

# Planning and Development (Approval of Application – 201630331 Williamsdale 132kV Electrical Line Connection) Notice 2017

Notifiable instrument NI2017– 178

made under the

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

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## 1 Name of instrument

This instrument is the *Planning and Development (Approval of Application – 201630331 Williamsdale 132kV Electrical Line Connection) Notice 2017*.

## 2 Impact track development approval

On 4 April 2017, pursuant to section 162 of the *Planning and Development Act 2007* (the **Act**), the delegate of the planning and land authority approved, subject to conditions, in the impact track, development application 201630331, for the Williamsdale 132kV Electrical Line Connection on blocks 119, 1674 and 1675 Tuggeranong.

The approval of development application 201630331 is in the schedule.

*Note 1* Development application 201630331 was assessed as a concurrent development application with an EIS exemption application (concurrent document) under s 147AA of the Act.

*Note 2* Under section 162(2) of the Act, the development application was approved after the concurrent process had been completed. The concurrent process was the assessment of an EIS exemption application under s 211H of the Act. The EIS exemption was granted on 30 March 2017 by the Minister for Planning and Land Management (see NI2017-164).

## 3 Dictionary

*concurrent development application* see section 147AA(1) of the Act.

*concurrent document* see section 147AA(1) of the Act.

Dorte Ekelund  
Chief Planning Executive  
11 April 2017



# Notice of decision

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

## Impact track

DA NO: 201630331		DATE LODGED: 21/12/2016
DATE OF DECISION: 4/04/2017		
BLOCK: 1674	SECTION: 0	SUBURB: TUGGERANONG
BLOCK: 1675	SECTION: 0	SUBURB: TUGGERANONG
BLOCK: 119	SECTION: 0	SUBURB: TUGGERANONG
STREET NO AND NAME: N/A		
APPLICANT: Purdon Planning Pty Ltd		
LESSEES: Transgrid, Actew Corporation and Stephen Locke		

### 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, Jonathan Teasdale, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

construction of a new 132kV Electrical Sub-transmission line from the existing Williamsdale sub-station eastward to connect with the existing Cooma-Queanbeyan line. Works within the ACT include:

- approximately 600m of new line
- four new poles and associated civil works
- connection to Transgrid substation (up to substation compound fence)

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

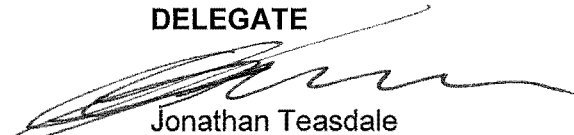
This decision is subject to the conditions of approval at **PART 1** being satisfied.

**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

  
Jonathan Teasdale  
Delegate of the planning and land authority  
Environment and Planning Directorate  
4/04/2017

### CONTACT OFFICER

Rebecca Bamford  
Phone: (02) 6207 8749  
Email: rebecca.bamford@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.

### **A PRIOR TO CONSTRUCTION AND/OR DEMOLITION**

#### **Construction Environmental Management Plan**

A1. That a Construction Environmental Management Plan (CEMP) be submitted to EPSDD for approval prior to the commencement of any work on the site. The CEMP is required to include the following commitments from the EIS Exemption application:

- Sediment and erosion control plan
- Vehicle and equipment wash down management plan
- Chemical management plan
- Bushfire Management Plan
- Waste Management Plan

**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.*

#### **Asset Acceptance and Works on Unleased Territory Land**

A2. That prior to the commencement of any work on the site, the following requirements be submitted to and approved by Transport Canberra and City Services (TCCS).

##### **(a) Temporary Traffic Management Plan (TTMP)**

A TTMP must be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, TCCS prior to commencement of any work on the site. 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.

##### **(b) Landscape Management & Protection Plan (LMPP)**

A LMPP approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

## **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.

### **B1. SOIL DISPOSAL**

All soil subject to disposal from 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.

### **B2. ENVIRONMENT PROTECTION GUIDELINES**

All works must be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011.

### **B3. HERITAGE MANAGEMENT**

In the event that Aboriginal places or objects are encountered during works, the Unexpected Discovery Plan presented in Past Traces (9 February 2017) is to be implemented, and the ACT Heritage Council advised of the discovery within five working days.

### **B4. TRAFFIC MANAGEMENT**

That at all times during construction the site and surrounds must be managed in accordance with the TTMP required under Condition A4 (b).

### **B5. ACTEWAGL- ELECTRICITY DIVISION REQUIREMENTS**

That the development is to comply with the statement of conditional acceptance provided by ActewAGL-Electricity on 24 January 2017 in relation to this application.

