

Planning and Development Act 2007

Development Application

Application Number: 201221370

Type of Application

The type of application you are applying for is a **New Application**

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="KINGSTON"/>	<input type="text" value="21"/>	<input type="text" value="16"/>	<input type="text" value=""/>

Street Address

Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation	First Name	Surname
<input type="text" value="None"/>	<input type="text" value=""/>	<input type="text" value=""/>

Postal Address 1	Postal Address 2
<input type="text" value=""/>	<input type="text" value=""/>

Postal Address 3

Suburb	State/Territory	Postcode	Country
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

Phone Number	Fax Number	Mobile Number
<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

Email

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Standard lessee

Salutation

None

First Name

Surname

Postal Address 1

Postal Address 2

Postal Address 3

Suburb

State/Territory

Postcode

Country

Phone Number

Fax Number

Mobile Number

Email

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying ONLY for an [Estate Development Plan](#) OR *Home Business*? (if you are applying for more than one development, please answer **No** to this question)

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CZ1 Core Zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development/precinct code applies to this application.

Group Centres Precinct Code

Fully Describe Your Proposal

EXAMPLE: New five storey commercial building, associated public works and signage
Installation of an airconditioning unit on top of awning over unit 6 (Bond hair & Body) facing onto Green Square
Kingston.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m² gross floor area
Commercial Premises is a hairdressing salon

Is the use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#).

Please note, the Planning and Land Authority may refuse to accept a development application made in an incorrect assessment track. If the Planning and Land Authority assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).

Type of Development

Please indicate which type of development applies to this development application.

Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

Additions/Alterations to existing building

Do the additions exceed 1 storey in height?

No

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

D - Total Gross Floor Area of development (A-B+C)(m²)

E - COST OF WORKS at D* (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

*Cost of works **MUST** be calculated in accordance with the [Building \(General\) \(Cost of Building Work\) Determination 2010 \(No 1\)](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application.

A summary of costs from a bill of quantities **MAY** be requested for proposals where cost of work is between \$0 and \$10 million.

A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.

Demolition, Trees

Demolition

Is the [Demolition](#) item relevant to your proposal?

No

Trees

Is the Trees item relevant to your proposal?

No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

Contamination

Is the [Contamination](#) item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your

proposal?

No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the [Waste Management \(for waste facilities\)](#) item relevant to your proposal?

No

Waste Management for liquid trade waste

Is the [Waste Management \(for liquid trade waste\)](#) item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

No

Utilities

Is the [Utilities](#) item relevant to your proposal?

No

Existing Community & Recreational Sites, Existing Car Parks, Subdivision

Existing Community and Recreation Sites

Is the Existing Community and Recreation Sites item relevant to your proposal?

No

Existing Car Parks

Is the Existing Car Parks item relevant to your proposal?

No

Subdivision (residential zones)

Is the Subdivision (residential zones) item relevant to your proposal?

No

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the [National Capital Plan](#) item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the [Crime Prevention](#) item relevant to your proposal?

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the [Landscape](#) item relevant to your proposal?

No

Lighting

Is the [Lighting](#) item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

No

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

No

Water Sensitive Urban Design, Air Emissions

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

No

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

Air Emissions (Odours)

Is the Air Emissions item relevant to your proposal?

No

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(i) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Not Relevant

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

Yes

*If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.*

Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the ACT Planning and Land Authority must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the [Planning and Development Act 2007](#)

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

No

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

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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 the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

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

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance Date

07 Mar 2012

Submit Application

You have almost completed the first stage of your Development Application. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required

documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to be performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian
2. Public register plans for residential applications are included
3. You MUST include a statement against the criteria for applications that will be assessed in the Merit and Impact track

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the ACTPLA Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

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: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details:

ACT Planning and Land Authority
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

**MINUTES OF AN EXTRAORDINARY GENERAL MEETING OF THE OWNERS
HELD ON WEDNESDAY 4 JANUARY 2006 AT**

PRESENT:

PROXIES:

was appointed Chairperson for the meeting.

The purpose of the meeting was to consider various changes to the common property and the appearance of the building as proposed by Unit 6.

