Planning and Development (EIS Exemption Application—Ginninderry Stage 2) Consultation Notice 2018

Notifiable instrument NI2018—164

made under the

Planning and Development Act 2007, s 211C (EIS exemption application—public consultation)

1 Name of instrument

This instrument is the *Planning and Development (EIS Exemption Application—Ginninderry Stage 2) Consultation Notice 2018.*

2 Commencement

This instrument commences on the day after its notification day.

3 EIS exemption application

- (1) Riverview Projects (ACT) Pty Ltd is the proponent of the proposed Ginninderry Stage 2 urban development. The proposed development is located within numerous blocks in Belconnen, Macgregor and Dunlop.
- (2) The proponent has applied for an EIS exemption for the proposal under section 211B of the *Planning and Development Act 2007* (the *Act*). This EIS exemption application is available on the planning and land authority website (see note 1).
- (3) In this instrument—

EIS means environmental impact statement, see section 208 of the Act.

EIS exemption see section 211 of the Act.

EIS exemption application see section 211B of the Act.

4 Public consultation

- (1) The public consultation period (*consultation period*) on the EIS exemption application commences on the day this instrument commences and ends 20 working days later. Anyone may give a written submission to the Chief Planning Executive (delegate) about the EIS exemption application.
- (2) Submissions may be given only during the consultation period.

5 Making of submissions

- (1) Submissions should be addressed to the Chief Planning Executive and sent by:
 - email to <u>EPDCustomerServices@act.gov.au</u>;
 - mail to:

Environment, Planning and Sustainable Development Customer Service GPO Box 158

Canberra ACT 2601; or

- hand to the Environment, Planning and Sustainable Development Customer Service Centre at 16 Challis Street, Dickson.
- (2) Submissions should include the application reference number (EIS exemption 201800010) and the name and contact details of the person making the submission.
 - Note 1 The EIS exemption application is available during the consultation period on the planning and land authority website at http://www.planning.act.gov.au/topics/design_build/da_assessment/environmental_assessment/exemption from requiring and eis s211
 - Note 2 Printed copies of the EIS exemption application and background documents are available for inspection and purchase at the Environment, Planning and Sustainable Development Customer Service Centre, 16 Challis Street, Dickson. The Customer Service Centre is open Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 02 6207 1923 to arrange a copy for purchase.
 - Note 3 As required by s 211F of the Act, copies of submissions will be made publicly available on the planning and land authority website (see note 1) until the consultation period ends or the submission is withdrawn. Also, copies of submissions will be provided to the proponent. Published submissions will include the name and contact details of the person making the submission as well as the other content of the submission. A request for exclusion of information from publication can be made under section 411 or 412 of the Act. A request for exclusion under these sections must be made in writing, clearly identifying what exclusions are sought and how the request satisfies the exclusion criteria in sections 411 or 412 of the Act.
 - Note 4 The Minister has delegated his functions under sections 211C, 211D, 211E, 211F and 211H (6) of the Act to the Chief Planning Executive (refer to Legislation (Planning and Development) Delegation 2015 (No 3) Notifiable instrument NI2015–180).

Ben Ponton Chief Planning Executive (Delegate of the Minister) 26 March 2018



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name Ginninderry, West Be	Iconnen
Project Description Desidential Estate -	
Greenfield urban der	elopment and associated
infrastructure	elopment and associated
2. Lease/Site Details Please Print	
Provide the following details for each lease/site: Refer to	atherabad france
	allacted lovivis.
Site 1 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 2	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
<u>Site 3</u>	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

If more than three sites please provide details on separate page

3. Applicant Details Please Print				
Surname	Turner	First Name	e Anneliese	
Name of Company/Department/ Government Agency	knight Frank To	wn Plan	ning	
Position held in Company/Department/Go vernment Agency	Town Planner (U	rban De	signer	
Australian Company/Business Number (ACN/ABN)	95 159 090 294			
Postal Address	Po Box 248			
Suburb	Civic	State	ACT Postcode 2608	
Phone Number Business Hours	6230 7855	Mobile		
EMAIL ADDRESS	planning.ACT@al). knight:	frank.com	
4. Lessee (Property Ow	ners) or Government Land	Custodian De	etails Please Print	
SITE1 Refer to	attached form	۱٤,		
1 st Lessee or Land Custodian	Details	2nd Les	see or Land Custodian Details	
Full Name:		Full Name:		
Company Name:		Company Name:		
Position Held in Company:		Position Held In Company:		
ACN Number:		ACN Number:		
Postal Address:		Postal Address:		
Telephone BH:		Telephone BH:		
Mobile:		Mobile:		
Email Address:		Email Address:		

SITEZ Refer to attached forms

1" Lessee or Land Custodian	Details 2nd Les	ssee or Land Custodian Details
Full Name:	Full Name:	
Company Name:	Company Name:	
Position Held in Company:	Position Held In Company:	
ACN Number:	ACN Number:	
Postal Address:	Postal Address:	
Telephone BH:	Telephone BH:	30000000000000000000000000000000000000
Mobile:	Mobile:	
Email Address:	Email Address:	
	11 1 1 -	
SITE 3 Refer to 1st Lessee or Land Custodian	attached forms Details 2nd Les	ssee or Land Custodian Details
	·	ssee or Land Custodian Details
1 st Lessee or Land Custodian	Details 2nd Les	ssee or Land Custodian Details
1 st Lessee or Land Custodian Full Name: Company	Details 2nd Les Full Name:	ssee or Land Custodian Details
1st Lessee or Land Custodian Full Name: Company Name: Position Held in	Details 2nd Les Full Name: Company Name: Position Held In	ssee or Land Custodian Details
1st Lessee or Land Custodian Full Name: Company Name: Position Held in Company:	Details 2nd Les Full Name: Company Name: Position Held In Company:	ssee or Land Custodian Details
1st Lessee or Land Custodian Full Name: Company Name: Position Held in Company: ACN Number:	Details 2nd Les Full Name: Company Name: Position Held In Company: ACN Number:	ssee or Land Custodian Details
1st Lessee or Land Custodian Full Name: Company Name: Position Held in Company: ACN Number:	Details 2nd Les Full Name: Company Name: Position Held In Company: ACN Number:	ssee or Land Custodian Details
1st Lessee or Land Custodian Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	Details 2nd Les Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	ssee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature **can not be obtained** and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant **must** submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	EIS Requirements – complete t	his part for Application for So	oping Docume	ent ONLY
	e identify why your proposal requires an En	nvironmental Impact Statement and in	nclude applicable re	eferences to the <i>Planning and</i>
	The proposal is a type listed under schedul	e 4 of the P&D Act. Please list item nu	mbers:	
	The proposal is not an EXEMPT, CODE, or N	MERIT track development where the de	velopment is allowe	ed under an existing lease
	The proposal is permissible under the Natio	onal Capital Plan but listed as prohibite	d in the relevant de	velopment table
	The proposal has been declared under sect	tion 124 and section 125 of the P&D Ac	t	
0	The proposal is not listed anywhere in the	relevant development table (in-nomina	ite use)	
6.	Complete this part for Applicat S138AA Planning and Development Act 20		cance Opinion	ONLY
	you seeking an Environmental Significance	·	☐ YES	□ NO
IF YI	S - identify the item(s) for opinion under So	chedule 4 of the <i>Planning and Developr</i>	nent Act 2007	
	Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)	☐ Sec	tion 4.3 Item 1
	Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	☐ Sed	tion 4.3 Item 3
	Section 4.3 Item 6			
	: Applications for Environmental Significance Op ared by a suitably qualified heritage professional	-		tatement of Heritage Effects
7.	Complete this part for Request for S.211 Planning & Development Act 2007	r Exemption to Provide Environ	mental Impact S	Statement ONLY
of the	linister may exempt a development propos development proposal has already been so opment proposal.			
If the	proposal is a type listed under Schedule 4 o	of the P&D Act, please list the item nun	nbers: Part 4	3 (1,3,6,7)
	e supply supporting documentation to just porting documentation satisfies the requ		· · · · /	Documentation Attached
8.	Environment Protection and Bi	odiversity Conservation Act	L999	
	s the Commonwealth Environment Protect iversity Conservation Act 1999 (EPBC) affe		□ NO	YES
	5 - attach copies of the Commonwealth Depsement Approach"	partment of the Environment "Notifica	tion of Referral Deci	sion" and "Decision on
	E: Copies of these documents must be attac authority.	ched to this application form before it o	can be accepted for	processing by the planning and
IF I	IO - Have you had meetings/discussions with	th the Department of the Environment	? 🔲 NO	☐ YES
If Y	ES - Please provide the contact details of th	ne Department of the Environment offic	cer	
Na	ne: Ross Rowe	Contact No. <u>02</u>	6275 °	1947

9. Your Proposal – Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	ĭ ⊠ NO □ YES

IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	X NO □ YES
If YES please provide details:	■ YES
NOTE: There are penalties for deliberately giving false and misleading information. The plant revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	, , ,

12. Other Application Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD
 website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Sternen	Date	07/02/2018
1 st Lessee Signature	Refer to attached forms	Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Date
Date
Date
Date
Date
Date
Date
Date

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be

made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name GINNINDERRY	
Project Description RESIDENTIALE	-SIATE.
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: 853 Section: O	Suburb: BELCONNEN
Street Address (if applicable) PALKW00	D (20A)
Land Use Zone/s applicable to C25: MIX	ED USE
Site 2	
Block: 1 Section: 80	Suburb: DUNLOP
Street Address (if applicable)	
Land Use Zone/s applicable to this site PIZZ1: URBA	N OPEN SPACE; TSZ1:TRANSPORT
Site 3	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

1

Approved form AF2017-37 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-88.

Unauthorised version prepared by ACT Parliamentary Counsel's Office

SITE 2

1 st Lessee or L	and Custodian Details	2nd Le	ssee or Land Custodian Details
Full Name:	Jane Carder	Full Name:	
Company Name:	TCCS-City Services	Company Name:	
Position Held in Company:	Manager	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO Box 158 Canberra ACT 2601	Postal Address:	
Telephone BH:	02 6207 2525	Telephone BH:	
Mobile:		Mobile:	
Email Address:	jane.carder@act.gov.au	Email Address:	
SITE 3	O		
1st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign outhorising the lodgement of this application. In doing so the lessee gives outhority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requi	rements – complete t	his part for Application for Sco	ping Document	ONLY
Please identify why Development Act 20		invironmental Impact Statement and inc	lude applicable refere	nces to the <i>Planning and</i>
☐ The proposal	is a type listed under schedu	le 4 of the P&D Act, Please list item num	nbers:	
The proposal	is not an EXEMPT, CODE, or	MERIT track development where the dev	elopment is allowed ur	nder an existing lease
The proposal	is permissible under the Nat	ional Capital Plan but listed as prohibited	in the relevant develo	pment table
☐ The proposal	has been declared under sec	tion 124 and section 125 of the P&D Act		
The proposal	is not listed anywhere in the	relevant development table (in-nominate	e use)	
-	this part for Applicat	tion for Environmental Signific 2007	ance Opinion ON	ILY
· -	n Environmental Significanc	•	☐ YES	□ NO
IF YES - identify th	e item(s) for opinion under S	chedule 4 of the Planning and Developme	ent Act 2007	
Section 4.2	Item 3 (c)	Section 4.2 Item 3 (d)	☐ Section	4.3 Item 1
Section 4.3	* *	Section 4.3 Item 2 (b)	Section Section	4.3 Item 3
Section 4.3	Item 6	• •		
prepared by a suitab	oly qualified heritage professiona	pinion from the ACT Heritage Council must be all regarding the potential impacts of the propo er Exemption to Provide Environm	sal.	
S.211 Plannii	ng & Development Act 2007			
	proposal has already been s	sal from a requirement to include an EIS i sufficiently addressed by another study, w	-	
If the proposal is a t	ype listed under Schedule 4 o	of the P&D Act, please list the item numb	pers: Part 4.3	(1,3,6,7)
		tify s211 consideration and a statement uirement of s.211 and s50A of the P&D	as to how Regulation.	ocumentation Attached
8. Environm	ent Protection and B	iodiversity Conservation Act 19	999	
	nwealth Environment Protec ervation Act 1999 (EPBC) aff		☐ NO	X
If YES - attach copi Assessment Appro		partment of the Environment "Notification	on of Referral Decision	" and "Decision on
NOTE: Copies of the land authority.	ese documents must be atta	iched to this application form before it ca	n be accepted for prod	cessing by the planning and
IF NO - Have you	had meetings/discussions w	ith the Department of the Environment?	Ои П	T YES
If YES - Please pro	ovide the contact details of t	he Department of the Environment office	er	
Name: ROSS	s Rowe	Contact No. 02	6275 99	47

9.	Your	Proposal	 Rec	uired	for	ALL	ar	qc	lica	tion	ty	/pi	es

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.

