From:	Architect Ring & Associates
To:	Tran, Therese
Subject:	Re: 20/16 O"Malley [SEC=UNCLASSIFIED]
Date:	Monday, 23 April 2018 10:03:49 AM

Hello Therese,

I consent that you can make the amendment to the application form to include 'security office' under fully describe the proposal.

Regards,

Martin

From: Tran, Therese <Therese.Tran@act.gov.au>
Sent: Monday, 23 April 2018 9:45:50 AM
To: Architect Ring & Associates
Subject: 20/16 O'Malley [SEC=UNCLASSIFIED]

Hi Martin,

Could you please amend your application form for 20/16 O'Malley to include 'security office' under 'fully describe your proposal' or confirm consent for it to be added to your application?

Kind Regards,

Therese Tran
Phone: 02 6207 3361
Gateway Team | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au | www.planning.act.gov.au

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This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Breitkopf, Katherine
To: EPD, Accounts
Subject: DA payment receipted to the incorrect cashlink code
Date: Tuesday, 8 May 2018 11:35:00 AM
Attachments: RECEIPT-201733142-01.pdf
image001.png

Good afternoon,

The attached receipt had all items receipted under the one code, Development Fees (34-1118) $1,211.99
The correct breakdown should be:

Payment Type	**Cashlink Code**	**Fee**
Completeness Check	34-1120	$558.00
Development Applications	34-1118	$361.99
Public Notification	34-1129	$292.00
Total		$1,211.99

Kind Regards

Katherine
Phone 6207 1923
Access Canberra | **ACT Government**
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
cid:image004.png@01D3DE12.73C7D510

Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

Development Application payment - Tax invoice

This transaction wi appear on your credit card statement as ACCESS CANB INTERNET.

Date and time	Reference code	Payment receipt number
04 May 2018 1:49:44 PM	KR245V	2167790031

Quantity	Description of service	Unit va ue	GST	Tota
1	Design and Siting ABN 66 893 463 785	$1,211.99		$1,211.99

Tota amount paid	$1,211.99
Tota amount inc udes GST of	$0.00

Environment and P anning Directorate
ABN 66 893 463 785

GPO BOX 158
Canberra ACT 2601

Phone: (02) 6207 1923

Payer contact details

Organisation name

Tit e | Given name * | Fami y name *

Chris | Ma eganeas

Address ine 1 *

PO Box 136

Address ine 2

Suburb * | State * | Postcode *

Red Hi | ACT | 2603

Contact phone number *

0412129251

Development application details

Proposa number *

201733142

Suburb/District *	Section *	B ock *	Unit
O MALLEY	16	20	

If you require he p with suburb/district, section or b ock detai s, visit ACTMAPi.

Fee details

Please note: the lease variation charge (LVC) cannot be paid through this form.

P ease enter at east one va ue: *

Comp eteness check fee	Deve opment fee
	$1,211.99
Crown ease variation fee	**Pub ic notification fee**
Lease search fee	**Home business fee**

Tota fee

$1,211.99

Dear Mr/s Fok

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201733142

Block: 20, Section: 16
Suburb: O'MALLEY, District: WODEN VALLEY

Applicant Name: Martin Fok

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link EPDcustomerservices@act.gov.au to send an email.

Environment, Planning and Sustainable Development Directorate
http://www.environment.act.gov.au

Dear Mr/s Fok

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

DA Number:	201733142
Site Details:	Block: 20, Section: 16 Suburb: O'MALLEY, District: WODEN VALLEY
Applicant Name:	Martin Fok
Matters to address:	1) Please print lessee name on authorisation form 2) Please submit a survey certificate. 3) Please clearly identify on the site plan which pergola structures that are to be submitted for approvals as part of this application. Where there is an unapproved existing structure seeking approval please label as; 'Existing structure for approval.' Where there is a new pergola structure proposed please label as 'proposed pergola.' Where there is a 'Development Undertaken Without Approval - S205 - P & D Act 2007' please submit a survey certificate which identifies the height, width, length dimensions of the development and the setback dimensions of the development from the block boundary. 4) Please clarify whether the sign is existing or to be proposed as part of this application. 5) Please provide elevations, plans for all proposed pergola structures. 6) Please provide dimensions of overall fencing length and gate openings on site plan. 7) Please include an area plan of all proposed structures submitted for approval (can be included on site plan) 8) Please provide setback dimensions of proposed fencing to block boundaries. 9) Please provide an area plan for the proposed structures and unapproved existing structures. If you would like to discuss these items furthur please contact: Therese 6205 3361

Fees for Completeness Check Failure Notices from 1 July 2017

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

- One failure notice issued $187.00*
- Two failure notices issued $558.00*
- Three failure notices issued $1,304.00*
- Four failure notices issued $2,791.00*

PLUS a further $1,482.00 for each additional failure notice

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

This email was automatically generated - please do not respond. If you need to contact the Environment,

Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the online enquiry form.

DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s Fok

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

DA Number:	201733142
Site Details:	Block: 20, Section: 16 Suburb: O'MALLEY, District: WODEN VALLEY
Applicant Name:	Martin Fok
Matters to address:	Hi Nicholas and Martin, As discussed, please clarify which works are to be included as part of the approval and please amend application form to reflect changes if necessary. Please clarify whether guard house and sign are existing or requiring approvals. Please provide setback dimensions from boundary to all proposed works. Please update elevations to include works seeking approval. Please label NGL on all elevations and sections. Please provide dimensions from NGL to FCL for all proposed structures.

Fees for Completeness Check Failure Notices from 1 July 2017

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

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DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s Fok

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

DA Number:	201733142
Site Details:	Block: 20, Section: 16 Suburb: O'MALLEY, District: WODEN VALLEY
Applicant Name:	Martin Fok
Matters to address:	Hi Nicholas and Martin, For notification purposes please show the security office on the main elevations as well. Please provide legible FFLs and setback dimensions from the security office to block boundaries on site plan. Please label and identify NGL on all elevations and sections.

Fees for Completeness Check Failure Notices from 1 July 2017

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

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This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the online enquiry form.

DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s Fok

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a $0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number:	201733142
Site Details:	Block: 20, Section: 16 Suburb: O'MALLEY, District: WODEN VALLEY
Applicant Name:	Martin Fok

Fees Payable:

Completeness Check Fee	$558 (includes GST)
Development Fee	$361.99
Crown Lease Variation	$0
Public Notification	$292
Lease Search	$0 (includes GST)
Home Business Fee	$0
TOTAL FEES	$1211.99

Payments Site: https://form.act.gov.au/smartforms/actpla/development-application-payment/

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment Planning and Land Shopfront at **16 Challis Street Dickson.** The Shopfront is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Fok

Payment for your development application has been received. Your application will now proceed to the assessment stage.

DA Number:	201733142
Site Details:	**Block:**20, **Section:**16 **Suburb:**O'MALLEY, **District:**WODEN VALLEY
Applicant Name:	Martin Fok

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and
Sustainable Development
Directorate

INITIAL ADMINISTRATION CHECKLIST

(All failure reasons to go to the lodgement checklist)

Unit(s): | **Block(s):** 20 | **Section:** 16 | **Suburb:** O'MALLEY

1. Documentation

Task	Select	Comments/Failure Reasons
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes	
b) Has a Public Register Floor Plan been submitted (only for residential)? *Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout*	NA	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes	
e) Is there a Lease Variation component to this DA	NA	
f) Has a list of interested parties been supplied (Lease Variation)?	NA	

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPi	Yes	
b) Check lessee details are correct – TARQUIN	Yes	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes	
d) Is a Land Custodian signature required?	NA	
e) Check correct Zone and nominate overlays *(If on Designated Land the application may not be accepted – See supervisor)*	Yes	
f) Correct/Sufficient Description of Proposal	Yes	
g) Assessment Track	Merit	
h) Exclusion from Public Register *(if yes, allocate to supervisor in edevelopment)*	No	
i) Conflict of Interest *(notify supervisor)*	No	

3. Block information on PALM

**Add information to lodgement checklist*

PALM – Land Blocks

Heritage	No	Compliance	No
Bushfire	No	Future Urban Area	No
Asbestos Flag **If(yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email to** Linda.Southwell@act.gov.au and artmaintenance@act.gov.au **weekly**		Select *Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program -* ***If de-registered DO NOT refer to the Taskforce***	

PALM – Tenure Leases

Unit Titled	No	Unleased	No
Holding Lease	No		

4. General Information

a) Select Lodgement Checklist	LODGEMENTCHECKLIST - Sing
b) Complete Part A of Lodgement Checklist	Fail
c) Number of Public Notification Signs (Part B)	Select
d) Complete Dispatch Advice Checklist	Saved to Decision Folder
e) Lease *Download the lease via the Volume folio link shown in Tarquin.* *Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.*	NA
f) Is this a Concurrent Development Application under Division 7.3.2A of the *Planning and Development Act 2007*?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application? *(Document name would start ESO, If yes, allocate to Impact team)*	No

Processed by:	**TONY**	**DATE:**	**14/12/2017**

ACT Government
Environment, Planning and Sustainable Development

CHECKLIST

DA Lodgement Checklist
Merit or Code Track – Single Residential
No leasing referral required

BLOCK/S 20 **SECTION** 16

SUBURB O'MALLEY **DA NUMBER** 201733142

~~~~~~

CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES ☐ **Pass** ☒ **Fail**

OFFICER TONY **DATE 14/12/2017**

Initial Check Failure Reasons

Resubmission Accepted?		List each failure reason separately
☑	**1.**	PRINT LESSEE NAME ON AUTHORISATION FORM **DATE 10/04/2018**
☑	**2.**	Please provide plans without previous approval stamps. (stamped plans are 'supp' documents) **DATE 23/04/2018**
☐	**3.**	**DATE**
☐	**4.**	**DATE**
☐	**5.**	**DATE**

Comments

Do any of the following apply to the block?

Heritage listed ☐
Bushfire affected ☐
Compliance action ☐
Unleased ☐
Subject to holding lease ☐
Unit titled ☐
Future Urban Area ☐

Is/was this a "Mr Fluffy" Asbestos affected block NO
Is this a "Mr Fluffy" private sale Make Selection
Has the Asbestos affected block's Lease been surrendered Make Selection
Has the Asbestos affected block been deregistered. Make Selection

Exemption S411/412:
~~~~~~

Has the Applicant requested exemption for part of the Development Application? Make Selection

Part B (i): Public Notification Requirements

The development application requires: Minor - S153

Part B (ii) Public Notification Wording

DESIGN AND SITING COMPONENT

Customer Services to complete - Insert wording for public notification:

PROPOSAL FOR FENCE AND ADDITIONS TO RESIDENCE– construction of a security office, new security fence located along the perimeter and in front of the building line, new gate, pergola and associated works.

~~~~~~

DA LEASING OFFICER TO COMPLETE PART C

Part C: Leasing Check – Not Required
~~~~~~

~~~~~~

DA OFFICER TO COMPLETE FROM THIS POINT FORWARD

(Before commencing completeness check: complete Part B(ii) Public Notification Wording)

Part D: DA Officer Completeness Check

Public Notification wording checked by DA officer ☒

DA OFFICER: **Therese Tran** **DATE:** **19/12/17,11/04/2018, 16/04/2018, 23/04/2018**

INITIAL CHECK BY DEVELOPMENT ASSESSMENT ☒ **Pass** ☐ **Fail**

DA Officer Failure reasons

Resubmission Accepted? List each failure reason separately

☑ **1.** Please submit a survey certificate. **DATE 11/04/2018**

☑ **2.** Please clearly identify on the site plan which pergola structures that are to be submitted for approvals as part of this application. Where there is an unapproved existing structure seeking approval please label as; 'Existing structure for approval.' Where there is a new pergola structure proposed please label as 'proposed pergola.' Where there is a 'Development Undertaken Without Approval - S205 - P & D Act 2007' please submit a survey certificate which identifies the height, width, length dimensions of the development and the setback dimensions of the development from the block boundary. **DATE 16/04/2018**

☑ **3.** Please clarify whether the sign is existing or to be proposed as part of this application. **DATE 16/04/2018**

☑ **4.** Please provide elevations, plans for all proposed pergola structures. **DATE 16/04/2018**

☑ **5.** Please provide dimensions of overall fencing length and gate openings on site plan. Please include an area plan of all proposed structures submitted for approval (can be included on site plan). Please provide setback dimensions of proposed fencing to block boundaries. Please provide an area plan for the proposed structures and unapproved existing structures. **DATE 16/04/2018**

Comments

As discussed, please clarify which works are to be included as part of the approval and please amend application form to reflect changes if necessary. Please clarify whether guard house and sign are existing or requiring approvals. Please update elevations to include any works seeking approval. Please label NGL on all elevations and sections. Please provide dimensions from NGL to FCL for all proposed structures. 16/04/2018

For notification purposes please show the security office on the main elevations as well. Please provide legible FFLs and setback dimensions from the security office to block boundaries on site plan. Please label and identify NGL on all elevations and sections.

To assessing officer: controlled activity order has been submitted against this development.
~~~~~~

Please include Customer Services failure reasons to edevelopment if applicable.

Part E: General and requirements under Section 139 of the Act

Is the proposed development assessable (i.e. not exempt or prohibited development)?	**Assessable Development**

Comment:

Does the application state the intended land use?	**YES**
Which is the chosen assessment track?	**MERIT**
Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?	**NO**
Is the land undeveloped? *(if yes, a referral to DA Leasing is required)*	**NO**
Is the land subject to a FUA layer? *(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)*	**NOT APPLICABLE**
Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)?	**YES**
Has this application been subject to an Environmental Significance Opinion?	**NO**
Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: • a wilderness area, • a national park, • a nature reserve, • a special purpose reserve.	**NO**
Is this application subject to pre-lodgement community consultation? *(if yes, select the relevant number of days for notification in part B(i))*	**NO**

Part F: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation?	**YES**
Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?	**NO**
Public notification requirements and wording checked and amended? *See Notification Requirements (Page 2, Part B)*	**YES**

Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.

Part G: GFA and Cost of Works

Costs of works are calculated in accordance with Building (General) (Cost of Building Work) Determination 2015

(No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2015-16. The calculator is located in objective in the assessment tools folder, under development assessment team.

Note: Where a bill of quantities has been provided, please ensure GST is not included in the cost of works.

Total Cost of Works: **$ 45,364 (taken from application, security fence and office) (ex GST)**

Development fee payable: **$** **361.99**

Part H: Mandatory Entity Referrals

For guidance please refer to Work Instruction – Entity Referrals

If no entity referrals are required check box ☐

Refer to Work Instruction – Entity Referrals for guidance.
Indicate referral requirements by checking appropriate box/es:

Asset Acceptance (Transport Canberra and City Services)	☒ Referral to TCCS is required (**NB: no need to send a separate email for referral to the Land Custodian for TCCS)** **Notes for referral:**
ICON WATER/ACTEWAGL	☐ Demolition works – utilities ☒ Utilities – electricity and gas ☐ Utilities – water & sewer (use Icon Water as the referral entity if only this section is applicable) ☐ Liquid Trade Waste **Notes for referral:**
Conservator of Flora and Fauna	☐ General referral ☐ Declared site only ☐ Plan of Management (works on public land) **Notes for referral:**
City Renewal Authority cityrenewal@act.gov.au	☐ **Notes for referral:**
Custodian of the Land (unleased)	☐ **Identify Custodian**: **Notes for referral:**
Environment Protection Agency	☐ Noise ☐ Erosion and Sediment Control (if site > 0.3 of a hectare) ☐ Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises

	☐ Other – please specify **Notes for referral:**
Heritage	☐ Heritage – Registered Land or Building **Notes for referral:**
Tree Protection	☐ 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 **Notes for referral:**
Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	☐ Private demolition of loose fill affected residence **Notes for referral:**
Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au	☐ Asbestos affected "Mr Fluffy" block **Notes for referral:**
Land and Infrastructure Group	☐ Prescribed Conditions for offsite works **Notes for referral:**

☐ ACT Health	
☐ Australian National University	
☐ Capital Metro	
☐ Department of Education and Training (School Planning section) Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers	
☐ Emergency Services (Fire or Ambulance)	
☐ Gambling and Racing Commission	
☐ Housing and Community Services	
☐ National Capital Authority	
☐ Office of Regulatory Services Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
☐ Office of Regulatory Services (Liquor compliance)	
☐ Police	
☐ Queanbeyan City Council	
☐ Yass Valley Council	
☐ Workcover	
☐ Other (please specify)	
Internal	**Provide Reason for Referral**
☐ Rural Leasing Proposals on all agricultural rural blocks or in Pialligo	
☐ DA Merit Assessment team – Commercial	
☐ DA Merit Assessment team – Residential	

☐ DA Impact Assessment team		
☐ Strategic Planning esddstrategicplanningreferrals@act.gov.au EPSDD Transport Planning Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.	☐ Social Infrastructure Planning ☐ Infrastructure Policy ☐ Design Policy ☐ Land Policy ☐ Land and Infrastructure Group ☐ Major projects - ☐ Parking	
☐ Deed Management Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >$300k.		
☐ Water Policy EPD ☐ WSUD Code Requirements water.policy@act.gov.au		
☐ Utilities Technical Regulation team Techregulator.utilities@act.gov.au		

Part I: Calculation of fees for the development application (Merit Track)

Completeness Check:	**558**
Development:	**361.99**
Public Notification:	**292**

I (i) Home Business Fee

Refer fee schedule if applicable.

