

Planning and Development (Approval of Application – 201628929 Taylor Estate Development Plan and Off Site Works) Notice 2016*

Notifiable instrument NI2016–257

made under the

Planning and Development Act 2007, s 170(4) (Notice of approval of application)

1 Name of instrument

This instrument is the *Planning and Development (Approval of Application – 201628929 Taylor Estate Development Plan and Off Site Works) Notice 2016*.

2 Impact track development approval notice

On 16 May 2016, pursuant to section 162 of the *Planning and Development Act 2007*, the planning and land authority approved, subject to conditions, in the impact track, development application 201628929, for:

- (1) an estate development plan for the subdivision and creation of Taylor Stage 1 residential estate including the creation of 531 single dwelling blocks, 14 multi unit blocks for a maximum of 311 dwellings, one community facility zoned block, one NUZ3 – Hills, Ridges and Buffers zoned block, 13 PRZ1 – Urban Open Space blocks
- (2) roads, infrastructure and landscaping required for the estate
- (3) ongoing provisions
- (4) off site works including the construction of and connection to trunk sewer, construction and connection to water mains, footpath connections, fire access tracks, retarding basins, and erosion and sediment control works.

3 The approval of development application 201628929 is in the schedule.

Dorte Ekelund
Chief Planning Executive
26 May 2016

*Name amended under Legislation Act, s 60



ACT
Government

Environment and Planning

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Impact track

DA NO: 201628929		DATE LODGED: 18/02/2016
DATE OF DECISION: 16/05/2016		
BLOCK: 2	SECTION: 122	SUBURB: CASEY
BLOCK: 835	SECTION: 0	SUBURB: GUNGAHLIN
BLOCK: 838	SECTION: 0	SUBURB: GUNGAHLIN
STREET NO AND NAME: Horse Park Drive		
APPLICANT: Indesco Pty Ltd		
LESSEE: Craig and Sandra Starr, Territory and Municipal Services Directorate, Land Development Agency		

THE DECISION

This application was lodged in the impact track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to impact track applications.

I, Clinton Cashen, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- an estate development plan for the subdivision and creation of Taylor Stage 1 residential estate including the creation of 531 single dwelling blocks, 14 multi unit blocks for a maximum of 311 dwellings, One community facility zoned block, One NUZ3 – Hills, Ridges and Buffers zoned block, 13 PRZ1 – Urban Open Space blocks
- Roads, infrastructure, and landscaping required for the estate
- Ongoing provisions
- Off site works including the construction of and connection to trunk sewer, construction and connection to water mains, footpath connections, fire access tracks, retarding basins, and erosion and sediment control works

in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until all conditions are satisfied.

PART 2 sets out the Reasons for the Decision.

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE



Clinton Cashen
Delegate of the planning and land authority
Environment and Planning Directorate
16/05/2016

CONTACT OFFICER

Clinton Cashen
Phone: (02) 6205 4498
Email: clinton.cashen@act.gov.au

PART 1

CONDITIONS OF APPROVAL

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

Note: all works are to be conducted in a manner and to a standard consistent with the requirements of the *Gungahlin Strategic Assessment Biodiversity Plan* made under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*.

A PRIOR TO CONSTRUCTION AND/OR DEMOLITION

Further information

- A1. Within 28 days of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval:
- (a) A revised landscape master plan based on the relevant drawing submitted as part of the application:
 - (i) Showing a fenced off section of the NUZ3 zoned land to the Northwest of section CM. The exclusion area is to be of a size that is sufficient for the BNT to be constructed while also addressing the concerns raised by the Conservator of Flora and Fauna by excluding construction vehicles and limiting development impacts to the retained area. The fence is to remain in place for the duration of construction only.
 - (ii) Showing local indigenous grass species will be used in the fenced area where construction impacts occur.
 - (iii) Deleting proposed open space tree plantings that are proposed in the fenced area that are greater than 30m from the edge of the road reserve for Road 9
 - (iv) Substituting *Gleditsia Triacanthos* proposed on the outside edge of Roads 9, and 13 to a species agreed by EPD (Conservation, Planning and Research), ESA and TAMS.