10. Prescribed Entities

☐ Environment Protection

Custodian of the Land

Territories & Municipal Services

Please specify

Heritage Council

☐ Health Policy

Other:

- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

Have you had any meetings/discussions with re	elevant prescribed entities?	X NO □ YES
YOU ANSWERED YES TO THE QUESTION - pleas	se complete the following table and provide meeti	ing minutes:
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
☐ ACTEWAGL Distribution		
Conservator Flora & Fauna		
☐ Emergency Services		

5

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	☐ NO ☐ YES
If YES please provide details:	
NOTE: There are penalties for deliberately giving false and misleading information. The planning and la	nd authority or Minister may
revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency:

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	chemie	Date	28 9 2017
1 st Lessee Signature		Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	Jade	Date	2/11/2017
Delegate of the planning and land authority (unleased land only)		Date	

6

FORM 1M - APPLICATION FOR: SCOPING DOCUMENT ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS Unauthorised version prepared by ACT Parliamentary Counsel's Office

SITE 2			
1st Lessee Signature		Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	as above	Date	
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3 1st Lessee Signature		Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

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Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name GINNINDERRY	
Project Description RESIDENTIAL E	STATE
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1 Block: CQZ Section: O	Suburb: BELCONNEN
Street Address (if applicable) PAUL WOO	D (LOAD)
Land Use Zone/s applicable to this site C25: M/X	ED USE
<u>Site 2</u>	
Block: Section:	Suburb: BECCONNEN
Street Address (if applicable)	200 (COA)
Land Use Zone/s applicable to this site $C25:MIXI$	ED USE
Site 3 Block: 657 Section:	Suburb: BELLONNEN
Street Address (if applicable) PALKWOD (COAD
Land Use Zone/s applicable to this site 25: MIX	ED USE

If more than three sites please provide details on separate page

3. Applicant Details Plea	3. Applicant Details Please Print						
Surname	Turner	First Name	Annelia	esc			
Name of Company/Department/ Government Agency	knight Frank Tow	in Planni	ng				
Position held in Company/Department/Go vernment Agency	Town Planner/Ur	ban Desig	gner				
Australian Company/Business Number (ACN/ABN)	95159 090 294						
Postal Address	PO BOX 248						
Suburb	Civic	State	ACT	Postcode	2608		
Phone Number Business Hours	6230 7855	Mobile					
EMAIL ADDRESS	planning. ACTO a	u. knight	frank.c	om			
4. Lessee (Property Ow	ners) or Government Land	Custodian De	tails Please Print				
SITE 1			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
1 st Lessee or Land Custodian I	Details	2nd Less	see or Land Cust	odian Details			
Full Name: Jane Ca	rder	Full Name:					
Company Name: TCCS - 0	City Services	Company Name:					
Position Held in Company:	n	Position Held In Company:					
ACN Number:		ACN Number:					
Postal Address: GPO Box	< 158 a ACT 2601	Postal Address:		10.40 (A.A.			
Telephone BH: 02 620	2525	Telephone BH:	311341341341341414				
Mobile:		Mobile:					
Email Address: Jane . car	der@act.gov.au	Email Address:					

SITE 2

1 st Lessee or L	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	Jane Carder	Full Name:	
Company Name:	Tccs-City Services	Company Name:	
Position Held in Company:	Manager	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO Box 158 Canberra ACT 2601	Postal Address:	
Telephone BH:	02 6207 2525	Telephone BH:	
Mobile:		Mobile:	
Email Address:	jane.carder@act.gov.au	Email Address:	
SITE 3			
1 st Lessee or I	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	Jane Carder	Full Name:	
Company Name:	TCCS-City Services	Company Name:	
Position Held in Company:	Manager	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO Box 158 Canberra ACT 2601	Postal Address:	
Telephone BH:	02 6207 2525	Telephone BH:	
Mobile:		Mobile:	
Email Address:	jane carderaact govau	Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EI	S Requirements – complete th	is part for Application for Sc	oping Document	ONLY	
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .					
☐ The	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:				
☐ The	proposal is not an EXEMPT, CODE, or Mi	ERIT track development where the de	velopment is allowed ui	nder an existing lease	
☐ The	e proposal is permissible under the Nation	nal Capital Plan but listed as prohibite	d in the relevant develo	pment table	
☐ The	proposal has been declared under section	on 124 and section 125 of the P&D Act	t		
☐ The	e proposal is not listed anywhere in the re	elevant development table (in-nomina	ite use)		
1	omplete this part for Applications	-	cance Opinion ON	NLY	
•	seeking an Environmental Significance (identify the item(s) for opinion under Sch	•	YES nent Act 2007	□ NO	
	ection 4.2 Item 3 (c)	Section 4.2 Item 3 (d)	☐ Section	4 3 Item 1	
	ection 4.3 Item 2 (a)	Section 4.3 Item 2 (b)		4.3 Item 3	
-	ection 4.3 Item 6	Section 4.5 Item 2 (b)	ena Section	4.5 ((6)) 5	
prepared	plications for Environmental Significance Opin d by a suitably qualified heritage professional r	egarding the potential impacts of the prop	oosal.		
1	omplete this part for Request for 211 Planning & Development Act 2007	Exemption to Provide Environ	mental Impact Stat	ement ONLY	
of the dev	ster may exempt a development proposa velopment proposal has already been suf nent proposal.	fficiently addressed by another study,	whether or not the stud	dy relates to the particular	
If the pro	posal is a type listed under Schedule 4 of	the P&D Act, please list the item num	nbers: Part 4.3	(1,3,6,7)	
	pply supporting documentation to justif orting documentation satisfies the requi		of as to how D Regulation.	ocumentation Attached	
8. En	vironment Protection and Bio	diversity Conservation Act 1	1999		
	e Commonwealth Environment Protecti rsity Conservation Act 1999 (EPBC) affec		□ NO	YES	
	attach copies of the Commonwealth Depa ent Approach"	ertment of the Environment "Notificat	tion of Referral Decision	" and "Decision on	
NOTE: C land aut	opies of these documents must be attach hority.	ned to this application form before it o	can be accepted for pro	cessing by the planning and	
IF NO -	· Have you had meetings/discussions with	n the Department of the Environment	? . D NO	YES	
If YES -	Please provide the contact details of the	e Department of the Environment offic	cer		
Name:	Ross Rowe	Contact No. 02	6 2 75 99	47	

9.	Your Proposal	- Required	for ALL	application	types
----	---------------	------------	---------	-------------	-------

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still
 current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO YES
IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:	

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other: Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
If YES please provide details:	YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authority or revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	r Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD
 website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Olemer	Date	28/9/2017
SITE 1 1 st Lessee Signature		Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	of Gurder	Date	2/11/2017
Delegate of the planning and land authority (unleased land only)	<i>\\</i>	Date	

6

SITE 2			
1st Lessee Signature		Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	as above	Date	
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3 1st Lessee Signature .		Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	as above	Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application a application please provide proposal number Proposal N	ndvice in relation to the proposal that is the subject of this Number 20
Project Name GINNINDERRY	
Project Description RESTDENTIAL E	-STATE
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1 Block: 858 Section:	Suburb: BELCONNEN
Street Address (if applicable)	kwood ROAD
Land Use Zone/s applicable to this site	IXED USE.
Site 2 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 3	
Block: Section:	Suburb:
Street Address (If applicable)	
Land Use Zone/s applicable to this site	

1

If more than three sites please provide details on separate page 3. Applicant Details Please Print First Name Surname Anneliese Turner Name of Knight Frank Town Planning Company/Department/ **Government Agency** Position held in TownPlanner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) **Postal Address** PO BOX 248 Suburb **Postcode** State ACT 2608 Civic **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@qu. knightfrank.com Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details **Full Name: Full Name:** CIPIS WESD Company Company Name: Name: SUBURBAN LAND ACENCA Position Held In Position Held in Company: Company: ACN Number: **ACN Number:** Postal Address: C, DOX 158 Postal Address: CANDERDA ACT 2601 Telephone BH: Telephone BH: Mobile: Mobile: Email Address: **Email Address:** Chris . Webb (ad gov. ou

SITE 2

1 st Lessee or	Land Custodian Details	2nd Lessee or Land Custodian Details
Full Name:	Full I	Name:
Company Name:		npany Name:
Position Held in Company:	- I	leld In pany:
ACN Number:	. ACN Nu	mber:
Postal Address:	Postal Ad	dress:
Telephone BH:	Telephor	ne BH:
Mobile:	N	obile:
Email Address:	Email Ad	dress:
SITE 3		
1 st Lessee or I	Land Custodian Details	2nd Lessee or Land Custodián Details
Full Name:	Full f	lame:
Company Name:		npany Jame:
Position Held in Company:	Position H Com	eld in pany:
ACN Number:	ACN Nu	mber:
Postal Address:	Postal Ad	dress:
		· · · · · · · · · · · · · · · · · · ·
Telephone BH:	Telephor	ne BH:
Telephone BH: Mobile:		obile:

All lessees must sign authorising the ladgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY	
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .				
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:		
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease	
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table	
The proposal has been declared under s	ection 124 and section 125 of the P&D Act			
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)		
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY	
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO	
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1	
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3	
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5	
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects	
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY	
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular	
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)	
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached	
8. Environment Protection and	Biodiversity Conservation Act 1	1999		
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES	
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"				
NOTE: Copies of these documents must be a land authority.	ttached to this application form before it c	an be accepted fo	or processing by the planning and	
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES	
If YES - Please provide the contact details of the Department of the Environment officer				
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947	

9.	Your Proposal	 Required 	for ALL	application	types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	M NO
	☐ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna	·	
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		3
Custodian of the Land		
Other:Please specify		

11. Conflict of Interest Declaration	1		· · · · · · · · · · · · · · · · · · ·
Does the applicant or lessee have any assoc	ciation with EPD staff?		☐ NO ☐ YES
If YES please provide details:		,	
		·	
NOTE: There are penalties for deliberately givi revoke an approval if satisfied that the approv		•	and authority or Minister may
12. Other Application Requirements			

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

	· /		
Applicant Signature (s)	Aleman	Date	28/9/2017
SITE 1 1 st Lessee Signature		Date	12/10/17.
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	·	Date	
Delegate of the planning and land authority (unleased land only)		Date	

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date .	
Delegate of the planning and land authority (unleased land only)	Date	
SITE 3 1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION 5211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name GINNINDERRY	
Project Description PES DEVIDIAL ES	517-1E
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1 Block: \$55	Suburb: BELCONNEN
Street Address (if applicable) 148 PARKV	NOOD ROAD, 152 PARKWOOD ROAD
Land Use Zone/s applicable to CZ5: MIXE	DUSE
Site 2 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 3 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

1

Approved form AF2017-37 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-88.

Unauthorised version prepared by ACT Parliamentary Counsel's Office

11 10 10 10 10 10 10 10 10 10 10 10 10 1	If more than three sites please	provide details	on separate page
3. Applicant Details Plea	se Print		
Surname	Turner	First Nar	Anneliese
Name of Company/Department/ Government Agency	Knight Frank To	iwn Pla	nning
Position held in Company/Department/Go vernment Agency	Town Planner/Urk	oan Desig	ner
Australian Company/Business Number (ACN/ABN)	95159 090 294	110115	
Postal Address	PO Box 248	1 112	
Suburb	Civic	State	Postcode 2608
Phone Number Business Hours	6230 7855	Mobile	e
EMAIL ADDRESS	planning.ACT@al	v. knight	tfrank.com
1. Lessee (Property Ow	mers) or Government Land	Custodian D	Details Please Print
SITE 1	p. 1		The state of the s
st Lessee or Land Custodian	Details	2nd Le	essee or Land Custodian Details
Full Name: TiM	Speris	Full Name:	ANEWIOS KATHERLAKIS
Name:	URY NOMINOBS 19/1	Company Name:	backa nominers 19/L
Position Held in Company: DIRIZ	70R	Position Held In Company:	DIREGOR
ACN Number: 00 8 5	500 178	ACN Number:	008 500 016
Postal Address: CI- EVR EQUINO, 13/10 K	I GROUP * I LENT ST. DEAKIN 260	Postal Address:	690 BOX 19167 Campara Act 2601
Telephone BH: 616	19800	Telephone BH: [6230686
Mobile:		Mobile:	
Email Address: \M.9	parris@evr.com	Email Address:	tony@kangroup.com

2

SITE 2	te 1	3KD	
	Land Custodian Details	2nd L	essee or Land Custodian Details
2ND Full Name:	DORKA NOMINGES PL	Full Name:	NECTAMIA VOLLS
Company Name:	WORKE ANHONY KATHEKLAKIS	Company Name:	NOTAKIA NOMINES P/L.
Position Held in Company:	DIRECTOR	Position Held (n Company:	DIREUX
ACN Number:	008 500 016	ACN Number:	008500007
Postal Address:	COPO COX 1910 1	Postal Address:	GPB 186X 1967
	CANBERRA ACT-2601		CANTERRA ACT 2601
Telephone BH:	62306686	Telephone BH:	(220 Ub8/g
Mobile:		Mobile:	
Email Address:	georgeon@kdngroup	Email Address:	rectania @ Kongroup.com.an
SITES /	定 1	· 0w	5 .
1st Lessee or I	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:	GEORGE SOMETRIS PATHERLANG	fuli Name:	
Company Name:	WELFRIA NUMINAES P/L.	Company Name:	
Position Held in Company:	hipp wa		
	DINGOL	Position Held In Company:	
ACN Number:			
		Company:	
	008 500 007 APO BOX 1961 ANBORKA ACT 2601	Company:	
Postal Address:	008 500 007 APO BOX 1961 ANBORKA ACT 2601	Company: ACN Number: Postal Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the opplicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY			
Please identify why your proposal requires an Development Act 2007 (P&D Act).	Environmental Impact Statement and in	clude applicable re	eferences to the <i>Planning and</i>
The proposal is a type listed under sched	lule 4 of the P&D Act. Please list item nu	mbers:	
The proposal is not an EXEMPT, CODE, o	r MERIT track development where the dev	velopment is allow	ed under an existing lease
The proposal is permissible under the Na	ational Capital Plan but listed as prohibited	d in the relevant de	evelopment table
The proposal has been declared under so	ection 124 and section 125 of the P&D Act	:	
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)	
6. Complete this part for Applica S138AA Planning and Development Act	ation for Environmental Signific 2007	cance Opinior	ONLY
Are you seeking an Environmental Significar IF YES - identify the item(s) for opinion under	•	YES nent Act 2007	□ NO
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ction 4.3 Item 1
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ction 4.3 Item 3
Section 4.3 Item 6	Section 413 Helli 2 (5)		ction 4.5 telm 5
Note: Applications for Environmental Significance prepared by a suitably qualified heritage professio	· -		statement of Heritage Effects
7. Complete this part for Request 6 S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY
The Minister may exempt a development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not the	e study relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part 4	+3 (1,3,6,7)
Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.			
8. Environment Protection and	Biodiversity Conservation Act 1	1999	
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES
If YES - attach copies of the Commonwealth I Assessment Approach"	Department of the Environment "Notificat	ion of Referral Dec	cision" and "Decision on
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.			
IF NO - Have you had meetings/discussions	with the Department of the Environment	? D NO	☐ YES
If YES - Please provide the contact details of	the Department of the Environment offic	cer	
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75 °	9947

9. Your Proposal – Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.

10. Prescribed Entities

- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

Have you had any meetings/discussions with relevant	ant prescribed entities?	🖾 ио
		☐ YES
YOU ANSWERED YES TO THE QUESTION – please	complete the following table and provide meeti	ng minutes:
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution	The second secon	
Conservator Flora & Fauna	The state of the s	
Emergency Services	All and the second seco	
Environment Protection		
Heritage Council	1.4 (VIII.) - 1.4 (VIII.)	
Health Policy		
Territories & Municipal Services	A STATE OF THE STA	
Custodian of the Land	The state of the s	
Other:		

11. Conflict of Interest Declaration	The state of the s
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:	A II
NOTE: There are penalties for deliberately giving false and misleading information. The planni revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	ing and land authority or Minister may
12. Other Application Requirements	MOCIE.