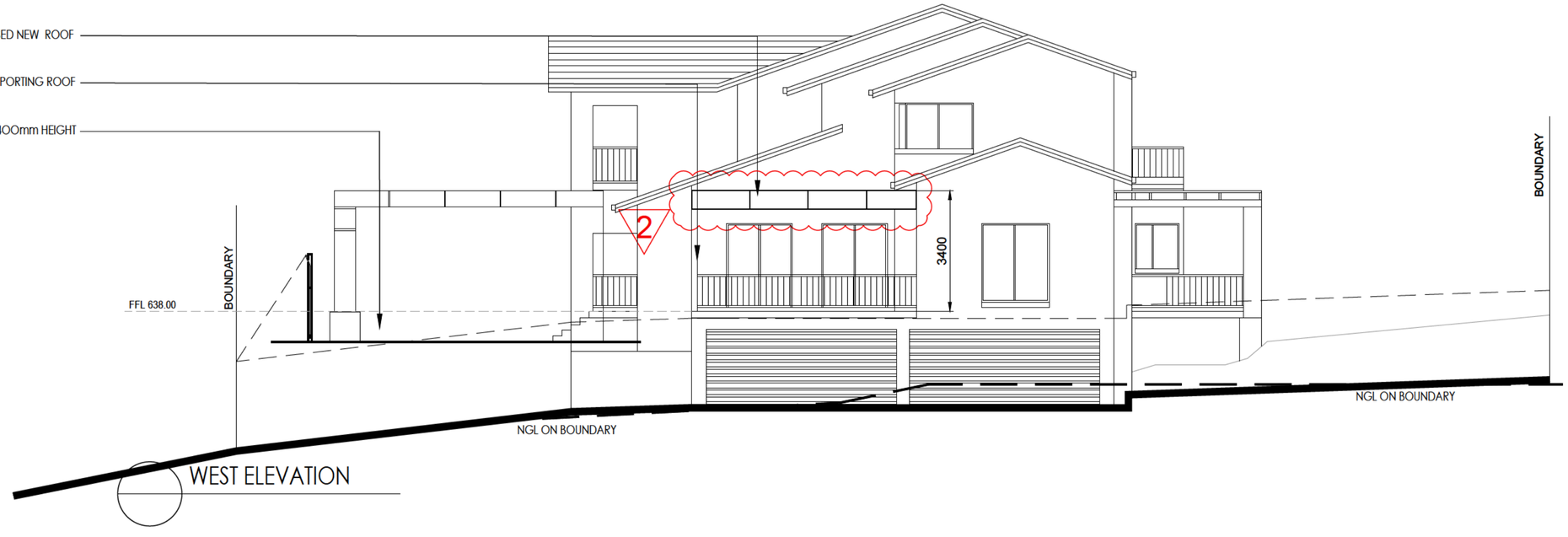
Part J: Resubmissions (if application to be failed)

☒ **Resubmission to be checked by Customer Services**
☒ **Resubmission to be checked by DA officer**

Numbers of Completeness check failures: 2

A	AMENDMETNT
1	ADD NEW FENCING WITH FRONT SLIDING GATE
2	ADD PERGOLA
3	PROPOSED SECURITY OFFICE

NORTH ELEVATION



WEST ELEVATION

© COPYRIGHT ARCHITECTS RING & ASSOC. PTY LTD. 2018

NOTE:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS. DO NOT SCALE DRAWING.

NORTH

Date	No	Amendments	Code
07/12/17		ADD FENCING	A
		ADD PERGOLA	
16/04/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MAN AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWI NOTED.

A R C H I T E C T S
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN
5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT

EXTENSION

CLIENT

MALEGANEAS

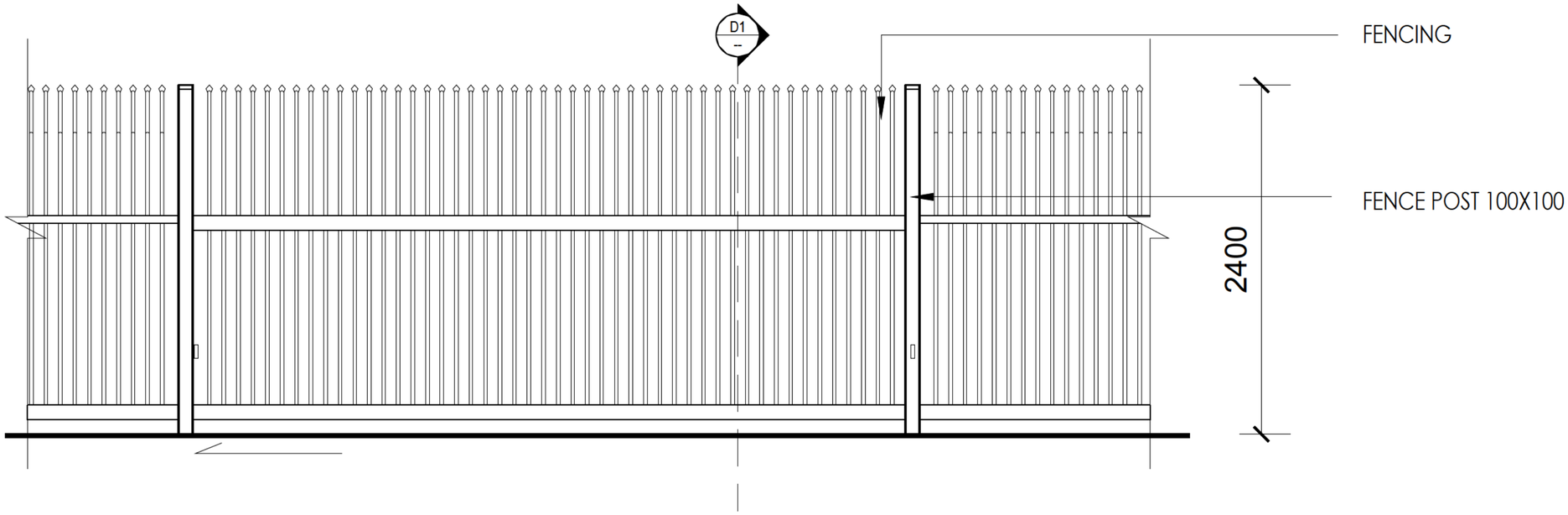
BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

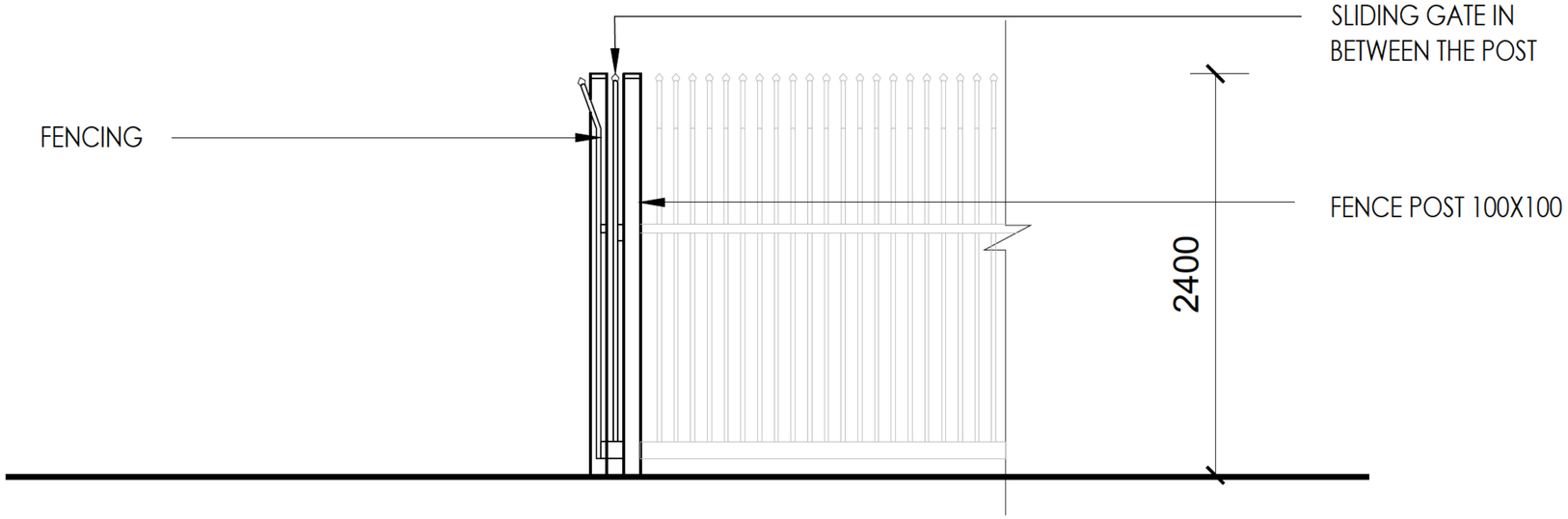
ELEVATIONS

DATE	SCALE	DRAWN	CHECKE
APR'18	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A06	C



FRONT SLIDING GATE ELEVATION
NOT TO SCALE



D1 FRONT SLIDING GATE SECTION
REFER TO SITE PLAN FOR LOCATION

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NOTE:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS. DO NOT SCALE DRAWING.

NORTH

Date	No	Amendments	Code

GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

A R C H I T E C T S
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN
5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
FRONT SLIDING GATE
AND FENCE DETAIL

DATE	SCALE	DRAWN	CHECKED
DEC.17	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A12	A

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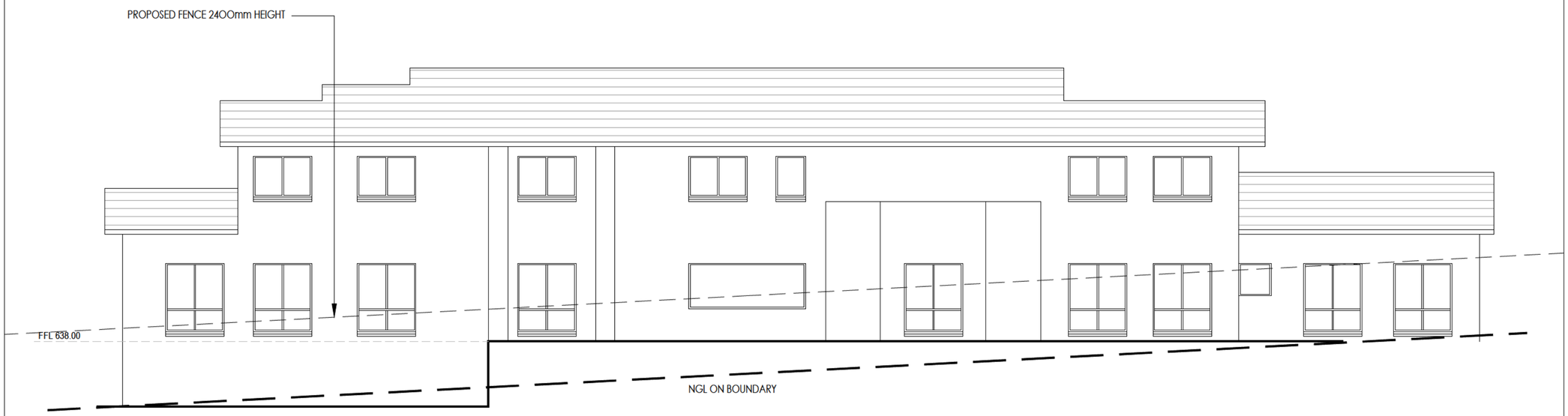

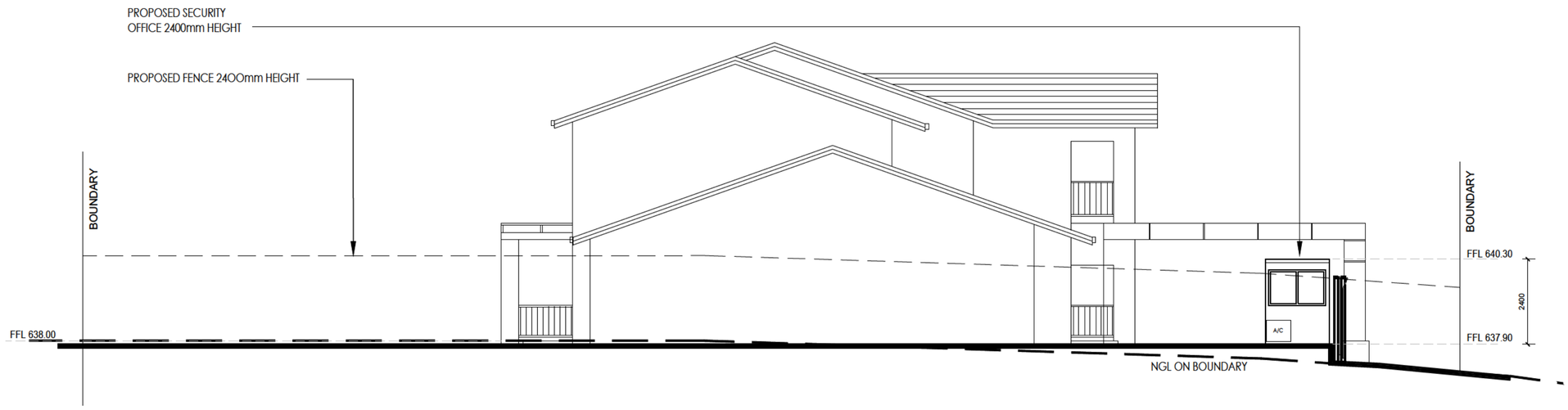

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NOTE:

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NORTH

Date	No	Amendments	Code
07/12/17		ADD FENCING	A
		ADD PERGOLA	
16/04/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

GENERAL NOTES:

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ARCHITECTS INTERIOR DESIGN

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ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A06.1	C

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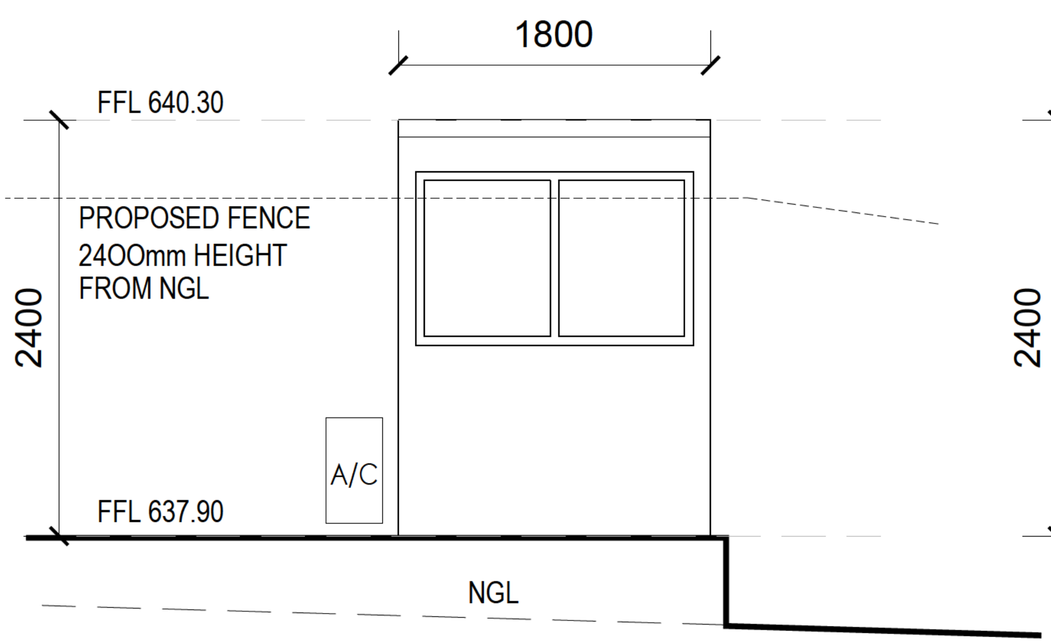
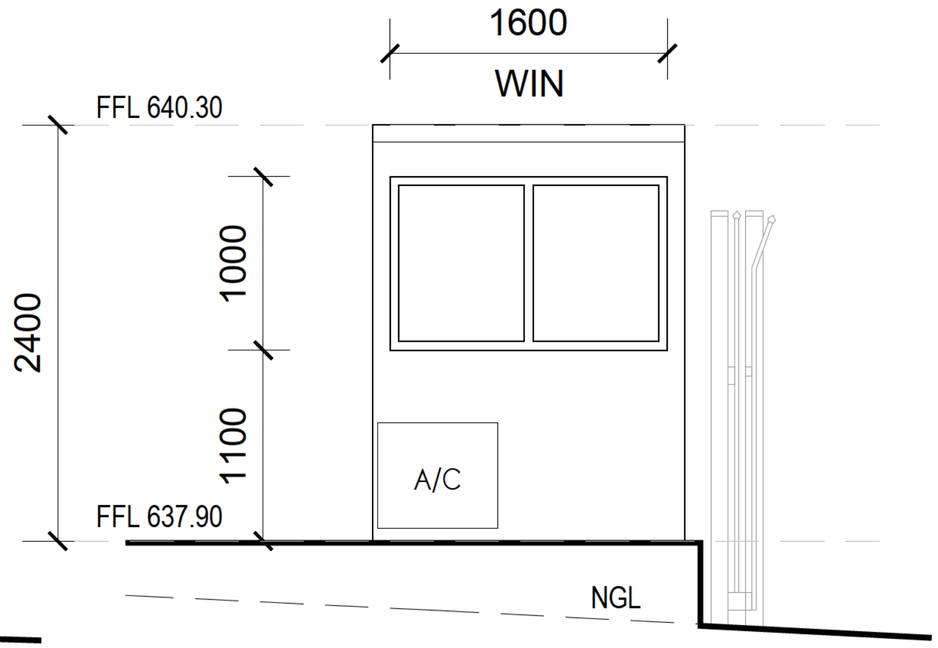


