comments	Dale Billing	1. Development assessment reiterate concerns raised by Deed Management on community title arrangements and reliance on the heritage precinct for waste collection of some of the surrounding blocks requires further discussion and demonstration. As noted by Deed management community title	Please see above commentary against the DM comments.
Development Assessment	General Comments	Dale Billing	2. Location from proposed blocks to public transport options is a concern with most blocks outside of required walking distances. Will proposed road and verge layout have capacity for future bus routes and bus stops?	We have discussed the matter with ACTION and they are not willing to provide bus routes to the site. A formal notice confirming this position has been requested. It is of note that the layout are generally consistent with the Concept EDP (if anything, the scale of Multi Unit Housing has been reduced which result in more separate title housing that would rely on their private vehicle for transportation). Noting the above, over 90 percent of the development falls within 800m walking distance to a frequent bus service (Route 57 provides a 30-minute service on Novar Street). Please refer to Sellicks drawing 22-00 for further information.
Development Assessment	General Comments	Dale Billing	3. EIS recommendations as identified by Deed Management and the Impact Team need to be clearly demonstrated in the EDP submission. Of current concern as mentioned above is the accessibility to public transport; Demonstration of 30% canopy cover and 30%	EIS recommendations have been addressed in the DRR. 30% projected canopy coverage has been provided across the site (including existing retained and proposed trees). Public transport matter has been further addressed above.
Development Assessment	General Comments	Dale Billing	4. Planning Control Plans include a number of controls that have been raised as a concern by entities including the territory Plan unit and further review and discussion of these controls is required. Section 94 (3) g) of the Planning and Development Act 2007 planning controls must relate to the subject matter of an existing rule/criteria applying to the blocks and: does not permit the development of a block in a way that would not be permitted by an existing mandatory rule or criteria. It is recommended that further discussions are	The proposed Planning Controls were discussed at length in meetings with the DA and TPS teams. The comments received were addressed and the PCPs revised for consideration along with the proposed control wording. Please refer to the documentation provided for further information.
Development Assessment	Yarralumla Precinct Map & Code	Dale Billing	5. R3 – setbacks to northern and eastern boundaries is 20m. Blocks T1-T4 and T16-T20 will not comply with this rule. On review of the PCP further discussion and demonstration is required in relation to the Planning controls and how these proposed controls address C3	Please see above commentary to the DM comment around the same matter. This was also discussed in the meeting with the DA and TPS teams and revised PCP submitted for assessment. Additional information/justification such as shadow diagrams have been provided in this submission for assessment.
Development Assessment	Estate Development Code	Dale Billing	6. C1 - In considering minimal risk of soil erosion including the risk of soil erosion from cut and fill, it is noted that the proposed single dwelling blocks T6-T15 require	The cut and fill proposed for blocks T6-T15 is generally consistent with the Concept EDP. The Criterion has also been addressed in the EDP SARC.
Development Assessment	Estate Development Code	Dale Billing	7. C2 & R4/C4 - See comments above regarding access to bus stops for the estate noting the majority of blocks fall outside of the required 500m walking distance it is questioned how reasonable distances and convenient access for users has been	Please note that the Criterion has been addressed in the EDP SARC not the rule. Notwithstanding, over 90 percent of the development falls within the required 800m (walking distance) to a frequent bus service (Route 57 provides a 30-minute service on Novar Street). Please refer to Sellicks drawing 22-00 for further information.
Development Assessment	Estate Development Code	Dale Billing	8. C13- Some street layouts result in dead end cul-de-sacs and Road 03 includes 2 cul-de-sacs that do not connect. It is questioned how the proposed road layout is legible and prevents back tracking within the estate. Further to this the integrated development in area Precinct 2 is not consistent across plans with some indicating the internal lane connects	The road layouts is consistent with the Concept EDP. From the community consultation undertaken to date, the Yarralumla Community does not want "rat-running" through the Brickworks to access Yarralumla. They also want as much green space as possible. These roads are designed in response to precinct objectives and are consistent with the tender obligations. Precinct 2 is no longer proposed as integrated housing (this precinct is now a multi unit site similar to P3).
Development Assessment	Estate Development Code	Dale Billing	9. C15 -The existing verge width and pedestrian path along Bentham Street and adjacent to the proposed blocks T16-T20 would no longer be appropriate for the proposed development. In addition, rule 3 of the precinct code requires a setback of 20m from the boundary adjacent to Bentham St. It is recommended the pedestrian path and	The land fronting Bentham Street has been redesigned to fix the verge width that falls outside the estate boundary and a new typology has been introduced that improves CPTED outcomes by creating an opportunity for passive surveillance by overlooking the Quarry land. Planning Control Plans have been proposed for the blocks fronting Bentham Street to achieve the desired typologies. Rule 3 has also been addressed above and in the EDP SARC.
Development Assessment	Estate Development Code	Dale Billing	10. Also refer to C60: No more than 50% of the finished street verge surface is	This comment is referencing Rule 60 not Criterion 60. Noting this criterion does not apply to the estate as it is entirely zoned CZ6, we understand we would be rule compliant (Part B of the Estate Development Code is for estate planning in residential zones and CZ5 and therefore is not applicable).
Development Assessment	Estate Development Code	Dale Billing	11. C35- The proposed street and block layout of T6-T15 requires substantial cut and fill. Further discussion is required as to how this	The cut and fill proposed for these blocks is generally consistent with the Concept EDP. The Criterion has also been addressed in the EDP SARC.
Development Assessment	Planning Control Plans	Dale Billing	12. As mentioned above PCP's include a lot of ongoing provisions and further consideration of these are required with an aim to limit the number of ongoing provisions for the estate to avoid duplication with TP requirements and confusion when applying these into the	The Planning Controls proposed have considered the existing provisions and only where required ongoing provisions have been proposed. Justification has been provided in the EDP SARC. This has been discussed at meetings with the DA and TPS teams and the revised PCPs submitted for assessment, noting many of the controls proposed are suggested for incorporation by EPSDD.
Development Assessment	Planning Control Plans	Dale Billing	13. Integrated housing parcels with "Indicative" controls/envelopes shown on some plans and how particular details will result in an integrated development	We are consistent with the below definition of Integrated Housing per the TP Definitions: Integrated housing development means development where the developer: a) is responsible for the planning, design and building of all the housing and associated facilities; or b) undertakes the site planning and development of infrastructure as well as establishing general requirements for building design without actually constructing the dwellings The proposed PCP for the IHDP have been discussed at the meeting with the DA and TPS teams, PCPs were revised per the comments received, and included in this submission with associated proposed wording for assessment.

Development Assessment	Planning Control Plans	Dale Billing	14. Reduction in front and side setbacks for many blocks within the estate and justification for the proposed departures from TP requirements.	The reduction in setbacks have been proposed to achieve a desired outcome per the typologies proposed. Justification against the setback requirements under the TP (including SDHDC and MUHDC provisions) has been provided in the EDP SARC; these include consideration towards: The desired character of the precinct as set out in the Design Intentions Report prepared by the proponent, The efficient use of the site, Residential amenity, Pedestrian scale at street level, Street trees, Etc
Development Assessment	Planning Control Plans	Dale Billing	15. Building envelopes not applying to some blocks and how access to sunlight and reasonable privacy is achieved for adjoining blocks.	The proposed Planning Control Plans are provided to achieve certain design typologies on the blocks per the documentation provided with the EDP DA. These setback proposed along with the proposed associated wording have been carefully considered to achieve a reasonable level of privacy for future dwellings and their associated private open space, as well as providing reasonable solar access. Please refer to the proposed Planning Control Plans, Attachment U- Proposed Planning Controls (wording), block typologies, and Shadow Diagrams for further information. The relevant criteria has also been addressed in the EDP SARC.
Development Assessment	Planning Control Plans	Dale Billing	16. Details of planning controls for blocks along the norther and eastern boundaries of the estate and how these meet 20m setback requirements or provide an outcome	Please see above commentary on the same matter.
Development Assessment	Other Notes	Dale Billing	17. The verge width and pedestrian path adjacent to block T20 appears inadequate.	Changes are proposed to the blocks fronting Bentham Street that fix the verge width. Please refer to the revised documentation for further information.
Development Assessment	Other Notes	Dale Billing	18. Block T9 has an unusual configuration and is not considered to be a desirable planning outcome. Street access is also unusual coming off a cul-de-sac to a shared use access and then a battle-axe handle.	Please see above commentary around the block shape. This matter was also discussed with the TPS and DA teams as detailed above.
Development Assessment	Other Notes	Dale Billing	19. Road 03 and the shared use access roads is also an unusual street layout particularly for serving blocks T6-T10.	Please see above commentary around this. The road and access layout are consistent with the Concept EDP.
Development Assessment	Other Notes	Dale Billing	20. It is unclear why the road access to precinct 2 is not shown on the hierarchy plan. If this is a rear lane, it cannot terminate with	This road is an internal road within the proposed multi unit block (not a public road).
Development Assessment	Other Notes	Dale Billing	21. There is a lack of landscaping and amenity to the southern blocks in precinct 2.	Southern courtyards are landscaped per the LMP. Internal landscaping for the multi unit blocks are subject to their future Design and Siting DAs.
Development Assessment	Other Notes	Dale Billing	22. Edge road has not been given a classification please update the road	Edge Road 7 has been given a classification (refer drawing 17 Road Hierarchy Plan).
Development Assessment	Other Notes	Dale Billing	23. Include details on all community title roads as these needs to comply with TCCS	Internal roads within the community title land (not public roads) are indicated on the Road Hierarchy Plan and legend.
Development Assessment	Other Notes	Dale Billing	24. Stormwater master plan needs more info incl 1% AEP as it appears that stormwater flows through some blocks.	A 1% AEP line has been included on the Stormwater Master Plan. Flow paths are also indicated on the same plan with blue and purple arrows.
Development Assessment	Other Notes	Dale Billing	25. Waste management not supported by TCCS this will require further revision to meet TCCS requirements.	TCCS requirements for the residential and commercial waste to be located in separate enclosures have been addressed by placing the two enclosures on separate blocks.
Education and Training				
Education and Training	General Comments	Erin Butler	The EDU (School Planning) has nil comment regarding this circulation.	Noted.
Environment Protection Authority				
Environment Protection Authority	General Comments	Robin Brown	Consideration should be provided in relation to the uses included in the commercial crown leases. Noisy activities permitted in the crown lease of any commercial units will mean the buildings will be required to be designed to accommodate a worst case scenario acoustically. Consideration should be made about noise impacts from outdoor restaurant/bar dining areas. Should gyms or bars etc be proposed in any areas within the development in close proximity to residential apartments those activities will be required to be demonstrated not to impact the residential dwellings	Noted. This will be considered in the detailed development approvals. A Noise Management Plan has been prepared and submitted as part of the Heritage Core Design and Siting DA.
Emergency Services Agency				
Emergency Services Agency	General Comments	Matt Mavity	Refer enclosed	The bushfire report has been revised to address these comments and provided for assessment.
Evoenergy				
Evo energy	General Comments	Danny Tantri	Refer enclosed	Noted.
Health Protection Service				
Health Protection Service	General Comments	Cathie Smith	Refer enclosed	Noted and agreed – appears to be standard conditions.
Icon Water				
Icon Water	General Comments	Nabin Dahal	1. For single residential blocks, confirm the clearances between water and sewer tie and driveway/courtyard wall/fence.	Larger scale drawings have been provided to assist clarify this item.
Icon Water	General Comments	Nabin Dahal	2. Confirm the sewer design is based on current Icon Water standard.	Sewer design is based on current standards. Sellick Consultants has engaged early with Icon Water to confirm the size of the sewer connection required.
Icon Water	General Comments	Nabin Dahal	3. The sewer calculation table should include the size of sewer main and propose grade to confirm the capacity and advice on	Sewer diameters and grades have been added to the table and drawing (all 150 diameter).