Construction Environmental Management Plan

- A2. That a Construction Environmental Management Plan (CEMP) be submitted for approval prior to the commencement of any work on the site. The CEMP must be prepared by a suitably qualified person. The CEMP must be consistent with the relevant matters from the s211 Environmental Impact Statement exemption for the Gungahlin Strategic Assessment Area granted on 20 November 2013.

NOTE: The CEMP may contain plans and management strategies listed elsewhere within the conditions of approval. Where these plans can be integrated into the CEMP, it must be clearly identified to which condition of approval the plan or management strategy applies.

NOTE: The CEMP should, among other things, discuss the measures proposed to limit the construction related impacts on retained areas to the northwest of section CM.

Heritage

- A3. The Stage 2 Culture Heritage Assessment and Management Report (CHMA, 2015) submitted for the ACT Heritage Council (the Council) review in September 2015 is incomplete, and a catalogue of Aboriginal objects recovered (stone artefact attribute recording) must be submitted to the Council prior to the commencement of Taylor Stage 1 construction works.
- A4. A project specific Unanticipated Discovery Plan must be prepared and endorsed by the Heritage Council prior to the commencement of development.

Asset Acceptance and Works on Unleased Territory Land

- A5. Prior to the commencement of any work on site, the following requirements must be submitted to and approved by the Senior Manager, Asset Acceptance (AA), Territory and Municipal Services (TAMS):

(a) DESIGN ACCEPTANCE AND OPERATIONAL ACCEPTANCE

A Certificate of Design Acceptance is required for all off-site works from the Senior Manager, Asset Acceptance (AA), TAMS, prior to the construction. In order to obtain this certificate the following must be submitted to and approved by the Senior Manager, AA, TAMS prior to the commencement of construction works on site:

- (i) fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater and landscaping;
- (ii) a design report in accordance with TAMS Reference No 06 '*Requirements for Design Acceptance Submissions*', certified by a Chartered Engineer/ Landscape Architect;
- (iii) A Waste Management Plan in accordance with the *Development Control Code for Best Practice Waste Management in the ACT*; and
- (iv) any other issues that may be found through TAMS audit of the submitted drawings and documents.

(b) TEMPORARY TRAFFIC MANAGEMENT PLAN (TTMP)

A TTMP is required to be approved by the Manager, Traffic Management & Safety, Roads ACT, Transport and Infrastructure Division, TAMS. At all times during construction the site and surrounds must be managed in accordance with a TTMP, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

(c) LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMPP)

LMPP approval is required from the Senior Manager, AA, TAMS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the LMPP approved by the Senior Manager, AA, TAMS. This plan is to be implemented before the commencement of works, including demolition

on the site and is to be in accordance with *TAMS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

(d) NOTICE OF COMMENCEMENT OF CONSTRUCTION

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, AA, TAMS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTMP.

(e) USE OF VERGE 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 of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and City Services, TAMS.

(f) REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TAMS of any existing damage to public facilities.

Environmental Authorisation/Agreement

- A6. That prior to the commencement of construction works on site, the following requirements be sought, submitted to and approved by the Environment Protection Authority (EPA):
- (a) 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 proposing to develop 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.
 - (b) An erosion and sediment control plan is to be endorsed by the EPA prior to commencement of any work on the site. Plans can be emailed to environment.protection@act.gov.au.
 - (c) The construction and development must comply with the Environment Protection Guidelines for Construction and Land Development, 2011.
 - (d) An unexpected finds protocol (UFP), developed by a suitably qualified environmental consultant to manage any potential contamination identified during development of the site. The UFP must include information on the identification and management of potential contamination at the site and the induction of staff into the use of the protocol.
 - (e) All soil stockpiles must be managed in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011". Topsoil is to be replaced on the verge areas only, the topsoil can only be placed on the blocks during the landscaping of the finished block.

B DURING CONSTRUCTION AND/OR DEMOLITION

The following conditions are required to be implemented and maintained for the duration of any work on the site.

Landscape management and protection

- B1. During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with a LMPP approved by the Senior Manager, AA, TAMS.

Traffic management

- B2. At all times, the site and surrounds must be managed in accordance with the approved TTMP.