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, after amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Date	28/9/2017
1 st Lessee Signature	Date	14.11.17.
3RD WARE SIGNATURE SIGNATURE WORLD WORLD AND WARE SIGNATURE	US Date	15/11/2017
South and Custodian Signature Lunles seed land only	Date	15.11.2017
Delegate of the planning and land authority (unleased land only)	Date	

1st Lessee Signature	Date [6.11.17.
2nd Lessee Signature	Date
Govt Land Custodian Signature (unleased land only)	Date
Delegate of the planning and land authority (unleased land only)	Date
SITE 3 1st Lessee Signature	Date
2nd Lessee Signature	Date
Govt Land Custodian Signature (unleased land only)	Date
Delegate of the planning and land authority (unleased land only)	Date

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name Ginninderry	
J	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: 7 (part) Section: 149	Suburb: Macgregor
Street Address (if applicable)	
Land Use Zone/s applicable to this site NUZ3, PRZI,	RZI TSZI
Site 2	
Block: 2(part) Section: 186	Suburb: Dunlop
Street Address (if applicable)	
Land Use Zone/s applicable to his site NUZ3, PRZ1	,TSZ
Site 3	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

1

Approved form AF2017-37 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-88.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

If more than three sites please provide details on separate page Applicant Details Please Print Surname First Name Anneliese Turner Name of Knight Frank Town Planning Company/Department/ Government Agency Position held in TownPlanner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) Postal Address PO Box 248 Suburb State Postcode ACT Civic 2608 **Phone Number Business** Mobile 6230 7855 Hours **EMAIL ADDRESS** planning. ACT@qu. knightfrank.com Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: Daniel Iglesias ACT Parks and Conservation Company Service, ESPDP, ACTGOVT. Name: Company Name: Position Held in Position Held In Director Company: Company: **ACN Number:** ACN Number: GPO BOX 158 Postal Address: Postal Address: Canberra ACT 2601 Telephone BH: 02 62076997 Telephone BH: Mobile: Mobile: daniel iglesias@act.gov.qu Email Address: Email Address:

SITE 2

1 st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	Daniel Iglesias	Full Name:	
Company Name:	ACT Parks and Conservation Service, EPSDD, ACT Govt.	Company Name:	
Position Held in Company:	Director	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO Box 158 Canberra ACT 2601	Postal Address:	
Telephone BH:	02 6207 6997	Telephone BH:	
Mobile:		Mobile:	
Email Address:	danieliglesias@act.gov.au	Email Address:	
SITE 3	·		
1 st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held In Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY			
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .			
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:	
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table
The proposal has been declared under s	ection 124 and section 125 of the P&D Act		
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)	
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached
8. Environment Protection and Biodiversity Conservation Act 1999			
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"			
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.			
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES
If YES - Please provide the contact details of the Department of the Environment officer			
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947

9.	Your Proposa	– Requi	ired for	ALL ar	polication	types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still
 current.

10. Prescribed Entities		
Have you had any meetings/discussions with re	elevant prescribed entities?	⊠ NO □ YES
	se complete the following table and provide meeti	
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		

ACTEWAGL Distribution	
Conservator Flora & Fauna	
Emergency Services	:
Environment Protection	
Heritage Council	
Health Policy	
Territories & Municipal Services	
Custodian of the Land	
Other:Please specify	

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide détails:	Çat ES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	authority or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter of via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation of authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	allemen	Date I	28/9/2017
1 ⁱ¹ Lessee Şignatüre		Dáte	29 9 2017
z nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)	, in the second	Date	
Delegate of the planning and land authority (unleased land only)		Däte	

FORM 1M - APPLICATION FOR: SCOPING DOCUMENT ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Unauthorised version prepared by ACT Parliamentary Counsel's Office

SITE Z		
1st Lessee Signature	As above	Date
2nd Lessee Signature		Date
Govt Land Custodian Signature (unleased land only)		Date
Delegate of the planning and land authority (unleased land only)		Date
SITE 3 1st Lessee Signature		Date
2nd Lessee Signature		Date
Govt Land Custodian Signature (unleased land only)		Date
Delegate of the planning and land authority (unleased land only)		Date

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application				
Request for Scoping Document OR Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR				
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u> Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO				
If you attended a pre-application meeting or written pre-application advice in relation to the proposal that is the subject of this application please provide proposal number Proposal Number 20				
Project Name GINNINDERRY				
Project Description RESIDENTIAL ESTATE				
2 Lacon/Cita Dataila				
2. Lease/Site Details Please Print				
Provide the following details for each lease/site:				
<u>Site 1</u>				
Block: 1633 Section: O Suburb: BELCONNEN				
Street Address (If applicable) 279 PARKWOOD ROAD				
Land Use Zone/s applicable to TSZZ: SEQUICES; RZ3:URBAN RESIDENTIAL; CZS: MIXEDUSE; CZ 1: COZE ZONE; NUZ3: HILLS, RIDGES AND BUFFERAREAS; RZZ: this site SUBJURBAN; CF: CUMMUNITY FACUTES; NUZ4: RIVEL CORIME; CZC CENTRE				
Site 2 Block: 1606 Section: O Suburb: BECCONNEN				
Street Address (If applicable)				
Land Use Zone/s applicable to RZ3: UPBAN RESIDENTIAL; NUZ3 HILLS, RIDGES AND this site SUFFERSAREAS; RZ1: SUBURBAN; CZ4: LOCAL CENTRE				
Site 3 Block: 859 Section: Suburb: T3ELCONNEN				
Street Address (if applicable) 138 PARKWOOD ROAD				
Land Use Zone/s applicable to this site CZ5: MIXED USE				

If more than three sites please provide details on separate page Applicant Details Please Print First Name Surname Anneliese Turner Name of Knight Frank Town Planning Company/Department/ **Government Agency** Position held in TownPlanner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) **Postal Address** PO BOX 248 Suburb State Postcode 2608 Civic ACT **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details **Full Name:** Full Name: MAIS WEBB Company Company Name: Name: Position Held In Position Held In DEVELOPMENT Company: Company: **ACN Number:** ACN Number: Postal Address: Postal Address: Cipo BOX 158 CAMBERRA ACT 2601 Telephone BH: 62076824 Telephone BH: Mobile: Mobile: Email Address: **Email Address:** Chris. webb @ act. gov. au

SITE 2

1 st Lessee or L	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	CAPIS WORDS	Full Name:	
Company Name:	SUBJURBAN LAND ACENCY	Company Name:	
Position Held in Company:	DEVELOPMENT DIRECTOR	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	CAUBGRAA ACT 2601	Postal Address:	
	CANBGRAA ACT 2001		
Telephone BH:	62076824	Telephone BH:	·
Mobile:		Mobile:	
Email Address:	Chris. webb Q cd. gov. ou	Email Address:	
SITE 3			
1 st Lessee or La	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	CYPUS WEBB	Full Name:	
Company Name:	SUBURAAN HAND AGENCY	Company Name:	
Position Held in Company:	DEVELOPMENT DIRECTOR	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	CAUBERRA ACT 2601	Postal Address:	
Telephone BH:	62076824	Telephone BH:	
Mobile:		Mobile:	
Email Address:	chris, webb @ ad. gov. au	Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY	
Please identify why your proposal requires ar Development Act 2007 (P&D Act).	n Environmental Impact Statement and in	clude applicable ı	references to the <i>Planning and</i>	
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:		
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease	
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table	
The proposal has been declared under s	ection 124 and section 125 of the P&D Act			
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)		
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY	
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO	
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1	
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3	
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5	
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects	
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY	
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular	
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)	
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached	
8. Environment Protection and	Biodiversity Conservation Act 1	1999		
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES	
If YES - attach copies of the Commonwealth Assessment Approach"	Department of the Environment "Notificat	ion of Referral De	cision" and "Decision on	
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.				
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES	
If YES - Please provide the contact details o	f the Department of the Environment offic	cer		
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947	

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		·
Custodian of the Land		
Other: Please specify		

11. Conflict of Interest Declaration	•
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:	
NOTE : There are penalties for deliberately giving false and misleading information. The plannic revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	ng and land authority or Minister may
12. Other Application Requirements	
DOCUMENTATION AND PLANS	
All required documentation must be provided in an electronic format on compact disc/DVD requirements (Form can be submitted in hardcopy if lodged over the counter)	or via email and meet the following
Each document must be saved as a PDF and named in accordance with the namin	ng convention as detailed on the EPD

All plans must be to scale.

· All plans must be rotated to the correct orientation i.e. they are the right way up when opened

- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Alemen	Date	28/9/2017
1 st Lessee Signature		Date	12/10/17
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

SITE 2	_	
1st Lessee Signature	Date	12/10/17
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	
SITE 3	J	L,-,
1st Lessee Signature	Date	12/10/17
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact State Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
	lication advice in relation to the proposal that is the subject of this roposal Number 20
Project Name Ginninderry	
Project Description Residential Esta-	fe
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: 1622 Section:	O Suburb: Belconnen
Street Address (if applicable)	
Land Use Zone/s applicable to this site $R73, R2$	5, CZ5, NUZ3, CF + TSZ1
Site 2	
Block: Section:	Suburb: Belconnen
Street Address (if applicable)	
Land Use Zone/s applicable to this site 223, NU	123, TSZ1
Site 3	
Block: Section:	Suburb: Belconnen
Street Address (if applicable)	
land lice Zone is applies his to	
Land Use Zone/s applicable to this site	

3. Applicant Details Please Print						
Surname	Turner	First Name	Anne	liese		
Name of Company/Department/ Government Agency	Knight Frank To	wn Plan	ning			
Position held in Company/Department/Go vernment Agency	Town Planner/Urba	TownPlanner/Urban Designer				
Australian Company/Business Number (ACN/ABN)	95159 090 294					
Postal Address	PO Box 248					
Suburb	Civic	State	ACT	Postcode	2608	
Phone Number Business Hours	6230 7855	Mobile [
EMAIL ADDRESS	planning.ACT@au	. knightf	frank.co	m		
4. Lessee (Property Ow	vners) or Government Land	Custodian De	tails Please Print	•		
SITE 1						
1 st Lessee or Land Custodian	Details	2nd Less	see or Land Cus	todian Details		
Full Name: Daniel la	lesias	Full Name:				
	and Conservation PSDD, ACT Government	Company Name:				
Position Held in Company: Director	`	Position Held In Company:				
ACN Number:		ACN Number:				
Postal Address: GPO Box		Postal Address:				
Canberra	2 ACT 2602					
Telephone BH: 02 6207	6997	Telephone BH:				
Mobile:		Mobile:				
Email Address: daniel.igl	esias@act.gov.au	Email Address:				

SITE 2

1 st Lessee or I	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:	Daniel Iglesias	Full Name:	
Company Name:	ACT Parks and Conservation Service, EPSDD, ACT Government	Company Name:	
Position Held in Company:	Director	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO BOX 158 Canberra ACT 2602	Postal Address:	
Telephone BH:	02 6207 6997	Telephone BH:	
Mobile:		Mobile:	
Email Address:	daniel.iglesias@act.gov.au	Email Address:	
SITE 3			
1 st Lessee or l	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:	Daniel Iglesias	Full Name:	
Company Name:	ACT Parks and Conservation Service, EPSDD, ACT Governmen	Company Name:	
Position Held in Company:	Director	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO Box 158 Canberra ACT 2602	Postal Address:	
Telephone BH:	02 6207 6997	Telephone BH:	
Mobile:		Mobile:	
Email Address:	daniel.iglesias@act.gov.au	Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY	
Please identify why your proposal requires ar Development Act 2007 (P&D Act).	n Environmental Impact Statement and in	clude applicable ı	references to the <i>Planning and</i>	
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:		
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease	
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table	
The proposal has been declared under s	ection 124 and section 125 of the P&D Act			
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)		
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY	
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO	
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1	
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3	
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5	
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects	
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY	
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular	
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)	
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached	
8. Environment Protection and	Biodiversity Conservation Act 1	1999		
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES	
If YES - attach copies of the Commonwealth Assessment Approach"	Department of the Environment "Notificat	ion of Referral De	cision" and "Decision on	
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.				
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES	
If YES - Please provide the contact details o	f the Department of the Environment offic	cer		
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947	

				application	
J.	10411	1000341			

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included as supporting documentation undertaken. Details of public consultation not required for a statutory process should also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	⊠ NO
	□ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

11. Conflict of Interest Declaration	, 880
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:	
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authorevoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	ority or Minister may
12. Other Application Requirements	
DOCUMENTATION AND PLANS	
All required degree extension must be required in an electronic former and are all the AND and a constant	as a shikk a fall assissan

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Atemes	Date	28 9 2017
SITE 1 1 st Lessee Signature		Date	29/9/2017
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

SITE Z			
1st Lessee Signature	As above	Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3 1st Lessee Signature	As above	Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211

EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Propos	on advice in relation to the proposal that is the subject of this al Number 20
Project Name Ginninderry	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: [1613(part) Section: O	suburb: Belconnen
Street Address (if applicable)	
Land Use Zone/s applicable to this site NU24	
Site 2 Block: 1607 Section: 0	suburb: Belconnen
Street Address (if applicable)	
Land Use Zone/s applicable to this site TSZ2, RZ3	, PZI, CF, NUZ4, CZ4
Site 3 Block: 1469 Section: 0	Suburb: Belconnen
Street Address (if applicable) Stockdill I	Drive
Land Use Zone/s applicable to this site NUZ3	

1

Approved form AF2017-37 approved by Dorte Ekelund Chief Planning Executive Planning and Land Authority on 19 January 2017 under section 425 of the Planning and Development Act 2007 and revokes approved form AF2014-88.

Authorised by the ACT Patliamentary Counsel—also accessible at www.legislation.act.gov.au

If more than three sites please provide details on separate page 3. Applicant Details Please Print Surname First Name Anneliese Turner Name of Knight Frank Town Planning Company/Department/ Government Agency Position held in TownPlanner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) **Postal Address** PO BOX 248 Suburb Postcode State 2608 Civic ACT **Phone Number Business** Mobile 6230 7855 Hours **EMAIL ADDRESS** planning. ACT@qu. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: Daniel Iglesias ACT parksand Conservation Service, EPSDD, ACT Government Company Company Name: Position Held in Position Held In Director Company: ACN Number: ACN Number: Postal Address: GPO BOX 158 Postal Address: Canberra ACT 2602 Telephone BH: 6262076997 Telephone BH: Mobile: Mobile: Email Address: Email Address:

SITE 2

T ressee our	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:	Daniel Iglesias	Full Name:	
Company Name:	ACT Parks and Conservation Service, EPSDD, ACT Government	Company Name:	
Position Held in Company:	Director	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	670 Box 158 Canberra ACT 2602	Postal Address:	
Telephone BH:	02 6207 6997	Telephone BH:	
Mobile:		Mobile:	
Email Address:	daniel.iglesias@act.gov.au	Email Address:	
SITE 3	9		
<u> </u>			
	and Custodian Details	2nd Lo	essee or Land Custodian Details
	Daniel Iglesias	2nd Lo Full Name:	essee or Land Custodian Details
1 st Lessee or I Full Name:			essee or Land Custodian Details
1 st Lessee or I Full Name:	Daniel Iglesias	Full Name:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name:	Daniel Iglesias Act Parks and Conservation Service, EPSDP, Act Government	Full Name: Company Name: Position Held In	essee or Land Custodian Details
1st Lessee or I Full Name: Company Name: Position Held in Company:	Daniel Iglesias Act Parks and Conservation Service, EPSDP, Act Government	Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
1st Lessee or I Full Name: Company Name: Position Held in Company: ACN Number:	Daniel Iglesias Act Parks and Conservation Service, EPSDP. Act Government Director GPO Box 158	Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number:	Daniel Iglesias Act Parks and Conservation Service, EPSDP. Act Government Director GPO Box 158 Canberra Act 2602	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details