## **C POST CONSTRUCTION AND/OR DEMOLITION**

### **C1. WEED MANAGEMENT**

Within areas mapped as critically endangered Box Gum Woodland (Zones 1&2 of Figure 3 of the Ecological report) perennial weed cover during the two year programme will be less than 10% of the ground cover.

## **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 code, being the Non-Urban Zones Development Code;
- the advice of the Conservator of Flora and Fauna in relation to the proposal; and
- the requirements of the Assessment Considerations of the Williamsdale 132Kv Electrical Line Connection Environmental Impact Statement Exemption Assessment Report.

The key issues identified in the assessment are compliance with entities requirements and impacts on ecology and heritage values.

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*.

### **EVIDENCE**

**Application No.** 201630331

**File No.** 2016/17778

**The Territory Plan zone** – NUZ2 Rural Zone

**The Development Codes** – Non-Urban Zones Development Code

**The Precinct Codes** – Tuggeranong Precinct Code

**Exemption from EIS Titled:** Williamsdale 132kV Electrical Line Connection accepted by the Minister on 3 April 2017

**Representations:** nil received

**Entity advice** -- Conservator of Flora and Fauna, Transport Canberra and City Services Directorate, Environment Protection Authority, Emergency Services Agency, ACT Health, Icon Water, ACTEW Electricity, ACTEW Gas (Jemena), ACT Heritage Council, National Capital Authority, Queanbeyan-Palerang Regional Council & Utilities Regulation within Access Canberra

## **PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE**

### **PUBLIC NOTIFICATION**

Pursuant to Division 7.3.4 and section 147AB (public notification of concurrent documents) of the Act, the application was publicly notified from 10 January 2017 to 28 February 2017. No written representations were received during public notification.

### **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 27 January 2017 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that a survey is required to be undertaken in spring to determine the full impacts of the proposal.

Following review of information provided by the proponent, the Conservator of Flora and Fauna provided further advice on 21 February 2017. The advice states that the measures committed to in the Weed Management Plan, in addition to the measures committed to in the ecological studies are supported. The proposal is supported subject to the following condition:

- Within areas mapped as critically endangered Box Gum Woodland (Zones 1&2 of Figure 3 of the Ecological report) perennial weed cover during the two year programme will be less than 10% of the ground cover.

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

#### TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

On 2 February 2017 advice was received from TCCS in relation to the proposal. The advice states that the application is supported subject to compliance with the following conditions:

- A Temporary Traffic Management Plan (TTMP) approval must be obtained from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with the approved TTMP, as prepared by a suitably qualified person. 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.
- A Landscape Management & Protection Plan (LMPP) approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

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

### ACTEWAGL - ELECTRICITY

On 24 January 2017 advice was received from ActewAGL-Electricity in relation to the proposal. The advice states that the application has been assessed for compliance with ActewAGL's Electricity Network and conditionally complies with the Electricity Networks requirements.

Assessment note: Matters raised have been incorporated as conditions of approval. The stamped plans and the conditional statement of compliance will be dispatched together with the Notice of Decision.

### ICON WATER

On 10 January 2017 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 complies with the requirements.

Assessment note: The stamped plans and statement of compliance will be dispatched together with the Notice of Decision.

### JEMENA

On 11 January 2017, advice was received from Jemena in relation to the proposal. The advice states that there are no gas networks assets within the area.

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

### EMERGENCY SERVICES AGENCY (ESA)

On 31 January 2017 advice was received from ESA in relation to the proposal. The advice states that there is no special consideration or objections.

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

### ACT HEALTH DIRECTORATE

On 30 January 2017 advice was received from the ACT Health Directorate in relation to the proposal. The advice states that no public health concerns regarding the development application.

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

### NATIONAL CAPITAL AUTHORITY (NCA)

On 13 January 2017 advice was received from NCA in relation to the proposal. The advice states that the development extends across Monaro Highway, which is a Designated Area. However, as the poles are outside of the Designated Area and the powerlines cross the Monaro Highway airspace, the project is not attached to land considered Designated Area and will not require Works Approval assessment from the NCA.

Assessment note: The proposal is consistent with the National Capital Plan and no action is required in relation to this advice.

### ACT HERITAGE COUNCIL

On 25 January 2017 advice was received from the ACT Heritage Council in relation to the proposal. The advice states that further information is required to determine whether the proposed development will damage Aboriginal places or objects.