JEMENA requirement

- B3. Development is to comply with the comments provided by Jemena on 25 February 2016 in relation to this application.

ICON Water Requirements

- B4. Development is to comply with the comments provided by Icon Water on 2 March 2016 in relation to this application.

Tree protection

- B5. All construction is to be undertaken in conjunction with the Tree Protection Conditions in accordance with the Tree Management Plans (plan number 24.1 - 24.8, Issue: D, dated: 8/12/2015).

Tree protection fencing is to remain in place for the duration of construction. Vehicle parking and material storage or stockpiling is not permitted within tree protection zones. If fencing is temporarily moved to facilitate works, it is to be replaced to the perimeter of the tree protection zone as soon as practicable after the completion of the works in that location.

Construction Environment Management Plan

- B6. At all times the activities on site will adhere to the requirements of the CEMP as required by condition A2. This includes the adherence to the Unanticipated Discovery Plan and unexpected finds protocol as required by conditions A4 and A6 respectively.

NOTE: *Refer to Appendix 1. for information about approvals that may be required for construction.*

C POST CONSTRUCTION AND/OR DEMOLITION

Deposited plans

- C1. All designated easements as shown on the approved Block Details Plans and any required maintenance and emergency access routes are to be recorded on the Deposited Plans and consequential leases for the relevant blocks.

Certificate of operational acceptance

- C2. A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, AA, TAMS, prior to the issue of a Certificate of Occupancy.

A Chartered Engineer / Landscape Architect must certify compliance with TAMS Reference No 08 '*Requirements for Works as Executed Quality Records Requirements*' when the request for Operational Acceptance is made to the Senior Manager, AA, TAMS on completion of all off-site works.

Final Survey

- C3. That the applicant/lessee shall arrange for a survey of the subdivided blocks and lodge the survey plan with the Environment and Planning Directorate for examination and clearance by the Surveyor-General, Surveying and Spatial Data Section and pay the appropriate examination fee.

A final survey for the estate must be lodged with the Environment and Planning Directorate detailing the as constructed contour levels once the roads and blocks have been created.

D ADVISORY NOTES

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

Stormwater management ponds

- D1. The design and construction of the proposed stormwater management ponds should minimise the potential for a local mosquito nuisance to be created.

EPA requirements

- D2. All works must be staged to limit the effect on the environment outside of the proposed construction zone. Each stage must have the following sediment erosion controls and plans approved prior to works commencing.
- (a) As the site is greater than 1 hectare, temporary erosion and sediment control ponds must be incorporated into each stage of development. The lessee shall comply with the *Environment Protection Act 1997* and all relevant policies and guidelines. In addition, the ponds must comply with the minimum standards and be in accordance with the following guidelines:
 - (i) Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment).
 - (ii) No discharge from dam 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.
- (iii) Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
 - (iv) Regular dredging of the dam must be carried out to remove silt.
 - (v) Site drawing and details must be provided to EPA for approval prior to works commencing.
 - (vi) The temporary ponds shall not be removed until 85 % of the development is complete or all the disturbed areas are stabilised.
- (b) All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and also must meet the following conditions.
- (i) All stormwater must be pumped out and disposed in an approved location.
 - (ii) No discharge is allowed to enter the stormwater system.
 - (iii) No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
 - (iv) Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
 - (v) All underground drains must lead to a pit and not connected to the stormwater system or be connected to sewage with the approval of ICON Water.
- D3. All external lights must comply with Australian Standards AS4282 control of the obtrusive effects of outdoor lighting.

ActewAGL- Electricity requirements

- D4. The following information should be provided to ActewAGL-Electricity:
- (a) The timing and construction program for the development.
 - (b) The calculated maximum electricity demand by load category (residential, commercial, retail etc) and sustainable development initiatives being considered, particularly in relation to energy conservation and reduction.
- D5. The developer is to provide a common services trench complete with bedding sand.
- D6. The application is to comply with the following general notes for placement of ActewAGL assets and the required clearances:
- (a) Space will be required for six distribution substations. The space required for each substation is 7m x 5m. The actual substations are approx 3.5m x 1.5m but space is required around them for earthing conductors, to allow cable connections and to allow doors at each end to be opened fully. Future access is required for maintenance purposes to each substation for a vehicle such as a crane-truck.
 - (b) Underground electrical service pits supply two residential blocks each so are typically located on every second boundary on both sides of streets. Care needs to be taken re the placement of these with respect to property driveways. This will need to be

addressed and coordinated with other services at detailed design stage.

