



ACT
Government

Environment and
Sustainable Development

Dear [REDACTED]

BLOCK 4 SECTION 46 - TURNER
Application Number: 201017034

Lessee: [REDACTED]

I refer to the plans/information you submitted in response to condition A1 of the ACT Civil and Administrative Tribunal (ACAT) Consent Decision dated 12 October 2011 with respect to the above Development Application.

The plans/information now satisfies condition A1 of the decision and has been endorsed to form part of the above Development Approval.

ESDD noted that still you have not taken measures to satisfy the condition B4 of the decision therefore the approved plans cannot be released at this stage.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 02 62051550.

Yours sincerely

Mr Ajith Buddhadasa
Senior Officer

09 March 2012

ActewAGL acts as agent for ACTEW Corporation



STATEMENT OF CONDITIONAL COMPLIANCE

Application No: 123157 Suburb: Turner Block/Section 4 / 46

Appcn Type: Multi residential (low rise residential) /New Construction with
Demolition Inclusions : inc Landscape, incl Basement

Attached Plans

TURNER 46-4 BASEMENT PLAN.pdf
TURNER 46-4 ELEVATIONS.pdf
TURNER 46-4 GROUND FLOOR PLAN.pdf
TURNER 46-4 SITE PLAN.pdf

Conditions

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access is to be maintained across the land to the asset.

ActewAGL (water/sewer) accepts only standard concrete with expansion joints, and maximum 100mm density within sewer easement or pipe protection envelope.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over ACTEW easements, pipe protection envelopes or access passages without ActewAGL approval. In accordance with this provision, access is to be maintained across land in these areas

Disconnection of services required prior to demolition

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

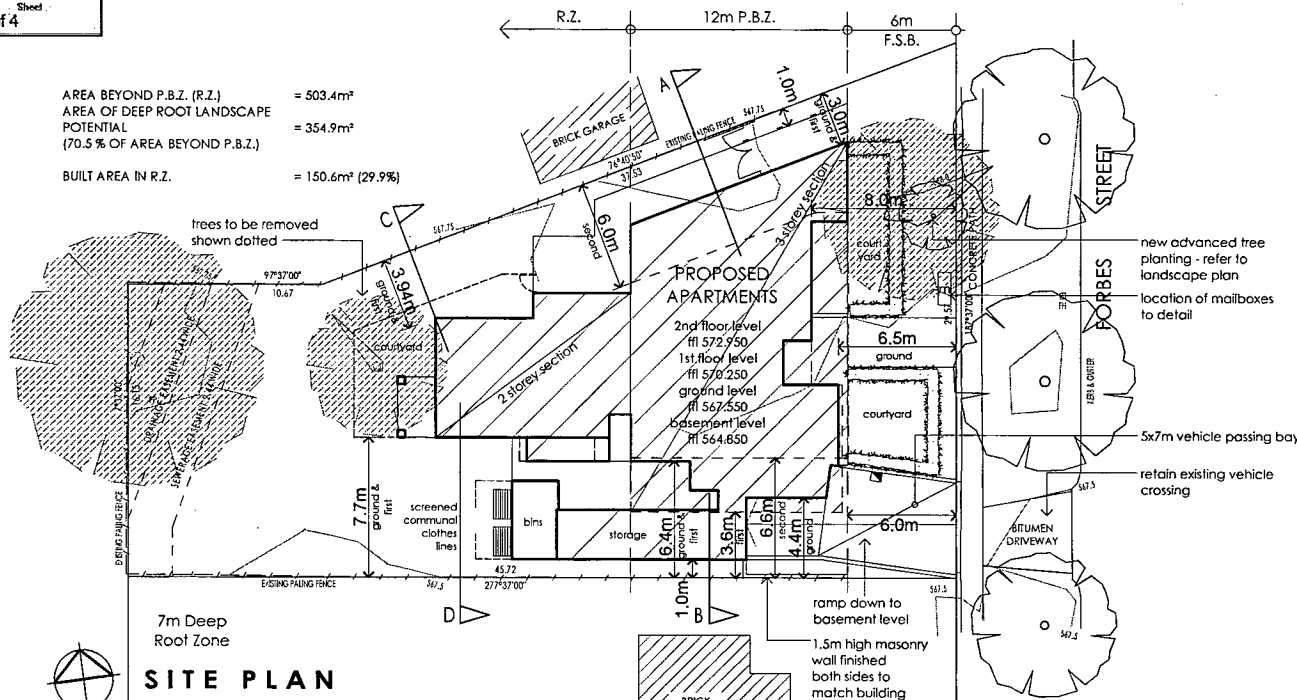
Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

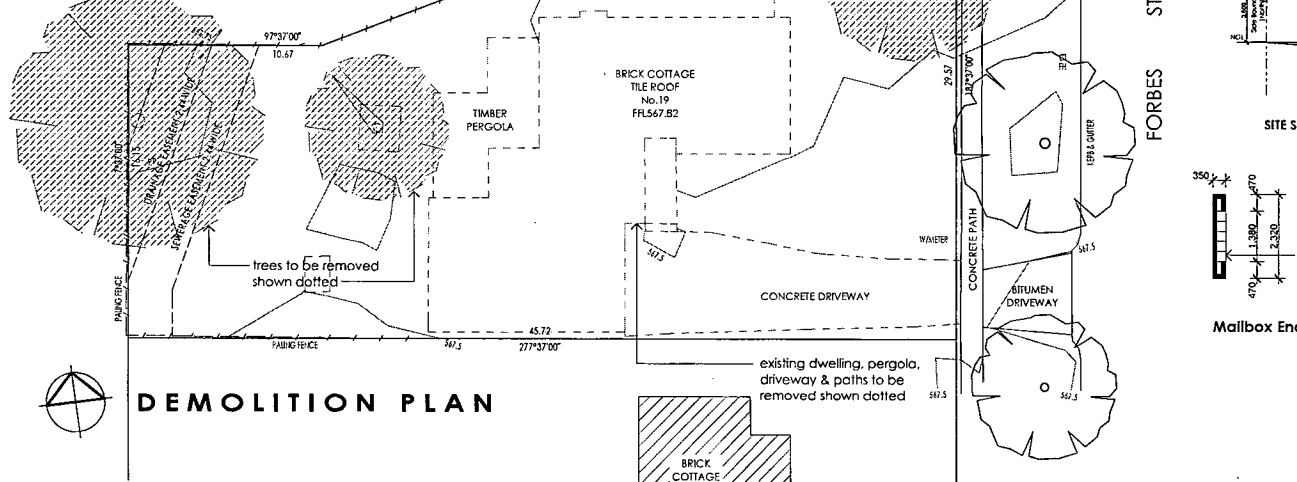
Signed Eddie Gonzalez Date 20 Jan 2012

For further information please phone ActewAGL 6248 3555 (then 2).

AREA BEYOND P.B.Z. (R.Z.) = 503.4m²
 AREA OF DEEP ROOT LANDSCAPE POTENTIAL (70.5 % OF AREA BEYOND P.B.Z.) = 354.9m²
 BUILT AREA IN R.Z. = 150.6m² (29.9%)



- DEMOLITION SCHEDULE**
- Inform ACTEW AGL of the proposed demolition and invite them to remove meters and disconnect all service supplies.
 - Retain water meter on site for use during construction, stake and protect with parawebb during demolition stage.
 - Disconnect stormwater line and cap off.
 - Disconnect sewer line and cap off 3m from sewer main.
 - Fence off site prior to starting any demolition works to prevent public access.
 - Fence off areas surrounding trees to be retained to protect them during the demolition and construction.
 - Salvage roof tiles and other materials required and store off site.
 - Remove by hand any asbestos based materials and dispose of in accordance with Government guidelines.
 - Machine demolish residence, including footings and remove all rubble from site to yards identified in the waste pro forma.



PLOT RATIO CALCULATIONS

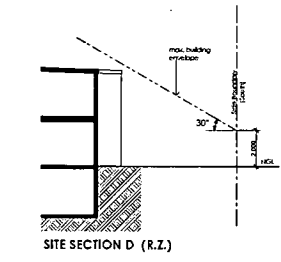
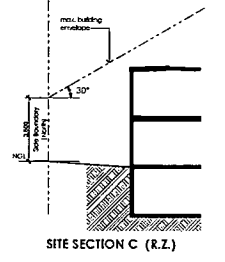
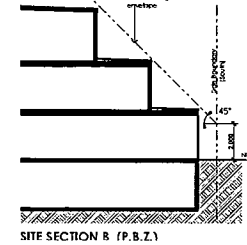
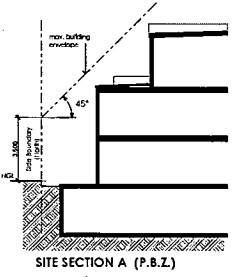
-Units Living Areas	586.5m ²
-Storage Areas	36.0m ²
-Breezeway + Lobbies	44.6m ²
-Basement fire escape stairs	8.0m ²
-Total Area	675.1m ²
-Site Area	973.6m ²
-Proposed Plot Ratio	0.69 : 1

NOTES

- All directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection.
- All pedestrian paths are designed in accordance with AUSROADS Guide to Traffic Engineering Practice Part 13 - Pedestrians.

LEGEND

- existing tree to be retained
- existing tree to be removed
- courtyard wall - 230 brickwork to match building to 750mm above NGL with 750mm p'coated 'spear fence' to top (O/A 1.5m max height)
- existing boundary fence to be retained
- pedestrian gate to match adjoining fence
- hedge planting with 1.2m tall black chainwire fence to define / secure front courtyards
- dark grey broom finished concrete driveway
- brick mailbox enclosure to detail
- 1.2m tall bollard light fixture subject to lighting plan
- visitor vehicle call buzzer location



prefabricated steel, front accessed mailboxes (1 per house, plus one for body corporate), brickwork finished to match houses.

wall mounted light as selected

ACTEWAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

CONDITIONALLY APPROVED

The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements subject to the conditions of ActewAGL's 'statement of conditional compliance'.

Signed **Eddie Gonzalez** Date **20 Jan 2012**

Contact phone: 6248 3555 (then select 2)

Issue	Date	Event
H	Dec 2011	Changes to satisfy conditions of approval
G	Sep 2011	ACAT Revisions III
F	Sep 2011	ACAT Revisions II
E	Aug 2011	ACAT Revisions
D	Mar 2011	Application for re-consideration submission
C	June 2010	Amendments to satisfy ACTPLA
B	Nov. 2009	DA Submission
A	Oct. 2009	Client Check

Project
Proposed Apartments for

Site
 block 4
 section 46,
Turner, ACT.

Title
Site Plan

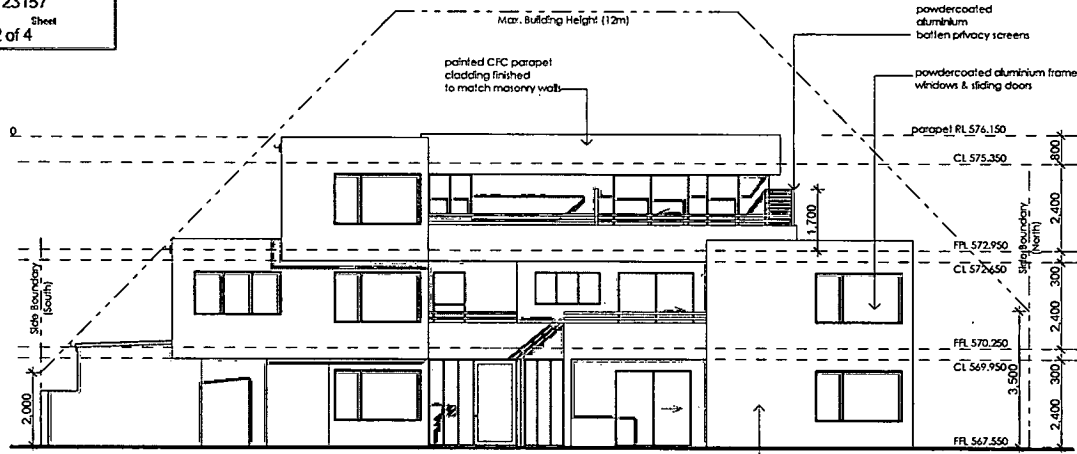
Scale
 1:200, 1:100

Drawn By
 :2BP 1:100

Date
 Sept. 2009

Drawing No.
 1319 - A

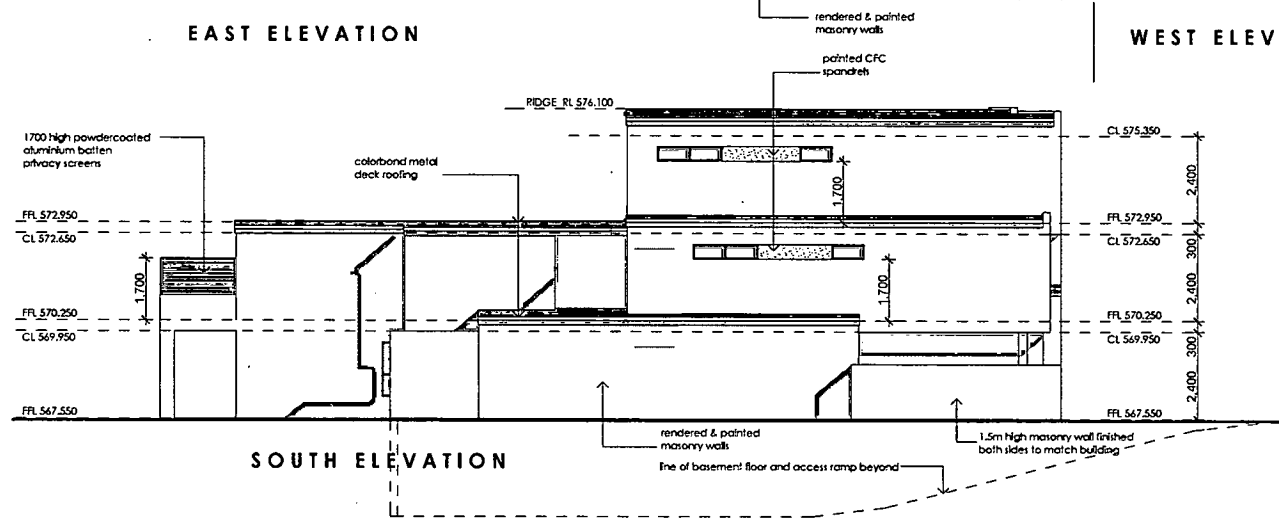
This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to starting any work.



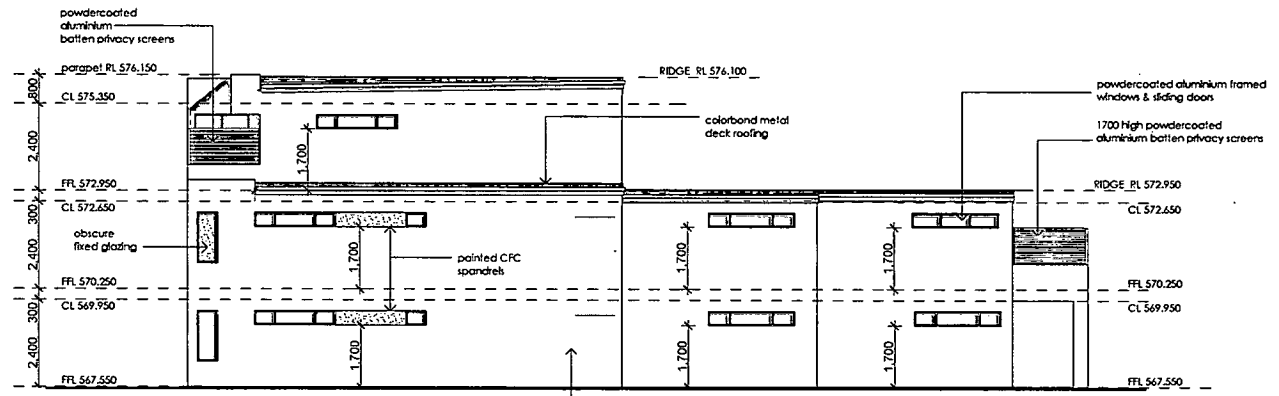
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

H	Dec 2011	Changes to satisfy conditions of approval
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Issue	Date	Event

Project
 Proposed Apartments for

Site
 block 4
 section 46,
 Turner, ACT.

