

ACT Planning & Land Authority  
Applications Secretariat  
Ph. 62071687  
app.sec@act.gov.au

### RECORD OF CONVERSATION

Pre App/DA Meeting

Phone Call  (Please tick appropriate box)

Block: 14	Section: 22	Suburb: <del>XXXXXXXXXX</del> TORRENS
Date: 29-1-07	Assessment Officer: A. SENCER	Proposal Number: 200700317-
Contact Name:	Phone No./Mobile:	
Postal Address:	Email Address:	

LESSEES AUTHORITY PROVIDED: YES  NO  (Please tick appropriate box)

MEETING PARTICIPANTS		
Authority	Agencies	Applicant
ANDREW SENCER	N/A	
MICHAELA WATIS		

#### DETAILS OF PROPOSAL & LAND USE POLICY

CERTIFICATE OF OCCUPANCY. - NEW APPLICATION FOR SHADE STRUCTURE

#### ITEMS & ISSUES DISCUSSED

- AS: REQUIRES FULL CERTIFICATE
- ONLY PARTIAL CERT. FOUND ON BUILDING FILE.
- FULL SURVEY REQUIRED FOR ALL STRUCTURES ON SITE.
- DARYL DINNEN FOR INFO ON CERTIFICATES. - BUILDING CONTROL - MITCHELL
- MA: ONLY FRONT TOWER NOT COMPLETED. PROPOSE TEMP? STRUCTURE/CLASS 10. SHELTER ANCILLIARY TO TEMPLE. APPROX 14M FROM FRONT/BACHELOR ST.
- AS: THIS STRUCTURE APPEARS OK BUT REQUIRES FULL ASSESSMENT. FOR AGENCY COMMENTS ETC.
- WILL REQUIRE NEW APPLICATION.
- WILL CHECK NOTIFICATION ON APPLICATION/TECHNICAL CHECK.
- PRIVATE CERTIFIER WILL NEED TO APPLY FOR PARTIAL CERTIFICATE.
- TEMPLE HAS NO PLUMBING.
- ONLY TOWER LEFT FOR COMPLETION.

Block: 14	Section: 22	Suburb: THEODORE
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Items and Issues Discussed continued.....

SURVEY CERTIFICATE + TOWER COMPLETION  
REQUIRED FOR FULL CERTIFICATE.

AMENDMENTS E.G., WINDOWS BEFORE  
FINAL CERTIFICATE, IF AFTER WILL  
BE NEW APPLICATION FOR NEW WORK.

- WINDOWS = AMENDMENT
- SHELTER = NEW WORK

↳ 2 DEVELOPMENT APPLICATIONS.

**Follow Up Actions Required**

**Applicant's Signature**

**Authority Representative Signature**

**IMPORTANT NOTE**

The advice record on this record is based on the information provided by the applicant at the time of the discussion and on the understanding that Authority's final decision regarding any development proposal can only be made upon the lodgement of a formal Development Application and following a full assessment of the application. It is advised that relevant policies may alter between the time the information on this form is provided and the lodgement of any Development Application. Should matters not addressed on this record arise during the processing of any formal application, you will be duly advised in writing by the Authority.

# NON SINGLE RESIDENTIAL LODGEMENT SHEET

Block: 14 Section: 22 Division: TORRENS

Description of Works: WINDOWS ADDED, WINDOW SIZES ALTERED,  
ADDITION OF SMELTER

DA Number: 200704286 Lodgement Date: 10/09/2007

Technical Review Date: 10/9/07

<u>AGENCY REFERRALS REQUIRED</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Date Referred
ENVIRONMENT ACT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	---/---/---
ASSET ACCEPTANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	---/---/---
HERITAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	---/---/---
TREES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---/---/---
NATIONAL CAPITAL AUTHORITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	---/---/---
ACTEWAGL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	---/---/---
OTHER (please state) _____			---/---/---
 <u>PRELIMINARY ASSESSMENT REQUIRED</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<u>Queanbeyan City Council Referral Required</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ---/---/---			
<u>Community Council Referral Required</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ---/---/---			
<ul style="list-style-type: none"> <li>- Residential Buildings higher than 3 storeys &amp; of more than 50 dwellings</li> <li>- Buildings having a total floor space of more than 7000 square metres</li> <li>- Buildings or structures higher than 25 metres</li> <li>- Significant community interest</li> </ul>			

<u>PUBLIC NOTIFICATION REQUIRED</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
START DATE:	_____
END DATE:	_____
DUE DATE:	_____ (note this date will change if objections received)

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TECHNICAL CHECK COMPLETED BY: \_\_\_\_\_ (Name)

(W)

10:30

10/9-



ACT Planning and Environment Authority  
3/3/09

**OFFICE USE ONLY**

Application number

200704286

Technical check

George King

Public notification

Yes  No

Neighbour notification

Yes  No

	Yes	No
Lessee's	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Holding Lease	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unleased	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit Titled	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NCA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pub Reg	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exempt	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fees 158.30

D&S	143.65
P/Not	229.70
L/Var	
Dial/S	27.80
	415.80
	140.15

Date received

10/09/07

Receipt number

2521516

Receiving officer

JM

**Land (Planning and Environment) Act 1991 - Form 1**

**Development Application**

Type of Application (tick relevant box)

New Application

If you attended a Pre-lodgement meeting please provide the Proposal Number

Alteration (S226(7)) - to a current application not yet approved

More Information (S233) - providing additional information to a current application which is in response to a written request from the Authority.

Conditional Approval (S245) - satisfying conditions of approval

Additional information (S245)

Minor Amendment (S247)

Original proposal No.

An amendment to an application with an approval already in force where a Certificate of Occupancy has not been issued.

Has development commenced on the property?  No  Yes If yes, date of commencement

Additional information (S247) In support of current S247 application

**Part 1: Lease/Site details**

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

Block

Section

Unit (if applicable)

Suburb

District

Number  Postcode

Street Name

**Part 2: Applicant details**

Surname

First Name

Australian Company Number (ACN)

Company Name

If a company, position held within the company

Postal Address

Suburb

State/Territory

Phone Number (business hours)

Email

Fax Number

Unless otherwise specified your plan/s will be returned via email

Mail

Pick Up

Did you know? Development applications can be lodged electronically. The steps involved are detailed on our website at: www.actpla.act.gov.au

kyburz 73074

### Part 3: Lessee (Property Owner) details

#### 1st Lessee's details

Or Govt. Land Manager  
(unleased land only)

Surname \_\_\_\_\_

First Name \_\_\_\_\_

Office Use \_\_\_\_\_

Company name \_\_\_\_\_

Init \_\_\_\_\_

Australian Company Number (ACN) \_\_\_\_\_

If a company, position held within the company \_\_\_\_\_

Postal Address \_\_\_\_\_

Suburb \_\_\_\_\_

State/Territory \_\_\_\_\_

Phone Number (business hours) \_\_\_\_\_

Fax Number \_\_\_\_\_

Email \_\_\_\_\_

All lessees must sign authorising the lodgement, and in doing so give authority to the applicant to negotiate any dealings with the application through to its determination by the relevant authority, 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 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.

Any application made over a site which has been Unit Titled will require approval in accordance with the articles of association for that unit's plan.

\* Lessee must sign Part 7 of the application form

### Part 3: Lessee (Property Owner) details

#### 2nd Lessee's details

Or Govt. Land Manager  
(unleased land only)

Surname \_\_\_\_\_

First Name \_\_\_\_\_

Office Use \_\_\_\_\_

Company name \_\_\_\_\_

Init \_\_\_\_\_

Australian Company Number (ACN) \_\_\_\_\_

If a company, position held within the company \_\_\_\_\_

Postal Address \_\_\_\_\_

Suburb \_\_\_\_\_

State/Territory \_\_\_\_\_ Postcode \_\_\_\_\_

Phone Number (business hours) \_\_\_\_\_

Fax Number \_\_\_\_\_

Email \_\_\_\_\_

\* Lessee must sign Part 7 of the application form

### Part 4: Fully describe your proposal or list amendments

WINDOWS ADDED 2

WINDOW SIZES ALTERED

Adding open releasable shelter in

## Part 5: Type of Development

- Single Dwelling**
  - New residence
  - Addition/alteration to existing
  - Demolition/rebuild
  - Outbuildings (Such as carports, garages & pergolas)
  
- Multiple Dwelling** (incl Dual Occupancy)
  - A10 Core Area or
  - Suburban Area
  - New development \_\_\_\_\_ No. of new Dwellings to be constructed
  - \_\_\_\_\_ Total No. of Dwellings
  - Addition/alteration to existing
  - Outbuildings (Such as carports, garages & pergolas)
  
- Non-Residential** (incl Commercial, Industrial, Rural, Community, Institutional)
  - New building
  - Addition/alteration to existing
  - \_\_\_\_\_ No. of Non-Residential Units
  - \_\_\_\_\_ No. of Residential Dwellings
  - \_\_\_\_\_ Total number of Dwellings
  
- Mixed Use** (combined Non-Residential & Residential Developments)
  - New building
  - Addition/alteration to existing
  
- Signage**
- Lease Variation**
  - Clause changes
  - Consolidation
  - Subdivision
  - Encroachment
  - Land Rent Payout
  
- Home Business** (Please complete Form 2 Home Business Checklist in addition to this form)
- Estate Development Plan** (Please complete Form 3 Estate Development Plan Checklist in addition to this form)
- Public Works** (incl Roads, Stormwater Drainage, Parks, Electricity, Gas, Telecommunications, Water, Sewerage, Services)

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 as calculated in accordance with the Building Cost Guide?

\$



Existing GFA \_\_\_\_\_ m<sup>2</sup>

and/or

Added GFA \_\_\_\_\_ m<sup>2</sup>

and/or

to be demolished \_\_\_\_\_

Total GFA \_\_\_\_\_

"GFA" means gross floor area

The Building Cost Guide can be located on the [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

**ENERGY RATING:** Was the original dwelling first approved after 30 June 1995?  No  Yes Date (MM/YY) \_\_\_\_\_

**ENVIRONMENTAL IMPACT:** Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 affect your proposal? (Please refer to last page of this application form for further information)  No  Yes

**WORKS ON VERGE AND/OR PUBLIC LAND:** Are you proposing works or modifications on the verge or public land?  No  Yes (If yes please specify)

New or Existing Services  No  Yes Road Work  No  Yes Footpaths  No  Yes Landscaping  No  Yes

**Part 5: Type of Development (continued)**

**TREES:** (For more information see page 19 of application form).

Is there an approved Tree Management Plan for the block where the development is proposed or any of the neighbouring blocks?  No  Yes

If yes, you will need to lodge the approved Tree Management Plan with your Development Application.  
 Note: You may apply to Environment and Recreation for approval to replace or amend an existing Tree Management Plan.

Is there a protected tree on the block where the development is proposed?  No  Yes

If yes, you will need to submit either an approved or draft Tree Management Plan with your development application.

Is there a protected tree on any of the neighbouring blocks?  No  Yes

If yes, you will need to answer the following questions:

● Is it a Regulated Tree?  No  Yes  
 If yes, you will need to lodge either an approved or draft Tree Management Plan if the canopy of the tree is within 2m of the block where the development is proposed.

● Is it a Registered Tree?  No  Yes  
 If yes, you will need to lodge either an approved or draft Tree Management Plan with your Development Application.

