

**PART C3 - TERRITORY PLAN
SIGNS POLICIES
ASSESSMENT REPORT
ASSESSMENT OFFICER:**

APPLICATION NO:20025815
UNIT: BLOCK: 5 SECTION: 4
DIVISION:GREENWAY
TYPE:SIGNS – TOWN CENTRE

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
Display Home or Development Site Sales Sign - Maximum number - Maximum surface area	Na
Event Sign - Maximum number - Maximum surface area	Na
Fence Sign - Maximum number	Na
Flag Pole Sign - Maximum surface area	Na
Ground Sign - Setting - Maximum height - Maximum surface area - Minimum setback - Maximum number	Na
Hamper Sign - Maximum thickness	consistent
High Rise Building Sign - Maximum extent - Character - Maximum number	Na
Information Sign - Maximum surface area - Maximum height	Na
Lantern Sign - Maximum number - Maximum edge dimension - Maximum height	Na
Mobile Sign - Maximum surface area - Maximum number	Na
Pole Sign - Maximum number - Aspect - Maximum surface area - Maximum height - Minimum setback - Setting - Content	Na
Projecting Sign - Minimum clearance - Maximum number - Orientation - Extent	Na
Pylon/Column Sign - Aspect - Maximum surface area - Maximum height - Setting - Maximum number - Content - Minimum setback	Na

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
<p>1. OBJECTIVES <u>Link to Signs Policy</u> The objectives of the Signs Policies are: (a) to ensure that advertisements and signs complement the attractiveness, safety, legibility and amenity, of the natural, modified and built environments both by day and night; (b) to ensure that advertisements and signs do not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; (c) to ensure that advertisements and signs are not incompatible with the existing or future desired character of the locality; (d) to support the role of signs and advertising as an important factor in identifying the commercial character and vitality in locations such as at ground floor level in retail, mixed services and industrial areas; and, (e) to ensure that signage on places registered on the interim Heritage Places Register and the Heritage Places Register appropriately recognises the heritage value of the site.</p>	<p><i>consistent</i></p>
<p>2. CONTROLS</p>	<p>Town Centre, Tuggeranong, Precinct A</p>
<p>2.1 Permissible Signs</p>	<p>Wall, Awning/Fascia, Hamper permitted</p>
<p>2.2 Signage Master Plan</p>	<p>NA</p>
<p>2.3 Content of Sign</p>	<p>Principal Signage</p>
<p>2.4 Scale and Location of Signs on Buildings</p>	<p>Signage on western elevation not in line with windows, southern sign on eastern elevation not in line with windows,</p>
<p>2.5 Traffic Safety</p>	<p>consistent</p>
<p>2.6 Installation Fixings</p>	<p>Consistent</p>
<p>2.7 Animated Signs</p>	<p>NA</p>
<p>2.8 Clutter</p>	<p>Consistent</p>
<p>2.9 Illumination</p>	<p>Consistent</p>
<p>2.10 Heritage Places</p>	<p>NA</p>
<p>2.11 Areas Subject to Special Requirements of the National Capital Plan</p>	<p>NA</p>
<p>2.12 Environmental Controls</p>	<p>NA</p>
<p>2.13 Performance Controls</p>	
<p>Performance Criteria</p>	<p>consistent</p>
<p>Acceptable Solution for Specific Sign Type</p>	
<p>Awning Facia Sign - Maximum extent - Maximum thickness</p>	<p>consistent</p>
<p>Blind Sign - Minimum clearance - Maximum number</p>	<p>na</p>
<p>Business Plate - Maximum surface area</p>	<p>na</p>
<p>Canopy Sign - Minimum clearance - Maximum number</p>	<p>na</p>
<p>Changeable Message Sign - Maximum number - Maximum surface area</p>	<p>Na</p>
<p>Construction Site Fence Sign - Maximum surface area</p>	<p>Na</p>

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
Roof Sign - Extent - Character - Maximum number	Na
Stallboard Sign - Fixing	Na
Temporary Inflatable Sign	Na
Territory Sign	Na
Under Awning Sign - Orientation - Minimum clearance - Extent - Location - Maximum dimensions - Minimum setback	Na
Vertical Building Sign - Maximum height - Minimum clearance	Na
Vertical Banner Freestanding Sign - Maximum height - Maximum width - Minimum setback - Maximum number	Na
Wall Sign - Maximum thickness - Maximum number - Maximum surface area - Location	consistent
Window Sign - Maximum surface area	na
5. PLANNING GUIDELINES	
5.1 Click here to link to all Guideline documents	
6. SECTION MASTER PLAN	
6.1 Click here to link to all Section Master Plans	

DEVELOPMENT ASSESSMENT LEASE CHECK

(CLEARLY TICK OR INDICATE WITH A YES OR NO AS APPROPRIATE)

UNIT _____ BLOCK 5 SECTION 4 DIVISION greenway

TENURE	LEASE TYPE	GRANT
Lease	<input checked="" type="checkbox"/> Residential	Full charge <input checked="" type="checkbox"/>
Units Plan	<input type="checkbox"/> Commercial	Concessional <input checked="" type="checkbox"/>
Other:- Sublease, Licence, Agreement	<input type="checkbox"/> Community	Not clear <input type="checkbox"/>
Lease not yet issued	<input type="checkbox"/> Rural	Rental <input type="checkbox"/>
Unleased Land	<input type="checkbox"/> Govt Lease (Exec Lease)	Rent abolished <input type="checkbox"/>
Road verge/reservation	<input type="checkbox"/> Other	Non-rental <input checked="" type="checkbox"/>

APPLICATION AUTHORISATION	Type Req'd	Full endorsement still req'd
Lessee (All parties)	<input checked="" type="checkbox"/>	
Person Authorised by Lessee		
Body Corporate		
Minister (delegate)		

DOES THE PROPOSAL INVOLVE:		
An identified encroachment		NO
An existing Building Covenant	Compliance Certificate Issued?	Y / N
Any Off-site Works		
Staging of Development		

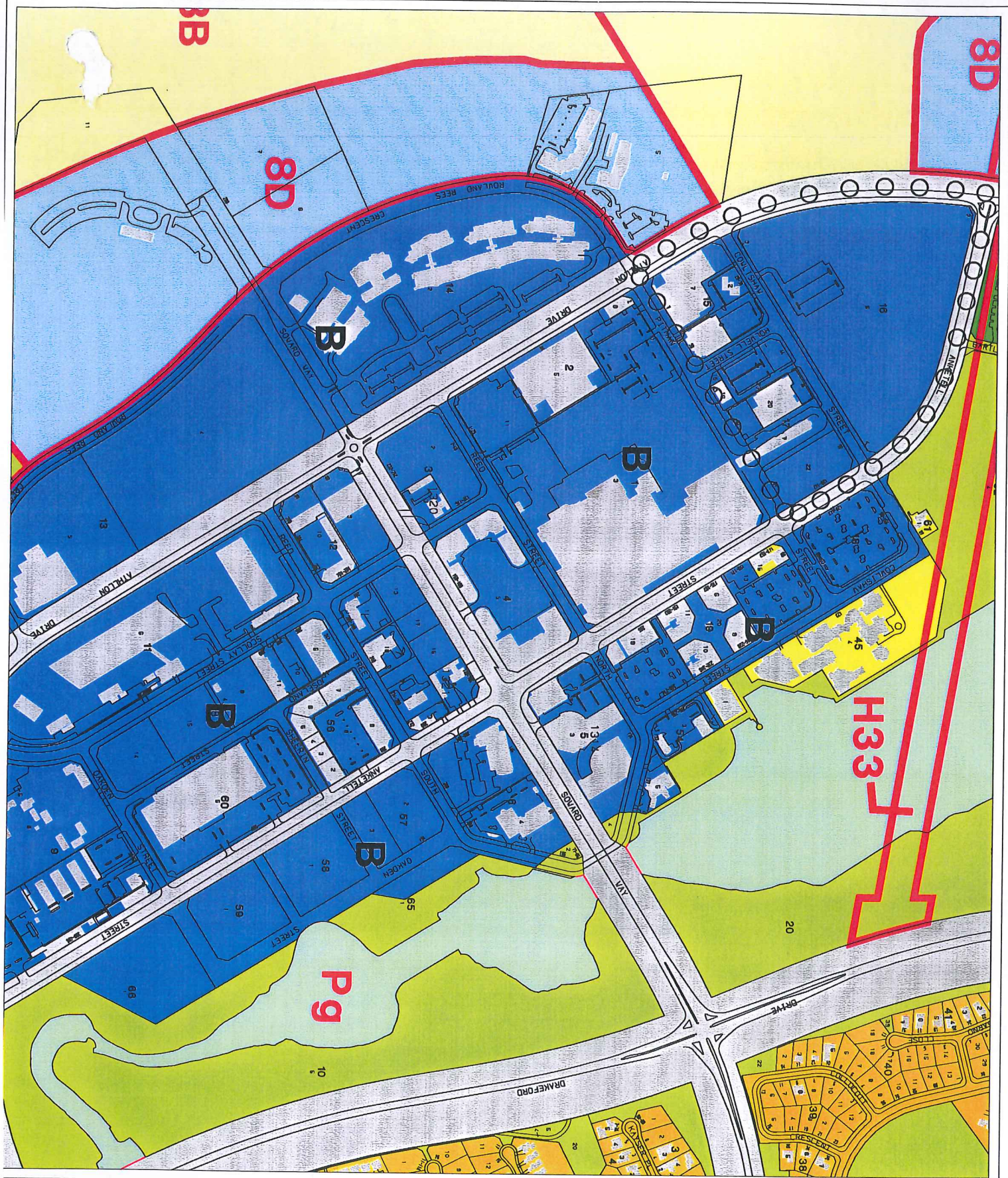
IF APPROVED, WILL PROPOSAL REQUIRE A CHANGE TO THE LEASE		
Purpose		
GFA		NO
Boundary (consolidation/subdivision/realignment)	Other	
Schedule of Entitlements (Units Plan):- letter from valuer req'd []	Change req'd []	
New Schedule of Entitl req'd (Form 2) []	Evidence of Unanimous Resolution req'd []	

OTHER POSSIBLE LEASE VARIATIONS/LICENCES LIKELY SUBJECT TO ASSESSME		
Car parking		
Landscaping		
Associated Works (separate services)		Licence (encroachment/use of land)
Development Covenant	Other	
Unit Plan:- Unit Lease (Form 4)	Common Property (Form 5)	Boundary (Forms 1-3)

WORDING FOR NOTIFICATION
 New/re-wording required (See below/attached) n/a

OTHER COMMENTS (Add page if necessary)

CHECKED BY - NAME Roy M. G. SIGNED 11.11.02



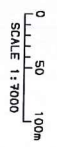
TERRITORY PLAN MAP
PLANNING AND LAND MANAGEMENT
GREENWAY
Block 5 Section 4
 7 November 2002

LAND USE POLICIES
 (See Part 8 of Unitarian Statements)

- Designated Areas (See National Capital Plan)**
- 1. Residential
 - 2. Commercial
 - A Civic Centre
 - B Town Centre
 - C Grand Centre
 - D Office Centre
 - E Corridors & Office Strips
 - 3. Industrial
 - 4. Community Facilities
 - 5. Restricted Access Recreation
 - 6. Water Features
 - 7. Municipal Services
 - 8. Entertainment, Accommodation & Leisure
 - 9. Urban Open Space (Public Land except where specified by individual site maps 2002)
 - 10. Precincts
 - 11. Rural
 - 12. Hills, Ridges & Buffer Areas
 - 13. River Corridors
 - 14. Mooring & Bunklands
 - 15. Plantation Forestry
 - 16. Major Roads

OVERLAYS
 (See Section C1 of Unitarian Statements)

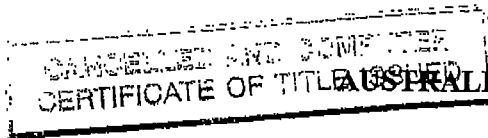
- Area Specific Policies**
- A1-400** Special Requirements apply under National Capital Plan (See N.C.P.)
 - B** Sites Listed on Heritage Place Register (See also Part III of the Land Act)
 - H** Subject to Review
 - R** Dated Land (See also Part II of the Land Act)
 - D** Ports, Venues to the Plan (Having Incentive effect) (See also Part II of the Land Act)
 - V** Urban Open Space - Not Public Land
 - P9 - H** Type of Public Land (See also Schedule I of the Land Act)
 - P9 - H** Public Land, except public lands (See also Part V of the Land Act)
 - P9 - H** Special Requirements apply (Having Incentive effect) (See also Part V of the Land Act)
 - P9 - H** Main Arterial & Approach Routes (See N.C.P.)
 - E** Electrical Transmission Lines
 - U** Water Main
 - S** Sewer Main
 - O** Intercom Public Transport Route



ORIGINAL

Entered in Register Book Vol. 1610 Folio 26

10 SEP 2001



Andrew Taylor
Registrar-General



LAND (PLANNING AND ENVIRONMENT) ACT 1991

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

LESSEE

LAND

TERM

LEASE GRANTED pursuant to the Land (Planning and Environment) Act 1991 and the Regulations thereunder on the **seventh day of September Two thousand and one** WHEREBY THE AUSTRALIAN CAPITAL TERRITORY EXECUTIVE ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA (hereinafter called "the Commonwealth") grants to the **TRUST COMPANY OF AUSTRALIA LIMITED A.C.N. 004 027 749** a company having its registered office at 213 ST PAULS TERRACE BRISBANE in the state of Queensland (hereinafter called "the Lessee") ALL THAT piece or parcel of land situate in the Australian Capital Territory containing **an area of 2.1945 hectares** or thereabouts and being **Block 5 Section 4 Division of GREENWAY** as delineated on **Deposited Plan Number 9693** in the Registrar-General's Office at Canberra in the said Territory (hereinafter referred to as "the land") RESERVING unto the Territory all minerals TO HOLD unto the Lessee for the term of commencing on the **seventh day of September Two thousand and one** (hereinafter referred to as "the date of the commencement of the lease") and terminating on the **thirtieth day of December Two thousand and eighty five** to be used by the Lessee for the purpose set forth in sub-clause (a) of Clause 3 of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times hereinafter provided and UPON AND SUBJECT TO the covenants conditions and agreements hereinafter contained.

