

Planning and Development (Approval of Application – DA201935509 – Belconnen Trunk Sewer Augmentation) Notice 2025

Notifiable instrument NI2025–68

made under the

Planning and Development Act 2007, s 170 (Notice of approval of application)

1 Name of instrument

This instrument is the *Planning and Development (Approval of Application – DA201935509 - Belconnen Trunk Sewer Augmentation) Notice 2025*.

2 Commencement

This instrument commences on the day after its notification day.

3 Application

- (1) This instrument applies to development application DA201935509 for the Belconnen Trunk Sewer Augmentation Project (the *DA*).
- (2) The DA includes construction of a new trunk sewer main, odour control unit and associated infrastructure at multiple blocks within Flynn, Melba and Latham.

4 Impact track development approval

- (1) On 23 December 2020, pursuant to the *Planning and Development Act 2007* (repealed), section 162 (1) (b), a delegate of the planning and land authority approved the DA in the impact track, subject to conditions.
- (2) The approval took effect on 25 January 2021.
- (3) The notice of decision for the DA is in schedule 1.

Alexandra Kaucz
Delegate of the territory planning authority
7 February 2025



ACT
Government

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Dominic Riches, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, hereby **approve, subject to conditions**, the proposal for **the construction of a new trunk sewer main, parallel with Ginninderra Drive between Tillyard and Copland Drive, odour control unit and associated infrastructure**, to be used as **major utility installation**, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 201935509
Suburbs: Flynn, Melba and Latham
Address: Ginninderra Drive
Application lodged: 21 May 2019
Assessment track: Impact
Approval takes effect: 20 days after the date of this decision

This decision contains the following information:

Part A(i) – conditions of approval
Part A(ii) – advice
Part A – conditions of approval
Part B – reasons for the Decision
Part C – representations and identity advice
Attachment 1 – administration information

A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

Contact:
Development Assessment
Coordinator
Email:
DAenquiries@act.gov.au
Phone: 6205 2888

Dominic Riches
Delegate of the planning and land authority
23 December 2020

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PART A(i) – CONDITIONS OF APPROVAL

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

1. Construction Environmental Management Plan (CEMP)

Prior to construction, a CEMP is to be prepared by the proponent and endorsed by the planning and land authority. The CEMP must outline the construction conditions and temporary environmental protection measures to manage the impact of construction activities, consistent with the Environmental Impact Statement (EIS). The CEMP must include all mitigation measures proposed in the EIS and can incorporate any other relevant management plans. The CEMP must include improved remedial measures consistent with the EIS and, as a minimum, the following management plans:

- traffic and transport
- noise and vibration
- air quality and odour (including dust suppression)
- landscape rehabilitation
- community and stakeholder involvement plan
- erosion and sediment control
- flora and fauna and weed
- contamination and waste
- hazardous materials and
- soil and water.

Note: The CEMP will be referred to relevant entities for endorsement and therefore will need to incorporate their comments provided through the EIS and DA stage (including comments outlined under Part C of this decision).

2. Letter of Design Review

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Transport Canberra and City Services (TCCS) "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

A waste and recycling management plan (WRMP) in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.

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3. Notice of Commencement for the Works

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of works. The notice must also include the confirmation of any protective measures installed in accordance with the approved Landscape Management Protection Plan (LMPP) and the programmed implementation of Temporary Traffic Management (TTM) plan.

4. Works approval

No works are to be undertaken without the approval of TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.

Road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval from TCCS. If required, such approval can be obtained from TCCS Licensing and Compliance.

The detailed cross section must be provided for any service crossing under road, pavement and footpath

Any works close to the existing stormwater must have appropriate clearance as per TCCS standard.

5. Dilapidation report

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

6. Temporary Traffic Management (TTM) Plan

A TTM plan approval from the Manager of Transport Canberra and City Services (TCCS), Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of works.

This plan must prepared by a suitably qualified person and address, as a minimum, mitigation measures as outlined in the completed EIS to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.

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7. Landscape Management and Protection Plan (LMPP)

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

All excavation within the Tree Protection Zones (TPZ) of the verge trees must be carried out by hand dig, hydro excavation or other recommended methods to ensure minimal damage to the tree roots.

The applicant must contact TCCS.UrbanTreesDDCoord@act.gov.au to justify the removal of trees that appears to be well outside the proposed area of works. Alternative options need to be considered to retain as many existing trees as possible.