Is there any proposed works within the tree canopy of any tree on public land/verge adjacent to the development site?  No  Yes

**DRIVEWAYS:**

For proposals that include construction or modification of driveway/s please indicate works to be undertaken:

- Relocation of existing entrance
- Construction of additional entrance
- Construction of new driveway
- Construction other than plain concrete
- Other (please specify)

**OVERHEAD WIRES:** Are there any overhead wires over the block?  No  Yes  
 If yes, please indicate location of wires on site plan.

**STORMWATER:** Are there any stormwater easements on the block.  No  Yes

**Part 6: Exempting Parts of Your Application From the Public Register**

The Land (Planning and Environment) Act 1991 requires all applications to be placed on a Public Register.

If you meet specific criteria you may apply to exclude parts of your application from the Public Register (refer to section 228 Land (Planning and Environment) Act 1991).

I wish to apply for exemption from the Public Register.  No  Yes

**Information to be excluded from the register**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Please give reasons in support of your request for exemption**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## Part 7: Applicant & Lessee Declaration

I/we the undersigned, hereby apply for approval to carry out the development described on the land specified in this application;  
 I/we hereby authorise the ACT Planning and Land Authority 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 trees);

I/we understand that this application may be electronically scanned and made available for public inspection via the internet;  
 I/we declare that all the information given on this form and its attachments is true and complete;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the formal lodgement of the application (and payment of fees), and further information may be required prior to the acceptance of the development application by the Authority;

I understand that all costs including the relocation of any engineering services (light poles, stormwater, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during construction;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by Asset Acceptance. I understand that a Certificate of Design Acceptance must be obtained from the Asset Acceptance Section of the Department of Territory and Municipal Services prior to the start of construction works and a Road Opening Permit and Temporary Management Plan obtained from Roads ACT.

I/we the undersigned (lessee) appoint the applicant whose signature appears below 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.

**In addition, if signing on behalf of a company, organisation or Government agency.**

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

**CONFLICT OF INTEREST DECLARATION:** Does the applicant or lessee have any association with ACT Planning and Land Authority staff?  No  Yes

If yes, please provide details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PLEASE 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.

1st Lessee's Applicant's Signature(s) Applicant 1st Lessee's Signature(s) 2nd Lessee's Signature(s) Govt. Land Manager's Signature (unleased land only) Delegate of ACTPLA Signature (unleased land only)	<div style="background-color: black; width: 100%; height: 60px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 60px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 25px;"></div>	Date <span style="border: 1px solid black; padding: 2px;">28/01/07</span> Date <span style="border: 1px solid black; padding: 2px;">29/01/07</span> Date <span style="border: 1px solid black; padding: 2px;"></span> Date <span style="border: 1px solid black; padding: 2px;"></span> Date <span style="border: 1px solid black; padding: 2px;"></span>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Office Use</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">Init</td> <td style="width: 50%; background-color: #cccccc;"></td> </tr> <tr> <td>Init</td> <td style="background-color: #cccccc;"></td> </tr> <tr> <td>Init</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Init</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Init</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Office Use		Init		Init		Init	<input type="checkbox"/>	Init	<input type="checkbox"/>	Init	<input type="checkbox"/>
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## DA Form 1

### Part 8: Minimum Requirements For Development Applications

A valid development application comprises of a completed development application form accompanied by other documents providing sufficient details, to allow the Authority to properly assess and determine the application.

All plans are to be clear and concise and consistent with Australian Standard 1100.301 - 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.

To assist the applicant, the checklists on the following pages indicate those items that are always required, those that may be required by the Authority as further information, and those items that are optional but strongly recommended, according to the nature and scale of the development.

#### Summary of Checklists

##### Checklist 1

Single houses in new estates  
Alterations and additions (*not including second storey additions*)  
Outbuildings  
Swimming pools

##### Checklist 3

Multi-unit housing (other than dual occupancy housing)  
Commercial developments  
Industrial developments  
Institutional developments

##### Checklist 5

Estate Development  
Home business  
Relocatable units  
Habitable suites  
Signs

##### Checklist 2

Single houses in established areas  
Dual occupancy housing  
Second storey additions to houses

##### Checklist 4

Crown lease variations

All required items **must** be submitted with a completed development application form before the application will be accepted by the Authority. After the documentation has been checked and the appropriate fees have been paid, the application will be assessed and determined by the Authority.

For some proposals more than one checklist may apply. For example, a development application for dual occupancy housing may also require a variation to a Crown lease. In this case the requirements of checklists 2 and 4 are applicable.

Where a proposal is not specifically listed in a checklist, the Authority will, on request, provide a list of required documentation for that proposal. Contact details are provided at the end of this form.

Terms used in the checklists are explained in Part 9.

#### Counter Lodgements on Disk

Applicants are encouraged to lodge plans and associated documents in electronic format on disk. All lodgements on disk must comply with the naming convention as detailed on the ACTPLA website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

#### Electronic Lodgements

The steps involved in lodging a development application electronically are detailed on the Authority's website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

#### Changes to a Unit Development

Your building work may have an effect on the Unit Entitlements of the Units Plan. You may require a statement from a certified valuer as to this effect. For further information please contact the Authority.

#### Further Information

In addition to the items listed in the following checklists, the Authority may request more information from the applicant under section 233 of the Land Act after the lodgement of the development application.

#### Amendments

Amendment plans must list, number and highlight all amendments. When making an amendment to approved plans you must lodge a copy of the previously approved plans at the time of lodgement particularly if your plans were approved pre-2004.

COMMERCIAL DEVELOPMENT

Checklist to be completed, signed and placed with DA documentation for scanning

Block: 14 Section: 22 Unit No: ..... Suburb: TORRENS

- Heritage  Bushfire Affected  Compliance  PA Required  
See reverse for criteria

Is the description of work on the DA form consistent with the proposal?	YES	NO
IS A LEASE VARIATION REQUIRED If yes - also use LV Checklist	YES	NO
Minimum Requirements DA must contain these documents or will not be accepted	No	Supplied
<input type="checkbox"/> Design Response Report (except for development with a GFA less than 1000m <sup>2</sup> on a site outside a residential LUP area)	2	N/A
<input type="checkbox"/> List of all submitted drawings and documents	2	N/A
<input type="checkbox"/> Drawings (collated in two sets OR 1 collated set and CD)	2	YES
o survey plan	2	N/A
o site plan (showing block size, existing GFA and calculations for proposed GFA)	2	YES
o landscape plan	2	N/A
o floor plans	2	YES
o elevations ( ALL elevations to be shown)	2	YES
o sections	2	YES
o demolition plan (if relevant)	2	N/A
o shadow diagram (for proposals above 1 storey)	2	N/A
o driveway plan (if relevant)	2	N/A
<input type="checkbox"/> Draft or Approved Tree Management Plan (where significant tree is affected on site, verge or neighbouring block)	2	NO
<input type="checkbox"/> Utilities Diagram	2	<del>Required</del> NOT REQUIRED
<input type="checkbox"/> Land Management and Protection Plan	2	YES
<input type="checkbox"/> Colour Sample Schedule & Sample Board	2	YES
<input type="checkbox"/> Waste Management Plan (including Spoil Management Plan)	2	N/A
<input type="checkbox"/> Access & Mobility Report	2	N/A
<input type="checkbox"/> Sediment and Erosion Control Plan	2	N/A
<input type="checkbox"/> On-Site Stormwater Retention/Re-use Plan	2	N/A
<input type="checkbox"/> Off-Site Works Plan (for works proposed on public land including roads, services, landscape & parking)	2	N/A
Associated Approvals		Supplied
Indicate if these documents have been provided:		
<input type="checkbox"/> ActewAGL and Asset Acceptance clearance (for easement access & clearance)		NO

→ COLOUR FOR ROOFING  
COLOUR NOMINATED

Documentation checked and received by:

NAME: <u>JOHANNA DUCK</u>	Signature:	Date: <u>10/9/07</u>
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## PRELIMINARY ASSESSMENT CHECKLIST

<b>BUILDING/GUEST HOUSE/HOTEL/MOTEL/OFFICE/SHOP</b>	
<ul style="list-style-type: none"> <li>• Within any land use policy area other than in the area identified by Figure 2 as Civic centre – City Division, any proposal involving a new building that would exceed by more than 7000m<sup>2</sup> of the gross floor area of the building they have replaced, if any, and/or which have a height of 28m or more</li> <li>• Within a Mountains &amp; Bushlands, River Corridor or Plantation Forestry Land Use Policy area, any building</li> </ul>	
<b>CARAVAN PARK/CAMPING/GROUP/ORGANISED CAMP/MOBILE HOME PARK/OVERNIGHT CAMPING AREA</b>	
<ul style="list-style-type: none"> <li>• Proposals within Hills, Mountains &amp; Bushlands, River Corridor, Ridges &amp; Buffer Areas or Forest with over 50 Sites</li> </ul>	
<b>CAR PARK</b>	
<ul style="list-style-type: none"> <li>• Proposals within Mountains &amp; Bushlands, Ridges &amp; Buffer Areas, Hills, River Corridors or Forest with greater than 50 spaces</li> </ul>	
<b>CLUB/DRINK ESTABLISHMENT/INDOOR ENTERTAINMENT FACILITY</b>	
<ul style="list-style-type: none"> <li>• Proposals within 150 metres of a Residential Land Use Policy area</li> </ul>	
<b>COMMUNICATIONS FACILITY</b>	
<ul style="list-style-type: none"> <li>• Proposals involving communications tower, radio mast or satellite dish higher than 15 metres</li> </ul>	
<b>CONTAMINATED SITES</b>	
<ul style="list-style-type: none"> <li>• Proposals listed on the ACT Contaminated Sites Register</li> </ul>	
<b>CORRECTIONS FACILITY</b>	All Proposals
<b>DEFENCE INSTALLATION</b>	All Proposals
<b>DISCHARGE – WASTEWATER</b>	All Proposals
<b>FREIGHT TRANSPORT FACILITY/MUNICIPAL DEPOT/PUBLIC TRANSPORT FACILITY/TRANSPORT DEPOT</b>	
<ul style="list-style-type: none"> <li>• Proposals greater than 2 ha except within areas with an Industrial Land Use Policy area for proposals greater than 4 ha</li> </ul>	
<b>GENERAL INDUSTRY/HAZARDOUS INDUSTRY/INDUSTRY/OFFENSIVE INDUSTRY/ PRODUCTION MANUFACTURE</b>	
<ul style="list-style-type: none"> <li>• Industry including the production of food, beverages, tobacco, textile, knitting mills, wood, paper, chemical, petroleum, coal products, non metallic mineral products, fabricated metal products, basic metal products, transport equipment, other machinery or miscellaneous manufacturing EXCEPT where the purpose is restricted to the repacking, blending, final assembly or final processing for the purposes of retail</li> </ul>	
<b>HAZARDOUS WASTE FACILITY/LANDFILL/WASTE DISPOSAL, STORAGE, TRANSFER</b>	
<ul style="list-style-type: none"> <li>• Proposals involving hazardous chemicals substances, landfill or incineration of hazardous materials</li> </ul>	
<b>HELICOPTER LANDING FACILITY/AIRPORT</b>	All Proposals
<b>HOSPITAL</b>	All Proposals with greater than 50 beds
<b>LEASE VARIATION</b>	
<ul style="list-style-type: none"> <li>• Proposals which result in a depletion of commercial &amp; residential uses in a Commercial Land use policy</li> </ul>	
<b>LIQUID FUEL DEPOT</b>	
<ul style="list-style-type: none"> <li>• Proposals having greater than 1,000 cubic metres storage capacity for liquid fuels</li> </ul>	
<b>MAJOR UTILITY INSTALLATION</b>	
<ul style="list-style-type: none"> <li>• All proposals. For additional information refer to the definition in the TP Part D or contact Development &amp; Environmental Policy on 72030</li> </ul>	
<b>MINING INDUSTRY/SAND &amp; GRAVEL EXTRACTION</b>	All Proposals
<b>OUTDOOR RECREATION FACILITY</b>	
<ul style="list-style-type: none"> <li>• Proposals involving a motor sport facility OR facility having a site greater than 4 ha</li> </ul>	
<b>RAILWAY USE</b>	All Proposals
<b>ROAD</b>	
<ul style="list-style-type: none"> <li>• Proposals involving the construction of a new major road, widening of an existing road, road within or adjacent to land in Hills, Ridges &amp; Buffer areas, River Corridors, Mountains &amp; Bushlands, Rural or Forest, road is within or adjacent to a clearance zone for an environmentally sensitive land use</li> </ul>	
<b>SCIENTIFIC RESEARCH ESTABLISHMENT</b>	
<p>Proposals involving the use or testing of</p> <ul style="list-style-type: none"> <li>• Toxic / radioactive / explosive chemicals, human / animal</li> <li>• Human / animal / plant diseases - live animals</li> <li>• genetic engineering OR industrial processes which may interfere with the amenity of the surrounding area because of noise, vibration, odours or emissions</li> <li>• use of agricultural chemicals – use of radioactive materials</li> <li>• experimentation with plant or animal diseases, or genetically-altered organisms</li> <li>• Introduction of plant or animal species that are not already established/used in the ACT</li> </ul>	
<b>TREATMENT PLANT</b>	All Proposals
<b>VARIATION TO THE TERRITORY PLAN</b>	
<p>Decision which would change land use policy from</p> <ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Urban Open Space</li> <li>• Hills &amp; Ridges / Mountains and Bushlands / River Corridor / Plantation Forestry</li> </ul>	
<b>VEGETATION REMOVAL FOR DESTRUCTION</b>	
<ul style="list-style-type: none"> <li>• Proposals involving the clearing of greater of 0.5 ha of remnant native vegetation</li> </ul>	