INTERPRETATION

1. IN THIS LEASE unless the contrary intention appears:

- (a) "Australian Capital Territory Executive" means the Executive established by section 36 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (b) "building" means any building or structure, as those terms are defined in s222 of the Land (Planning and Environment) Act 1991, which requires approval under Part 6 of that Act;
- (c) "bulky goods retailing" means the use of land for the retail sale (including sale by auction) or display of goods or materials which includes a loading dock with the building and where the goods or materials sold or displayed are of such a size shape or weight as to require:
 - (a) a large area for handling storage or display; and /or
 - (b) direct vehicular access to the site by members of the public for the purpose of loading goods or materials into their vehicles after purchase;
- (d) "business agency" means the use of land for the purpose of providing a commercial service directly and regularly to the public;
- (e) "car park" means the use of land specifically allocated for the parking of motor vehicles;
- (f) "club" means the use of land as a meeting place for persons associated or for a body incorporated for a social sporting athletic literary political or other like purpose and such is a licensed premise under the Liquor Act 1975;
- (g) "communications facility" means the use of land for the provision of facilities for postal telecommunications and other communication purposes including facilities used for receiving and transmitting radiated signals using radio masts towers and antennae systems but does not include cabling or ducting used for the carrying of electromagnetic signals;
- (h) "drink establishment" means the use of land for the sale of alcoholic beverages and spirits to members of the public primarily for consumption on the premises and which is a licensed premise under the Liquor Act 1975;

- (i) "financial establishment" means the use of land for the primary purpose of providing finance investing money and providing services to lenders borrowers and investors on a direct and regular basis;
- (j) "gross floor area" means the sum of the area of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building excluding an area used solely for rooftop fixed mechanical plant and/or basement carparking;
- (k) "gross lettable floor area" means that part of the floor area used for any of the purposes permitted by the lease and includes any area used for storage;
- (l) "health facility" means the use of land for providing health care services (including diagnosis preventative care or counselling) or medical or surgical treatment to out-patients only;
- (m) "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 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;
- (n) "office" means the use of land used for the purpose of administration clerical technical professional or like business activities including a government office which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office;
- (o) "premises" means the land and any building or other improvements on the land;

- (p) "public agency" means the use of land for the purpose of providing a public service directly and regularly to the public and includes a government agency which provides a commercial service to public;
- (q) "restaurant" means the use of land for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed premises under the Liquor Act 1975 and whether or not entertainment is provided;
- (r) "shop" means the use of land for the purpose of selling exposing or offering the sale by retail or hire goods and personal services includes a department store personal service retail plant nursery supermarket and take-away food shop;
- (s) "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);
- (t) Words in the singular include the plural and vice versa; words importing one gender include the other genders.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Territory 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 Territory relating thereto and served on the Lessee;

MANNER OF
PAYMENT
OF RENT

- (b) That any rent or other moneys payable by the Lessee under this lease shall be paid to such person as may be authorised by the Territory 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 Premises for one or more of the following purposes:-
- (i) bulky goods retailing;
 - (ii) business agency;
 - (iii) carpark;
 - (iv) club limited to a maximum gross floor area of 1,000 square metres;
 - (v) communications facility;
 - (vi) drink establishment limited to a maximum gross floor area of 1,000 square metres;
 - (vii) financial establishment;
 - (viii) health facility;
 - (ix) office;
 - (x) public agency;
 - (xi) restaurant;
 - (xii) shop (excluding supermarket) limited to a maximum gross floor area of 4,000 square metres and shall not include tenancies of more than 1,000 square metres; and
 - (xiii) supermarket limited to a maximum gross floor area of 1,260 square metres

PROVIDED ALWAYS THAT the uses permitted in paragraphs (i) to (viii) and (x) to (xi) above shall not exceed 4,000 square metres and shall not include tenancies of more than 1,000 square metres per outlet;

- GROSS FLOOR AREA (b) That the maximum gross floor area of any building erected on the land shall not be less than 10,000 square metres and shall not exceed 14,005 square metres;
- GROSS LETTABLE FLOOR AREA (c) That the maximum gross lettable floor area of the building or buildings on the premises shall not exceed 12,500 square metres;
- RETAIL USES (d) The lessee shall notify the Territory of the gross floor areas of the shopping centre used for all purposes in Clause 3(a) above. This notice shall be given at least twice per annum or as when requested by the Territory;
- PUBLIC TOILETS (e) That the Lessee shall provide and maintain to a standard acceptable to the Territory public toilet facilities which shall be accessible to the public at all times during business hours. Provision shall also be made for handicapped persons facilities;

CARPARKING

- (f) That the Lessee shall provide and thereafter maintain an approved drained and sealed hardstanding carparking area on the land sufficient to accommodate a minimum of 335 cars in accordance with plans (including a Traffic Control Device Drawing) and specifications previously submitted to and approved in writing Territory PROVIDED ALWAYS THAT the Lessee shall maintain approved traffic control devices in a serviceable condition at all times;

PAVING AND
LANDSCAPING

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

LIGHTING

- (h) That the Lessee shall illuminate and keep illuminated at the Lessee's own expense and to a standard acceptable to the Territory all public access areas including car parking areas;

DISABLED
PERSONS
ACCESS

- (i) That the Lessee shall provide and maintain facilities for the disabled to a standard acceptable to the Territory to ensure that disabled persons are given full opportunity for access;

SERVICE AREAS

- (j) That the Lessee 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 premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

- (k) That the Lessee shall not without the previous approval in writing of the Territory erect any building, or make any structural alterations to any building, on the land;

REPAIR

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

FAILURE TO
REPAIR

- (m) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Territory 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 Territory is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Territory 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 Territory any person or persons duly authorised by the Territory with such

equipment as is necessary may enter the premises 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 Lessee 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 Lessee;

RIGHT OF
INSPECTION

- (n) Subject to the provisions of the Land (Planning and Environment) Act 1991 to permit any person or persons authorised by the Territory to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

- (o) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when the same fall due.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent 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 Territory or any person lawfully claiming from or under or in trust for the Territory.

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 or other moneys shall have been formally demanded or not); or
 - (ii) the 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 herein contained 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 Territory specifying the nature of such breach

the Territory may terminate this lease but without prejudice to any claim which the Territory and 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 Territory during or after any period referred to in paragraph (i) or (ii) or (iii) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Territory of the powers conferred upon it by sub-clause (a) of this clause;

FURTHER LEASE

- (c) Subject to the provisions of the Land (Planning and Environment) Act 1991 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 Territory 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

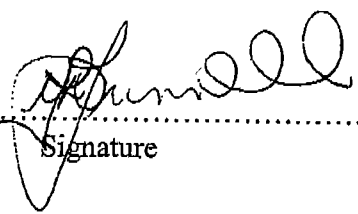
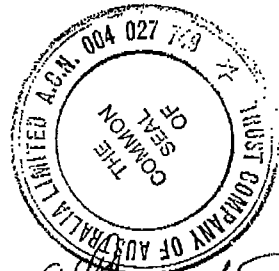
- (e) Any and every right power and or remedy conferred on the Commonwealth the Territory or the respective Ministers hereunder or implied by law may be exercised on behalf of the Commonwealth the Territory or the respective Ministers as the case may be by:
- (i) the Australian Capital Territory Executive;
 - (ii) the Minister for the time being administering the Land (Planning and Environment) Act 1991 or any Statute Ordinance or Regulation substituted therefor;
 - (iii) an authority or person for the time being authorised by the Australian Capital Territory Executive or the Minister referred to in (i) or (ii) above or by law to exercise those powers or functions of the Territory the Commonwealth or the relevant Minister; or
 - (iv) the person to whom the Minister referred to in (ii) above has delegated all his powers or functions under the said Land (Planning and Environment) Act 1991 or any Statute Ordinance or Regulation substituted therefor.

IN WITNESS whereof the Australian Capital Territory Executive on behalf of the Commonwealth and the Lessee have executed this Lease.

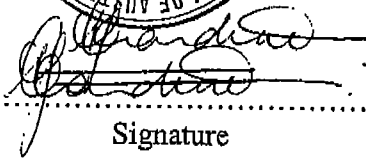
SIGNED SEALED AND DELIVERED)
by DAVID JEFFREY SNELL)
a person duly authorised by the)
Australian Capital Territory Executive)
for and on behalf of the Commonwealth)
in the presence of: Monica Carroll)



Signed by the **TRUST COMPANY OF AUSTRALIA LIMITED (A.C.N. 004 027 74)**)
by:)



Signature



Signature

GEOFFREY ROBERT FUNNELL
Name in full

SUSAN JANE GARDINER
Name in full

MANAGER LEGAL
Director/Secretary

MANAGER TRUSTS
Director/Secretary

LISTED BY:

Sneider Hall & Co. Pty Ltd

1275144

BOX NO:
APPROVAL NO: 499

AUSTRALIAN CAPITAL TERRITORY
APPLICATION FORM
LAND TITLES ACT 1925



THIS FORM MAY BE USED FOR MISCELLANEOUS APPLICATIONS FOR WHICH NO FORM IS PRESCRIBED BY THE LAND TITLES ACT 1925 (EG APPLICATIONS TO CHANGE NAME OF PROPRIETOR, TO CORRECT THE REGISTER, ETC.)

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK	UNIT	VOL/FOL	INSTRUMENT NO.
GREENWAY	4	5		1610:26	

2. TITLE OF APPLICATION

FOR REGISTRATION OF A VARIATION OF CROWN LEASE PURSUANT TO SECTION 72A OF THE LAND TITLES ACT 1925

3. NATURE OF APPLICATION (IF INSUFFICIENT SPACE PLEASE ATTACH ANNEXURE)

I, DEBORAH WILLENBRECHT being a person authorised in that behalf by the Minister, APPLY to you to register the variation which has been made to the Crown lease of the land described.

An Approval of Variation of Lease is submitted herewith in accordance with section 72A of the Land Titles Act 1925.

4. DATE

1 August 2002

5. EXECUTION

SIGNED IN MY PRESENCE BY THE APPLICANT.

Deborah Willenbrecht

DEBORAH WILLENBRECHT

A person duly authorised by the Australian Capital Territory Executive for and on behalf Of the Commonwealth in the presence of:

SIGNATURE OF APPLICANT.

Susan Ann Messer

SUSAN ANN MESSER

SIGNATURE OF WITNESS.

INSTRUCTIONS FOR COMPLETION

- * The information collected by this form is authorised by the *Land Titles Act 1925*, will be used for the purposes of that Act and will be available for search pursuant to sections 65 and 66 of that Act. It will also be made available to government agencies for statistical and administrative purposes and to non-government persons and organisations concerned with land. A fee may apply to any or all of the above.
- * Delete where inapplicable.
- * This document should clearly indicate the identifiers of all land affected.
- * Complete or rule up all boxes.
- * Execution of document by-
 - Natural Person- Should be witnessed by an adult person who is not a party to the document.
 - 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 eg "AB by his/her attorney XY pursuant to Power of Attorney A.C.T. registered no of which he/she has no notice of revocation".
 - Corporation- S. 127 of the Corporations Law provides that a company may validly execute a document with or without using a common seal if the document is signed by
 - a) two directors of the company;
 - b) a director and a secretary of the company; or
 - c) where the company is a proprietary company and has a sole director who is also the sole company secretary, that director.
- * Alterations should not be made by erasure but by scoring through with a pen and the words substituted written above them verified by initials in the margin.
- * Typewriting and handwriting should be clear, legible and in permanent black ink.