In line with TCCS Urban Treescapes public notification procedures the trees proposed to be removed on unleased land must be signposted at least 14 days prior to removal.

8. Contamination management plan

A site-specific Contaminant Management Plan (CMP), incorporating an unexpected finds protocol, must be prepared by a suitably qualified environmental consultant and implemented during site development works. The CMP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the CMP.

All soil subject to disposal from the site must be assessed in accordance with Environment Protection Authority (EPA) *Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT*.

No soil is to be disposed from site without EPA approval

9. Environmental Authorisation or enter into an Environment Protection Agreement

The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the EPA in respect of that activity prior to works commencing.

10. Erosion and sediment control

An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.

11. Driveways/verge crossing

The levels on the verge must not be altered as a result of the adjacent works. The pedestrian walkway/footpath must take precedence over the driveway.

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12. Pedestrian network

All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS MIS Design Standards.

Any proposed path links to the existing pedestrian networks must be demonstrated during design review which must be installed in accordance with TCCS drawing ACTSD-0501 which requires 100mm thick concrete with SL82 centrally placed reinforcement. The paths must be appropriately jointed to the existing pedestrian path subject to Design Review approval. The path connections remain the responsibility of the developer. The details of any new path alignments for the relocating footpaths/cycle paths to be shown.

13. Heritage

Water monitoring bores are not to be installed within the Umbagog Grinding Grooves heritage area.

14. Lighting

All external lighting must comply with *AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.

15. Tree removal

Signage must be provided along the alignment of the proposed works notifying the public of significant tree removal at least 14 days prior to the trees being scheduled for removal, in line with TCCS public notification requirements and include on the signage that replacement trees will be planted at the end of the construction works.

16. Rehabilitation and replanting plan

The Rehabilitation and Replanting Plan must be approved by the planning and land authority and implemented at the completion of works. The plan must be based on the indicative planting outlined in the EIS, to visually mitigate the proposed above ground structures, to ensure the impact on adjacent residential dwellings are reduced. The planting will need to be endorsed by relevant entities (i.e. TCCS, Conservator and Heritage).

The plan must detail the measures that will indicate when the restoration of the native vegetation at Vogelsang Place is complete. Figures should include:

- no more than 15% of the disturbed corridor will remain as bare earth;
- no more than 5% of the vegetation cover will be of perennial exotic species;
- no more than 15% of the vegetation cover will be annual exotic species;
- at least 10% of the vegetation cover must comprise of indigenous herbs; and
- at least 60% of the vegetation cover must comprise of native indigenous species.

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The Rehabilitation Plan include areas to which native grass rehabilitation applies will have less than 10% bare earth cover and less than 10% exotic plant cover at time of rehabilitation completion.

17. Certificate of operational acceptance

On completion of the works a Certificate of Operational Acceptance must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch.

A Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements"

18. Certificate of final acceptance

A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

19. Certificate of soft landscape handover

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

PART A(ii) – ADVICE

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

1. Sediment control basins

The design and construction of all sediment control basins must minimise the potential for them to become a local mosquito nuisance.

2. Environment Protection Authority (EPA)

Under Section 42 of the Environment Protection Act 1997 an authorisation (or Waterway Work license) is required for the following activity:

The acceptance by a lessee or occupier of land of more than 100m³ of soil for placement on that land in an area identified in:

(l) the Territory Plan as 1 of the following:

- Broadacre; Rural; Hills, Ridges and Buffer Areas; River Corridors; Mountains and Bushlands; Plantation Forestry;

Similarly, the extraction of more than 100m³ of material from a waterway will require an Environmental Authorisation.

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All rainwater that enters the site and pools in excavations during a rainstorm event would be considered as a sediment control pond/dam, and must meet the following conditions:

- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

3. Sediment control basins

All works must be in accordance with the Evoenergy/Icon Water conditional statement of compliance for electricity and water and sewerage.

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PART B – REASONS FOR THE DECISION

An Environmental Impact Statement (EIS) was submitted by the proponent, through a concurrent application process, to address impacts in relation to the proposed development (EIS-201800022). The EIS identified a range of avoidance, mitigation and management measures to reduce potential environmental impacts arising from construction and operational activities and was deemed complete on 10 December 2020. All mitigation measures identified in the EIS Assessment Report have been incorporated into this decision.