## NOTICE OF DECISION

UNDER PART 6 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991

APPLICATION NO: 200704286 DATE LODGED: 10/09/2007

BLOCK : 14 SECTION : 22 SUBURB : TORRENS

ADDRESS:

APPLICANT :

LESSEE :

### 1.0 THE PROPOSAL

The application seeks approval for:

- (a) the construction of a new open relocatable shelter; and
- (b) the changes in window sizes and window additions.

### 2.0 THE DECISION

The "relevant authority" in relation to this application as defined in section 222 of the *Land (Planning and Environment) Act 1991* (the Land Act), is the Planning and Land Authority.

I, ADA SCHUURMANS-STEKHOVEN, delegate of the Planning and Land Authority, pursuant to section 230 of the Act hereby **approve** the application subject to the following conditions imposed pursuant to section 245 of the Act:

#### **Completion**

1. that the approved development shall be completed within 24 months from the date of this approval or within such further time as may be approved in writing by the Planning and Land Authority;

#### **Notes:**

1. *Under section 251 of the Land Act this approval will expire if the development is not commenced within two years after the date of approval. There is no provision in the Land Act to extend the period specified for commencement.*
2. *Under section 252 the applicant may apply to the Planning and Land Authority for any extension to the period specified for*

*completion, but such an application must be made within the original period specified for completion.*

### **Tree Protection**

2. that the applicant/lessee shall protect and maintain in accordance with Canberra Landscape Guidelines all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and/or a Tree Management Plan. Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site;

**Note:** *A Tree Management Plan is required 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 under the Tree Protection Act 2005. Appendix 1 contains relevant advice.*

### **3.0 DATE THAT THIS APPROVAL TAKES EFFECT**

Unless a condition of approval provides for otherwise this approval is effective from the date of this notice. The effective date could be adjusted if the approval is reconsidered by the Planning and Land Authority or if an application is made to the ACT Administrative Appeals Tribunal.

### **4.0 REASONS FOR THE DECISION**

The application was approved because, in the form modified by the imposed conditions, it was considered to be consistent with the Territory Plan based on the documents listed in section 5 below.

### **5.0 EVIDENCE**

Application No – 200704286

File No - 200704286

The Territory Plan Part A – General Principles and Policies

The Territory Plan Part B4 – Community Facility Land Use Policies

ACT Planning Guidelines for Access and Mobility 2004

Agency comments

ADA SCHUURMANS-STEKHOVEN  
Delegate of the Planning and Land Authority  
23 October 2007

## APPENDIX 1

**Contact Telephone Numbers – Relevant Government Agencies****ACT PLANNING AND LAND AUTHORITY****Development Assessment**

DA Enquiries A Stekhoven	6207 1854
Applications Secretariat	6207 1687

**DEPARTMENT OF TERRITORY AND MUNICIPAL SERVICES****Asset Management Services Group**

Asset Acceptance	6207 6594
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**Environment Protection and Heritage**

Environment Protection Unit	132281
Water Resources Unit	132281
Heritage Unit	132281
Tree Protection Unit	132281

**ACT HEALTH**

Health Protection Service	6205 1700
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**OTHERS****Telstra**

Network Planning Engineer (Ted Murray)	6219 1213
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**ActewAGL**

Location of assets (Dial Before You Dig)	1100
Electricity reticulation (Doug Malcolm)	6293 5738

**TransACT**

Networks (Craig Seaton)	6229 8000
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**1. Further Approvals**

The attached notice of decision grants approval for those items listed at section 1.0. Further approvals from the Territory may be required, as follows:

***Works on unleased Territory land - design acceptance***

In accordance with the *Roads and Public Places Act 1937* no work is to be undertaken on unleased Territory Land without the approval of the Territory. Such approval is only given by way of a certificate of design acceptance from Asset Acceptance, Asset Management Services Group, TAMS. Unless a certificate of design acceptance is obtained, and the respective work completed in accordance with this certificate, a certificate of compliance under s179 of the Land Act, may not be issued. This applies to works such as the construction or upgrading of driveway verge crossings, the replacement of public foot paths, street lighting and verge landscaping.

### ***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 shall not be used for the carrying out of works, including the storage of materials or waste, without the prior approval of the Territory through Asset Acceptance, TAMS.

### ***Approval required for "Tree Damaging Activity"***

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. Consultation with Environment and Recreation is recommended in the preparation of the Tree Management Plan.

## **2. Conditions of Approval**

Please read the conditions of your approval carefully. Some will require attention before the approved drawings will be released by the Authority, others before work commences and still others before the completion of building work.

### **1. Building Approval**

Most building work requires Building Approval. If this applies to your proposal you should engage the services of a private building certifier to assess and approve the building plans. A list of private certifiers is available at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street Dickson. Office hours are 8.30am to 4.30pm, Monday to Friday. The list is also available on the Authority's website at [www.actpla.act.gov.au/bepcon](http://www.actpla.act.gov.au/bepcon).

## **6.0 Other Advice**

### ***Environment Protection***

All work shall be carried out in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More Information may be obtained from Environment and Recreation.

### ***Damage to Public Assets***

It is the responsibility of the applicant/lessee to properly repair any damage to ACT Government assets (including footpaths) caused by the development. The applicant is urged to notify Asset Acceptance of any existing damage to

public facilities before work commences, otherwise the applicant/lessee will be held responsible for all damage.

### **ActewAGL**

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.

### **Drainage**

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

## **7.0 Reconsideration of the Decision**

If you (the development applicant) are not satisfied with this decision, you are entitled to apply to the Planning and Land Authority for reconsideration within four weeks of the date of this notice.

Application forms are available from the Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. The completed application, including grounds for the application and the lodgement fee may be lodged at the Customer Service Centre.

Within four weeks of receiving your application, or within such further time as agreed to by you, the Planning and Land Authority will either make a new decision or confirm the original decision.

An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Administrative Appeals Tribunal (AAT). You should be aware, however, that a reconsideration of the approval by the Planning and Land Authority will be suspended on the day an application for a review of the same decision is made to the AAT.

## **8.0 Review of decisions by the Administrative Appeals Tribunal**

### **Reasons**

If a decision has been made and you, as the applicant, have not already been given reasons for the decision, you are entitled to apply for a statement of reasons to explain why the decision was made. If you wish to obtain a statement of reasons you must make your request within 28 days of the date of this decision. Applications should be made to the Director, Development Services Branch, GPO Box 1908, CANBERRA ACT 2601.

This provision does not apply to objectors.

*Review By The ACT Administrative Appeals Tribunal (AAT)*

If your interests are adversely affected by this decision you may apply to the Tribunal for a review.

Decisions that are reviewable by the AAT are identified in Schedule 4 of the *Land (Planning and Environment) Act 1991*.

Contact details for the Tribunal are as follows:

**Location:**

Tribunals Branch  
Magistrates Court  
4 Knowles Place  
CANBERRA ACT 2601.

**Postal Address:**

GPO Box 370  
CANBERRA ACT 2601

Telephone: 02 6217 4261

Facsimile: 02 6217 4505

Document Exchange: DX 5691

Web Address: [www.courts.act.gov.au](http://www.courts.act.gov.au)

Email: [tribunals@act.gov.au](mailto:tribunals@act.gov.au)

*Powers of the AAT*

The Tribunal 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 Tribunal 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 Tribunal recommendations.

*How to Apply to the AAT*

To apply for a review, simply obtain an application form from the Tribunal or from the web address above. It outlines all the information needed by the Tribunal to process a review promptly.

Generally you should make your request for a review within 28 days of receiving this notice of the decision, but there are some variations to this time limit. The time limit can be extended in some circumstances. Check with the Tribunal Registry for more details.

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.

### *Fees*

When lodging an application with the Tribunal you will be required to pay an application fee of not less than \$165 (the Tribunal Registry will advise of the current fee). However, no fee is payable if you are receiving legal or financial assistance from the Attorney-General. If you are unable to pay the application fee you can apply to have the fee waived on the grounds of hardship, subject to approval. Ask at the Tribunal Registry for more details. You may also apply to the ACT Attorney General for financial assistance (refer to section 62 of the Administrative Appeals 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.

You will have to pay any costs involved in preparing or presenting your case.

The ACT Planning and Land Authority will be the Respondent to your case.

### *Legal Assistance*

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

The ACT Legal Aid Office: phone 1300 654314

Legal Advice Bureau: phone 02 6247 5700

ACT Council of the Ageing: phone 02 6282 3777

Welfare Rights and Legal Centre: phone 02 6247 177

### *Access To Documents*

You may apply for access to any documents you consider relevant to this decision under the ACT *Freedom of Information Act 1989*. For more information on how you can obtain these documents please send your request to: The Manager, Government and Assembly Relations, ACT Planning and Land Authority, GPO Box 1908, Canberra ACT 2601 or phone the Customer Services Centre 02 6207 1923.

### *What The AAT Will Do*

After an appeal has been lodged, the Tribunal will notify the decision-maker (respondent) and request that he/she provide a statement setting out his/her findings on material questions of fact, referring to the evidence or material on which those findings were based and giving the reasons for the decision. Also he/she will be required to provide copies of all the documents that were considered relevant to the review of the decision. If you are a party to the appeal (AAT applicant or party joined) the Tribunal will provide you with the decision-maker's statement and related documents (Tribunal Documents or 'T-docs') when they have been received.