Title
 Elevations

Scale 1:100	Drawn By BP
Date Sept. 2009	Drawing No. 1319 - G

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

WATER AND SEWERAGE NETWORK

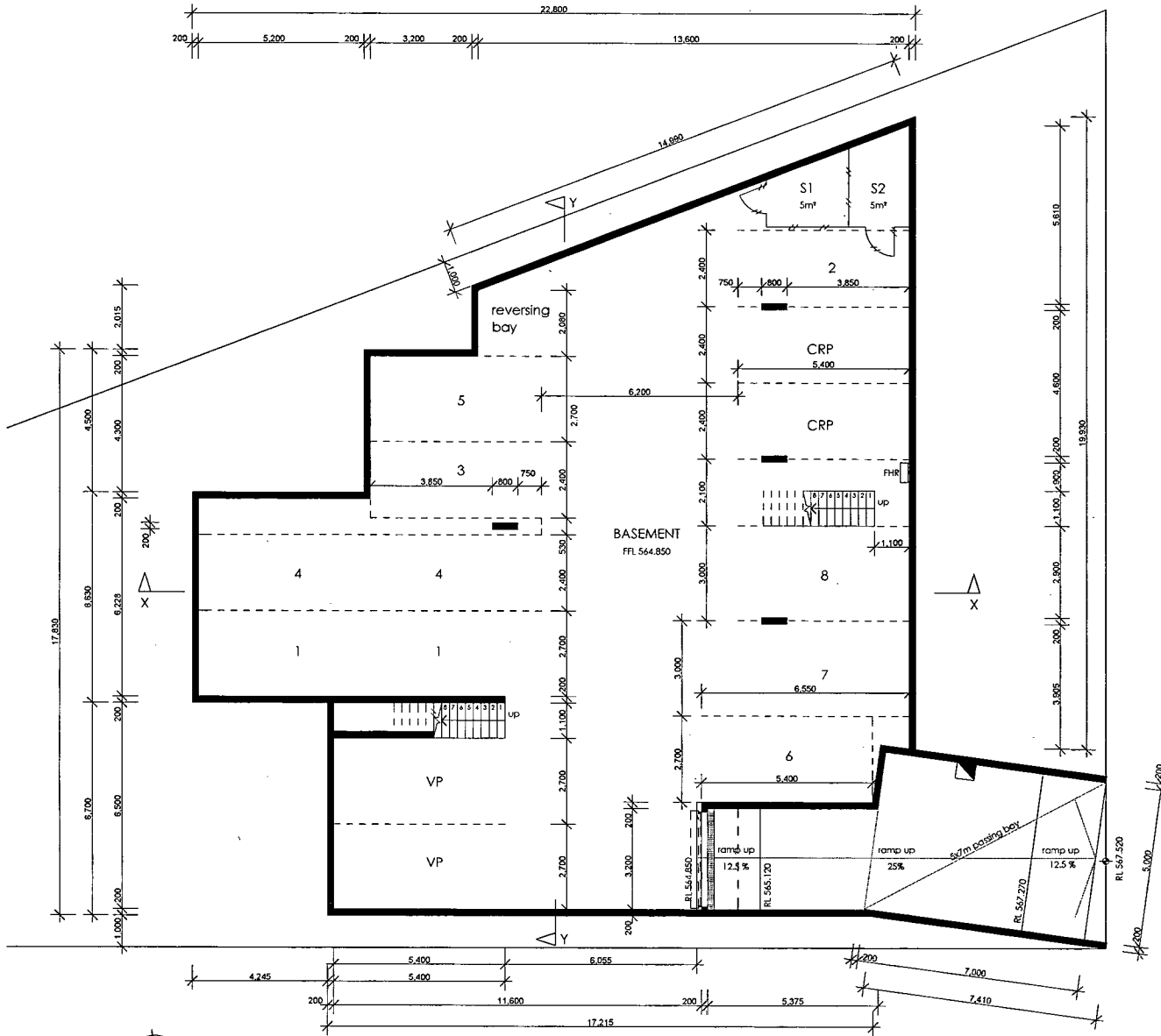
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Signed **Eddie Gonzalez** Date **20 Jan 2012**

Contact phone: 6248 3555 (then collect 2)

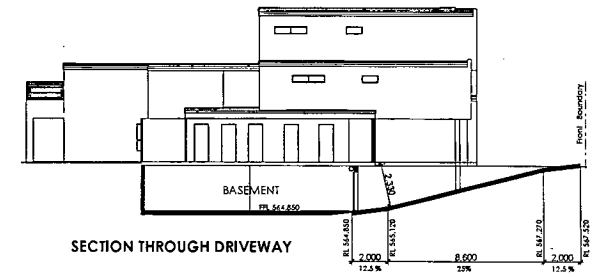
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BASEMENT LEVEL FLOOR PLAN

FLOOR AREAS

Car parking area	395.3m ²
Basement fire escape stairs storage	8.0m ²
	10.0m ²



SECTION THROUGH DRIVEWAY

PARKING CALCULATIONS

3 x 1 Bedroom Units with 1 space each = 3
 2 x 2 Bedroom Units with 2 spaces each = 4
 3 x 2 Bedroom Units @ 1.5 spaces each = 5 (4.5)
 8 x 0.25 visitor spaces = 2
 Total number of spaces required = 14
 Total number provided = 14

LEGEND

CRP - communal residents parking
 VP - visitor parking
 S - storage area

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F	Sep 2011	ACAT Revisions II
E	Aug 2011	ACAT Revisions
D	Mar 2011	Application for re-consideration submission
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B	Nov, 2009	DA Submission
A	Oct, 2009	Client Check
Issue	Date	Event

Project
Proposed Apartments for

Site
 block 4
 section 46,
 Turner, ACT.

Title
Basement Level Floor Plan

Scale
 1:100, 1:200

Drawn By
 BP

Date
 Sept. 2009

Drawing No.
 1319 - B

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ActewAGL

WATER AND SEWERAGE NETWORK

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Signed **Eddie Gonzalez** Date **20 Jan 2012**

Contact phone: 6246 3666 (then select 2)

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CHECKLIST

Dispatch Advice Checklist

DA Number: 201017034 S165C Block(s): 4 Section: 46 District/Division: TURNER

Case Officer: AJITH Contact Number: 51550 Decision Date: 9-Mar-12

Application Type: **S165 CONDITIONS SATISFIED**

Dispatch Plans: **NO** Dispatch by: **NOT APPLICABLE**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **NOT APPLICABLE**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED** Decision By: **DELEGATE OF THE AUTHORITY**

Representations: **YES**

Appeal Rights

Applicant: **NOT APPLICABLE** Person who made Representation: **NOT APPLICABLE**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Entities to be advised

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

Entity Referral Required: **NOT APPLICABLE**

Leasing Referral Required: **NO**

Deed Mgt. Referral Required: **NO**

Land Reg. Referral Required: **NO**

<input type="checkbox"/>	Action Buses
<input type="checkbox"/>	ActewAGL
<input type="checkbox"/>	Actew Corporation
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Australian Valuation Office
<input type="checkbox"/>	Conservator of Flora and Fauna
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation (each member)
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Treasury
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	Other -

Comments



ACT
Government

Environment and
Sustainable Development

Dear [REDACTED]

**BLOCK 4 SECTION 46 - TURNER
Application Number: 201017034**

Lessee: [REDACTED]

ESDD records shows that you have taken necessary measures to satisfy the condition B4 of the ACT Civil and Administrative Tribunal (ACAT) Consent Decision dated 12 October 2011 with respect to the above Development Application.

Therefore the plans have now been endorsed to form part of the above Development Approval.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 02 62051550.

Yours sincerely

Mr Ajith Buddhadasa
Senior Officer

15/11/2012

Fiona, Ruth

From: Sare, Irma
Sent: Thursday, 15 November 2012 9:26 AM
To: Buddhadasa, Ajith
Subject: FW: 4/46 turner DA 20101734

Hi Ajith,

Can you release the plans for this block.

Thanks irma

From: [REDACTED]
Sent: Tuesday, 13 November 2012 3:44 PM
To: Sare, Irma; Boraiah, Thara
Subject: RE: 4/46 turner DA 20101734

Thank you for all your help Irma, you have been great at customer service.

Thara i am happy to collect or you can email to me whichever is the easiest

Please let me know a time frame

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Sare, Irma [<mailto:Irma.Sare@act.gov.au>]
Sent: Tuesday, 13 November 2012 3:41 PM
To: Boraiah, Thara
Cc: [REDACTED]
Subject: FW: 4/46 turner DA 20101734

Hi Thara,

Heather Badenoch has rang to advise the that plans will be collected by her. She will liaise with you by email shortly on this matter.

Thanks Irma

From: Sare, Irma
Sent: Tuesday, 13 November 2012 3:34 PM
To: Boraiah, Thara
Subject: 4/46 turner DA 20101734

Hi Thara,

Can you please release that plans for this site as the lease is now registered.

Cheers

Irma Sare | Assistant Manager - Leasing DA | Lease Administration

Phone 02 6207 1896 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

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CHECKLIST

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Case Officer: AJITH Contact Number: 51550 Decision Date: 9-Mar-12

Application Type: **S165 CONDITIONS SATISFIED**

Dispatch Plans: **YES** Dispatch by: **AS PER DA FORM**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **NOT APPLICABLE**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

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Appeal Rights

Applicant: **NOT APPLICABLE** Person who made Representation: **NOT APPLICABLE**

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(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Entities to be advised

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

Entity Referral Required: **NOT APPLICABLE**

Leasing Referral Required: **NO**

Deed Mgt. Referral Required: **NO**

Land Reg. Referral Required: **NO**

<input type="checkbox"/>	Action Buses
<input type="checkbox"/>	ActewAGL
<input type="checkbox"/>	Actew Corporation
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Australian Valuation Office
<input type="checkbox"/>	Conservator of Flora and Fauna
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation (each member)
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Treasury
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	Other -

Comments

Fiona, Ruth

From: [REDACTED]
Sent: Thursday, 15 November 2012 3:14 PM
To: Boraiah, Thara
Cc: Lefebvre, Ann
Subject: RE: 4/46 turner DA 20101734

Thank you for your help.

The plans need to be emailed to me as I have taken over the project for the Joint Venture which is [REDACTED].

Many thanks

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Boraiah, Thara [mailto:Thara.Boraiah@act.gov.au]
Sent: Thursday, 15 November 2012 2:28 PM
To: [REDACTED]
Cc: Lefebvre, Ann
Subject: RE: 4/46 turner DA 20101734

Dear [REDACTED],

I am aware that you sent the email on Tuesday late afternoon. I work from 9am to 300pm Mon, Tue, Thur and Fri . I saw your email this morning and have asked Irma to forward it to the relevant officer.

The plans are stamped today and released for despatch. Soon they will be emailed to the applicant and the lessee.

Anne,

Can you please let [REDACTED] know when it will be despatched

Regards
Thara Boraiah

From: [Redacted]
Sent: Thursday, 15 November 2012 1:18 PM
To: Boraiah, Thara
Subject: RE: 4/46 turner DA 20101734

Good afternoon Thara

I haven't heard from you. Any chance I could get an update on my plans please.

I have my engineer waiting for them

Kind Regards

[Redacted signature block]

From: [Redacted]
Sent: Wednesday, 14 November 2012 3:57 PM
To: Boraiah, Thara
Subject: RE: 4/46 turner DA 20101734

Good afternoon Thara

Any chance of an update as to a time frame for the plans

Thank you

Kind Regards

[Redacted signature block]

From: Sare, Irma [mailto:Irma.Sare@act.gov.au]
Sent: Tuesday, 13 November 2012 3:41 PM
To: Boraiah, Thara

Cc: [REDACTED]
Subject: FW: 4/46 turner DA 20101734

Hi Thara,

[REDACTED] has rang to advise the that plans will be collected by [REDACTED]. [REDACTED] will liaise with you by email shortly on this matter.

Thanks Irma

From: Sare, Irma
Sent: Tuesday, 13 November 2012 3:34 PM
To: Boraiah, Thara
Subject: 4/46 turner DA 20101734

Hi Thara,

Can you please release that plans for this site as the lease is now registered.

Cheers

Irma Sare | Assistant Manager - Leasing DA | Lease Administration
Phone 02 6207 1896 | Fax 02 6207 1856
Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

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ACT
Government

Environment and
Sustainable Development



Dear 

Block 4 Section 46 Suburb Turner– DA 201017034

Please find enclosed:

- the new Crown lease documents that have been executed by the Delegate of the ACT Planning and Land Authority (“the Authority”);
- an Application Form to Register the new Crown lease; and
- a letter to the Commissioner of ACT Revenue.

Please present these documents to the ACT Revenue Office for Stamp Duty assessment within 90 days of execution. Presentation after this time may incur additional fees.

The ACT Revenue Office is located on the Ground Floor of the Nara Centre, Cnr of London Circuit and Constitution Avenue, Canberra City. Office hours are 9.00am to 5.00pm weekdays, except for Wednesdays, when the office is opened from 10.30am to 5pm. For more information please visit their website at www.revenue.act.gov.au or contact their office on (02) 6207 0028.

After stamp duty is paid, please telephone DA leasing on 75963 within 28 days to arrange a meeting at the Office of Regulatory Services. You will be required to bring all of the above documents as well as the existing Crown leases or Certificates of Title for Block 4 to that meeting. If there is a mortgage over the property, you will need to make arrangements with the Bank or Financial Institution to produce the Titles at the Office of Regulatory Services prior to our meeting for a “DCL” and “ACL”. Enclosed is a letter to aid in that process. Please disregard the aid letter if there is no mortgage over the property. Please be aware that you will be required to pay for the lodgement of the following documents:

Surrender of block and New Crown lease.

The Office of Regulatory Services is at 255 Canberra Avenue, Fyshwick ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491.

The Authority must lodge all documents with the Office of Regulatory Services. All expenses associated with the lodgement and registration of the documents is the Lessee's responsibility.

Yours sincerely

Irma Sare
DA Leasing
Lease Administration
9 October 2012

TO THE MORTGAGEE

BLOCK 4 SECTION 46 DIVISION OF TURNER

LESSEE: [REDACTED]

I am the lessee of the above property over which your institution holds a mortgage.

I submitted an application (Development Application No 201017034) to the Environment and Sustainable Development Directorate to increase the number of dwellings permitted on the block. The application has been approved subject to the surrender and re-grant of Crown leases.

To enable the surrender and re-grant to be registered I am required to produce my copy of the Certificates of Title for each block at the Office of Regulatory Services in Canberra. As the Titles are held in your trust, I would be grateful if you could produce the Titles on my behalf.

The Certificates of Title should be produced for the surrender of the existing Crown lease(s) and the registration of a new Crown lease (DCL and ACL).

Should you require any further information on this matter please ring Irma Sare of Leasing DA on 62071896.

.....
Name in full

Fiona, Ruth

From: Lefebvre, Ann
Sent: Thursday, 15 November 2012 3:19 PM
To: [REDACTED]
Subject: Approved Plans 4/46 Turner 201017034

Fiona, Ruth

From: Sare, Irma
Sent: Thursday, 6 September 2012 5:07 PM
To: [REDACTED]
Subject: Block 4 Section 46 Turner DA 201017034

Dear [REDACTED],

The Crown lease for the above block is ready for collection at ESDD shopfront Challis St Dickson. The envelope is address to yourself. Should you wish not to collect them please advise and I will mail them out to you.

Cheers

Irma Sare | Assistant Manager - Leasing DA | Lease Administration

Phone 02 6207 1896 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au



ACT
Government

Environment and
Sustainable Development

**The Commissioner
ACT Revenue Office**

**New Crown Lease
Block 4 Section 46 Suburb of Turner**

A Development Application for the above block, which included the increase in the number of dwellings permitted on the land, was approved by the Environment and Sustainable Development Directorate.

As a condition of this approval, the Lessee must surrender the existing Crown lease in favour of a new Crown lease

A Change of Use Charge of [REDACTED] has been paid by the Lessee.

There are no off-site works associated with this development.

If you require any further details, I can be contacted on 62071896.

Irma Sare
DA Leasing
Planning and Delivery Division
Environment and Sustainable Development Directorate
9 October 2012



ACT
Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

APPLICATION TO REGISTER A CROWN LEASE

Form 031 - ACL

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge an application to register a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.ors.act.gov.au.

PRIVACY INFORMATION

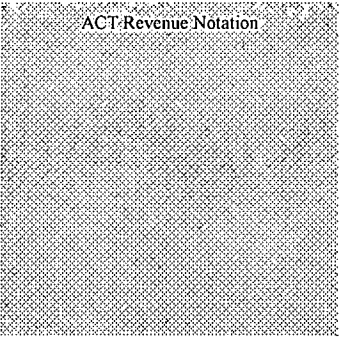
The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** **255 Canberra Avenue, Fyshwick ACT 2609**
Office Hours: **9:00am to 4:30pm Monday to Friday**
General enquiries telephone number: **(02) 6207 0491**
Website address: **www.ors.act.gov.au**

INSTRUCTIONS FOR COMPLETION

- A Crown Lease is a dutiable document and must be noted by ACT Revenue prior to lodgement with Land Titles.
- Two signed original copies of the crown leases are required to be lodged with this document.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution of Crown Lease by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
 - a) **With A Common Seal**
The common seal of ABC Pty Ltd/Ltd ACN.....
was affixed in the presence of-
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).
 - b) **Without A Common Seal**
Signed by ABC Pty Ltd/Ltd ACN.....
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).



**APPLICATION TO REGISTER
A CROWN LEASE**

Land Titles Act 1925

Form 031 - ACL



ACT
Government
Justice and Community Safety

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

Is this crown lease granted as consideration for the surrender of an existing crown lease/s? YES or NO

NEW CROWN LEASE (List all parcels on new Crown Lease)

District/Division	Section	Block
Turner	46	4

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)

[Redacted Name and Address]

LIST ALL PARCELS IN SURRENDERED LEASE/S

Vol : Folio	District/Division	Section	Block
44:4321	Turner	46	4

OFFICE USE ONLY

Lodged By	
Data Entered/Examined By	
Volume & Folio issued	
Registered By	
Registration Date	

Fiona, Ruth

From: Hurst, Jackie
Sent: Tuesday, 17 April 2012 11:27 AM
To: [REDACTED]
Subject: ACAT Decision to AVO - 4/46 TURNER - AT11/53- [REDACTED]
Attachments: [REDACTED]

Dear AVO,

Please find the consent decision from ACAT for DA 201017034, 4/46 TURNER.

Please note that the date of the consent order is the 12 October 2011. Please provide a report.

Kind Regards,

Jackie Hurst

Administrative Assistant | Lease Administration |

Phone 02 6207 5963 | Fax 02 6207 1856 |

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government** |

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

jackie.hurst@act.gov.au | www.actpla.act.gov.au

**The Registrar
Australian Capital Territory Civil and Administrative Tribunal
GPO Box 370
CANBERRA ACT 2601**

Once any period for lodging appeals against your approval, or against the determined amount, has expired, and all relevant conditions of approval met, two copies of the new Crown lease documents giving effect to the approval will be prepared for execution by all parties, presentation at the ACT Revenue Office for payment of stamp duty and registration at the Office of Regulatory Services.

Please telephone Jackie Hurst on 6207 5963 for further information regarding this matter.

Yours sincerely

Susan Messer
Manager Leasing
Leasing Section
Development Services Branch
ACT Planning and Land Authority
GPO Box 1908, Canberra ACT 2601

June 2012



ACT
Government

Environment and
Sustainable Development



BLOCK 4 SECTION 46 - TURNER
Application Number: 201017034



ESDD records shows that you have taken necessary measures to satisfy the condition B4 of the ACT Civil and Administrative Tribunal (ACAT) Consent Decision dated 12 October 2011 with respect to the above Development Application.

Therefore the plans have now been endorsed to form part of the above Development Approval.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 02 62051550.

Yours sincerely



Mr Ajith Buddhadasa
Senior Officer

15/11/2012

Fiona, Ruth

From: [REDACTED]
Sent: Wednesday, 30 May 2012 2:48 PM
To: ACTPLA DA Leasing
Subject: Block 4 Section 46 Turner [SEC=UNCLASSIFIED]
Attachments: 1607613 AVO ACTPLA CUC May 2012 HDU.pdf

Dear Customer Services

Please find attached the CUC for Block 4 Section 46 Turner as per your request of 17 April 2012.