All lessees must sign authorising the ladgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	EIS Requirements – complete this part for Application for Scoping Document ONLY				
	lease identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and</i> levelopment Act 2007 (P&D Act).				
	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:				
	The proposal is not an EXEMPT, CODE, or MERIT track development where the development is allowed under an existing lease				
	The proposal is permissible under the National Capital Plan but listed as prohibited in the relevant development table				
	The proposal has been declared under section 124 and section 125 of the P&D Act				
	The proposal is not listed anywhere in the relevant development table (in-nominate use)				
6.	Complete this part for Application for Environmental Significance Opinion ONLY S138AA Planning and Development Act 2007				
	e you seeking an Environmental Significance Opinion? ES - identify the item(s) for opinion under Schedule 4 of the Planning and Development Act 2007				
	Section 4.2 Item 3 (c) Section 4.2 Item 3 (d) Section 4.3 Item 1				
Ē	Section 4.3 Item 2 (a) Section 4.3 Item 2 (b) Section 4.3 Item 3				
Ē	Section 4.3 Item 6				
Nat					
	e: Applications for Environmental Significance Opinion from the ACT Heritage Council must be accompanied by a Statement of Heritage Effects pared by a suitably qualified heritage professional regarding the potential impacts of the proposal.				
7.	Complete this part for Request for Exemption to Provide Environmental Impact Statement ONLY S.211 Planning & Development Act 2007				
of th	Winister may exempt a development proposal from a requirement to include an EIS if satisfied that the expected environmental impact e development proposal has already been sufficiently addressed by another study, whether or not the study relates to the particular lopment proposal.				
f the	proposal is a type listed under Schedule 4 of the P&D Act, please list the item numbers: Part 4.3 (1,3,6,7)				
	se supply supporting documentation to justify s211 consideration and a statement as to how upporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.				
8.	Environment Protection and Biodiversity Conservation Act 1999				
	es the Commonwealth Environment Protection and diversity Conservation Act 1999 (EPBC) affect your proposal?				
	ES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on essment Approach"				
	TE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and dauthority.				
IF	NO - Have you had meetings/discussions with the Department of the Environment? NO NO YES				
lf \	YES - Please provide the contact details of the Department of the Environment officer				
Na	me: ROSS ROWE Contact No. 02 6 2 .75 9947				

Ω	Varia	Duamacal	n	anninad	fau All	application	
J.	ioui	riupusai	17	cyuncu	IUI MLL	application	CANGO

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	M NO □ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:Please specify		

11. Conflict of Interest Declaration	·
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:	umat 2 taxo
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authori revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	ity or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

	. /		
Applicant Signature (s)	alterner	Date	28/9/2017
SITE 1 1 ^{ft} Lessee Signature		Date	29/9/17
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

FORM 1M - APPLICATION FOR: SCOPING DOCUMENT ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS
Unauthorised version prepared by ACT Parliamentary Counsel's Office

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311E Z			
1st Lessee Signature	As above	Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3 1st Lessee Signature	As above	Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application				
Request for Scoping Document <u>OR</u>			ironmental Significance Opinion ning and Development Act 2007 <u>OR</u>	
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>		Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO		
If you attended a pre-application meeting or wri application please provide proposal number		e in relation to the proper 20		
Project Name Ginninderry				
Project Description Residential!	Estate			
2. Lease/Site Details Please Print				
	7,000 mm - 50,000			
Provide the following details for each lease/site:	¥			
Site 1 Block: Part S	Section:	Suburb:	Belconnen	
Street Address (if applicable)	1 Stockdill Dr	ive		
Land Use Zone/s applicable to this site	123			
Site 2				
Block: S	Section:	Suburb:		
Street Address (if applicable)				
Land Use Zone/s applicable to this site				
Site 3				
	Section:	Suburb:		
Street Address (if applicable)				
Land Use Zone/s applicable to this site				

If more than three sites please provide details on separate page 3. Applicant Details Please Print First Name Surname Anneliese Turner knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) Postal Address PO BOX 248 Postcode State Suburb ACT 2608 Civic **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Jennifer Ruth Campbell PINE RIDGE HORSE Company Company Name: Name: AGISTMENT Position Held in Position Held In OWNER Company: Company: ACN Number: ACN Number: 162 435 RO Box 4119 Postal Address: Postal Address: Hawker, ACT, 2614 Telephone BH: O4 08 Telephone BH: 786 004 Mobile: Mobile: 0408 786 004 Email Address: Email Address: Q PINERIDGE. COM, AU

SITE 2

1" Lessee or l	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
	and Custodian Details	2nd Le	essee or Land Custodian Details
	and Custodian Details	2nd Lo Full Name:	essee or Land Custodian Details
1 st Lessee or L	and Custodian Details		essee or Land Custodian Details
1 st Lessee or L Full Name: Company	and Custodian Details	Full Name: Company	essee or Land Custodian Details
1 st Lessee or L Full Name: Company Name: Position Held in	and Custodian Details	Full Name: Company Name: Position Held In	essee or Land Custodian Details
1 st Lessee or L Full Name: Company Name: Position Held in Company:	and Custodian Details	Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
1st Lessee or L Full Name: Company Name: Position Held in Company: ACN Number:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
1st Lessee or L Full Name: Company Name: Position Held in Company: ACN Number:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
1st Lessee or L Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY			
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .			
The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:			
The proposal is not an EXEMPT, CODE, or MERIT track development where the development is allowed unc	der an existing lease		
The proposal is permissible under the National Capital Plan but listed as prohibited in the relevant develop	ment table		
The proposal has been declared under section 124 and section 125 of the P&D Act			
The proposal is not listed anywhere in the relevant development table (in-nominate use)			
6. Complete this part for Application for Environmental Significance Opinion ONI S138AA Planning and Development Act 2007	LY		
Are you seeking an Environmental Significance Opinion?	`⊠ NO		
IF YES - identify the item(s) for opinion under Schedule 4 of the Planning and Development Act 2007	7.10		
Section 4.2 Item 3 (c) Section 4.2 Item 3 (d) Section 4	I.3 Item 1		
	1.3 Item 3		
Section 4.3 Item 6			
Consideration transferred to			
Note: Applications for Environmental Significance Opinion from the ACT Heritage Council must be accompanied by a Stateme prepared by a suitably qualified heritage professional regarding the potential impacts of the proposal.	ent of Heritage Effects		
7. Complete this part for Request for Exemption to Provide Environmental Impact State S.211 Planning & Development Act 2007	ment ONLY		
The Minister may exempt a development proposal from a requirement to include an EIS if satisfied that the expe of the development proposal has already been sufficiently addressed by another study, whether or not the study development proposal.	relates to the particular		
If the proposal is a type listed under Schedule 4 of the P&D Act, please list the item numbers: $\frac{Par}{4\cdot 3}$	1,3,6+7)		
Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.			
8. Environment Protection and Biodiversity Conservation Act 1999			
Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?	X YES		
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" Assessment Approach"	and "Decision on		
NOTE: Copies of these documents must be attached to this application form before it can be accepted for proceland authority.	essing by the planning and		
IF NO - Have you had meetings/discussions with the Department of the Environment?	X YES		
If YES - Please provide the contact details of the Department of the Environment officer			
Name: ROSS Rowe Contact No. 02 6275 9947			

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
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- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.

10. Prescribed Entities

- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the Information in the previous studies supporting the application is still current.

Have you had any meetings/discussions with relevant prescribed entities?		NO YES	
IF YOU ANSWERED YES TO THE QUESTION – please of	omplete the following table and provide meeti	ng minutes:	
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT	
ACTEW Corporation Ltd			
ACTEWAGL Distribution			
Conservator Flora & Fauna			
☐ Emergency Services			
☐ Environment Protection			
Heritage Council			
Health Policy			
Territories & Municipal Services			
Custodian of the Land			
Other:Please specify			
Please specify			

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	NO VES
If YES please provide details:	TES TES
NOTE: There are penalties for deliberately giving false and misleading information. The plann revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	
12. Other Application Requirements	The second secon

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

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I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Date 23/01/18	
1" Lessee Signature Office Compa	Date 29=1=18	2
2 nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

6

SITE 2			
1st Lessee Signature		Date	
		1000 177-04-	
2nd Lessee Signature		Date	
		-	
Govt Land Custodian Signature (unleased land only)		Date	
22			
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3		L	
1st Lessee Signature		Date	1
d		\L	
2nd Lessee Signature		Date	
.1			
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	
(unleased land only)	1	1	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

 $\textbf{Email:} \ \underline{\textbf{epd}} \\ \textbf{customerservices} \\ \underline{\textbf{@act.gov.au}} \\ \textbf{Website:} \\ \underline{\textbf{www.planning.act.gov.au}} \\$



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application ac application please provide proposal number Proposal N	dvice in relation to the proposal that is the subject of this number 20
Project Name Ginninderry	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
<u>Site 1</u>	
Block: Part Section: 0	Suburb: Belconnen
Street Address (if applicable)	
Land Use Zone/s applicable to this site NUZ3	
Site 2 Block: Part Section: 0	Suburb: Belconnen
Street Address (if applicable) 1 Drake Brook	ckman Drive
Land Use Zone/s applicable to this site NU23	
Site 3 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	,

If more than three sites please provide details on separate page 3. Applicant Details Please Print Surname First Name Anneliese Turner Name of knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159090294 Number (ACN/ABN) **Postal Address** PO Box 248 Suburb State Postcode Civic ACT 2608 **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: Chris Webb Company Company Suburban Land Agency Name: Name: Position Held in Position Held In Development Director Company: Company: **ACN Number: ACN Number:** Postal Address: Postal Address: GPO BOX 158 Canberra ACT 2601 Telephone BH: 6207 6824 Telephone BH: Mobile: Mobile: **Email Address:** chris. webb@act.gov.au Email Address:

SITE 2

1 Lessee or i	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:	Chris Webb	Full Name:	
Company Name:	Suburban Land Agency	Company Name:	
Position Held in Company:	Development Director	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	GPO BOX 158 Canberra ACT 2601	Postal Address:	
Telephone BH:	6207 6824	Telephone BH:	
Mobile:		Mobile:	
Email Address:	chris.webb@act.gov.au	Email Address:	
	and Custodian Details	2nd L	essee or Land Custodian Details
<u>SITE 3</u> 1 st Lessee or L Full Name:	and Custodian Details	2nd L Full Name:	essee or Land Custodian Details
1 st Lessee or L	and Custodian Details		essee or Land Custodian Details
1 st Lessee or L Full Name: Company Name:	and Custodian Details	Full Name:	essee or Land Custodian Details
1 st Lessee or L Full Name: Company Name:	and Custodian Details	Full Name: Company Name:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number:		Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number:		Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	5. EIS Requirements – complete this part for Application for Scoping Document ONLY						
	Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .						
	The proposal is a type listed under schedul	e 4 of the P&D A	ct. Please list	item numbe	ers:		
	The proposal is not an EXEMPT, CODE, or N	/IERIT track deve	lopment wher	e the develo	pment is allo	wed under ar	n existing lease
	The proposal is permissible under the Natio	onal Capital Plan	but listed as p	rohibited in	the relevant (development	table
	The proposal has been declared under sect	ion 124 and sect	ion 125 of the	P&D Act			
	The proposal is not listed anywhere in the I	elevant develop	ment table (in	-nominate u	se)		
6.	Complete this part for Applicat S138AA Planning and Development Act 20		onmental :	Significan	ice Opinio	n ONLY	
	you seeking an Environmental Significance S - identify the Item(s) for opinion under Sc	,	Planning and D	evelopment	YES Act 2007		⊠ NO
	Section 4.2 Item 3 (c)	Section 4	.2 Item 3 (d)			ection 4.3 Ite	um 1
_	Section 4.3 Item 2 (a)		.3 Item 2 (b)		_	ection 4.3 Ite	
ō	Section 4.3 Item 6	Jestion 4	.s .te 2 (s)		_ ~		3
	: Applications for Environmental Significance Op ared by a suitably qualified heritage professional		-			Statement of	Heritage Effects
7.	Complete this part for Request for S.211 Planning & Development Act 2007	Exemption t	o Provide E	nvironmer	ntal Impact	Statemen	t ONLY
of the devel	linister may exempt a development propos development proposal has already been st opment proposal.	ıfficiently addres	ssed by anothe	r study, whe	ther or not th	ne study relai	es to the particular
If the p	proposal is a type listed under Schedule 4 o	f the P&D Act, pl	ease list the it	em number	s: Part	4.3 (1	,3,6,7)
	e supply supporting documentation to just apporting documentation satisfies the requ				to how)	💆 Docume	ntation Attached
8.	Environment Protection and Bi	odiversity Co	onservatio	n Act 199	9		
	s the Commonwealth Environment Protect liversity Conservation Act 1999 (EPBC) affe		1?		🔲 по	,	X YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"							
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.							
IF N	IO - Have you had meetings/discussions wi	th the Departme	nt of the Envir	onment?	🔲 по		☑ YES
If Y	ES - Please provide the contact details of th	e Department o	f the Environm	ent officer			
Na	me: Ross Rowe		Contact No	02	6275	9947	

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
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 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:Please specify		

X NO
□ YES

NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

12. Other Application Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Atune	Date	23/01/18
1st Lessee Signature		Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	20/1/18
Delegate of the planning and land authority (unleased land only)		Date	

E

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	30/1/18
Delegate of the planning and land authority (unleased land only)	Date	
SITE 3 1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	••	f.,	
Request for Scoping Document OR			Environmental Significance Opinion lanning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environ Section 211 Planning and Developmen			mation as requested by the planning and land y application for Scoping, EIS, or ESO
If you attended a pre-application meeting application please provide proposal numb		advice in relation to the Number 20	
Project Name Ginninde	rry		
Drainet Dassrintian	al Estate		,
		V 30/34/4/2 1V 43/4/4/2	
2. Lease/Site Details Please Print			
Provide the following details for each leas	e/site:		
<u>Site 1</u>	-,		
Block: 1586	Section: O	Suburb:	Belconnen
Street Address (If applicable)	_		
Land Use Zone/s applicable to this site	NUZ3: Hills, R	idges + Buff.	er Areas
Site 2		J	
Block:	Section:	Suburb:	
Street Address (If applicable)			
Land Use Zone/s applicable to this site	1,11)	
Site 3			
Block:	Section:	Suburb:	
Street Address (If applicable)			
Land Use Zone/s applicable to this site			

		If more than three sites please	provide details c	on separate page			
3. Applica	ant Details Plea	ase Print	· .				
	Surname	Turner	First Nam	ne Anne	liese		
	Name of ny/Department/ vernment Agency	Knight Frank T	Town Plan	nning			
	Position held in /Department/Go vernment Agency	Town Planner/Unl	ban Desigo	104			
	Company/Business Iumber (ACN/ABN)	95159 090 294					
	Postal Address	PO Box 248					
	Suburb	Civic	State	ACT	Postcode	2608	
Phone N	Number Business Hours	6230 7855	Mobile				
	EMAIL ADDRESS	planning.ACT@a	u. knight:	frank, co	Μ		
4. Lessee	(Property Ow	ners) or Government Land	d Custodian De	etails Please Print			
SITE 1	· · · · · · · · · · · · · · · · · · ·						
1 st Lessee or I	and Custodian	Details	2nd Les	see or Land Cust	odian Details		
Full Name:	Michae	ltrushell	Full Name:	Phil	ip Wales		
Company Name:	ACTA	ioWaste	Company Name:	Snr Mgr Por		<i>(</i>	
Position Held in Company:	Direct	01	Position Held In Company:	Some	Mino	gec.	
ACN Number:	524	27 642 15/	ACN Number:		·		
Postal Address:	l . '	Rox 158 Canberro	Postal Address:	255 60	nberre	hre	
		2601		Fysh	eb.		
Telephone BH: Mobile:	02-6	2072840	Telephone BH: Mobile:	026	1077	219	
							0
Email Address:	michae	l. trushell()act-gov-a	Email Address:	Philliph	. Wale.	@ Her	gji