- (c) Above-ground link pillars are located to enable linking of low voltage cable circuits typically at street corner splays. They are also located adjacent to multi-unit or commercial blocks from which a three-phase supply can be taken to the block point of entry (POE) cubicle.
- (d) A detailed electrical reticulation design will be prepared by ActewAGL when required, showing 11kV and 400V cable routes, road crossing conduits, and preferred substation locations. Pit and link pillar locations (plus streetlight locations) will be also determined at detailed design stage.

Territory and Municipal Services - Vehicular Access – Block j, Section BO & Block f Section BX

- D7. The two sites at Block j, Section BO and Block f, Section BX have a maximum yield of 3 dwellings each which is acceptable to TAMS as the two sites allow a maximum of 3 dwellings and comply with AS2890.1 definition for domestic driveways.

If more dwellings are proposed on these blocks or they are consolidated with another block the access driveway locations are not acceptable to TAMS.

Heritage

- D8. The Conservation Management Plan for Aboriginal heritage site GNST1 must be prepared in accordance with section 61J of the *Heritage Act 2004*, and submitted for the Council approval prior to any proposed works in the vicinity of the heritage site.

Refer to Appendix 1 for information about approvals that may be required for construction and/or demolition.

PART 2

REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant codes, being the Estate Development Code, the Crime Prevention Through Environmental Design General Code, the Planning for Bushfire Risk Mitigation General Code and the Water Sensitive Urban Design General Code; and
- the North Gungahlin Structure Plan
- the advice of the Conservator of Flora and Fauna in relation to the proposal

The key issues identified in the assessment are:

- tree removal and a decision inconsistent with the advice from the Conservator of Flora and Fauna;
- compliance with the Estate Development Code, in particular the design and orientation of blocks in accordance with the block compliance tables;
- limiting development impacts on those areas where no development is proposed; and
- development consistent with the Gungahlin Strategic Assessment

Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

The decision is inconsistent with advice from the Conservator of Flora and Fauna dated 10 March 2016. However, pursuant to section 128 (2) of the Act, the advice received has been considered, as well as the relevant guidelines and any realistic alternative to the development proposed or aspects of it.

A decision to approve this application is consistent with the objectives of the Territory Plan, in particular:

Zone objectives for RZ1, RZ3 and RZ4 zones:

- Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly low density in some areas and medium density in areas that have good access to facilities and services.
- Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs.
- Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.
- Promote good solar access.
- Promote energy efficiency and conservation.
- Promote sustainable water use.

Zone objectives for CFZ zone:

- To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
- To protect these social and community uses from competition from other uses.

Zone objectives for PRZ1 zone:

- Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community.
- Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character.
- Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment.
- Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, access to open space, or amenity of adjoining residents.
- Provide for integrated land and water planning and management.

Zone objectives for TSZ1 zone:

- Make provision for a transport network that can provide for the efficient, safe and convenient movement of people and goods.
- Make provision for public transport.

Zone objectives for NUZ3 zone:

- Provide opportunities for appropriate recreational uses.
- Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors.
- Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities.

Commonwealth advice

On 4 May 2016 the proposed decision was referred to the Commonwealth Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)* for 10 working days. The decision is consistent with the advice received from the Commonwealth Minister

Conservator advice – protected matter

In accordance with Section 147A the application was referred to the Conservator of Flora and Fauna on 31 March 2016.

The advice related to the need to translocate golden sun moth larvae in the Taylor 1 development area as required by the Gungahlin Strategic Assessment commitments.

The decision is consistent with the advice received from the Conservator of Flora and Fauna on 6 April 2016.