Please do not hesitate to contact me if you require further assistance.

Regards

Gerard King

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

IMPORTANT

The information transmitted is for the use of the intended recipient only and may contain confidential and/or legally privileged material. Any review, re-transmission, disclosure, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may result in severe penalties. If you receive this e-mail in error please notify the sender immediately and delete all copies of this transmission together with any attachments.

In order to complete the leases I require the following details:

1. Confirmation of [REDACTED] as well as the details of the registered office in Canberra City.
2. Confirmation of [REDACTED] as well as the details of the registered office in Deakin.

As soon as I have these details I will be able to complete the drafting of the leases and release them to you for execution.

I look forward to hearing from you.

Regards,

Sam Zeller

Leasing Officer | Lease Administration

Phone 02 6207 8797 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

sam.zeller@act.gov.au | www.actpla.act.gov.au

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Fiona, Ruth

From: Zeller, Sam
Sent: Tuesday, 7 August 2012 12:35 PM
To: [REDACTED]
Subject: RE: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Dear Mr [REDACTED]

Thank you for supplying those details so quickly.

I have completed the drafting and the leases are with the delegate for final check now. I will contact you after the leases have been checked and are ready for release.

Regards,
Sam Zeller

Leasing Officer | Lease Administration
Phone 02 6207 8797 | Fax 02 6207 1856
Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |
sam.zeller@act.gov.au | www.actpla.act.gov.au

From: [REDACTED]
Sent: Tuesday, 7 August 2012 11:11 AM
To: Zeller, Sam
Cc: [REDACTED]
Subject: RE: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Hi Sam

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Zeller, Sam [<mailto:Sam.Zeller@act.gov.au>]
Sent: Friday, 3 August 2012 10:14 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Dear [REDACTED]:

By way of introduction my name is Sam Zeller and I am the Leasing Officer at the planning and land authority who is responsible for drafting the new Crown leases for the above property.



ACT
Government

Environment and
Sustainable Development



OFFICER : JACKIE HURST
PHONE : 6207 5963
FAX : 6207 1856

**BLOCK 4 SECTION 46 SUBURB OF TURNER
DEVELOPMENT APPLICATION NUMBER 201017034
LESSEE:**

I refer to the notice of decision dated 14 February 2011 concerning the above application.

As you are aware, a variation may be subject to payment of a "Change of Use Charge" (CUC) as it may add value to the lease. Disallowable Instrument No 2009-137 is relevant to this application. Therefore, the CUC has been determined in accordance with the formula $CUC = (V_1 - V_2) \times 50\%$ as follows:

The *Planning and Development Act 2007* also provides that the variation of a lease cannot proceed unless the Lessee has paid the CUC determined. Therefore you are required to pay it within 28 days of being notified of the amount or within such further time as may be approved by the ACT Planning and Land Authority.

It is preferred that payments are made in person at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. The Customer Service Centre is open from 8:30am to 4:30pm Monday to Friday (excluding public holidays). Alternatively, your payment by cheque may be posted to GPO Box 1908, Canberra ACT 2601. Please make your cheque payable to the 'Receiver of Public Monies' and include a copy of this letter with your payment.

If you have any questions regarding methods of payment please phone the ACTPLA Customer Service Centre on 6207 1923.

If you do not agree with this determination you may appeal against the determined amount in accordance with the *Planning and Development Act 2007*. You must lodge your appeal with Australian Capital Territory Civil and Administrative Tribunal (ACAT) within 28 days of the date of this letter, at the following address:

**The Registrar
Australian Capital Territory Civil and Administrative Tribunal
GPO Box 370
CANBERRA ACT 2601**

Once any period for lodging appeals against your approval, or against the determined amount, has expired, and all relevant conditions of approval met, two copies of the new Crown lease documents giving effect to the approval will be prepared for execution by all parties, presentation at the ACT Revenue Office for payment of stamp duty and registration at the Office of Regulatory Services.

Please telephone Jackie Hurst on 6207 5963 for further information regarding this matter.

Yours sincerely



Susan Messer
Manager Leasing
Leasing Section
Development Services Branch
ACT Planning and Land Authority
GPO Box 1908, Canberra ACT 2601

29 June 2012



ACT
Government

Environment and
Sustainable Development

Receipt

[Redacted]

Receipt Reference: 140416.1031.9
Date: 12-Jul-2012 14:31
Cashier: BR
Counter: Counter 1
Location: ACTPLA Dickson

Receipt Item:

COOPY

Amount

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted] - TURNER-46-4

[Redacted]

Total

[Redacted]

[Redacted]

[Redacted]



ACT
Government

Environment and
Sustainable Development

**The Commissioner
ACT Revenue Office**

**New Crown Lease
Block 4 Section 46 Suburb of Turner**

A Development Application for the above block, which included the increase in the number of dwellings permitted on the land, was approved by the Environment and Sustainable Development Directorate.

As a condition of this approval, the Lessee must surrender the existing Crown lease in favour of a new Crown lease

A Change of Use Charge of [REDACTED] has been paid by the Lessee.

There are no off-site works associated with this development.

If you require any further details, I can be contacted on 62071896.

[REDACTED]
Irma Sare
DA Leasing
Planning and Delivery Division
Environment and Sustainable Development Directorate
9 October 2012



ACT
Government

Environment and
Sustainable Development

[Redacted]

Dear [Redacted]

**Block 4 Section 46 Suburb of Turner
Development Application No 201017034**

I refer to the above development application approved with conditions on 13 October 2011. Since the Change of Use Charge has been paid, the new Crown lease giving effect to the approval has now been prepared.

Please find enclosed:

Two Company execution panel forms (CEP) and
Duplicate copies of the varied Crown Leases.

Once registered, these documents will give effect to the approval.

However prior to registration, the attached documents should be signed in **black ink** (where indicated in pencil) by the Lessee and a witness (where applicable) and returned to this office for execution by the Authority's Delegate.

The documents will then be executed by the Authority's Delegate and returned to you along with a letter to the Commissioner of ACT Revenue, which will assist them in the assessment of stamp duty. If you require any further information please contact me on 6207 1896.

Yours sincerely

Irma Sare
Leasing DA
Lease Administration

September 2012



ACT
Government

Environment and
Sustainable Development



Dear 

BLOCK 4 SECTION 46 - TURNER
Application Number: 201017034



I refer to the plans/information you submitted in response to condition A1 of the ACT Civil and Administrative Tribunal (ACAT) Consent Decision dated 12 October 2011 with respect to the above Development Application.

The plans/information now satisfies condition A1 of the decision and has been endorsed to form part of the above Development Approval.

ESDD noted that still you have not taken measures to satisfy the condition B4 of the decision therefore the approved plans cannot be released at this stage.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 02 62051550.

Yours sincerely



Mr Ajith Buddhadasa
Senior Officer

09 March 2012

Fiona, Ruth

From: [REDACTED]
Sent: Monday, 6 August 2012 4:30 PM
To: Zeller, Sam
Cc: [REDACTED]
Subject: RE: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sam

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Zeller, Sam [mailto:Sam.Zeller@act.gov.au]
Sent: Friday, 3 August 2012 10:14 AM
To: [REDACTED]
Cc: rob@[REDACTED]
[REDACTED] for Block 4 Section 46 Turner - DA 201017034

Dear [REDACTED]:

By way of introduction my name is Sam Zeller and I am the Leasing Officer at the planning and land authority who is responsible for drafting the new Crown leases for the above property.

In order to complete the leases I require the following details:

1. [REDACTED] as well as the details of the registered office in [REDACTED] a City.
2. [REDACTED] as well as the details of the registered office in [REDACTED].

As soon as I have these details I will be able to complete the drafting of the leases and release them to you for execution.

I look forward to hearing from you.

Regards,

Sam Zeller

Leasing Officer | Lease Administration

Phone 02 6207 8797 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

sam.zeller@act.gov.au | www.actpla.act.gov.au

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Fiona, Ruth

From: [REDACTED]
Sent: Tuesday, 7 August 2012 11:11 AM
To: Zeller, Sam
Cc: [REDACTED]
Subject: RE: New Crown leases for Block 4 Section 46 Turner - DA 201017034
Attachments: 527306.pdf

Hi Sam

Here is confirmation for [REDACTED].

[REDACTED]

From: Zeller, Sam [mailto:Sam.Zeller@act.gov.au]
Sent: Friday, 3 August [REDACTED]
[REDACTED]
[REDACTED]
Subject: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Dear [REDACTED]:

By way of introduction my name is Sam Zeller and I am the Leasing Officer at the planning and land authority who is responsible for drafting the new Crown leases for the above property.

In order to complete the leases I require the following details:

1. [REDACTED] a
2. [REDACTED].

As soon as I have these details I will be able to complete the drafting of the leases and release them to you for execution.

I look forward to hearing from you.

Regards,

Sam Zeller

Leasing Officer | Lease Administration

Phone 02 6207 8797 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

sam.zeller@act.gov.au | www.actpla.act.gov.au

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recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



ACT
Government

Environment and
Sustainable Development



Dear [REDACTED]

**Block 4 Section 46 Suburb of Turner
Development Application No 201017034**

I refer to the above development application approved with conditions on 13 October 2011. Since the Change of Use Charge has been paid, the new Crown lease giving effect to the approval has now been prepared.

Please find enclosed:

Two Company execution panel forms (CEP) and
Duplicate copies of the varied Crown Leases.

Once registered, these documents will give effect to the approval.

However prior to registration, the attached documents should be signed in **black ink** (where indicated in pencil) by the Lessee and a witness (where applicable) and returned to this office for execution by the Authority's Delegate.

The documents will then be executed by the Authority's Delegate and returned to you along with a letter to the Commissioner of ACT Revenue, which will assist them in the assessment of stamp duty. If you require any further information please contact me on 6207 1896.

Yours sincerely



Irma Sare
Leasing DA
Lease Administration

6

September 2012



COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a company execution panel under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.ors.act.gov.au.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

CONTACT INFORMATION

Lodge in person at the Office of Regulatory Services:	255 Canberra Avenue, Fyshwick ACT 2609
Office Hours:	9:00am to 4:30pm Monday to Friday
General enquiries telephone number:	(02) 6207 0491
Website address:	www.ors.act.gov.au

INSTRUCTIONS FOR COMPLETION

- This form should be used as a company execution panel in support of other land titles forms.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
 - a) **With A Common Seal**
 The common seal of ABC Pty Ltd/Ltd ACN.....
 was affixed in the presence of-
(signature)
(director/secretary)*
 (*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') - (This execution does not require a witness).
 - b) **Without A Common Seal**
 Signed by ABC Pty Ltd/Ltd ACN.....
(signature)
(director/secretary)*
 (*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') - (This execution does not require a witness).



ACT
Government

Justice and Community Safety ACT Justice and Community Safety Directorate

LAND TITLES

OFFICE OF REGULATORY SERVICES

COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
44:4321	Turner	46	4	

ANNEXURE TO MEMORANDUM OF <small>(Insert instrument/dealing type)</small>	DATE OF DOCUMENT <small>(Insert the date of the document annexed to)</small>
DCL	

EXECUTED BY: (Insert full name of company including the ACN)

[Redacted]

EXECUTION BY A COMPANY WITHOUT USING A COMMON SEAL

Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

EXECUTION BY A COMPANY USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

COMMON SEAL OF COMPANY (Seal must be affixed if Execution is by using Common Seal)

[Redacted area for Common Seal]



ACT
Government

Justice and Community Safety ACT Justice and Community Safety Directorate

LAND TITLES

OFFICE OF REGULATORY SERVICES

COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
44:4321	Turner	46	4	

ANNEXURE TO MEMORANDUM OF (Insert instrument/dealing type)	DATE OF DOCUMENT (Insert the date of the document annexed to)
---	--

DCL	
-----	--

EXECUTED BY (Insert full name of company including the AGN)

--

EXECUTION BY A COMPANY WITHOUT USING A COMMON SEAL

Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

EXECUTION BY A COMPANY USING A COMMON SEAL (The Common Seal was affixed in the presence of)

Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

COMMON SEAL OF COMPANY (Seal must be affixed if Execution is by using Common Seal)

--



COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

IMPORTANT INFORMATION

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CONTACT INFORMATION

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Office Hours:	9:00am to 4:30pm Monday to Friday
General enquiries telephone number:	(02) 6207 0491
Website address:	www.ors.act.gov.au

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- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
 - a) **With A Common Seal**
 The common seal of ABC Pty Ltd/Ltd ACN.....
 was affixed in the presence of-
(signature)
(director/secretary)*
 (*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') - (This execution does not require a witness).
 - b) **Without A Common Seal**
 Signed by ABC Pty Ltd/Ltd ACN.....
(signature)
(director/secretary)*
 (*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') - (This execution does not require a witness).



ACT
Government

Environment and
Sustainable Development



Dear [REDACTED]

Block 4 Section 46 Suburb Turner-- DA 201017034

Please find enclosed:

- the new Crown lease documents that have been executed by the Delegate of the ACT Planning and Land Authority ("the Authority");
- an Application Form to Register the new Crown lease; and
- a letter to the Commissioner of ACT Revenue.

Please present these documents to the ACT Revenue Office for Stamp Duty assessment within 90 days of execution. Presentation after this time may incur additional fees.

The ACT Revenue Office is located on the Ground Floor of the Nara Centre, Cnr of London Circuit and Constitution Avenue, Canberra City. Office hours are 9.00am to 5.00pm weekdays, except for Wednesdays, when the office is opened from 10.30am to 5pm. For more information please visit their website at www.revenue.act.gov.au or contact their office on (02) 6207 0028.

After stamp duty is paid, please telephone DA leasing on 75963 within 28 days to arrange a meeting at the Office of Regulatory Services. You will be required to bring all of the above documents as well as the existing Crown leases or Certificates of Title for Block 4 to that meeting. If there is a mortgage over the property, you will need to make arrangements with the Bank or Financial Institution to produce the Titles at the Office of Regulatory Services prior to our meeting for a "DCL" and "ACL". Enclosed is a letter to aid in that process. Please disregard the aid letter if there is no mortgage over the property. Please be aware that you will be required to pay for the lodgement of the following documents:

Surrender of block and New Crown lease.

The Office of Regulatory Services is at 255 Canberra Avenue, Fyshwick ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491.

The Authority must lodge all documents with the Office of Regulatory Services. All expenses associated with the lodgement and registration of the documents is the Lessee's responsibility.

Yours sincerely



Irma Sare
DA Leasing
Lease Administration
9 October 2012

TO THE MORTGAGEE

BLOCK 4 SECTION 46 DIVISION OF TURNER

LESSEE: [REDACTED]

I am the lessee of the above property over which your institution holds a mortgage.

I submitted an application (Development Application No 201017034) to the Environment and Sustainable Development Directorate to increase the number of dwellings permitted on the block. The application has been approved subject to the surrender and re-grant of Crown leases.

To enable the surrender and re-grant to be registered I am required to produce my copy of the Certificates of Title for each block at the Office of Regulatory Services in Canberra. As the Titles are held in your trust, I would be grateful if you could produce the Titles on my behalf.

The Certificates of Title should be produced for the surrender of the existing Crown lease(s) and the registration of a new Crown lease (DCL and ACL).

Should you require any further information on this matter please ring Irma Sare of Leasing DA on 62071896.

.....
Name in full

Fiona, Ruth

From: Zeller, Sam
Sent: Friday, 3 August 2012 10:14 AM
To: [REDACTED]
Subject: New Crown leases for Block 4 Section 46 Turner - DA 201017034

Dear Mr [REDACTED]

By way of introduction my name is Sam Zeller and I am the Leasing Officer at the planning and land authority who is responsible for drafting the new Crown leases for the above property.

In order to complete the leases I require the following details:

1. Confirmation of ACN f [REDACTED] as well as the details of the registered office in [REDACTED].
2. Confirmation of [REDACTED] as well as the details of the registered office in [REDACTED].

As soon as I have these details I will be able to complete the drafting of the leases and release them to you for execution.

I look forward to hearing from you.

Regards,
Sam Zeller

Leasing Officer | Lease Administration

Phone 02 6207 8797 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

sam.zeller@act.gov.au | www.actpla.act.gov.au



DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a determination/surrender of a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.ors.act.gov.au.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** 255 Canberra Avenue, Fyshwick ACT 2609
Office Hours: 9:00am to 4:30pm Monday to Friday
General enquiries telephone number: (02) 6207 0491
Website address: www.ors.act.gov.au

INSTRUCTIONS FOR COMPLETION

- The certificate of title or production of title consenting to the registration of this document is required for lodgement.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
 - a) **With A Common Seal**
The common seal of ABC Pty Ltd/Ltd ACN.....
was affixed in the presence of-
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).
 - b) **Without A Common Seal**
Signed by ABC Pty Ltd/Ltd ACN.....
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).