1 SECURITY OFFICE | NORTH



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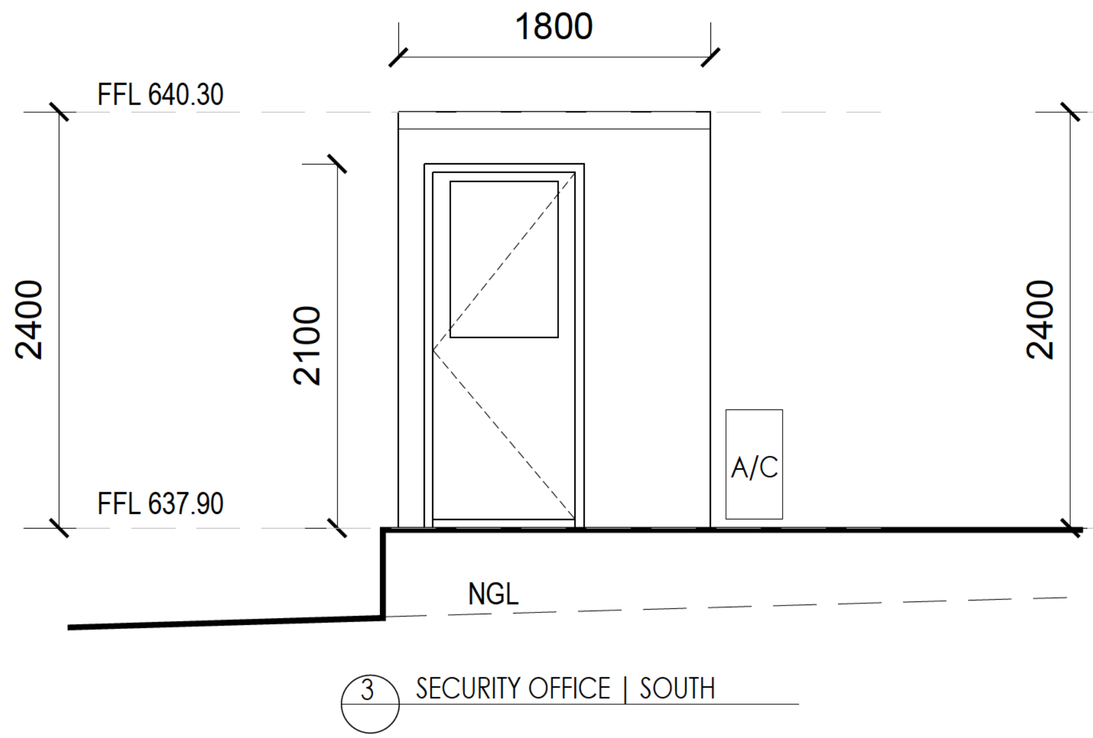

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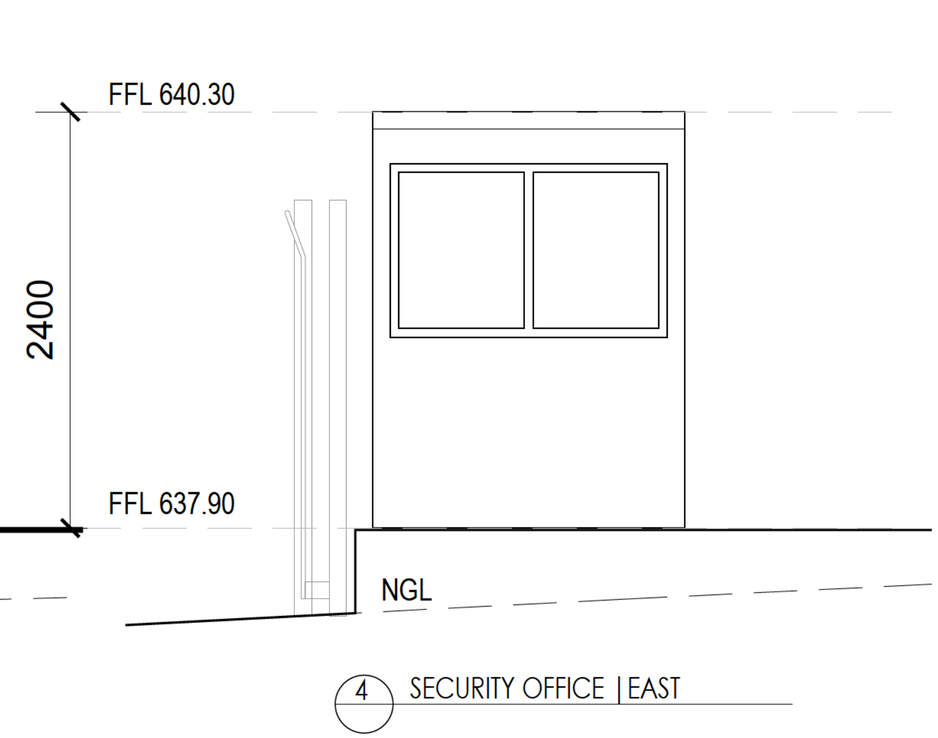

4 SECURITY OFFICE | EAST

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NORTH

Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

GENERAL NOTES:

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ARCHITECTS
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ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
SECURITY OFFICE
ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A14.1	A

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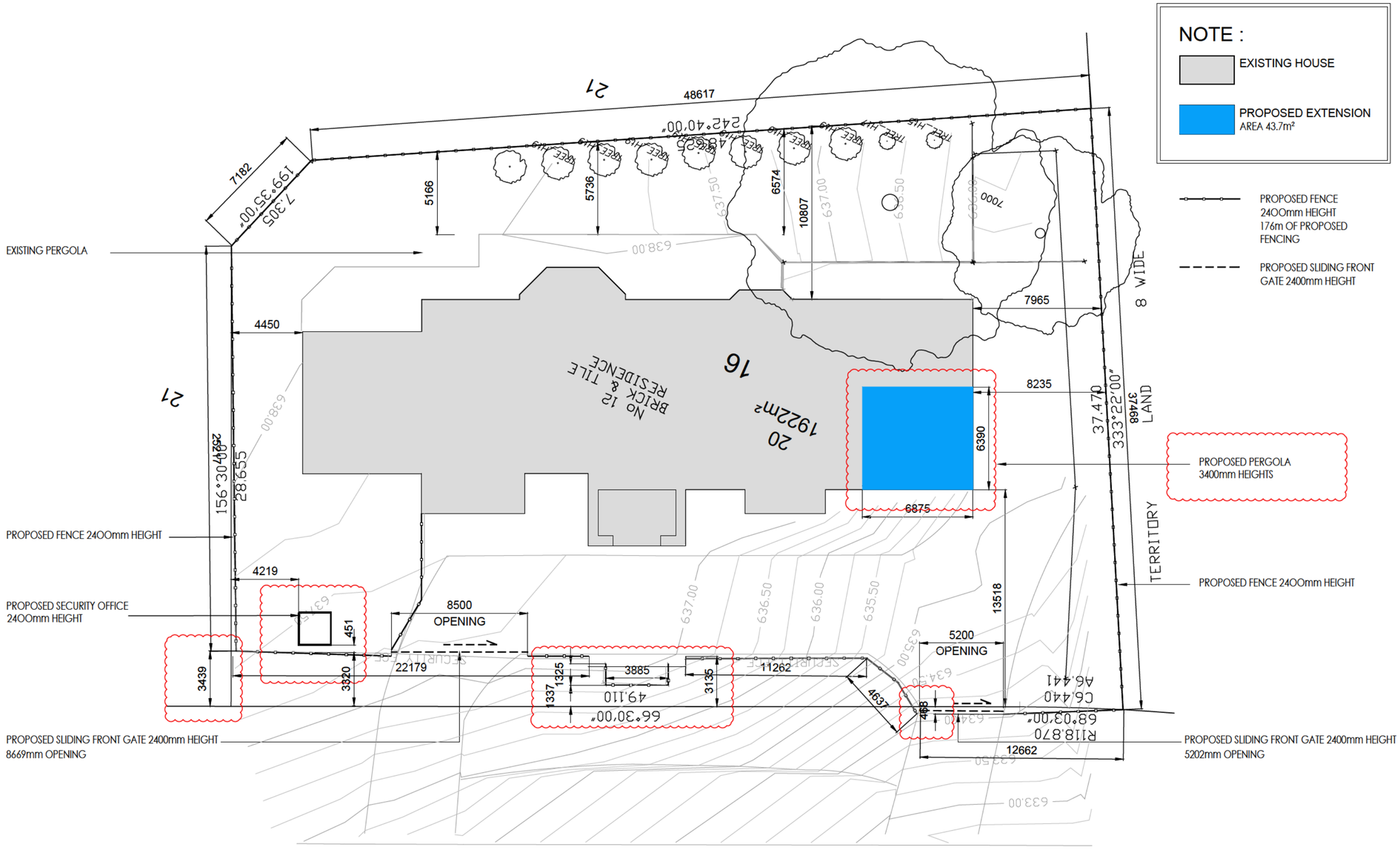

FENCING LAYOUT PLAN

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NORTH

NORTH

Date	No	Amendments	Code
27.02.18	1	RFI FOR SUBMISSION	A
16.04.18		RFI FOR SUBMISSION	B

GENERAL NOTES:

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE
FENCING LAYOUT PLAN

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:200	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A13	B

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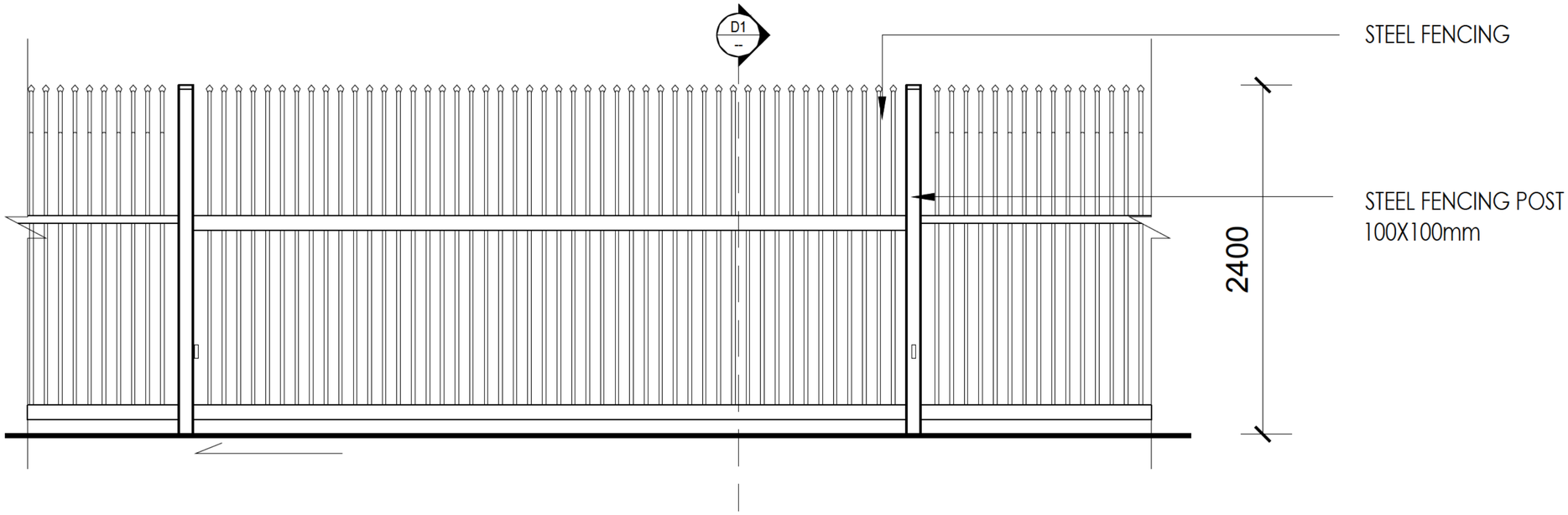
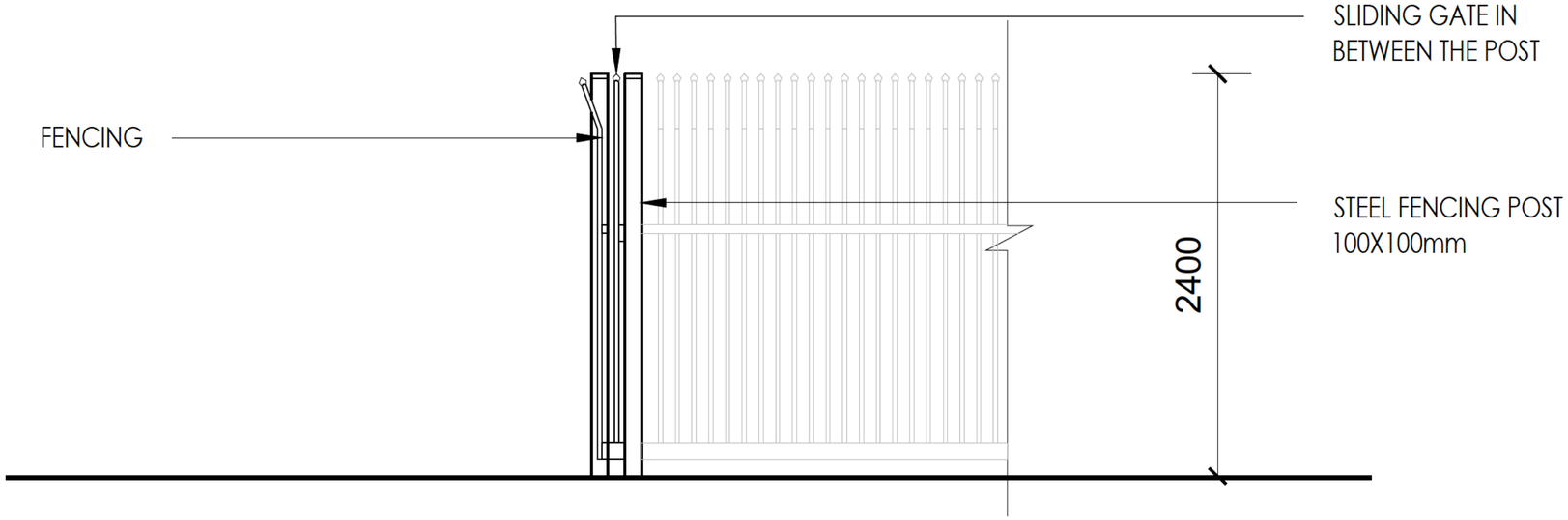


D1 FRONT SLIDING GATE ELEVATION
NOT TO SCALE



D1 FRONT SLIDING GATE SECTION
REFER TO SITE PLAN FOR LOCATION

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Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
FRONT SLIDING GATE
AND FENCE DETAIL

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A12	A

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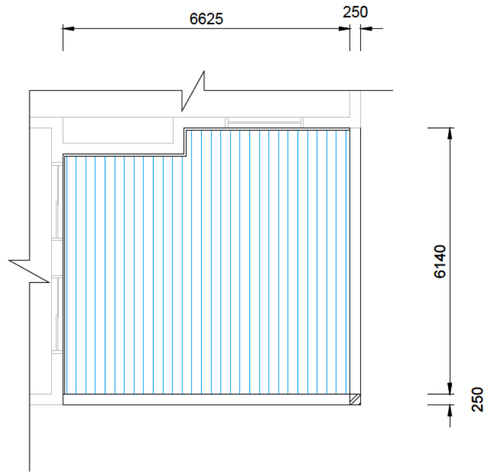
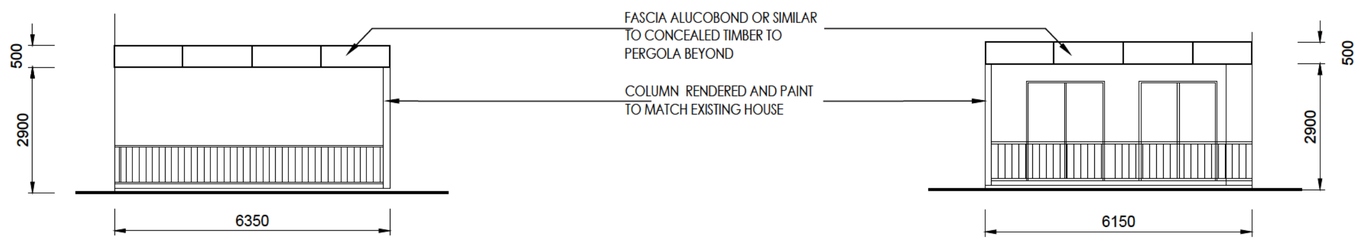