### *Party To A Proceeding*

The decision-maker, under direction from the Tribunal, may be required to give notice of the appeal to certain persons who will then be given an opportunity to apply to be joined as a party to the proceedings. When lodging an application to be joined as a party to a proceeding you will be required to pay an application fee of not less than \$165 (the Tribunal Registry will advise of the current fee). Check with the Tribunal Registry for more information on whether your interests would be best served by becoming a party to a proceeding or lodging a separate appeal.

If a person whose interests are affected by the decision applies to be joined as a party, the tribunal may, in its discretion, by order, make that person a party to the proceeding.

### *Directions Hearing*

Each party to the appeal will be given notice of a directions hearing which they are required to attend personally or to be represented by another person. At the directions hearing, the Tribunal may refer the appeal to a registered mediator. The Tribunal will also give directions to the parties, which are to be followed by them if the matter is not referred to mediation or in the event that mediation is not successful in resolving the appeal. You should be in a position at the directions hearing to inform the Tribunal of any problem with your availability or that of your witnesses to attend the hearing of the appeal. Time limits will be fixed for compliance with the Tribunal's directions. In the event that any party other than the decision-maker fails to comply with the Tribunal's directions that party may be struck out as a party or, in the case of the applicant, the appeal may be dismissed.

### *Mediation*

It is now a requirement that before an appeal is heard the Tribunal must consider whether it is a suitable case for mediation and, if so, refer the appeal to a registered mediator and direct the parties to attend the mediation. You will be requested to indicate on a form provided to you by the Tribunal whether or not you wish to participate in mediation and to provide your reasons.

Mediation is a process by which an independent and neutral person helps you and other parties to identify concerns, evaluate options and reach agreement. The mediator will not make any judgement about who is right or wrong and if the mediation fails will not participate in the Tribunal hearing. If the Tribunal decides to refer your case to a mediator you will be informed of the place and time at which the mediation will be held.

### *Hearing*

The hearing will take place in a hearing room at the Magistrates Court Building.

Prior to the hearing, a direction will have been issued requiring each party to provide to the Tribunal and the other parties a statement of facts and contentions, a copy of the statement of any witness proposed to be called to

give evidence and any other material, such as plans and photographs, proposed to be presented to the Tribunal.

The statement of facts and contentions should set out the facts upon which each party relies, the evidence proposed to be presented to support those facts, the issues in the case to be resolved by the Tribunal and the submissions which each party wishes to make in support of the decision which they ask the Tribunal to make.

Ordinarily the person who lodged the appeal ("the applicant") will be asked to present his/her evidence first; then any other party supporting the applicant's case; then any party opposing the applicant's case ("the parties joined"); then the decision-maker ("the respondent"). Witnesses should be present, or by application to the Tribunal, available to give evidence by phone hook up. If they are not present their evidence cannot be tested by cross-examination and may therefore be excluded.

For more detailed information on the hearing process please refer to the "Guide to the Hearing" on the Tribunal's web site.

#### *Time For Deciding Cases*

The Tribunal 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 Tribunal upon it being satisfied that it is in the interests of justice to do so.

The following table will give some guidance to the timeframes for an appeal (days are approximate):

<b>Day 1</b>	Application for review lodged at the AAT
<b>Day 16</b>	T-docs lodged and applications for Parties Joined processed
<b>Day 26</b>	Directions Hearing
<b>Day 33</b>	Mediation session
<b>Day 36</b>	Mediation result
<b>Day 50</b>	Mediation successful – consent agreement lodged, case finalised
	Mediation unsuccessful
<b>Day 57</b>	AAT Applicant, and Parties Joined supporting Applicant, Facts and Contentions to be lodged
<b>Day 78</b>	Respondent, and Parties Joined opposing Applicant, Facts and Contentions to be lodged
<b>Day 85</b>	Parties to lodge material in reply
<b>Day 95</b>	Hearing
<b>Day 120</b>	Delivery of Decision

#### **Costs**

The Tribunal also has the power to award costs against a party if the party contravenes a direction of the Tribunal and the Tribunal considers it in the

interests of justice to make such an order. This power is in addition to the power of the Tribunal to strike out a party and to dismiss an application for failure to comply with the Tribunal's directions as outlined above.

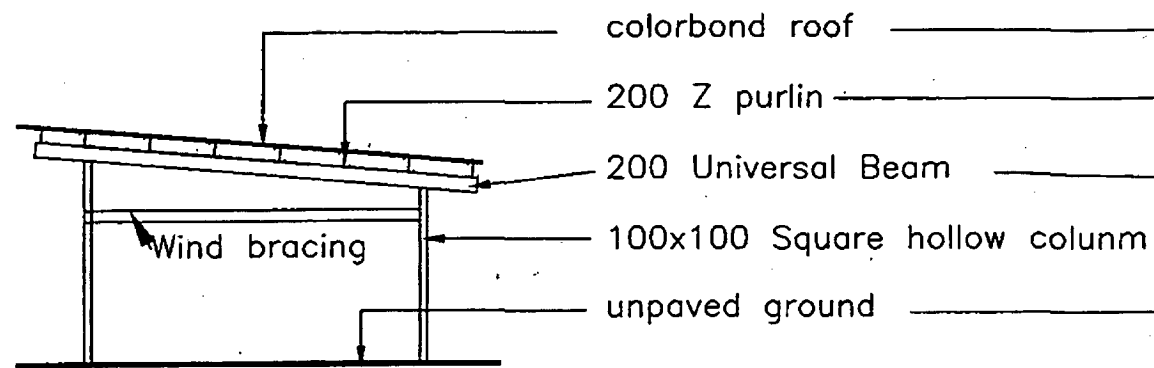
## 2. Translation and Interpretation Service

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 διερμηνεία τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

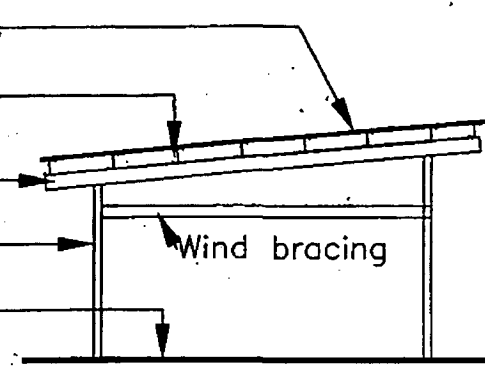
### TRANSLATING AND INTERPRETING SERVICE

**131 450**

Canberra and District - 24 hours a day, 7 days a week

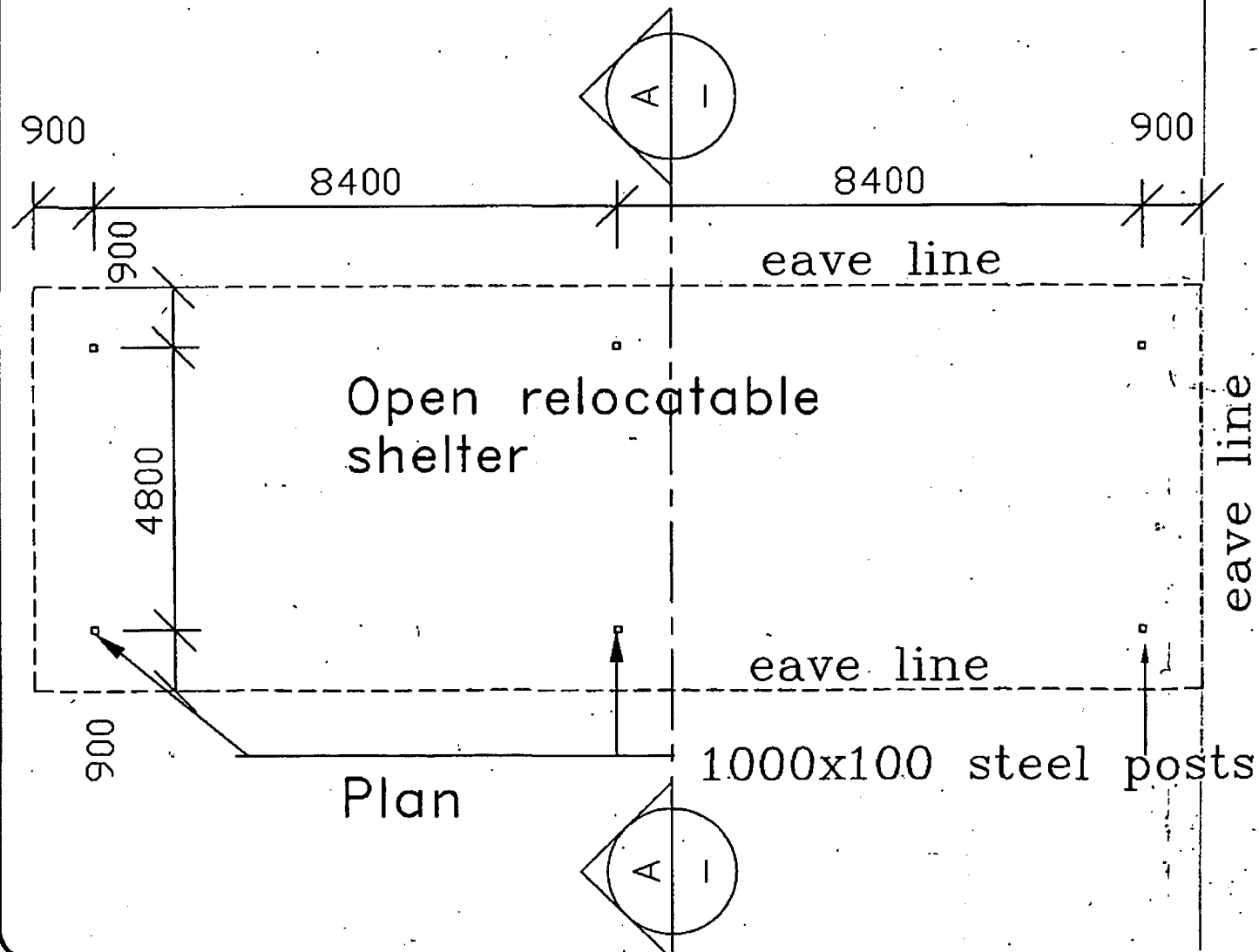


Northeast Elevation



Southwest Elevation

LAND (PLANNING AND ENVIRONMENT) ACT 1991  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 245  
 Delegate name ADA STEKHOVEN  
 Date 23/10/2007



proposed  
**SAIVA TEMPLE**  
 AT Block14 Section 22  
**Torrens**

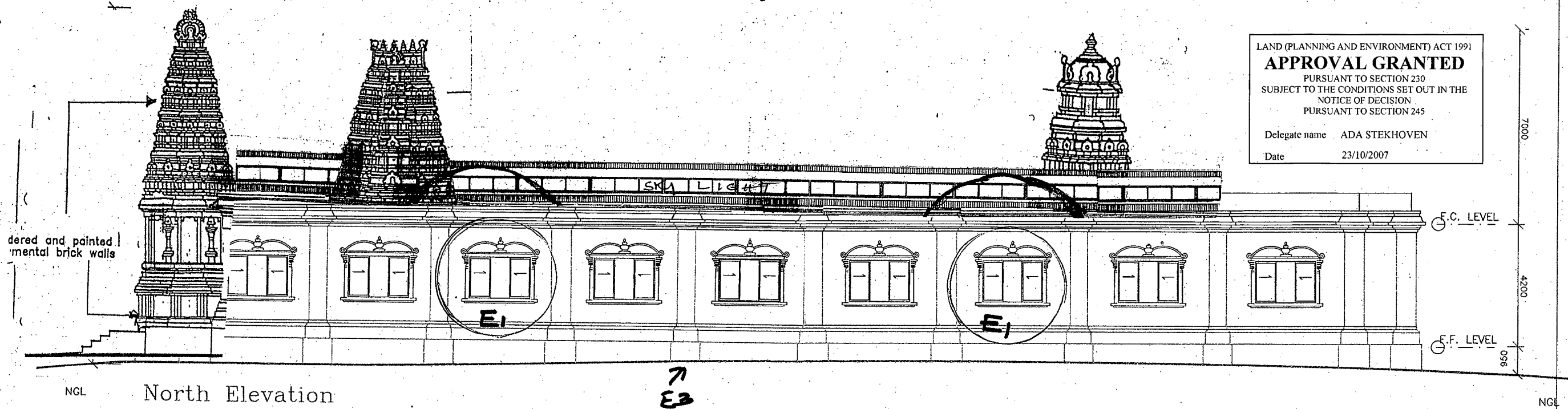
Details of Open Shelter for ceremonies

DESIGNED :- S.R.D.Construction  
 DRAWN :- S.R.D.Construction  
 SCALE :- 1:100  
 DATE :- 15-01-07