EVIDENCE

Application No. 201628929

File No. 1-2016/01485

The Territory Plan zone – Future Urban Area overlay applies with the following zones indicated:

RZ1 – Suburban Zone

RZ3 – Urban Residential Zone

RZ4 – Medium Density Residential Zone

CFZ – Community Facility Zone

PRZ1 – Urban Open Space

TSZ1 – Transport Zone

NUZ3 – Hills, Ridges and Buffer

The Development Codes – Estate Development Code, Crime Prevention Through Environmental Design General Code, Water Sensitive Urban Design General Code

Exemption from EIS Titled Gungahlin Strategic Assessment area accepted by the Minister on 20 November 2013

Representations – One (1)

Entity advice – ACT Health, Jemena, ICON Water, ActewAGL- Electricity Distribution, Conservator of Flora and Fauna, Environment Protection Authority, Emergency Services Agency, Territory and Municipal Services Directorate, ACT Heritage Council, Tree Protection Unit-TAMS, Gungahlin Strategic Assessment, Plan Implementation Team.

Advice from the Commonwealth Minister- the draft notice of decision was referred on
Advice was received on 13 May 2016.

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 24 February 2016 to 24 March 2016. One written representation was received during public notification.

The main issue identified related to the Capacity of arterial roads serving Taylor.

Comments are provided as appropriate.

The submission raised concerns in relation to the capacity of the arterial roads that will serve Taylor – namely Horse Park Drive. The submission stated the road currently exceeds capacity in locations, current partial duplication work will not solve the problem, and called for the road to be duplicated from Casey to the Federal Highway.

Assessment note:

The submission was referred to EPD Strategic Planning Division for consideration and input. They advised the ACT Government's strategic transport model suggests that there is currently capacity along Horse Park Drive west of Mulligans Flat Road for the entire length until Clarrie Hermes Drive. The ACT Government is undertaking road network improvements along Horse Park Drive east of Mulligans Flat Road with potential capacity concerns. These include the intersection improvements to Anthony Rolfe Avenue, Mapleton and Well Station Drive intersections and duplication of Horse Park Drive between Anthony Rolfe and Well Station Drive. These works are expected to be completed by mid 2017. Final designs and approvals for future duplication between Mulligans Flat Road and the Federal Highway have also been completed, with works scheduled to be announced soon. Other road network improvements underway in Gungahlin are outlined in

http://www.tams.act.gov.au/__data/assets/pdf_file/0010/779050/March-and-April-Gungahlin-roads-update.pdf

The 2021 model scenario also suggests that there will be capacity along Horse Park Drive to accommodate the development of Taylor. The base model was calibrated based on land-use data from the ABS Census, traffic statistics and road network characteristics. In simulating the traffic conditions, the model considered the forecast land-use developments in the area. These include population, employment, retail space, enrolments and the likely future road, public transport and shared path networks.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

CONSERVATOR OF FLORA AND FAUNA

On 24 February 2016 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that:

Golden Sun Moth

The Gungahlin Strategic Assessment commitments include a research project attempting to translocate Golden Sun Moth larvae from development areas to a site currently unoccupied by the moth, but which appear to offer suitable habitat. The development schedule meant that moths could not be translocated from Throsby. It is important that earthworks within the main golden sun moth habitat area at Taylor does not begin, until after larvae have been harvested for translocation. Translocation should occur during March/April 2016.

The northern part of the proposed NUZ3 zone (Non Urban – Hills Ridges and Buffers) is known Golden Sun Moth habitat. This endangered moth likes open grassland habitat, thus the proposed planting of trees in this area is likely to degrade habitat. It is suggested that tree planting within the NUZ3 zone should target the lower areas currently dominated by Phalaris, an exotic pasture grass, and that the rises which tend to be dominated by native grasses be left. It would also seem prudent to limit planting within the Inner asset protection zone, the management of which is likely to be consistent with maintaining Golden Sun Moth Habitat.

Landscaping

No use of Dryland grass mix within NUZ3

It is unclear, but from the Landscape Plan it would appear that planting of dryland grass mix may be planned for the NUZ3 zone. The dryland grass mix is a combination of exotic grass species and is not appropriate for an open space area that is essentially consists of endangered Yellow Box – Red Gum woodland, habitat of the endangered Golden Sun Moth and in wetter areas exotic pasture. The NUZ3 zone should be protected from earthworks and machinery and vehicles and should not require any planting of grass species. If some planting is required in specific areas, then a mix of locally indigenous grasses should be utilised.