During the public notification process, for the concurrent application, a number of issues were raised in relation to the proposed design, inadequate pre-application consultation, impacts from noise and vibration, location of construction compound 3, environmental concerns and potential visual impacts. The issues raised during the public notification process are discussed in detail under section C of below.

On 16 July 2020, the applicant lodged an amendment to the application under Section 144 of the *Planning and Development Act 2007*. The amendment was submitted in response to representations received during the public notification process and entity advice relating to the application. The amendments included a reduced area of impact, change in construction methodology for Companion Crescent and the addition of a penstock facility within the existing area of impact.

In deciding the development application, the zone objectives were considered in conjunction with other requirements of the Territory Plan, such as the relevant codes and Strategic Directions, to achieve a balanced approach in assessing economic, social and environmental impacts. This approach was undertaken where there were inconsistencies with Territory Plan requirements to ensure a holistic and sustainable outcome for the proposal with the least overall impact. After weighing the issues and impacts raised through the development application process, especially those set out in consideration of representations, the Authority is satisfied that the social, environmental and other impacts that may arise from the development are adequately addressed in the application and by the conditions imposed. It has been determined that any remaining probable impacts do not warrant refusal of the development application in the Impact Track.

The following evidence formed part of the assessment of this application:

Development Application:	DA-201935509
Territory Plan Zones:	RZ1 suburban zone, PRZ1 urban open space zone and TSZ1 transport zone
Development Codes:	Residential Zones Development Code, Parks and Recreation Zone Development Code and Transport and Services Zone Development Code
Environmental Impact Statement:	EIS-201800022
Legislative requirements:	Sections 128 and 129 of the <i>Planning and Development Act 2007</i>
Entity advice:	List (addressed in Part C of this Decision)

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PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 3 June 2019 to 22 July 2019. Fifteen written representations were received during public notification period.

On 16 July 2020, the applicant lodged an amendment to the application under Section 144 of the *Planning and Development Act 2007*. Pursuant to Division 7.3.4 of the Act, the amendment application was publicly notified from 27 July 2020 to 14 August 2020. One written representation was received during public notification period.

The key issues raised were as follows. Comments are provided as appropriate.

Consider a pedestrian footbridge atop the sewer bridge

The Authority must consider the proposal as made in the application. The Authority cannot consider alternatives to the proposal.

Visual impact of sewer bridge and odour control unit

The EIS identified visual impacts in relation to the proposed pipeline bridge across Ginninderra Creek and the operational odour control unit (OCU) in north Latham. Mitigation measures were proposed including design and finish measures to be adopted for the above ground infrastructure and planting to visually mitigate the bridge and OCU. For the proposed pipeline bridge, the EIS outlined that a residual medium impact is expected on pedestrians and cyclists and very low visual impacts are expected for motorists and commuters using Ginninderra Drive. However, the EIS identified a higher residual impact for the visual impacts of the OCU. A condition of approval has been imposed to require a comprehensive rehabilitation plan, based on the indicative planting outlined in the EIS, to visually mitigate the OCU to ensure the impact on adjacent residential dwellings are reduced. The planting will need to be endorsed by relevant entities (i.e. TCCS, Conservator and Heritage).

Public consultation was not sufficient

The Scoping Document for the Environmental Impact Statement (EIS) required the proponent to consult with the community/stakeholders at the beginning of the EIS process. Sufficient detail for the purpose of the EIS was provided and the EIS was deemed complete. It is noted that the proponent has continued consultation throughout the EIS and DA process.

Noise and vibration impacts during construction

Noise and vibration impacts were identified in the EIS as an impact from construction works. Mitigation measures were proposed including to develop a Construction Noise and Vibration Management Plan (CNVMP) to outline the staging of the development, limit the hours of construction, establish temporary acoustic barriers and minimise the use of noisy construction vehicles. The mitigation measures are considered adequate for the limited construction period.

Location of compound 3

An amendment was submitted with a change of construction methodology removing the requirement for the larger construction compound in this location.

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Excessive tree removal

As outlined above, a condition of approval has been imposed to require a comprehensive rehabilitation plan, based on the indicative planting outlined in the EIS, to visually mitigate the OCU to ensure the impact on adjacent residential dwellings are reduced. The planting will need to be endorsed by relevant entities (i.e. TCCS, Conservator and Heritage).