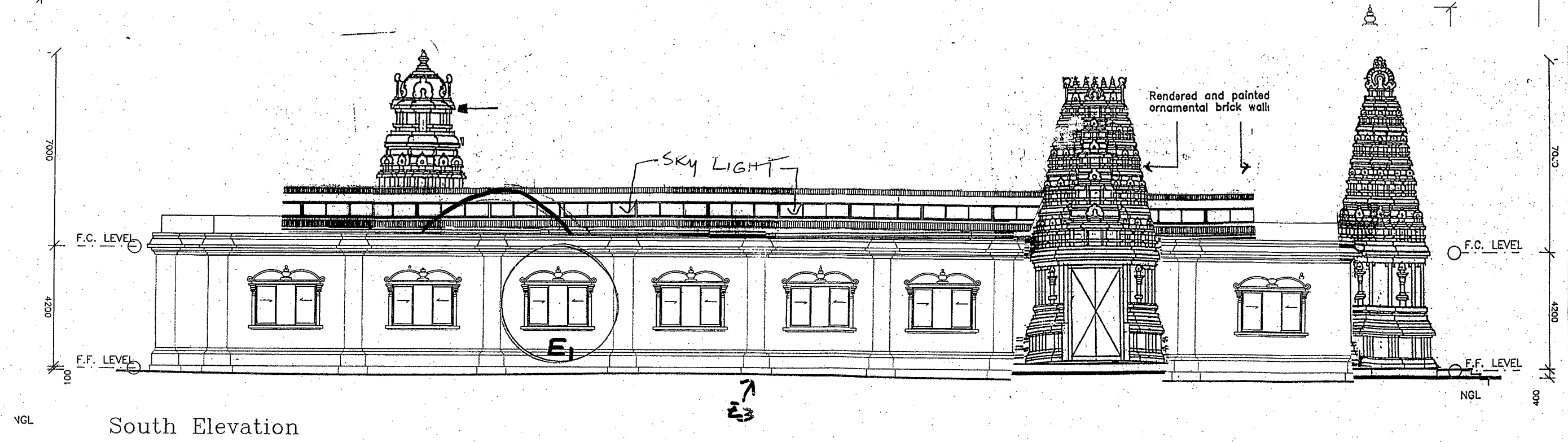
2-07

- AMMENDMENTS**  
 E1 - Windows added  
 E2 - Window sizes & location changed  
 E3 - Ornamental column outlines shown

LAND (PLANNING AND ENVIRONMENT) ACT 1991  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 245  
 Delegate name ADA STEKHOVEN  
 Date 23/10/2007



North Elevation



South Elevation

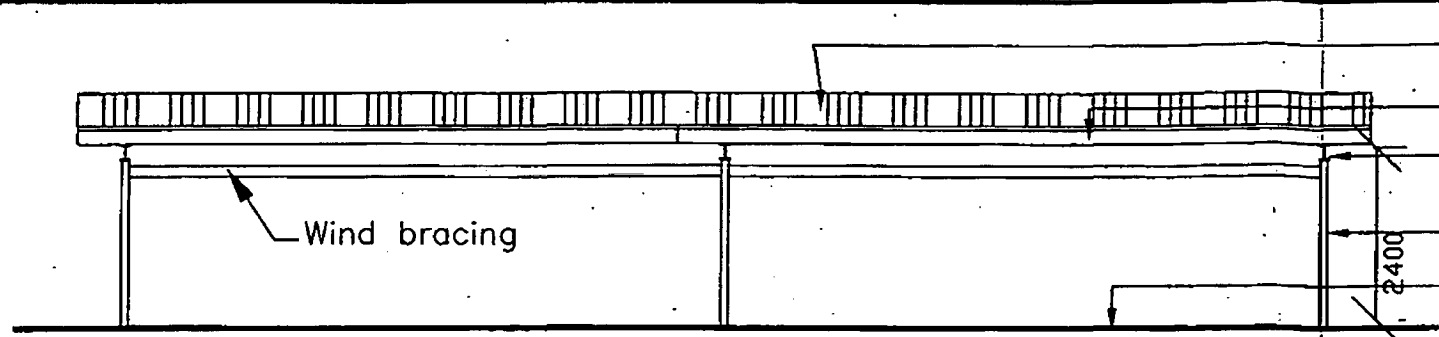
**NOTES:**  
 DO NOT SCALE OFF THE DRAWING.  
 CHECK ALL DIMENSIONS ON SITE.  
 ALL WORK TO COMPLY WITH B.C.A.  
 NO LIABILITY FOR DESIGN IS ACCEPTED

Proposed  
**SAIVA TEMPLE STAGE 1**  
 At  
 Bl 14 Sec 22 Torrens

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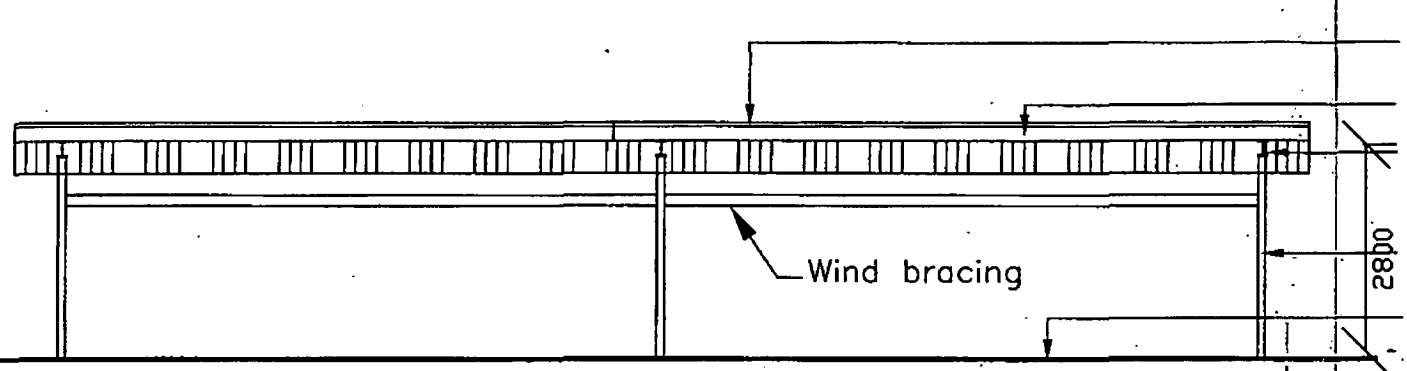
Designed :- S.R.D.Construction  
 Drawn :- S.R.D.Construction  
 Scale :-  
 Date :-04-08-1999



Northwest Elevation

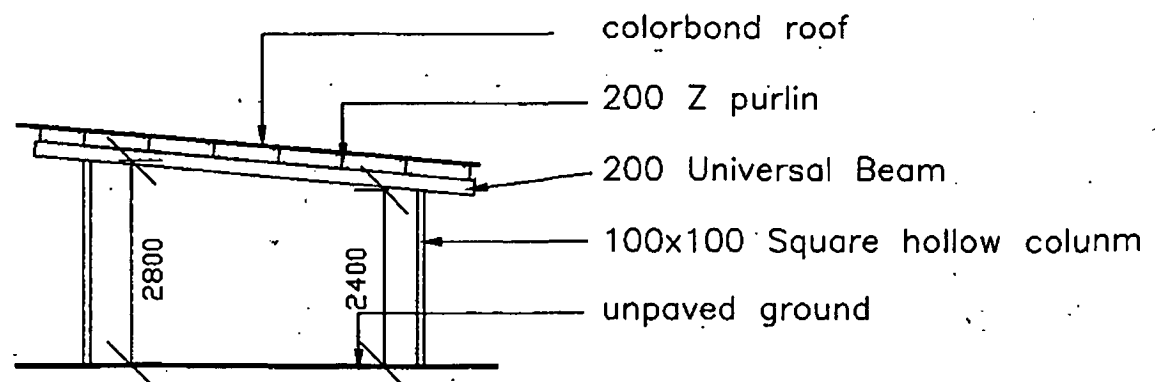
- colorbond roof
- 200 Z purlin
- 200 Universal Beam
- 100x100 Square hollow column
- unpaved ground

LAND (PLANNING AND ENVIRONMENT) ACT 1991  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 245  
 Delegate name ADA STEKHOVEN  
 Date 23/10/2007



Southeast Elevation

- colorbond roof (cream colour)
- 200 Z purlin
- 200 Universal Beam
- 100x100 Square hollow column
- unpaved ground



Section A-A

proposed  
**SAIVA TEMPLE**  
 AT Block14 Section 22  
**TORRENS**

Details of Open  
 Shelter for ceremonies

DESIGNED :- S.R.D.Construction  
 DRAWN :- S.R.D.Construction  
 SCALE :- 1:100  
 DATE :- 15-01-07