OFFICE USE ONLY

DOCUMENTS LODGED HEREBWITH:

CERTIFICATE OF TITLE	CERTIFICATES	OTHER
1610:26	✓	/

CERTIFICATE OF REGISTRATION:

EXAMINED:	D	DATE:	12 AUG 2002
VOLUME/FOLIO:	R		
REGISTERED:			

ANNEXURE

ANNEXURE TO MEMORANDUM OF A VARIATION OF A CROWN LEASE

DATED 1 AUGUST 2002

AUSTRALIAN CAPITAL TERRITORY
LAND (PLANNING AND ENVIRONMENT) ACT 1991
SECTION 250

VARIATION OF A LEASE

Under the Land (Planning and Environment) Act 1991 I, **DEBORAH WILLENBRECHT**, approve the variation of Crown Lease specified hereunder:

Name of Registered Proprietor: **TRUST COMPANY OF AUSTRALIA LTD**

Register Book Volume **1610** Folio **26**
Short Description of Land affected:
Block **5** Section **4** Division of **GREENWAY**

PARTICULARS OF VARIATION -

FORMER PROVISIONS

- 3.(a) To use the Premises for one or more of the following purposes:-
- (i) bulky goods retailing;
 - (ii) business agency;
 - (iii) carpark;
 - (iv) club limited to a maximum gross floor area of 1,000 square metres;
 - (v) communications facility;
 - (vi) drink establishment limited to a maximum gross floor area of 1,000 square metres;
 - (vii) financial establishment;
 - (viii) health facility;
 - (ix) office;
 - (x) public agency;
 - (xi) restaurant;
 - (xii) shop (excluding supermarket) limited to a maximum gross floor area of 4,000 square metres and shall not include tenancies of more than 1,000 square metres; and
 - (xiii) supermarket limited to a maximum gross floor area of 1,260 square metres

PROVIDED ALWAYS THAT the uses permitted in paragraphs (i) to (viii) and (x) to (xi) above shall not exceed 4,000 square metres and shall not include tenancies of more than 1,000 square metres per outlet;

- 3.(f) that the Lessee shall provide and thereafter maintain an approved drained and sealed hardstanding carparking area on the land sufficient to accommodate a minimum of 335 cars in accordance with plans (including a Traffic Control Device Drawing) and specification previously submitted to and approved in writing Territory PROVIDED ALWAYS THAT the Lessee shall maintain approved traffic control devices in a serviceable condition at all times;

AMENDED PROVISIONS

- 3.(a) To use the Premises for one or more of the following purposes:

- (i) bulky goods retailing;
- (ii) business agency;
- (iii) carpark;
- (iv) club limited to a maximum gross floor area of 1,000 square metres;
- (v) communications facility;
- (vi) drink establishment limited to a maximum gross floor area of 1,000 square metres;
- (vii) financial establishment;
- (viii) health facility;
- (ix) office;
- (x) public agency;
- (xi) restaurant;
- (xii) shop (excluding supermarket) limited to a maximum gross floor area of 4,000 square metres and shall not include tenancies of more than 1,500 square metres; and
- (xiii) supermarket limited to a maximum gross floor area of 1,260 square metres

PROVIDED ALWAYS THAT the uses permitted in paragraphs (i) to (viii) and (x) to (xi) above shall not exceed ~~4,500~~ square metres and shall not include tenancies of more than 1,500 square metres per outlet;

- 3.(f) that the Lessee shall provide and thereafter maintain an approved drained and sealed hardstanding carparking area on the land sufficient to accommodate a minimum of 314 cars in accordance with plans (including a Traffic Control Device Drawing) and specification previously submitted to and approved in writing by the Territory PROVIDED ALWAYS THAT the Lessee shall maintain approved traffic control devices in a serviceable condition at all times;

Date: 1 August 2002



DEBORAH WILLENBRECHT

the person for the time being holding or performing
the duties of the office of Senior Officer Grade C.
Position Number 13092
Department of Urban Services
Delegate of the Minister



Australian
Capital Territory
Government

Development Application

This application form must be accompanied by the
Requirements and Checklist (form 4) relevant to your application

When should you use the Development Application Form (DA)?

This form is required for building, development, redevelopment and land use proposals within the ACT. Do not use this form for:

- Proposals concerning standard single dwelling residential developments, use the **Building Application Form (BA)**;
- Building works arising from a DA approval, use a BA form (ie development has been approved); or
- Proposals seeking to amend an approved DA or current application, use a **DA Amendment form**.

IF ADDITIONAL INFORMATION
REQUIRES CONTACT
DAVID POIDEVIN
62539911

Note: The information you give on this form may be given to Government and Non-Government Agencies. See Privacy Notice on the back page. If you require help to complete the application form please contact the PALM Shopfront during business hours 8.30am to 4.30pm Monday to Friday, phone (02) 620 71923.

Part 1: Lease/Site details

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

Block	5
Section	4
Suburb/District	Greenway
Unit (if applicable)	
Street address	150-180 Seward Way

RECEIVED
15 NOV 2002
Land Management
DMB

Part 2: Applicant details

Surname or Company name
Title / First Name / Initials or
Australian Company Number (ACN)
If a company, Name of contact person
Postal address
Street address (if different)
Phone number (business hours)
Fax number
Email

sign
seal

OFFICE USE ONLY

Application number
2002 5815

Technical check

Public notification
 Yes No

Fees

Date received
72
6/11/02

Receipt number
254/93/14

Receiving officer
BC

Part 3: Applicant's declaration

I/We the undersigned, being the applicant(s) nominated in this application, hereby apply for approval to carry out the development described in this application on the land specified in this application.

I/we hereby direct and authorise the ACT Government to erect signs on the subject property(s).

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

I/We understand that payment of additional notification fees may be required.

Signature(s)

If a company, capacity/authority

Date

Part 4: Lessee (Owner) details

1st Lessee details

Surname or Company name

Title / First Name / Initials or
Australian Company Number (ACN)

If a company, Name of contact person

Postal address

Phone number (business hours)

Fax number

Email

- All lessees must sign authorising the lodgement, or a Power of Attorney must be attached. If there are more than two lessees, please ensure that details and authorisation are attached to the application for each lessee.

- If the lessee is a registered company, organisation or government agency you must execute this application in the proper manner for that company, organisation or government agency. For example, if the lessee is a registered company, a company seal must be placed on the application and two directors sign over the seal. If the lessee is a community organisation, the full name of the community organisation must be stated and the signatory must identify what position of authority he/she holds in the organisation.

Lessee's agreement to Development Application

Signature

Seal Here
cable

2nd Lessee details

Surname or Company name

Title / First Name / Initials or
Australian Company Number (ACN)

If a company, Name of contact person

Postal address

Phone number (business hours)

Fax number

Email

- To verify the signature of a lessee who is an organisation or government agency, a Letter of Authority must be supplied when lodging the application that empowers the signatory to sign on the behalf of that organisation or government agency.

- Any application made over a site which has been Unit Titled will require Body Corporate approval.

2nd Lessee's agreement to Development Application

Signature

Affix Company Seal Here
if applicable

Please contact PALM to confirm the wording for all lease variations to avoid possible delays.

Part 5: Please briefly describe your proposal

New external signage and replacement of existing signage. 2 NO OFF 1 ON SCOTLAND STREET
1 ON BOWARA STREET.

5 NEW SIGNS + REPLACEMENT OF 2 SIGN
7 SIGNS IN TOTAL

Part 6: Summary information

Please tick all boxes relevant to your proposal. The supplementary information requested in the 'Requirements and Checklist' form will help you decide which boxes to tick here.

Will your proposal require approval for:

- Design and siting
- Heritage works
- Lease variation
- Subdividing land
- Consolidating land
- Mining and quarrying
- Home business
- Demolition
- Use of unleased land
- Encroaching beyond lease boundaries

Does your proposal involve:

- Commercial
- Dual occupancy
- Multi-unit residential
- Industrial
- Signs

If varying a lease, will it involve:

- Purpose clause
- Development rights
- Gross floor area
- Addition of land
- Excision of land
- Boundary realignment
- Lease renewal
- Land rent payout

Please note that the estimated cost to be stated here is to include the cost of all associated works such as landscaping, parking etc, as well as off site works.

What is the estimated cost of the development?



Building details in brief (if and as applicable)