Following review of information provided by the proponent, the ACT Heritage Council provided

further advice on 15 February 2017. The advice states that the proposed development is unlikely to damage Aboriginal places or objects, and no further heritage assessment or management actions are required prior to the commencement of works. The ACT Heritage Council also identifies the following as a DA consideration:

- In the event that Aboriginal places or objects are encountered during works, the Unexpected Discovery Plan presented in Past Traces (9 February 2017) is to be implemented, and the ACT Heritage Council advised of the discovery within five working days.

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

#### ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 28 February 2017 advice was received from the EPA in relation to the proposal. The advice states that the application is supported subject to the following conditions:

- All works must be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011.
- All soil subject to disposal from 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.

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

#### QUEANBEYAN-PALERANG REGIONAL COUNCIL (QPRC)

On 25 January 2017 advice was received from the QPRC in relation to the proposal. The advice states that the Council notes that the proposed transmission line poles in NSW are to be constructed on land within Snowy Monaro Regional Council.

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

#### UTILITIES TECHNICAL REGULATION, ACCESS CANBERRA

On 17 January 2017 advice was received from the Utilities Technical Regulation team within Access Canberra in relation to the proposal. The advice states that the following conditions are applicable:

- 1) A Site Specific Environmental Management Plan is required to include:
  - A Sediment and Erosion Control Plan
  - Vehicle and equipment wash down management plan (prior to arriving onsite and upon departure from site)
  - Chemical Management Plan (Spills kits containing spill response material suitable for this particular activity / construction activity)
  - Chemical Management Plan – Notification of incident / and or event / to the Technical Regulator - *Utilities (Technical Regulation) Act 2014*
  - Bushfire Management Plan – Hot Works – Days of Total Fire Ban
  - Waste Management Plan – Construction spoil / material packaging and or removal of sediment control device after completion of construction activities.
  - Dumping excess concrete / washing down of concrete trucks
- 2) A Site Specific Traffic management / parking / Verge Management Plan which specify vehicle parking and lay-down area to be located outside of the Zone Substation



3) A Construction Management Plan to include:

- Induction of workers / subcontractor in the above mentioned activities
- External / onsite auditing program

4) A Complaint Register – Onsite manager or on-line reference link.

SNOWY MONARO REGIONAL COUNCIL

Snowy Monaro Regional Council was sent a referral for this application. No response to the advice was received.

Assessment note: no action is required where no advice had been received.

## **PART 4 ADMINISTRATIVE INFORMATION**

### DATE THAT THIS APPROVAL TAKES EFFECT

This approval is effective from the day after the date of this notice. 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.

### Conditional Approval

This approval will expire if, in accordance with Section 165(3)(d) of the Act, a condition has deferred the effect of the development approval **and** imposed a time frame during which another approval must be revoked, amended or given, and the time frame has expired.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 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, Planning and Sustainable Development Directorate's 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 electronically by email to [epdcustomerservices@act.gov.au](mailto: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.

# APPENDIX 1

## CONTACT DETAILS OF RELEVANT AGENCIES

<b>Health Directorate</b> - health protection	Website: <a href="http://www.health.act.gov.au">www.health.act.gov.au</a> Telephone: (02) 6205 1700
<b>Environment and Planning Directorate</b>  <i>Planning and land authority</i>  - list of certifiers for building approval - demolition information - asbestos information  <i>Environment Protection Authority</i>  - environment protection - water resources - asbestos information  <i>Conservation, Planning and Research</i>  - threatened species/wildlife management	Website: <a href="http://www.planning.act.gov.au">www.planning.act.gov.au</a> Telephone: (02) 6207 1923  Website: <a href="http://www.environment.act.gov.au">www.environment.act.gov.au</a> Telephone: (02) 6207 6251  Website: <a href="http://www.environment.act.gov.au">www.environment.act.gov.au</a> Telephone: (02) 6207 1911
<b>Transport Canberra and City Services</b> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: <a href="http://www.tccs.act.gov.au">www.tccs.act.gov.au</a> Telephone: 132 281 Telephone for Development Review & Coordination: (02) 6207 0019
<b>Utilities</b> - 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](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](mailto:epdcustomerservices@act.gov.au) or on the planning and land authority website at [www.planning.act.gov.au](http://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 Transport Canberra and City Services.

### **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 Transport Canberra and City Services.

### **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, Development Review and Coordination, TCCS 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 TCCS

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

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 TCCS.

## CONSTRUCTION REQUIREMENTS

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

### 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 caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify Transport Canberra and City Services 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.

### 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: <a href="http://www.courts.act.gov.au">www.courts.act.gov.au</a> Email: <a href="mailto:tribunal@act.gov.au">tribunal@act.gov.au</a> 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 EPSDD 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, çempel:
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**

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