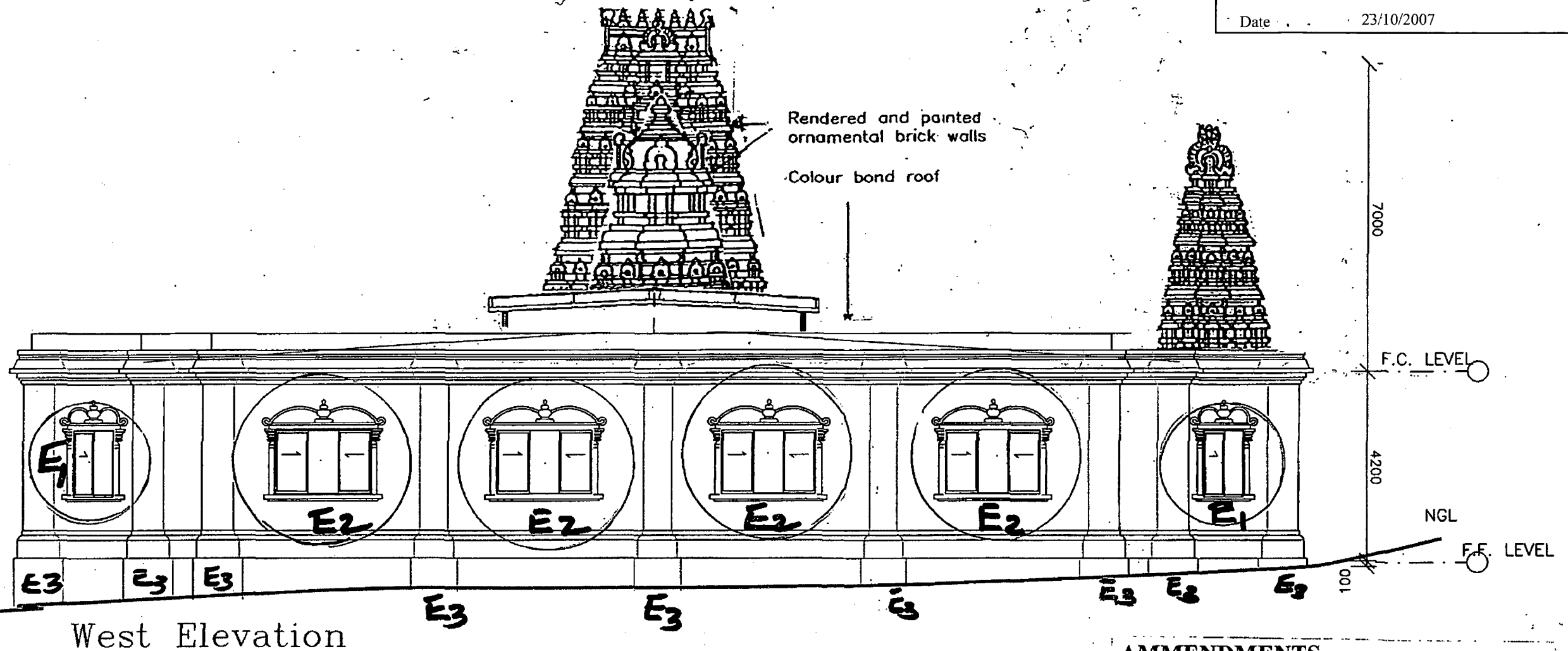
1-07

**APPROVAL GRANTED**

PURSUANT TO SECTION 230  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 245

Delegate name: ADA STEKHOVEN

Date: 23/10/2007



**AMMENDMENTS**

- E1 - Windows added
- E2 - Window sizes & location changed
- E3 - Ornamental column outlines shown

**NOTES:**

DO NOT SCALE OFF THE DRAWING.  
 CHECK ALL DIMENSIONS ON SITE.  
 ALL WORK TO COMPLY WITH B.C.A.  
 NO LIABILITY FOR DESIGN IS ACCEPTED

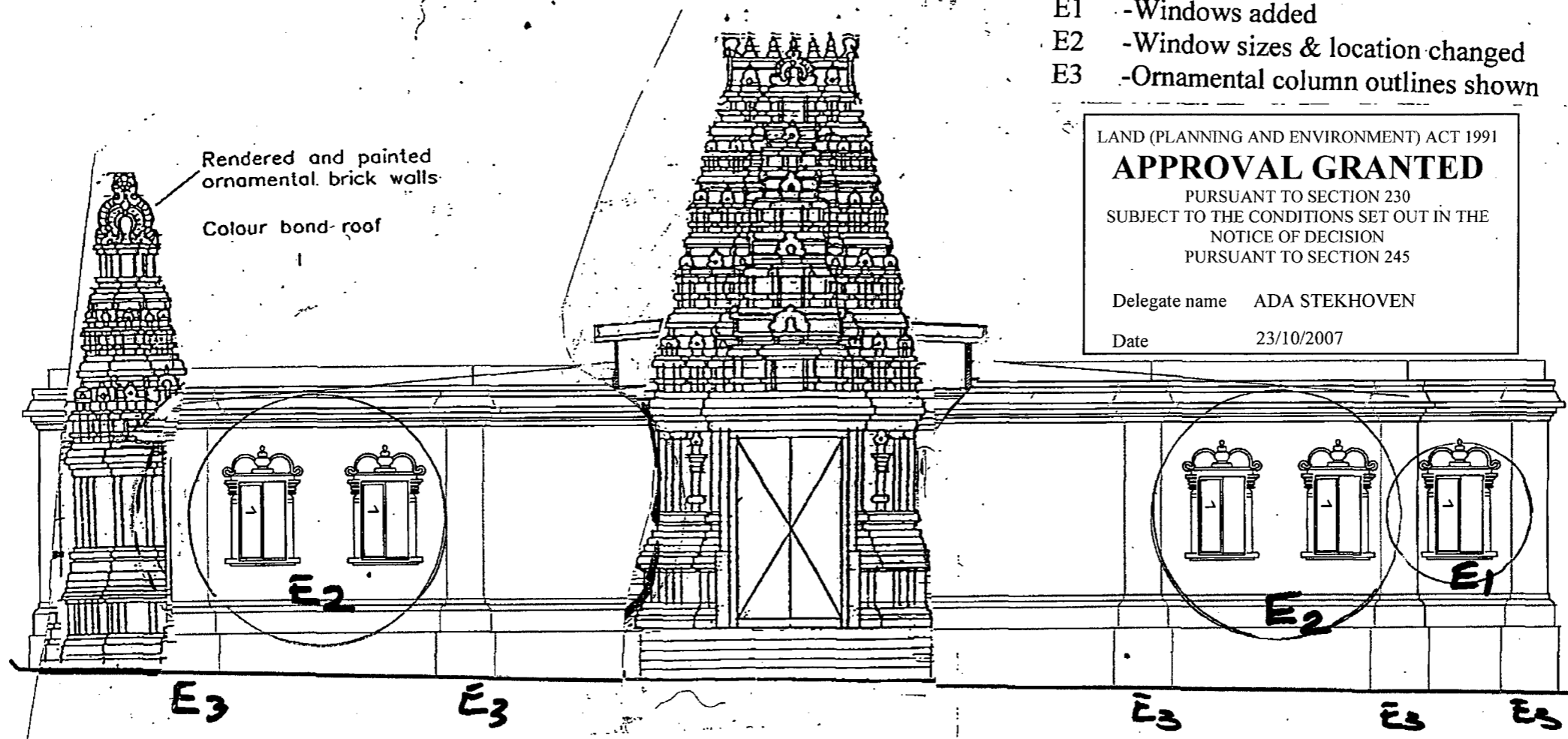
Proposed  
**SAIVA TEMPLE STAGE 1**  
 At  
 Bl 14 Sec 22 Torrens

COPYRIGHT. ©

Designed :- S.R.D.Construction  
 Drawn :- S.R.D.Construction  
 Scale :-  
 Date :-04-08-1999

7 b





**AMMENDMENTS**

- E1 -Windows added
- E2 -Window sizes & location changed
- E3 -Ornamental column outlines shown

LAND (PLANNING AND ENVIRONMENT) ACT 1991  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 230  
 SUBJECT TO THE CONDITIONS SET OUT IN THE  
 NOTICE OF DECISION  
 PURSUANT TO SECTION 245  
 Delegate name ADA STEKHOVEN  
 Date 23/10/2007

Rendered and painted  
 ornamental brick walls  
 Colour bond roof

**NOTES:**  
 DO NOT SCALE OFF THE DRAWING.  
 CHECK ALL DIMENSIONS ON SITE.  
 ALL WORK TO COMPLY WITH B.C.A.  
 NO LIABILITY FOR DESIGN IS ACCEPTED

Proposed COPYRIGHT. ©  
**SAIVA TEMPLE STAGE 1**  
 At  
 B1 14 Sec 22 Torrens

Designed :- S.R.D.Construction  
 Drawn :- S.R.D.Construction  
 Scale :-  
 Date :-04-08-1999



**Legend**

- Trees to be retained
- Trees to be removed
- Paths unit paved(max 1:14 Slope)
- Stage 1 Buildings
- Stage 2 Buildings

**AMMENDMENTS**

E1 open relocatable shelter for Inauguration and other ceremonies added.

Site Area 5458 Sq.m

proposed  
**SAIVA TEMPLE**  
AT Block14 Section 22  
**Torrens**

**Site Plan - Master**

DESIGNED :- S.R.D.Construction  
DRAWN :- S.R.D.Construction  
SCALE :- 1:200  
DATE :- 15-01-07

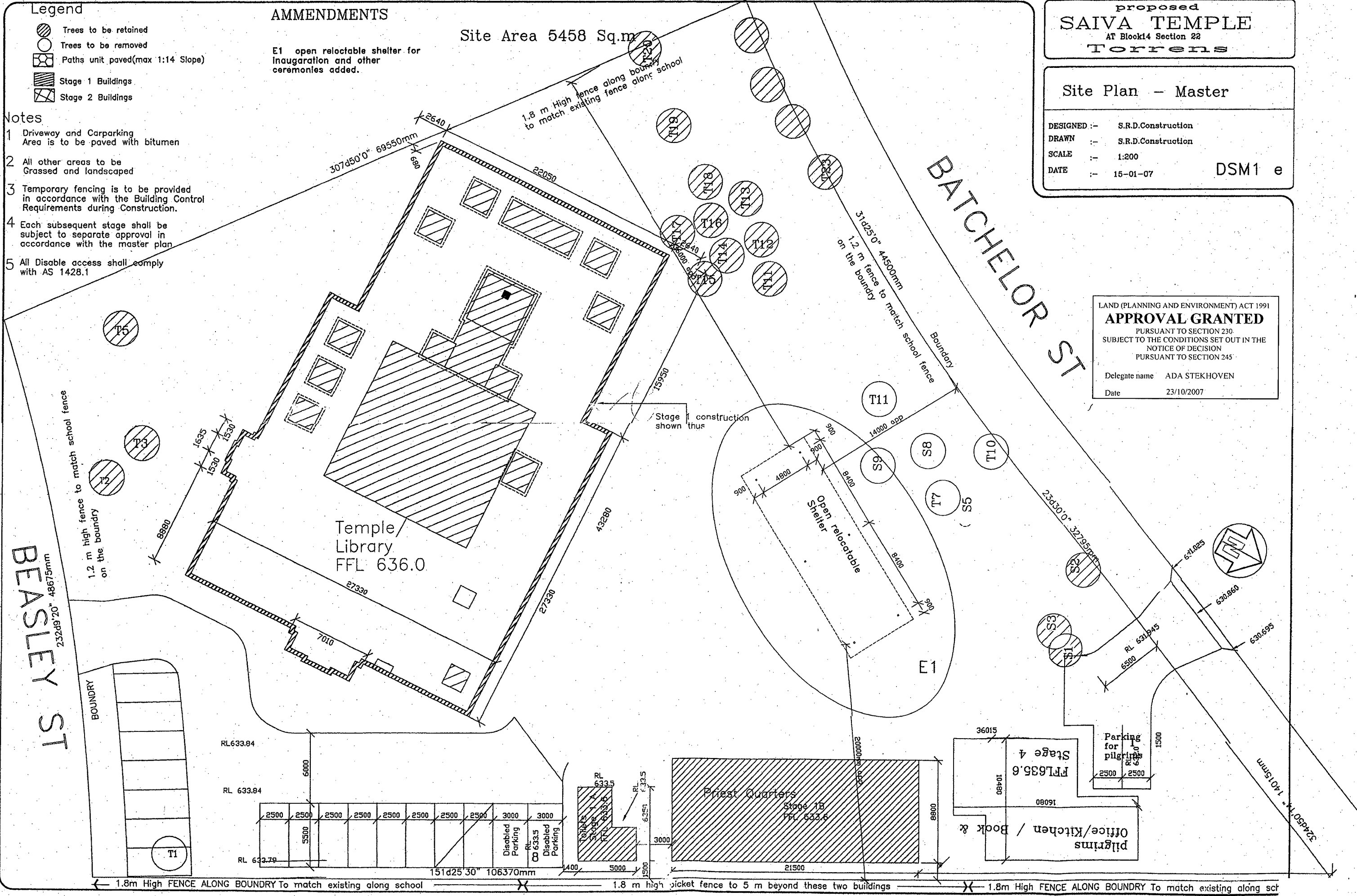
DSM1 e

- Notes**
- 1 Driveway and Carparking Area is to be paved with bitumen
  - 2 All other areas to be Grassed and landscaped
  - 3 Temporary fencing is to be provided in accordance with the Building Control Requirements during Construction.
  - 4 Each subsequent stage shall be subject to separate approval in accordance with the master plan
  - 5 All Disable access shall comply with AS 1428.1