SITE 2

1 203300 01	Land Custodian Details	2nd l	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Emall Address:	·	Email Address:	
SITE 3			
	Land Custodian Details	2nd L	essee or Land Custodian Details
		2nd L Full Name:	essee or Land Custodian Details
1 st Lessee or l	Land Custodian Details		essee or Land Custodian Details
1 st Lessee or I Full Name: Company		Full Name: Company	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name:		Full Name: Company Name: Position Held In	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
1st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name; Position Held In Company: ACN Number;	essee or Land Custodian Details
1st Lessee or I Full Name: Company Name: Position Held in Company; ACN Number: Postal Address:		Full Name: Company Name; Position Held in Company: ACN Number:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY				
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .				
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:		
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease	
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table	
The proposal has been declared under s	ection 124 and section 125 of the P&D Act			
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)		
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY	
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO	
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1	
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3	
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5	
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects	
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY	
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular	
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)	
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached	
8. Environment Protection and	Biodiversity Conservation Act 1	1999		
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES	
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"				
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.				
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES	
If YES - Please provide the contact details o	f the Department of the Environment offic	cer		
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947	

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act In relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	·
Have you had any meetings/discussions with relevant prescribed entities?	NO D YES
IF YOU ANSWERED YES TO THE QUESTION — please complete the following table and provide me	eeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna	1	
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
If YES please provide details:	₩ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and lar revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	nd authority or Minister may
12. Other Application Requirements	,

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
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I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Olemen	Date	28/9/2017
SITE 1 1 st Lessee Signature	m.hM	Date	14/11/17
2 nd Lessee Signature	Mm	Date	21/4/14
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

F

SITE 2	-		
1st Lessee Signature		Date	
		1	<u> </u>
2nd Lessee Signature		Date	
Govt Land Custodian Signature		Date	
(unleased land only)			
Delegate of the planning and land		Date	
authority (unleased land only)			
SITE 3 1st Lessee Signature		Date	
,		54,0	
2nd Lessee Signature		Date	
Govt Land Custodian Signature		Dațe	
(unleased land only)			
Delegate of the planning and land		Date	
authority		Date	
(unleased land only)			
	vironment Protection and Blodiversity Conservation		

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application
Request for Scoping Document OR Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 OR Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application advice in relation to the proposal that is the subject of this application please provide proposal number Proposal Number 20
Project Name Ginninderny
Project Description Residential Estate
2. Lease/Site Details Please Print
Provide the following details for each lease/site:
Site 1
Block: Part Section: O Suburb: Belconner
Street Address (if applicable)
Land Use Zone/s applicable to this site NUZ1
Site 2
Block: 1582 Section: O Suburb: Belconnen
Street Address (if applicable) 135 Stockdill Drive
Land Use Zone/s applicable to this site NUZ1
Site 3 Block: Section: Suburb:
Street Address (if applicable)
Land Use Zone/s applicable to this site

If more than three sites please provide details on separate page					
3. Applicant Details Please Print					
Surname	Turner	First Nam	Anneli	ese	
Name of Company/Department/ Government Agency	Company/Department/ Knight Frank Town Planning				
Position held in Company/Department/Go vernment Agency	ompany/Department/Go Town Planner/Urban Designer				
Australian Company/Business Number (ACN/ABN)	95159 090 294	-			
Postal Address	PO BOX 248				
Suburb	Civic	State	ACT	Postcode	2608
Phone Number Business Hours	6230 7855	Mobile			
EMAIL ADDRESS	planning. ACTO	au.knigh	tfrank.c	om	
A Lessee (Property Ow	ners) or Government Land	l Custodian De	tails none noise		
4. Lessee (Froperty Ow	mers) or dovernment tank	custodian be	.tails Please Plint		
SITE 1					
1 st Lessee or Custodian I	Details	2nd Les	see or Land Custo	dian Details	
Full Name: Vic &	luin	Full Name:			
Name: Elvin G	lobal Pty Ltd	Company Name:			
Position Held in Company:	שר	Position Held In Company:			
ACN Number:		ACN Number:			
Postal Address: P.O. Rox		Postal Address:			
Mitchell .	4072911				
Telephone BH: 61759	810	Telephone BH:			
Mobile: 04-88 (14-1183	Mobile:			
Email Address: bamy-	tennelvivi.com.au	Email Address:			

SITE 2			
1 st Lessee or L	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:	Vic Elvin	Full Name:	
Company Name:	Elvin Global PIL	Company Name:	
Position Held in Company:	Dinter	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	as brenon	Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
l st Lessee or L	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	EIS Requirements – complete tl	his part fo	r Applicatio	n for Scopin	ng Docu	ıment ON	LY
	Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and</i> Development Act 2007 (P&D Act).						
	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:						
	The proposal is not an EXEMPT, CODE, or N	MERIT track d	evelopment wh	ere the developr	ment is al	lowed under	an existing lease
	The proposal is permissible under the Natio	onal Capital P	lan but listed as	prohibited in th	ie relevar	nt developme	nt table
	The proposal has been declared under sect	ion 124 and s	section 125 of th	ne P&D Act			
	The proposal is not listed anywhere in the r	elevant deve	lopment table (in-nominate use	e)		
6.	Complete this part for Application S138AA Planning and Development Act 20		vironmenta	l Significanc	e Opin	ion ONLY	
	you seeking an Environmental Significance S - identify the item(s) for opinion under Sci	•	he <i>Planning and</i>	 Development A	YES ct 2007		💆 ио
	Section 4.2 Item 3 (c)	☐ Section	n 4.2 Item 3 (d)			Section 4.3 l	tem 1
	Section 4.3 Item 2 (a)		n 4.3 Item 2 (b)		$\bar{\Box}$	Section 4.3 l	
	Section 4.3 Item 6						
	: Applications for Environmental Significance Opi ared by a suitably qualified heritage professional		_		mpanied by	y a Statement o	f Heritage Effects
	Complete this part for Request for S.211 Planning & Development Act 2007	-			_		nt ONLY
of the	iinister may exempt a development proposa development proposal has already been su opment proposal.	•				•	
f the _l	proposal is a type listed under Schedule 4 of	the P&D Act	, please list the	item numbers:	Part	4.3 (1	13,6,7)
	esupply supporting documentation to justi pporting documentation satisfies the requ	•				Docum	entation Attached
8.	Environment Protection and Bio	diversity	Conservation	on Act 1999		.	
	the Commonwealth Environment Protectiversity Conservation Act 1999 (EPBC) affect		osal?		□ N	0	X YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"							
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.							
IFN	O - Have you had meetings/discussions with	h the Departi	ment of the Env	ironment?	□ N	0	YES YES
lf Y	ES - Please provide the contact details of the	e Departmen	t of the Environ	ment officer			
Nar	ne: ROSS ROWE		Contact No.	0262	75 °	1947	

9. Your Proposal – Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
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- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
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 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still
 current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO PES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

	ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
0	ACTEW Corporation Ltd		
0	ACTEWAGL Distribution		
	Conservator Flora & Fauna		
0	Emergency Services		
	Environment Protection	_	
	Heritage Council		
	Health Policy		
	Territories & Municipal Services		
	Custodian of the Land		
	Other: Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	Ä NO
If YES please provide details:	↓ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land au revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	thority or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

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- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD
 website
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- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
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I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	chrne	Date	23/01/18
<u>SITE 1</u> 1 st Lessee Signature	D Vuli	Date	7/2/18
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

.

SITE 2 1st Lessee Signature	D Wes.	Date	7/2/18
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority		Date	
(unleased land only) SITE 3 1st Lessee Signature		Date	
2nd Lessee Signature		Date	
Count land Custodian Simustina		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application				
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>			
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u> Additional Information as requested by the planning and lar authority for any application for Scoping, EIS, or ESO				
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20			
Project Name Ginninderry				
Project Description Residential Estate				
L				
2. Lease/Site Details Please Print				
Provide the following details for each lease/site:				
Site 1				
Block: 1568 Section: 0	Suburb: Belconnen			
Street Address (if applicable)				
Land Use Zone/s applicable to $NUZ3:HILLS R$ this site $TSZI:TRANSF$	IDGES + BUFFER AREAS, RZL: SUBURBAN			
Site 2				
Block: Section:	Suburb:			
Street Address (if applicable)				
Land Use Zone/s applicable to this site				
Site 3 Block: Section:	Suburb:			
Street Address (if applicable)				
Land Use Zone/s applicable to this site				

1

Approved form AF2017-37 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-88.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

If more than three sites please provide details on separate page 3. Applicant Details Please Print Surname First Name Anneliese Turner Name of knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) Postal Address PO BOX 248 Suburb Postcode Civic ACT 2608 **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@ av. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: Chris Webb Company Company Name: Position Held In Position Held in Development Director Company: Company: ACN Number: ACN Number: Postal Address: Postal Address: GPO BOX 158 Canberra ACT 2601 Telephone BH: Telephone BH: Mobile: Mobile: Email Address: chris. webb@act.gev.au Email Address:

2

SITE 2

	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone DII:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
1 st Lessee or L	and Custodian Details	2nd Le	essee or Land Custodian Details
1 st Lessee or L Full Name:	and Custodian Details	2nd Le	essee or Land Custodian Details
	and Custodian Details		essee or Land Custodian Details
Full Name: Company	and Custodian Details	Full Name: Company	essee or Land Custodian Details
Full Name: Company Name: Position Held in	and Custodian Details	Full Name: Company Name: Position Held In	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company:	and Custodian Details	Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address: Telephone BH:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	and Custodian Details	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	e this part for Application for Scor	oing Document (JINLY
Please identify why your proposal requires a Development Act 2007 (P&D Act).	n Environmental Impact Statement and inclu	de applicable referen	ces to the Planning and
The proposal is a type listed under sche	edule 4 of the P&D Act. Please list item numb	ers:	
The proposal is not an EXEMPT, CODE,	or MERIT track development where the devel	opment is allowed un	der an existing lease
The proposal is permissible under the N	National Capital Plan but listed as prohibited in	the relevant develop	ment table
The proposal has been declared under	section 124 and section 125 of the P&D Act		
The proposal is not listed anywhere in t	the relevant development table (in-nominate	use)	
6. Complete this part for Applic S138AA Planning and Development A	cation for Environmental Significa ct 2007	nce Opinion ON	LY
a cold of the cold of the	out to a	_	
Are you seeking an Environmental Significa	·	YES	🔼 NO
IF YES - Identify the Item(s) for opinion unde	er Schedule 4 of the <i>Planning and Developmen</i>	t Act 2007	
D 52-18-2 4.2 km - 2.63	Carrier 4.2 January 2.(4)	Carrier .	1.3 Item 1
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		1.3 Item 1 1.3 Item 3
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	Section 2	1.3 Item 3
Section 4.3 Item 6			
	e Opinion from the ACT Heritage Council must be ac onal regarding the potential impacts of the proposa		ent of Heritage Effects
7. Complete this part for Request S.211 Planning & Development Act 20	for Exemption to Provide Environme 07	ental Impact State	ment ONLY
of the development proposal has already beed development proposal.	posal from a requirement to include an EIS if an entire and EIS if an extraction and entire and ent	ether or not the study	relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item numbe	rs: <u>Part 4.3</u>	(1,3,6,7)
	justify s211 consideration and a statement as requirement of s.211 and s50A of the P&D Re	s to how Do	cumentation Attached
8. Environment Protection and	Biodiversity Conservation Act 199	99	
Does the Commonwealth Environment Pro Biodiversity Conservation Act 1999 (EPBC)		□ NO	YES
If YES - attach copies of the Commonwealth Assessment Approach"	Department of the Environment "Notification	of Referral Decision"	and "Decision on
NOTE: Copies of these documents must be a land authority.	attached to this application form before it can	be accepted for proce	essing by the planning and
IF NO - Have you had meetings/discussions	s with the Department of the Environment?	□ NO	YES
If YES - Please provide the contact details o	of the Department of the Environment officer		
Name: ROSS Rowe	Contact No. O2 (275 994	7

4

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO YES

IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		,
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

5

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	☑ NO
	☐ YES
f YES please provide details:	
NOTE: There are penalties for deliberately giving false and misleading information. The plannir revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	g and land authority or Minister may
12. Other Application Requirements	

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Mornen	Date	8/3/18
SITE 1 11 Lessee Signature		Date	1
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	8/5/18
Delegate of the planning and land authority (unleased land only)		Date	

6

FORM 1M - APPLICATION FOR: SCOPING DOCUMENT ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

SITE 2	1st Lessee Signature	Date	
	2nd Lessee Signature	Date	
Govt La	nd Custodian Signature (unleased land only)	Date	
Delegate o	f the planning and land authority (unleased land only)	Date	
SITE 3	1st Lessee Signature	Date	
	2nd Lessee Signature	Date	
Govt La	nd Custodian Signature (unleased land only)	Date	
Delegate o	f the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application					
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>				
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO				
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this I Number 20				
Project Name Ginninderry					
Project Description Residential Estate					
2. Lease/Site Details Please Print					
Provide the following details for each lease/site:					
Site 1					
Block: 1565 Section: 0	Suburb: Belconnen				
Street Address (if applicable)					
Land Use Zone/s applicable to this site $NUZ3:Hills$, Ridges + Buffer Areas				
Site 2					
Block: Section:	Suburb:				
Street Address (if applicable)					
Land Use Zone/s applicable to this site					
Site 3					
Block: Section:	Suburb:				
Street Address (if applicable)					
Land Use Zone/s applicable to					

If more than three sites please provide details on separate page

3. Applicant Details Please Print						
Surname	Turner	First Name	Annelia	esc		
Name of Company/Department/ Knight Frank Town Planning Government Agency						
Position held in Company/Department/Go vernment Agency	Town Planner/Urban Designer					
Australian Company/Business Number (ACN/ABN)	95159 090 294					
Postal Address	PO BOX 248					
Suburb	Civic	State	ACT	Postcode	2608	
Phone Number Business Hours	6230 7855	Mobile				
EMAIL ADDRESS	planning. ACTO a	u. knight	frank.c	om		
4. Lessee (Property Ow	ners) or Government Land	Custodian De	tails Please Print			
SITE 1			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
1 st Lessee or Land Custodian I	Details	2nd Less	see or Land Cust	odian Details		
Full Name: Jane Ca	rder	Full Name:				
Company Name: TCCS - 0	City Services	Company Name:				
Position Held in Company:	n	Position Held In Company:				
ACN Number:		ACN Number:				
Postal Address: GPO Box	< 158 a ACT 2601	Postal Address:		10.40 (A.A.		
Telephone BH: 02 620	2525	Telephone BH:	311341341341341414			
Mobile:		Mobile:				
Email Address: Jane . car	der@act.gov.au	Email Address:				