Impact on flora and fauna

The impacts on protected species was a consideration in the EIS process. Mitigation measures have been proposed, through the EIS process to minimise impacts on the protected matters. A condition of approval has been included in this decision to provide a Construction Environmental Management Plan (CEMP) to ensure all mitigation measure from the EIS are implemented.

Future planning for greater capacity

The Authority must consider the proposal as made in the application. The Authority can not consider alternatives to the proposal.

Impacts from the odour control unit, including odour, risks of COVID and ongoing monitoring

Air quality and odour impacts were a consideration of the Environmental Impact Statement (EIS). The EIS included air quality and odour dispersion models which concluded that there would not be an adverse impact on surrounding developments. The EIS also proposed ongoing monitoring for the OCU. The concurrent application was referred to the Environment Protection Authority (EPA) and ACT Health who did not raise any concerns relating to air quality.

Traffic impacts

A traffic and transport impact assessment was provided with the Environmental Impact Statement (EIS) which outlined the majority of disturbance to the road network would be from construction vehicles. The assessment outlined a number of recommendations for the construction and operational phase of the project. The assessment was reviewed by Transport Canberra and City Services (TCCS) who conditionally supported the proposal. The mitigation measures from the EIS and advice from TCCS has been incorporated as conditions of approval (refer part A of this decision).

Compensation

If damage of a property occurred due to the construction of a proposal, compensation is a matter to be pursued between parties.

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ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. On 16 July 2020, the applicant lodged an amendment to the application under Section 144 of the *Planning and Development Act 2007* to address comments made by entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of the final mandatory entity comments can be found below.

1. ACT Health – Health Protection Service (HPS)

The design and construction of all sediment control basins must minimise the potential for them to become a local mosquito nuisance.

As identified within the draft Environment Impact Statement, it is possible that per- and polyfluoroalkyl substances from the former Charnwood Fire Station may have impacted groundwater in the proposed alignment. The HPS supports to the need for further intrusive studies or sharing of collected data to determine PFAS impacts.

The HPS also supports the preparation of a Construction Environmental Management Plan to before construction works begin.

2. Conservator of Flora and Fauna

In addition to the measures within the EIS documents, the following should be conditions of approval in the Development Application: DA 201935509 – Belconnen Trunk Sewer Main:

That prior to commencement of construction a Construction Environment Management Plan (CEMP) is developed and approved by the Planning and Land Authority that includes:

- o A weed management plan;*
- o A Tree Management Plan that clearly shows the trees that are to be removed which trees are hollow bearing and notes an appropriate procedure to ensure any fauna vacate prior to removal; and*
- o A Management Plan detailing the recovery and re-use of the hollows;*

That prior to work commencing, African love Grass within 30 m of the proposed alignment is sprayed. This is to reduce the amount of seed falling onto the disturbed corridor.

That the Rehabilitation Plan has a commitment that areas to which native grass rehabilitation applies will have less than 10% bare earth cover and less than 10% exotic plant cover at time of rehabilitation completion.

That areas of mapped Golden Sun Moth habitat subject to trenching disturbance should be initially ripped to a depth of 10cm, so that soil to this depth is exposed on the surface. The ripped furrows and base of upturned tussocks should be searched for Golden Sun Moth caterpillars. Any caterpillars found should be translocated to the nearest habitat outside of the disturbance corridor, by using a large screwdriver and hammer to create a cm wide hole to a depth of 10cm, at a base of a food plant. The caterpillar should be placed in this hole and covered with dirt. Advice from the Government ecologist about this procedure can be made available.

That any timber from trees that are removed as part of the works and not used in the hollow re-use is to be utilised as course woody debris in nearby reserves. The proponent should contact Mark Sweaney, Acting Area Manager, Murrumbidgee River Corridor on (02) 6205 0526 to organise an appropriate location for the placement of the timber.

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3. Environment Protection Authority (EPA)

Conditions:

A site-specific Contaminant Management Plan (CMP), incorporating an unexpected finds protocol, must be prepared by a suitably qualified environmental consultant and implemented during site development works. The CMP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the CMP

All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT

No soil is to be disposed from site without EPA approval

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.

An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.