Icon Water	General Comments	Nabin Dahal	4. The sewer main should have 2m clearances from the block boundary including basement.	Sewer mains have been provided with a minimum of 2m clearance from the boundary through the Community Title areas.
Icon Water	General Comments	Nabin Dahal	5. Confirm approval has been granted by the owner of block 2 Section 127, where the new sewer main is propose. Will it require an	This block is owned by the Territory and an easement is not required.
Icon Water	General Comments	Nabin Dahal	6. It's preferred to connect to a new manhole than upsize the existing manhole to DN1200 to keep the current main live during	This is the proposed connection method. A larger scale drawing is provided to clarify the connection detail.
Icon Water	General Comments	Nabin Dahal	7. Please colour the catchment area in sewer masterplan.	The two sewer catchment areas are outlined in orange and green dashed lines on the drawing.
Icon Water	General Comments	Nabin Dahal	8. In water masterplan, please clearly show the contour. It's not clearly shown.	Contours are already indicated on the drawings. Contour labels added to help clarify.
Icon Water	General Comments	Nabin Dahal	9. Check the elevation for water supply demand table. E.g., Node 110 says elevation of 583.6, but the plan shows it between	Elevations indicated in the table have been confirmed.
Icon Water	General Comments	Nabin Dahal	10. Confirm fire rating for all precincts.	ACTF&R has confirmed that the whole estate is rated at FRT3.
Icon Water	General Comments	Nabin Dahal	11. What do you mean by note "Fire risk category F5- 45L/s @node 106"?	The note has been amended to indicate that the Fire Risk Type is FRT3 and that the 60L/s fire fighting flow is allocated at Node 102.
Icon Water	General Comments	Nabin Dahal	12. You have a note to replace existing DN100 along Kintore Crescent. Are you proposing to exhume the main with a new	Details of the main along Kintore are now removed as the connection is shifted to Dudley Street.
Icon Water	General Comments	Nabin Dahal	13. How/where will the existing DN100 water main along Denman Street connect to	No longer applicable.
Icon Water	General Comments	Nabin Dahal	14. The water main connection detail along Lane-Poole place is not accurate.	Lane Poole place detail adjusted.
Icon Water	General Comments	Nabin Dahal	15. For Precinct 2 townhouses, please confirm frontage of the house. All meters	This is now a multi-unit site with a single water and sewer tie located at the Brickworks Way frontage.
Icon Water	General Comments	Nabin Dahal	16. Valves and hydrants are missing in the water master plan.	Hydrants and valves are shown at the required spacing.
Icon Water	General Comments	Nabin Dahal	17. All disconnected water should be exhumed. Please update the note accordingly.	Note amended.
Icon Water	General Comments	Nabin Dahal	18. Please confirm the units in Precinct 7, the water masterplan shows 32 units. Do you have dual occupancy with the precinct? The	The block boundaries and block numbers have all been adjusted.
Icon Water	General Comments	Nabin Dahal	19. In water master plan shows number for units for each precinct. E.g., you have combined units for Precinct 5 and 9.	The unit numbers for Blocks d and e Section C are at the same location and are treated as a single node in the model. The demand numbers have been shown separately in the table.
Icon Water	General Comments	Nabin Dahal	20. The number of units shown for each Precinct is different between Water & Sewer masterplan. E.g., Precinct 2 shows 21 townhouses in SMP and 22 townhouses in	Numbers have been adjusted and coordinated between drawings.
Icon Water	General Comments	Nabin Dahal	21. All water mains should be 0.6m from the back of the curve.	All watermains are 0.6 from back of kerb. For kerb and gutter this measures as 0.78m from kerb line as indicated.
Icon Water	General Comments	Nabin Dahal	22. Refer to Icon Water standards for clearances between water/sewer main and	Typical section adjusted to comply.
Icon Water	General Comments	Nabin Dahal	23. Drawing 19114 is too hard to read in A3 and hasn't been reviewed.	The drawing scale has been adjusted to provide clarity.
Icon Water	General Comments	Nabin Dahal	24. All assets including trees should be outside the easement/zone of influence. Please confirm this is achieve in community	Typical section adjusted to comply and provide clarity.
Icon Water	General Comments	Nabin Dahal	Icon Water request internal review/peer review before next submission.	Icon Water has been consulted regarding the EDP documentation.
Impact Assessment				
Impact Assessment	General Comments	Jyoti Pradhan	The Canberra Brickworks Precinct Redevelopment (bilateral) Environmental Impact Statement (EIS201900047) is currently	The EIS is now complete and the EIS recommendations addressed in the DRR.
Impact Assessment	General Comments	Jyoti Pradhan	The EIS includes a number of measures/actions identified to mitigate the potential risks associated with the proposed development. The EDP must respond to each mitigation measure, identified in the final EIS (refer the note below), that is relevant at the EDP stage. In addition to the key commitments to protect Heritage and	Per above
Impact Assessment	General Comments	Jyoti Pradhan	1. Transport – The EIS commits to promote Active Transport options to residents to reduce the need for vehicle traffic. The EDP to demonstrate convenient and efficient pedestrian/cycle network within the precinct and also provide easily accessible and safe connections to the public transport routes. Please note there will be no Transport	Per above
Impact Assessment	General Comments	Jyoti Pradhan	2. Landscape Design - Climate Change – It is committed to maximise canopy coverage within the precinct. The ACT Climate Change Strategy and Canberra's Living Infrastructure Plan requires 30% canopy cover and 30% permeable surfaces. The Landscape Master Plan lodged with the EDP is to demonstrate	Per above

