



NOTICE OF DECISION

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

APPLICATION NO: 200500526

DATE LODGED: 11/02/2005

BLOCK: 14

SECTION: 56

SUBURB: Lyneham

ADDRESS:

APPLICANT:

LESSEE:

1.0 THE PROPOSAL

The application seeks approval for:

- (a) the erection of a shed/ carport;
- (b) associated landscaping, car parking, paving and other site works.

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, *JASON CAMERON HUNTER*, 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.

General

1. that the development is to be carried out only in accordance with the following:

(a) drawings by Ton Design and Constructions,

- | | | | |
|-------|--------|-----------------|--------------|
| (i) | A05/01 | Master Plan | January 2005 |
| (ii) | A05/01 | Floor & Section | January 2005 |
| (iii) | A05/01 | Elevations | January 2005 |

- (b) exterior finishes sample board lodged with the application; and
- (c) any amendments to those drawings or other items and additional drawings or other items approved or accepted in accordance with the following conditions;

Where there is an inconsistency between the drawings and items listed above and the following conditions, the conditions shall firstly prevail, then the amended or additional drawings or items, to the extent of that inconsistency;

Completion

- 2. 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.*

Protection of Trees

- 3. that the applicant/lessee shall protect and maintain in accordance with *Canberra Landscape Guidelines* all existing trees and shrubs on the block and located on the verge immediately adjacent, except for those specifically identified for removal in the approved drawings or related documents.

Note: *No approval is hereby given for any tree damaging activity as defined by the Tree Protection (Interim Scheme) Act 2001. Appendix 1 contains relevant advice.*

3.0 DATE THAT THIS APPROVAL TAKES EFFECT

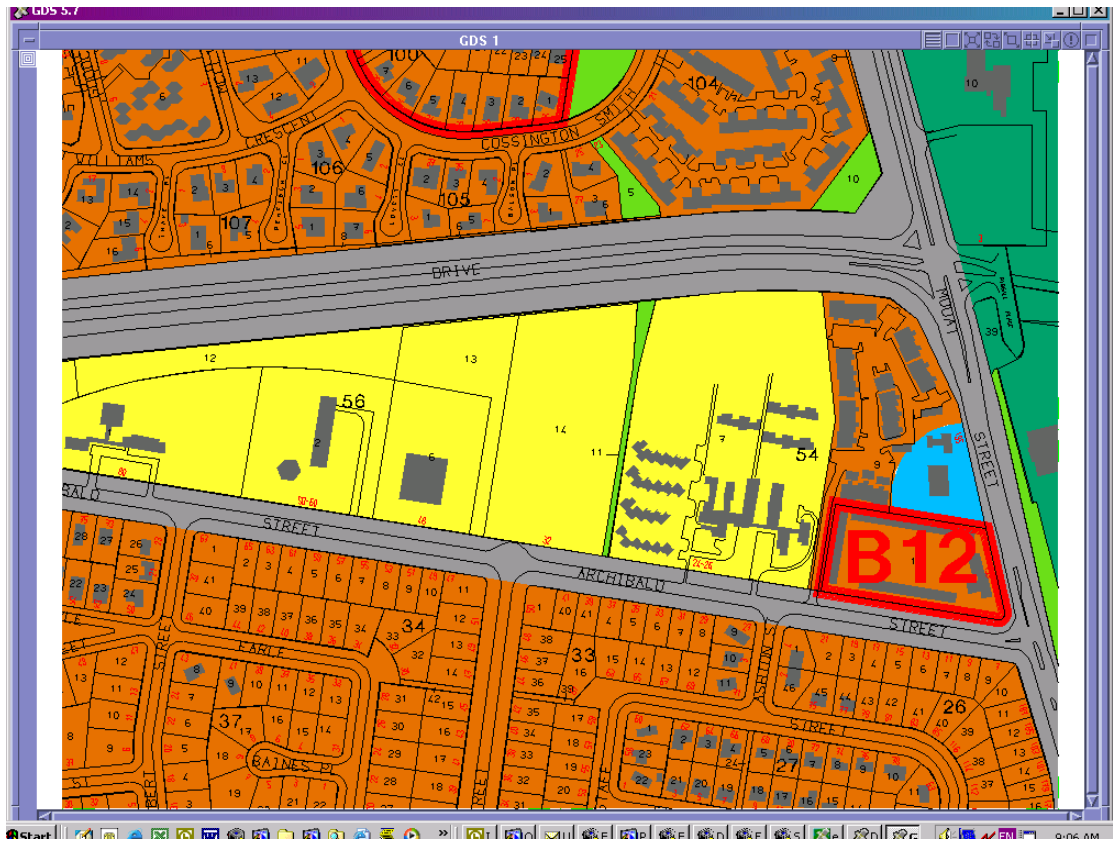
Unless a condition of approval provides for otherwise this approval is effective from the date of this notice. The effective date could be adjusted if the approval is reconsidered by the Planning and Land Authority or if an application for a review of the decision is made to the ACT Administrative Appeals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