SITE 2

1 st Lessee or l	and Custodian Details	2nd Lo	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
1 st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY					
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .					
The proposal is a type listed u	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:				
The proposal is not an EXEMP	PT, CODE, or MERIT track deve	lopment where the de	velopment is a	llowed under a	n existing lease
The proposal is permissible u	nder the National Capital Plan	but listed as prohibite	d in the relevar	nt development	t table
The proposal has been declar	ed under section 124 and sect	cion 125 of the P&D Ac	t		
☐ The proposal is not listed any	where in the relevant develop	ment table (in-nomina	te use)		
6. Complete this part fo \$138AA Planning and Develo	r Application for Enviropment Act 2007	onmental Signifi	cance Opin	ion ONLY	
Are you seeking an Environmenta	•	Planning and Developn	YES nent Act 2007		□ NO
Section 4.2 Item 3 (c)	Section 4	2 Item 3 (d)		Section 4.3 It	om 1
Section 4.3 Item 2 (a)		.3 Item 2 (b)	ō	Section 4.3 It	
Section 4.3 Item 6	Table Section 4	.5 (tem 2 (b)		30000011 4.3 10	
Note: Applications for Environmental prepared by a suitably qualified herita	-	-	•	y a Statement of	Heritage Effects
7. Complete this part for S.211 Planning & Development	•	o Provide Environ	mental Impa	act Statemer	nt ONLY
The Minister may exempt a develop of the development proposal has a development proposal.	ready been sufficiently addre	ssed by another study,	whether or no	t the study rela	tes to the particular
If the proposal is a type listed under Schedule 4 of the P&D Act, please list the item numbers: Part 4.3 (1,3,6,7)					,3,6,7)
Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.					
8. Environment Protection and Biodiversity Conservation Act 1999					
Does the Commonwealth Environ Biodiversity Conservation Act 199		ıl?		NO	YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"					
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.					
IF NO - Have you had meetings/o	liscussions with the Departme	ent of the Environment	, 🗖 i	NO	☐ YES
If YES - Please provide the contact details of the Department of the Environment officer					
Name: ROSS ROWE		Contact No. <u>02</u>	6275	9947	

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO PES

IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution ·		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:Please specify		

11. Conflict of Interest Declaration	as 8				
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES				
If YES please provide details:					
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.					
12. Other Application Requirements					

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

1/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

	mulicant Signature (a)		Data	
A	pplicant Signature (s)	Chemner	Date	28/9/2017
SITE 1				
	1st Lessee Signature	,	Date	
	2 nd Lessee Signature		Date	<u> </u>
Govt Land	Custodian Signature (unleased land only)	1 Cardy	Date	2/11/2017
	(ameasca faira ciii)	A Caract		
Delegate of t	he planning and land		Date	
	authority (unleased land only)			
	(umeased land omy)			

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority	Date	
(unleased land only) SITE 3	Date	
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1.	1. Type of Application					
	Request for Scoping Document <u>OR</u>		Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>			
凶	Request for Exemption to Provide Environmental Impa Section 211 Planning and Development Act 2007 (Additional Information as requested by the planning and lan authority for any application for Scoping, EIS, or ESO			
	If you attended a pre-application meeting or written pre-application advice in relation to the proposal that is the subject of this application please provide proposal number Proposal Number 20					
	Project Name Ginninderry					
	Project Description Residential Es	tate				
2.	Lease/Site Details Please Print					
Pro	vide the following details for each lease/site:					
Site	e <u>1</u>					
	Block: 1540 Section	on: O	Suburb: Belconnen			
	Street Address (if applicable)	Parkwood	d Road			
	Land Use Zone/s applicable to this site $CZ5$	Mixed U)se			
Site	Block: Section	n:	Suburb:			
	Street Address (if applicable)					
	Land Use Zone/s applicable to this site					
Site						
	Block: Section	n:	Suburb:			
	Street Address (if applicable)					
	Land Use Zone/s applicable to this site					

3. Applicant Details Plea	ise Print	TOVICE UCTURS OF SC	parate page	
Surname	Turner	First Name	Anneliese	
Name of Company/Department/ Government Agency	Knight Frank Town Planning			
Position held in Company/Department/Go vernment Agency	Town Planner/Urban Designer			
Australian Company/Business Number (ACN/ABN)	95159 090 294			
Postal Address	PO Box 248			
Suburb	Civic	State	CT Postcode 2608	
Phone Number Business Hours	6230 7855	Mobile		
EMAIL ADDRESS	planning.ACT@au	. knightfra	ank.com	
4. Lessee (Property Ow	ners) or Government Land	Custodian Detai	S Please Print	
SITE 1				
1 st Lessee or Land Custodian I	Details	2nd Lessee	or Land Custodian Details	
	hilip Wales	Full Name:		
Company Name: Att Pr	eparts Crows.	Company Name:		
Position Held in Company:		Position Held In Company:		
ACN Number:		ACN Number:		
Postal Address:		Postal Address:		
Telephone BH: 620	77214	Telephone BH:		
Mobile: 04 2	8/ 919 359.	Mobile:		
Email Address:	b. wales @	Email Address:		
1/1/25	•			

SITE 2

1 st Lessee or	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:		Full Name:	
•			
Company Name:		Company Name:	
Position Held in		Position Held In	
Company:		Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
	and Custodian Details	2nd Le	essee or Land Custodian Details
	and Custodian Details	2nd Le	essee or Land Custodian Details
1 st Lessee or I	and Custodian Details		essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name:		Full Name: Company Name:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company		Full Name: Company	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name:		Full Name: Company Name: Position Held In	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company: ACN Number:		Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details
1 st Lessee or I Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:		Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and</i> Development Act 2007 (P&D Act).			
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:	
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table
The proposal has been declared under s	ection 124 and section 125 of the P&D Act		
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)	
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached
8. Environment Protection and	Biodiversity Conservation Act 1	1999	
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"			
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.			
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES
If YES - Please provide the contact details of the Department of the Environment officer			
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947

9. \	Your Proposal	l – Required	l for ALL	application	types
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Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the Information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	M NO
•	☐ YES

IF YOU ANSWERED YES TO THE QUESTION – please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
If YES please provide details:	☐ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	authority or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Olemen	Date	28/9/2017
1 st Lessee Signature	Mn.	Date	8/11/17
2 nd Lessee Signature	Philip Wales Snr Mgr Portfolio Mgt P19059	Date	
Govt Land Custodian Signature (unleased land only)	Mm.	Date	
Delegate of the planning and land authority (unleased land only)		Date	

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority	Date	
(unleased land only) <u>SITE 3</u>		
1st Lessee Signature	Date ,	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name GINNINDERRY	
Project Description RESIDENTIAL E	STATE
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	·
Block: 1440 Section:	Suburb: BELCONNEN
Street Address (if applicable)	
Land Use Zone/s applicable to this site	INITH FACILITIES
Site 2	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 3	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

1

SITE 2

1 st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
1 st Lessee or l	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and</i> Development Act 2007 (P&D Act).			
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:	
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table
The proposal has been declared under s	ection 124 and section 125 of the P&D Act		
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)	
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached
8. Environment Protection and	Biodiversity Conservation Act 1	1999	
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"			
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.			
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES
If YES - Please provide the contact details of the Department of the Environment officer			
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947

9. Your Proposal – Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	X NO □ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

· · · · · · · · · · · · · · · · · · ·		
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other: Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
If YES please provide details:	☐ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	authority or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

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In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

1/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Alemer	Date	28/9/2017
SITE 1 1 [#] Lessee Signature		Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	13/10/2017
Delegate of the planning and land authority (unleased land only)		Date	

6

SITE Z		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Court Land Custodian Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority	Date	
(unleased land only) SITE 3		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature	Date	
(unleased land only)		
Delegate of the planning and land authority	Date	
(unleased land only)		

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

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ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

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Request for Scoping Document OR	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Propos	on advice in relation to the proposal that is the subject of this sal Number 20
Project Name Ginninderry	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: 14-20 Section: O	Suburb: Belconnen
Street Address (if applicable) 158 Stock of	dill Drive
Land Use Zone/s applicable to this site RZI Suburb	oan
Site 2	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 3	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	



If more than three sites please provide details on separate page 3. Applicant Details Please Print Surname **First Name** Anneliese Turner Name of Knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) **Postal Address** PO Box 248 Suburb State **Postcode** Civic ACT 2608 **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: ANTHONY BEST Company Company BILLABONG ABORIGINAL Name: Name: DEVELOPMENT CORPORATION Position Held in Position Held In DIRECTOR Company: Company: **ACN Number: ACN Number:** 134 041 115 Postal Address: Postal Address: 158 STOCKDILL DRIVE HOLT ACT 2615 Telephone BH: 02 6278 4799 Telephone BH: Mobile: Mobile: 0407 429 394 Email Address: Email Address: JIM.BEST@BILLABONG.ORG.AU

SITE 2

1 st Lessee or I	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:	F	Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:	1	Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
	and Custodian Details	2nd Le	essee or Land Custodian Details
	and Custodian Details	2nd Le	essee or Land Custodian Details
1 st Lessee or I	and Custodian Details		essee or Land Custodian Details
1 st Lessee or I Full Name: Company		Full Name:	essee or Land Custodian Details
1 st Lessee or t Full Name: Company Name:		Full Name: Company Name:	essee or Land Custodian Details
1 st Lessee or t Full Name: Company Name: Position Held in Company:	P	Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details
1 st Lessee or E Full Name: Company Name: Position Held in Company:	P	Full Name: Company Name: Position Held in Company: ACN Number:	essee or Land Custodian Details
1 st Lessee or E Full Name: Company Name: Position Held in Company:		Full Name: Company Name: Position Held in Company: ACN Number:	essee or Land Custodian Details
Full Name: Company Name: Position Held in Company: ACN Number:		Full Name: Company Name: Costition Held In Company: ACN Number:	essee or Land Custodian Details

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.



If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act).</i>			
The proposal is a type listed under sched	dule 4 of the P&D Act. Please list item nur	mbers:	
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table
The proposal has been declared under s	ection 124 and section 125 of the P&D Act		
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)	
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)
Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.			
8. Environment Protection and	Biodiversity Conservation Act 1	1999	
Does the Commonwealth Environment Prot Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES
If YES - attach copies of the Commonwealth Assessment Approach"	Department of the Environment "Notificat	ion of Referral De	cision" and "Decision on
NOTE: Copies of these documents must be a land authority.	ttached to this application form before it c	an be accepted fo	or processing by the planning and
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES
If YES - Please provide the contact details o	f the Department of the Environment offic	cer	
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947

9.	Your Proposal	- Required	for ALL	application	types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	NO U YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:Please specify		



11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
BILLABONG HAS NO CONFLICT OF INTEREST	☐ YES
If YES please provide details:	
NOTE: There are penalties for deliberately giving false and misleading information. The plant revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	

12. Other Application Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Olemer	Date	28/9/2017
SITE 1 1 st Lessee Signature	Settle	Date	7/10/2017
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	



1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Count and Country line Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority	Date	
(unleased land only)		
SITE 3 1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature	Date	
(unleased land only)		
Delegate of the planning and land authority	Date	
(unleased land only)		

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au





Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Propos	on advice in relation to the proposal that is the subject of this ial Number 20
Project Name Ginninderry	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1	
Block: Part Section: 0	Suburb: Belconnen
Street Address (if applicable)	Brockman Drive
Land Use Zone/s applicable to this site	
Site 2 Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	
Site 3	
Black: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to this site	

Approved form AF2017-37 approved by Dorte Ekelund Chief Planning Executive Planning and Land Authority on 19 January 2017 under section 425 of the Planning and Development Act 2007 and revokes approved form AF2014-88.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	If more than three sites plea	se provide details on se	eparate page	9	
3. Applicant Details Ple	ease Print				
Surname	Turner	First Name	Anne	eliese	
Name of Company/Department/ Government Agency	knight Frank-	Town Plann	ing		
Position held in Company/Department/Go vernment Agency	Town Planner/1	Jrban Desig	ner		
Australian Company/Business Number (ACN/ABN)	95159 090 294				
Postal Address	РО Вох 248	- 4.11			
Suburb	Civic	State A	cr]	Postcode	2608
Phone Number Business Hours	6230 7855	Mobile			
EMAIL ADDRESS	planning. ACT@.	au. knightfr	ank.co	_Э М	
4. Lessee (Property Ow	ners) or Government Lan	d Custodian Detail	S Please Print		
SITE 1	,				
st Lessee or Land Custodian D	Petails	2nd Lessee o	or Land Cust	odian Details	
Full Name: SANE T	HOMPSON	Full Name:			
	THE disabled of the DR PORATED RIDING FOR THE DISA	Company Name:			
osition Held in Company: CEO	KIDING FOR THE DISA	Position Held In Company:			
ACN Number: NA		ACN Number:			
ostal Address: 119 DRF	AKE BROCKMAN DAVE	Postal Address:		n vii istopisii en 💛 🖖	
Holt, +	ACT 2615				
elephone BH: 62 625	4 9190	Telephone 8H:			
Mobile: NA		Mobile:			
mail Address: SANE, THO	MBON @PELASUSACT.	Email Address:			

2

SITE 2

1 st Lessee or Land Cus	stodian Details	2nd Lessee or Land Custodian Details
Full Name:	Fu	II Name:
Company Name:		ompany Name:
Position Held in Company:		i Held In impany:
ACN Number:	ACN N	lumber:
Postal Address:	Postal A	ddress:
Telephone BH:	Teleph	one BH:
Mobile:		Mobile:
Email Address:	Email A	ddress:
SITE 3		
1 st Lessee or Land Cust	todian Details	2nd Lessee or Land Custodian Details
Full Name:	Full	Name:
Company Name:	Co	mpany Name:
Position Held in Company:	Position Cor	Held in Inpany:
ACN Number:	ACN No	umber:
Postal Address:	Postal Ar	ddress:
Telephone BH:	Telepho	ne 8H:
Mobile:		lobile:
Email Address:	Email Ac	idress:
E.	1	