ACT

Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
44:4321	Turner	46	4

FULL NAME AND ADDRESS OF REGISTERED PROPRIETOR/LESSEE (Surname Last) (ACN required for all Companies)

[Redacted Name and Address]

CONSIDERATION (Please provide monetary sum and/or reason for surrender)

Grant of a new Crown lease


CONSENTING PARTY - SUPPORTING DOCUMENTATION

(One form required for each party required to consent)

Please complete and attach - Form 042 - C - Consent

DATE

October 2012

LESSEE/S EXECUTION	
Print full name of Lessee See CEP forms attached  Signature or common seal of Lessee	Print full name and address of witness Signature of witness

LESSOR'S EXECUTION	
Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory). Irma Sare Senior Officer Grade C Position No 13612 Signature of authorised person	Print full name and address of witness Environment and Sustainable Development Directorate Dame Pattie Menzies House 16 Challis Street Dickson ACT 2602 Signature of witness

OFFICE USE ONLY			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Vol & Folio of further lease	

TERM YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) "dual occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) "dwelling":
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;

- (f) "Lessee" shall:
- (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
 - (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) "multi-unit housing" means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing and triple occupancy housing;
- (h) "premises" means the land and any building or other improvements on the land;
- (i) "Territory" means:
- (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (j) "triple occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing or dual occupancy housing for three dwellings;
- (k) words in the singular include the plural and vice versa;
- (l) words importing one gender include the other genders;

(m) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

(a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

(b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

PURPOSE

(a) To use the land for the purpose of multi-unit housing of not less than one dwelling and not more than eight dwellings;

EASEMENT FOR
SERVICES

(b) That:

(i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of:

(A) ACTEW Corporation Limited A.C.N. 069 381 960 and its successors; and

(B) ActewAGL Distribution A.B.N. 76 670 568 688 a partnership of ACTEW Distribution Ltd A.C.N. 073 025 224 and Jemena Networks (ACT) Pty Ltd A.C.N. 008 552 663 and their successors;

(collectively or separately referred to as the "service provider");

- (ii) the service provider may:
 - (A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and
 - (B) do anything reasonably necessary for that purpose, including without limitation:
 - (1) entering or passing through the land;
 - (2) taking anything on to the land; and
 - (3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;
- (iii) in exercising the powers in Clause 3(b)(ii), the service provider must take all reasonable steps to:
 - (A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and
 - (B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;
- (iv) Clause 3(b)(iii)(B), does not require the service provider to restore:
 - (A) the land to a condition that would result in:
 - (1) an interference with:
 - (i) any service on or through the land; or
 - (ii) access to any service on or through the land; or
 - (2) a contravention of a law of the Territory; or
 - (B) any building or structure placed or constructed on any part of the land comprising the Easement;

- (v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement;
- (vi) for the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and
- (vii) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law;

PROVISION OF
HYDRAULIC MAINS
STORMWATER
DRAINS AND
SEWER LINES

- (c) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
STORAGE AREAS
CARPARKING
AND ILLUMINATION

- (d) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
FACILITIES FOR
ELECTRICAL AND
TELEPHONE CABLES

- (e) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

- (f) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

- (g) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
 - (ii) to which the Tree Protection Act 2005, applies;

SERVICE AREAS

- (h) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

- (i) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;

REPAIR

- (j) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

- (k) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

- (l) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

- (m) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

- (c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

(d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

- (e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
 - (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of)

.....

Delegate

.....

Witness



)
)

.....

Signature

.....

Name in full

.....

Director/Secretary

.....

Signature

.....

Name in full

.....

Director/Secretary



.....

Signature

.....

Name in full

.....

Director/Secretary

.....

Signature

.....

Name in full

.....

Director/Secretary



ACT
Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
44:4321	Turner	46	4

FULL NAME AND ADDRESS OF REGISTERED PROPRIETOR/LESSEE (Surname Last) (ACN required for all Companies)

CONSIDERATION (Please provide monetary sum and/or reason for surrender)

Grant of a new Crown lease


CONSENTING PARTY – SUPPORTING DOCUMENTATION




(One form required for each party required to consent)

Please complete and attach – Form 042 – C – Consent

DATE

9 October 2012

LESSEE/S EXECUTION	
Print full name of Lessee See CEP forms attached  Signature or common seal of Lessee	Print full name and address of witness Signature of witness

LESSOR'S EXECUTION	
Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory). Irma Sare Senior Officer Gr Position No   Signature of authorised person	Print full name and address of witness <i>Jackie Hurst</i> Environment and Sustainable Development Directorate Dame Pattie Menzies House 16 Challis Street Dickson ACT 2602  Signature of witness

OFFICE USE ONLY			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Vol & Folio of further lease	

Fiona, Ruth

From: Hurst, Jackie
Sent: Monday, 2 July 2012 10:52 AM
To: [REDACTED]

Dear [REDACTED]

Please find attached the determination for Block 4 Section 46 Suburb of TURNER

DA 201017034

The original version of this determination was sent out today.

Please call me if I can be of further assistance on 6207 5963.

Regards

Jackie Hurst

Administrative Assistant | Lease Administration

Phone 02 6207 5963 | Fax 02 6207 1856

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

jackie.hurst@act.gov.au | www.actpla.act.gov.au

Fiona, Ruth

From: ACTPLA Customer Services
Sent: Tuesday, 18 October 2011 9:04 AM
To: [REDACTED]
Subject: AT11/53 & [REDACTED]-Consent Decisions
Attachments: AT11_[REDACTED]-Consent Decision.obr; AT11_53-[REDACTED]-Consent Decision.obr

Good morning,

Please find attached references to the Consent Decisions on AT11/53 & 57 (201017034 & 201017615).

Kind regards,

Leah Mokany | Customer Services Officer
Phone 02 6207 1923 | Fax 02 6207 1925
Client Services Branch | Environment and Sustainable Development | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601
www.actpla.act.gov.au | actpla.customer.services@act.gov.au

**This is a market value
lease - s238(2)(a)(ii) Planning
and Development Act 2007**

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

**Australian Capital Territory (Planning and Land
Management) Act 1988 (C'th) ss 29, 30 & 31**

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the
Regulations made under that Act on the *ninth* day of *October*

Two thousand and twelve WHEREBY THE PLANNING AND LAND
AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF
AUSTRALIA ("the Commonwealth") in exercising its functions grants to

LESSEE

[REDACTED] a company having
its registered office at [REDACTED] in the
Australian Capital Territory and [REDACTED]

[REDACTED] a company having its registered office at [REDACTED] in the
Australian Capital Territory as tenants in common in equal shares ("the Lessee")

ALL THAT piece or parcel of land situate in the Australian Capital Territory
containing an area of **974 square metres** or thereabouts and being **Block 4 Section
46 Division of Turner** as delineated on **Deposited Plan Number 324** in the
Registrar-General's Office at Canberra in the said Territory ("the land")

LAND

RESERVING unto the Territory all minerals and the right to the use, flow and
control of ground water under the surface of the land commencing on the *ninth*
day of *October* **Two thousand and twelve** ("the date of the commencement
of the lease") and terminating on **twelfth** day of **February Two thousand and
fifty five** to be used by the Lessee for the purpose set out in Clause 3(a) of this
lease only

TERM YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) "dual occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) "dwelling":
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;

- (f) "Lessee" shall:
- (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
 - (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) "multi-unit housing" means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing and triple occupancy housing;
- (h) "premises" means the land and any building or other improvements on the land;
- (i) "Territory" means:
- (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (j) "triple occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing or dual occupancy housing for three dwellings;
- (k) words in the singular include the plural and vice versa;
- (l) words importing one gender include the other genders;

(m) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

(a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

(b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

PURPOSE

(a) To use the land for the purpose of multi-unit housing of not less than one dwelling and not more than eight dwellings;

EASEMENT FOR
SERVICES

(b) That:

(i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of:

(A) ACTEW Corporation Limited A.C.N. 069 381 960 and its successors; and

(B) ActewAGL Distribution A.B.N. 76 670 568 688 a partnership of ACTEW Distribution Ltd A.C.N. 073 025 224 and Jemena Networks (ACT) Pty Ltd A.C.N. 008 552 663 and their successors;

(collectively or separately referred to as the "service provider");

- (ii) the service provider may:
 - (A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and
 - (B) do anything reasonably necessary for that purpose, including without limitation:
 - (1) entering or passing through the land;
 - (2) taking anything on to the land; and
 - (3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;
- (iii) in exercising the powers in Clause 3(b)(ii), the service provider must take all reasonable steps to:
 - (A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and
 - (B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;
- (iv) Clause 3(b)(iii)(B), does not require the service provider to restore:
 - (A) the land to a condition that would result in:
 - (1) an interference with:
 - (i) any service on or through the land; or
 - (ii) access to any service on or through the land; or
 - (2) a contravention of a law of the Territory; or
 - (B) any building or structure placed or constructed on any part of the land comprising the Easement;

- (v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement;
- (vi) for the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and
- (vii) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law;

PROVISION OF
HYDRAULIC MAINS
STORMWATER
DRAINS AND
SEWER LINES

- (c) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
STORAGE AREAS
CARPARKING
AND ILLUMINATION

- (d) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
FACILITIES FOR
ELECTRICAL AND
TELEPHONE CABLES

- (e) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

- (f) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

- (g) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
 - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
 - (ii) to which the Tree Protection Act 2005, applies;

SERVICE AREAS

(h) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

(i) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;

REPAIR

(j) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

(k) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

(l) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

(m) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

(b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

(c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

(d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

(e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
(i) the Authority;
(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by **Irma Sare**)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of *Jackie Hurst*)



.....

.....



.....
Signature

.....
Name in full

.....
Director/Secretary



.....
Signature

.....
Name in full

.....
Director/Secretary



ACT
Government

Justice and Community Safety

LAND TITLES
OFFICE OF REGULATORY SERVICES
ACT Justice and Community Safety Directorate

COMPANY EXECUTION PANEL

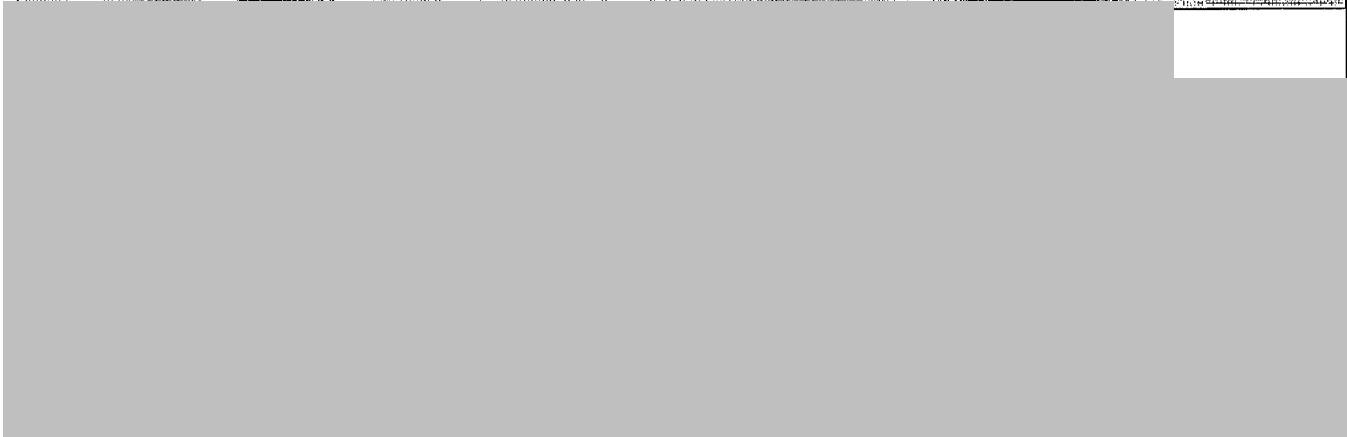
Form 089 - CEP

Land Titles Act 1925

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
44:4321	Turner	46	4	

ANNEXURE TO MEMORANDUM OF (Insert instrument/dealing type)	DATE OF DOCUMENT (Insert the date of the document annexed to)
DCL	

EXECUTED BY (Insert full name of company including the ACN)



EXECUTION BY A COMPANY USING A COMMON SEAL (The Common Seal was affixed in the presence of)	
Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

OR
↓

COMMON SEAL OF COMPANY
(Seal must be affixed if Execution is by using Common Seal)



ACT
Government

Environment and
Sustainable Development

Mr [REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

DA 201017034 Block 4 Section 46 TURNER – Valuation Report

This letter is to advise you that on behalf of the ACT Planning and Land Authority (ACTPLA) the Australian Valuation Office (AVO) has reviewed the valuation report submitted with the above development application. The AVO does not agree with the values identified in the report.

The AVO has provided the following figures in relation to their assessed before and after values:



It is noted that this is a difference ([REDACTED]) between your calculated added value and that of the AVO. I have attached a copy of their findings for your information.

Should you wish to discuss this matter you must, within fifteen (15) working days from the date of this letter, make a written request for a meeting. At the time of your request you should also provide ACTPLA with the following information as is relevant:

- A list of items of difference within the valuation assessments including capitalisation rates, cost differences, value components, dollar rates etc.
- Reports not previously submitted with the original development application including building, architectural, town planning etc.
- New or additional sales or rental information not previously included in the valuation report provided in the submission of the development application.
- Rationalisation of how the new points introduced by you will affect your valuation assessment.

Meetings can be requested by email to actpladaleasing@act.gov.au or mail to the Assistant Manager, DA Leasing to the address below.

Failure to request a meeting and provide the required information within the time frame will result in the change of use charge being determined in accordance with the *Planning and Development Act 2007*.

Should you wish to discuss this matter further I can be contacted via email actpladaleasing@act.gov.au or on telephone 6207 5963.

Yours sincerely



Jackie Hurst
Leasing Section
Planning Delivery Division

31 May 2012



ACT
Government

Environment and
Sustainable Development

OFFICER : JACKIE HURST
PHONE : 6207 5963
FAX : 6207 1856

[REDACTED]

[REDACTED]

**BLOCK 4 SECTION 46 SUBURB OF TURNER
DEVELOPMENT APPLICATION NUMBER 201017034
LESSEE:**

I refer to the notice of decision dated 14 February 2011 concerning the above application.

As you are aware, a variation may be subject to payment of a "Change of Use Charge" (CUC) as it may add value to the lease. Disallowable Instrument No 2009-137 is relevant to this application. Therefore, the CUC has been determined in accordance with the formula $CUC = (V_1 - V_2) \times 50\%$ as follows:



The *Planning and Development Act 2007* also provides that the variation of a lease cannot proceed unless the Lessee has paid the CUC determined. Therefore you are required to pay it within 28 days of being notified of the amount or within such further time as may be approved by the ACT Planning and Land Authority.

It is preferred that payments are made in person at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. The Customer Service Centre is open from 8:30am to 4:30pm Monday to Friday (excluding public holidays). Alternatively, your payment by cheque may be posted to GPO Box 1908, Canberra ACT 2601. Please make your cheque payable to the 'Receiver of Public Monies' and include a copy of this letter with your payment.

If you have any questions regarding methods of payment please phone the ACTPLA Customer Service Centre on 6207 1923.


If you do not agree with this determination you may appeal against the determined amount in accordance with the *Planning and Development Act 2007*. You must lodge your appeal with Australian Capital Territory Civil and Administrative Tribunal (ACAT) within 28 days of the date of this letter, at the following address:

**The Registrar
Australian Capital Territory Civil and Administrative Tribunal
GPO Box 370
CANBERRA ACT 2601**

Once any period for lodging appeals against your approval, or against the determined amount, has expired, and all relevant conditions of approval met, two copies of the new Crown lease documents giving effect to the approval will be prepared for execution by all parties, presentation at the ACT Revenue Office for payment of stamp duty and registration at the Office of Regulatory Services.

Please telephone Jackie Hurst on 6207 5963 for further information regarding this matter.

Yours sincerely



Susan Messer
Manager Leasing
Leasing Section
Development Services Branch
ACT Planning and Land Authority
GPO Box 1908, Canberra ACT 2601

29 June 2012



Australian Government
Australian Taxation Office
Australian Valuation Office



The Manager
Leasing and Building Services Branch
ACT Planning & Land Authority
GPO Box 1908
CANBERRA ACT 2601

ATTENTION: Customer Services

CROWN LEASE: BLOCK 4 SECTION 46 DIVISION OF TURNER
LESSEE: [REDACTED]
DA No: DA 201017034
SITE AREA: 973.60 square metres
ADDRESS: [REDACTED]
TERRITORY PLAN ZONE: RZ 4

Your Request of 17 April 2012

We have completed a review of the change of use assessment for the above mentioned property. A brief report has been attached to this letter for your reference.

For any further consultation regarding this matter please contact [REDACTED] or [REDACTED]



28 May 2012

CHANGE OF USE CHARGE

REVIEW

CROWN LEASE: BLOCK 4 SECTION 46 DIVISION OF TURNER
LESSEE: [REDACTED]
DA No: DA 201017034
SITE AREA: 973.60 square metres
ADDRESS: [REDACTED]
TERRITORY PLAN ZONE: RZ 4

Instructions

The ACT Planning and Land Authority (ACTPLA) have requested AVO to provide relevant comments in regard to a change of use charge assessment for the abovementioned property.

The request from ACTPLA includes a copy of the Development Application and details of the proposed lease variation, copy of the Crown lease and a valuation report prepared by [REDACTED] 4 October 2009.

The valuation review process has included the following:

- Perusal and consideration of the information provided in the request
- An inspection of the subject property (from the roadside)
- Research and analysis of additional market evidence
- Quality assurance by the A/g Regional Manager

Development Application

The proposed development application seeks to vary the purpose clause to read as follows:

To use the said land for the purpose of:

- i. One dwelling; or
- ii. Multi-unit housing for not more than eight dwellings

Private Valuer's Assessment

[REDACTED]

Comment

The valuation report prepared by [REDACTED] has been critiqued and due to the period of time that has elapsed between the date of valuation and the date of the consent order, the assessed "Before and After" values are not considered suitable in the calculation of CUC.

Please note that the Consent Order dated 13 October 2011 has been taken into account in this review.

Valuation Methodology

Direct Comparison of Market Evidence.

Market Evidence

'Before Value' Evidence

Sale 1.

Legal: Block 9 Section 62, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 2 September 2010

Block size: [REDACTED]

Description: Two storey semi detached brick and tile two bedroom one bathroom dwelling, where the bathroom has been upgraded otherwise near original condition throughout. The property is zoned 'RZ4' under the *ACT Territory Plan 2008*, as amended. The property was purchased by an adjoining owner [REDACTED]
[REDACTED]

Sale 2

Legal: Block 12 Section 46, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 22 August 2009

Block size: [REDACTED]

Description: Single storey brick and tile three bedroom one bathroom dwelling, where the kitchen has been updated, otherwise near original condition throughout. The property is zoned 'RZ4' under the *ACT Territory Plan 2008*, as amended. [REDACTED]
[REDACTED]

Sale 3

Legal: Block 23 Section 46, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 17 December 2010

Block size: [REDACTED]

Description: Three bedroom one bathroom dwelling, where the kitchen has been refurbished and the bathroom have been updated. The property is zoned 'RZ4' under the *ACT Territory Plan 2008*, as amended. This sale equates to [REDACTED]

Sale 4

Legal: Block 20 Section 46, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 7 August 2011

Block size: [REDACTED]

Description: Three bedroom one bathroom dwelling, where the kitchen has been refurbished. The property is zoned 'RZ4' under the *ACT Territory Plan 2008*, as amended. This sale equates to [REDACTED]

Sale 5

Legal: Block 6 Section 46, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 12 May 2012

Block size: [REDACTED]

Description: Three bedroom ensuite dwelling, which has been extended and refurbished throughout, with a detached brick garage. The property is zoned 'RZ4' under the *ACT Territory Plan 2008*, as amended. [REDACTED]

'After Value' Evidence

Sale 1.