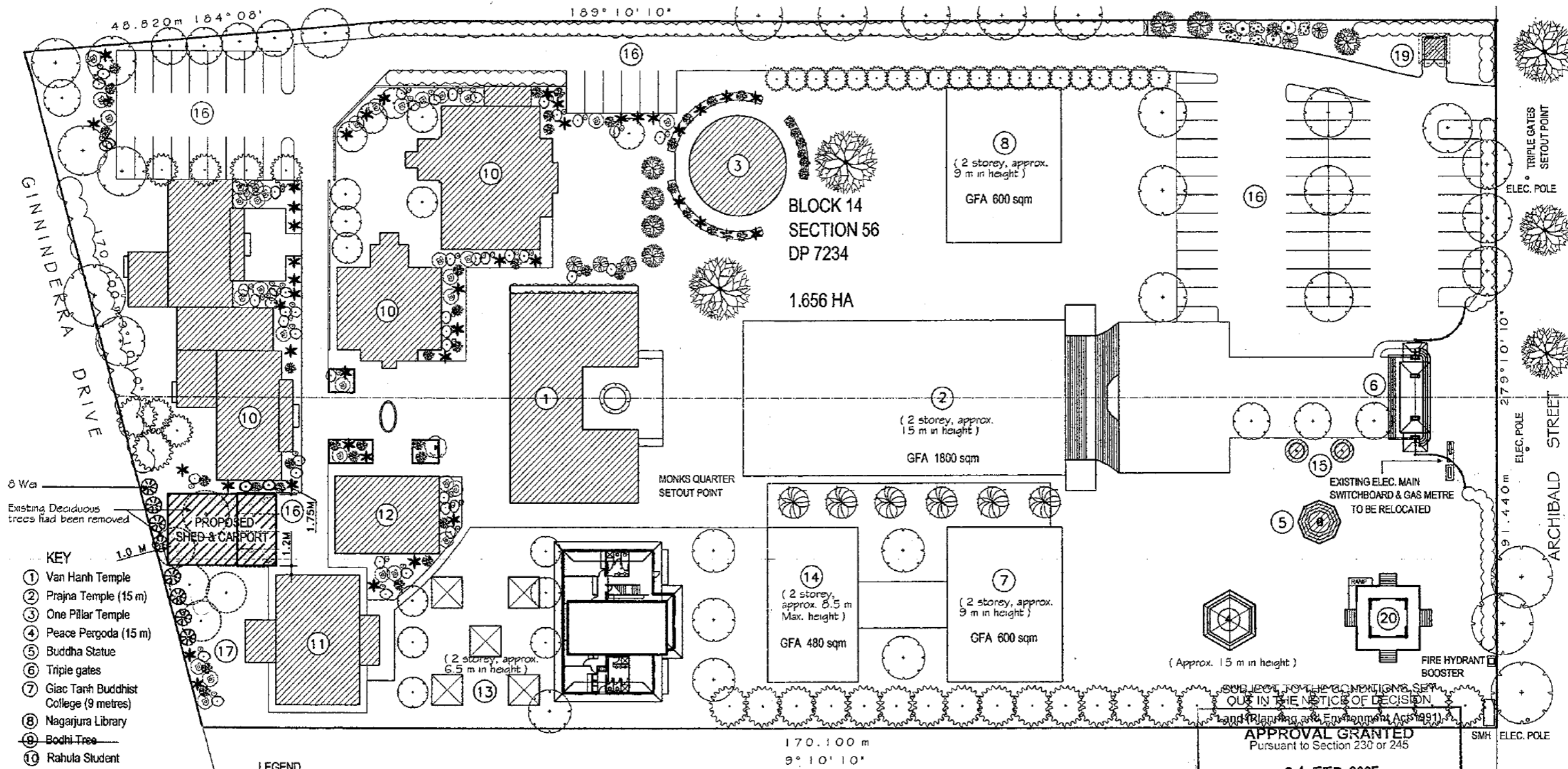
4.0 REASONS FOR THE DECISION

The application was approved because, in the form modified by the imposed conditions, it was considered to be consistent with the Territory Plan.

Jason Hunter
Development Assessment – City & Inner North Team
Delegate of the Planning and Land Authority

21 February 2005.





- KEY**
- ① Van Hanh Temple
 - ② Prajna Temple (15 m)
 - ③ One Pillar Temple
 - ④ Peace Pergoda (15 m)
 - ⑤ Buddha Statue
 - ⑥ Triple gates
 - ⑦ Giac Tanh Buddhist College (9 metres)
 - ⑧ Nagarjura Library
 - ⑨ Bodhi Tree
 - ⑩ Rahula Student Housing
 - ⑪ Nuns Living Quarter (8.5 m)
 - ⑫ Cafeteria
 - ⑬ Retreat Huts (6.5 m)
 - ⑭ Proposed Monks Living Quarter (8.5 metres)
 - ⑮ Flag pole
 - ⑯ Parking - Shed & Carport
 - ⑰ Forrest
 - ⑱ Garden
 - ⑲ Garbage Enclosure
 - ⑳ Bell Tower (9 metres)
- Developed Building / Structure (hatched)
 Undeveloped Building / Structure (un-hatched)

- LEGEND**
- Existing trees & shrubs
 - ⊗ Westringia Longifolia - 2m h x 1.5m w

SITE PLAN
SCALE : NTS



SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
Land Planning and Environment Act (1991)

APPROVAL GRANTED
Pursuant to Section 230 or 245

21 FEB 2005

AMENDMENTS: 2001/05

⑯	Remove existing parking space and replace with shed & carport.

GENERAL NOTES

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE SUPERINTENDENT AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:

A) ACT GOVERNMENT