All lessees must sign authorising the lodgement of this application, in doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete this part for Application for Scoping Document ONLY						
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act)</i> .						
☐ The proposal is a type listed under sched	ule 4 of the P&D Act. Please list item n	umbers:				
☐ The proposal is not an EXEMPT, CODE, or	MERIT track development where the d	evelopment is allowed to	under an existing lease			
The proposal is permissible under the Na	tional Capital Plan but listed as prohibit	ed in the relevant devel	opment table			
☐ The proposal has been declared under sec	ction 124 and section 125 of the P&D A	ct				
The proposal is not listed anywhere in the	relevant development table (in-nomin	ate use)				
6. Complete this part for Applica \$138AA Planning and Development Act 2		icance Opinion Of	NLY			
Are you seeking an Environmental Significance IF YES - identify the item(s) for opinion under S	55. Seitania - Seitania	YES ment Act 2007	₽ NO			
Section 4.2 Item 3 (c) Section 4.3 Item 2 (a) Section 4.3 Item 6 Note: Applications for Environmental Significance Opprepared by a suitably qualified heritage professional	Section 4.2 Item 3 (d) Section 4.3 Item 2 (b) Dinion from the ACT Heritage Council must be recently as the potential impacts of the pro-	Section Section	4.3 Item 1 4.3 Item 3 nent of Heritage Effects			
7. Complete this part for Request fo S.211 Planning & Development Act 2007			ement ONLY			
The Minister may exempt a development proposal from a requirement to include an EIS if satisfied that the expected environmental impact of the development proposal has already been sufficiently addressed by another study, whether or not the study relates to the particular development proposal.						
f the proposal is a type listed under Schedule 4 of the P&D Act, please list the item numbers: Part 4:3 (1, 3, 6, 7)						
Please supply supporting documentation to justify s211 consideration and a statement as to how the supporting documentation satisfies the requirement of s.211 and s50A of the P&D Regulation.						
8. Environment Protection and Bio	odiversity Conservation Act 1	.999				
Does the Commonwealth Environment Protect Biodiversity Conservation Act 1999 (EPBC) affe		□ NO	₩ YES			
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"						
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.						
IF NO - Have you had meetings/discussions wit	h the Department of the Environment?	□ NO	YES			
If YES - Please provide the contact details of the						
Name: ROSS ROWE	Contact No. 02	6275 994	F7			

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9.	Your	Proposal	_	Required	for	ALL	ar	ממ	icat	tion	type	25
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Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on dentified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	₩ NO YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution	The second secon	
Conservator Flora & Fauna		
☐ Emergency Services		
☐ Environment Protection		
Heritage Council		
☐ Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

5

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	NO NO
If YES please provide details:	YES

revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

12. Other Application Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter).

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website
- All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic longment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

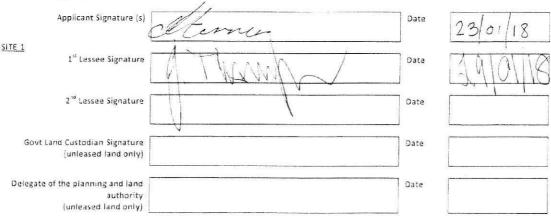
I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal,

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, after amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency



FORM 1M - APPLICATION FOR: SCOPING DOCUMENT ENVIRONMENTAL SIGNIFICANCE OPINION 5211 EXEMPTION FROM EIS Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

SITE 2	
1st Lessee Signature	Date
2nd Lessee Signature	Date
Govt Land Custodian Signature (unleased land only)	Date
Delegate of the planning and land authority [unleased land only]	Date
SITE 3 1st Lessee Signature	Date
2nd Lessee Signature	Date
Govt Eand Custodian Signature (unleased land only)	Date
Delegate of the planning and land authority (unleased and only)	Date

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4 30pm weekdays (excluding Public Holicays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.pianning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Appli	cation	
Request for Scopi	ng Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
	tion to Provide Environmental Impact Statement ing and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-a application please pro-		advice in relation to the proposal that is the subject of this Number 20
Project Name	Ginninderry	
Project Description	Residential Estate	
2. Lease/Site D	etails Please Print	
	details for each lease/site:	
Site 1		
Bloc	k: 1333 Section: 0	Suburb: Belconnen
Street Address	(ifapplicable)	od Road, Belconnen
Land Use Zor	this site CZS Mixed	Use, CF Community Facilities
<u>Site 2</u> Bloo	k: Section:	Suburb:
Street Address	; (if applicable)	· ·
Land Use Zor	ne/s applicable to this site	
Site 3 Bloo	ck: Section:	Suburb:
Street Addres	5 (if applicable)	
Land Use Zo	ne/s applicable to this site	

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Approved form AF2017-37 approved by Dorte Ekelund Chief Planning Executive Planning and Land Authority on 19 January 2017 under section 425 of the Planning and Development Act 2007 and revokes approved form AF2014-88.

Unauthorised version prepared by ACT Parliamentary Counsel's Office

If more than three sites please provide details on separate page Applicant Details Please Print Surname First Name Turner Anneliese Name of Knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) **Postal Address** PO Box 248 Suburb State Postcode 2608 Civic ACT **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com 4. Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: Full Name: he Thoma Company Company Pony aubline. Name: Name: Position Held in Position Held In Secretory Company: Company: ACN Number: **ACN Number:** 26955409457 PO BOX 23 Postal Address: Postal Address: RIPPOX ACT. Telephone BH: 0407 415 921 Telephone BH: Mobile: Mobile: 415921 0407 Email Address: Email Address:

SITE 2

1 st Lessee or La	nd Custodian Details	2nd Le	ssee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH: [
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
1 st Lessee or L	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
		.	
Telephone BH:		Telephone BH:	
Mobile:		Mabile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – c	5. EIS Requirements – complete this part for Application for Scoping Document ONLY					
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and</i> Development Act 2007 (P&D Act).						
The proposal is a type listed u	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:					
The proposal is not an EXEMP	PT, CODE, or MERIT track deve	lopment where the de	velopment is a	llowed under a	n existing lease	
The proposal is permissible u	nder the National Capital Plan	but listed as prohibite	d in the relevar	nt development	t table	
The proposal has been declar	ed under section 124 and sect	cion 125 of the P&D Ac	t			
☐ The proposal is not listed any	where in the relevant develop	ment table (in-nomina	te use)			
6. Complete this part fo \$138AA Planning and Develo	r Application for Enviropment Act 2007	onmental Signifi	cance Opin	ion ONLY		
Are you seeking an Environmenta	•	Planning and Developn	YES nent Act 2007		□ NO	
Section 4.2 Item 3 (c)	Section 4	2 Item 3 (d)		Section 4.3 It	om 1	
Section 4.3 Item 2 (a)		.3 Item 2 (b)	ō	Section 4.3 It		
Section 4.3 Item 6	Table Section 4	.5 (tem 2 (b)		30000011 4.3 10		
Note: Applications for Environmental prepared by a suitably qualified herita	-	-	•	y a Statement of	Heritage Effects	
7. Complete this part for S.211 Planning & Development	•	o Provide Environ	mental Impa	act Statemer	nt ONLY	
The Minister may exempt a develop of the development proposal has a development proposal.	ready been sufficiently addre	ssed by another study,	whether or no	t the study rela	tes to the particular	
If the proposal is a type listed under	Schedule 4 of the P&D Act, p	lease list the item num	nbers: Par	<u>-4.3 (1</u>	,3,6,7)	
Please supply supporting documer the supporting documentation sat				Docume	entation Attached	
8. Environment Protect	ion and Biodiversity C	onservation Act 1	1999			
Does the Commonwealth Environ Biodiversity Conservation Act 199		ıl?		NO	YES	
If YES - attach copies of the Commonwealth Department of the Environment "Notification of Referral Decision" and "Decision on Assessment Approach"						
NOTE: Copies of these documents must be attached to this application form before it can be accepted for processing by the planning and land authority.						
IF NO - Have you had meetings/o	liscussions with the Departme	ent of the Environment	, 🗖 i	NO	☐ YES	
If YES - Please provide the contact details of the Department of the Environment officer						
Name: ROSS ROWE		Contact No. <u>02</u>	6275	9947		

9. Y	our Prope	osal – R	eauired	for ALL	. application	types
------	-----------	----------	---------	---------	---------------	-------

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO
 application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities		
Have you had any meetings/discussions with rel	evant prescribed entities?	NO PES
YOU ANSWERED YES TO THE QUESTION – pleas	e complete the following table and provide meeti	ing minutes:
ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other: Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	☐ NO
If YES please provide details:	☐ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	g and land authority or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- · All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, after amend or provide further information as necessary and receive any communications relating to this application:

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

		_	
Applicant Signature (s	'Otenner	Date	28/9/2017
<u>SITE 1</u> 1 st Lessee Signatur	· Nederlio	Date	(4/11/207
2 nd Lessee Signatur	e	Date	
Govt Land Custodian Signatur (unleased land only	· 1	Date	
Delegate of the planning and lan authorit (unleased land only	у	Date	

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	
SITE 3 1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority	Date	
(unleased land only)		

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application					
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 OR				
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO				
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20				
Project Name GINNINDERRY					
Project Description RESIDENTIAL E	STATE				
2 Lease/Sta Datati					
2. Lease/Site Details Please Print					
Provide the following details for each lease/site:					
Site 1					
Block: 329 Section:	Suburb: BELCONNEN				
Street Address (if applicable) 266 PARL	LNOOD ROAD				
Land Use Zone/s applicable to RZ3: URBAN this site CZ5: MIXED	RESIDENTAL; EZS: HIGH DEUSTMY RESIDENTAL USE; NVZ3: HTUS, ROBES AND BUFFER ALEAS				
Site 2					
Block: Section:	Suburb:				
Street Address (if applicable)					
Land Use Zone/s applicable to this site					
Site 3					
Block: Section:	Suburb:				
Street Address (ifapplicable)					
Land Use Zone/s applicable to this site					

1

If more than three sites please provide details on separate page 3. Applicant Details Please Print							
	Surname	Turner	Fîrst Nam	ne Annel	iese		
	Name of Company/Department/ Government Agency Knight Frank Town Planning						
Position held in Company/Department/Go vernment Agency Town Planner/Urban Designer							
	ompany/Business mber (ACN/ABN)	95159 090 294					
	Postal Address	PO Box 248					
	Suburb	Civic	State	ACT	Postcode	2608	
Phone Nu	umber Business Hours	6230 7855	Mobile				
E	MAIL ADDRESS	planning.ACT@ai	v. knight	frank.com	~		
4. Lessee (Property Ow	ners) or Government Land	Custodian D	etails Please Print			
SITE 1							
1 st Lessee or La	and Custodian	Detaile	Ind Le	ssee or Land Custo	ndian Dataile		
Full Name:			Full Name:	ssee of Land Custi		·	
tun tvanie.	PAUL 1	Dag Luchtur	Full Name.				
Company Name:	PACE	FART Pri LTD	Company Name:				
Position Held in Company:	CEO		Position Held In Company:				
ACN Number:	00352	19575	ACN Number:				
Postal Address:	LOCKER	Hice NSW	Postal Address:				
		2766					
Telephone BH:	02 98	30 9800	Telephone BH:				
Mobile:			Mobile:				
Emaîl Address:	ррасев	pace farm com	Email Address:				

SITE 2

1 st Lessee or L	and Custodian Details	2nd Le	ssee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH: [
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3 1st Lessee or 1	and Custodian Details	2nd Le	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Totale and Diff		Telephone BH:	
Telephone BH: Mobile:		Mobile:	
Wilding:			
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5. EIS Requirements – complete	this part for Application for Sc	oping Docum	nent ONLY				
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the <i>Planning and Development Act 2007 (P&D Act).</i>							
The proposal is a type listed under sched	The proposal is a type listed under schedule 4 of the P&D Act. Please list item numbers:						
The proposal is not an EXEMPT, CODE, o	or MERIT track development where the dev	velopment is allov	ved under an existing lease				
The proposal is permissible under the N	ational Capital Plan but listed as prohibited	d in the relevant d	levelopment table				
The proposal has been declared under s	The proposal has been declared under section 124 and section 125 of the P&D Act						
The proposal is not listed anywhere in the	ne relevant development table (in-nomina	te use)					
6. Complete this part for Applic \$138AA Planning and Development Ac	ation for Environmental Signific t 2007	cance Opinio	n ONLY				
Are you seeking an Environmental Significal IF YES - identify the item(s) for opinion under	·	YES nent Act 2007	□ NO				
Section 4.2 Item 3 (c)	Section 4.2 Item 3 (d)		ection 4.3 Item 1				
Section 4.3 Item 2 (a)	Section 4.3 Item 2 (b)	·	ection 4.3 Item 3				
Section 4.3 Item 6	Section 4.5 Rem 2 (5)	-	colon 4.5 item 5				
Note: Applications for Environmental Significance prepared by a suitably qualified heritage profession	•		Statement of Heritage Effects				
7. Complete this part for Request S.211 Planning & Development Act 200	•	mental Impact	Statement ONLY				
The Minister may exempt a development proposed the development proposal has already been development proposal.	n sufficiently addressed by another study,	whether or not th	ne study relates to the particular				
If the proposal is a type listed under Schedule	4 of the P&D Act, please list the item num	bers: Part	4.3 (1,3,6,7)				
Please supply supporting documentation to j the supporting documentation satisfies the r			Documentation Attached				
8. Environment Protection and	Biodiversity Conservation Act 1	1999					
Does the Commonwealth Environment Prof Biodiversity Conservation Act 1999 (EPBC) a		☐ NO	X YES				
If YES - attach copies of the Commonwealth Assessment Approach"	Department of the Environment "Notificat	ion of Referral De	cision" and "Decision on				
NOTE: Copies of these documents must be a land authority.	ttached to this application form before it c	an be accepted fo	or processing by the planning and				
IF NO - Have you had meetings/discussions	with the Department of the Environment	? 🔲 NO	☐ YES				
If YES - Please provide the contact details o	f the Department of the Environment offic	cer					
Name: ROSS ROWE	Contact No. <u>02</u>	6 2 75	9947				

9. Your Proposal - Required for ALL application types

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included:
 - verification from a qualified person that the information in the previous studies supporting the application is still current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	M NO □ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
☐ Emergency Services		
Environment Protection		
Heritage Council		
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other:		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO
If YES please provide details:	Ŭ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land author revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	rity or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLICATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

!/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Atemer	Date	28/9/2017
<u>5ITE 1</u> 1 st Lessee Signature	P. Para	Date	7/11/17 Place
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

6

1st Lessee	Signature	Date	
2nd Lessee	Signature	Date	
Govt Land Custodian (unleased l		Date	
(unleased l	authority	Date	
SITE 3 1st Lessee	Signature	Date	
2nd Lessee	Signature	Date	
Govt Land Custodian (unleased		Date	
Delegate of the planning	authority	Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

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The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal	advice in relation to the proposal that is the subject of this Number 20
Project Name Ginninderry	
Project Description Residential Estate	
2. Lease/Site Details Please Print	
Provide the following details for each lease/site:	
Site 1 Block: Section:	Suburb:
Street Address (If applicable) Drake - Brock	iman Drive
Land Use Zone/s applicable to this site TSZI: Transp	port
Site 2 Block: Section:	Suburb: .
Street Address (if applicable) Studio Roc	ad
Land Use Zone/s applicable to this site	
Site 3 Block: Section:	Suburb:
Street Address (if applicable) Parkwood	Road
Land Use Zone/s applicable to	