Legal: Blocks 8 Section 46, Division of Turner

Address: [REDACTED]
[REDACTED]

Date sale: 15 December 2010

Block size: [REDACTED]

Description: Property sold with DA approval in place for 10 one bedroom residential units. The property is zoned RZ4 under the *ACT Territory Plan 2008*, as amended.

Sale equates to [REDACTED]

Sale 2.

Legal: Blocks 7 & 8 Section 49, Division of Lyneham

Address: [Redacted]
[Redacted]

Date sale: 20 July 2011

Block size: [Redacted]

Description: Two adjoining sites that were sold in one line at public auction, with planning approval for 12 residential units. The properties are zoned RZ4 under the *ACT Territory Plan 2008*, as amended.
[Redacted]

Sale 3.

Legal: Blocks 5, 6 & 7 Section 79, Division of O'Connor

Address: [Redacted]
[Redacted]

Date sale: 14 August 2010

Block size: [Redacted]

Description: Three dwellings sold in one-line at auction, without any planning approvals. The blocks are located within a RZ4 zone. A subsequent DA was lodged and approved for 20 units. [Redacted]
[Redacted]

Valuation Calculations

"Before Value"

[Redacted]

'After Value'

[Redacted]

Australian Valuation Office's Assessment



Proviso

This valuation is not to be used after 3 months from the date of valuation, nor if there are any material or economic changes meanwhile. In either event it should be referred back to the Australian Valuation Office for review.

For any further consultation regarding this matter please contact the undersigned on  or 



Disclaimer

This assessment is for the exclusive use of the Leasing and Compliance Section of the ACT Planning and Land Authority to whom it is addressed and is undertaken in accordance with instructions provided in the request.

This report is not to be used by any other party for any purpose. Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published in part nor in full in any way without written approval of the Australian Valuation Office of the form and context in which it will appear.

Notwithstanding the foregoing, the client agrees that in the event that it does communicate to a third party the whole or any part of this valuation it shall also communicate to the third party the full terms as stated under this disclaimer and further agrees to indemnify the Australian Valuation Office in the event of any failure to do so.



23 January 2012

ACTPLA
Customer Services / App. Sec.
GPO Box 1908
CANBERRA ACT 2601

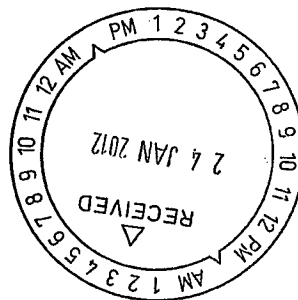
Dear Sir / Madam,

Re: S. 165 Amendment Submission – ACAT 11/53 block 4 section 46 TURNER

Please find the enclosed CD containing the required documentation to support the application referred to.

Feel free to contact the undersigned should the need arise.

Yours truly,



Planning and Development Act 2007 - SECTION 165 - Satisfying Conditions of Approval

LODGEMENT CHECKLIST

Block Section Suburb

ORIGINAL DA Number: 20101704334

INITIAL ADMINISTRATION CHECKLIST - FRONT COUNTER

S165

Has the Development Application form been completed & signed by the applicant	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Check that the street address matches the block and section in the form	<input checked="" type="checkbox"/>
Documentation on CD/DVD checked - Naming conventions used and plans have been orientated correctly	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy? - This information can be placed on the application form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If the application is for residential the applicant is required to have a floor plan both with internal layout and one for the Public Register, no internal walls shown. Has this been provided?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Processed by: Linda DATE: 25/1/12



ACT
Government

Environment and
Sustainable Development

Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 11

SECTION 144 & 197 AMENDMENTS SATISFYING CONDITIONS OF APPROVAL (S.165)

Type of Application

Amendment (S.144)

Amendment to a **current** application
not yet approved

Insert Proposal Number to which this
application relates:

Additional information
as requested

20.....

Amendment (S.197)

Amendment to a **development approval**

Insert Development Approval Number
to which this application relates:

Additional information
as requested

20.....

The following questions must be answered for amendments lodged under S.144 or S.197 of the P & D Act 2007

Will the development applied for after the amendment be substantially the same as the development applied for originally?

YES NO

If **NO** - the Authority must refuse to amend the development application/approval

Will the assessment track for the application change if the application is amended?

YES NO

If **YES** - the Authority must refuse to amend the development application/approval

Please provide the date of the original approval: _____

Has work relating to the original approval commenced? (Required for S197 amendments only)

YES NO

If **NO** - please check the status of your development approval with the Authority

**Satisfying Conditions
of Approval (S.165)**

Information and documentation to satisfy
conditions of development approval

Insert Proposal Number to which this
application relates:

20 1017043

Lease/Site Details *Please Print*

If more than one lease/site, attach the following details for each lease/site

Block

Section

Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant Details *Please Print*

Com

Pos

Pos

Pho

Busi

EMAIL

Lessee (Property Owners) Details *Please Print*

List Amendments or Conditions of Approval Being Satisfied *Please Print*

EXAMPLES:

1. Laundry window being enlarged, roof material changed from tile to colour bond
2. Condition 1 – plan showing revised side setback, Condition 2 – landscape plan provided

Changes to comply with ACAT (AT 11/53) CONCENT
DECISION dated 12 October 2011.

Additional space on next page if required

List of Amendments or Conditions of Approval Being Satisfied continued

Entity and/or Referral Requirements (COMPLETE FOR AMENDMENT APPLICATIONS ONLY)

Do the amendments to your proposal impact on entity requirements? NO YES

IF YES

CODE TRACK AMENDMENT APPLICATIONS

- Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application

MERIT & IMPACT TRACK AMENDMENT APPLICATIONS

- Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application **OR**
- Provide documentation with your amendment application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Planning and Land Authority
- Entity Endorsement provided
- Documentation provided for referral to Entity

Other Requirements

DOCUMENTATION AND PLANS

All required documentation must be provided in an electronic format on compact disc/DVD and meet the following requirements (Form to 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 ACTPLA 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.

Amendment to Development Application Not Yet Approved (S.144)

When submitting documentation or plans in relation to an amendment to a development application that has not been determined, a written statement specifying what elements of the original proposal have been changed must be provided. Amendment/s to be listed on plans and area on plan clouded where change to occur. The amended application may need to be notified (S.146).

Satisfying Conditions of Approval (S.165)

When submitting documentation or plans to satisfy conditions of approval a written statement detailing which conditions the documentation or plans are seeking to satisfy must be provided.

Amendment to Development Approval (S.197)

When submitting documentation or plans in relation to an amendment to a development approval, a written statement specifying what elements of the original approval have been changed must be provided. Amendment/s to be listed on plans and area on plan clouded where change to occur. The amended application will be notified (S.198) unless exempt by regulation.

Plans for Public Register

When submitting documentation or plans with an amendment application or to satisfy conditions of approval for residential development, a full working set of drawings and a public register set of drawings must be submitted. The Public Register floor plan must not show the interior layout of the development. All windows and doors to be clearly marked to enable identification of the use of the room/space to which they relate or an indication on the floor plan as to what the space will be used for e.g. bedrooms, living area, car accommodation, must be provided.

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;


I/we understand that an amendment may be notified in accordance with the requirements of the *Planning and Development Act 2007*.

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.



Lessee's Signature		Date	<input type="text"/>
Govt Land Custodian Signature (unleased land only)	<input type="text"/>	Date	<input type="text"/>
Delegate of Planning and Land Authority (unleased land only)	<input type="text"/>	Date	<input type="text"/>

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 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. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

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: Department of Environment, Water, Heritage and the Arts, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111.

Contact Details:

Environment and Sustainable Development Directorate
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au Website: www.actpla.act.gov.au



9 November 2011

ACTPLA
Attn: Mr George Cilliers
GPO Box 1908
CANBERRA ACT 2601


Dear Mr Cilliers,

Re: DA# 201017043 – ACAT 11/53 block 4 section 46 TURNER

Further to the recent ACAT consent decision in the matter referred to I write to seek an extension of the 28 days to provide the further information sought by the conditions of approval.

I should think an extension till late January next year, say Friday 27 January 2012 should ~~be~~ allow sufficient time to gather the information required as with Christmas fast approaching I should think many consultants will be busy and will not have scheduled this work so close to the end of the year.

Feel free to contact the undersigned should the need arise.





ACT
Government

Environment and
Sustainable Development

Dear [REDACTED]

DA 201017034 Block 4 Section 46 TURNER – Valuation Report

This letter is to advise you that on behalf of the ACT Planning and Land Authority (ACTPLA) the Australian Valuation Office (AVO) has reviewed the valuation report submitted with the above development application. The AVO does not agree with the values identified in the report.

The AVO has provided the following figures in relation to their assessed before and after values:

After Value: [REDACTED]

Before Value: [REDACTED]

Added Value: [REDACTED]

It is noted that this is a difference of [REDACTED] between your calculated added value and that of the AVO. I have attached a copy of their findings for your information.

Should you wish to discuss this matter you must, within fifteen (15) working days from the date of this letter, make a written request for a meeting. At the time of your request you should also provide ACTPLA with the following information as is relevant:

- A list of items of difference within the valuation assessments including capitalisation rates, cost differences, value components, dollar rates etc.
- Reports not previously submitted with the original development application including building, architectural, town planning etc.
- New or additional sales or rental information not previously included in the valuation report provided in the submission of the development application.
- Rationalisation of how the new points introduced by you will affect your valuation assessment.

Meetings can be requested by email to actpladaleasing@act.gov.au or mail to the Assistant Manager, DA Leasing to the address below.

Failure to request a meeting and provide the required information within the time frame will result in the change of use charge being determined in accordance with the *Planning and Development Act 2007*.

Should you wish to discuss this matter further I can be contacted via email actpladaleasing@act.gov.au or on telephone 6207 5963.

Yours sincerely

Jackie Hurst
Leasing Section
Planning Delivery Division

May 2012

COLLECTION OF DOCUMENTS

Block 4 Section 46 Division of TURNER

Documents: Leases and Surrender Instrument - Register docs



Officer Name: IRMA SARE

Officer Number: 620 71896

Date: 10.10.12



Date collected 10/10/2012

COLLECTION OF DOCUMENTS

Block 4 Section 46 Division of Turner

Documents: Leases and Surrender Instrument



Telephone Number:

Officer Name: IRMA SARE

Officer Number: 620 71896

Date:



Date collected 7/9/2012

ACAT Appeal Checklist – After Appeal Finalised

Block	4	Section	46	Suburb	Turner		
ACAT Number	AT11/53		DA Number		201017034		
Name of Applicant(s): [REDACTED]			Application:				
Authority Case Officer: Thara Boraiah							
DAY 1	Decision received from ACAT (either via mail (hard copy) or e-mail (electronic))				Date		
	If only hard copy received (usually consent decisions) scan (File name AT0X-XX AAT applicant (eg AT08-12 Smith)) and save into decision folder in Objective: ACAT COORDINATION team\ACAT COORD DECISIONS\ATXX Decisions						
	Create copy of decision and save copy into relevant appeal folder in DA or TL file					<input type="checkbox"/>	
	"Send reference" via Objective of decision to:						
	Case Officer					<input type="checkbox"/>	
	Supervisor					<input type="checkbox"/>	
	Section Head					<input type="checkbox"/>	
	Branch Head					<input type="checkbox"/>	
	ACTPLA DA Leasing (if a DA/Leasing appeal)					<input type="checkbox"/>	
	If the appeal has a decision with reasons, send reference of decision to the ACAT Decision Review Committee – Tony Thew, Ben Ponton, Bruce Frazer, Maggie Chapman, David Dunstan, Sherridan Steele, Karen Wilden, Aaron Oshyer.						
	Update ACAT decision details on Excel Database and Monthly Exec report: (Objective:\ACAT COORDINATION team\ACAT COORD Databases\ACAT Appeals current DATABASE)						<input type="checkbox"/>
	(Objective:\ACAT COORDINATION team\ACAT COORD Reports Current\ACAT COORD Monthly Exec Reports\Monthly Exec Rpt on Appeals)						<input type="checkbox"/>
	Update note on DA file, 6 - Decision folder with result of appeal. (DA appeals only)					<input type="checkbox"/>	
	Finalise Appeal details on DARTS – update status for appeal activity only! (Do not update any other activity).					<input type="checkbox"/>	
	If appeal finalised prior to hearing delete any Tasks/Hearing dates in case officers electronic diaries (only the officer who made the electronic bookings can delete it)					<input type="checkbox"/>	
Delete any Hearing dates from 'Current Appeal Dates' listing					<input type="checkbox"/>		
ACAT Decision Review form – complete top section then send to Case Officer (ACAT COORDINATION team\ACAT COORD Decision Review Committee\ACAT Summary Sheets\Decision Summary proforma)					<input type="checkbox"/>		
File the signed hard copy of Decision in Decision's Folder					<input type="checkbox"/>		
Destroy any surplus copies of the T-doc					<input type="checkbox"/>		
Media? (Check media over next week to see if any articles on the appeal and save into (ACAT COORDINATION team\ACAT COORD Media) with alias to relevant appeal folder)					<input type="checkbox"/>		

Fiona, Ruth

From: Hurst, Jackie
Sent: Friday, 1 June 2012 9:08
Subject: Pre Determination
Attachments: 20120531 - AVO ACTPLA CUC.pdf; 20120601 - SIGNED - Predetermination.pdf

Dear [REDACTED]

Please find attached the Pre-determination and the AVO CUC Report for Block 4 Section 46 Suburb of TURNER

DA 201017034

Please find attached a copy of the CUC report from AVO.

The original version of this determination was sent out today.

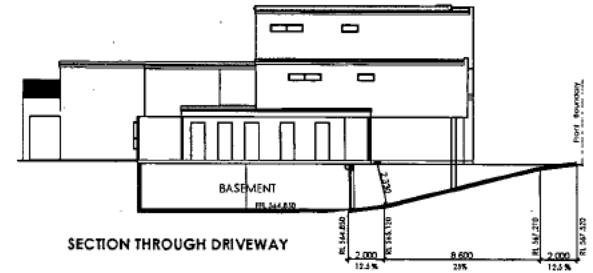
Please call me if I can be of further assistance on 6207 5963.

Regards

Jackie Hurst

Administrative Assistant | Lease Administration Phone 02 6207 5963 | Fax 02 6207 1856 Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | jackie.hurst@act.gov.au | www.actpla.act.gov.au

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name AJITH BUDDHADASA
 Date 15/11/2012



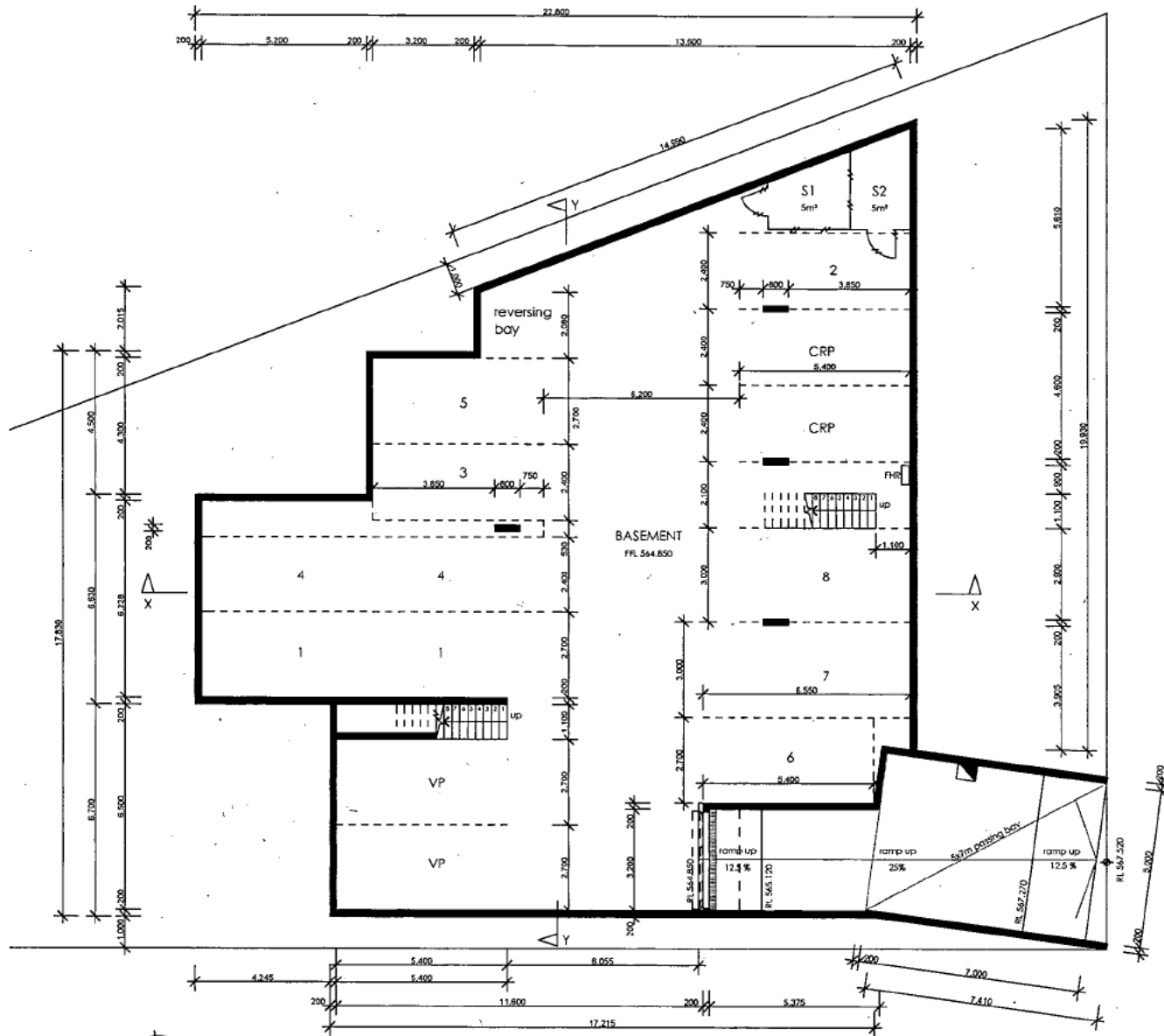
PARKING CALCULATIONS

3 x 1 Bedroom Units with 1 space each = 3
 2 x 2 Bedroom Units with 2 spaces each = 4
 3 x 2 Bedroom Units @ 1.5 spaces each = 5 (4.5)
 8 x 0.25 visitor spaces = 2
 Total number of spaces required = 14
 Total number provided = 14