Existing GFA _____ m²

Added GFA _____ m²

Number of units _____

Number of storeys _____

For mixed commercial developments, please indicate GFA break-up

Restaurant/cafe _____ m²

Shop _____ m²

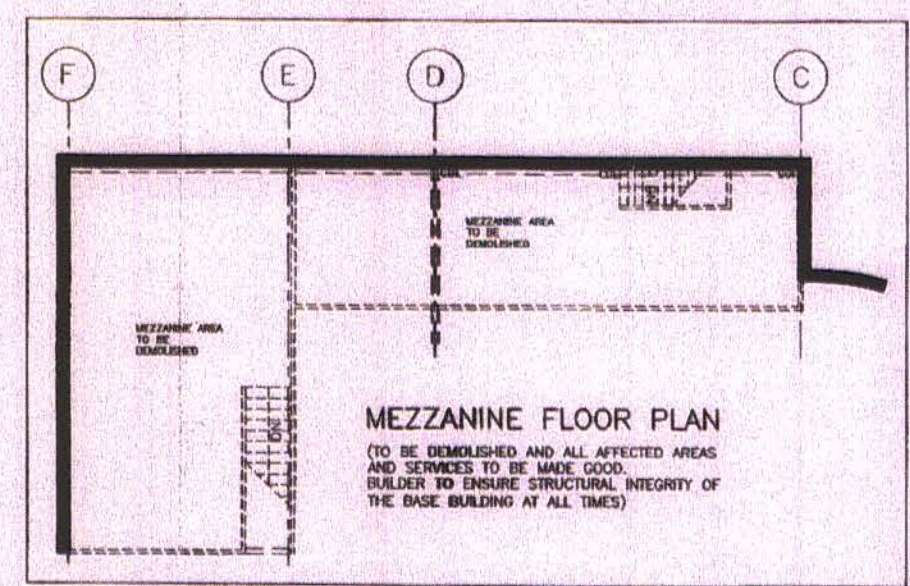
Office _____ m²

Residential _____ m²

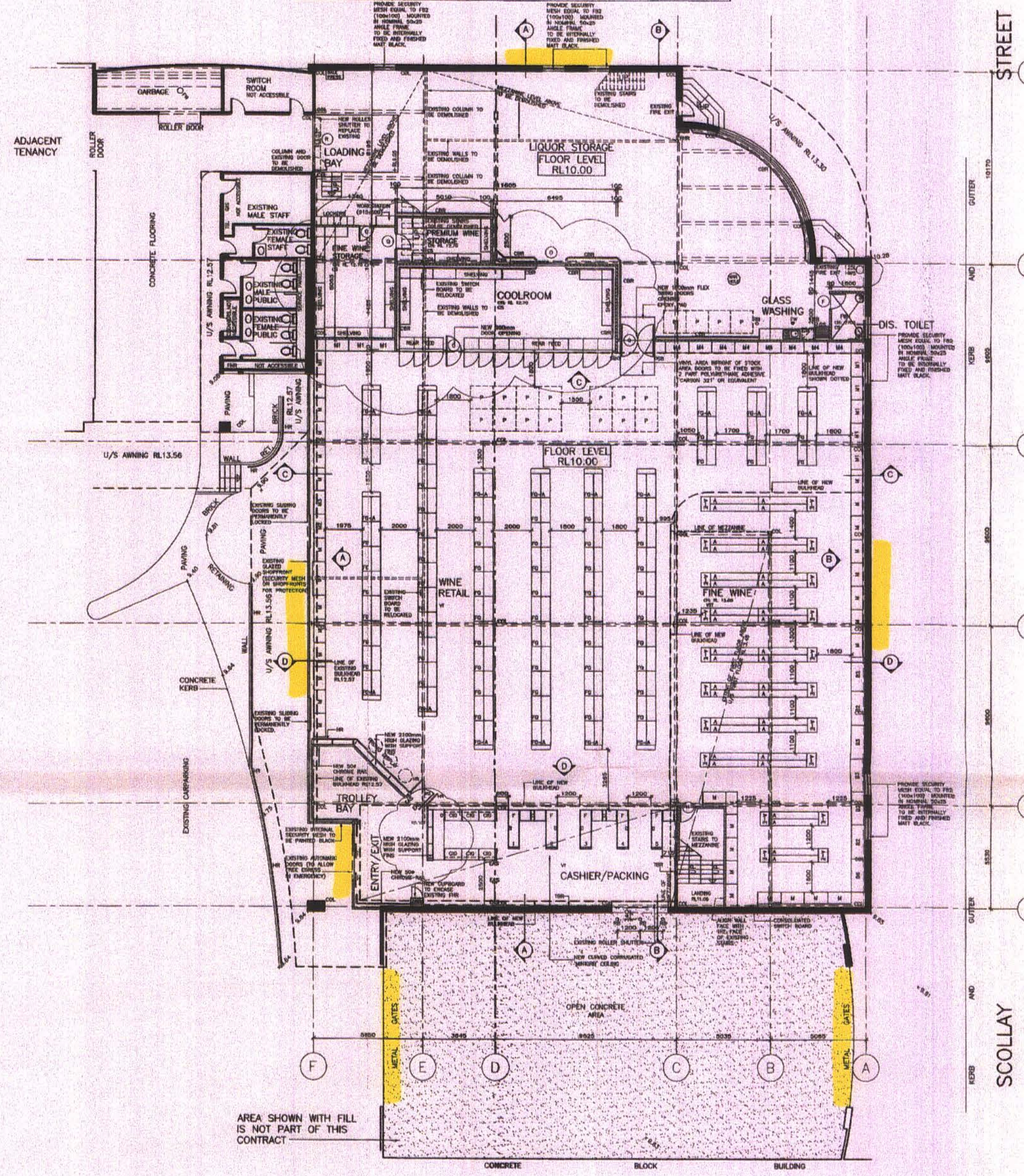
Other _____ m²

Total _____ m²

"GFA" means gross floor area



SOWARD WAY



STREET

5

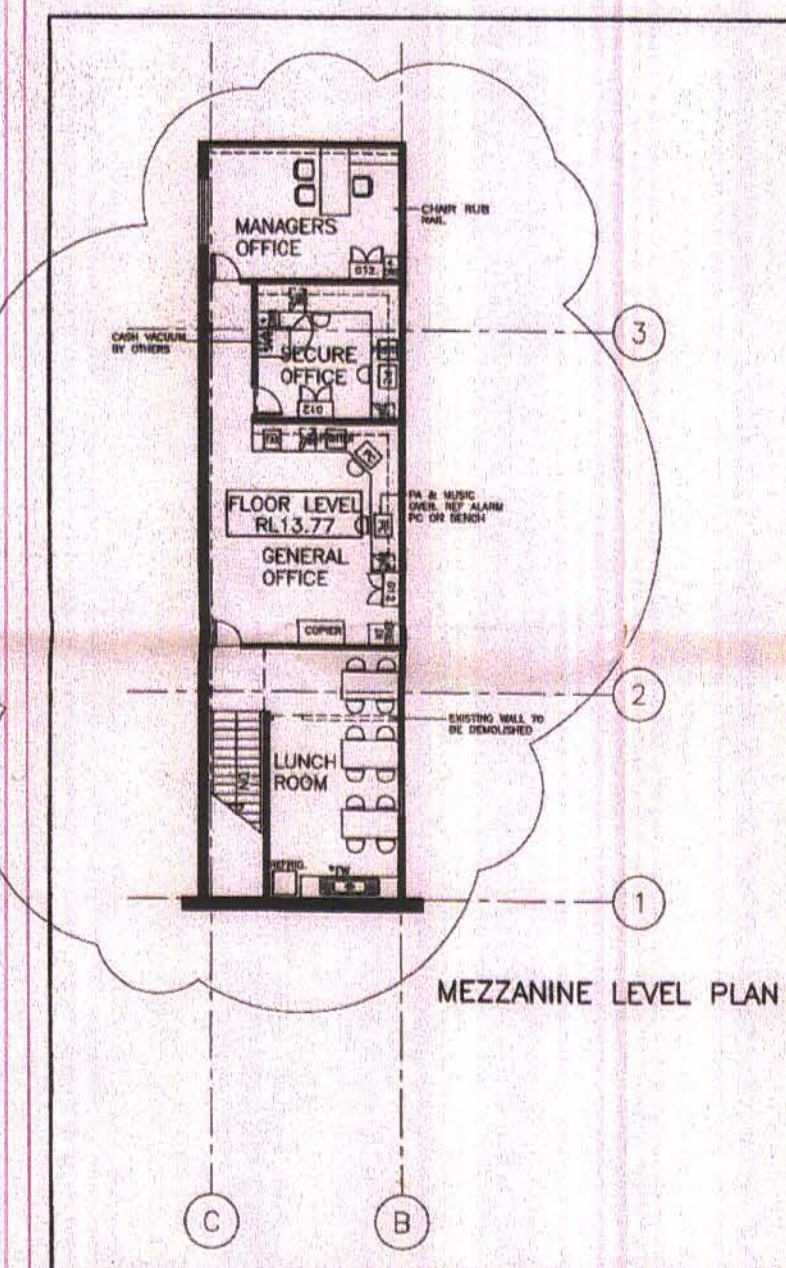
4

3

2

1

SCOLLAY STREET



MEZZANINE LEVEL PLAN

LEGEND		QTY.	LEGEND		NOTES
SYMBOL	SHEDDING TYPE & USAGE		GENERAL		
A	A TYPE JOINERY UNIT	36	KEY		
A-C	A TYPE END JOINERY UNIT	20	ES	EMERALD STRIP	
B2	B2 TYPE JOINERY UNIT	4	ESN	BUSH	
B3	B3 TYPE JOINERY UNIT	2	BT	BUCKET TRAP	
B4	B4 TYPE JOINERY UNIT	1	BWU	BOLTING WATER UNIT	
B6	B6 TYPE JOINERY UNIT	1	CBR	COOLROOM BUFFER RAIL	
B7	B7 TYPE JOINERY UNIT	1	CLS	CLEANERS SINK	
M	MULTI PURPOSE UNIT - STANDARD	30	CFP	FRAMES CASHIER RUB RAIL	
M1	MULTI PURPOSE UNIT - BRED/RTD	9	CW	COLD WATER	
M2	MULTI PURPOSE UNIT - SIM. LKAEUR	1			
M3	MULTI PURPOSE UNIT - GALLIANO	1			
M4	MULTI PURPOSE UNIT - (1000mm) CASKS	8			
FD	FLOOR DISPLAY UNITS - CARTON (1000 WIDE)	77 TOTAL			
	END UNIT (FG-A)	15			
	CENTER UNIT (FG)	61			
F	F TYPE JOINERY UNIT (CASHIERS)	5			
CD	CIGARS AND CIGARETTES COUNTER	1			
GW	GLASS WASH BENCH/CUPBOARD UNIT	1			
P	FORKLIFT PALLETS	18			
PD	PALLET DISPLAY	1			
4W	4 WAY DISPLAY UNIT	1			

BUILDING AREAS		M ²
TRADING AREAS:	FINE WINE RETAIL	212
	WINE RETAIL	520
	COOLROOM	63
	FRONT END/CASHIER	126
TOTAL TRADING AREAS:		911
NON TRADING AREAS:	GROUND LEVEL	
	LIQUOR STORAGE	265
	PREMIUM WINE STORAGE	12
	FINE WINE STORAGE	26
	OFFICE, AMENITIES & MISC.	99
NON TRADING AREAS:	MEZZANINE LEVEL	
	LIQUOR STORAGE	100
	OFFICE, AMENITIES & MISC.	-
TOTAL NON TRADING AREAS:		502
TOTAL BUILDING AREA:		1413

LEGEND		SYMBOL	KEY
CT	CERAMIC TILES		
CS	CONCRETE SEALER		
VT	VINYL TILES		
VS	VINYL STRIP FLOORING		

NO.	DATE	AMENDMENTS	BY
A	24/05/02	CASHIER/PACKING SIZE REDUCED FITTURE NO CHANGED LUNCH ROOM ENLARGED FITTURE M4 SIZE CHANGED	JR
B	28/06/02	CHECKOUTS MOVED DISTANCE BETWEEN CHECKOUTS CHANGED BULKHEAD LINE BETWEEN CASHIER/PACKING AND WINE RETAIL MOVED BLAZING HIGH CHANGED BULKHEAD LINE IN ENTRY REMOVED EXISTING SHOWER/BATH ROOM REMOVED FHR AND NEW CURTAINS REMOVED DISTANCE BETWEEN FITTURE CHANGED WINE RETAIL (FINE WINE) POSITION AND NUMBER OF FORKLETT PALLETS CHANGED LUNCH ROOM REMOVED TABLE IN LUNCH ROOM ADDED MISSING WALL MATCHING REDRAWN	DS
C	18/06/02	ISSUED FOR CONTROL PLAN FITTURES MOVED	DS
D	27/06/02	ISSUED FOR D/V/C/C WALL OF WINE/FINE WINE STORAGE MOVED, DIS TOILET TURNED, GLASS HIGHING MOVED, PALLETS ADDED, FITTURE AND CHECKOUTS MOVED/CHANGED, BULKHEAD LINES MOVED, GLAZING MOVED, COOLROOM DOOR CHANGED, WALL OF COOLROOM MOVED, HANDRAIL OUTSIDE, SCOOTERS ADDED	DS
E	08/07/02	CBR ADDED TO ROUND PERIMETER COOL ROOM PANELS TO STORAGE ROOMS	JR

LEGEND

WALL TYPES

EXISTING WALL

NEW 50mm STUD WALL (UNLESS STATED OTHERWISE)

NEW COOLROOM PANELS BY REFRIGERATION CONTRACTOR

DEMOLISHED WALL

EXISTING BEAMS

NOTE: REFER TO DOOR PLAN DRAWING FOR FINISHES SETOUT, INCLUDING ALL FLOOR PREPARATION & QUANTITIES

LAND (PLANNING AND ENVIRONMENT) APPROVED PURSUANT TO - 4 DEC 2002

Delegata of the Minister

Dan Murphy's

ADMINISTRATION OFFICE
FOR REDEVELOPMENT
ALPHABETICAL BUILDING
TELEPHONE (03) 9487 3388
FACSIMILE (03) 9487 2782

THIS DRAWING IS FOR DESIGN GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS.

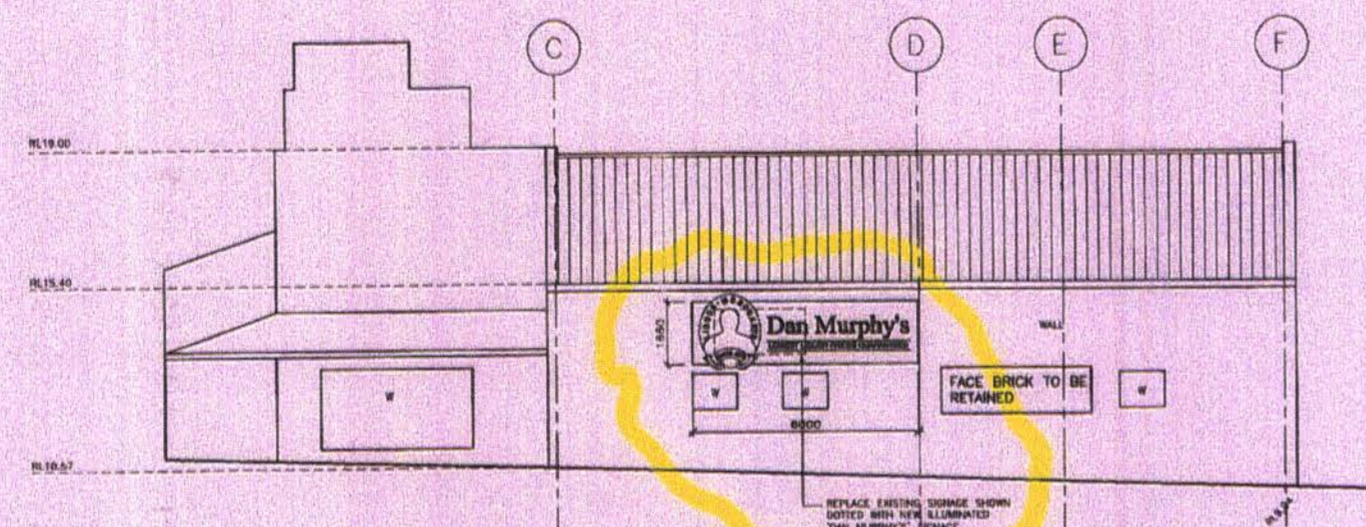
WOOLWORTHS LIMITED

3-5 LANGSHOP ROAD, TUGGERANONG NSW 2140
TELEPHONE (02) 8782 8917 FACSIMILE (02) 8782 1890

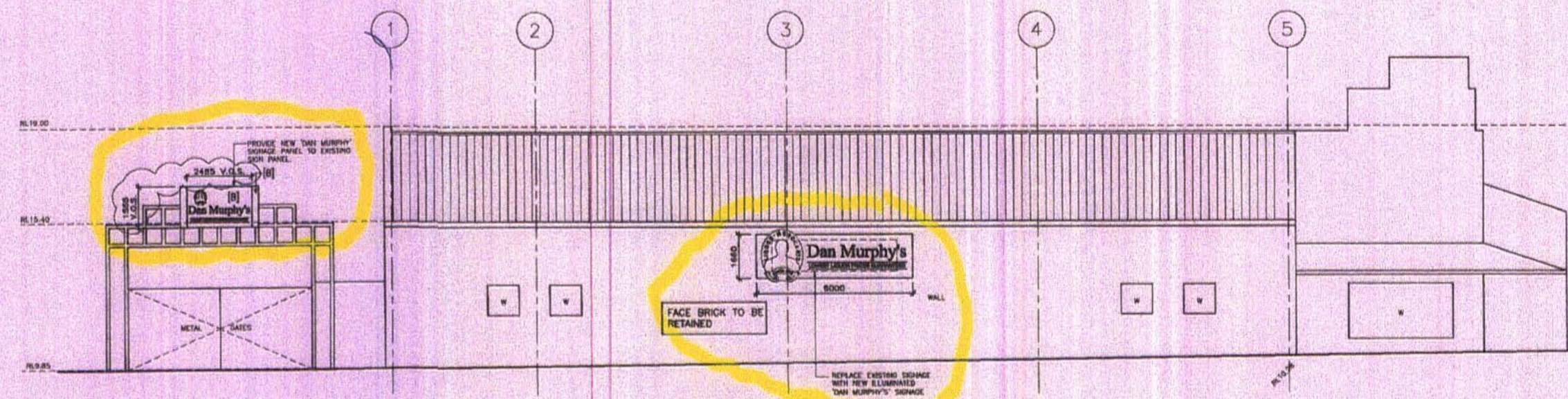
PROJECT: TUGGERANONG DAN MURPHY'S SHOP 34, 35, 36 TUGGERANONG TOWN CTR, 150-180 SOWARD WAY GREENWAY ACT STORE No. 1555