Advice for the Applicant:

Under Section 42 of the Environment Protection Act 1997 an authorisation (or Waterway Work license) is required for the following activity:

The acceptance by a lessee or occupier of land of more than 100m³ of soil for placement on that land in an area identified in:

(I) the Territory Plan as 1 of the following:

- Broadacre; Rural; Hills, Ridges and Buffer Areas; River Corridors; Mountains and Bushlands; Plantation Forestry;*

Similarly, the extraction of more than 100m³ of material from a waterway will require an Environmental Authorisation.

Advice:

All rainwater that enters the site and pools in excavations during a rainstorm event would be considered as a sediment control pond/dam, and must meet the following conditions:

- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.*

4. Emergency Services Agency

ACT Fire and Rescue has reviewed DA 201935509 Block 1 Section 66 Division Flynn and have no comments or objections at this time.

5. Evoenergy (Electricity)

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

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

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

6. Evoenergy (Gas)

The application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

7. ACT Heritage Council

Following review, the Council endorses the findings and recommendations of the project's Cultural Heritage Assessment.

The Council also advises that the proposed development is unlikely to damage Aboriginal places and objects subject to compliance with the following condition:

- *Water monitoring bores are not to be installed within the Umbagog Grinding Grooves heritage area.*

8. Icon Water

All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access by Icon Water and Emergency Services. The developer must provide Icon Water 24/7 access to the construction site. The developer is to obtain Icon Water padlocks which must be installed in a daisy chain fashion at each entry and exit point of the construction site. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope.

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

9. Transport Canberra and City Services (TCCS)

DRIVEWAY/VERGE CROSSING

The levels on the verge must not be altered as a result of the adjacent works.

PEDESTRIAN NETWORK

The pedestrian walkway / footpath must take precedence over the driveway.

All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS MIS Design Standards.

Any proposed path links to the existing pedestrian networks must be demonstrated during design review which must be installed in accordance with TCCS drawing ACTSD-0501 which requires 100mm thick concrete with SL82 centrally placed reinforcement. The paths must be appropriately jointed to the existing pedestrian path subject to Design Review

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approval. The path connections remain the responsibility of the developer. The details of any new path alignments for the relocating footpaths/cycle paths to be shown.

LMPP / STREET TREES

There must be no encroachments on Territory Land.

All excavation within the Tree Protection Zones (TPZ) of the verge trees must be carried out by hand dig, hydro excavation or other recommended methods to ensure minimal damage to the tree roots.

The applicant must contact TCCS.UrbanTreesDDCoord@act.gov.au to justify the removal of trees that appears to be well outside the proposed area of works. Alternative options need to be considered to retain as many existing trees as possible.

A detail Landscape Management and Protection Plan (LMPP) for the whole project must be submitted to ensure tree / landscape protection measures during construction.

In line with TCCS Urban. Treescapes public notification procedures the trees proposed to be removed on unleased land must be signposted at least 14 days prior to removal.

WASTE

TCCS does not collect any commercial / industrial waste; however, a WRMP is still required as part of the DA documentation as per the Waste Code.

TRUNK WORKS

The detailed cross section must be provided for any service crossing under road, pavement and footpath

Any works close to the existing stormwater must have appropriate clearance as per TCCS standard.

GENERAL

All works off site works that were disturbed during construction must be reinstated.

The proposed works on each site must show the extent of works with clear reference to the nearest road name so that the footprint of proposed works can be assessed. Example: The drawing CX10066-DRG-031 Rev D is difficult to find the exact location of proposed works. Therefore, the plans must show the reference to the close proximity of any roads and/or intersections such as road cadastre so that the extent of constructions can be identified.

STANDARD CONDITIONS

The following general conditions will apply as appropriate for the Works and use of Territory land in addition to the above.

Early Works or prior to construction

In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch TCCS by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.

Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".

Design Review

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found

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by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

Waste and Recycling Management Plan (WRMP) review

A WRMP in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.

Operational Acceptance/Soft Landscape Consolidation Commencement

On completion of the Works a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.

Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.

Final Acceptance/Soft Landscape Handover

A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

Temporary Traffic Management (TTM)

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

Landscape Management & Protection Plan (LMPP)

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

Use of verges or other unleased Territory land

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

NOTICE OF DECISION

DA 201935509

Repair of damage to public assets

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

Notice of Commencement of construction

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

NOTICE OF DECISION

DA 201935509

Translation and interpretation services

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

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

TRANSLATING AND INTERPRETING SERVICE

131 450

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