LEGEND

CRP - communal residents parking
 VP - visitor parking
 S - storage area

H	Dec 2011	Changes to satisfy conditions of approval
G	Sep 2011	ACAT Revisions III
F	Sep 2011	ACAT Revisions II
E	Aug 2011	ACAT Revisions
D	Mar 2011	Application for re-consideration submission
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B	Nov. 2009	DA Submission
A	Oct. 2009	Client Check
Issue	Date	Event



BASMENT LEVEL FLOOR PLAN

FLOOR AREAS
 Carparking area 395.3m²
 Basement fire escape stairs 8.0m²
 storage 16.0m²

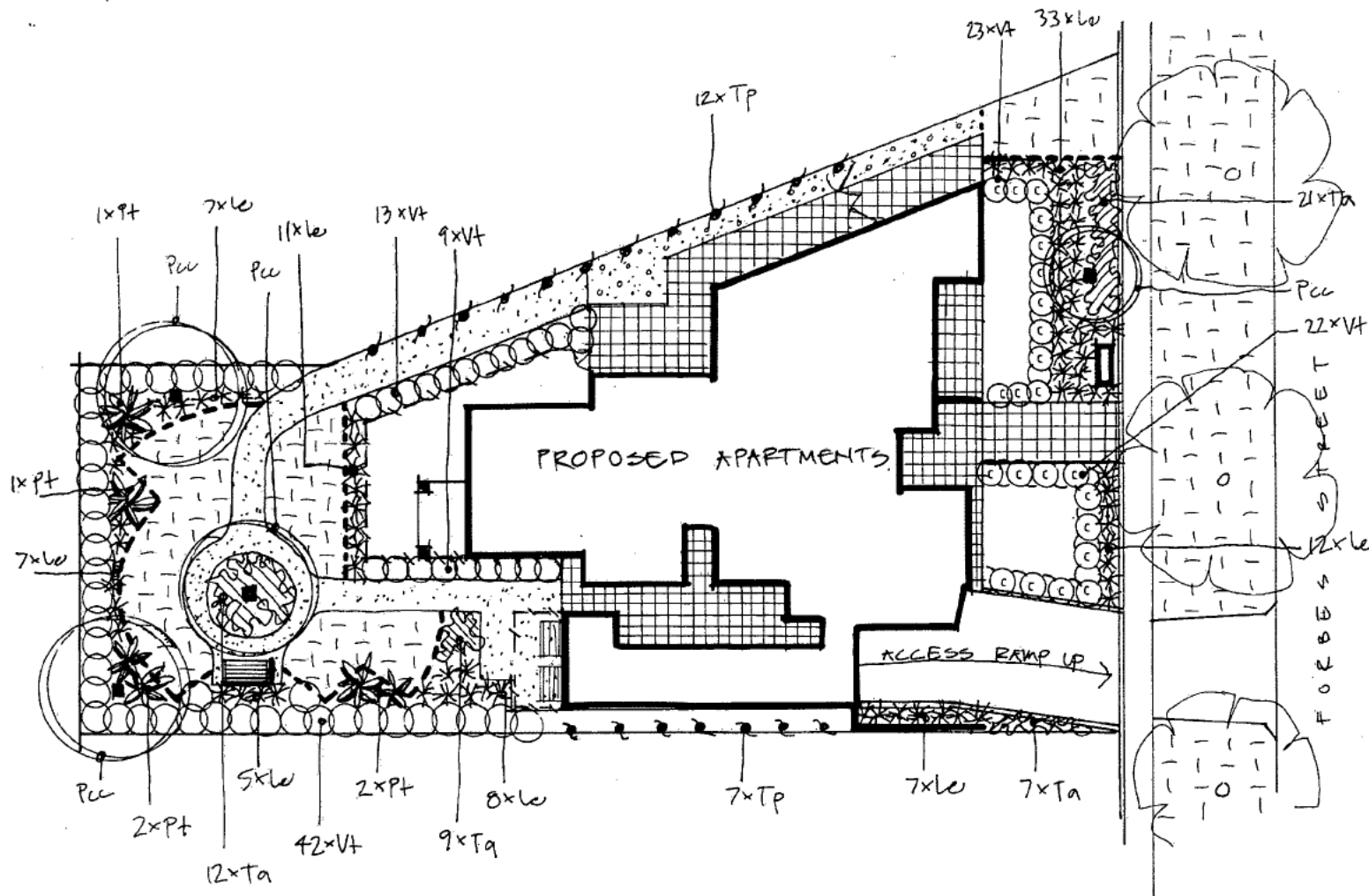
Site
 block 4
 section 46,
 Turner, ACT.

Title
 Basement Level Floor Plan

Scale 1:100, 1:200
 Drawn By BP

Date Sept 2009
 Drawing No. 1319 - B

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LANDSCAPE LEGEND

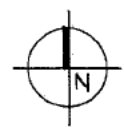
- Hardscape**
- Broom finished grey concrete pathways / driveways
 - Tiled access way / lobby
 - Stabilised crushed granite pathway / ground cover
 - Brick on edge mowing strip / garden edging
 - 1.2m high black p-coated chainwire mesh fence to be concealed / consumed by hedge planting
 - Fences as per architectural detail
 - Timber bench seat
 - Clothes lines
- Softscape**
- Existing tree to be protected during construction
 - Proposed tree planting
 - Proposed shrub planting
 - Proposed climber planting
 - Proposed ground cover planting
 - Proposed feature planting
 - Proposed non irrigated lawn planting

PROPOSED PLANTING SCHEDULE

TREES			
Code	No.	Species	Size
Pcc	4	Pyrus coteuyana 'Capilla'	75 litre, min 1.5m tall
CLIMBING PLANTS			
Code	No.	Species	Size
lp	19	Trachelospermum jasminoides	200mm pot
GROUND COVERS			
Code	No.	Species	Size
Ta	49	Trachelospermum asiaticum	145mm pot
HEDGING PLANTS / SHRUBS			
Code	No.	Species	Size
Vt	109	Viburnum tinus	200mm pot
FEATURE PLANTS / CLUMPING GRASSES			
Code	No.	Species	Size
Le	93	Liriodie 'evergreen gladiol'	140mm pot
Pf	6	Phormium tenax 'pulpurea'	140mm pot

LAWN
Non irrigated Dryland Grass Mix to verge / mature strip and to reinstale adjoining areas where disturbed.

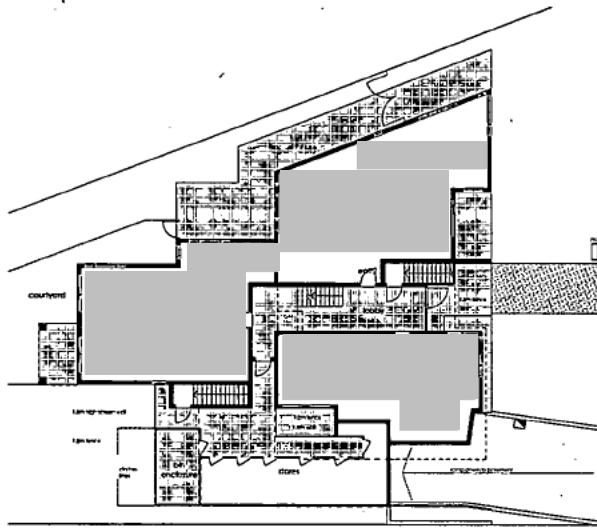
NOTES
-Make good and repair all damage to dryland grass upon land adjoining the site during construction.
-Ensure all trees adjoining the site are protected during the construction phase, and any damage rectified during or immediately after construction.
-Each Private Open Space to be left clean and clear of building waste, ready to for landscaping by each individual owner.



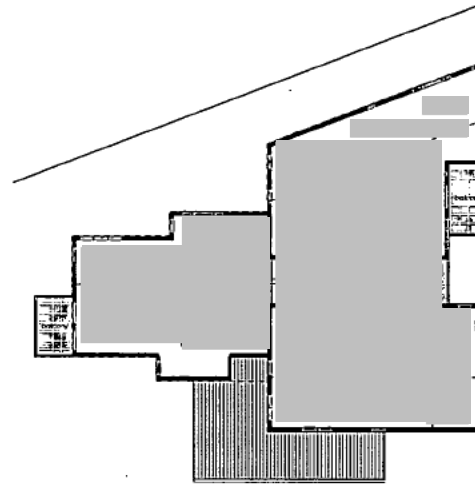
L A N D S C A P E P L A N

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
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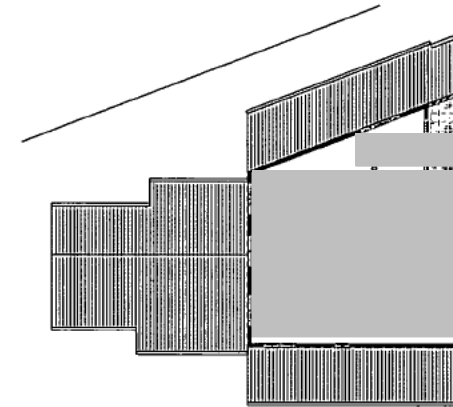
Issue Date Event G Sep 2011 ACAT Revisions III	Drawing no. DA1319 - N	Title Landscape Plan
Scale 1:200 @ A3	Date Sept. 2009	Drawn By PB



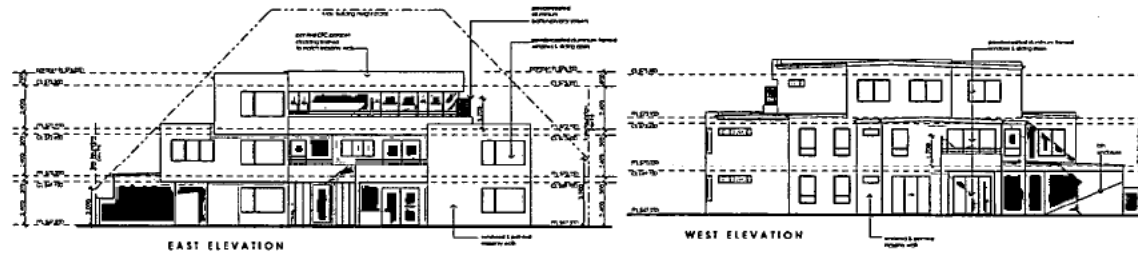
GROUND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

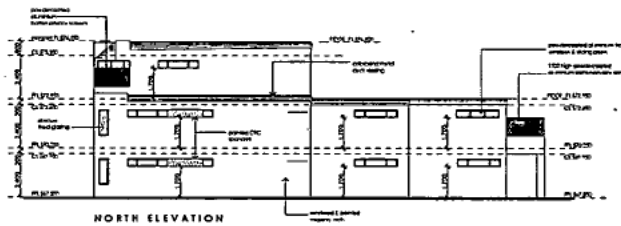


SECOND LEVEL FLOOR PLAN

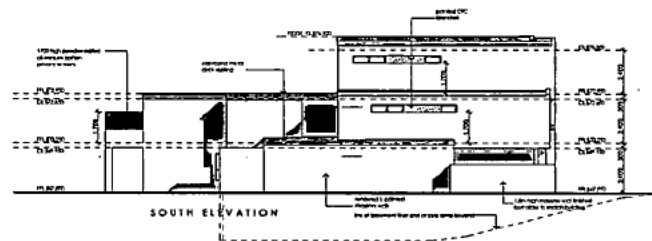


EAST ELEVATION

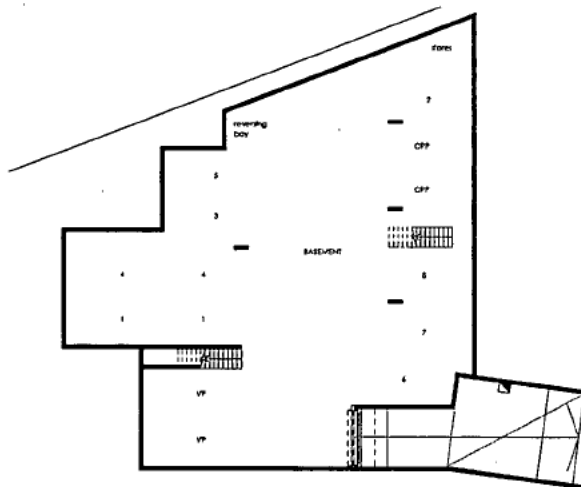
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



BASEMENT LEVEL FLOOR PLAN

PLANNING AND DEVELOPMENT ACT 2007
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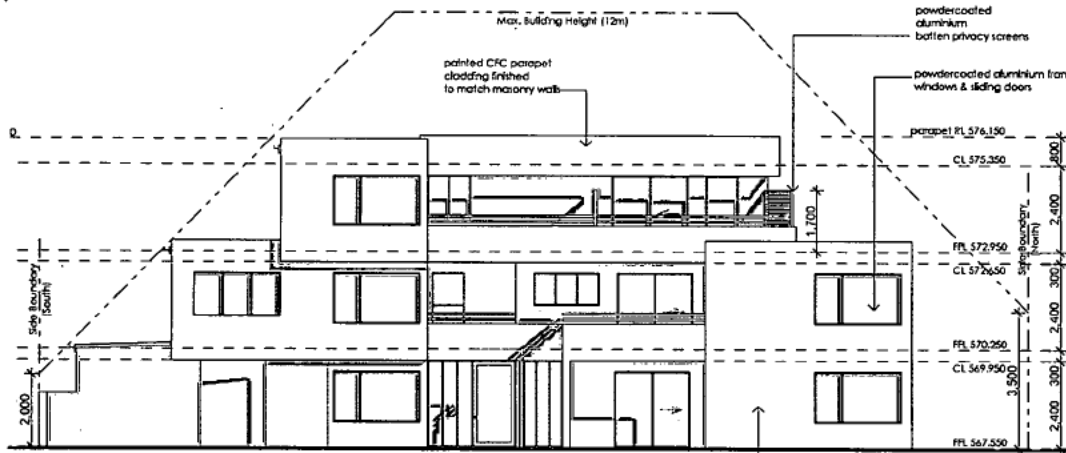
- H Dec 2011 Changes to satisfy conditions of approval
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- A Oct. 2009 Client Check

Site
 block 4
 section 46,
 Turner, ACT.

Title
 Notification Plans
 Elevations

Scale 1:200 Drawn By BP

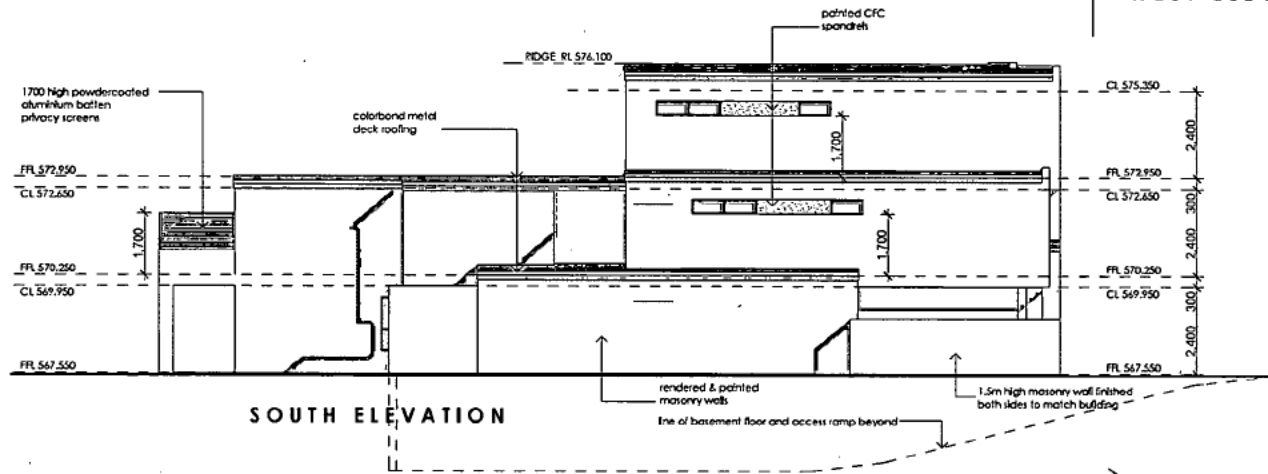
Date Sept. 2009 Drawing No. 1319 - I



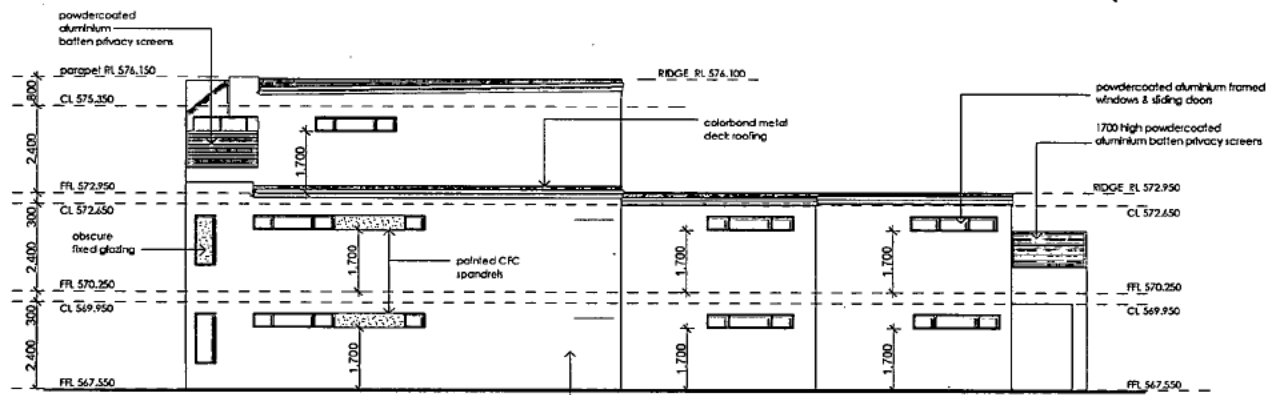
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PLANNING AND DEVELOPMENT ACT 2007
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Site
 block 4
 section 46,
 Turner, ACT.