ENTRY PERGOLA PLAN



PERGOLA ELEVATION

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NORTH

NORTH

Date	No	Amendments	Code

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PH. (02)6239 7177 FAX.(02)6239 7100 ACN008502967
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PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

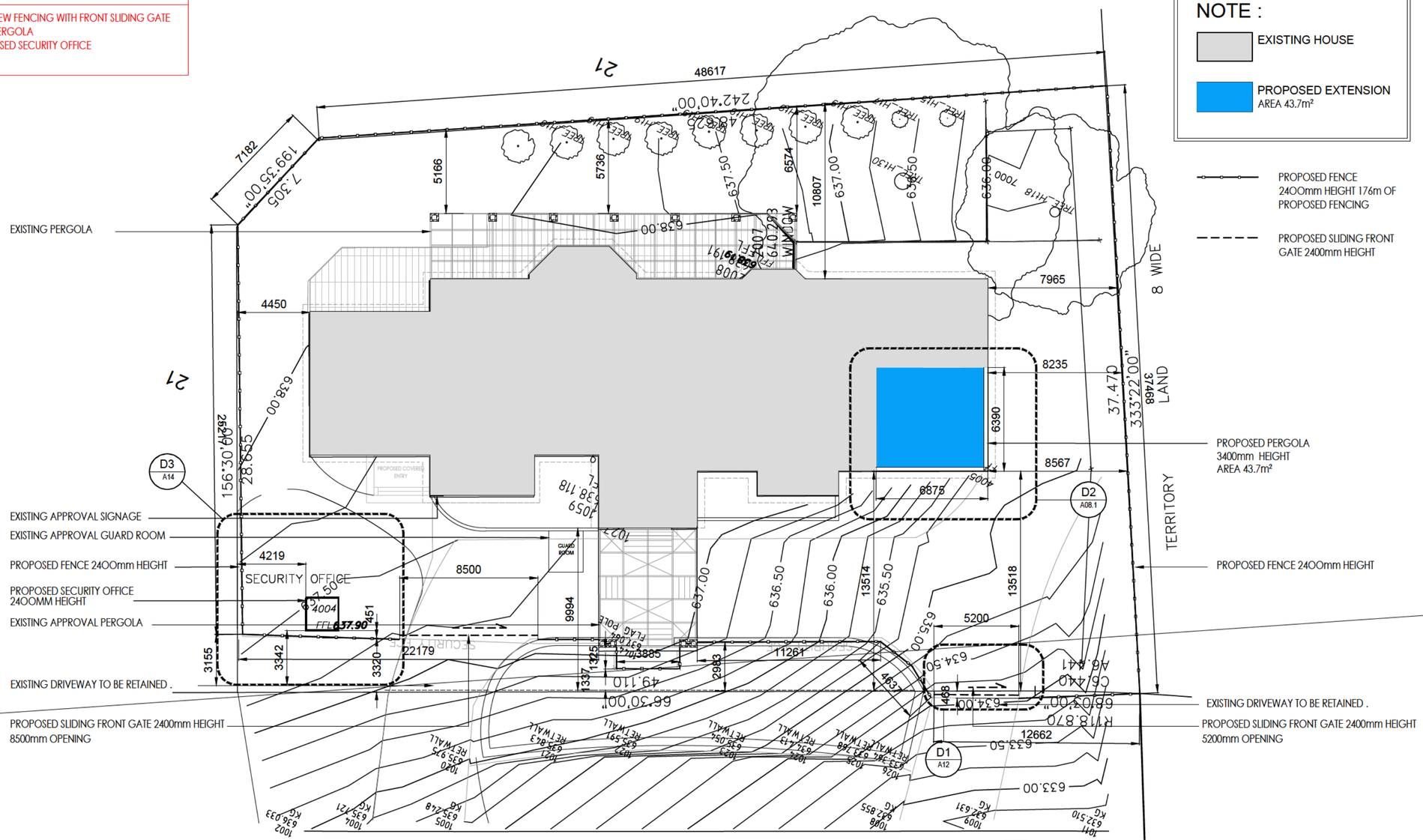
PERGOLA DETAIL

DATE	SCALE	DRAWN	CHECKED
DEC.17	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A08.1	

FILE NAME : Z:\EXTENSION\1112\20-16-O MALLEY\MALEGANEAS\1112(20-16-O MALLEY)MALEGANEAS.dwg 13/12/17 10:06:pm

A	AMENDMETNT
1	ADD NEW FENCING WITH FRONT SLIDING GATE
2	ADD PERGOLA
3	PROPOSED SECURITY OFFICE



SITE PLAN

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NORTH

NORTH

Date	No	Amendments	Code
07/12/17	1	ADD FENCING	A
	2	ADD SLIDING GATE	
	3	ADD PERGOLA	
27/02/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

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PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE

SITE PLAN

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:200	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A02	C

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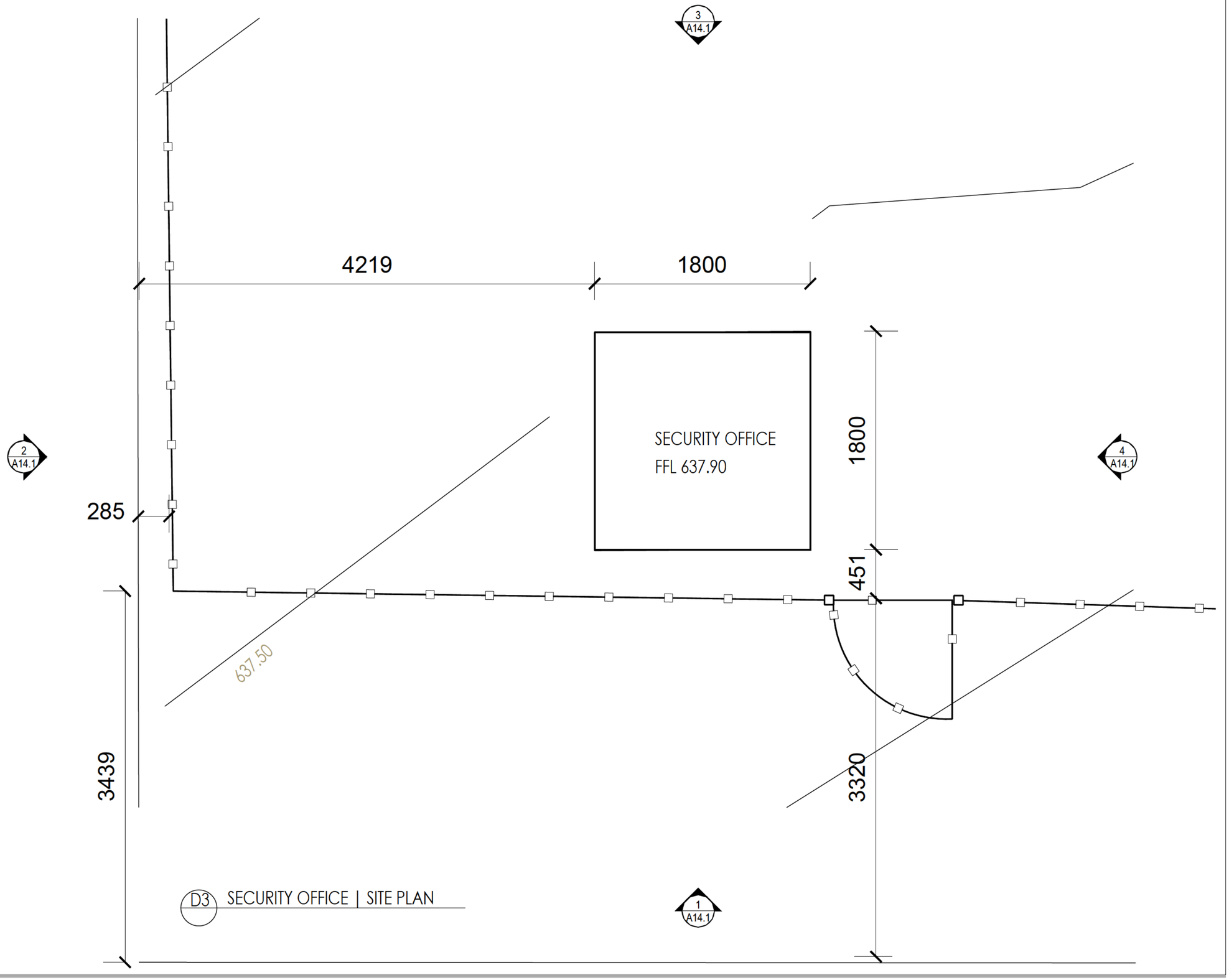

D3 SECURITY OFFICE | SITE PLAN

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NORTH

NORTH

Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

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PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

SECURITY OFFICE
SITE PLAN

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A14	A

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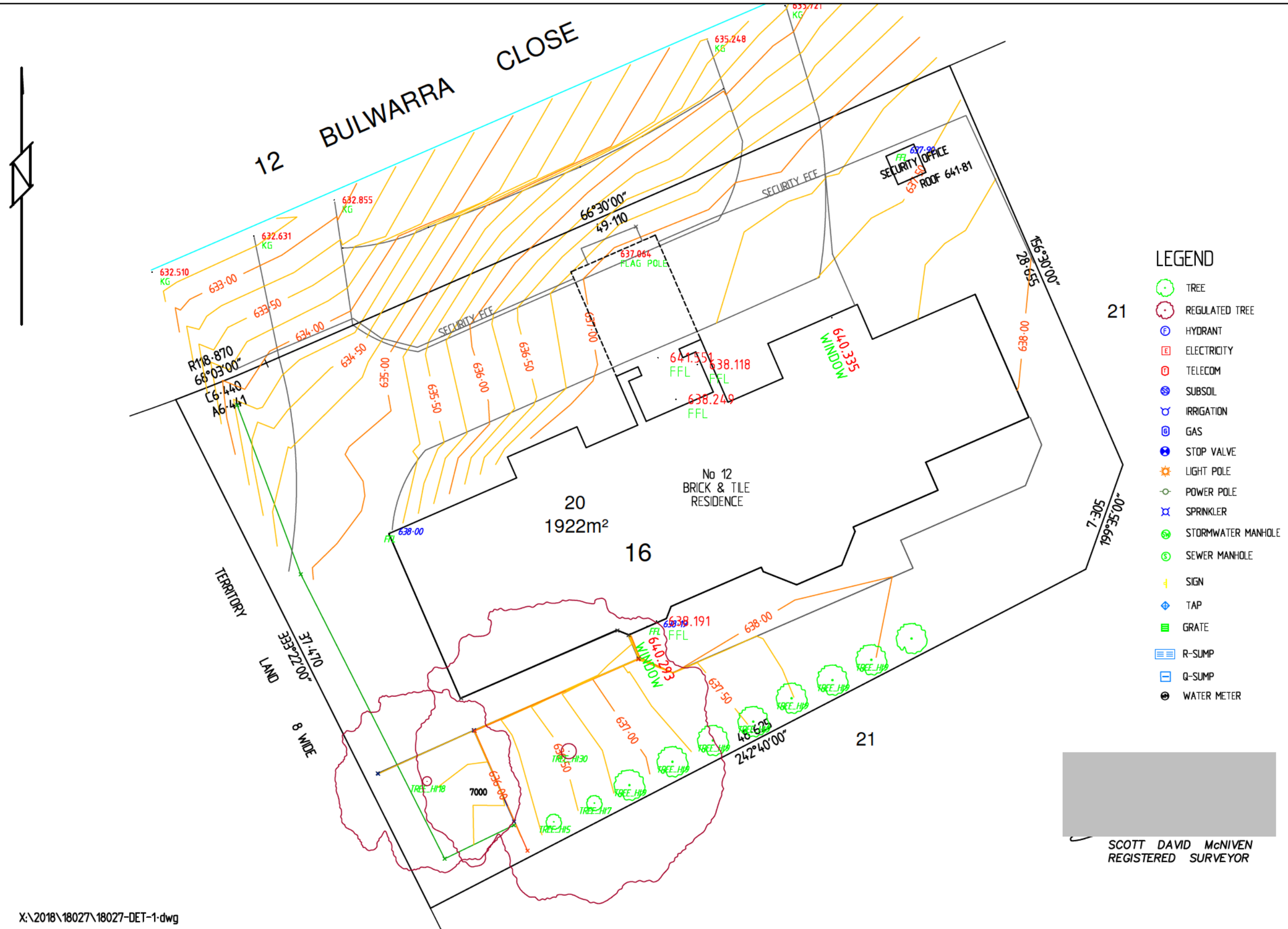


LEGEND

- TREE
- REGULATED TREE
- HYDRANT
- ELECTRICITY
- TELECOM
- SUBSOIL
- IRRIGATION
- GAS
- STOP VALVE
- LIGHT POLE
- POWER POLE
- SPRINKLER
- STORMWATER MANHOLE
- SEWER MANHOLE
- SIGN
- TAP
- GRATE
- R-SUMP
- Q-SUMP
- WATER METER

SCOTT DAVID McNIVEN
REGISTERED SURVEYOR

27/ 3/2018 X:\2018\18027\18027-DET-1.dwg

1 THERE HAS BEEN NO INVESTIGATION OF ANY SUBTERAINIAN SERVICES
2 TREE HEIGHTS AND SHAPES ARE INDICATIVE ONLY
3 PLAN IS FOR DESIGN PURPOSES ONLY AND SHOULD NOT BE USED FOR FUTURE SETOUT

SCOTT D McNIVEN & ASSOCIATES
CONSULTING LAND & ENGINEERING SURVEYORS
UNIT 12 TORRENS PLACE, TORRENS ACT 2607
T (02) 62902369 F (02) 6286 8148 Email survey@sdma.com.au

CLIENT	ARAA		
SCALE	1:250 @A3	JOB No	18027
DATE	10/02/18	DRAWN	ME/PW

PROJECT	20/16 OMALLEY
TITLE	DETAIL SURVEY
DRAWING No	18027-DET-1

Development Application payment - Tax invoice

This transaction wi appear on your credit card statement as ACCESS CANB INTERNET.

Date and time	Reference code	Payment receipt number
04 May 2018 1:49:44 PM	KR245V	2167790031

Quantity	Description of service	Unit va ue	GST	Tota
1	Design and Siting ABN 66 893 463 785	$1,211.99		$1,211.99

Tota amount paid	$1,211.99
Tota amount inc udes GST of	$0.00

Environment and P anning Directorate
ABN 66 893 463 785

GPO BOX 158
Canberra ACT 2601

Phone: (02) 6207 1923

Payer contact details

Organisation name

Tit e | Given name * | Fami y name *

Chris | Ma eganeas

Address ine 1 *

PO Box 136

Address ine 2

Suburb * | State * | Postcode *

Red Hi | ACT | 2603

Contact phone number *

0412129251

Development application details

Proposa number *

201733142

Suburb/District *	Section *	B ock *	Unit
O MALLEY	16	20	

If you require he p with suburb/district, section or b ock detai s, visit ACTMAPi.

Fee details

Please note: the lease variation charge (LVC) cannot be paid through this form.

P ease enter at east one va ue: *

Comp eteness check fee	Deve opment fee
	$1,211.99
Crown ease variation fee	**Pub ic notification fee**
Lease search fee	**Home business fee**

Tota fee

$1,211.99

RESUBMISSION CHECKLIST

(All failure reasons to go to the lodgement checklist)

Unit(s): | **Block(s):** 20 | **Section:** 16 | **Suburb:** O"MALLEY

* This checklist is to be used after the DA has been allocated

1. Documentation

Can all uploaded documents be opened and are correctly showing in objective? *Open, check, rename any documents using the appropriate document type.* Add a '%' sign in front any documents with a residential component displaying the internal layout	Yes	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout) *(**Yes**-and Public register version provided)* *(**No**-Fail and request Public register version)*	Yes	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. *(Create a Failed Documents folder if required.)*	☑	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	☑	

2. Customer Service failure reasons (Lodgement Checklist)

Are there customer service failure reasons? *If no, go to part 3*	Yes	
Has resubmission satisfied customer service failure reasons?	No	

3. Finalise Completeness Check

(See Lodgement Checklist on who is to perform completeness check)

Exemption S411/412: Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	☑

RESUBMISSION CHECKLIST

(All failure reasons to go to the lodgement checklist)

Processed by:	**COURTNEY**	**DATE:**	**20/04/2018**

Johnston, HeatherG

From: Hosseini, Sam
Sent: Thursday, 24 May 2018 2:26 PM
To: 'araa@araa.com.au'
Cc: 'Nicholas Sutherland'
Subject: DA201733142-16/20 O'Malley [SEC=UNCLASSIFIED]

Dear Martin

As discussed on the phone with Nicholas today, C10 of Residential Boundary Fences General Code (RBFGC) that permits fences on the front boundary applies to the block where the lease permits a diplomatic residence or chancellery. It is noted in the assessment of this application that the current lease only permits residential purposes. Accordingly, use of the land for embassy purpose, as it is declared in the application from, is not permitted.