MOTION 1

RESOLVED that Corporation consent be granted to the owner of to install at their own expense, a new heating and cooling system at that unit, with the extraction vent to be located at the garbage storage space at the rear of the building, with the vent to be 2.4m from ground level and 20cm x 20cm square, and that a special privilege be granted to the owner of to the exclusive use of that portion of the common property for this purpose. In accordance with circulated papers and in accordance with any law in force in the Territory, provided that the owner of make good, at their own expense, any damage to the common property of the Corporation as a result of the installation, use, or removal of the extraction vent. Carried with 2 votes in favour and zero against.

MOTION 2

RESOLVED that a special privilege be granted to the owner of to install a heating and cooling system condenser on the top roof of the building, in line with other existing businesses' condensing units. In accordance with the circulated papers, and in accordance with any law in force in the Territory, provided that the owner of make good, at their own expense, any damage to the roof or other common property of the Corporation as a result of the installation, use, or removal of the condensing unit. Carried with 2 votes in favour and zero against.

MOTION 3

RESOLVED that Corporation consent be granted to the owner of to install, at their own expense, signage on the metal front exterior fascia or awning, with the signage dimensions to be 380cm x 55cm, and that a special privilege be granted to the owner of to the exclusive use of that portion of the common property for this purpose. In accordance with circulated papers and in accordance with any law in force in the Territory, provided that the owner of makes good at their own expense, any damage to the exterior fascia or awning, or other common property of the Corporation as a result of the installation, use, or removal of the

airconditioner. Carried with 2 votes in favour and zero against.

MOTION 4

RESOLVED that Corporation consent be granted to the owner of [REDACTED] to install, at their own expense, a signage Light Box suspended from the front exterior timber roof with the Light Box dimensions to be 200cm x 60cm, and that a special privilege be granted to the owner of [REDACTED] to exclusive use of that portion of the common property for this purpose, in accordance with the circulated papers, and in accordance with any law in force in the Territory, provided that the owner of [REDACTED] makes good at their own expense, any damage to the front exterior timber roof or any other common property of the Corporation as a result of the installation, use, or removal of the Light Box. Carried with 2 votes in favour and zero against.

MOTION 5

RESOLVED that Corporation consent be granted to the owner of [REDACTED] to replace, at their own expense, the current glass door with a solid timber door coated in Axolotometal (2 pack brown copper look) with a large stainless steel handle, in accordance with the circulated papers and in accordance with any law in force in the Territory. Carried with 2 votes in favour and zero against.

MOTION 6

RESOLVED that Corporation consent be granted to the owner of [REDACTED] to replace, at their own expense, repaint the current exterior wood of the Shop Front with the area under the roof to be coloured Grey Pebble and the area above the Shop Front glass to the roof line and then down the side to the ground next to [REDACTED] to be coloured Echidna. In accordance with circulated papers and in accordance with any law in force in the Territory. Carried with 2 votes in favour and zero against.

4. No other business was discussed at the meeting.

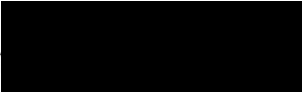
CHAIRPERSON

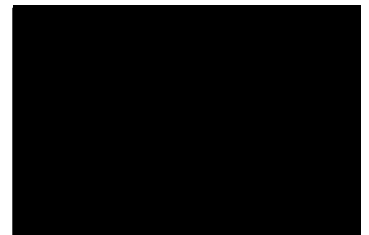
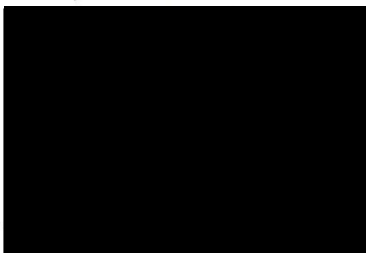
Form 5

Real Property (Unit Titles) Act 1970

Block 16 Section 21 Division of Kingston

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH
THE LEASE OF THE COMMON PROPERTY IS HELD