STORE LOCATION TYPE	SCALE	DATE	VERSION
GR	1:100	18 Apr. 02	1
WITHIN CENTRE			
TRAVELATOR	YES		
REFRIGERATION NOTE	NO		
FLOOR SLAB			
SUSPENDED	ON GROUND		

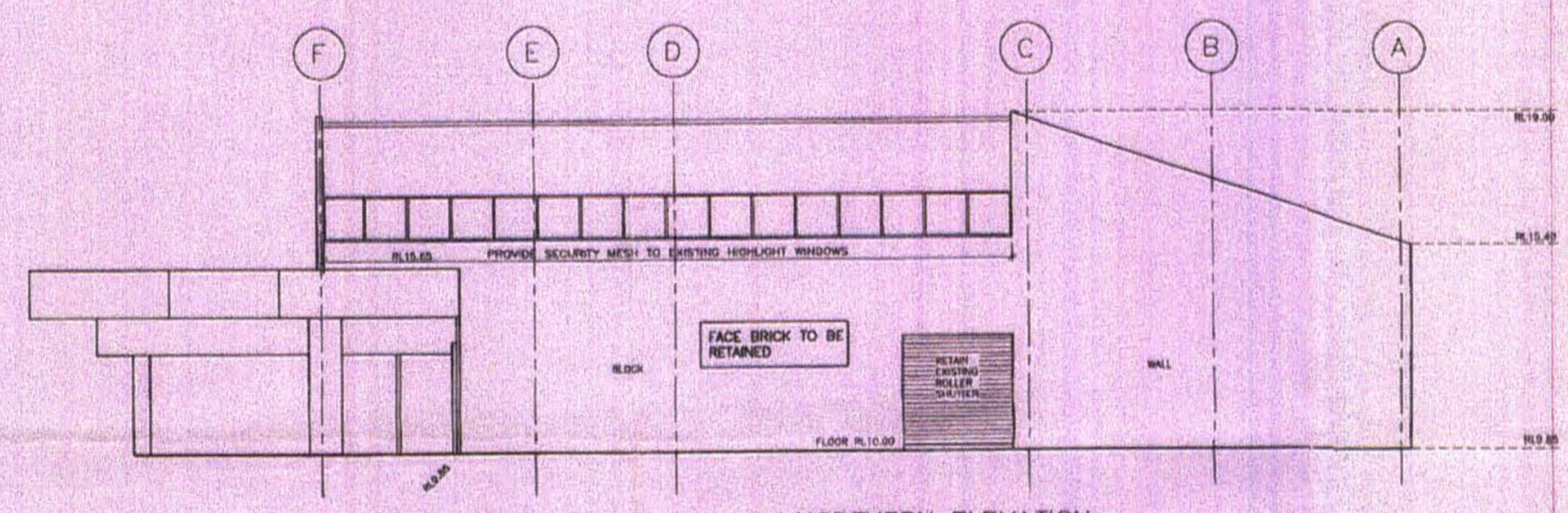
20025815



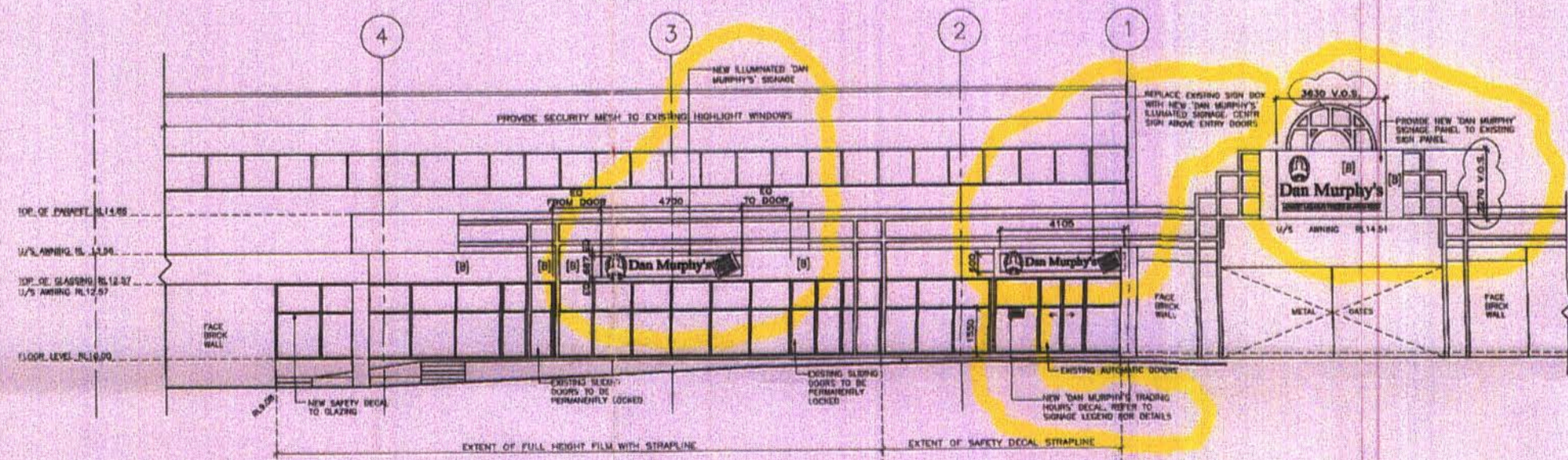
SOUTHERN ELEVATION (SOWARD WAY)



WESTERN ELEVATION (SCOLLAY STREET)



NORTHERN ELEVATION



EASTERN ELEVATION
NOTE: SHOPFRONT AND AUTO DOORS FINISHES TO BE PARTICULAR

NOTES
* ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1983 AND THE BUILDING REGULATIONS 1983.
* ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 1983 AND THE BUILDING REGULATIONS 1983.
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LEGEND

EXTERNAL COLOUR FINISHES	
BOLLARDS, CUTTERS & WALL R/S SHUTTER	DULUX 'PORCELAIN PINK' No. P11.P1
EXTERIOR WALLS	DULUX 'DANKSH LEAF' No. P22.A8
(G) ROOF SHEETING	DULUX POWDERCOATING COLORBOND 'SMOOTH CREAM' No. 04750
(H) SHOPFRONT	DULUX POWDERCOATING ANOTEC XT 'SILVER GRAY' No. 51272

LEGEND

EXTERNAL	SIZE (mm)	QTY
BACKLIT LONG VERSION WITH STACKED STRAPLINE	4700 x 687	1
BACKLIT LONG VERSION WITH STACKED STRAPLINE	4105 x 600	1
BACKLIT LONG VERSION WITH LONG STRAPLINE UNDER	6000 x 1660	2
NON-ILLUMINATED STACKED VERSION WITH LONG STRAPLINE UNDER	VERIFY ON SITE	2
TRADING HOURS	500x333	1

No.	DATE	AMENDMENTS	BY
-	27/06/02	PRELIMINARY ISSUE	DS
A	07/08/02	SIGNAGE ADDED, NOTES ALTERED, WALL COLOUR FINISHES UPDATED, STEPS SHOWN, GRID SHOWN	DS
B	14/08/02	SIGNAGE CHANGED, NOTES ALTERED	JR
C	21/08/02	PAINT COLOURS REVISED	JR
D	02/09/02	REVISED TRADING HOURS SIGN SIZE	JR
E	09/09/02	SIGNAGE REVISED	JR
F	09/09/02	AMENDED SHOPFRONT MULLIONS, SHOWED SAFETY DECAL, SHOPFRONT FRAME PAINT COLOUR, SHOWED TRADING HOURS DECAL SIGN AND FULL REFERENCE	JR
G	16/09/02	SHOWED HIGHLIGHT WINDOWS AND ROOF	GR
H	09/10/02	REVISED SIGNAGE FOR TENDER REQUESTED BY DANIEL BALDWIN 02/10/02	GR
I	14/11/02	ADDED SIGNAGE DIMENSIONS FOR DA REQUESTED BY ROBERT BUSHNELL 04/11/02	SU

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 224(2) OF THE ACT
- 4 DEC 2002
[Signature]
Minister of the Environment

10/11/02
10/11/02
10/11/02
10/11/02
10/11/02
10/11/02

Dan Murphy's
10/11/02
10/11/02
10/11/02
10/11/02
10/11/02
10/11/02

WOOLWORTHS LIMITED
3-5 UNDERWOOD ROAD WILMINGTON NSW 2140
P.O. BOX 165 SHERRY BROOK NSW 2125
TELEPHONE (02) 8762 9977 FACSIMILE (02) 8762 8840

PROJECT: TUGGERANONG DAN MURPHY'S
SHOP 34, 35, 36 TUGGERANONG TOWN CTR, 160-162
SOWARD WAY GREENWAY ACT STORE No. 1555

EXTERNAL ELEVATIONS

STATION	DATE	SCALE	DRAWING NO.
DS	27 Jun 02	1:100	S
PROJECT NO.	DATE	REV.	
N1555	27 Jun 02	Jul 2002	
PROJECT SURV.	DATE	REV.	
R.BUSHNELL	4/11/02		

**PRELIMINARY ONLY.
NOT FOR CONSTRUCTION**

APPROVAL GRANTED
 PURSUANT TO SECTION 230 OR 245
 4 DEC 2002
 Delegate of the Minister

2.01 The Brand Elements Full Colour Relationships 1, 2, 3, 4 and 5

The Dan Murphy's Master Brand consists of three brand elements, the badge, the logotype (Dan Murphy's) and the strapline. There are three main relationships in which the brand elements can be used, and two additional relationships that can only be used under certain circumstances. Relationship 1 is intended for entrance signage, when space allows. Relationships 2 and 3 are to be used when space is limited to a horizontal area. Relationships 4 and 5 must only be used where it is structurally prohibitive to break the badge and strapline out of the green background, ie. lightbox under awning signs and pylon signs.

Badge

The Badge is a specially drawn illustration, and is a 300dpi Photoshop .eps file placed in an Illustrator .ai file. The file

is CMYK, but must match to Red PMS 201C and Orange PMS 151C. The illustration has tonal highlighting to create a domed appearance and must not be 'flattened' or altered in any way. With Relationships 2 and 3 the Badge breaks out at the top and bottom of the panel.

Logotype

The logotype 'Dan Murphy's' is a specially drawn typeface and must not be typeset, traced, respaced, redrawn or modified in any form by either manual or electronic methods. The logotype must be reproduced in Cream PMS 7506C.

The logotype must be used with the brand elements in one of the relationships specified below. The Master Brand must always appear on a background of Dark Green PMS 5743C.

Strap Line

The strap line is a specially drawn graphic and typeface and must not be altered in any way. The type 'Lowest Liquor Prices Guaranteed' and lines must be reproduced in Cream PMS 7506C. The panel behind the strap line must be reproduced in Green PMS 5763C.

Refer to page 2.07 for alternative colour matches.

The proportions, spacing and relative positioning of the brand elements must remain consistent. Only use the supplied master electronic files.

The Master Brand must always be reproduced in colour. Black and white or one colour versions must never be used.



Relationship 1 Stacked Format



Relationship 2 Horizontal Stacked Format



Relationship 3 Horizontal Format



Relationship 4 Only to be used when all elements of the Master Brand need to be contained within the green background



Relationship 5 Only to be used when all elements of the Master Brand need to be contained within the green background

00025815

5/4
 GREENWAY



3.02 Type I: Relationship I, three dimensional and back-lit (Rev B)

This sign is intended for entrance signage, when space allows. The badge, logotype and strapline panel are all three dimensional and back-lit.

Badge

The badge is a colour matched digital print on 4.5mm medium impact Opal acrylic which is three dimensionally molded. The colours must match to Red PMS 201C and Orange PMS 151C.

Background Panel

The background panel is painted to match Dark Green PMS 5743C on 4.0mm Alucobond. The panel is not back-lit.

Logotype

The logotype is Avery Pearl vinyl on 3mm acrylic, is three dimensional and back-lit.

Strapline

The green strapline panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl on 4.5mm

Opal acrylic. The strapline letters and lines are Avery Pearl vinyl. This panel is three dimensional and back-lit. Please note that this combination of vinyl colours is only to be used for back-lit signs.