1

Approved form AF2017-37 approved by Dorte Ekelund Chief Planning Executive Planning and Land Authority on 19 January 2017 under section 425 of the Planning and Development Act 2007 and revokes approved form AF2014-88.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Email Address:

Email Address:

ken.marshall@act.gov.au

SITE 2

1 st Lessee or Land Custodian Details		2nd Lessee or Land Custodian Details			
Full Name:	Ken Marshall	Full Name:			
Company Name:	TCCS-Roads ACT	Company Name:			
Position Held in Company:	Director	Position Held In Company:			
ACN Number:		ACN Number:			
Postal Address:	Locked Bag 2000 Civic Square ACT 2608	Postal Address:			
Telephone BH:	02 6207 6588	Telephone BH:			
Mobile:		Mobile:			
Email Address:	ken. marshall@act.gov.au	Email Address:			
SITE 3	9				
1 st Lessee or L	and Custodian Details	2nd L	essee or Land Custodian Details		
1 st Lessee or L Full Name:	ken Marshall	2nd Lo	essee or Land Custodian Details		
			essee or Land Custodian Details		
Full Name: Company	ken Marshall	Full Name: Company	essee or Land Custodian Details		
Full Name: Company Name: Position Held in	ken Marshall TCCS - Roads ACT	Full Name: Company Name: Position Held In	essee or Land Custodian Details		
Full Name: Company Name: Position Held in Company:	ken Marshall TCCS - Roads ACT	Full Name: Company Name: Position Held In Company:	essee or Land Custodian Details		
Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	ken Marshall TCCS - Roads ACT Director	Full Name: Company Name: Position Held In Company: ACN Number:	essee or Land Custodian Details		
Full Name: Company Name: Position Held in Company: ACN Number: Postal Address:	ken Marshall TCCS - Roads ACT Director Locked Bag 2000 Civic Square ACT 2608	Full Name: Company Name: Position Held In Company: ACN Number: Postal Address:	essee or Land Custodian Details		

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	EIS Requirements – complete th	is part fo	r Application	n for Scoping	Document	ONLY
Please identify why your proposal requires an Environmental Impact Statement and include applicable references to the Planning and Development Act 2007 (P&D Act).						
	The proposal is a type listed under schedule	4 of the P&I	D Act. Please list	item numbers:		
	The proposal is not an EXEMPT, CODE, or N	ERIT track de	evelopment whe	e the developm	ent is allowed u	nder an existing lease
	The proposal is permissible under the Natio	nal Capital P	lan but listed as ¡	prohibited in the	relevant develo	ppment table
	The proposal has been declared under sect	on 124 and s	ection 125 of the	P&D Act		
Q	The proposal is not listed anywhere in the r	elevant deve	lopment table (in	n-nominate use)		
6.	Complete this part for Application S138AA Planning and Development Act 20		vironmental	Significance	Opinion Ol	NLY
	you seeking an Environmental Significance S - identify the item(s) for opinion under Sc	•	ne <i>Planning and</i> i	Development Act	YES 2007	□ NO
	Section 4.2 Item 3 (c)	☐ Section	n 4.2 Item 3 (d)		☐ Section	1 4.3 Item 1
	Section 4.3 Item 2 (a)		n 4.3 Item 2 (b)			4.3 Item 3
	Section 4.3 Item 6		, ,			
prep	e: Applications for Environmental Significance Opi ared by a suitably qualified heritage professional	regarding the	potential impacts o	f the proposal.		
7.	Complete this part for Request for S.211 Planning & Development Act 2007	Exemption	n to Provide E	nvironmenta	l Impact Stat	tement ONLY
of the	ninister may exempt a development propos e development proposal has already been su opment proposal.					
f the	proposal is a type listed under Schedule 4 o	the P&D Act	, please list the i	tem numbers: _	Part 4.3	(1,3,6,7)
	e supply supporting documentation to just upporting documentation satisfies the requ					ocumentation Attached
8.	Environment Protection and Bio	diversity	Conservation	n Act 1999	,	
	s the Commonwealth Environment Protect liversity Conservation Act 1999 (EPBC) affe		osal?		□ NO	YES
	S - attach copies of the Commonwealth Dep ssment Approach"	artment of th	ne Environment	'Notification of F	Referral Decision	n" and "Decision on
	E: Copies of these documents must be attac authority.	hed to this a	pplication form b	efore it can be a	eccepted for pro	cessing by the planning and
IF	NO - Have you had meetings/discussions wit	h the Depart	ment of the Envi	ronment?	☐ NO	YES
	ES - Please provide the contact details of th	e Departmen	it of the Environr	nent officer		
Na	me: ROSS ROWE	······································	Contact No.	02 67	275 90	147

Your Proposal – Required for ALL application ty). '	Your Proposal	- Rec	luired f	or ALL	api	plication	tvr)e
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Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- 2. a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still
 current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	M NO ☐ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
Conservator Flora & Fauna		
Emergency Services		
Environment Protection		
Heritage Council	·	
Health Policy		
Territories & Municipal Services		
Custodian of the Land		
Other: Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:	tend YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and land author revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	ity or Minister may
12. Other Application Requirements	

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD or via email and meet the following requirements (Form can be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the EPD website.
- All plans must be to scale.
- · All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

HARDCOPY DOCUMENTATION REQUIREMENTS FOR ALL APPLCATION TYPES

In addition to the documentation being provided on CD/DVD one bound and one unbound hard copy must also be provided.

13. Applicant and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application; and understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

I/we declare that all the information given on this form and its attachments is true and complete;

${\it If signing on behalf of a company, organisation or Government agency: -}$

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

		_	
Applicant Signature (s)	Acemer	Date	28/9/2017
<u>SITE 1</u> 1 st Lessee Signature	Allahall	Date	12/10/17
2 nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

6

SITE 2			
1st Lessee Signature	as above	Date	
2nd Lessee Signature	,	Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	
SITE 3 1st Lessee Signature	as above	Date	
2nd Lessee Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the planning and land authority (unleased land only)		Date	

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the *Planning and Development Act 2007*. For information about the EPBC, including the referral process and when a referral should be made, contact the Commonwealth Department of the Environment www.environment.gov.au

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

Contact Details:

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

GPO Box 158, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au



Planning and Development Act 2007, s425

APPLICATION FOR:

SCOPING DOCUMENT

ENVIRONMENTAL SIGNIFICANCE OPINION S211 EXEMPTION FROM EIS

Form 1M

1. Type of Application	
Request for Scoping Document <u>OR</u>	Application for Environmental Significance Opinion Section 138AA Planning and Development Act 2007 <u>OR</u>
Request for Exemption to Provide Environmental Impact Statement Section 211 Planning and Development Act 2007 <u>OR</u>	Additional Information as requested by the planning and land authority for any application for Scoping, EIS, or ESO
If you attended a pre-application meeting or written pre-application application please provide proposal number Proposal I	advice in relation to the proposal that is the subject of this Number 20
Project Name	
Ginninderry	
Project Description	
Residential Estate	
2. Lease/Site Details Please Print	
Decided fill the decide for a delivery line.	
Provide the following details for each lease/site:	
<u>Site 1</u>	
Block: Section:	Suburb:
Street Address (if applicable) Stockdill T	Drive
<u></u>	
Land Use Zone/s applicable to this site TSZI: Trans	sport
this site	1
Site 2	
Block: Section:	Suburb:
Street Address (if applicable)	
Land Use Zone/s applicable to	
this site	
Site 3 Block: Section:	Suburb:
Block. Section.	Suburb.
Street Address (if applicable)	
Land Use Zone/s applicable to	
this site	

If more than three sites please provide details on separate page 3. Applicant Details Please Print Surname First Name Anneliese Turner Name of knight Frank Town Planning Company/Department/ **Government Agency** Position held in Town Planner/Urban Designer Company/Department/Go vernment Agency Australian Company/Business 95159 090 294 Number (ACN/ABN) Postal Address POBOX 248 Postcode Suburb State ACT Civic 2608 **Phone Number Business** Mobile 6230 7855 **EMAIL ADDRESS** planning. ACT@au. knightfrank.com Lessee (Property Owners) or Government Land Custodian Details Please Print SITE 1 1st Lessee or Land Custodian Details 2nd Lessee or Land Custodian Details Full Name: **Full Name:** EN MARSHALL Company TCCS - City Services Company Name: Name: Position Held in DIRECTOR-RUMBS ACT Position Held In Company: Company: ACN Number: **ACN Number:** Postal Address: Postal Address: GPO BOX 158 Canberra ACT 2601 Telephone BH: (02) 5301 658(8) Telephone BH: Mobile: Mobile: Email Address: ken. Murchalles act govern **Email Address:**

SITE 2

1 st Lessee or i	Land Custodian Details	2nd L	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	
SITE 3			
1 st Lessee or l	and Custodian Details	2nd L	essee or Land Custodian Details
Full Name:		Full Name:	
Company Name:		Company Name:	
Position Held in Company:		Position Held In Company:	
ACN Number:		ACN Number:	
Postal Address:		Postal Address:	
Telephone BH:		Telephone BH:	
Mobile:		Mobile:	
Email Address:		Email Address:	

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

If a lessee signature can not be obtained and either a land acquisition or lease withdrawal is underway to facilitate the project to which the EIS Scope relates then the applicant must submit documentary evidence that such land acquisition or lease withdrawal is occurring and that the lessee is aware of the project to which the EIS Scope relates.

5.	EIS Requirements – complete	this part f	or Applicatio	n for Scopin	ng Docur	ment ONLY	7
	e identify why your proposal requires an E Expopment Act 2007 (P&D Act).	Environment	al Impact Stateme	ent and include	applicable	references to	the <i>Planning and</i>
	The proposal is a type listed under schedu	ile 4 of the P	&D Act. Please lis	t item numbers	s:		
	The proposal is not an EXEMPT, CODE, or	MERIT track	development whe	re the develop	ment is allo	wed under an	existing lease
	The proposal is permissible under the Nat	ional Capital	Plan but listed as	prohibited in th	ne relevant	development	table
	The proposal has been declared under sec	ction 124 and	section 125 of th	e P&D Act			
0	The proposal is not listed anywhere in the	relevant dev	velopment table (i	n-nominate use	<u>=</u>)		
6.	Complete this part for Applica \$138AA Planning and Development Act 2		nvironmental	Significano	e Opinio	on ONLY	
	you seeking an Environmental Significand S - identify the item(s) for opinion under S	•	the Planning and	Development A	YES		□ NO
	Section 4.2 Item 3 (c) Section 4.3 Item 2 (a) Section 4.3 Item 6	Secti	ion 4.2 (tem 3 (d) ion 4.3 (tem 2 (b)	·		Section 4.3 Ite Section 4.3 Ite	
prep	: Applications for Environmental Significance O ared by a sultably qualified heritage professions Complete this part for Request fo	or Exempti	e potential impacts	of the proposal.			
of the	S.211 Planning & Development Act 2007 linister may exempt a development propodevelopment proposal has already been sopment proposal.	sal from a re sufficiently a	ddressed by anoth	er study, wheth	ner or not t	he study relat	es to the particular
If the	proposal is a type listed under Schedule 4	of the P&D A	ct, please list the	item numbers:	Part	<u>43 (1,</u>	3,6,7)
	e supply supporting documentation to just apporting documentation satisfies the rec	-				Docume!	ntation Attached
8.	Environment Protection and B	iodiversit	y Conservatio	n Act 1999			
	s the Commonwealth Environment Prote liversity Conservation Act 1999 (EPBC) aff		posal?		☐ NO	D	X YES
	S - attach copies of the Commonwealth Dessent Approach"	partment of	the Environment	"Notification of	f Referral D	ecision" and "	Decision on
	E: Copies of these documents must be atta authority.	ached to this	application form	pefore it can be	accepted t	for processing	by the planning and
IF	10 - Have you had meetings/discussions w	ith the Depa	rtment of the Env	ronment?	☐ NO)	☐ YES
	ES - Please provide the contact details of t	he Departm					
Na	me: ROSS ROWE		Contact No.	02 6	275	9947	

Ω	Vour	Proposal	- Dan	haviuu	for All	anr	dication	tunos
J.	TOUL	riupusai	- Ver	uneu	IOI MLL	ahl	mication	ryhea

Please attach to this application form a document that provides sufficient detail to enable prescribed entities to obtain an understanding of the full extent of your proposal and any associated works, including:

- 1. a statement outlining the objectives of the project and why it is needed;
- a description of the nature/type of project proposed by providing location map(s) of the project site(s), preliminary design drawings and satellite/aerial photographs;
- 3. a preliminary risk assessment (PRA) based on the guidance document attached to this form (not required for an ESO application);
- 4. a description of the natural conservation values of the site based on the considerations listed in the "Preparation of an application for scoping and preparation of an ESO" guideline available from the EPD website;
- 5. a description of measures within the proposal that seek to avoid and minimise (and as a last resort offset) impact on identified conservation values (for ESO and Section 211 applications only);
- 6. any decision made under the EPBC Act in relation to this proposal.
- 7. For s211 applications only, the following additional information is required:
 - details of qualifications, expertise and experience of the person(s) who conducted previous studies supporting the
 application;
 - details of public consultation undertaken, as part of statutory requirement, for projects or previous studies included
 as supporting documentation undertaken. Details of public consultation not required for a statutory process should
 also be included;
 - verification from a qualified person that the information in the previous studies supporting the application is still
 current.

10. Prescribed Entities	
Have you had any meetings/discussions with relevant prescribed entities?	⊠ NO □ YES

IF YOU ANSWERED YES TO THE QUESTION - please complete the following table and provide meeting minutes:

ENTITY (please tick)	DATE/s OF MEETING/s	ENTITY CONTACT
	DATE/S OF MILETING/S	ENTITI CONTACT
ACTEW Corporation Ltd		
ACTEWAGL Distribution		
ACIEWAGE DISTIBUTION /		
Conservator Flora & Fauna		
Emergency Services		
☐ Environment Protection		
Heritage Council		
Health Policy		
- Teasur Folicy		
Territories & Municipal Services		
•		
Custodian of the Land		
Other:		
Please specify		

11. Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ no
If YES please provide details:	☐ YES
NOTE: There are penalties for deliberately giving false and misleading information. The planning and la revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.	and authority or Minister may
12. Other Application Requirements	

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If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

Applicant Signature (s)	Colinner	Date	28/9/2017
SITE 1 1st Lessee Signature		Date	
2 nd Lessee Signature		Date	
Govt Land Custodian Signature		Date	
(unleased land only)	ffflallall	Date	27/2/18
Delegate of the planning and land authority (unleased land only)		Date	

6

SITE 2		
1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	·
SITE 3 1st Lessee Signature	Date	
2nd Lessee Signature	Date	
Govt Land Custodian Signature (unleased land only)	Date	
Delegate of the planning and land authority (unleased land only)	Date	

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16 Challis Street, Dickson ACT 2602

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Phone: (02) 6207 1923

 $\textbf{Email:} \ \underline{\textbf{epdcustomerservices@act.gov.au}} \qquad \textbf{Website:} \ \underline{\textbf{www.planning.act.gov.au}}$