1. The term of the lease expires on the twenty fourth day of November Two thousand and fifty two.
2. The rent reserved by and payable under the lease is Five cents per annum if and when demanded.
3. The Proprietors -  (hereinafter called "the Corporation") covenant with the Commonwealth of Australia (hereinafter called "the Commonwealth") as follows:-
 - (a) To pay to the Territory at Canberra the rent hereinbefore reserved within one month of the date of any demand made by the Territory relating thereto and served on the Corporation;
 - (b) To use the common property for the purpose of performing their duties exercising the powers and performing the functions imposed or conferred on them by the Unit Titles Act;
 - (c) That the gross floor area of the building on the said parcel shall not exceed 668 square metres;
 - (d) At all times during the term of the lease maintain repair and keep in repair to the satisfaction of the Territory all buildings or parts of buildings and all other improvements on the common property;
 - (e) Not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing of the Territory;
 - (f) That the Corporation shall screen and keep screened all service areas to the satisfaction of the Territory and shall ensure that all plant and machinery contained within the common property is suitably screened from public view;

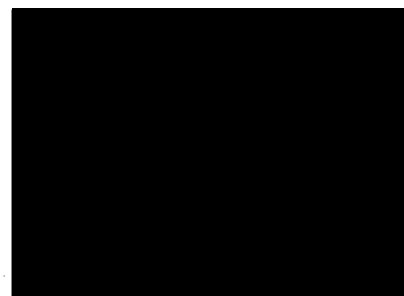
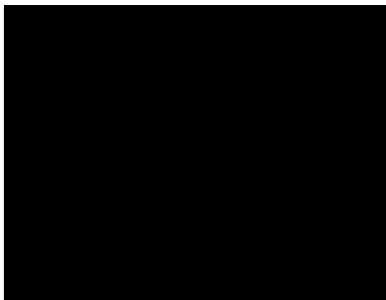


- (g) If and whenever the Corporation is in breach of the Corporation's obligations to maintain repair and keep in repair the common property the Territory may by notice in writing to the Corporation specifying the repairs and maintenance needed require the Corporation to effect the necessary work in accordance with the notice. If the Territory is of the opinion that a building or some other improvement on the parcel is beyond reasonable repair the Territory may by notice in writing to the Corporation require the Corporation to remove the building or improvement and may require the Corporation to construct a new building or improvement in place of that removed within the time specified in the notice. If the Corporation does not carry out the required work within the time specified by the Territory any person or persons duly authorised by the Territory with such equipment as is necessary may enter upon the parcel and carry out the necessary work and all costs and expenses incurred by the Territory in carrying out the work shall be paid by the Corporation to the Territory 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 Territory by the Corporation;
- (h) To permit any person or persons authorised by the Territory to enter and inspect the common property at all reasonable times and in any reasonable manner;
- (i) That any extension of the terms of the lease of the common property shall be in accordance with the provisions of the Unit Titles Act 1970.

4. It is mutually covenanted and agreed by the Commonwealth of Australia and the Corporation as follows:-

Any and every right power and or remedy conferred on the Commonwealth the Territory or the respective Ministers hereunder or implied by law may be exercised on behalf of the Commonwealth the Territory or the respective Ministers as the case may be by -

- (i) the Minister
- (ii) an authority or person for the time being authorised by the Minister or by law to exercise those powers or functions of the Territory the Commonwealth or the respective Ministers; or
- (iii) the person to whom the Minister has delegated all his powers or functions under the said Land (Planning and Environment) Act 1991 or any Statute or Ordinance in substitution therefor.



Mr Brian Connors
Inspector
Utilities, Land and Lease Regulation Section
ACT Government
Environment and
Sustainable Development
16 Challis Street,
Dickson ACT 2602

Block 16 Section 21 KINGSTON – Controlled Activity

Dear Mr Connors,

I refer to your letter of 16 January 2012. I am writing to you in support of my development application that seeks approval for a controlled activity at Section 16, Block 21, Kingston. Specifically, this activity relates to the installation of an air-conditioning unit on top of the awning at these premises.

In support of this application I have attached the following documents:

- Development application;
- Letter of Appointment from ACT Territory and Municipal Services (TAMS);
- Photographs of the actual unit;
- Survey Drawings;
- Original Body Corporate approval for installation; and
- Statement against relevant Criteria.

I wish to advise that I have been the owner of these premises [REDACTED], for approximately the past 4 to 5 years. It is important to highlight that the small business owner who occupies the premises, a hairdressing business trading as [REDACTED] prior to my purchase of the property originally installed the air-conditioning unit. I understand that the unit in question was installed approximately 6 years ago and the small business owner, through the premises owner at the time, [REDACTED] sought the appropriate body corporate approvals. I further understand that [REDACTED] advised the business owner that the body corporate had approved the installation.