Use of Gleditsia triacanthos as a street tree is of concern

In Queensland and parts of NSW it is illegal to grow Honey Locust (Gleditsia triacanthos) and any of its cultivars (including “shademaster”, proposed as a Taylor street tree). The tree has a history of being a major environmental weed across the globe. It forms dense thickets over both pasture and native bushland. Its large dagger like crucifix-shaped thorns make it a significant problem to public amenity. Shademaster is claimed to be a thornless variety. Despite their ‘thornless’ tag, ornamental honey locust often throw thorny progeny and begin to produce barbed thorns of up to 15 cm long as they age. In addition, many plants are produced by grafting cuttings of ‘thornless’ cultivars onto the root stock of ‘wild’ varieties. When the roots are damaged or the tree is cut down, these grafted plants produce thorny suckers. Climatic modelling suggests that this plant has the potential to become a significant weed in the Canberra area.

Gleditsia triacanthos should not be used as a street tree.

Assessment note: The matters raised by the Conservator have been considered in detail during the assessment of the application.

- On 5 April 2016 the Conservation, Planning and Research team advised the planning for the translocation of Golden Sun Moth Larvae from Taylor 1 is underway. Conservation, Planning, and Research staff continue to liaise with the Land Development Agency to gain an understanding of their construction program. The date this decision will take effect will be after the window for harvesting and translocation has closed. A condition has therefore not been imposed.
- Impacts on the proposed NUZ3 areas are to be minimised by excluding vehicles from these areas where no development is proposed. This fenced area is to be seeded with indigenous grass seeds where required.
- The landscape masterplan is required to be amended to delete trees on the elevated areas of the NUZ3 zoned area that are located greater than 30m from the road reserve of Road 9. These requirement are consistent with the Gungahlin s.211 DA considerations.
- The proposed use of *Gleditsia triacanthos* in the estate on the outer edge of Roads 9 & 13 are required to be substituted for a species approved by the relevant entities to create a separation from the adjoining areas.

Matters raised have been incorporated as either conditions of approval or advice.

CONSERVATOR OF FLORA AND FAUNA – PROTECTED MATTERS

In accordance with section 147A the application was referred to the Conservator of Flora and Fauna on 31 March 2016. The decision is consistent with the advice received from the Conservator of Flora and Fauna on 6 April 2016.

Assessment note: The decision is made with the understanding that conditions imposed by the Commonwealth under the provisions of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) must be complied with. Conditions imposed under the EPBC Act are in addition to those listed in this decision.

The Commonwealth decision referenced as the Gungahlin Strategic Assessment Biodiversity Plan (June 2013) applies to the proposed development.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE (TAMS)

On 22 March 2016 advice was received from TAMS in relation to the proposal. The advice states that the proposal is supported with standard and the following condition:

- The proposed Multi Unit sites on Section BX Block f and Section BO Block j show the indicative driveway locations to be opposite to Road 37 and Road 34 respectively. If more units are proposed on these blocks in the future or the blocks consolidated the driveway locations will not be acceptable to TAMS.

Assessment note: Matters raised have been incorporated as either conditions of approval or advice.

ACTEWAGL-ELECTRICITY

On 29 February 2016 advice was received from ActewAGL- Electricity in relation to the proposal. The advice provides general development notes and the following comments:

We estimate an electrical demand of around 2.2 MVA for this development. This can be provided from our existing Gold Creek Substation via existing 11 kV underground cable feeders along Horse Park Drive adjacent to Moncrieff and Casey.

As the Electricity Distribution Network Service Provider for the ACT, ActewAGL will plan, manage and operate the electricity supply network within the confines of the regulatory framework and in keeping with industry best practice. To support us in our undertakings we request timely information on the proposed development. In particular we require information on the timing and construction program for the development, the calculated maximum electricity demand by load category (residential, commercial, retail etc) and sustainable development initiatives being considered, particularly in relation to energy conservation and reduction. For example is the installation of solar PV generation on the rooftops of all residential premises to be mandated?

We would like the Developer to provide a common services trench complete with bedding sand.

Assessment note: Matters raised have been incorporated as either conditions of approval or advice.