The dimensions of this sign will depend on location and available space. The proportions, spacing and relative positioning of the brand elements must remain consistent. Refer to page 2.02 for relative proportions and use of the signage grid as a guide.

Refer to page 5.02 for elevation example.



Placed .eps File 'Dan Murphy High Res.eps'
Badge is a colour matched digital print on 4.5mm medium impact Opal acrylic and is three dimensionally moulded

Background is painted to match Dark Green PMS 5743C on 4.0mm Alucobond

Logotype is Avery Pearl vinyl and fabricated from 3mm acrylic with 50mm returns

Green panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl and fabricated from 4.5mm Opal acrylic with 30mm returns

Strapline and Lines are Avery Pearl vinyl

80035815



3.03 Type 2: Relationship 2, three dimensional and back-lit (Rev B)

This sign is intended for signage when space is limited to a horizontal area. The badge, logotype and strap line panel are all three dimensional and back-lit.

Badge

The badge is a colour matched digital print on 4.5mm medium impact Opal acrylic, is three dimensionally molded and back-lit. The colours must match to Red PMS 201C and Orange PMS 151C.

The background panel is painted to match Dark Green PMS 5743C on 4.0mm Alucobond. The panel is not back-lit.

Logotype

The logotype is Avery Pearl vinyl on 3mm acrylic, is three dimensional and back-lit.

Strapline

The green strapline panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl on 4.5mm Opal acrylic. The strapline letters and lines are Avery

Pearl vinyl. This panel is three dimensional and back-lit. Please note that this combination of vinyl colours is only to be used for back-lit signs.

The dimensions of this sign will depend on location and available space. The proportions, spacing and relative positioning of the brand elements must remain consistent. Refer to page 2.03 for relative proportions and use of the signage grid as a guide.

Refer to page 5.06 for elevation example.



Placed .eps File 'Dan Murphy High Res.eps'
Badge is a colour matched digital print on 4.5mm medium impact Opal acrylic and is three dimensionally molded

Background is painted to match Dark Green PMS 5743C on 4.0mm Alucobond

Logotype is Avery Pearl vinyl and fabricated from 3mm acrylic with 50mm returns

Strapline and Lines are Avery Pearl vinyl

Green panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl and fabricated from 4.5mm Opal acrylic with 30mm returns



3.04 Type 3: Relationship 3, three dimensional and back-lit (Rev B)

This sign is intended for signage when space is limited to a narrow horizontal area, for example, on a bulkhead at the entrance to a store within a shopping centre. The badge, logotype and strapline panel are all three dimensional and back-lit.

Badge

The badge is a colour matched digital print on 4.5mm medium impact Opal acrylic and is three dimensionally molded and back-lit. The colours must match to Red PMS 201C and Orange PMS 151C.

The background panel is painted to match Dark Green PMS 5743C on 4.0mm Alucobond. The panel is not back-lit.

Logotype

The logotype is Avery Pearl vinyl on 3mm acrylic, is three dimensional and back-lit.

Strapline

The green strapline panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl on 4.5mm Opal acrylic. The strapline letters and lines are Avery

Pearl vinyl. This panel is three dimensional and back-lit. Please note that this combination of vinyl colours is only to be used for back-lit signs.

The dimensions of this sign will depend on location and available space. The proportions, spacing and relative positioning of the brand elements must remain consistent. Refer to page 2.04 for relative proportions and use of the signage grid as a guide.

Refer to page 5.06 for elevation example.



Placed .eps File 'Dan Murphy High Res.eps'
Badge is a colour matched digital print on 4.5mm medium impact Opal acrylic and is three dimensionally molded

Logotype is Avery Pearl vinyl and fabricated from 3mm acrylic with 50mm returns

Green panel is Avery XL 6000 Red vinyl overlaid with Arlon Brilliant Green 106 vinyl and fabricated from 4.5mm Opal acrylic with 30mm returns. The green strapline panel is die-cut on the left handside to fit around the 's' of the Dan Murphy's type

Background is painted to match Dark Green PMS 5743C on 4.0mm Alucobond


Strapline and Lines are Avery Pearl vinyl



Notice of decision

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

Merit track

DA NO: 201119977	DATE LODGED: 13/07/2011	
DATE OF DECISION: 22 August 2011		
BLOCK: 10	SECTION: 53	SUBURB: PHILLIP
STREET NO AND NAME: 50 Botany Street		
APPLICANT: Resolution Planning		
LESSEE:		
		

THE DECISION

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

I, Fawzia Majid, delegate of the ACT Planning and Land Authority, pursuant to section 162 of the Act, hereby **approve** the proposal for two new signs to the roof of the Dan Murphy's in Phillip; in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval

PART 1 sets out the Reasons for the Decision

PART 2 is Public Notification.

PART 3 contains administrative information relating to the determination.

DELEGATE



Fawzia Majid
Delegate of the ACT Planning and Land Authority
22/08/2011

CONTACT OFFICER

Ms Fawzia Majid
Phone: (02) 6205 9875
Email: fawzia.majid@act.gov.au

PART 1 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation, it was considered to meet the relevant code, being the Town Centres Development Code and Signs General Code;

In reaching the decision, the application has been assessed in accordance with section 120 of the Act – Merit track considerations when deciding development approval.

EVIDENCE

Application No. 201119977

File No. 1-2011/06933

The Territory Plan zone – CZ3 Services Zone

The Development Codes – Town Centres Development Code

The Precinct Codes – N/A

Current Crown Lease – Volume 1615 Folio 90

Representations – None Received

PART 2 PUBLIC NOTIFICATION

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 27 July 2011 to 08 August 2011. No written representations were received during public notification.

PART 3 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

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

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

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

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

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision are available on the public register. The register can be inspected between 8:30am and 4:30pm weekdays at the ACT Planning and Land Authority Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

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

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

ACT Health - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
ACT Planning and Land Authority - list of certifiers for building approval - demolition information - asbestos information	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923
Department of Territory and Municipal Services - tree damaging activity approval - heritage - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets - threatened species/wildlife management	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 6594 Research and Planning (02) 62071911
Department of Environment, Climate Change, Energy and Water - environment protection - water resources	Website: www.environment.act.gov.au Telephone: (02) 62076251 for Environment Protection Authority (EPA)
Utilities - Telstra (networks) - TransACT (networks) - ActewAGL - Electricity reticulation	Telephone: (02) 9397 2090 Telephone: (02) 6229 8000 Telephone: 1100 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

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

- With a completed application Form 1I for Section 144 & 197 Amendments and Satisfying Conditions of Approval (S.165) or Form 1E Development application – estate development plan, Satisfying Conditions of Approval (S.165) for Estate Development Plans; or
- Submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Fax: (02) 6207 1925 TTY: (02) 6207 2622, Email: actpla.customer.services@act.gov.au or on the ACT Planning and Land Authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

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

BUILDING APPROVAL

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

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

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

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

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

"TREE DAMAGING ACTIVITY" APPROVAL

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

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Roads and Public Places Act 1937*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Department of Territory and Municipal Services.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Roads and Public Places Act 1937*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMS by way of:

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

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

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

CONSTRUCTION REQUIREMENTS

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

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*.

Information about demolition and asbestos management is available from the ACT Planning and Land Authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

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

REPAIR OF DAMAGE TO PUBLIC ASSETS

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

UTILITY ASSETS RETENTION

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

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

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

DRAINAGE

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

REVIEW OF THE DECISION

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

CONTACT DETAILS

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

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

POWERS OF THE ACAT

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

APPLICATIONS TO THE ACAT

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

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

TIME LIMITS FOR APPLICATIONS

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

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee of not less than \$184 (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 62 of the *Civil and Administrative Tribunal Act 1989*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, ACT Department of Justice and Community Safety, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

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

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

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

- ACT Attorney-General, write to The Chief Executive, ACT Department of Justice and Community Safety, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777; and
- Welfare Rights and Legal Centre, telephone (02) 6247 2177.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the

power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

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

PROCEDURES OF THE ACAT

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

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, óempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week



Evaluation of Rules for Signs General Code

Effective: 31 March 2008

Description of Development: Two proposed signs on the lower roof of the Dan Murphy's Building at Phillip

Block: 10

Section: 53

Suburb: Phillip

Date: 04 May 2011 **Client:** Woolworths – Dan Murphy's Phillip

Assessment Track	✓	✗	Notes	
Exempt				
Code				
Merit	✓			
Impact				
Zone	✓		CZ3 Services Zone – Shop and Sign are permissible uses from the CZ3 Development Table	
Applicable Codes	✓		Signs General Code only – Applies from CZ3 Development table	
Type of Notification	✓	✗	Notes	
Minor				
Major	✓			
Lease Conditions	✓	✗	Notes	
Consistent	✓		Shop use permitted	
Inconsistent				
Utilities	Attach ed	✓	✗	Notes
Roads ACT Stormwater				Not applicable
Roads ACT Driveways				Not applicable
ActewAGL Electrical				Not applicable
ActewAGL Sewer/Water				Not applicable
Conservator of Flora & Fauna				Not applicable
Heritage Council				Not applicable

Signs General Code

Effective: 31 March 2008

Part A - General Development Controls			
Element 1: Use			
Element 1: Restrictions on Use			
Code Rules and Criteria	✓	✗	notes
1.1 Permissible Signs R1 The sign type and location comply with Table 1. Signs Permissible in Zones. C1 The Sign meets the requirements of C4	✓		Roof sign
1.2 Content of Sign R2 The sign content and sign location comply with Table 2. Allowable Signage Content and Location. C2 The Sign meets the requirements of C4	✓		Note the signage contains extra wording within the corporate logo that includes Lowest Liquor Price Guarantee See address below
1.3 Licensing R3 A fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory land, has a valid licence agreement with the Territory for the sign that has been issued under Part 9.11 of the <i>Planning and Development Act 2007</i> . C3 If development approval is granted for a fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory Land a condition of approval will be imposed requiring the applicant to enter into a licence agreement with the Territory prior to the approval of the encroaching signage taking effect.			Not applicable No encroachments proposed
Roof sign is permitted in the CZ3 zoning as indicated in table 1 below.			

Table 1. Signs Permissible in Zones

Sign Type	Zone										
	Commercial						Residential	Industrial	Community Facility	Urban Parks and Recreation	Other
	C1	C2	C3	C4	C5	C6					
Awning Fascia Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Blind Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Business Plates	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Canopy Signs	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Changeable Message Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Construction Site Fence Sign (T)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Display/Development Site Sales Sign (T)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Event Sign (T)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fence Sign	Y	Y	Y	Y	Y	Y		Y		Y	Y
Flag Pole Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Ground Sign	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hamper Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
High Rise Building Sign	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Inflatable Sign (T)	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Information Sign	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lantern Sign	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mobile Sign	Y	Y	Y	Y		Y		Y	Y	Y	Y
Pole Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Projecting Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Pylon/Column Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Roof Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Stallboard Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Territory Signs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Under Awning Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Vertical Banner Building Sign	Y	Y	Y	Y		Y		Y	Y	Y	Y
Vertical Banner Freestanding Sign	Y	Y	Y	Y		Y		Y	Y	Y	Y
Wall Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
Window Sign	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y

Y The sign type is permissible within that zone.

(T) The sign is temporary and approval is time limited.

Table 2. Allowable Signage Content and Location

Location of Principal, Second and Third Party Signage								
	Commercial and Industrial Zones				Other Zones			
	Ground Floor	1 st Storey	Above 1 st Storey	Free Standing Sign	Ground Floor	1 st Storey	Above 1 st Storey	Free Standing Sign
Principal Signage	Y	Y	Y ¹	Y	Y	Y ¹	Y ¹	Y
Second Party Advertising Signage	Y	Y ²	N	Y ²	Y	N	N	N
Third Party Signage	Y ²	N	N	N	N	N	N	N

Y content of sign which is permitted.
 N Content of sign not permitted.
 Y¹ Signage content limited to building name and corporate logos.
 Y² Size limited to 2 square metres or 20% of the area of the sign, whichever is the lesser.