Impact Assessment	General Comments	Jyoti Pradhan	3. Risk and Hazard – The Internal Asset Protection Zone (IAPZ) along the south, south-east is to be widened to 11.0m as per the <u>Supplementary Bushfire Assessment Report</u> .	Per above
Impact Assessment	General Comments	Jyoti Pradhan	4. Residential Design Intentions - Orientation of Buildings – EDP to ensure the building orientation achieves reduction in the reliance on mechanical heating and cooling. <u>The proponents commit to achieve 5 Green</u>	Per above
Impact Assessment	General Comments	Jyoti Pradhan	5. Public Parking – The EIS commits to provide adequate public parking on site to reduce overflow on-street parking in neighbouring areas. <u>The EDP to demonstrate</u>	Per above - Section 2.3.2 of the parking report indicates that there is sufficient public parking present within the basement carpark of Precinct 3 to cater for all parking requirements associated with the heritage core and apartment / townhouse complexes.
Impact Assessment	General Comments	Jyoti Pradhan	Please Note: A further information request, pursuant to s224 of the <i>Planning and Development Act 2007</i> , has been sent to the proponent on 30 September 2022, to address the issues raised in the Revised EIS. The Proponent is required to provide the requested information by 28 December 2023. <u>If the information provided is considered to</u>	The EIS is now complete and the EIS recommendations addressed in the DRR.
Impact Assessment	General Comments	Jyoti Pradhan	Please contact the Impact Team if you need any further assistance/clarification.	Noted.
Infrastructure Projects (Development and Implementation)				
Infrastructure Projects (Development and Implementation)	General Comments		Refer enclosed	<p>Please refer above regrading the proposed shape of Block T9. The designs have been revised fronting Bentham Street as addressed above.</p> <p>4.3. The existing terrain leading to Block T9 has a crossfall, however this area is to be regraded to provide final levels and grades.</p> <p>4.4. A drawing has been added to the stormwater set which outlines the portions of stormwater infrastructure which will become Territory Assets and which will remain under the control and maintenance responsibility of the Community Title (as requested by TCCS).</p> <p>6.1. The HV network capacity is something that EvoEnergy are responsible for and need to confirm they can deliver based on the advised maximum demands.</p> <p>6.3. Where the stormwater flow path passes through the area adjacent to the Heritage Core (Road 4 loop road), it is intended to provide stormwater pipes with sufficient inlet and flow capacity to handle the 0.1AEP flows. Other than this, there is no more significant asset requirement than any other similar development. Discharge from the stormwater system will connect to the existing 900mm stormwater infrastructure through the golf course (as it has always done). Note that stormwater discharge flows will be detained by the use of on site detention tanks. The road and overland flowpath grading has been designed to remove trapped low points. See Alluvium Advanced Draft Design Report: Yarralumla Brickworks stormwater treatment systems (March 2023) Section 1.2. "Based on early site investigations and a desire as part of the development masterplan to have the disused quarry on site converted to a water feature for amenity, ecology, stormwater treatment and irrigation supply purposes, Alluvium developed two concept level options for managing stormwater on site (based on masterplan 31st March 2020). These were: • Option 1: Sediment basin + wetland treatment system + pond - This option was based on receiving inflow from the combined subcatchments within the site, with the 4EY (4 Exceedances per Year) flow being diverted into a sediment basin, then flowing into a macrophyte zone (wetland), and finally into a pond, all situated in the existing depression (disused quarry). • Option 2: Sediment basin + pond + bioretention system - This option proposed two treatment assets – a sediment basin providing pre-treatment for a small, gravity fed pond in the existing depression (disused quarry), and a bioretention asset in landscape development area 4 (the Heritage Precinct). Given pipe depths and cover requirements, diverting stormwater from the drainage system in the Heritage Precinct into bioretention assets resulted in deep assets with large batter footprints. Alluvium therefore recommended Option 1, which also achieved greater reductions in pollutants, a higher reliability for meeting landscape irrigation demands, and a much lower risk of deterioration of the pond due to algal blooms (i.e., more reliable inflows to the pond)." See Alluvium Advanced Draft Design Report: Yarralumla Brickworks stormwater treatment systems (March 2023) Section 4.3. "To mitigate the risk of pump failure, stormwater will be stored in an on-site detention tank prior to discharge from the site. Flow bypassing the pump will be attenuated by the tank, alleviating the threat of erosion in the downstream stormwater network. Preliminary RORB modelling was performed to provide an estimate of flows for the assessment of concepts, and more detailed modelling incorporating the pipe network will be done to refine the design of the on-site detention facilities. The design basis will be that the post-development peak discharge from the project site in a major storm event will not exceed the predevelopment peak discharge in the same event, even in the case of pump failure. The risk of treatment targets not being met as a consequence of pump failure can be mitigated by having a back-up pump installed, or provision for a portable back-up pump, in addition to an ongoing maintenance plan and routine inspection of the primary pump."</p> <p>See Alluvium Advanced Draft Design Report: Yarralumla Brickworks stormwater treatment systems (March 2023) Section 2.7. During operation the pond drains by gravity but only above the normal water level. Provisions are not currently being provided to drain the whole pond by gravity, given that the pond utilises an existing landscape depression feature. General pond maintenance involves will involve maintenance of the inlet works, outlet works and fringing vegetation, none of which require the pond to be drained. Rare and infrequent maintenance such as a vegetation re-set every ~20-years would be achieved by draining the pond via pump. See also Alluvium Advanced Draft Design Report: Yarralumla Brickworks stormwater treatment systems (March 2023) Section 2.8.</p> <p>7. Flowpaths are indicated in blue and purple arrows on the stormwater masterplan and show points where flows discharge from the site. All pits and pipes are shown on the stormwater masterplan. Architectural design for each individual development will consider required floor levels. No trapped low points. The 0.1AEP level of the pond is indicated on the stormwater masterplan.</p> <p>9. No major traffic impact is expected along either Bentham Street or Denman Street due to the development, as these two streets only service a couple of houses each. For Bentham Street, 17 houses access directly onto this road. This equates to approximately 136 additional vehicles a day, or 14 additional vehicles in the AM and PM peak period. In terms of traffic performance, this would have minimal impact on the existing safety or amenity of the road. For Denman Street, less of an impact is expected given that only 5 houses access directly onto the road. This equates to approximately 40 vehicles per day or 4 vehicles in the AM and PM peak period.</p>
Land Supply and Policy				
Land Supply and Policy	General Comments	Andrew Neilsen	The documents provided do not clearly identify who will manage the unleased land proposed to be returned to the Territory as a result of the Estate Development. Land Strategy recommend a plan is included identifying the proposed Territory	Offsite works are identified on off-site works plan by Sellick Consultant. It is not the proponent responsibility to identify which entity should have custodianship.
Leasing Services				
Leasing Services	General Comments	Aaron Oshyer	The Yarralumla Brickworks - Draft Estate Development Plan proposes to Community Title areas of the development.	Noted
Leasing Services	General Comments	Aaron Oshyer	The requirements of section 5(2) of the <i>Community Title Act 2001</i> are mandatory. This provision requires a scheme to contain at least three registered Crown leases, one of which contains the common property. Therefore the subject lot/s must first be registered and have a Crown lease. A Community Title application cannot apply to land under a Holding Lease. The Design Response Report suggests that the two parks and other lands as shown on the Land Tenure Plan (blue and green hatch in Figure 4) will be	Noted
Leasing Services	General Comments	Aaron Oshyer	S248 of the <i>Planning and Development Act 2007</i> requires that, the planning and land authority must not grant a lease unless satisfied that, during the term of the lease, the lessee will have— (a) direct access to the leased land from a road or road related area; or (b) access to the leased land from a road or road related area by way of an access road or track, or in another way, that the lessee may	Noted

Leasing Services	General Comments	Aaron Oshyer	To apply for approval, complete a community title application form and community title	Noted
Leasing Services	General Comments	Aaron Oshyer	The proponent must sign the application and if the proponent is not the Crown lessee of each lot in the community title scheme, the application must also be signed by the Crown lessees of each of the lots in that scheme. This application must also include all requisite	Noted
Leasing Services	General Comments	Aaron Oshyer	a master plan for developing the land	Noted
Leasing Services	General Comments	Aaron Oshyer	a management statement	Noted
Leasing Services	General Comments	Aaron Oshyer	body corporate constituent documents	Noted
Leasing Services	General Comments	Aaron Oshyer	bylaws of the body corporate and	Noted
Leasing Services	General Comments	Aaron Oshyer	for staged developments, details of the stages, and the sequence of those	Noted
Leasing Services	General Comments	Aaron Oshyer	Please contact me if further clarification is required.	Noted
National Capital Authority				
National Capital Authority	General Comments	Joseph Sutton	The proposed EDP is not inconsistent with the National Capital Plan and the NCA has no	
NBN				
NBN	General Comments	Kareena Prado	nbn can deliver to this site however there is an application for this site pending to be accepted to deliver FTTP to this site.	Noted
NBN	General Comments	Kareena Prado	This site many also need a relocation agreement also to relocate the nbn asset	Noted
Office of the Surveyor – General				
Office of the Surveyor – General	General Comments	Rene de Kieft		The blocks layouts are generally consistent with the Concept EDP (some of the layout changes proposed are a response to comments raised during Concept EDP circulation). Road boundary, reserve provisions, place names, and unit address advice noted.
Sport and Recreation				
Sport and Recreation	General Comments	Simon Dolejsi	Sport and Recreation have no comment to provide.	Noted
Strategic Planning & Policy				
Strategic Planning & Policy	General Comments	Syed Ali	Strategic Planning & Policy section have no comment to provide.	Noted
TCCS – Development Coordination				
TCCS – Development Coordination	Stormwater Catchments	Chandra Chandramohan	<p>1. Stormwater catchments:</p> <p>a. The stormwater catchment plan needs to clearly define community title (private) and territory land/assets</p> <p>b. Any diversion of upstream catchments through or around the community title site area must be clearly identified and separated from the internal community title stormwater drainage system</p> <p>c. Any overland flow and/or piped drainage conveying stormwater through the community title site must be accommodated in appropriately sized and located easements</p> <p>d. The drainage systems for the Territory owned roads and the community title roads</p>	<p>A separate stormwater asset ownership plan is included in the drawings.</p> <p>Block boundaries have been adjusted to ensure that underground pipes and overland flow of stormwater is outside of the Heritage Core block.</p> <p>Stormwater through the Community Title Block is located within a stormwater easement.</p> <p>The stormwater main that carries flows through the Community Title area is separated from the Heritage Core internal stormwater (which connects at a single tie point).</p>
TCCS – Development Coordination	Stormwater Easements	Chandra Chandramohan	<p>2. Stormwater easements:</p> <p>a. Easements must be designed to allow for access along full sections, starting and ending with access to road reserves or open space</p> <p>b. The horizontal alignment of easements needs to consider appropriate vehicle/machinery access for maintenance/repair/replacement activities</p> <p>c. The drawings showing proposed easements within the Community Title area need to identify if they are providing inter-allotment drainage within the estate or if they are conveying upstream catchments through the site.</p> <p>d. Any inter-allotment drainage easements that could potentially become TCCS assets, need to be designed and created in</p>	<p>Stormwater easements permit access from both ends at roads.</p> <p>Alignment of the easements considers the appropriate machinery access.</p> <p>Proposed easements through the community title areas are for transferring upstream flows through.</p> <p>Refer above.</p> <p>Refer above.</p>
TCCS – Development Coordination	Utility Services Plans	Chandra Chandramohan	<p>3. Utility Services Plans</p> <p>The legend on the Utility Services Plans has the "New Stormwater Main" labelled as</p>	This note has been corrected.