LAND (PLANNING AND ENVIRONMENT) ACT 1991  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 230.  
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 245.  
Delegate name ADA STEKHOVEN  
Date 23/10/2007

**BEASLEY ST**  
232d9'20" 48675mm

**BATCHELOR ST**  
31d25'0" 4450mm  
1.2 m fence to match school fence on the boundary



1.8m High FENCE ALONG BOUNDARY To match existing along school | 1.8 m high picket fence to 5 m beyond these two buildings | 1.8m High FENCE ALONG BOUNDARY To match existing along sch



# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Certificate of Occupancy and Use

Certificate No. **042388N1C2**

This Certificate is issued in accordance with Section 69 (3) of the Building Act. On successful completion of all of the building work this certificate will be cancelled.

The part of the building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Builder <b>DECOIN PTY LTD</b>	Suburb <b>TORRENS</b>	Section <b>22</b>	Block <b>14</b>
Notice of Intention to Start Work Number <b>042388N1</b>	Plans <b>042388/A /B/C</b>		

### Building Work

Nature of Work	Project Item Description	Unit Other Description	Class of Occupancy	Type of Construction
NEW	RELIGIOUS BUILDING	COMPLETION OF TEMPLE.	9b	NA

### Comments

FOR FULL FINAL REQUIRES THE FOLLOWING: MINOR AMENDMENTS FOR WINDOWS, COMPLETE KERB AND GUTTERING, TOWER TO BE COMPLETED AND SURVEY CERTIFICATE TO BE LOCATED.

### Important note:

1. Residential building statutory warranties and residential insurance does not apply in relation to building work.
2. The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the Territory (including this Act) relating to the building or portion of the building.



DARRELL DINNEN  
Delegate of the Registrar

11212007  
Date



# Certificate of Completion of Building Work (from certifier) Application for Certificate of Occupancy and Use (COU) (by owner)



- A certifier should use this form to certify completed building work by using Parts A & B and must give this certificate and other relevant documents to the construction occupations registrar within 7 days of being satisfied the building work is complete.
- Owners of land (or their agent) should use this form to apply for a COU by using Parts A & C.
- It is an offence for a person to occupy or use, or to permit another person to occupy or use, a building or part of a building (including a swimming pool) unless a respective COU has been issued (except where it is exempt from requiring a COU)
- Send or lodge this form at: ACT Planning & Land Authority, GPO Box 1908 Canberra ACT 2601 or at the Mitchell Customer Service Centre, Cnr Lysaght & Hoskins Sts Mitchell ACT.
- NOTE: If either Part B or C cannot be completed, the form can be lodged and the missing part lodged later. However, a COU cannot be issued if the certificate (Part B) and an application (Part C) are not lodged.

**WARNING TO OWNERS: DO NOT SIGN THIS FORM UNTIL YOU HAVE READ THIS ADVISORY INFORMATION**  
It is recommended that owners seek appropriate advice to determine whether the building work and other contract requirements have been completed satisfactorily. This form should not be signed before the completion of building work.

### PART A Project - Owner or certifier to complete

Plan registration Number 042388/C, A, B  
 Block 14 Section 22 Unit       
 Suburb TORRENS  
 Description of work COMPLETION OF TEMPLE

Please indicate if the project involved:

Electrical work  yes  no  
 Plumbing or sanitary drainage work  yes  no

### PART B - Certifier declaration

Name of Certifier KEN HOPKINS Certifier number 19967883

The building work referred to herein appears to me to have been completed, and I hereby give to the Registrar advice that:

- I am satisfied that:
- the building work has been completed in accordance with the requirements of the Building Act 2004 and substantially in accordance with the approved plans; and
  - the building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is intended to be occupied or used.

The following documents are required under subsection 48 of the Building Act 2004.

- Written evidence of the obtaining of any consents and approvals required to have been obtained under paragraph 27 (1) (b);
- A copy of the plan referred to in paragraph 43 (2) (a);
- A copy of all certificates issued under subsection 44 (2) in relation to the building work;
- Where the regulations require that, upon completion of the building work, the consent or approval of any person, body or authority is to be obtained - written evidence of the obtaining of that consent or approval;
- Any certificate obtained under section 47, if no certificate under that section has been obtained, a written statement to the effect that - the certifier is satisfied that the building or part of the building as erected or altered is structurally sufficient, sound and stable for the purposes for which it is to be occupied or used; and no certificate under section 47 is required;
- All other documents or papers relating to the building work referred to in paragraph 48(2)(f) of the Building Act 2004.

I have provided all the relevant documents required by subsection 48(2) of the Building Act 2004. Note: Refer attached checklist on back of this form.

If the owner of the land applies for a certificate the Registrar would be justified in issuing a certificate in respect of the work under the subsection below:

69(1)  69(2)  69(3)  71  72 of the Building Act 2004

This building work is subject to an alternative solution under the BCA  Yes  No

I certify that the building work has been completed in accordance with Building Act 2004 and substantially in accordance with the approved plans.

### PART C - Owner (or agent) to complete

Owner details - (include ALL owners)

Owners Name(s)  
 1 CANBERRA SAIVA  
 2 TEMPLE & EDUCATION  
 3 ASS Q/H  
 4     

A contact postal address [REDACTED]

Contact Phone no. [REDACTED]

Agent details - (if applicable)

Agent's name [REDACTED]  
 Postal address [REDACTED]  
 Contact phone no. [REDACTED]

NOTE: You may only make this application on behalf of the owners of the property if you have appropriate written authorization from all of the owners and attached it to this application. This also applies if you are a part owner or joint owner making application on behalf of the owners.

### Declaration - (by owner or agent)

I am (or we are)

Tick one box only  the only owner(s) of the above described land;  
 the agent authorized by the owner(s) to apply for a COU on their behalf, and I have attached that authority.

I (or we) am satisfied that the building work and related requirements have been completed and hereby apply for a COU in respect of the above described work to be issued and sent to:

the owner(s) address  
 the agent's address  
 Mitchell Customer Service Centre for collection

READ THE SIGNING

Signatures of ALL owners or agent [REDACTED]



Date 27.01.07

# Molonglo Building & Investigation Services

Building Surveyor / Certifier: Ken Hopkins

## Inspection Record / BEPCON

Client	Canberra Java Temple Association		
Site Location	Block 14 Sec 2 TORRENS		
Project Description	Completion of Temple	Council Ref	012388/C.A.B.
Inspection Stage	FINAL PARTIAL C <sup>of</sup> O		
Date Notified	30.1.107	Date Stage Ready	30.1.107

### REMARKS / INSTRUCTIONS

Mostly completed OK for Partial  
For full final require

- Minor amendments for windows
- Complete roof & guttering
- Towers to be completed
- Survey Certificate to be located.

OK for Partial C<sup>of</sup>O ONLY.

Following inspection of the stage described above, I certify that the work has been generally constructed in accordance with the approved plans, the referenced documentation, the A.C.T. Building Act including the BCA and relevant Australian Standards.

Certified By: **KENYON HOPKINS**

DATE 30.1.107

Referenced Documentation / Plans: 012388/C.A.B.

Signature of Certifier

Registration No. 19967883

# Molonglo Building & Investigation Services

Building Surveyor / Certifier: Ken Hopkins

## Inspection Record / ACTPLA

Client	[REDACTED]	151 Beasley St
Site Location	Block 14, Str 22 Towers	
Project Description	Temple	Bepcon Ref
Inspection Stage	Framework	
Date Notified	19/12/06	Date Stage Ready 19/12/06

### REMARKS / INSTRUCTIONS

As per zoning + Engineer  
detail and approved  
plans

OK to proceed  
KH

Following inspection of the stage described above, I certify that the work has been generally constructed in accordance with the approved plans, the referenced documentation, the ACT Building Act including the BCA and relevant Australian Standards.

Certified By: **KENYON HOPKINS**

DATE 19/12/06

Referenced Documentation / Plans

Signature of Certifier

[REDACTED SIGNATURE]

# Molonglo Building & Investigation Services

Building Surveyor / Certifier: Ken Hopkins

## Inspection Record / ACTPLA

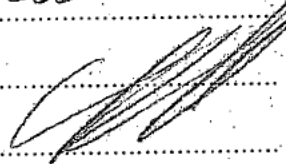
Client	[Redacted]	C Canberra Area Temple
Site Location	Block 14 (Sec 2) Torres Temple	
Project Description	<del>Temp</del>	Bepcon Ref
Inspection Stage	PASS	
Date Notified	6.9.04	Date Stage Ready 6.9.04

### REMARKS / INSTRUCTIONS

(6)

PASS 1200 x 1500mm  
F12 Reinfocement  
M24 Concrete bolts

OK To issue



Following inspection of the stage described above, I certify that the work has been generally constructed in accordance with the approved plans, the referenced documentation, the ACT Building Act including the BCA and relevant Australian Standards.