In this circumstance, C10 of RBFGC will not apply to this proposal and the current application for approval of the constructed fence on the front boundary will be refused.

If you wish to apply for this specific criterion on your proposal, there are two following options available.

1-Withdraw the current application and apply for 'relief from crown lease'. Once the 'relief' is granted and the crown lease permits diplomatic chancellery, you may apply again for current design and siting application and this criterion would be applicable to the block then. Please note that 'relief from crown lease' is granted only for 3 years and once it is expired the front boundary fence is no longer permissible and whole the process should be applied again.
2-Apply for an amendment application under S144 of the *Act* to include a lease variation proposal in the current application. The advantage of this option is once the lease is varied, it will not expire and will be applicable for prospective diplomatic purposes.

A further information request has been sent to you for this application. Please disregard it at this stage if you wish to apply for option 1; however, should you wish to proceed with option 2 you have to provide the requested documents and submit them along S144 application.

The due date of this application is on Monday 18 June 2018. Please respond to this e-mail and apply for preferred option by not later than Monday 11 June 2018.

Regards
Sam Hosseini
Development Assessment Officer
Merit Assessment Section I Environment, Planning and Sustainable Development Directorate I ACT Government
Phone: 6205 4512 I Email: sam.hosseini@act.gov.au
Dame Pattie Menzies House 16 Challis Street Dickson I GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au

ACT Government
Environment, Planning and Sustainable Development

Dear Mr/s Fok

In accordance with section S141 of the *Planning and Development Act 2007* , before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

DA Number:	201733142
Site Details:	Block: 20, Section: 16 Suburb: O'MALLEY, District: WODEN VALLEY
Applicant Name:	Martin Fok
Information Required:	1-S139(2)(m) of the Planning and Development Act 2007 requires plans of the unapproved developments to be signed by a registered surveyor confirming the location and dimension of development. The plans need to confirm the height of the structure as well. Please provide revised elevations for all the developments seeking for approval including fence signed by a register surveyor confirming the height of the development. 2-All the existing structures seeking for approval (i.e. existing fence, existing security office, etc.) are indicated as 'Proposed' on the plans. Please provide revised plans nominating these structures as 'Existing' (i.e. existing fence, existing security office, etc.). Please note that the assessment is not finalised and further information may be asked upon closing the public notification and receiving the entities' advice
Further Information due date:	19/06/2018

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the Planning and Development Act 2007. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the Planning and Development Act 2007.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer
Services
Environment,
Planning and
Sustainable
Development
Directorate

Notifications closed for application id 201733142

Planning and Development Act 2007

Development Application

Application Number: **201733142S144B**

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
O'MALLEY	16	20	

Street Address

O'MALLEY

Applicant Details

ACN or ABN

115060761

Company Name	Position held / Title
Architects Ring & Associates	User

Salutation	First Name	Surname
None	Nicholas	Sutherland

Postal Address 1	Postal Address 2
PO Box 3299	

Postal Address 3

Suburb	State/Territory	Postcode	Country
Manuka	ACT	2603	Australia

Phone Number	Fax Number	Mobile Number
62397177		

Email

araa@araa.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Standard

Salutation	First Name	Surname
None	Chris	Maleganeas

Postal Address 1	Postal Address 2
2/59 Wentworth ave	

Postal Address 3

Suburb	State/Territory	Postcode	Country
Kingston		2603	

Phone Number	Fax Number	Mobile Number
62397177		0412129251

Email
chrimal@bigpond.com.au

Type of Application

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

◉ Yes
○ No

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

○ Yes
◉ No

List Amendments Being Satisfied

1. Addition of Lease variation to include Diplomatic and Chancellery use

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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

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

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

29/05/2018

Dear Mr/s Sutherland

You have successfully completed the first step in the electronic development application (eDA) process.

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201733142 S144B

Site Details:

Block:20, **Section:**16
Suburb:O'MALLEY, **District:**WODEN VALLEY

Applicant Name: Nicholas Sutherland

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated - **please do not respond.** If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Sutherland

An initial review of your application to amend the development application has been completed and we regret to inform you that the Directorate has decided to refuse to amend the development application under S144 of the Planning and Development Act 2007 due to the reasons outlined below.

DA Number: 201733142 S144B

Site Details:

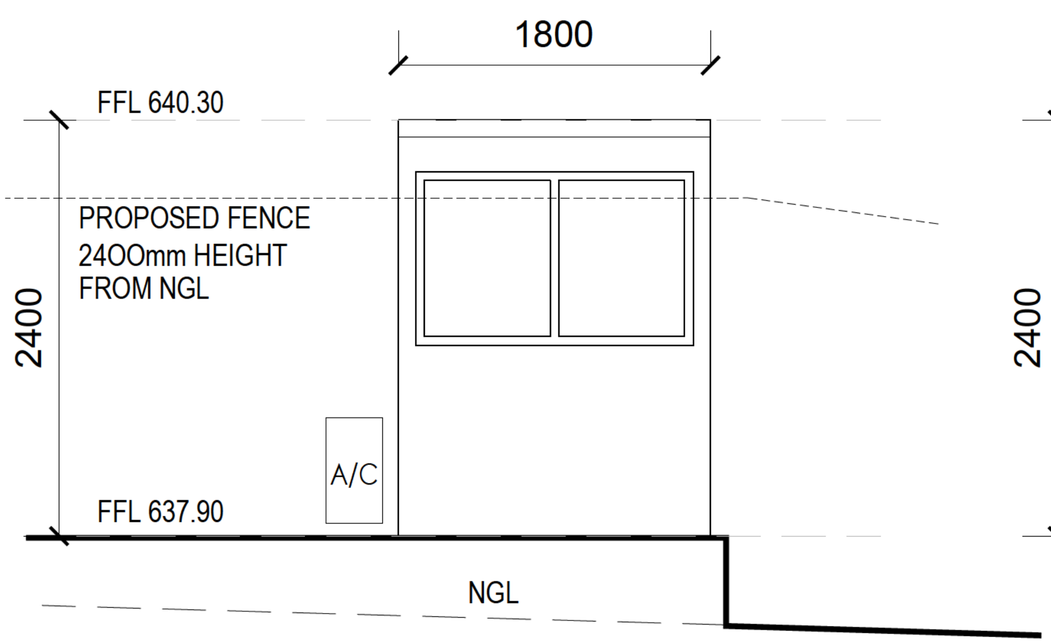
Block: 20, **Section:** 16
Suburb: O'MALLEY, **District:** WODEN VALLEY

Applicant Name: Nicholas Sutherland

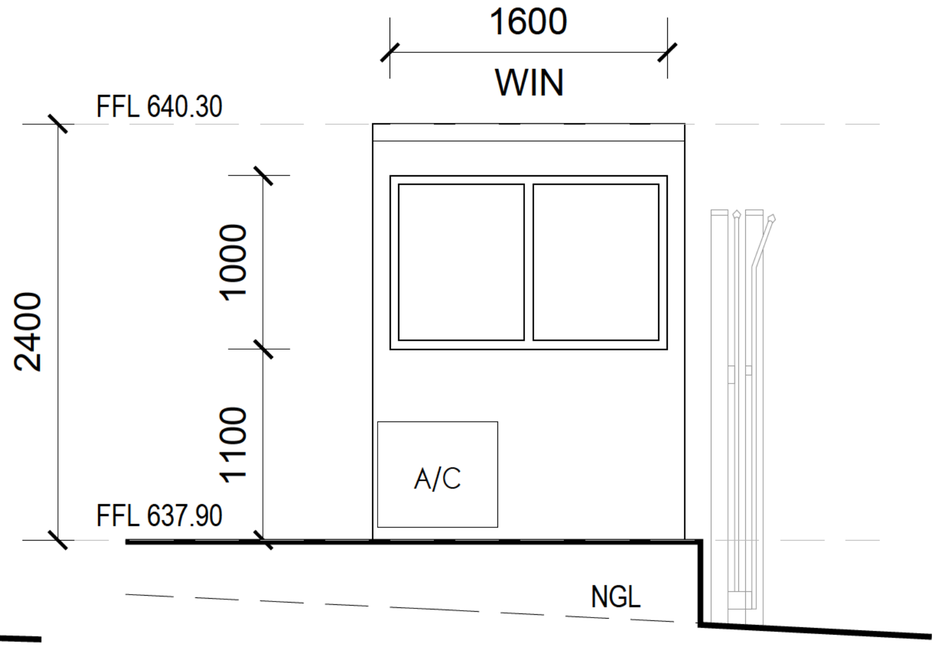
Reasons: Thank you for submitting S144B to include a lease variation in this application. Please address the following failure reasons and resubmit the information: 1. Please amend the term used in the application form to match the Territory Plan permitted use ie diplomatic residence and chancellery. 2. Please provide a list of interested parties with their address/es, a valuation report and certificate prepared by a certified valuer in accordance with section 277 of the Plannng and Development Act 2007. Please contact DA Leasing on 6207 5403 if you have further questions about the above requirements.

This email was automatically generated - **please do not respond.** If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

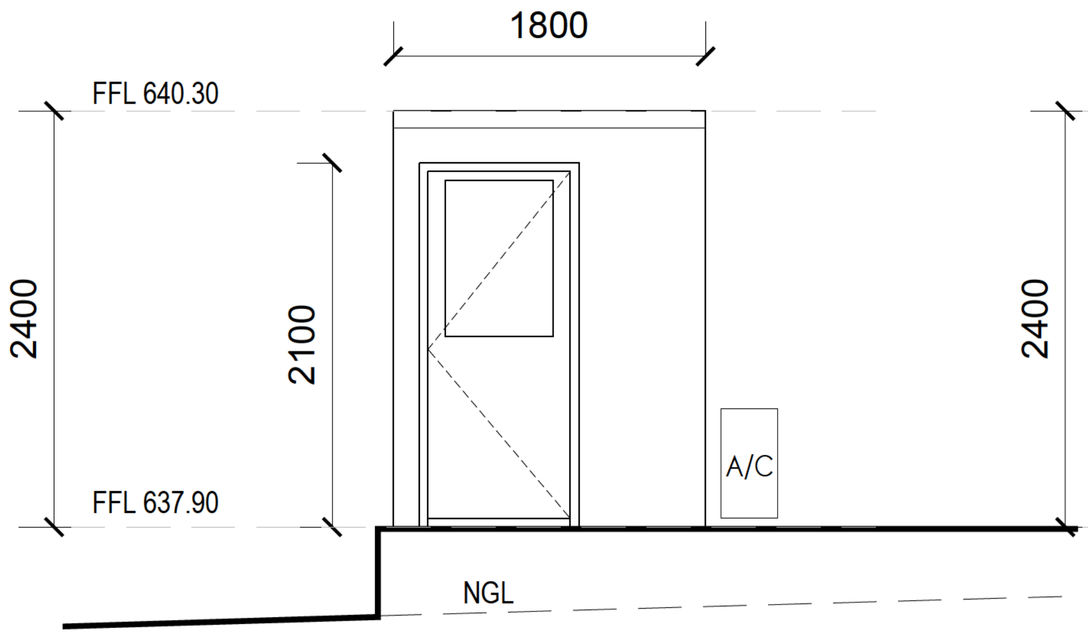
Customer Services
Environment, Planning and Sustainable Development Directorate



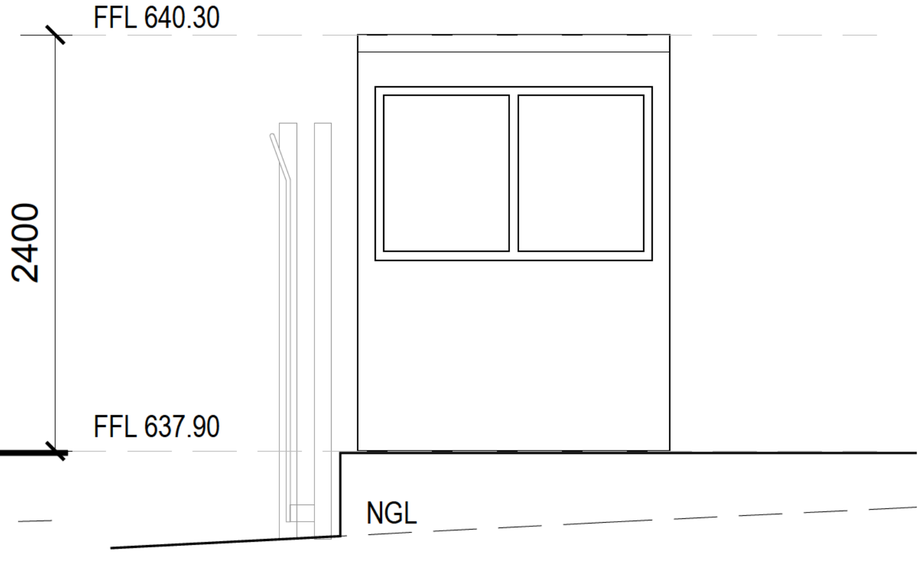
1 SECURITY OFFICE | NORTH
EXISTING STRUCTURE FOR APPROVAL



2 SECURITY OFFICE | WEST
EXISTING STRUCTURE FOR APPROVAL



3 SECURITY OFFICE | SOUTH
EXISTING STRUCTURE FOR APPROVAL



4 SECURITY OFFICE | EAST
EXISTING STRUCTURE FOR APPROVAL

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NOTE:

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NORTH

Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

ARCHITECTS
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN
5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
SECURITY OFFICE
ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A14.1	A

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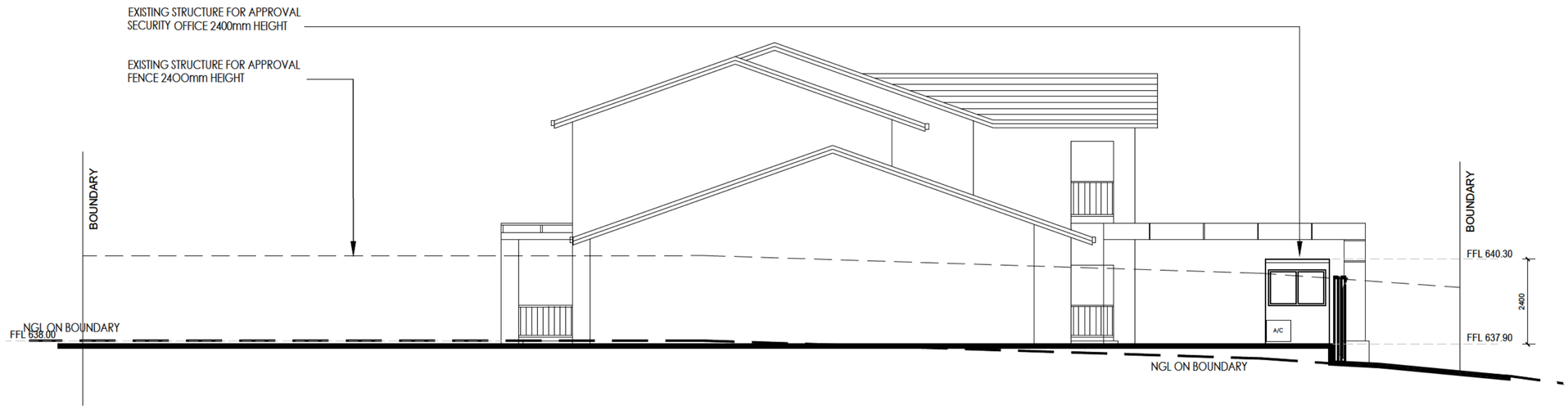

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NORTH

Date	No	Amendments	Code
07/12/17		ADD FENCING	A
		ADD PERGOLA	
16/04/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A06.1	C

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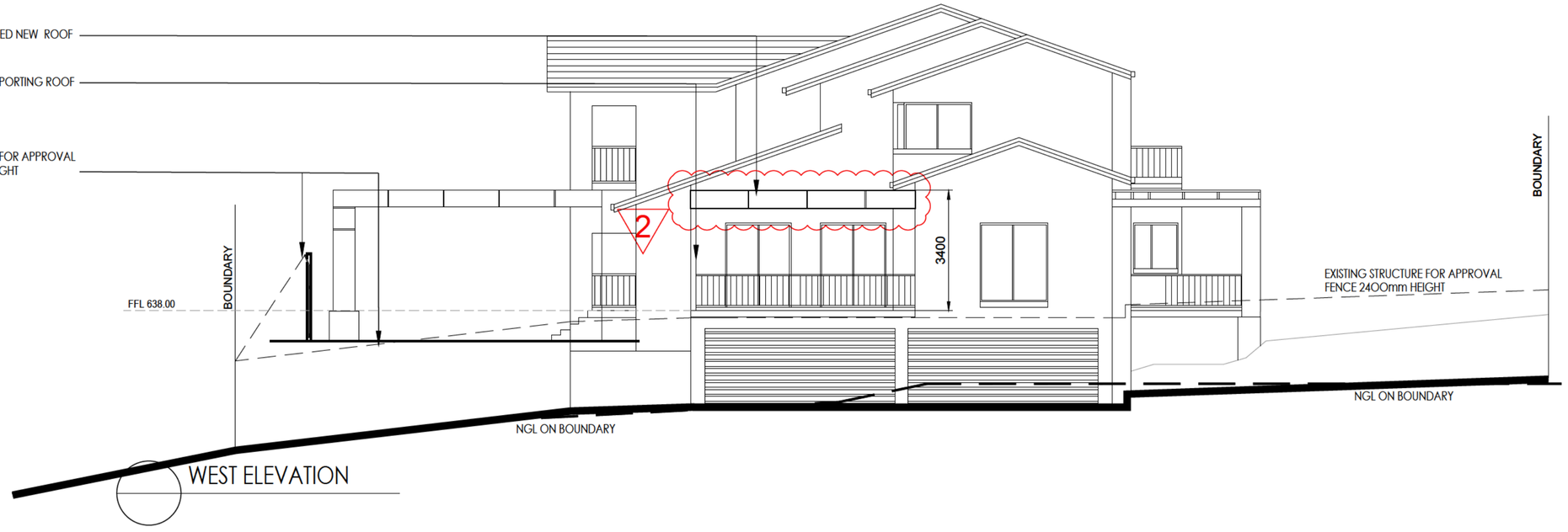
A	AMENDMETNT
1	ADD NEW FENCING WITH FRONT SLIDING GATE
2	ADD PERGOLA
3	PROPOSED SECURITY OFFICE

NORTH ELEVATION



WEST ELEVATION

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Date	No	Amendments	Code
07/12/17		ADD FENCING	A
		ADD PERGOLA	
16/04/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A06	C

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INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

Unit(s):		Block(s):	20	Section:	16	Suburb:	O'MALLEY

ORIGINAL DA Number: 201733142

1. eDevelopment

☒ Click on the Development Application – Application Menu.