B) BCA AND THE ACT APPENDIX

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF THE DRAWING.

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS.

CLIENT :

**SAKYAMUNI
BUDDHIST
CENTRE**

PROJECT :

**PROPOSED NE WORK
SHED & CARPORT**

BLOCK : 14 SECTION : 56

DIVISION : **LYNEHAM**

DRAWING TITLE :

AMENDED MASTER PLAN

SCALE : NTS DATE : January 20 2005

DRAWN BY : TS SHEET No. 1 of 3 DRAWING No. A05/01

CHECKED BY : ISSUE No.

**SUBJECT: BLOCK 14 SECTION 56 DIVISION:LYNEHAM
DEVELOPMENT APPLICATION NO 200500526
ADVICE OF DECISION**

DEVELOPMENT & BUILDING ADMINISTRATION BRANCH

FILE COPY
PUBLIC REGISTER
COMPLIANCE - APPROVAL ASSURANCE

ACT LAND INFORMATION CENTRE

GOVERNMENT AGENCIES THAT PROVIDED COMMENTS

LAND INFORMATION CENTRE
COMPLIANCE SECTION

I refer to the above Development Application dated 11 February 2005.

The application was approved on 21 February 2005. The specific terms and conditions of the approval and the reasons for the delegate's decision are set out in the attached Notice of Decision and Findings on Material Questions of Fact.

If you require any further information in regard to this matter please contact the Application Secretariat on (02) 6207 1687.

Yours faithfully,
Applications Secretariat.

21 February 2005



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ADDRESS: [REDACTED]
APPLICANT: [REDACTED]
LESSEE: [REDACTED]

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