Certified By: **KENYON HOPKINS**

DATE 6.9.04

Referenced Documentation / Plans

Signature of Certif

Registration No. B9



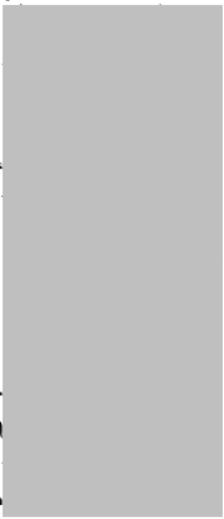
BL14 S22 TORRENS

Temple - Enderne

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Structural Certification


for roof, frame, walls, slabs  
Ret. walls, foundations

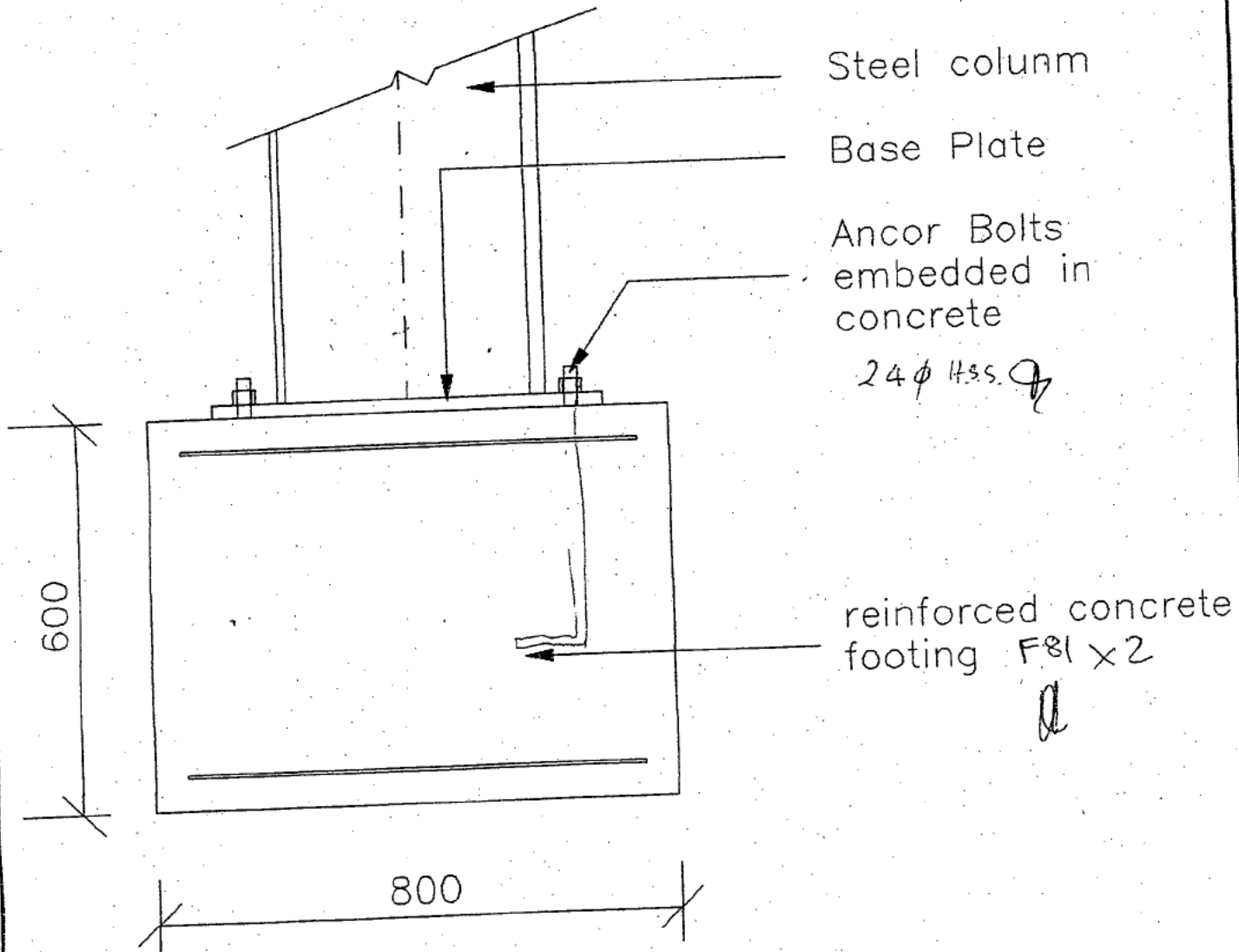


M E Aust

12/12/06

PROPOSED PROJECT

**AMENDMENT**  
**BUILDING APPROVAL**  
 Approved under s.34 of the Building Act 1972  
**K. G. Hopkins**  
 18 AUG 2004   
 RC Construction Practitioner's Registration number  
 [REDACTED]



Footing detail of columns supporting roof

Structural Certificate I certify that the structure complies with the requirements of the Building Act 1972 [REDACTED]	Roof Support Details for <b>Saiva Temple</b> AT BI 14 Sec 22 Torrens	DESIGNED :- SRD Construction (ACT) P/L Scale: 1:20 Date 14 Aug 2004 DRAWING NO --Saiva TEM 3/2004
--	--	--

M  
P G

**PETER M. GATELY & ASSOCIATES**  
**SURVEYING AND VALUING CONSULTANTS**

**THE ONLY COMBINED SURVEYING AND VALUING FIRM IN THE A.C.T**

Peter M Gately L.S. API, M.I.S (Aust.), B.A.  
Registered Surveyor (ACT and NSW)  
Registered Valuer (No. 2465 NSW)  
Certified Practising Valuer  
Past President of the Institution of Surveyors (Aust.)  
Member of the Spatial Science Institute  
Member of the Australian Property Institute  
ACT Accredited House Energy Rating Assessor  
Workplace Assessor and Competencies Assessor  
RPL Assessor

Unit 6  
DMA Professional Offices  
55 Lathlain Street  
Belconnen ACT 2617

Phone: (02) 6251 2000 (w)  
Fax: (02) 6253 2700 (w)  
Phone: (02) 6258 3507 (h)  
Fax: (02) 6258 5800 (h)  
ABN 60 381 408 056

31 January 2007



**RE: BLOCK 14 SECTION 22 TORRENS**

Dear

As instructed by you I have surveyed the building constructed on the land being Block 14 Section 22 as shown in Deposited Plan No. 8771, Division of TORRENS, District of WODEN VALLEY, in the Australian Capital Territory and being the land shown in the attached sketch.

Upon the land is constructed a new brick temple. The position of this new structure in relation to the boundaries is as shown on the sketch.

Fencing is as erected.

I am of the opinion that there are no apparent encroachments by this new building upon adjoining lands.

Yours Sincerely



Peter M. Gately  
Registered Surveyor



- Trees to be removed
- Paths will paved (max 1:14 Slope)
- Stage 1 Buildings
- Stage 2 Buildings

1.1 DIMENSIONS AND DISTANCE FROM THE BOUNDARY OF LIBRARY/TEMPLE CHANGED New Area 979 Sq m

**NOT INCLUDED IN THIS APPROVAL**

**NOT INCLUDED IN THIS APPROVAL**

Driveway and Carparking is to be paved with bitumen

Other areas to be mowed and landscaped

Boundary fencing is to be provided in accordance with the Building Control requirements during construction.

At subsequent stage shall be set to separate approval in accordance with the master plan

Driveway access shall comply AS 1428.1

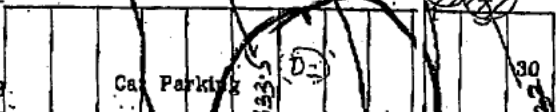
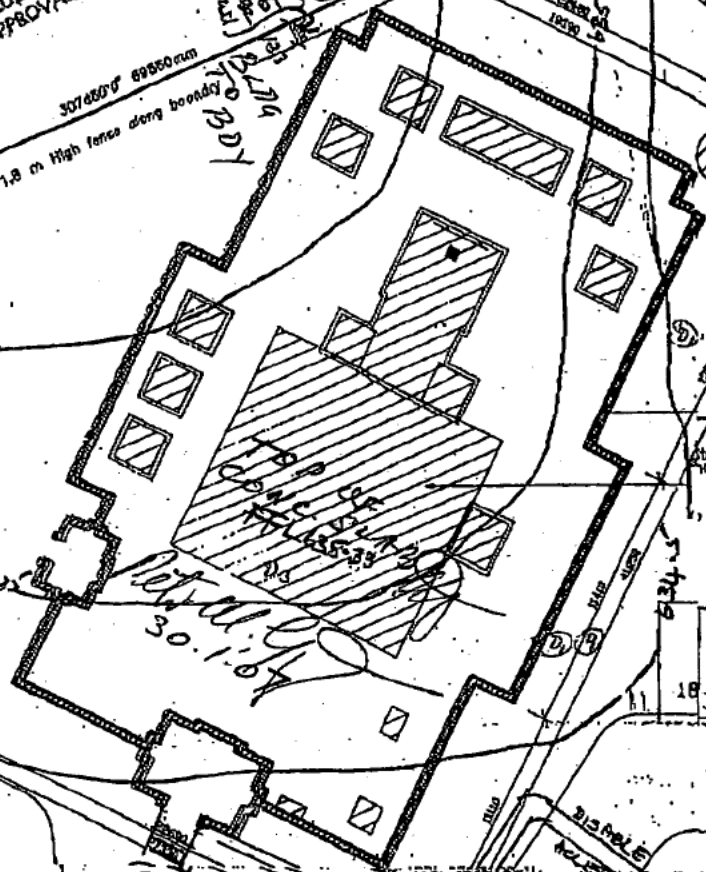
307680' 69680mm

1.8 m High fence along boundary

**BOUNDARY**

1.2 m High fence to match school fence on the boundary

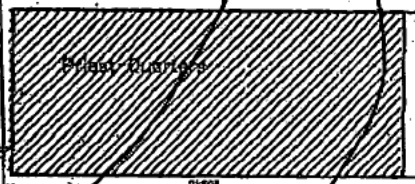
**CITY ST**



**NOT INCLUDED IN THIS APPROVAL**

**BUILDING APPROVAL**  
Approved under a Deed of Covenants  
K. G. Hopkins  
29 JUN 2004

8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**BACHELOR ST**

**Torrens**

**Site Plan - Master**

DESIGNED BY: B.D. Construction  
 DRAWN BY: B.D. Construction  
 SCALE: 1:200  
 DATE: 4 Aug 1999 DS d

- Stage 1- Temple/Library 287.81 Sq.m
- Stage 2- Temple/Library 448.01 Sq.m
- Stage 3- Temple/Library 53.71 Sq.m
- Stage 1A- Toilets 24.5 Sq.m
- Stage 1B- Priest's Quarters 189.2 Sq.m
- Stage 3- Kitchen/Office/Pilgrims 131.4 Sq.m

Approved on 6 June 1996

- 1 Driveway Carpark Layout  
Disable Access layout Changed
- 2 Office/Book store/Kitchen/  
Pilgrims and Toilet Block  
Layout, Plan and Location  
Changed

Approved on 12 Sep 1996

- B1 DIMENSIONS AND DISTANCE FROM THE BOUNDARY OF LIBRARY/TEMPLE CHANGED SETBACKS MAINTAINED
- B2 OFFICE KITCHEN BOOK / OTHER STORE/PILGRIMS INTERCHANGED WITH PRIEST QUARTERS
- B3 Temple/Library staging waived

Parking for pilgrims  
2500 2500

RESPECT OF NOTED AMENITIES ONLY

1.8m High FENCE ALONG BOUNDARY To match existing along school

1.8 m High FENCE ALONG BOUNDARY To match existing along school

1.8m High FENCE ALONG BOUNDARY To match existing along school

*Pat M. Gately*  
30 JANUARY 2007

FROM: Peter M Gately and Associates  
 FAX NO: 02 6253 2700  
 02 6253 2700  
 Jan. 31 2007 11:15AM P2



ACT Planning and Land Authority

# ACT Building, Electrical and Plumbing Control

GPO Box 1908, Canberra ACT 2601

## Registration Acknowledgement

<p>Certifier <b>KENYON GEORGE LAURENCE HOP</b></p> <p>Tel: 0262972634 Fax: 0262972634</p>	<p>Site for Project Address [Redacted]</p> <p>Suburb Section Block <b>TORRENS 22 14</b></p>
<p>Please quote this number for all enquiries <b>Project Number : 042388</b></p>	<p>Plan Plan Number <b>042388/C</b> Plan Registered <b>29 March 2005</b></p>

**This is a registration for an amendment to project number 042388**

Nature of Work	Project Item Description	Unit	Other Description	Area/LM	Value
NEW	RELIGIOUS BUILDING		COMPLETION OF TEMPLE.		

### Building Levy