The signs are principal signage located above the 1st Storey. Y1 applies. The signage contains extra wording within the corporate logo that includes Lowest Liquor Price Guarantee

Element 2: Built Form

2.1 Awning Fascia Sign

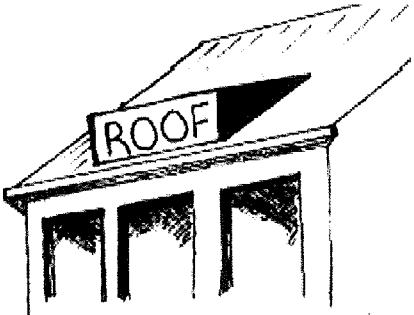
Roof Sign		Not applicable
<p>C4 Signs must:</p> <p>a) Not create a hazard to traffic or pedestrians;</p> <p>b) Be of a character and design standard consistent with the objectives and controls for the relevant zone and locality;</p> <p>c) Recognise the heritage values of sites;</p>		<p>C4 applies for roof signage.</p> <p>C4 is satisfied because:</p> <p>a) The signs are elevated and well away from the roadway and the colour is different from traffic signal green and will not cause a hazard to traffic or pedestrians</p> <p>b) The signs are consistent with the surrounding area and allowances and requirements of the Towns Centres Development Code</p> <p>c) Not heritage listed</p>

<p>d) Not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth;</p> <p>e) Complement the streetscape and amenity of the locality by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts;</p> <p>f) If affixed to a building, complement the architectural style of the building by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and</p> <p>g) Not unnecessarily repeat or duplicate similar signs.</p>		<p>d) The signs have no political or derogatory comment or images</p> <p>e) The signage has a character consistent within the site and the locality and the corporate logo of the company is used in many commercial areas in Australia and elsewhere in the ACT.</p> <p>f) The signage is consistent with the existing signage on the ground floor of the building and decorates and compliments the backdrop of the additional storey that is setback above the roof plane.</p> <p>g) The repetition of the signage is necessary to provide for visibility for the location of the premises from three different directions The signage is angled to the building to achieve good visibility.</p>
2.2 Blind Sign		Not applicable
2.3 Business Plates		Not applicable
2.4 Canopy Sign		Not applicable
2.5 City Section 20		Not applicable
2.5 Changeable Message Sign		Not applicable
2.6 Construction Site Fence Sign		Not applicable
2.7 Display Home or Development Site Sales Sign		Not applicable
2.8 Event Sign		Not applicable
2.9 Fence Sign		Not applicable
2.10 Flag Pole Sign		Not applicable
2.11 Ground Sign		Not applicable

2.12 Hamper Sign			Not applicable
2.13 High Rise Building Sign			Not applicable
2.14 Inflatable Sign			Not applicable
2.15 Information Sign			Not applicable
2.16 Lantern Sign			Not applicable
2.17 Mobile Sign			Not applicable
2.18 Pole Sign			Not applicable
2.19 Projecting Sign			Not applicable
2.20 Pylon/Column Sign			Not applicable
2.21 Roof Sign			Applies
R96 There is no rule applicable.			
C96 Extent: Contained within the actual or created outline of a building or appear as if it were part of the original building if part of a structure creating a changed building outline.	✓		The signage is below the backdrop of the upper level of the building and is within the outline of the building
R97 There is no rule applicable.			
C97 Character: Consist of separate characters and symbols.	✓		
R98 Maximum number: One per building frontage.		×	There are two signs to the frontage.
C98 The Sign meets the requirements of C4	✓		Refer to address of C4 above
R99 Illumination: Not illuminated.		×	The signs are illuminated.
C99 The Sign meets the requirements of C4 and the illumination of the sign;			See address of C4 Above.
a) minimises the spill effects or escape of light into the night sky; and			C6 is satisfied because:
b) eliminates shadows and promotes the safety of adjoining public areas; and			a) The light box is opaque at the sides and top to limit light spill to the sky and the luminosity is limited to avoid signage glare
c) the intensity of lighting and hours of			b) The signs will not be bright enough to create significant shadows compared to surrounding area lighting

illumination do not unreasonable impact on any residential properties.		c) The lighting of the signs will be less bright than the other lighting in the area and will not have a significant adverse impact on the residential tower across Hindmarsh Drive. The light spill limitations will prevent any adverse effects and the majority of units are above the signs
R100 There is no rule applicable. C100 The Sign meets the requirements of C4	✓	Refer to address of C4 above
2.22 Stallboard Sign		Not applicable
2.23 Territory Sign		Not applicable
2.24 Under Awning Sign		Not applicable
2.25 Vertical Banner Building Sign		Not applicable
2.26 Vertical Banner Freestanding Sign		Not applicable
2.27 Wall Sign		Not applicable
2.28 Window Sign		Not applicable
Element 3: Sign Construction		
3.1 Traffic Safety R132 A sign must not: a) Obstruct pedestrians' view of traffic, or vehicle drivers' view of pedestrians, other traffic, or the road ahead; or b) Create confusion for drivers at critical locations, (such as intersections, traffic signals, or merging and weaving situations), due to the design, message/pictures, colours and location of the sign. This is a mandatory requirement. There is no applicable criterion.	✓ ✓	The signs are up and away from the pedestrian and traffic environment
3.2 Installation fixings R133 No support, fixing, suspension or other systems required for the installation of a sign are exposed, unless designed as an integral feature of the sign. C133 Conduits, wiring, switches or the mounting of other apparatus are discreetly placed and out of general view.	✓	The rear support structures have a very limited exposure at the rear of the signs C133 is satisfied because The support structures are integrated behind the signage making them

			difficult to see
R134 A sign must not be nailed or similarly fixed to a tree. This is a mandatory requirement. There is no applicable criterion.	✓		
3.3 Animated or flashing signs R135 Signs do not contain animated or flashing elements. C135 The sign meets the requirements of C4	✓		
Element 4: Environment			
4.1 National Capital Plan R136 There are no National Capital Plan requirements that apply to the development. C136 Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.	✓		
4.2 Heritage R137 In accordance with section 145(2) of the <i>Planning and Development Act 2007</i> , applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i> . C137 If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i> .			Not applicable
4.3 Trees R138 In accordance with section 145(2) of the <i>Planning and Development Act 2007</i> , where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application must be accompanied by a Tree Management Plan approved under the <i>Tree Protection Act 2005</i> . Note: "Protected tree" is defined under the <i>Tree Protection Act 2005</i> . C138 If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will			Not applicable

be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .			
4.4 Environmental Control R139 A sign must not be nailed or similarly fixed to a tree. This is a mandatory requirement. There is no applicable criterion.	✓		
<div style="border: 1px solid black; padding: 10px;"> <p><i>Roof Sign</i></p> <p><i>A Roof Sign is a sign positioned at the top of a building where the roof remains the predominant backdrop when viewed from the ground.</i></p>  </div>			

Recommendation: The development satisfies the relevant Rules and/or Criteria of the Code and appears approvable.

Ted Streatfeild

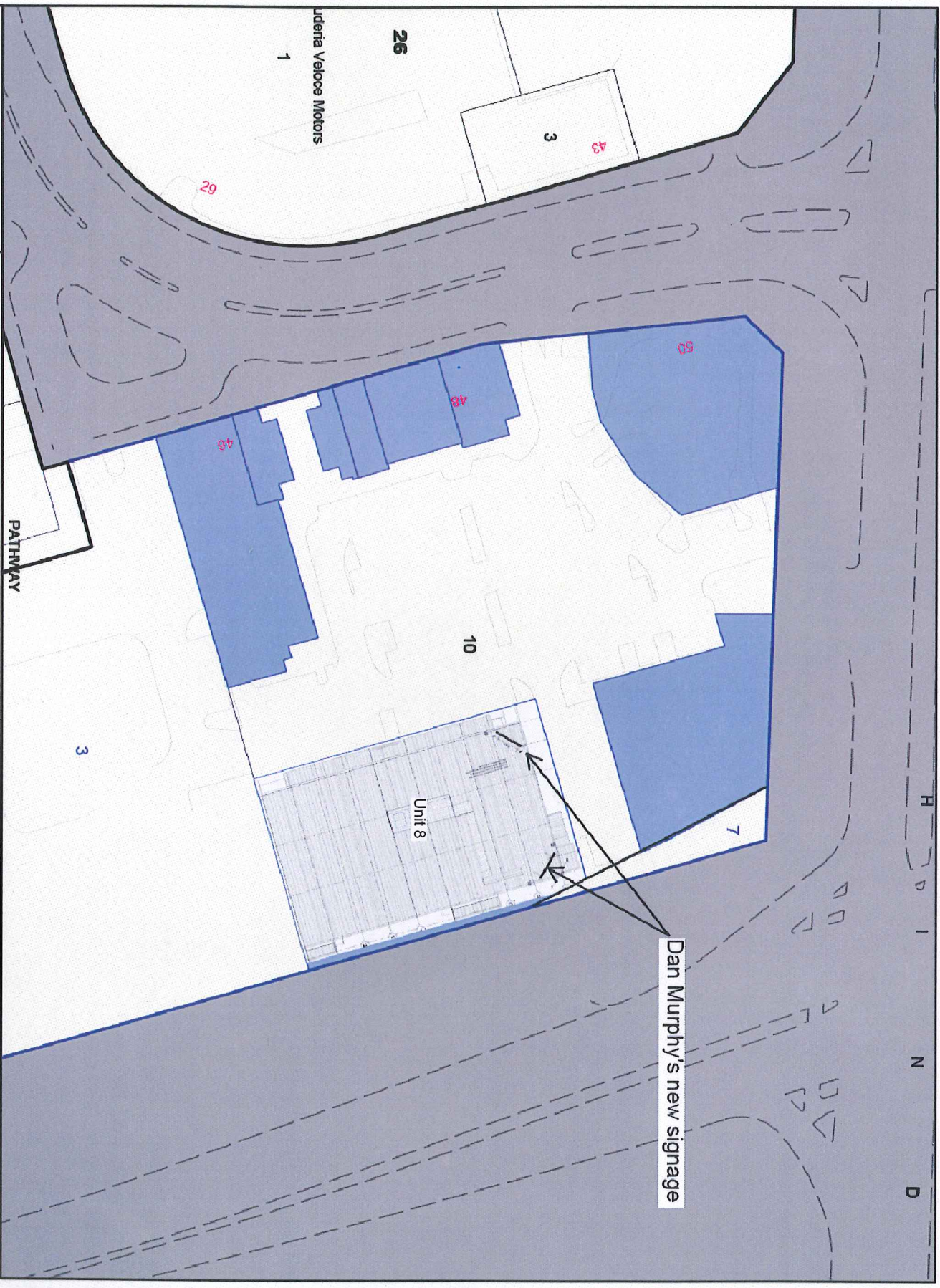
Digitally signed by Ted Streatfeild
DN: cn=Ted Streatfeild, o=Resolution
Planning, ou, email=ted@resolutionplanning.
com.au, c=AU
Date: 2011.05.04 12:26:26 +10'00'



ACT Planning & Land Authority

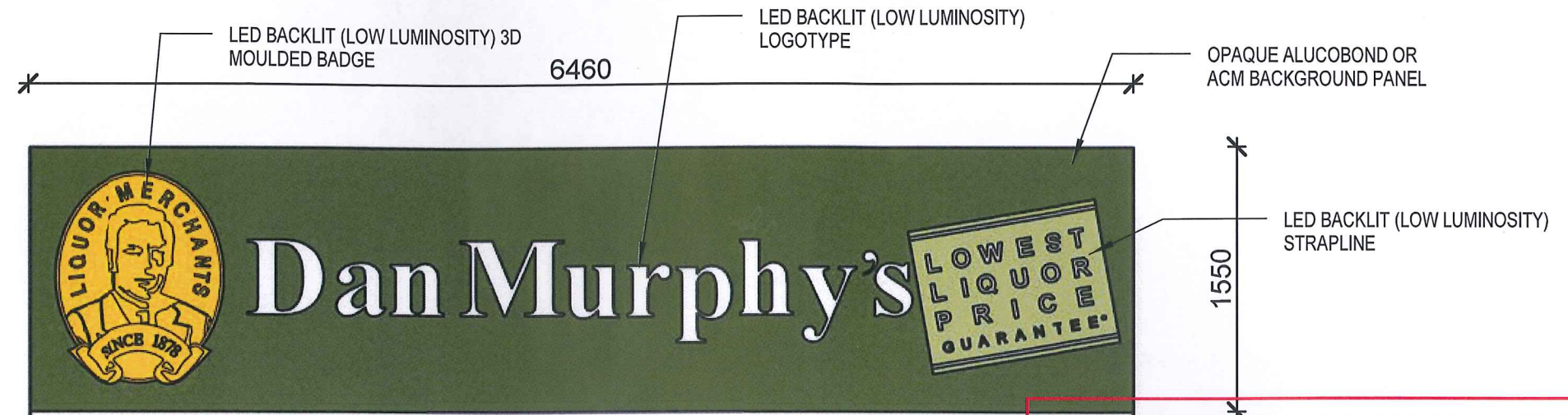
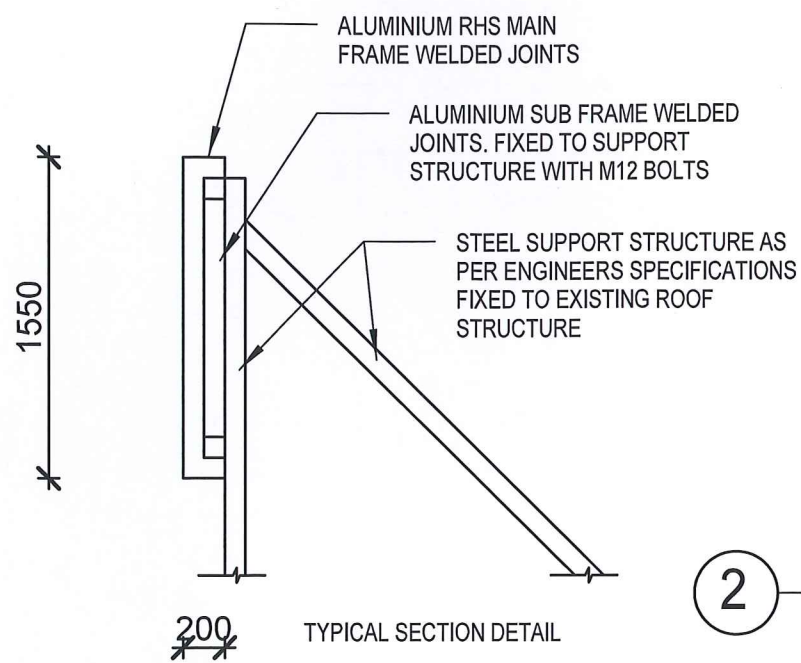
10-53 Phillip
Dan Murphy's - Signage - Scale 1:1000