☒ Click on 'My Work List' and click on the S144 Amendment which should have the status of 'Waiting for Completeness Check', or search for the DA and allocate the S144 application to yourself for processing.

☒ Add the amendment details to the "2015-2017-Amendments Lodged" Spreadsheet.

☒ The amendment will be automatically created in objective (i.e.S144x subfolder), and DARTS.

2. Intelledox

☒ Create and save the S144 Initial Administration Checklist

☒ Create and save and complete the 'S144 Lodgement Checklist' into the 'S144' subfolder

(save as: **LODGEMENTCHECKLIST-201XXXXX-S144X-01**)

3. Documentation - Task

a) Can all uploaded documents be opened and are correctly showing in objective?	Yes
b) Has the applicant listed all amendments on the DA Form and clearly identified amendments on plans? (Identified each amendment, labelled them, and area on plan clouded where change to occur.)	Yes
c) Are the plans correctly named and been orientated correctly?	Yes
d) Has a Public Register Floor Plan been submitted (only for residential)? *Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout*	N/A

4. Application Form and Lessee Requirements - Targuin

a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form	Yes
b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided.	Yes

5. ACTMAPi

c) Check that the street address matches the block and section on the form.	Yes

6. General Information

Exclusion from Public Register (Has the Applicant previously applied for exemption of part of the Development Application under sections S411/S412)	No – Allocate to the original Assessing Offi		
Is/was this a "Mr Fluffy" Asbestos affected block **Has the Asbestos affected block Lease been de-registered.** **DO NOT refer to the Taskforce if de-registered**	No Select		
Processed by:	**TONY**	**DATE:**	**05/06/2018**

☒ Save the 'Initial Checklist' into the S144 subfolder

(save as: **INITIALCHECKLIST-201XXXXX-S144X-01**)

☒ Move all the S144 Plans and Supporting documents into the Plans and Supporting documents folders

☒ Send the S144 Lodgement received email with a reference for the 'Application Lodged' folder, to the Assessment Officer and save the email into the 'Assessment' folder.
(save as: '***YYYYMMDD-S144 LODGEMENT FOR DA201XXXXXX-S141X-B/S/SUBURB-01***')

☒ Update the 2015-2017-Amendments Lodged Spreadsheet with task completed.

ACT Government
Environment, Planning and Sustainable Development

CHECKLIST

S144 Amendment Submission

DA: 201733142

UNIT: **BLOCK/S: 20** **SECTION/S: 16** **SUBURB: O'MALLEY**

~~~~~~

CUSTOMER SERVICES TO COMPLETE PARTS A & B

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES ☒ **Pass** ☐ **Fail**

OFFICER TONY **DATE 05/06/2018**

Initial Check Failure Reasons

Resubmission Accepted? List each failure reason separately

☐ **1.**

☐ **2.**

Comments

Exemption S411/412:

Has the Applicant previously requested exemption for part of the original DA? NO

Is this a "Mr Fluffy" Asbestos affected block NO
Is this a "Mr Fluffy" private sale Make Selection
Has the Asbestos affected block's Lease been surrendered Make Selection
Has the Asbestos affected block been deregistered. Make Selection

Part B(i): Public Notification Requirements

Does this amendment require public notification? **Major - S155**

IF MAJOR NOTIFICATION: Number of additional *small* signs required is **0**

Number of additional *large* signs required is **0**

Part B(ii): Public Notification Wording

Customer Services to complete - Insert wording for public notification:

Notification wording:
AMENDMENT TO DA201733142 - PROPOSAL FOR FENCE AND ADDITIONS TO RESIDENCE. Amendment to development application for proposal for fence and additions to
~~~~~~

residence which is still under consideration - the amendment is lease variation added to include diplomatic and chancellery use

Public Notification wording checked by DA officer ☐
Public Notification wording checked by DA Leasing officer ☐

Part C: Leasing Check (Not Required)

~~~~~~

CASE OFFICER TO COMPLETE FROM THIS POINT FORWARD

Part D: DA Case Officer further information requests

Case Officer: **rhonda** **DATE:** **5/6/18**

INITIAL CHECK BY DEVELOPMENT ASSESSMENT ☐ **Pass** ☒ **Fail**

Case Officer Failure reasons

Resubmission Accepted? List each failure reason separately

☐ **1.** Please amend the term used in the application form to match the Territory Plan permitted use ie diplomatic residence and chancellery.

☐ **2.** Please provide a list of interested parties with their address/es, a valuation report and certificate prepared by a certified valuer in accordance with section 277 of the Plannng and Development Act 2007.

Comments
lease variation application fee of $2141 and major notification required as it is a lease variation.
Please include Customer Services and DA Leasing failure reasons to edevelopment if applicable.

Referral to DA Leasing required ☒

Part E: General and requirements under Section 144 of the Act

Are the amendments applied for substantially the same as the development applied for originally? **No**

Is this consistent with what was stated by the applicant on the s144 application form? **No**
Comment: Is not changing the proposed

Will the assessment track for the application change if the application is amended? **No**

Is this consistent with what was stated by the applicant on the s144 application form? **Yes**
Comment:

Public notification wording checked and amended (if required) by DA officer **YES**
If public notification is not required select no under part B(i)

Part F: Entity Referrals
~~~~~~

Refer to Work Instruction – Entity Referrals for guidance.
If no entity referrals are required check box ☐
Indicate referral requirements by checking appropriate box/es:

Entity	Provide Reason for Referral
☒ Refer to all entities as per original application	
☐ Asset Acceptance (TaMS)	
☐ ICON WATER/ACTEW Corporation	
☒ Australian Valuation Office (AVO)	new referral as lease variation is added
☐ Conservator of Flora and Fauna	
☐ City Renewal Authority cityrenewal@act.gov.au	
☐ Custodian of the Land	
☐ Environment Protection Agency	
☐ Heritage	
☐ ESDD Transport Planning	
☐ Tree Protection	
☐ Water Policy EPD ☐ WSUD Code Requirements water.policy@act.gov.au	
☐ Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	☐ Private demolition of loose fill affected residence
Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au	☐ Asbestos affected "Mr Fluffy" block (Do not refer if the block has been deregistered) **Notes for referral:**
☐ Other (please specify)	

Part G: Development Fees

Does the s144 amendment entail a fee? **Yes**

A fee is not required when requested by the ACT Planning and Land Authority or the ACT Civil and Administrative Tribunal (A letter from the Authority or the ACAT requesting the information must be shown when lodging the amendment).

Type of Amendment - Merit All other types

Number of Amendments (or number of blocks affected by the amendment for EDP's) 0

COMPLETENESS CHECK FEE = 0

DEVELOPMENT FEE PAYABLE = 748

NOTIFICATION FEE PAYABLE = 1176

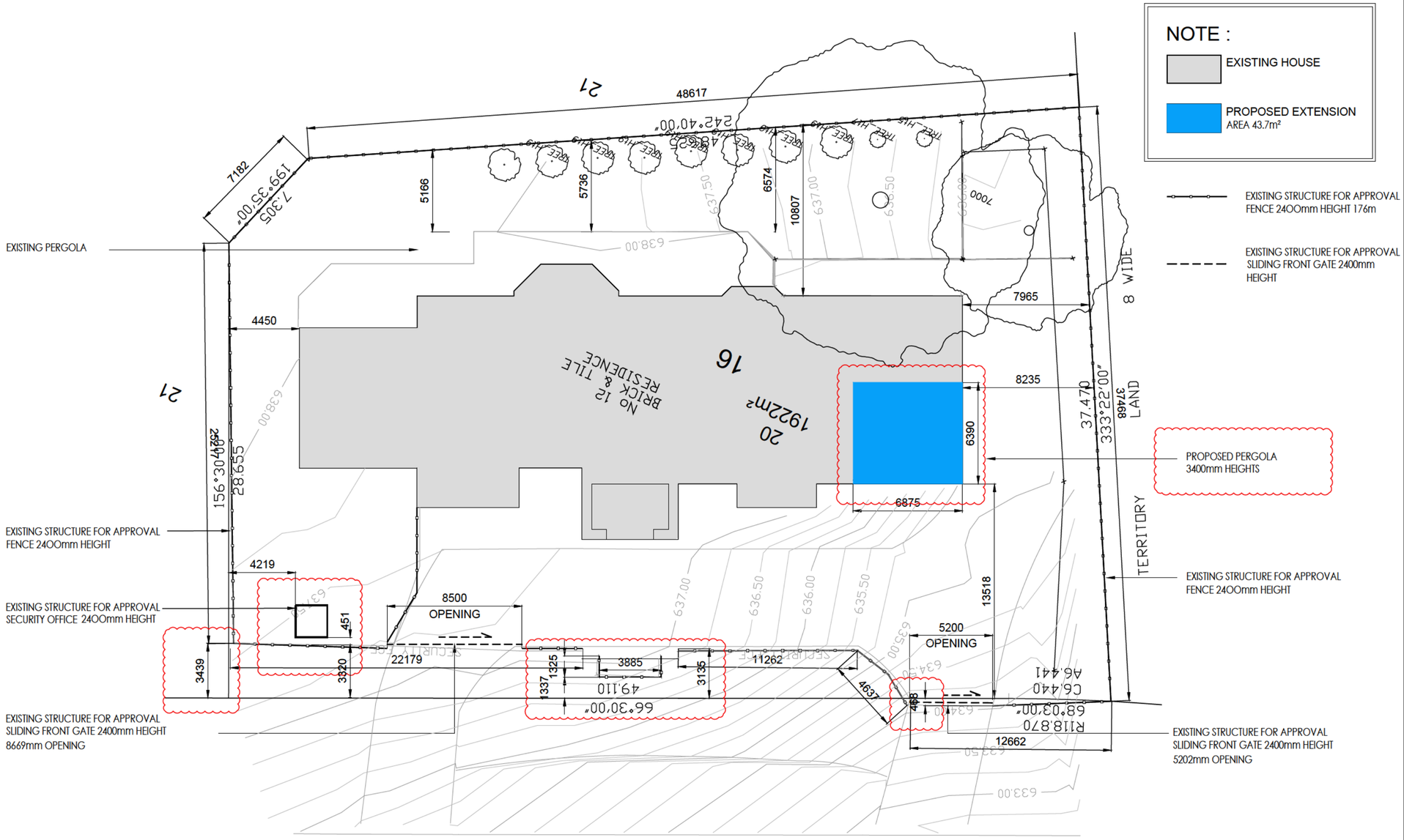
LEASE VARIATION FEE PAYABLE = **2141**

Note: development proposals on individual residential units within a unit complex will be charged the single residential amendment fee.

Part H: Resubmissions (if application to be failed)

☐ **Resubmission to be checked by Customer Services**
☒ **Resubmission to be checked by DA Leasing**
☐ **Resubmission to be checked by DA Case Officer**

Number of Completeness Check failures: 0



FENCING LAYOUT PLAN

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NOTE:

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NORTH

NORTH

Date	No	Amendments	Code
27.02.18	1	RFI FOR SUBMISSION	A
16.04.18		RFI FOR SUBMISSION	B

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ARCHITECTS
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN
5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX (02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE
FENCING LAYOUT PLAN

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:200	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A13	B

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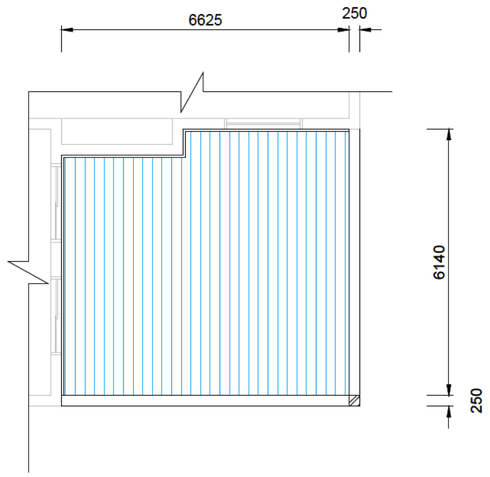
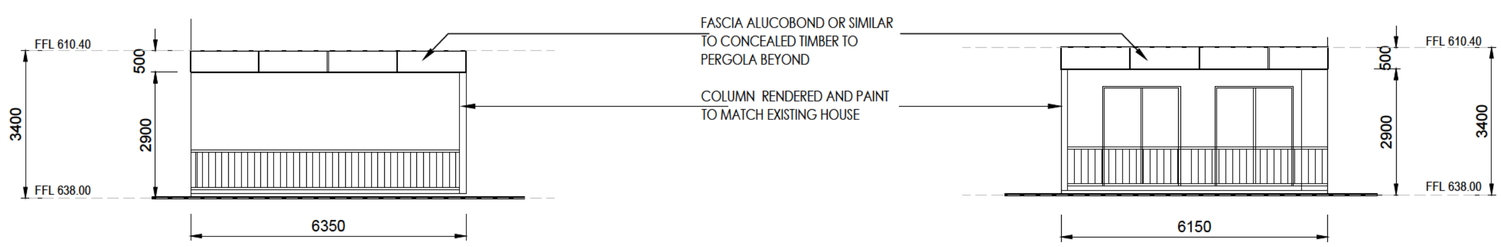


D2 PERGOLA ROOF



D2 PERGOLA ELEVATION

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Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

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RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

5a LEFROY STREET, GRIFFITH,CANBERRA,2603
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ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

PERGOLA DETAIL

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:100	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A08.1	A

FILE NAME : Z:\EXTENSION\1112\20-16-O MALLEY\MALEGANEAS\1112 20-16-O MALLEY\MALEGANEAS.dwg 29/05/18 04:07pm

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RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