TCCS – Development Coordination	WSUD	Chandra Chandramohan	<p>4. WSUD:</p> <p>a. The water harvesting and reuse infrastructure (i.e. storage tank and irrigation system) will be located within the proposed community title portion of the site. Whilst this will be privately operated and maintained infrastructure, TCCS would like to understand the operation and maintenance of the system and any redundancies that have been incorporated into the water treatment, storage and reuse systems. This information is important to TCCS so that we understand the consequences and impacts that any failures of the privately operated system may have on Territory assets.</p> <p>b. The irrigation pipe infrastructure must be located wholly within the community title site area. Private infrastructure on public land is not supported.</p> <p>c. There has been precedents of large community title development infrastructure</p>	Ownership and maintenance of these assets was discussed at length with TCCS and it was agreed that a drawing showing asset ownership would be added to the set. This drawing is included in the set.
TCCS – Development Coordination	Street Lighting	Chandra Chandramohan	<p>5. Street Lighting</p> <p>Infrastructure for the community title site area must be separated from the TCCS network to allow for independent metering, operation and maintenance.</p>	Noted. Separate electrical supplies have been allowed for the community title area lighting and TCCS street lighting network.
TCCS – Development Coordination	Roads	Chandra Chandramohan	<p>6. Roads</p> <p>Road hierarchy table is incomplete. Please include public roads and community title roads with traffic volumes and the classification. The roads to be designed as per EDC classification. Stormwater in the middle does not satisfy EDC requirement. Shared access to be designed as Woonerf style with adequate verge width and indented</p>	Noted. Documentation will be revised accordingly.
TCCS – Development Coordination	Roundabout at the head of Brickworks Way	Chandra Chandramohan	<p>7. Roundabout at the head of Brickworks Way</p> <p>There was a discussion re the addition of a roundabout/turning head at the northern end of Brickworks Way. This was introduced to remove the requirement for trucks to enter the shared area to the west to be able to make a U-Turn. It is noted that there was a driveway to the immediate west of the roundabout that was within 40m of the roundabout and understood that this invokes Rule 115 of the Estate Development Code. This rule allows TCCS to approve the driveway location after reviewing things like compliance with horizontal clearance requirements, and TCCS and Australian</p>	The traffic report has been updated to include discussion on this element.
TCCS – Development Coordination	Cul-de-sac next to Bentham street	Chandra Chandramohan	<p>8. Cul-de-sac next to Bentham street</p> <p>Please provide detail dimension for the intersection which was agreed previously in relation to the concerns raised about the proximity to the driveway on No 46 Bentham</p>	Dimensions to demonstrate compliance with driveway offsets have been added to the road details plans.
TCCS – Development Coordination	Church Parking	Chandra Chandramohan	<p>9. Church Parking</p> <p>The proposed 10 bays of parallel parking layout is not adequate. The existing arrangement was 90-degree gravel parking. Please redesign the new path and make sure existing gravel parking spaces are not affected. There is an option to accommodate</p>	The proposed arrangement for this area has been discussed at length with TCCS and the agreed outcome for the path is as shown on the Offsite Works Plan.
TCCS – Development Coordination	Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2022	Chandra Chandramohan	<p>10. Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2022</p>	
TCCS – Development Coordination	Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2023	Chandra Chandramohan	<p>a. Section 2.2.2, pg. 6 – What sort of consultation has been undertaken regarding the church parking?</p>	Note that no change or removal of the existing church parking spaces expected to occur as part of the Brickworks development anymore. As such, the existing parking provision for the site is assumed to remain as suitable. There is not expected to be any cross usage between the church parking and the Brickworks parking due to the distance between the two locations, and as such, no further consideration of the church parking has been included within the traffic report.

TCCS – Development Coordination	Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2025	Chandra Chandramohan	b. Section 3.2.2, pg. 16 – It has been noted that visitor parking will be accommodated by the excess parking provided for the apartments and townhouses. However, how will visitor entry into private parking areas be managed? There needs to be consideration for visitor access without compromising the safety of residents and also so that visitors do not depend heavily on public car parks.	Report has been updated to refine the assumptions made for visitor parking, only allowing it within the site when personal garages are provided and access to them is available off publicly accessible roads / driveways. As such, only Precincts 2 and 7, as well as all house blocks, have been assumed to contain visitor parking internally within the blocks. All other residential dwellings have visitor parking provided within the Precinct 3 public carpark.
TCCS – Development Coordination	Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2027	Chandra Chandramohan	c. Section 3.2.2, pg. 16 – The proponent is to articulate the proposed commercial land use and what type of developments these consist of. In addition, the proponent is to clarify the type of commercial land uses considered in	The assumed land uses and associated parking generation rates for the Heritage Core are outlined within Section 3.2.2 of the revised Traffic Report. The same land uses have been assumed within the temporal analysis within Section 3.2.3.
TCCS – Development Coordination	Review of Yarralumla Brickworks TIA – Calibre Report dated 16/08/2029	Chandra Chandramohan	d. It must be noted that an updated Transport Impact and Parking Assessment must be submitted at the Development Application stage for each DA within the Yarralumla Brickworks Precinct. At the time of DA, please also send through the updated traffic models.	No updates to the previously completed AECOM traffic models has been undertaken as part of this assessment. Section 4.2 of the Traffic Report shows that the updates to the site plan and land uses has had minimal impact on the traffic generation or distribution through the network. As such the previous models are still considered suitable representations of site behaviour.
TCCS – Development Coordination	Waste	Chandra Chandramohan	11. Waste	
TCCS – Development Coordination	Waste	Chandra Chandramohan	Control code C23 of the 2019 DCC states: “Mixed-use developments must incorporate physically separate and self-contained waste and recycling management systems for the residential component and the non-residential component”. The waste current	As noted above, the residential and commercial waste collection areas have been separated.
TCCS – Development Coordination	Waste	Chandra Chandramohan	The commercial and residential waste enclosures must be located in separate enclosures with separate entry/access points. The residential hoppers can't be moved through the commercial enclosure and vice versa with only one access point for	Turning paths have been adjusted.
TCCS – Development Coordination	Waste	Chandra Chandramohan	Truck Turning Paths provided is not acceptable and they are non-compliant and feature a 600mm safety clearance when it should be 1m (image 1). Please revise all non-complaint turning templates and resubmit. The public roads and community title heads	Please refer to the revised plans Sellicks drawings 18-01 to 18-05.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	12. Tree Planting and Species Selection	
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Urban Treescapes are concerned that several streets within the estate lack street trees and space for street trees. All streets to be handed back to TCCS are to have continuous street tree planting on both sides of the street to provide sufficient shade, cooling and landscape amenity for residents and other users of this spaces in line with ACT Government’s commitment to achieve 30% tree canopy coverage (or equivalent benefit) in urban areas across Canberra by 2045. Please provide adequate space for street trees on the western verge of Road 03 outside blocks T11-T16 and along the northern verge of the section of Road 01 that runs east to west, and ensure the deciduous	Addressed. Trees along the southern verge of Road 2 were removed due to the limited space available, trees added to the northern verge/garden bed along road 2.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	While the landscape design within precincts is not yet resolved and is subject to future Development Applications the canopy cover across several precincts appears to be quite low. Urban Treescapes’ also strongly recommend that the design of privately held streetscapes be reconsidered with a view to	Addressed. More canopy species added within the precincts to meet the overall 30% tree canopy coverage target throughout the whole development.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	The following selected species outlined in the Tree Master Plan (LD-EDP-102 Issue G) are not supported for use on public land:	This matter has been addressed on the revised Landscape plans provided. Please see below a response against each item.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Acacia baileyana is a declared pest plant in the ACT and is not to be	Addressed. Replaced Acacia baileyana with Acer Freemanii 'Jeffersred'.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Angophora floribunda is frost sensitive when young and does not tolerate dry sites. This species does not perform reliably in Canberra’s climate and is not appropriate as a	Addressed. Removed Angophora floribunda from planting list. Please refer Tree Planter Master LD-DA-GEN-104 and Planting Palette LD-DA-GEN-106.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Betula pendula requires additional irrigation and is not supported.	Addressed. Replaced Betula pendula with Prunus and Pyrus species. Please refer Tree Planter Master LD-DA-GEN-104 and Planting Palette LD-DA-GEN-106.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Tristaniopsis laurina is not frost tolerant and does not tolerate dry sites. This species does not perform reliably in Canberra’s climate and is	Addressed. Replaced Tristaniopsis laurina with Melaleuca bracteata.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	The following species can be supported with conditions:	Please see below comments against each item.

TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Eucalyptus gracilis has a multi-leadered form and must be planted in garden beds. This	Addressed. Eucalyptus gracilis only proposed in Quarry Parkland.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Quercus palustris 'Freefall' is an early defoliating form that is to be used over the standard Q.palustris which retains dead leaves on	Addressed. Replaced Quercus palustris 'Freefall' with Quercus palustris.
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Ulmus parvifolia 'Yarralumla clone' has a weeping habit and is not to be used as a street tree due to low hanging branches that	Addressed. Removed Ulmus parvifolia 'Yarralumla clone' from stree tree list. Replaced with Acer Freemanii 'Jeffersred'
TCCS – Development Coordination	Tree Planting and Species Selection	Chandra Chandramohan	Pyrus calleryana 'Capital' has an extremely narrow form that is appropriate in restricted locations but provides insufficient shade for a primary street tree planting. Please increase the space for	Addressed. Pyrus calleryana 'Capital' is not proposed as primary street tree. Only proposed in restricted spaces.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	13. EDP Typical Cross Sections	
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	Service setbacks: It is critical that utility providers have an opportunity to review the proposed verge arrangements and comment on the planned setbacks between street tree and underground services. Section Sheet 1 - East of Chimney Access Street B indicates that Icon Water's minimum setback requirements are not planned to be met as the water main is proposed to be located 1m from centre of adjacent trees. Where standard utility clearances are not met Urban Treescapes request that written confirmation be sought	Typical sections have been adjusted to comply and the layout has been discussed with other service providers.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	Path setbacks: Landscape sections show that in some locations the proposed trees do not meet the minimum setbacks to paths as outlined in MIS25. In situations where minimum clearances to paths cannot be achieved trees will need to be selected from advanced tree stock that have been pruned to ensure clear pedestrian envelopes prior to being handed over to TCCS (e.g. Section Sheet	Typical sections have been adjusted to indicate clearances for trees.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	The Road Cross sections indicted the verges will be graded to fall towards the centre of the verge/median. This will help to retain water within the landscape aiding in passive irrigation of the street trees, which is	Noted.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	However it is unclear if there is drainage redundancy provided, to ensure in heavy rain events, or when the soil reaches it water holding capacity the verges do not flood, or	Plantation sumps have been added in the verges and median island. Detailed design of these areas will be considered in the detailed design phase.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	Median on entry road and main round about appear to be unmovable and it is unclear from the drawing what the proposed under canopy treatment Drawing LD-EDP-104 Design will need to be modified if it is	Addressed. Median planting to be lawn. Please refer to the Material & Finishes Plan LD-DA-GEN-105 for proposed softscape and hardscape finishes.
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	Verges adjacent to leased premises are the responsibility of the adjacent lessee to	Noted
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	https://www.cityservices.act.gov.au/public-land/use/nature-strips	Noted
TCCS – Development Coordination	EDP Typical Cross Sections	Chandra Chandramohan	Please check the dimensions required by the EDC for carriageway and verges.	The roads and verges that will be handed back to the Territory have been designed to the requirements of the Estate Development Code. Community Title road carriageway widths are also in accordance with the EDC, with some reduction in verge widths where adjacent to shared spaces or balanced by a wider verge on the opposite side. Sufficient allocation of space for services is indicated on the typical cross sections.
TCCS – Development Coordination	Maintenance Access	Chandra Chandramohan	14. Maintenance Access	Noted
TCCS – Development Coordination	Maintenance Access	Chandra Chandramohan	It is understood that the open space in the north-west corner (Quarry Park) will be privately managed under a community title with public access maintained through a public easement. While this space will not be public unleased land it should be noted that clear access into the open space appears to be restricted at several locations, particularly	Maintenance access has been provided by a reinforced and widened path into the Quarry Park.
TCCS – Development Coordination	Open Space	Chandra Chandramohan	15. Open Space	
TCCS – Development Coordination	Open Space	Chandra Chandramohan	TCCS are concerned with the restrictions being proposed on the use of the open space. Most open space areas within Canberra are free to use for recreational activities by the community. This area is likely to be perceived in the same way, so how will this restriction be managed?	EPSDD and the stakeholders have agreed in principle to the development of an easement, which will specify the conditions on which public access may be reasonably excluded.

TCCS – Development Coordination	Open Space	Chandra Chandramohan	Additionally, is it really fair to the residents of these precincts to place these kinds of recreation restrictions on the open space, considering community members in other areas of Canberra do not have to adhere to these kinds of restrictions while using open space within their local area.	Quarry parkland is within the Community Title Land and the public access easement would allow reasonable access to this space for public to enjoy while ensuring the space is not used for undesirable activities.
TCCS – Development Coordination	Open Space	Chandra Chandramohan	The topography of the quarry area presents some significant safety concerns at night. If the area is publicly accessible, but no night-time lighting is being proposed for the quarry open space, how is the safety of the public	Lighting has been proposed in the Quarry Park as per S4B drawing E-101.
TCCS – Development Coordination	Blocks	Chandra Chandramohan	16. Blocks	
TCCS – Development Coordination	Blocks	Chandra Chandramohan	How is Block T9 going to work, it incorporates a section of steep unusable ridge	Refer to above commentary regarding the topography and usage of T9.
TCCS – Development Coordination	Water Main	Chandra Chandramohan	17. Water Main	
TCCS – Development Coordination	Water Main	Chandra Chandramohan	The trees affected by the water main construction to be identified.	This is no longer an issue as the watermain upgrade along Denman Street is no longer required.
Telstra				
Telstra	General Comments	Alan Kik	Alan has commented in the agency meeting that Telstra is interested in providing services to commercial tenancies. Request the developer to provide a lead into commercial	Noted. Conduits for the installation of fibre will be included in the shared trenches. NBN lead in conduits has been shown on S4B drawing E-200.
Territory Plan Section				
Territory Plan Section	General Comments	Chris Thompson	Please find comments below from the Territory Plan Team about the Yarralumla Brickworks Draft Estate Development Plan.	
Territory Plan Section	Land Use Plan	Chris Thompson	This plan needs to be updated to reflect the zone boundary re-alignment between the Commercial C26 Leisure and Accommodation zone and the Residential R21 Suburban zone, which was made in technical amendment TA2022-09 and took effect 7 October 2022. TA2022-09 is on the ACT Legislation Register.	The LUP has been updated to reflect the current zoning.
Territory Plan Section	Planning Controls Plan	Chris Thompson	It is proposed that rule R3 in the Yarralumla Precinct Code is amended: <i>20 metre setback (calculated from the estate boundary – to substitute rule R3 of the Precinct Code) – Landscaping elements and basements are allowed within this zone</i> . While landscaping can occur in the 20m setback does not prevent landscaping from occurring within the 20m setback, there is no ability under the P&D Act to vary or amend existing provisions within the suburb precinct code. There is already a criterion C3 under which a basement within the 20m setback could be assessed. On this basis it would not be necessary to vary the rule. Furthermore the	Noted. This rule currently applies to the estate boundary and the proposed buildings on site are proposed to be set back by 20m from the estate boundary (to the north and east). Proposed setbacks for the blocks have also been identified under the proposed Planning Control Plans which would provide for the intention of the Rule to be met where applicable. Please refer to the documents submitted with this application for more information. The Criterion has been addressed within the EDP SARC.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Agree that the definition for GFA applying to Kiln walls can be amended as per previous Territory Plan advice in the Yarralumla Precinct code. This needs to be added to the Planning Control Plan (PCP), to make sure it is included as an additional provision for the	A TA is being progressed parallel to this application that would address this matter.
Territory Plan Section	Planning Controls Plan	Chris Thompson	For the mandatory 20 metre setback proposed in precinct 1 and for blocks T8-T10, it should be determined from the proposed block boundary as a distance in meters, rather than the zone or estate boundary. This will allow specific provisions to be shown for each block. These requirements will then be added to the figures within the	The dimension has been updated to reflect the distance from the block boundaries.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Clarify whether building line setbacks and garage setbacks are mandatory or minimum setbacks and whether the upper floor setbacks apply to screened/unscreened	This matter has been clarified in the PCP and associated proposed wording.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Do not support Rule R6 and Rule R7A not applying to this estate as they are important building envelope and solar envelope provisions in the SDHDC. It is noted there is an associated criterion that a development can be considered by.	Similar to the Strathnairn Precinct Code provisions (Rule 6 and Rule 12 of the Precinct Code) we are proposing the nominated blocks to be exempt from the relevant provisions of the MUHDC and SDHDC. This is to provide for a certain desired character across the precinct based on the typologies proposed. The proposed Planning Control Plans are provided to achieve certain design typologies on the blocks per the documentation provided with the EDP DA. These setback proposed along with the proposed associated wording have been carefully considered to achieve a reasonable level of privacy for future dwellings and their associated private open space, as well as providing reasonable solar access. Please refer to the proposed Planning Control Plans, Attachment U- Proposed Planning Controls (wording), block typologies, and Shadow Diagrams for further information. The relevant criteria has also been addressed in the EDP SARC.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Do not support R25 and R26 of the Multi Unit Housing Development Code not applying to this estate. It is noted there is an associated criterion that a development can be	Same as above.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Mandatory courtyard walls/fencing permitted in the front zone is 'to design' requires	Typical courtyard wall diagrams as well as a Fencing Plan has been provided for consideration.