[REDACTED] have provided the original approval for this installation that was granted in January 2006, which is attached to support this application. The business owner undertook the installation of this air conditioning unit in good faith at the time and the appropriate process and protocols were followed in accordance with requirements.

I wish to further state that the unit is required to be able to provide comfort to the customers of the business throughout the year. The [REDACTED] business requires this equipment due not only to weather but the nature of the some business equipment such as [REDACTED] etc that can cause additional discomfort to customers.

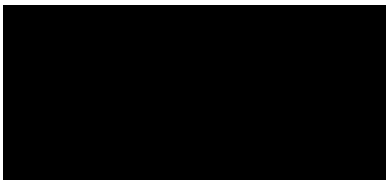
It is also important to note that on 3 separate occasions this unit has been vandalized resulting in significant expense to the small business owner to repair the unit each time. This vandalism has been reported to the police on each occasion.

Should you require any further information or clarification in support of this development application, please do not hesitate to contact me on mobile [REDACTED] or e-mail [REDACTED]

Yours sincerely,

[REDACTED]

March 2012



**STATEMENT AGAINST RELEVANT CRITERIA
DA Number**

R [Redacted] Block 16 Section 21 Kingston – Controlled Activity

Installation of Air-conditioning Condenser Unit on top of the awning over [Redacted]
[Redacted] facing onto Green Square