BLOCK 20 | SECTION 16| O'MALLEY

PROPOSED LEASE VARIATION TO INCLUDE DIPLOMATIC AND CHANCELLERY USE

RZ1: SUBURBAN

Lease variation
General Code

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

PART A – Lease variations in the merit or impact track

Element 1: Variations - general

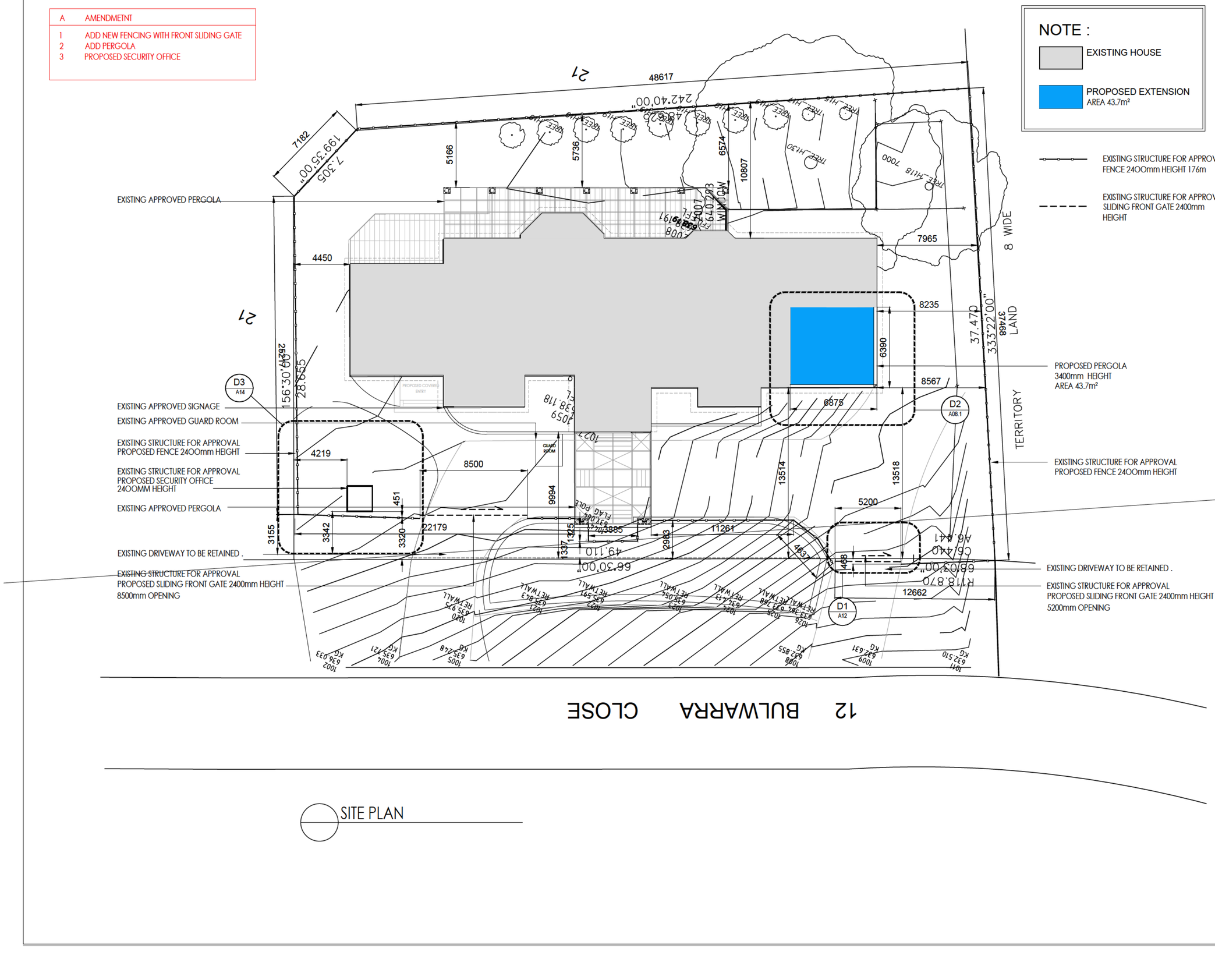
RULE	CRITERIA	COMMENT
1.1 Varying leases - general		
	C1	Criteria Met – uses are compliant with the O'Malley Precinct map and code

Element 3: Variations to add uses - general

RULE	CRITERIA	COMMENT
3.1 Adding uses generally		
	C3	i) Sufficient parking is provided on site refer to A007 site plan ii) The suburb of O'Malley is suited to the proposed use of the blocks as diplomatic purposes. Multiple blocks are already used for this purpose and they have minor impact on traffic of O'Malley streets iii) Post-occupancy waste management can be managed appropriately by service of onsite secure waste management. iv) Privacy issues for diplomatic residences are of high importance, minimal additional noise will be generated from the use. v) No unreasonable contamination will occur vi) No unreasonable odour will be produced on site. vii) A reasonable level of light emission will be maintained.

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

A	AMENDMETNT
1	ADD NEW FENCING WITH FRONT SLIDING GATE
2	ADD PERGOLA
3	PROPOSED SECURITY OFFICE



SITE PLAN

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NORTH

NORTH

Date	No	Amendments	Code
07/12/17	1	ADD FENCING	A
	2	ADD SLIDING GATE	
	3	ADD PERGOLA	
27/02/18		RFI FOR SUBMISSION	B
16/04/18		RFI FOR SUBMISSION	C

GENERAL NOTES:

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ARCHITECTS
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN
5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX (02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE
SITE PLAN

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:200	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A02	C

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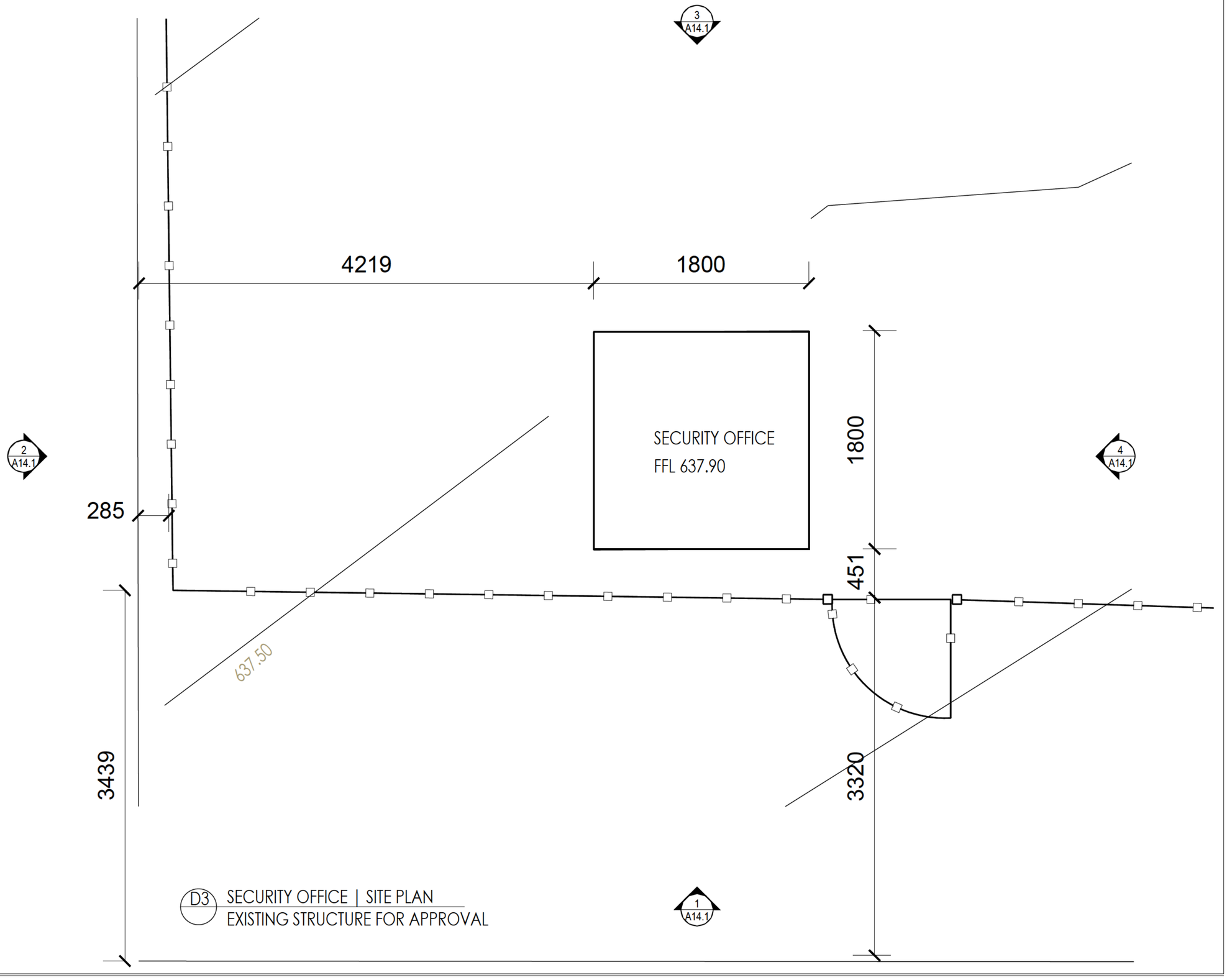

D3 SECURITY OFFICE | SITE PLAN
EXISTING STRUCTURE FOR APPROVAL

© COPYRIGHT ARCHITECTS RING & ASSOC. PTY LTD. 2018

NOTE:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS. DO NOT SCALE DRAWING.

NORTH

NORTH

Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

GENERAL NOTES:

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A R C H I T E C T S
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PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

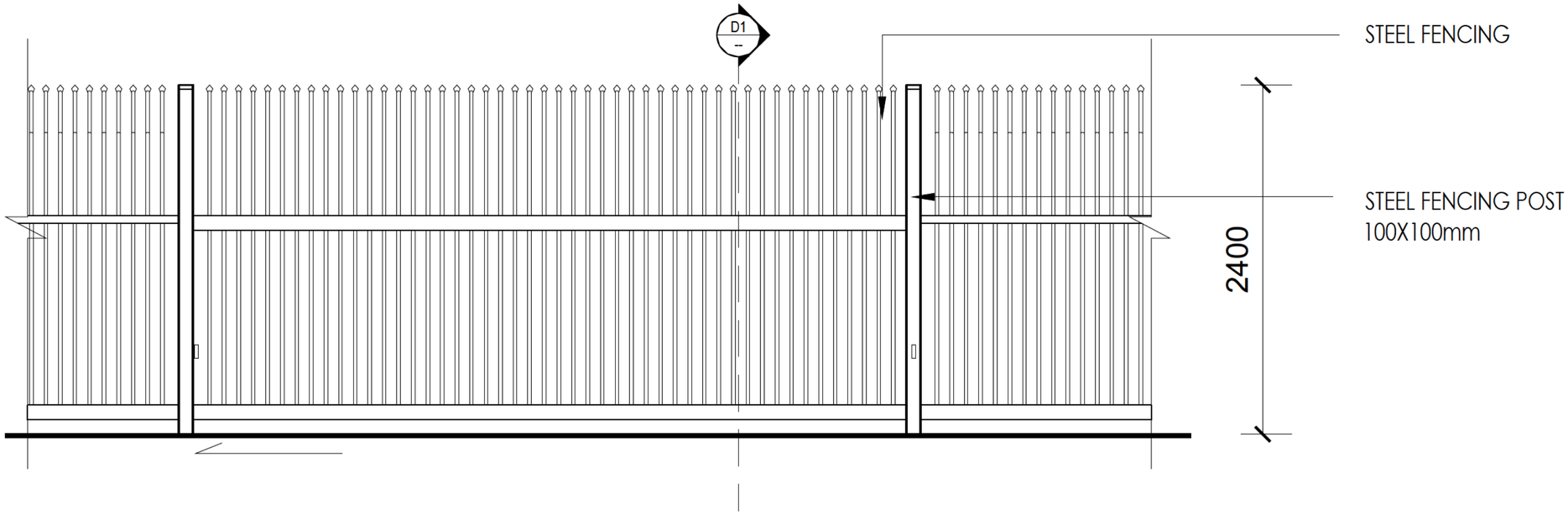
BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
SECURITY OFFICE
SITE PLAN

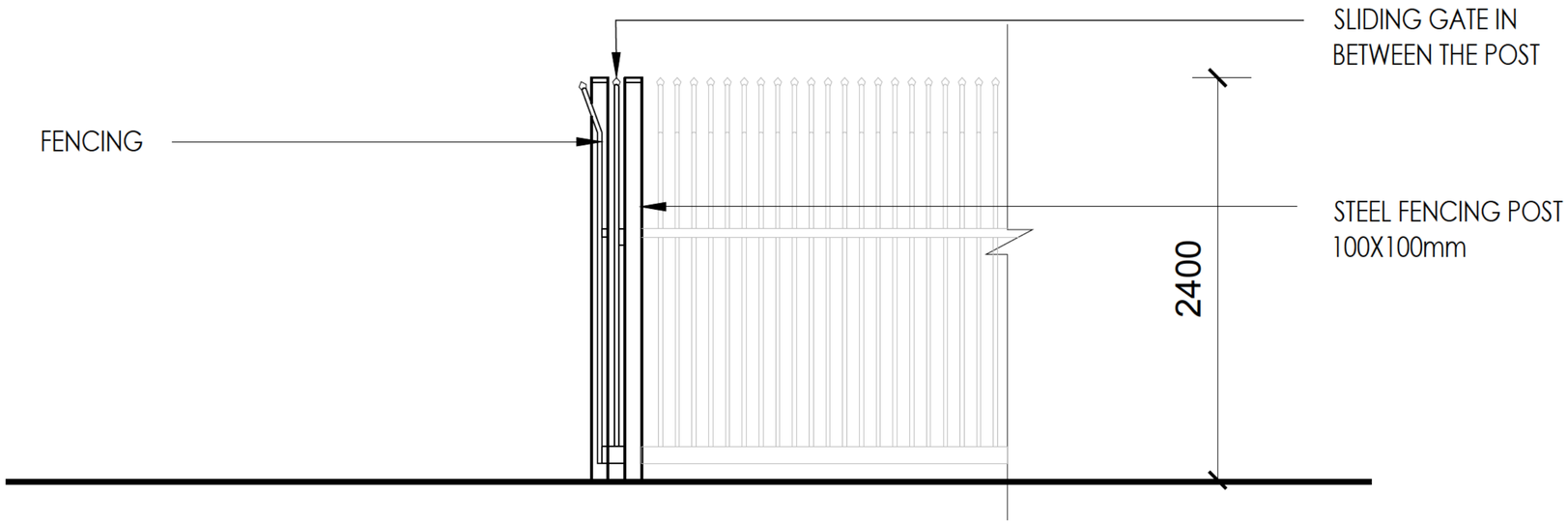
DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A14	A

FILE NAME : Z:\EXTENSION\1112\20-16-O MALLEY\MALEGANEAS\1112-20-16-O MALLEY\MALEGANEAS.dwg 29/05/18 04:09pm



D1 FRONT SLIDING GATE ELEVATION EXISTING STRUCTURE FOR APPROVAL
NOT TO SCALE



D1 FRONT SLIDING GATE SECTION EXISTING STRUCTURE FOR APPROVAL
REFER TO SITE PLAN FOR LOCATION

© COPYRIGHT ARCHITECTS RING & ASSOC. PTY LTD. 2018

NOTE:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS. DO NOT SCALE DRAWING.

NORTH

Date	No	Amendments	Code
16/04/18		RFI FOR SUBMISSION	A

GENERAL NOTES:

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RING & ASSOCIATES
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5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
FRONT SLIDING GATE
AND FENCE DETAIL

DATE	SCALE	DRAWN	CHECKED
MAY'18	(A2) 1:25	MF CAD	

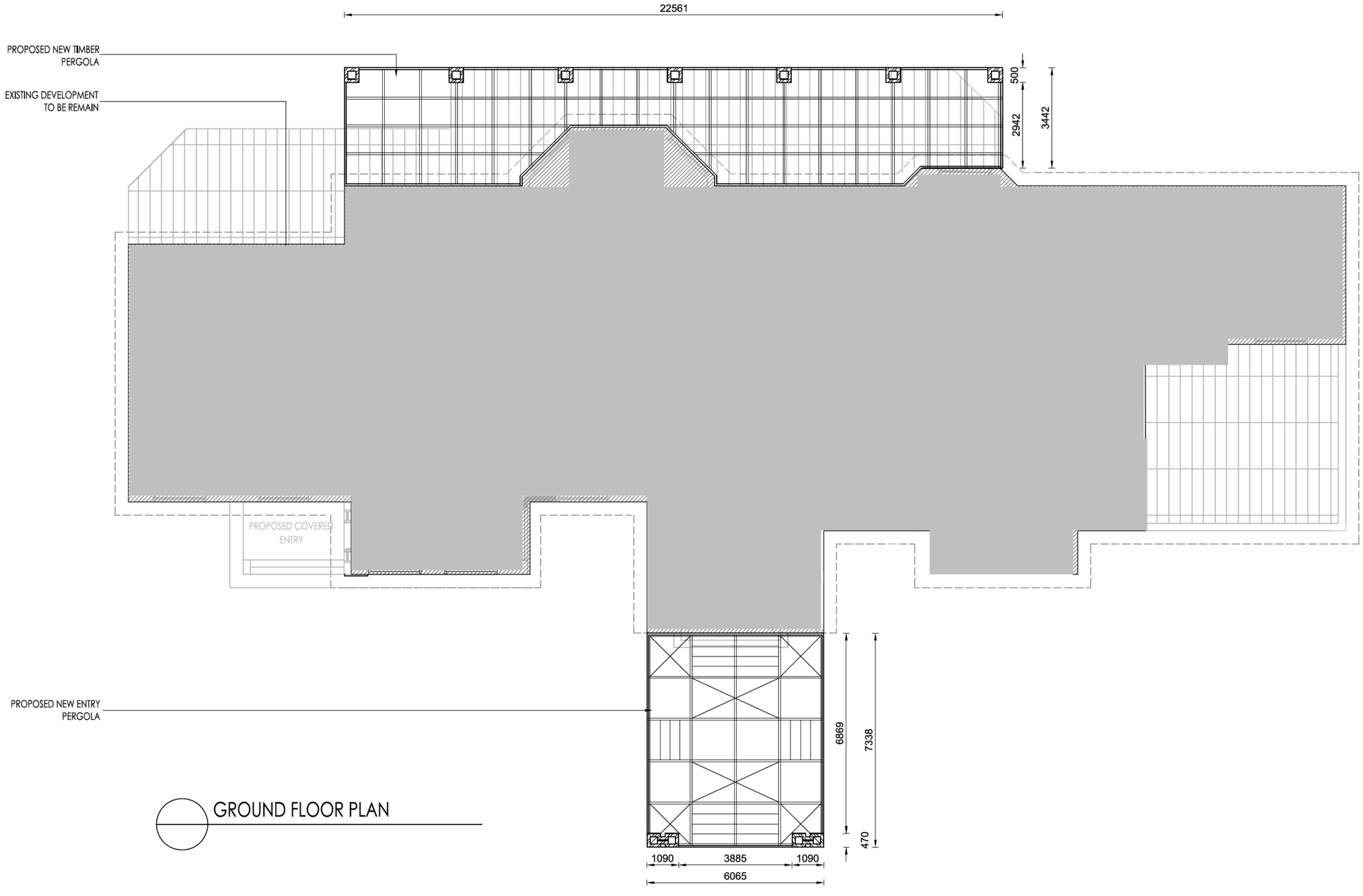
JOB NO.	DWG NO.	CODE
1112	A12	A

FILE NAME : I:\EXTENSION\1112\20-1-6-O MALLEY\MALEGANEAS\1112201-6-O MALLEY\MALEGANEAS.dwg 29/05/18 04:02pm

NOTE :

PROPOSED EXTENSION

EXISTING PLAN



GROUND FLOOR PLAN

© COPYRIGHT ARCHITECTS RING & ASSOC. PTY LTD. 2005

NOTE:

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR DRAWING SHOP DRAWINGS. DO NOT SCALE DRAWING.