Territory Plan Section	Planning Controls Plan	Chris Thompson	There are arrows with numbers on them, but they are not defined in the legend (i.e. does this refer to metres?). Clarify what the arrows are trying to define (i.e. setback from	This matter has been addressed on the revised PCPs. The dimensions are in metres.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Happy to meet to further explain comments if needed.	We have met and discussed these items in detail.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Additional comment provided on 03 November 2022	Additional comments addressed in the revised PCPs.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Please see comments below in addition to those that we sent on 26 October 2022:	Please see below our response to each item.
Territory Plan Section	Planning Controls Plan	Chris Thompson	The PCP should prohibit non-residential uses that would otherwise be permitted in the CZ6 zone for the proposed single dwelling housing sites to limit these sites for single dwelling housing purposes. (This was requested to be provided in the PCP in a letter (attached)	This matter has been incorporated as a Planning Control in the PCPs and associated wording.
Territory Plan Section	Planning Controls Plan	Chris Thompson	The provisions introduced by Variation 369 should be included in the PCP for multi-unit housing as expressed in the Multi Unit Housing Development Code for residential	Multi Unit Housing Development Code has been addressed in the EDP SARC.
Territory Plan Section	Planning Controls Plan	Chris Thompson	Please note that parts of the Single Dwelling Housing Development Code apply, including provisions introduced by V369. Limiting bulk and scale for single dwelling housing should be considered	Single Dwelling Housing Development Code has been addressed in the EDP SARC.
TransACT				
TransACT	General Comments	Alan Sadler	TPG/TransACT would request that we retain fibre infrastructure access to the heritage area of this development.	Conduits have been allowed for to the heritage core as part of the infrastructure planning
TransACT	General Comments	Alan Sadler	We currently have fibre attached to Evo Energy poles down to the Brickworks.	Noted. It is intended that this will be relocated into underground shared trenches within the development.
TransACT	General Comments	Alan Sadler	Is the Heritage designated area going to be commercial tenancies or community title? If they are it would be prudent to reticulate TPG/TransACT civils infrastructure to each building as we may get new customers in there and would hate to have and come and dig up all the landscaping after it is	This is at the discretion of the Proponent and will be determined during detailed design



ACT
Government

ACT Health

Deedman@act.gov.au

Referral – ACT Health – Yarralumla Brickworks – Draft Estate Development Plan

Dear Sir/Madam,

Thank you for the request to review and provide comments on the draft Estate Development Plan (EDP) received on 16 September 2022.

The Health Protection Service (HPS) notes that the draft EDP proposes residential and commercial redevelopment at the Canberra Brickworks Precinct in Yarralumla.

The HPS has reviewed the documents and advises the applicant that:

- The design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the *Public Health Act 1997*.
- Food businesses will need to comply with the *Food Act 2001* and the *ACT Food Business Fit-Out Guide 2017*. The applicant is required to submit food business registrations and fit-out applications (with suitably detailed plans) to the HPS for any food business prior to construction. The applicant is advised to contact the HPS for further information.
- The future operators of any health and wellness facilities are advised to contact the HPS to discuss the details of the facility and its proposed activities before finalising the facility design to ensure the facility complies with relevant public health legislation.
- Any publicly accessible swimming pools and/or spas will need to comply with the *ACT Code of Practice to Minimise the Public Health Risks from Swimming/Spa Pools 1999*. The applicant is advised to contact the HPS for further information.
- All taps and outlets utilising storm or rainwater are clearly labelled as being provided with non-potable water.

There are no other public health concerns in relation to the proposed draft EDP.

Thank you again for the opportunity to review and comment on the above draft EDP. Should you require any further information, please contact Keith Rogers on (02) 5124 9122 or email keith.rogers@act.gov.au

Yours sincerely

A handwritten signature in black ink that reads "C. Smith". The signature is written in a cursive style with a large, looped initial "C".

Cathie Smith
Director Business Management Services
Health Protection Service

30 September 2022



ACT Emergency Services Agency
Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

EPD Customer Services
Environment, Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: Draft Estate Development Plan

DATE RECEIVED: 18 September 2022

ESA REFERENCE: 2022301

DATE DUE: 7 October 2022

DESCRIPTION OF THE PROPOSAL: Draft Estate Development Plan Yarralumla Brickworks.

ACTESA Revised Response

BLOCK: 1, 7 & 20	SECTION: 102	DIVISION: Yarralumla
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The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Fire & Rescue	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Rural Fire Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT State Emergency Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Ambulance Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.

Advice provided No Advice Provided Further information required

Comments:

Assistant Commissioner, Operations.....

Date *11-10-22*



ACT Emergency Services Agency
Development Application Review

ACTESA | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: Draft Estate Development Plan

DATE RECEIVED: 16 September 2022

BLOCKS: 1,7 & 20	SECTION: 102	DIVISION: YARRALUMLA
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DESCRIPTION OF THE PROPOSAL: Draft Estate Development Plan Yarralumla Brickworks.

COMMENTS PROVIDED FROM:

ACTF&R ACTRFS ACTSES ACTAS

ACT Emergency Services Agency's (ACTESA) position on the Development Application is:	
That the proposal is supported	
That the proposal is supported with conditions	X
That the proposal is not supported	
That further information is required for assessment	



ACT Fire & Rescue (ACTF&R) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area		X
Water Supply	X	
Fire Brigade Access	X	
Bushfire Protection Requirements	X	
Hazardous Materials	X	
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems		X

ACTF&R request further information

Bushfire Assessment Report:

At concept EDP stage, ACTF&R previously reviewed bushfire assessment report B203479 - prepared by Australian Bushfire Protection Planners Pty Ltd. As a result of this review and ACTF&R request for further information, Australian Bushfire Protection Planners Pty Ltd provided Supplementary Bushfire Assessment Report B203479-2 on 7/10/2020.

ACTF&R request that these two reports be consolidated for submission with the Estate Development Plan, and that any changes to development footprint have been reflected and addressed as required (i.e. changes to building layout in Precinct 7).

During Teams discussion around Heritage Core, ACTF&R raised a question regarding access into Precinct 1. Developer indicated that there would be emergency access. ACTF&R request more information on this (and any other emergency access) and also on the east/west roads running off Brickworks Way between Precincts 5-9 and 2-6.

ACTF&R Support with Conditions

Water Supplies:

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. Residential buildings (RZ1, RZ2, RZ3) are classified as **FRT1**, with a minimum available firefighting flow provision of 25 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. Residential buildings (RZ4+) and Parks and Recreation with a building (PRZ1, PRZ2) are classified as **FRT2**, with a minimum available firefighting flow provision of 45 l/s. The proponents must seek

clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. **Commercial land use (non-core i.e. CZ2-CZ6) and Community Facility (CFZ) are classified as FRT3**, with a minimum available firefighting flow provision of 60 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. **Commercial core land use (CZ1) are classified as FRT4**, with a minimum available firefighting flow provision of 100 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. **Industrial land use (IZ1-IZ2) are classified as FRT5**, with a minimum available firefighting flow provision of 150 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Rear lanes and unit complexes

Due to the potential of fires occurring within rear lanes and unit complexes, and the inability to access hydrants from the street front, ACTF&R requires hydrant provision for rear lanes and unit complexes be consistent with the fire risk classification of the development as determined by ACTF&R.

The location of hydrants in rear lanes and unit complexes should be designed to comply with Australian Standard 2419.1-2005 (as referenced) as well as ACTF&R operational requirements. Performance based solutions for water supplies may also be accepted but will require in principal support from ACT Fire & Rescue Fire Safety Section.

ACT Fire and Rescue Access:

All roads and driveways for the development site must be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment.

Paths of travel that traverse over or are in close proximity to basement surfaces or water retention pits require pavement loading suitable for ACTF&R Pumper/Specialist Vehicles access/egress.

ACTF&R Access Requirements for Rear Lanes and Unit Complexes:

Driveway access and rear lanes must be constructed to provide vehicular access for emergency services in all developments where direct access to is not available from the street front. This is particularly important where garaging and rubbish services etc. are intended to be provided within a complex or at the rear of properties.

Minimum access standards for unit complexes and rear lanes intended to be trafficable for emergency vehicles are to be in line with the rear lane requirements of Estate Development Code, Table 2A: *Street network requirements – all estates except in industrial zones*, where:

- Minimum carriageway width of 5.5m (5.0m where the lane is <60m in length), with verge of 1.5m;
- Pavement loading for driveways suitable to carry a 14 tonne appliance;
- Minimum horizontal radius to accommodate a 12.5m single unit truck;
- The carriageway width measurement is not to include any designated car parking spaces, cycling lanes, indented car parking bays or medians;
- Maximum longitudinal gradient of 12.5%; and
- On street parking is prohibited.

ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the “Rosenbauer 42m Hydraulic Aerial Platform (HLP)” aerial appliance may be required to access the upper levels in an emergency. The Aerial Platform has the following dimensions:

- Length: 12.3m
- Minimum height clearance: 3.9m
- Width: 2.9m inc. mirrors (Vehicle is 2.55m)
- Weight: 29t, with point loads up to 250kN at any jacking outrigger
- Minimum turning radius (kerb to kerb): 25m
- Minimum turning radius (wall to wall): 30m
- Working footprint: 12.3m x 8m

Turning circle, wall to wall measurement is the total minimum distance required to turn the HLP around. Kerb to Kerb is the road distance required but must have a minimum of 2.5m clear on each side past the kerb with a rise of no more than 120mm.

Appropriate access and a working footprint is required to at least one corner of all buildings to give the HLP access to two sides of a building. When set up, the HLP requires a working footprint of 12.5m x 8m with a maximum gradient of 7 degrees and should not be further than 15m from the building wall. Potential point loads up to 250kN (within surface area of 0.5 m²) may be applied by the ground pads and must be considered for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

CAFS

ACTF&R Compressed Air Foam System (CAFS) 8000 fire appliances are specifically designed for the urban interface however can be used as a multi-functional vehicle. CAFS are predominantly used for asset protection from bushfire sources along the urban interface. The internal and perimeter roads of the development need to be designed to allow access for these vehicles. Specifications of Volvo FM9 CAFS 8000 is the large of the two vehicles can be found below in advice.