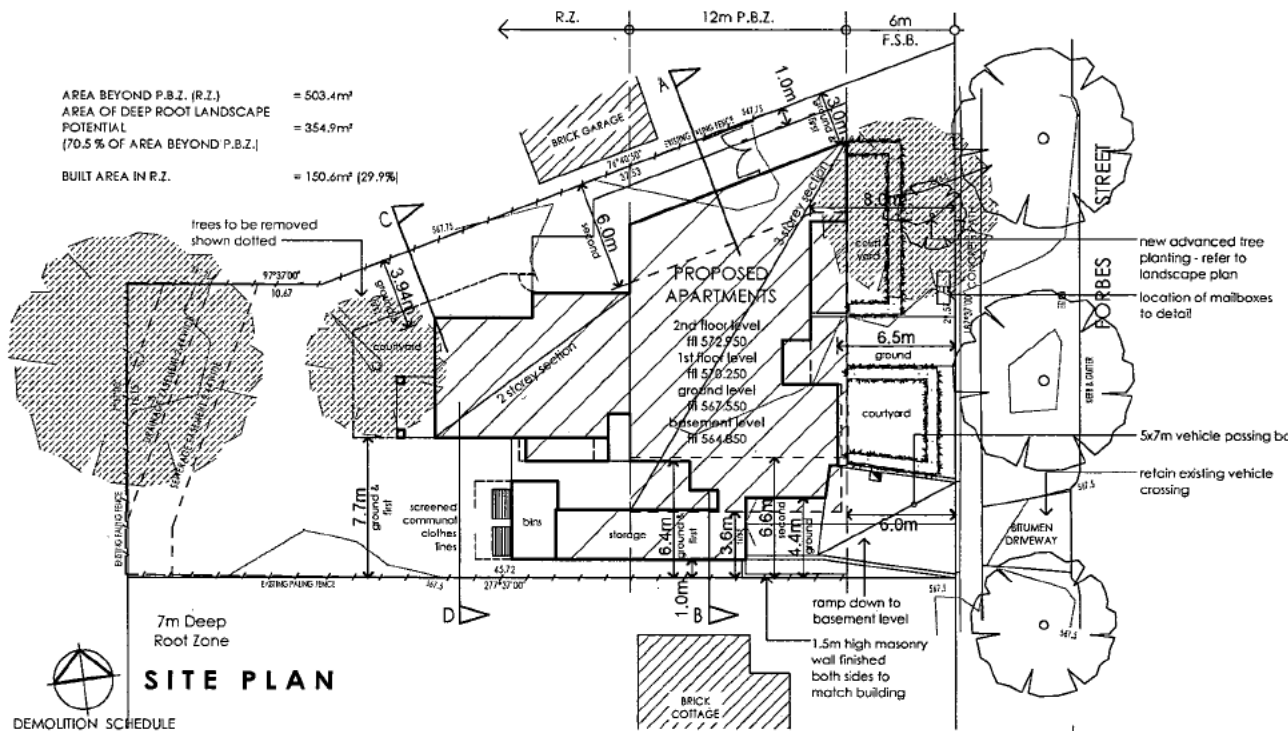
Title
 Elevations

Scale 1:100
 Drawn By BP

Date Sept. 2009
 Drawing No. 1319 - G

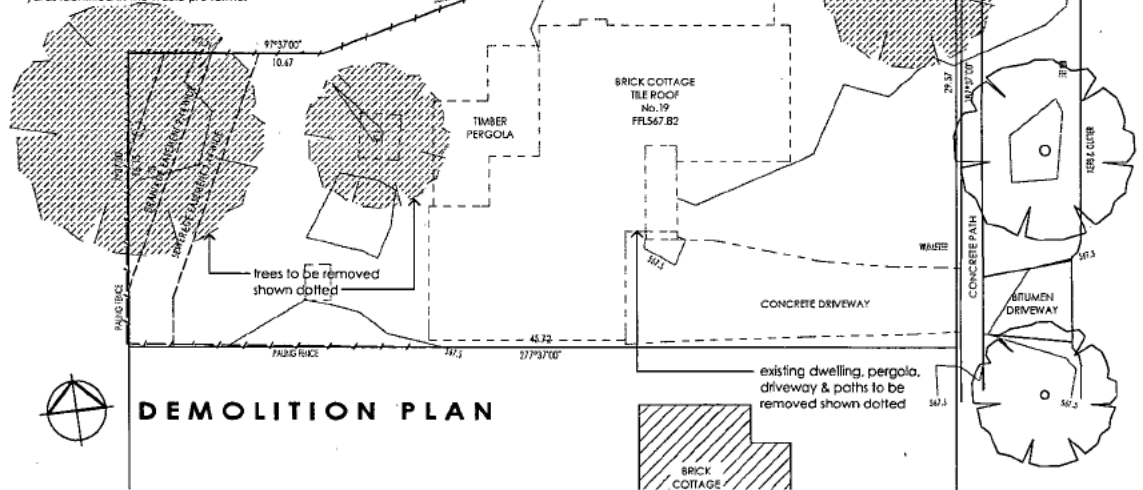
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AREA BEYOND P.B.Z. (R.Z.) = 503.4m²
 AREA OF DEEP ROOT LANDSCAPE POTENTIAL (70.5 % OF AREA BEYOND P.B.Z.) = 354.9m²
 BUILT AREA IN R.Z. = 150.6m² (29.9%)



DEMOLITION SCHEDULE

- Inform ACTEW AGI of the proposed demolition and invite them to remove meters and disconnect all service supplies.
- Retain water meter on site for use during construction, stake and protect with paraweb during demolition stage.
- Disconnect stormwater line and cap off.
- Disconnect sewer line and cap off 3m from sewer main.
- Fence off site prior to starting any demolition works to prevent public access.
- Fence off areas surrounding trees to be retained to protect them during the demolition and construction.
- Salvage roof tiles and other materials required and store off site.
- Remove by hand any asbestos based materials and dispose of in accordance with Government guidelines.
- Machine demolish residence, including footings and remove all rubble from site to yards identified in the waste pro forma.



PLOT RATIO CALCULATIONS

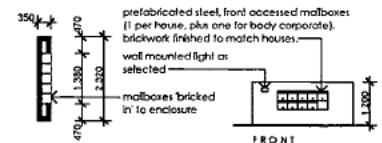
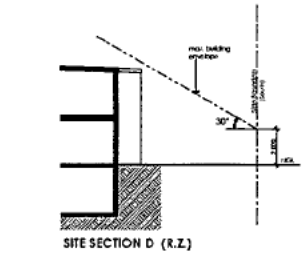
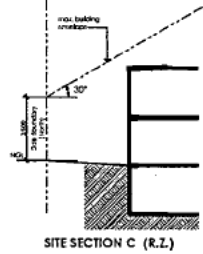
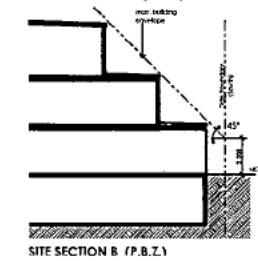
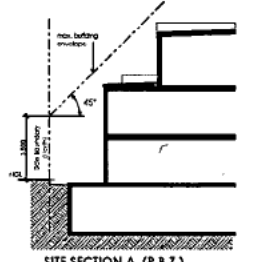
-Units Living Areas	586.5m ²
-Storage Areas	36.0m ²
-Breezeway + Lobbies	44.6m ²
-Basement fire escape stairs	8.0m ²
-Total Area	675.1m ²
-Site Area	973.6m ²
-Proposed Plot Ratio	0.69 : 1

NOTES

- All directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection.
- All pedestrian paths are designed in accordance with AUSROADS Guide to Traffic Engineering Practice Part 13- Pedestrians.

LEGEND

- existing tree to be retained
- existing tree to be removed
- courtyard wall - 230 brickwork to match building to 750mm above NGL with 750mm p/coated 'spear fence' to top (O/A 1.5m max height)
- existing boundary fence to be retained
- pedestrian gate to match adjoining fence
- hedge planting with 1.2m tall black chainwire fence to define / secure front courtyards
- dark grey broom finished concrete driveway
- brick mailbox enclosure to detail
- 1.2m tall bollard light fixture subject to lighting plan
- visitor vehicle call buzzer location



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A	Oct. 2009	Client Check

Site
 block 4
 section 46,
 Turner, ACT.

Title
 Site Plan

Scale 1:200, 1:100
 Drawn By 22BP 1:100

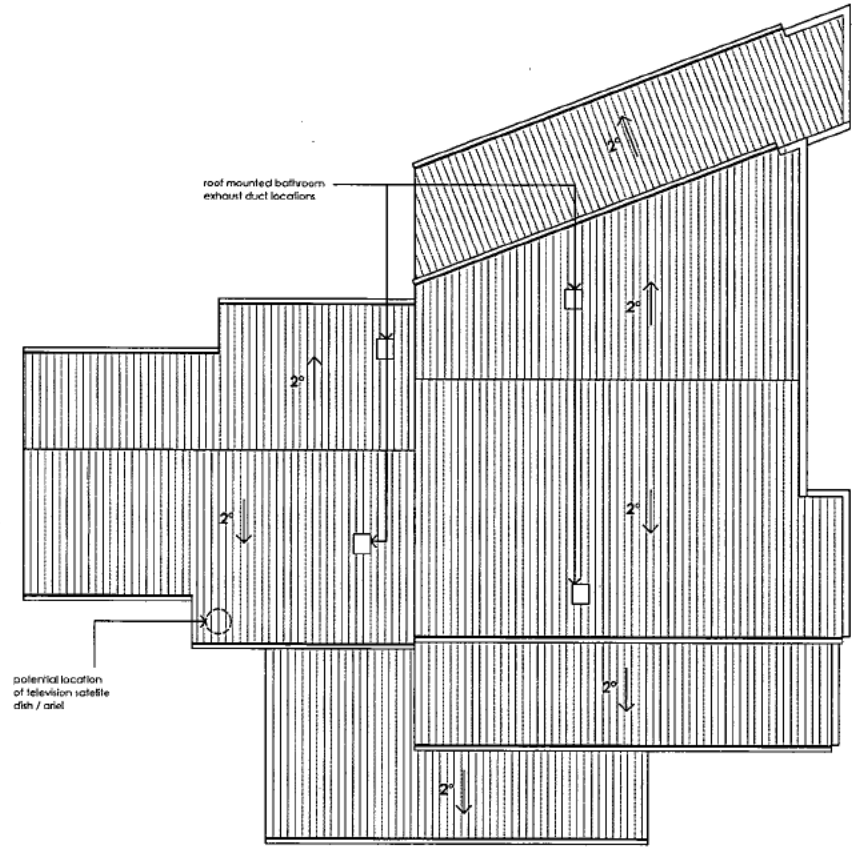
Date Sept, 2009
 Drawing No. 1319 - A

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name AJITH BUDDHADASA
 Date 15/11/2012

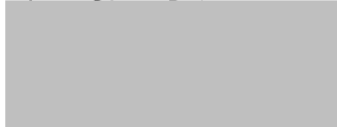
consent. Do not scale on this drawing; use figures dimensions only. Verify all dimensions on site prior to starting any work.

PLANNING AND DEVELOPMENT ACT 2007
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 ROOF PLAN

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Site
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 section 46,
 Turner, ACT.

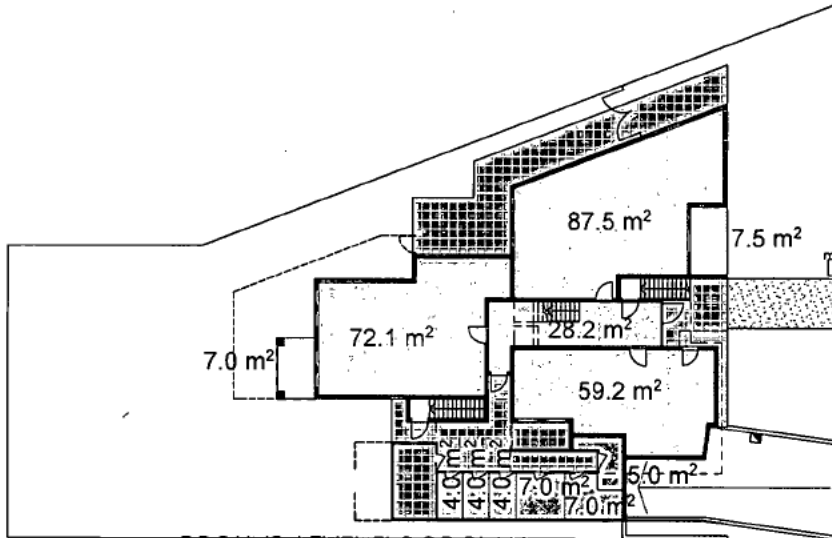
Title
 Roof Plan

Scale 1:100 Drawn By BP

Date Sept. 2009 Drawing No. 1319 - F

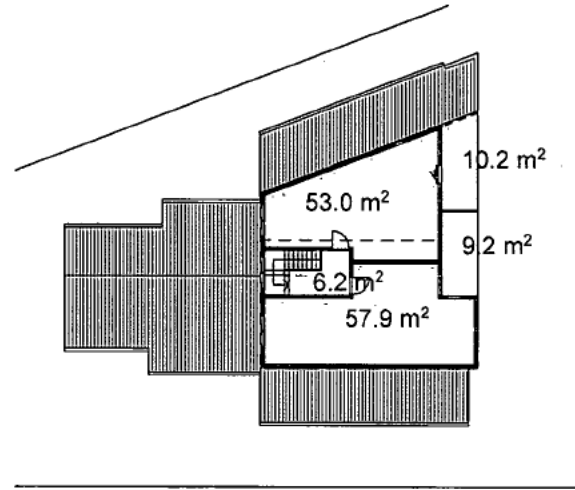


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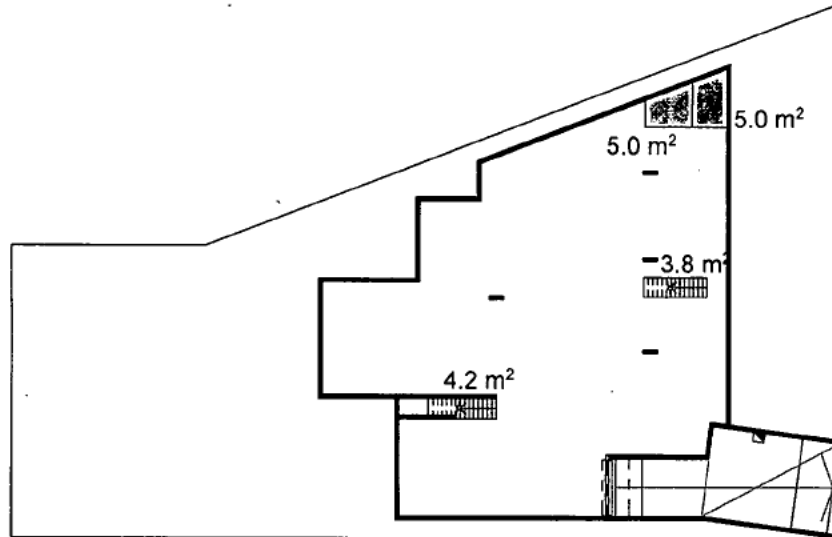
GROUND LEVEL FLOOR PLAN

FLOOR AREAS	
Unit 1 Living	87.5m ²
Unit 2 Living	72.1m ²
Unit 3 Living	59.2m ²
Breezeway & Lobby	28.2m ²
Storage	26.0m ²



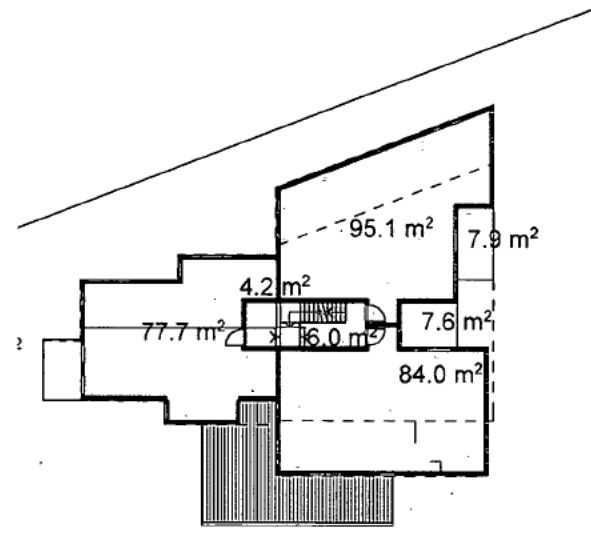
SECOND LEVEL FLOOR PLAN

FLOOR AREAS	
Unit 7 Living	53.0m ²
Unit 8 Living	57.9m ²
Lobby	6.2m ²



BASEMENT LEVEL FLOOR PLAN

FLOOR AREAS	
Carporting area	395.3m ²
Basement fire escape stairs	8.0m ²
Storage	10.0m ²



FIRST LEVEL FLOOR PLAN

FLOOR AREAS	
Unit 4 Living	95.1m ²
Unit 5 Living	77.7m ²
Unit 6 Living	84.0m ²
Lobby	10.2m ²

PLOT RATIO CALCULATIONS

-Units Living Areas	586.5m ²
-Storage Areas	36.0m ²
-Breezeway + Lobbies	44.6m ²
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-Total Area	<u>675.1m²</u>
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block 4
section 46,
Turner, ACT.