Group Centre Development Code

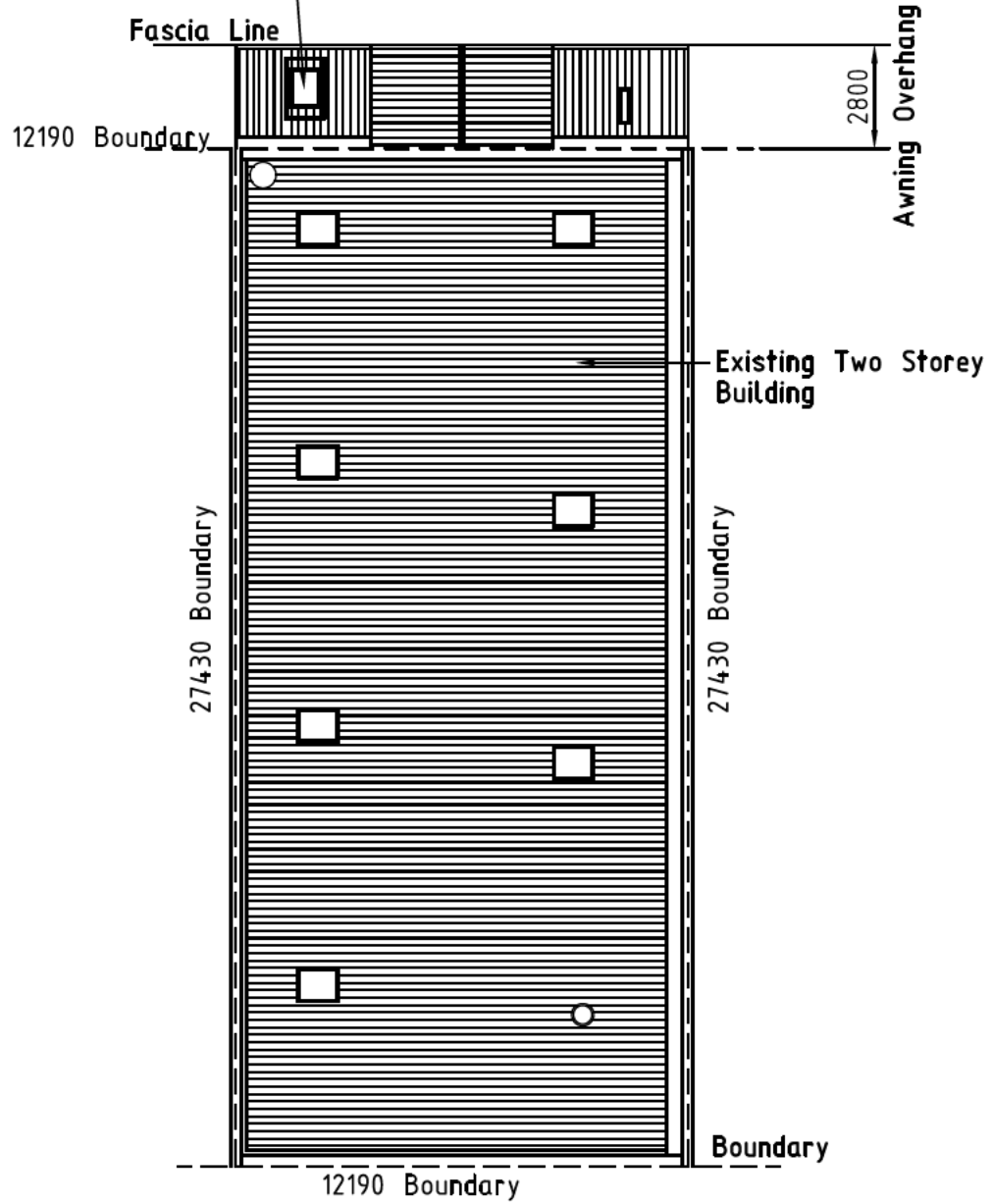
Element 7: Services

Rules	Criteria
7.1 Waste Management	
<p>R71</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications are to be accompanied by a statement of compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for best Practice Waste Management in the ACT</i>.</p>	<p>C71</p> <p>Installation of Condenser (6 years ago) Refer to Environment Protection Agency (EPA)</p>
<p>R74</p> <p>A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards. Access provisions and asset clearance zones.</p> <p>Note: Where there is a conflict between planning and utility requirements, the utility requirements, take precedence over other provisions of this code.</p>	<p>C74</p> <p>Adequate information provided. Application to be referred to ACTEW</p>

Green Square



Airconditioner Condenser unit mounted on top of Awning Above Unit [REDACTED]

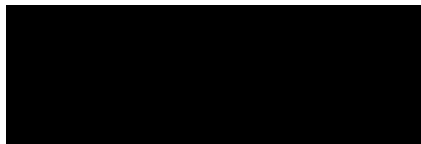


Highgate Lane

NO.	ISSUE / AMENDMENT	DATE	BY



STENWARE PTY. LTD.
COMMERCIAL AND RESIDENTIAL
DESIGN SERVICES



PROJECT
Approval of Airconditioner Condenser
[REDACTED] Block 16 Section 21 Kingston

DRAWING
SITE PLAN

DATE Feb. 2011	DRAWN J. Zeccola
DESIGN	SCALE 1:200 AT A3
FILE NAME SITE-01.PDF	DWG NO. A01

Dea [REDACTED]

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

DA Number: 201221370
Unit: 6
Site Details: Block: 16, Section: 21
Suburb: KINGSTON, District: CANBERRA CENTRAL
Applicant Name: [REDACTED]

Rejection Reasons: Following Additional Information required: *1. The development is within common property and so the DA form needs to be signed by, and/or letter of appointment from an executive member(s) of the owners corporation; *2. The lessee on the Appointment Letter from Territory and Municipal Services needs to be Tony Gill/TAMSD and the person acting on his behalf needs to be Stewart Cross. Please amend the Appointment Letter and resubmit; *3. Roof/Floor Plan - indicate distances from the adjacent edges of the awning to the condenser unit.

To resubmit the information requested in this notice, please follow these steps:

1. In eDevelopment, open the development application to which this notice relates;
2. Select **Upload Documents** from the menu;
3. Upload **only** the information you have been requested to provide (you are not required to resubmit the full set of documents);
4. When you have finished uploading information, click on **Submit for Completeness Check**;
5. The Planning and Land Authority will then perform a check on the information provided. You will be notified of the outcome of this check

Development Application submitted for completeness check

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- Initial lodgement Nil
- One failure notice issued \$155.30*
- Two failure notices issued \$465.80*
- Three failure notices issued \$1086.80*
- Four failure notices issued \$2,328.80*

PLUS a further \$1,236 for each additional failure notice

Note:

If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated **please do not respond**. If you need to contact the Planning and Land Authority in relation to this proposal please contact Customer Services on (02) 6207 1923 or email actpla_customer_services@act.gov.au

Yours faithfully

Customer Services
Regulation and Services
Environment and
Sustainable Development
<http://www.actpla.act.gov.au>