ICON WATER

On 2 March 2016 advice was received from Icon Water in relation to the proposal. The advice

states that the application has been assessed against Icon Water's water and sewerage network access and asset protection requirements and the application conditionally comply with the requirements.

Assessment note: matters raised have been incorporated as conditions of approval. The conditional acceptance certificate and the stamped plans will be dispatched with the notice of decision.

JEMENA - gas

On 25 February 2016 advice was received from Jemena in relation to the proposal. The advice states that the application has been assessed by ActewAGL and conditionally complies with the gas network requirements.

Assessment note: matters raised have been incorporated as conditions of approval. The conditional acceptance certificate and the stamped plans will be dispatched with the notice of decision.

ACT HEALTH

On 18 March 2016 advice was received from ACT Health in relation to the proposal. The advice states that the design and construction of the proposed stormwater management ponds should minimise the potential for a local mosquito nuisance to be created.

Assessment note: matters raised have been incorporated as advice.

ACT HERITAGE COUNCIL

On 15 March 2016 advice was received from ACT Heritage Council in relation to the proposal. The advice states that the proposed development will have a detrimental impact upon the heritage values of the place, however, these impacts have been investigated and mitigated in accordance with prior ACT Heritage Council advice and approvals. Therefore the application is supported subject to the following conditions:

- The Stage 2 culture heritage assessment and management report (CHMA 2015) submitted for Council review in September 2015 is incomplete, and a catalogue of Aboriginal objectives recovered (stone artefact attribute recording) is to be submitted to the Council prior to the commencement of Taylor Stage 1 construction works; and
- The CMP for Aboriginal heritage site GNST1 should be prepared in accordance with section 61J of the Heritage Act 2004, and submitted for Council approval prior to any proposed works in the vicinity of the heritage site.

Assessment note: matters raised have been incorporated as conditions of approval. The requirement relating to GNST1 has been listed as advice as the location is outside of the area currently covered by this development application.

EMERGENCY SERVICES AGENCY

On 1 March 2016 advice was received from the Emergency Services Agency in relation to the proposal. The advice states that no special requirements or conditions for the proposal.

Assessment note: no action is required in relation to this advice.

TREE PROTECTION UNIT, TAMS

On 10 March 2016 advice was received from the Tree Protection Unit, TAMS in relation to the proposal. The advice states that the proposal is supported subject the following conditions:

The removal and retention plans as set out in the Tree Management Plans, Sheets 1-8 of 8 are supported with the exception of:

- Tree number 2004 is a high quality regulated tree where it has not been established that criteria for removal have been satisfied in clause (2) of Schedule 1 of Disallowable Instrument DI2006-60, *Tree Protection (Approval Criteria) Determination 2006* (No2) to support the removal of this tree within the provisions of the *Tree Protection Act 2005*, although the architect has worked closely with a delegate of the Conservator of Flora and Fauna designing stage 1 of the new estate incorporating all other trees requested to be retained within stage 1.

Trees located in open space areas around the edge of the development area should be considered to be retained for habitat value.

All construction is to be undertaken in conjunction with the Tree Protection Conditions in accordance with Tree Management Plans, Sheets 1-8 of 8, Issue: D, dated: 8/12/15.

Assessment note: the proponent has discussed design options considered and provided justification for removal of tree 2004. This material was considered during the assessment of the application. The application was referred to the Major Project Review Group and a decision was made to support the removal of tree 2004.

Trees proposed to be located in open space area that do not pose a safety threat have been retained where this is consistent with fuel management standards and IAPZ requirements.

The other matters raised have been incorporated as conditions of approval.

GUNG AHLIN STRATEGIC ASSESSMENT – PLAN IMPLEMENTATION TEAM

On 29 March 2016 advice was received from the Plan Implementation Team in relation to the proposal. The advice states the following:

- The Plan Implementation Team supports the Estate Development Plan for Taylor noting it is consistent with the Gungahlin Strategic Assessment, June 2013.