Title
Areas Plans

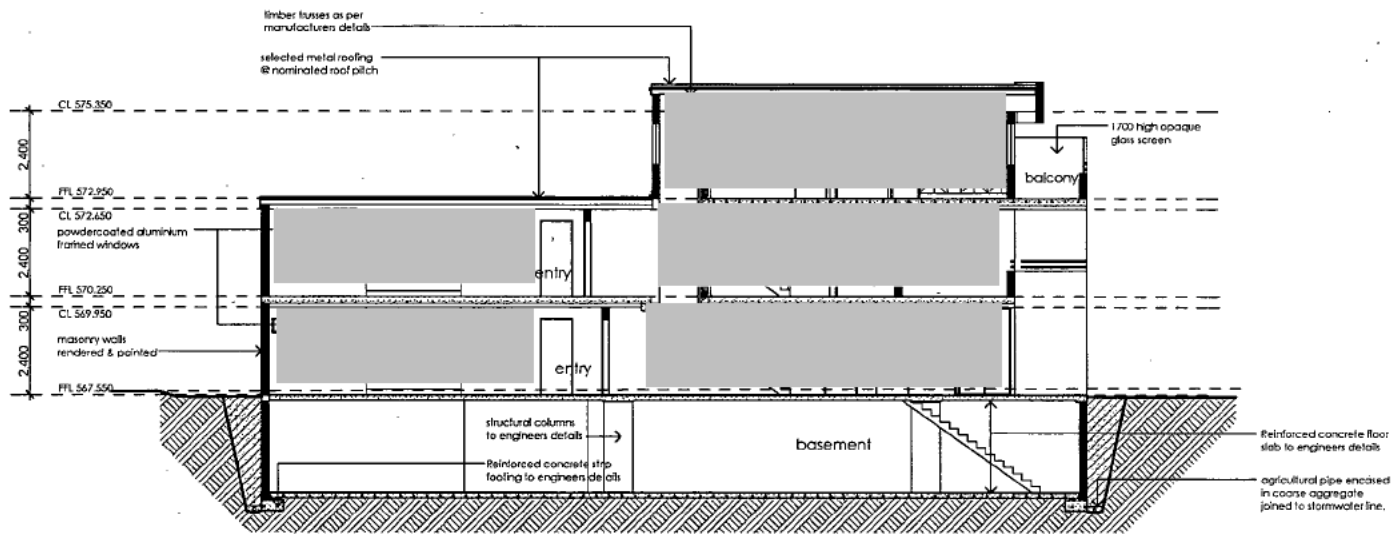
Scale
1:200

Drawn By
BP

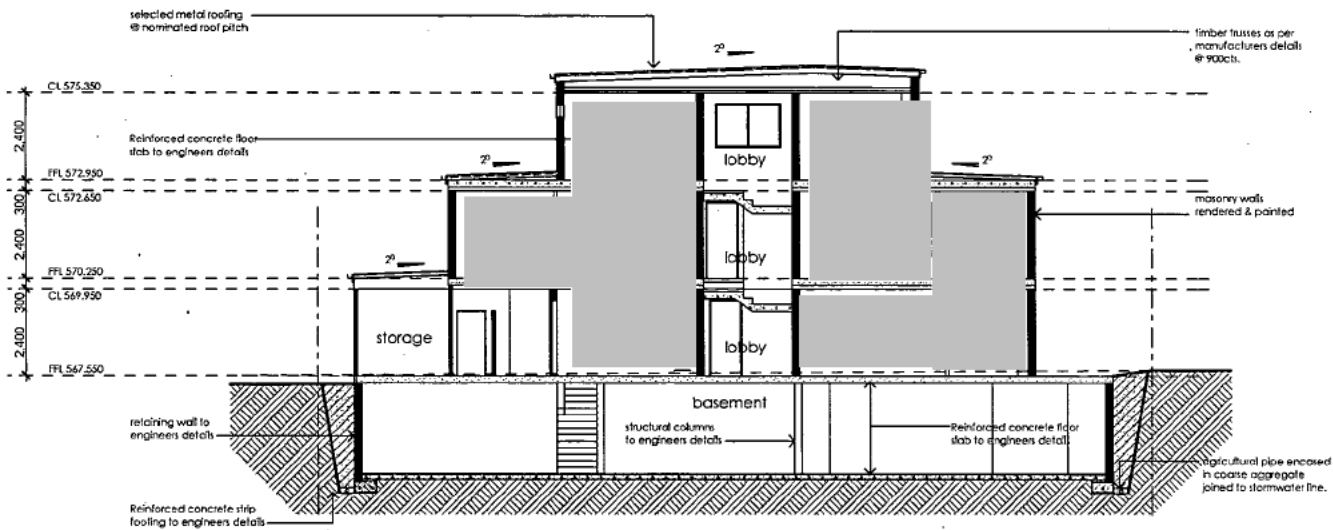
Date
Sept. 2009

Drawing No.
1319 - L

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SECTION X-X



SECTION Y-Y

PLANNING AND DEVELOPMENT ACT 2007
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Delegate name: AJITH BUDDHADASA
Date: 15/11/2012

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Site
block 4
section 46,
Turner, ACT.

Title
Sections

Scale 1:100 Drawn By BP

Date Sept 2009 Drawing No. 1310

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 155
 Delegate name AJITH BUDDHADASA
 Date 15/11/2012

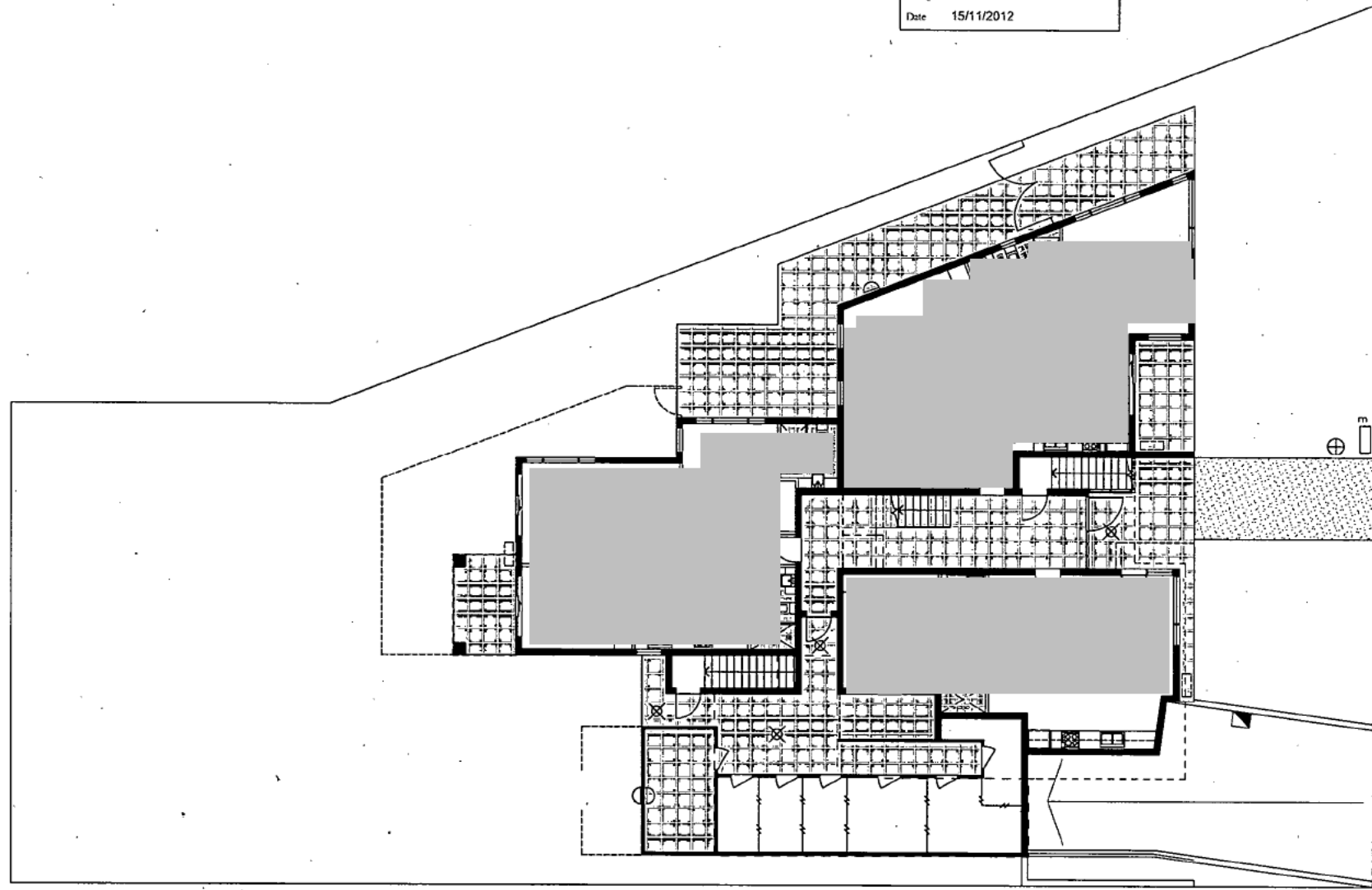
LEGEND

- ⊗ soffit mounted light fitting as selected c/w 70w metal halide lamp
- ◐ wall mounted light fitting as selected c/w 70w metal halide lamp
- ⊕ bollard type light fitting c/w 70w metal halide lamp and directional louvred reflector

NOTES

All external lighting to be controlled by photocell & time lock.
 Lighting concept complies to AS 1158.3.1:2005 pedestrian area (category P) Lighting performance & design requirements sub category P4.
 Lighting concept complies to lighting AS 4282-1997 control of obstructive effects of outdoor lighting.
 The ACT planning & land authority - crime prevention through environmental design general code.
 All lighting to be co-ordinated with landscape architect design.

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⊕ GROUND LEVEL FLOOR PLAN

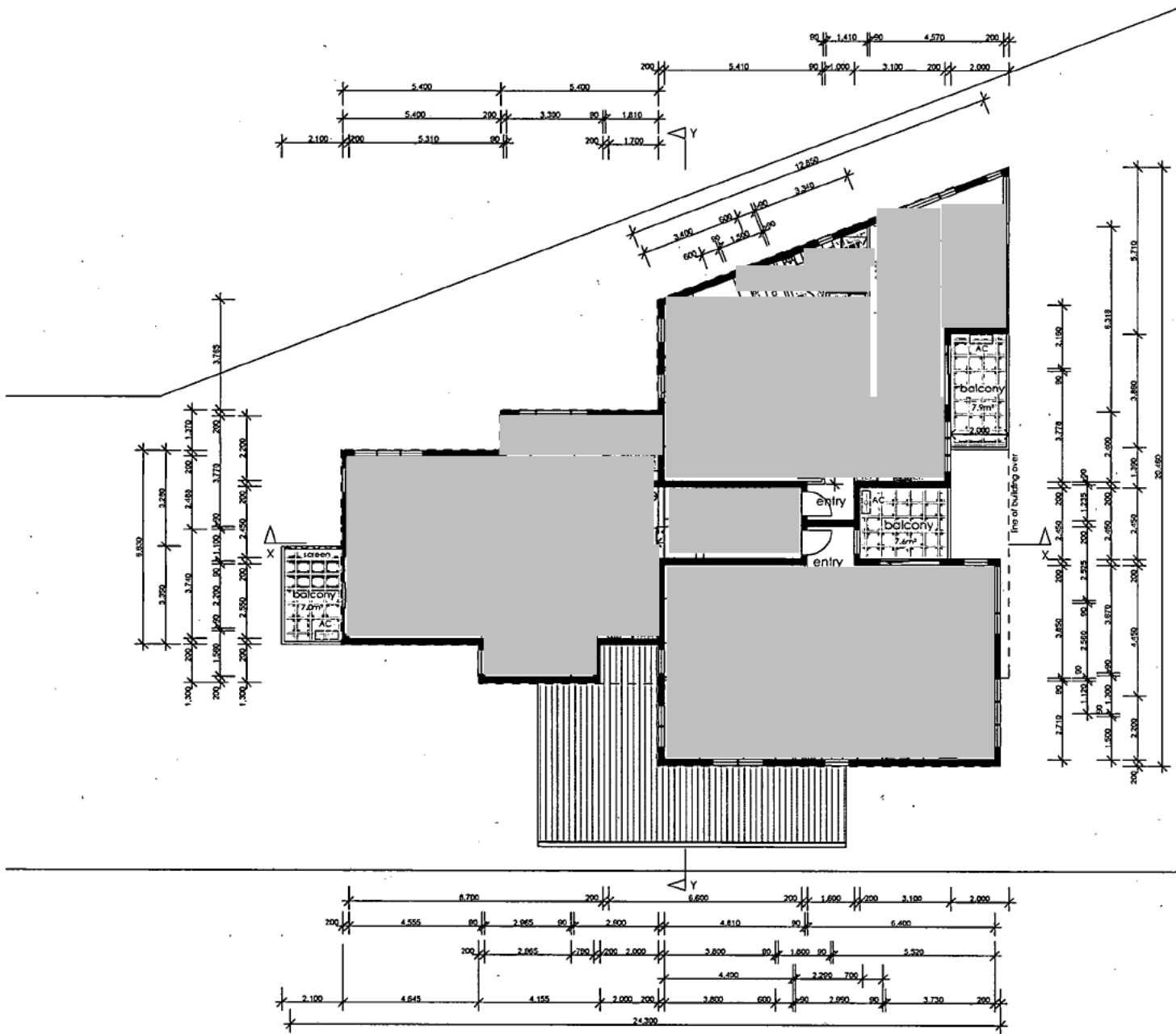
Site
 block 4
 section 46,
 Turner, ACT.

Title
 External Lighting Plan

Scale 1:100 Drawn By BP

Date Sept. 2009 Drawing No. 1310-11

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- F Sep 2011 ACAT Revisions II
- E Aug 2011 ACAT Revisions
- D Mar 2011 Application for re-consideration submission
- C June 2010 Amendments to satisfy ACTPLA
- B Nov. 2009 DA Submission
- A Oct. 2009 Client Check

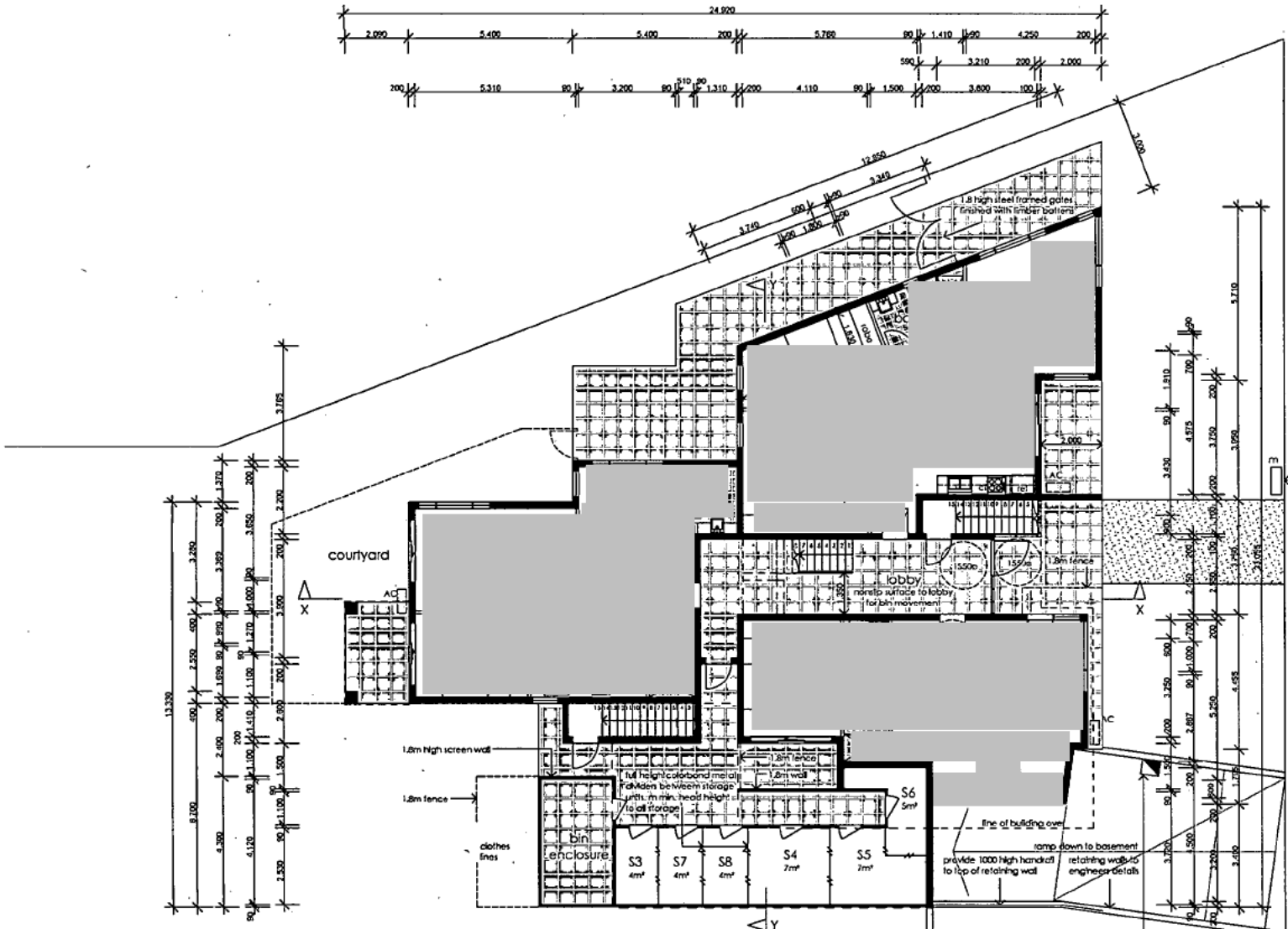
Site
 block 4
 section 46,
 Turner, ACT.

Title
 First Level Floor Plan

Scale 1:100, Drawn By BP
 Date 2009, Drawing No. 1318 - D

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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name AJITH BUDDHADASA
 Date 15/11/2012



- H Dec 2011 Changes to satisfy conditions of approval
- G Sep 2011 ACAT Revisions III
- F Sep 2011 ACAT Revisions II
- E Aug 2011 ACAT Revisions
- D Mar 2011 Application for re-consideration submission
- C June, 2010 Amendments to satisfy ACTPLA
- B Nov. 2009 DA Submission
- A Oct, 2009 Client Check

Site
 block 4
 section 46,
 Turner, ACT.

Title
 Ground Level Floor Plan

Scale 1:100, 1:200
 Drawn By BP
 Date Sept. 2009
 Drawing No. 1319 - C

GROUND LEVEL FLOOR PLAN

FLOOR AREAS

Unit 1 living	87.5m ²
Unit 2 living	72.1m ²
Unit 3 living	59.2m ²
Breakway & Lobby storage	26.0m ²

1550e circulation space in accordance to AS1428.1

AH adaptable house

comment. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to starting any work.