Alternative Energy Supplies and Storage

With the ACT Government leading the way in renewable energy, there has been a large uptake of new alternative energy and energy storage systems being incorporated into new building designs and on-site infrastructure. These include, and not limited to; battery energy storage systems, EV charging stations, hydrogen technology and large scale solar panels.

Any new developments incorporating alternative energy systems and storage on their site is required to contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au to discuss the proposal and seek assurance the design is compliant to ACTF&R requirements.

Bushfire Protection Requirements:

Bushfire Assessment Report:

At concept EDP stage, ACTF&R previously reviewed bushfire assessment report B203479 - prepared by Australian Bushfire Protection Planners Pty Ltd. As a result of this review and ACTF&R request for further information, Australian Bushfire Protection Planners Pty Ltd provided Supplementary Bushfire Assessment Report B203479-2 on 7/10/2020.

ACTF&R request that these two reports be consolidated for submission with the Estate Development Plan, and that any changes to development footprint have been reflected and addressed as required (i.e. changes to building layout in Precinct 7).

Hazardous Materials:

Demolition and asbestos management must be undertaken in accordance with the Building Act 2004, Dangerous Substances Act 2004, Work Health and Safety Act 2011 and Work Health and Safety (How to Safely remove asbestos Code of Practice) approval 2014.

ACTF&R request notification on commencement and completion of all significant asbestos removal. Notification can be made to the ACTF&R Communication centre on 62004111.

Street Furniture, Landscaping and Tree Planting:

ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following must be observed:

- In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded by street furniture, landscaping, trees or be covered by materials;
- Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and
- Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.

ACTF&R Advice

Fire Station Response Area:

The location of the proposed development indicates that ACTF&R will be able to provide operational response to the area and its surrounds.

ACT Fire and Rescue Access:

ACTF&R Pumper dimensions:

- Length: 8.1m
- Width: 2.5m
- Height: 3.2m
- Weight: 14 tonnes
- Turning Circle: 18m

Compressed Air Foam System Appliance

- Length: 10.5m
- Width: 3.2m (with mirrors)
- Height: 3.7m
- Weight: 23 tonnes
- Turning circle: 21.2m

All emergency access gates are to be fitted with standard Fire Brigade locks.

Building Fire Safety System:

Compliance to the National Construction Code and inbuilt fire safety systems are **outside** the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage.

All significant alterations, construction, alternate building solutions or extensions of buildings greater than 500m² will require a fire safety review at the building application to ensure NCC compliance.

For further information regarding building fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au

ACTF&R Further Information:

Further information regarding these comments can be obtained by emailing actf&rrisk&planning@act.gov.au

ACTESA Further Information:

Further information regarding Development Applications can be obtained by emailing ACTESA Emergency Management EmergencyManagement@act.gov.au



Matt Mavity
Chief Officer
ACT Fire & Rescue
11 October 2022

Contents

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HV / LV Network and Touch Points with the existing network.....	2
Asset Clearances	2
Shared Trench and Conduit Provision.....	2

Maximum Demand and Substation Sizing

- Maximum Demand calculation sheet do not show maximum demand calculation for Precinct 9.
- Please include a sheet / page that shows the maximum demand grouped by substation e.g.
 - Substation 1 supplying Precinct 1 and Precinct 4.
 - Total max demand = 892 + 266 = 1,158 kVA
 - etc
- Evoenergy would like to request clarification whether the maximum demand is calculated assuming gas supply to the residential and commercial tenants and whether the demand calculation will need to be revised to account for ACT government’s plan to decommission the gas network.
- Evoenergy would like to request clarification on the assumptions used to derive maximum demand for residential units e.g. type of water heating, presence of PV or battery system, etc.

HV / LV Network and Touch Points with the existing network

- Based on previous communication with DOMA, POL62994 needs to be shifted ~2m into the boundary of the estate. Please note this in the relevant drawing(s).
- Please refer to files “EMP – HV. Pdf” and “EMP – LV. Pdf” for proposed reticulation plan within the estate and connection points to the existing network.



EMP - HV.pdf



EMP - LV.pdf

Asset Clearances

- Please refer to the following document for details on cover and separation requirements between electricity and other assets.



Separation and
Cover Requirements

Shared Trench and Conduit Provision

- Cables installed in the common / shared trench are direct-buried.
- Conduits will need to be provisioned between the last asset (e.g. substation or pillar) in the stage currently being constructed to the edge / start of the electricity network of the next / adjacent stage.



ACT
Government

ACT Health

Deedman@act.gov.au

Referral – ACT Health – Yarralumla Brickworks – Draft Estate Development Plan

Dear Sir/Madam,

Thank you for the request to review and provide comments on the draft Estate Development Plan (EDP) received on 16 September 2022.

The Health Protection Service (HPS) notes that the draft EDP proposes residential and commercial redevelopment at the Canberra Brickworks Precinct in Yarralumla.

The HPS has reviewed the documents and advises the applicant that:

- The design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the *Public Health Act 1997*.
- Food businesses will need to comply with the *Food Act 2001* and the *ACT Food Business Fit-Out Guide 2017*. The applicant is required to submit food business registrations and fit-out applications (with suitably detailed plans) to the HPS for any food business prior to construction. The applicant is advised to contact the HPS for further information.
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- All taps and outlets utilising storm or rainwater are clearly labelled as being provided with non-potable water.

There are no other public health concerns in relation to the proposed draft EDP.

Thank you again for the opportunity to review and comment on the above draft EDP. Should you require any further information, please contact Keith Rogers on (02) 5124 9122 or email keith.rogers@act.gov.au

Yours sincerely

A handwritten signature in black ink that reads "C. Smith". The signature is written in a cursive style with a large, looped initial 'C'.

Cathie Smith
Director Business Management Services
Health Protection Service

30 September 2022

- 1 Requested from James Cargill
- 2 Referral details
 - **Yarralumla Brickworks Draft EDP**
 - **Canberra Town Planning for Doma Group**
- 3 IP position Generally support
- 4 General comments**
- 4.1 Block T9 is unworkable
- 4.2 Support need for northern stairs / access to Bentham St for emergency access and egress – height diff appears to be ~8m (?)
- 4.3 Battleaxe access for T9 is transverse to a 20% slope
- 4.4 Question community title model – need to maintain stormwater infrastructure, liability etc
- 5 Zoning** CZ6
- 6 Services**
- 6.1 Power
 - i. Significant demand may not be available from existing infrastructure – curtin zone substation eta (not a driver – Evo comments in mtg (Danny Tanti))
- 6.2 Sewer
- 6.3 Stormwater
 - i. Significant stormwater assets required
 - ii. Decrease in permeability will impact
 - iii. Consider discharge to adjacent golf course
 - iv. What alternative WSUD measures have been considered?
 - v. Pumping SW to pond considered unusual and not fail-safe. What happens when pumps fail or are not turned on?
 - vi. MUSIC model results to be provided to show how WQ targets are achieved.
 - vii. Trapped low points to be avoided and blockage of stormwater system to be considered in determining overland flow provisions.
 - viii. Can pond be drained by gravity flow and what are the operational requirements for the pond.
 - ix. Assessment of algal bloom risk in pond to be included in design.
- 6.4 Water
- 6.5 comms
- 6.6 gas mains in Underwood St
- 7 Flood**

- 7.1 1% AEP shown in blue to the north and north west of site
- 7.2 Stormwater masterplan must show overland flow paths and flows in Q5 and Q100 at key locations including discharge pointes from the site.
- 7.3 Stormwater masterplan must show key pipeline locations
- 7.4 Dwelling floor levels must be 300mm above 1% AEP
- 7.5 Trapped low points must be shown
- 7.6 Proposed pond NWL and Q100 level should be shown



No comment

8 ILRP

9 Traffic

- 9.1 Bentham street traffic increase significant
- 9.2 Denman street traffic increase significant

10 Other claims / comments

none

11 Special conditions

- 11.1 Not identified

FORM

Entity Comments for pre DA Estate Development Plan

Estate Name	Yarralumla Brickworks		
Stage		Revision	
Date	04/10/2022		

Comments	
<p><i>T6 to T20 residential blocks have irregular shapes – makes very difficult to peg & fence. Block T9 – what is the purpose of this very irregular shaped block?</i></p> <p><i>Road boundaries (Denman Street extension & Road off Bentham Street) need defining – and Territory Land created between them. Creating Territory Land block next to T1 would be better than having 'Road Reserve'</i></p> <p><i>The Place Names team can help with providing advice on road names for the Gazetted and non- gazetted road names (which become part of the Community Title).</i></p> <p><i>Unit Complex's with a Maximum number of units (from DA/lease) will only have that total numbers of units on the Unit Plan recognised as valid addresses. Separately keyed bedrooms with extra kitchenette within a 'Unit' will not be given a separate address. Multi Unit sites will be allocated address/s once a DA has been lodged/approved.</i></p>	
Officers Name	<i>Rene de Kieffe</i>
Position	<i>ACTMAP Data & Addressing Manager</i>
Entity Unit	<i>Office of the Surveyor – General and Land Information, EPSDD</i>

Date: 04/10/22

Hamed Vaziri Pashkam
Manager - Town Planner
5/32 Lonsdale Street
BRADDON ACT 2612

Email: Canberratownplanning.com.au

Dear Mr Pashkam

YARRALUMLA BRICKWORKS – PROPOSED TECHNICAL AMENDMENTS

Thank you for your letter dated 4 April 2022 which requested technical amendments and confirmation that certain matters can be considered as a part of a planning control plan in an Estate Development Plan.