As detailed in the Planning Guide for Taylor, there may be opportunities to undertake research in relation to the translocation of Golden Sun Moth (*Synemon plana*) within the Taylor development area. This will need to occur prior to any planned development and the entity responsible for developing Taylor will be required to consult with Conservation, Planning and Research, Environment and Planning Directorate prior to the Estate Development Planning process to ensure the development staging does not impact on research that may be underway.

Assessment note: The matters raised by the Plan Implementation Team have been considered in detail during the assessment of the application.

On 5 April 2016 the Conservation, Planning and Research team advised planning for the translocation of Golden Sun Moth Larvae from Taylor 1 is underway. CPR will continue to liaise with the LDA to discuss the proposed construction schedule to ensure it aligns with the proposed translocation. The date this approval takes effect will be after the window for harvesting and translocation has closed. A condition of approval has therefore not been imposed.

ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 15 March 2015 advice was received from the Environment Protection Authority (EPA) in relation to the proposal. The advice outlined the matters that had been assessed and the

conditions and advice that were required to be imposed in the decision.

The EPA identified the following items be imposed as conditions of approval.

- An unexpected finds protocol (UFP) must be prepared for the site by a suitably qualified environmental consultant to manage any potential contamination issues discovered during redevelopment. The UFP must include information on the identification and management of potential contamination at the site and the induction of staff into the use of the protocol.
- Construction and development works must be in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available by calling 132281.
- As the site is greater than 0.3 hectares the development is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop 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 is to be endorsed by the EPA prior to works commencing. Plans can be emailed to Environment.Protection@act.gov.au
- All soil stockpiles must be managed in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011". Topsoil is to be replaced on the verge areas only, the topsoil can only be placed on the blocks during the landscaping of the finished block.

The EPA identified the following items be noted as advice

- All works must be staged to limit the effect on the environment outside of the proposed construction zone. Each stage must have the following sediment erosion controls and plans approved prior to works commencing.
- As your site is greater than 1 hectare, Temporary Erosion & Sediment control ponds must be incorporated into each stage of development. The lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines. Also the ponds must comply with the minimum standards and be in accordance with the following guidelines:
 - Be of adequate size to control all runoff from the site (i.e. 150 cubic metres per hectare of catchment).
 - No discharge from dam 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.
 - Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
 - Regular dredging of the dam must be carried out to remove silt.
 - Site drawing and details must be provided to Environment Protection Authority, for approval prior to works commencing.
 - The temporary ponds shall not be removed until 85 % of the development is complete or all the disturbed areas are stabilised
- All rain water that enters the underground storage area during a rain storm event would be considered as a sediment control pond, and also must meet the following conditions.
 - No discharge from dam all stormwater must be pumped out and disposed in at an approved location.
 - No discharge is allowed to enter the stormwater system.
 - 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.
 - Water level must not exceed 20% capacity at all times to allow runoff storage

- during a rain event.
- All underground drains must lead to a pit and not connected to the stormwater system or be connected to sewage with the approval of ICON Water
- All external lights must comply with Australian Standards AS4282 Control of the obtrusive effects of outdoor lighting.

For further information please contact the Environment Protection Authority Planning Liaison on 62075642.

The other matters raised have been incorporated as conditions of approval or advice as appropriate.

COMMONWEALTH ADVICE

On 4 May 2016 the proposed decision was referred to the Commonwealth Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act* (Cwlth) for 10 working days. The decision is consistent with the advice received from the Commonwealth Minister.

PART 4

ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

This approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electrically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> <ul style="list-style-type: none"> - threatened species/wildlife management 	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate <ul style="list-style-type: none"> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets 	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities <ul style="list-style-type: none"> - Telstra (networks) - TransACT (networks) - IconWater - Electricity reticulation 	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the ACT Planning and Land Authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Services by Phone: (02) 6207 1923, Email: epdcustomerservices@act.gov.au or on the planning and land authority website at www.planning.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the ACT Planning and Land Authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the *Planning and Development Regulation 2008* the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Public Unleased Land Act of 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

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

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Territory and Municipal Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. Icon Water's water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from Icon Water's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact Icon Water's conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
----------	-----------------

ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.courts.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601 Document exchange: DX 5691
--	--

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;

- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT *Freedom of Information Act 1989*. Information about Freedom of information requests is available on the EPD web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 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 τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız 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