Produced from ACTMAPr by 121.44.100.187 4/05/2011 11:44 AM
Warning: Any indication of scale on this map is approximate only and depends on printer and browser settings



Dan Murphy's new signage

80 m

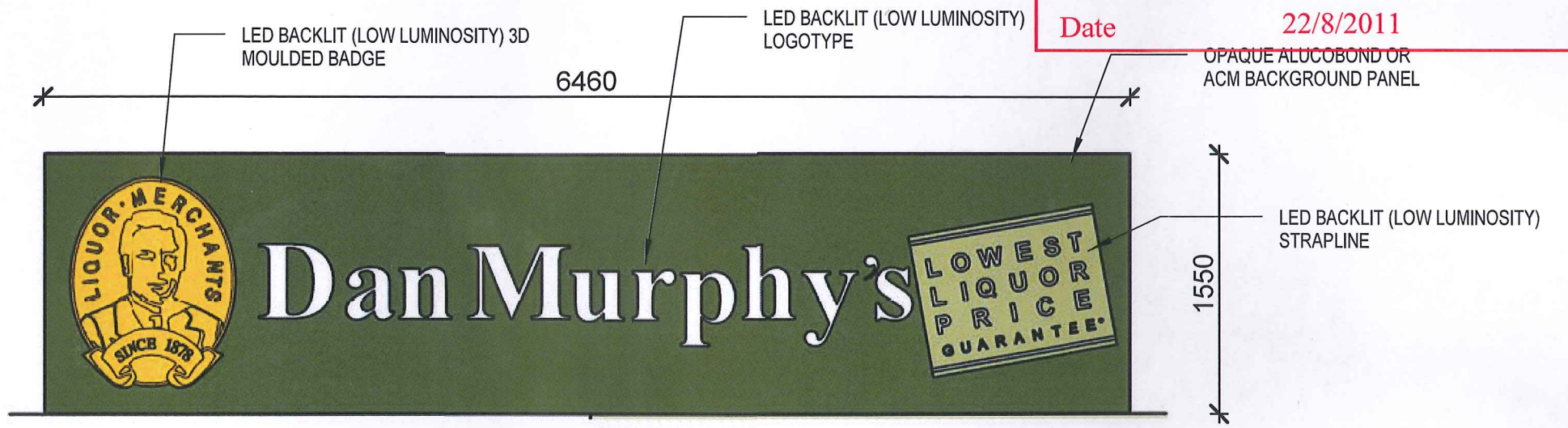
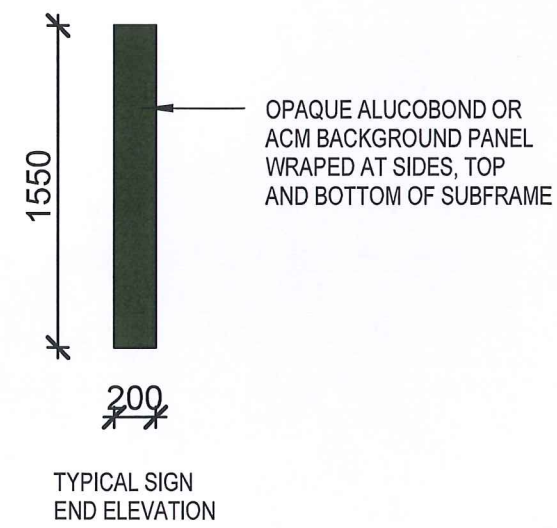


2 PROPOSED NORTHERN SIGN
1 : 50

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162

Delegate name FAWZIA MAJID

Date 22/8/2011



1 PROPOSED WESTERN SIGN
1 : 50



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 BAULKHAM HILLS NSW 2153
 TELEPHONE (02) 8885 0000
 FACSIMILE (02) 8885 0308

SIGNAGE DETAILS

Project no.	N1. 1437
Date:	21/04/2011
Drawn by:	PMC
Checked by:	PMC

PHILLIP DAN MURPHY'S

SD01

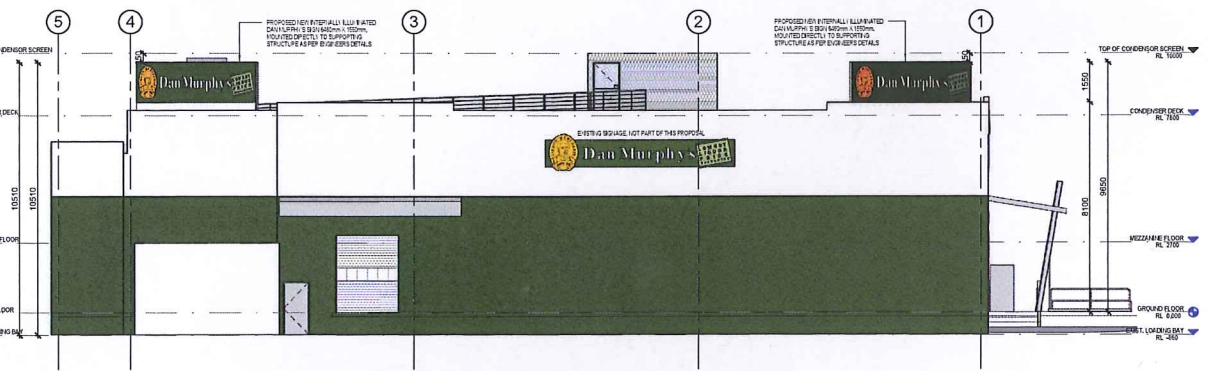
Scale 1 : 50 @ A4



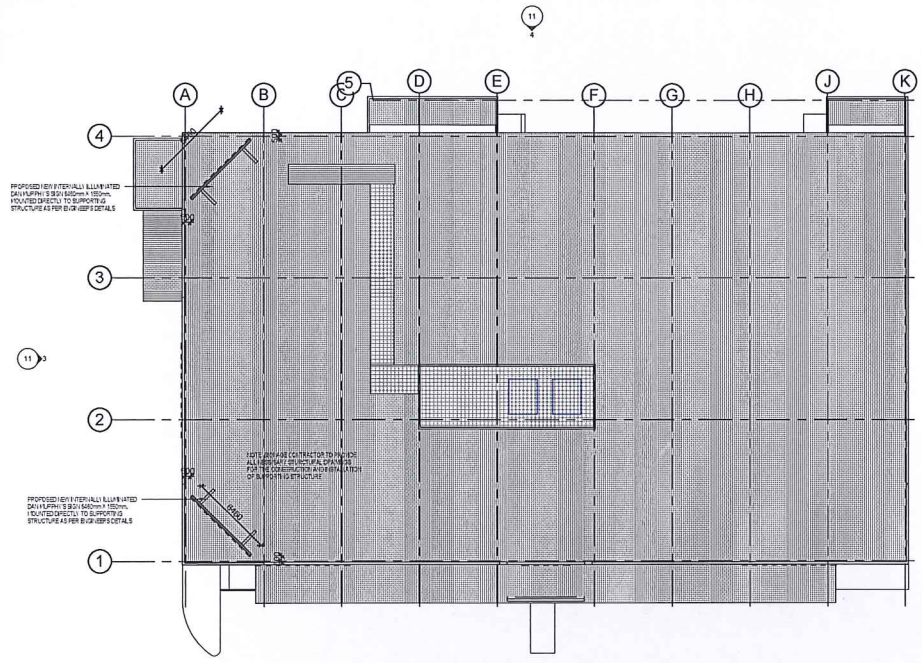
2 EXTERNAL ELEVATION A - SIGNAGE
T: 100



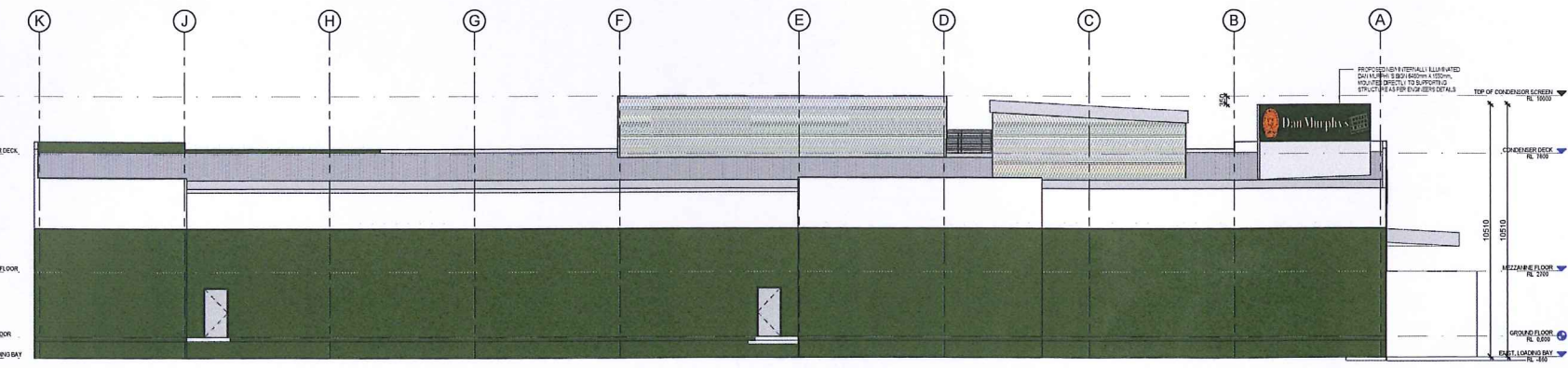
LOCATION PLAN
1:50



3 EXTERNAL ELEVATION B - SIGNAGE
T: 100



1 SIGNAGE ROOF PLAN
1:200



4 EXTERNAL ELEVATION C - SIGNAGE
T: 100

- NOTES**
- * ALL DIMENSIONS, SECS, ETC ARE IN MILLIMETERS.
 - * FIGURED DIMENSIONS TO BE USED BY PREFERENCE TO SCALING OF DRAWINGS.
 - * THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL, MECHANICAL, HYDRAULIC, DETAIL, STANDARD DRAWINGS AND CONSTRUCTION SUMMARY.
 - * ALL PLUMB DIMENSIONS & DETAILS TO BE PROVIDED BY REFRIGERATION CONTRACTOR.
 - * INSTALLATION OF COMPACTOR TO BE CONFIRMED BY WOOLWORTHS LIMITED. DEVELOPER TO ALLOW FOR SERVICES, CONCRETE SLAB, WALL REINFORCEMENT AND SCREEN WALL.
 - * EXTERNAL METALWORK SPECIFIED AS GALVANISED SHALL BE HOT DIPPED GALVANISED TO CONFORM TO AUSTRALIAN STANDARDS.
 - * EXPOSED VENT PIPES WILL NOT BE PERMITTED IN AMBITRES, OFFICES & PREPARATION AREAS.
 - * A FEATHERED EDGE BRASS STRIP SHALL BE PROVIDED AT ALL JUNCTIONS OF VINYL FLOORING AND CONCRETE SLAB.

No	DATE	AMENDMENTS - 'T' AND 'O' NOT USED BY
A	22/03/2011	FIRST ISSUE
B	29/03/2011	REDUCED SIZE OF PROPOSED SIGNS TO 1400MM X 1900MM

Dan Murphy's
WOOLWORTHS LIMITED
 1 WOOLWORTH WAY BELLA VISTA NSW 2103
 TEL: 02 88 000 014 025
 FAX: 02 88 000 0000 FACSIMILE: 02 8885 0388

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 162
 Delegate name **FAWZIA MAJID**
 Date **22/8/2011**

PROJECT:
Dan Murphy's PHILLIP
 CNR HINDMARSH & BOTANY ST
 PHILLIP ACT STORE No. 1437

DRAWINGS:
PROPOSED SIGNAGE

STORE LOCATION TYPE: FREE STANDING	DRAWN BY: PMC WW	SCALE: As indicated	DRAWING NO: 11
WITHIN CENTRE	PROJECT No: N1. 1437	DATE: 09/27/10	REV ISSUE FEB 2010
TRAVELATOR YES NO <input checked="" type="checkbox"/>	REPRESENTATION NOTE: FLOOR SLAB	REGION No: 6	PROJECT MGR: D. SMIED
SUSPENDED <input type="checkbox"/> ON GROUND <input type="checkbox"/>			ATTENDED BY: B 29/03/2011