Technical Amendments

You requested consideration of two items to be contained in a technical amendment, with the first being that shop and office limits are expressed as per tenancy in Rule R1 of the Yarralumla Precinct Code. I note your suggestion that, due to the size of the land being more than 16 ha, that limiting shop to 500m² and office to 1,500m², “does not seem to be the intention of the Rule.” However, further research has indicated that these limits were intended to be for the total land area of the former brickworks site.

Prior to the creation of the suburb precinct codes in TA2012-06, Rule 54 of the CZ6 Leisure and Accommodation Zone Development Code was expressed as follows:

R54

For Yarralumla Section 102 Blocks 1, 7 and 20 (Figure B2):

- a) Shops a total maximum 500 m² excluding shops associated with or related to entertainment, accommodation and leisure uses
- b) Offices a total maximum of 1500 m².

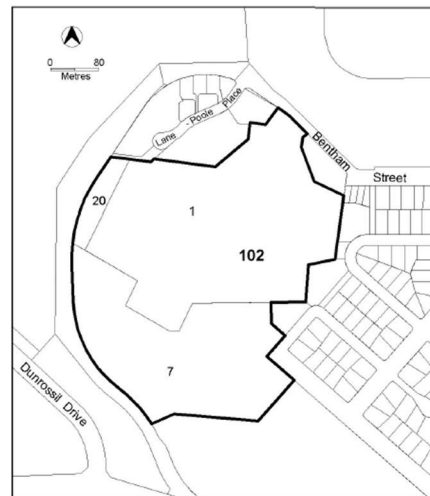


Figure B2 Yarralumla Section 102

This indicates that the limits placed on shop and office were intended to apply to the whole of the former brickworks site. These provisions were put in place to make sure that the retail hierarchy (including the Yarralumla Local Centre and Deakin Local Centre) is not adversely affected by development at the brickworks site. TA2012-06 indicated in its explanatory statement that one of the purposes of the TA was to transfer site specific provisions to the relevant suburb precinct map and code and that no provision was substantively changed.

EPSDD is intending to undertake a clarification TA, which is subject to limited consultation, under section 87 (2) (e) of the *Planning and Development Act 2007* (the Act). This change will clarify the intention of the rule's gross floor area limit to be a total for the former brickworks site, rather than per shop or office.

The second technical amendment you requested relates to the zoning of the site and changing the zone boundary from Residential RZ1 suburban to Commercial CZ6 Leisure and Accommodation zone for the part of the site proposed for single residential development to the north-east of the site. You have requested this be undertaken as an error technical amendment. As this change is not considered a formal error, the appropriate type of technical amendment is a zone boundary adjustment under section 87 (1) (b) of the Act.

It should be noted that because sites intended for single dwelling housing will be in the CZ6 zone and not be in a residential zone, any single dwelling housing development will not be able to meet the requirements for exempt development.

A technical amendment will be prepared to make the zone boundary adjustment and to clarify that the shop and office floor area limits are a total for the site, rather than per tenancy. This technical amendment will be put out for public consultation for a minimum period of 20 working days.

Estate Development Plan (EDP) – Planning Control Plan (PCP)

Further to the above matters you have requested that an additional amendment is made following the EDP as ongoing provisions. In the first instance you have requested that a different definition for gross floor area (GFA) is used to recognise the thick kiln walls of up to one metre. Such a change is supported and will be assessed as a part of the PCP lodged as a part of the EDP development application. Note that an amended definition of GFA would only apply to the heritage buildings (kilns) in the Heritage Core Area for the Yarralumla Brickworks.

Additionally, EPSDD requests that the following matters are included in the PCP:

- A PDn to prohibit some of the additional uses permitted under the CZ6 zone for the proposed single dwelling housing sites. This will further limit these sites for single dwelling housing purposes.

- Inclusion of more specific setbacks for the single residential blocks because the Yarralumla Precinct map and code, includes rule R3, which requires setbacks to the northern and eastern boundaries of 20 metres. There is a criterion associated with the rule, enabling on-going provisions to be considered.
- Consideration of limiting the overall bulk and scale of development including by plot ratio and/or site coverage and introducing provisions for living infrastructure similar to those contained in Variation 369.

Distillery Use

It is noted in the attachments to your letter that you claim a distillery could be considered as a craft workshop. This is not considered to fit within this definition and a stand-alone brewery would fall under the light industry definition. It is noted that light industry is prohibited in the CZ6 zone.

Bakery Use

Similar to the above, it is noted in the attachments to your letter that you have listed bakery as both a shop and craft workshop. It is agreed that a bakery could be considered a shop, and that it is not able to be considered as a craft workshop.

I hope this has clarified these matters for you. If you wish to discuss further, please contact me on 62050864.

Yours sincerely



Alix Kaucz
Senior Director, Territory Plan

17 June 2022

From: [EPAPanningLiaison](#)
To: [Pieter Van Der Walt](#)
Cc: [Dix, Rodney](#); [Peek, Rohan](#); [David Jameson](#); [Alex Moulis](#); [Jure Domazet](#); [Hamed Vaziri](#); [Alan Subkey](#); [Cilliers, George](#); [Chris Gell](#); [Davies, Richard](#); [Nicola Ironside](#)
Subject: RE: Meeting to discuss YARR102001: Heritage Core - NMP and CL
Date: Monday, 21 March 2022 11:31:24 AM

OFFICIAL

Hi Pieter,

Thank you for this mornings discussion. As advised, the EPA would support flexibility of use being incorporated into the proposed development by using the crown lease as a tool to require night time economy businesses to fit noise mitigation measures in accordance with an EPA endorsed Noise Management Plan (NMP) prior to the activity commencing rather than at the initial design and construction stage.

This enables costs of development to be reduced and prevents situations where costly acoustic controls which may never be needed to be avoided while also ensuring future prospective noisy activity businesses are aware at the earliest stages of their business planning due diligence that they will need to factor in the additional costs. It also lets the individual business determine the noise levels that are required to be reduced and lets them rely on more active controls such as noise limiting devices which can also assist to reduce overall lifetime costs of the building.

We understand per rule 23 of the Commercial Zones Development Code a NMP will still be required to be endorsed by the EPA. Provided the standard noise clause is included in the crown lease, the EPA will be able to endorse a NMP submitted with the DA that demonstrates the building is capable in the future of being retrofitted with necessary controls based on a worst case scenario.

Should the crown lease noise clause not be available to be relied upon the EPA will only be able to endorse a NMP that demonstrates the base building is suitable for the permitted activities per the crown lease purpose clause. To reduce costs this may mean the noisy uses are removed from the crown lease.

This is to prevent future night time economy businesses moving into commercial units they believe are suitable for use but are not. Achieving mandatory compliance levels after complaints have been validated can be a critical blow to the business as well as mean lengthy disturbance to the affected sensitive receiver.

Inclusion of the crown lease standard noise clause should be discussed with EPSDD.

Good luck with the proposed development. Happy to assist with further advice if needed.

Regards,

Robin Brown | Environment Protection Authority Planning Liaison

Phone 02 6207 5642

Environmental Quality | Office of the Environment Protection Authority | Access Canberra | ACT Government
470 Northbourne Ave Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Appointment-----

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Tuesday, 8 March 2022 8:40 AM

To: Cilliers, George; Gell, Chris; Davies, Richard; Brown, Robin; 'Nicola Ironside'

Cc: Dix, Rodney; Peek, Rohan; EPAPanningLiaison; David Jameson; Alex Moulis; Jure Domazet; Pieter Van Der Walt; Hamed Vaziri; Alan Subkey

Subject: Meeting to discuss YARR102001: Heritage Core - NMP and CL

When: Monday, 21 March 2022 10:30 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Microsoft Teams Meeting

Hi Rodney and Rohan,

Please see below. I've requested further detail about the proposed development to be provided prior to the meeting. Cheers

Regards,

Robin Brown | Environment Protection Authority Planning Liaison

Phone 02 6207 5642

Environmental Quality | Office of the Environment Protection Authority | Access Canberra | ACT Government

470 Northbourne Ave Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Appointment-----

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Tuesday, 8 March 2022 8:37 AM

To: Cilliers, George; Gell, Chris; Davies, Richard; Brown, Robin; Nicola Ironside

Subject: Meeting to discuss YARR102001: Heritage Core - NMP and CL

When: Monday, 21 March 2022 10:30 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Microsoft Teams Meeting

Good morning,

Meeting to discuss YARR102001: Heritage Core - NMP and CL (Nicola to invite others).

Please click on the link below when ready to join the meeting.

Kind regards,

Lea Edwards

Executive Assistant | Statutory Planning | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | 02 620 70619 planning.act.gov.au

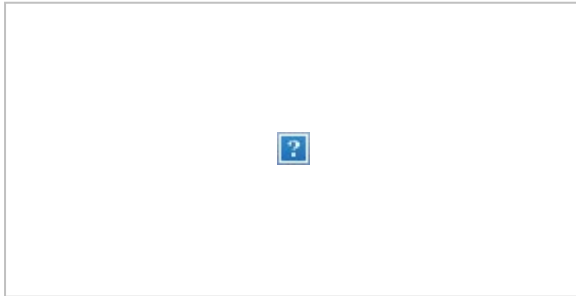
I acknowledge and pay my respects to Elders and Traditional Custodians of this land - past and present, and acknowledge their continuing cultures and connection to Country and community.

—

Microsoft Teams meeting

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