NORTH

NORTH

Date	No	Amendments	Code

GENERAL NOTES:

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A R C H I T E C T S
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

5a LEFROY STREET, GRIFFITH,CANBERRA,2603
PH. (02)6239 7177 FAX.(02)6239 7100 ACN008592667
ARCHITECTS RING AND ASSOCIATES PTY/LTD

PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

GROUND FLOOR PLAN

DATE	SCALE	DRAWN	CHECKED
JUN.12	(A2) 1:100	MP CAD	

JOB NO.	DWG NO.	CODE
1112	A04	

FILE NAME : Z:\EXTENSION\1112\20-16-O MALLEY\MALEGANEAS\1112120-16-O MALLEY)MALEGANEAS.dwg 04/04/12 02:17pm

Planning and Development Act 2007

Development Application

Application Number: **201733142**

Before Starting

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

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

Type of Application

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

Are you applying for a:

◯ Development Application

Has a pre-application meeting been held in relation to this proposal?

◯ No

Lease/Site Details

Site Number: 1

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

◯ Urban

Suburb	Section	Block Number	Unit Number
O'MALLEY	16	20	

Street Address

O'MALLEY

Applicant Details

What type of applicant are you:

◯ Business

ACN or ABN
115060761

Company Name
Architects Ring & Associates

Position held / Title
architect

Salutation
None

First Name
Martin

Surname
Fok

Postal Address 1
PO Box 3299

Postal Address 2

Postal Address 3

Suburb
Manuka

State/Territory
ACT

Postcode
2603

Country
Australia

Phone Number
62397177

Fax Number

Mobile Number

Email
araa@araa.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

○ Standard lessee

Salutation
Mr

First Name
Chris

Surname
Maleganeas

Postal Address 1
2/59 Wentworth ave

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory

Postcode
2603

Country

Phone Number
62397177

Fax Number

Mobile Number
0412129251

Email
chrimal@bigpond.com.au

Notice of Decision and Plans

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

☐ Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

○ No

Zone

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

☐ RZ1 Suburban zone

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

Development/Precinct Code

Please specify which development code applies to this application.

☐ Residential Zones - Single Dwelling Housing Development Code

Please specify all relevant precinct code/s applied to your proposal

Single dwelling code

Residential Boundary Fences General Code

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

○ No

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

Proposed fencing with gate, security office and pergola.

Proposed Use of the Land

Describe the use of the development. **Example:** Residential purposes for a single dwelling (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Embassy of the United Arab Emirates

Is the proposed use consistent with the current Crown lease?

○ Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

○ Merit

For more information about which track your development application will be assessed in, please click *here*. *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

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

☐ Single Dwelling

Single Dwelling

Please select a Single Dwelling sub type:

☐ Other

Please specify

Proposed Fencing and pergola

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m^2)

350.0

B - Gross Floor Area to be demolished (m^2)

0.0

C - Gross Floor Area to be added (m^2)

0.0

D - Total Gross Floor Area of development (A-B+C)(m^2)

350

E - COST OF WORKS ($)

0.0

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

F - Area of other BCA class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc) (m^2)

38.0

G - COST OF WORKS at F* ($)

41800.0

Cost of Associated Works

H - Cost of all associated work such as landscaping ($)

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

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

41800

Cost of works **MUST be calculated in accordance with the current version of Building (General) (Cost of Building Work) Determination OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between $0 and $10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over $10 million.*

Demolition, Trees, Waste Management

Demolition

Is the *Demolition* item relevant to your proposal?

○ No

Trees

"Protected tree" is defined under the Tree Protection Act 2005.

In accordance with section 148 of the Planning and Development Act 2007, 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 is to be accompanied by a Tree Management Plan

For more information about urban tree protection in the ACT, please click *here*.

Is the Trees item relevant to your proposal?

○ No

Waste Management

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Is the Waste Management item relevant to your proposal?

○ No

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

○ No

Erosion and Sediment Control

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

NOTE: All new dwellings (including in established areas) require a plan that provides details of the sediment and erosion control measures including: sediment control barrier, designated cutting area and wash area, stockpiles and stabilised access point.

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

○ No

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

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

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

○ No

Servicing & Site Management, Utilities

Servicing and Site Management

Utilities

Subdivision (residential zones)

Subdivision (residential zones)

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

○ No

Utilities Requirements - ActewAGL & Stormwater

For all developments involving construction, the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones

Does this application comply with utility standards?

○ No

The application cannot be accepted

For more information on Utility Requirements and Standards, Water, Electricity, Sewerage and gas, please contact ActewAGL on Ph: 62483555 or visit their web site. For more information on Stormwater Easements, please contact Asset Acceptance via Canberra Connect on Ph: 132281 or visit their web site. ***Please carefully read the applicant declaration before submitting this form***

Driveways (For works on verge only)

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

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

○ No

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

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

Do you have a *survey certificate* with this application?

○ Yes

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

Is this application for development undertaken without approval?

○ Yes

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007,plans of the development signed by a registered surveyor confirming the location and dimensions of the development ***must*** *be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click here. For more information on development applications for developments undertaken without approval, please refer to S205 under the Planning and Development Act 2007*

Proposal previously determined exempt from development approval

Is this application for development being submitted to address a situation where an exemption from development approval was granted, but the development does not accord with the exemption provisions?

○ No

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

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

Are you requesting an exclusion from *Public Inspection*?

○ No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

○ No

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

Applicant/Lessee Declaration

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

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

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

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

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

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

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and

Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

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

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

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

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

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

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

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

I accept the above declarations

○ Accept

Acceptance date

13 Dec 2017

Before Submitting

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

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

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.
To avoid delays ensure all required sections of the wizard are answered correctly and all required

documentation is uploaded. In particular:
1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property
If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General’s Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD’s Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

ACT Government
Environment, Planning and Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS **DEVELOPMENT APPLICATION**
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block	20	**Section**	16	**Suburb**	O'MALLEY.
Unit No.		**Street Address**	12 BULWARRA CLOSE		
Block		**Section**		**Suburb**	
Unit No.		**Street Address**			

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(s) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name	MALTSGANTA	**2nd Lessee Name**	

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: **(please tick)**

☑ **Pre - application meeting** ☑ **Development Application** ☑ **Application for Reconsideration**

I/we the lessee(s) authorise the person/company (to be known as *the Applicant)* detailed below:

- ☑ to obtain information in relation to this site through the pre-application process
- ☑ to act on my/our behalf in relation to a development application for the abovementioned site/s
- ☑ to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- ☑ to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name		**Email address**	
OR			
Company Name	Architects Ring & Associates	**Email address**	araa@araa.com.au

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1	Terry Ring.	**Nominee 2**		**Nominee 3**	

Approved form AF2017-39 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-73.
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

LESSEE(s) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1st Lessee's Signature		Date	07.12.2017
2nd Lessee's Signature		Date	

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	Terry Ring	Company Name	Architects Ring & Associates.
Signature		Date	07.12.2017

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name		Agency Name	
Signature		Date	
Delegate Name		Agency Name	
Signature		Date	

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

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GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
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Email: **epdcustomerservices@act.gov.au**
Website: **www.planning.act.gov.au**

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

A R C H I T E C T S
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

BLOCKS 20 | SECTION 16 | O'MALLEY

PROPOSED NEW FENCING IN SINGLE DWELLING

STATEMENT AGAINST RELEVANT CRITERIA (B)

Residential Boundary Fences General Code

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

Description of Proposal

Construction of new Security Fencing with front gate.

Construction of Pergola

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

Element 2: Building and Site Controls

RULE	CRITERIA	COMMENT
2.1 Front Fences – All Blocks		
R1		e) Items 2.7
2.2 – 2.5 Corner Blocks		
R2 – R7		NA| Not Proposed
2.5 - Battle-axe Blocks and Blocks with frontages to Open Space (including public walkways > 6m wide)		
	C8	NA| Not Proposed
2.6 Fences Beside Major Roads		
	C9	NA| Not Proposed
2.7 Diplomatic Residences and Chancelleries		
	C10	The fencing stands at 2.4m in height for security and privacy reasons. The height and fence does not impose further on the streetscape, being located in an embassy dense suburb with larger scale buildings, the fence height is scalable as well as concealed behind existing fencing to provide an appropriate response to the scale and appearance of the surrounding streetscape.

Element 3: Built Form

RULE	CRITERIA	COMMENT
3.1 Building Materials		
R11		RULE MET
	C12	The fencing material has been chosen as Steel. This is to provide a safe and efficient method for surrounding the dedicated embassy block. The fence has been built around the existing planting, located wholly within the property building. As the block located in O'Malley, and surrounded by multiple other embassies (see below) it is consistent with the streetscape and desired character of the surrounding block and sections Kenyan high commission Embassy of Slovakia Embassy of Cuba Embassy of the Republic of Serbia Embassy of Mongolia Embassy of the Islamic Republic of Iran
R13		NA

Element 6: Environment

RULE	CRITERIA	COMMENT

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6.1 Heritage		
R14		NA
6.2 Trees		
R15		NA

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

A R C H I T E C T S
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

BLOCKS 20 | SECTION 16 | O'MALLEY

PROPOSED NEW FENCING IN SINGLE DWELLING

STATEMENT AGAINST RELEVANT CRITERIA (A)

Single dwelling code

59 Wentworth Ave Kingston ACT 2604 PO Box 3299 Manuka ACT 2603
Phone (02) 62397177 Facsimile (02) 62397100 Mobile: Terence Ring 0409 622 700
Email: araa@araa.com.au

Description of Proposal

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Construction of Pergola

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Email: araa@araa.com.au

Element 1: Building and site controls

RULE	CRITERIA	COMMENT
1.1 Plot ratio – single dwelling blocks		
R1 – R10		NA| Not Proposed
1.9 Front boundary setbacks – all blocks		
R11		RULE MET| The Pergola within large block – tables 2A
1.10 Side and rear setbacks – all blocks		
R12		RULE MET| The Pergola within large block – tables 5

Element 2: Lease and development conditions

RULE	CRITERIA	COMMENT
2.1 Approved lease and development conditions		
R22		NA| Not Proposed

Element 3: Building design

RULE	CRITERIA	COMMENT
3.1 Materials and finishes		
R23		NA| Not Proposed
3.2 Fencing – large blocks and mid-sized blocks		
R24	**C24**	Refer to Residential Boundary Fences General Code
3.3 Courtyard walls – large blocks		
R25 – R28		NA

Element 4: Parking and site access

RULE	CRITERIA	COMMENT
4.1 Pedestrian access		
R29 – R36		NA

Element 5: Amenity

RULE	CRITERIA	COMMENT
5.1 Solar access		
R37 – R42		NA

Element 6: Environment

RULE	CRITERIA	COMMENT
6.1 Water sensitive urban design		
R43 – R47		NA

Element 7: Services

RULE	CRITERIA	COMMENT
7.1 Construction waste management		

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R48 – R49		NA

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Email: araa@araa.com.au

BLK 20 | SEC 16 | O'MALLY

FRONT ELEVATION (NOT TO SCALE)

NUMBER	APPLICATION	DESCRPTION
1	ENTRY PERGOLA	ALUCOBOND CLADDING TO MATCH EXISTING WALL COLOR
2	ENTRY PERGOLA COLUMN	RENDER TO MATCH EXISTING WALL COLOR

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Date	No	Amendments	Code

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
COLOR BOARD

DATE	SCALE	DRAWN	CHECKED
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JOB NO.	DWG NO.	CODE
1112	A11	

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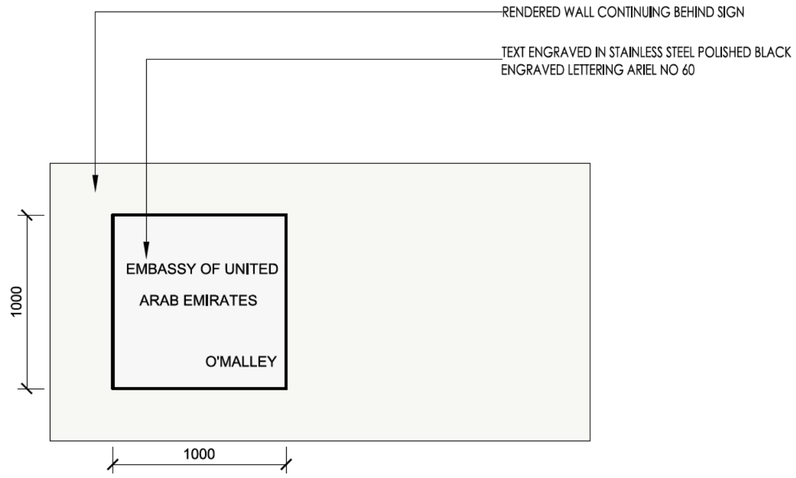
FRONT ELEVATION
NOT TO SCALE



2 SIGNAGE FRONT ELEVATION
REFER TO SITE PLAN FOR LOCATION

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
SIGNAGE DETAIL

DATE	SCALE	DRAWN	CHECKED
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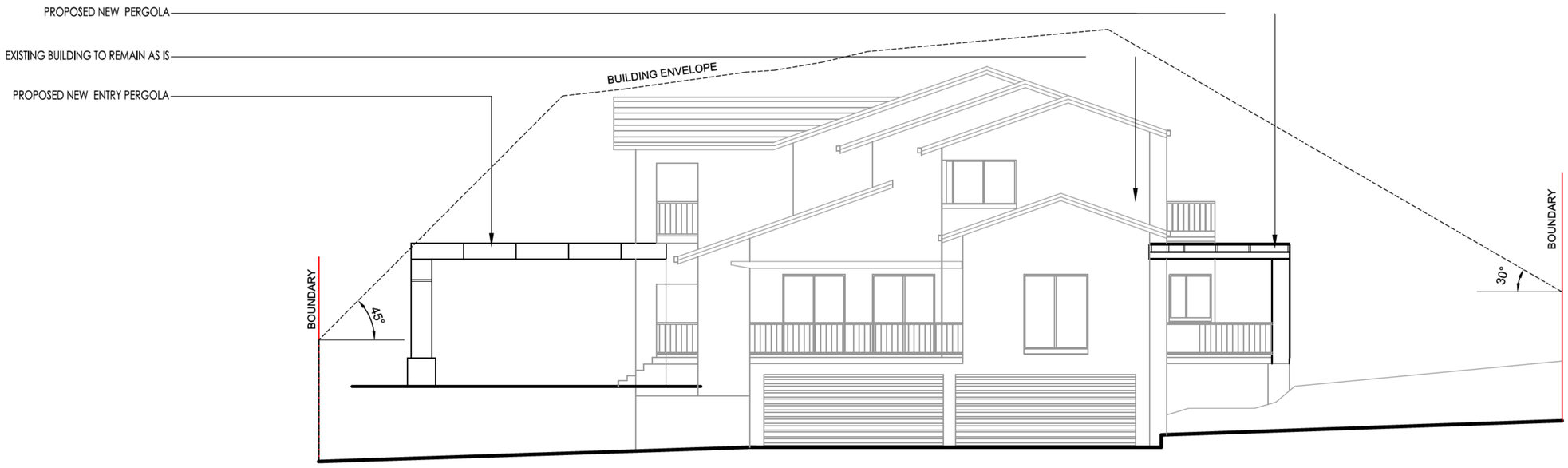
NORTH ELEVATION



WEST ELEVATION

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
ELEVATIONS

DATE	SCALE	DRAWN	CHECKED
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1112	A06	

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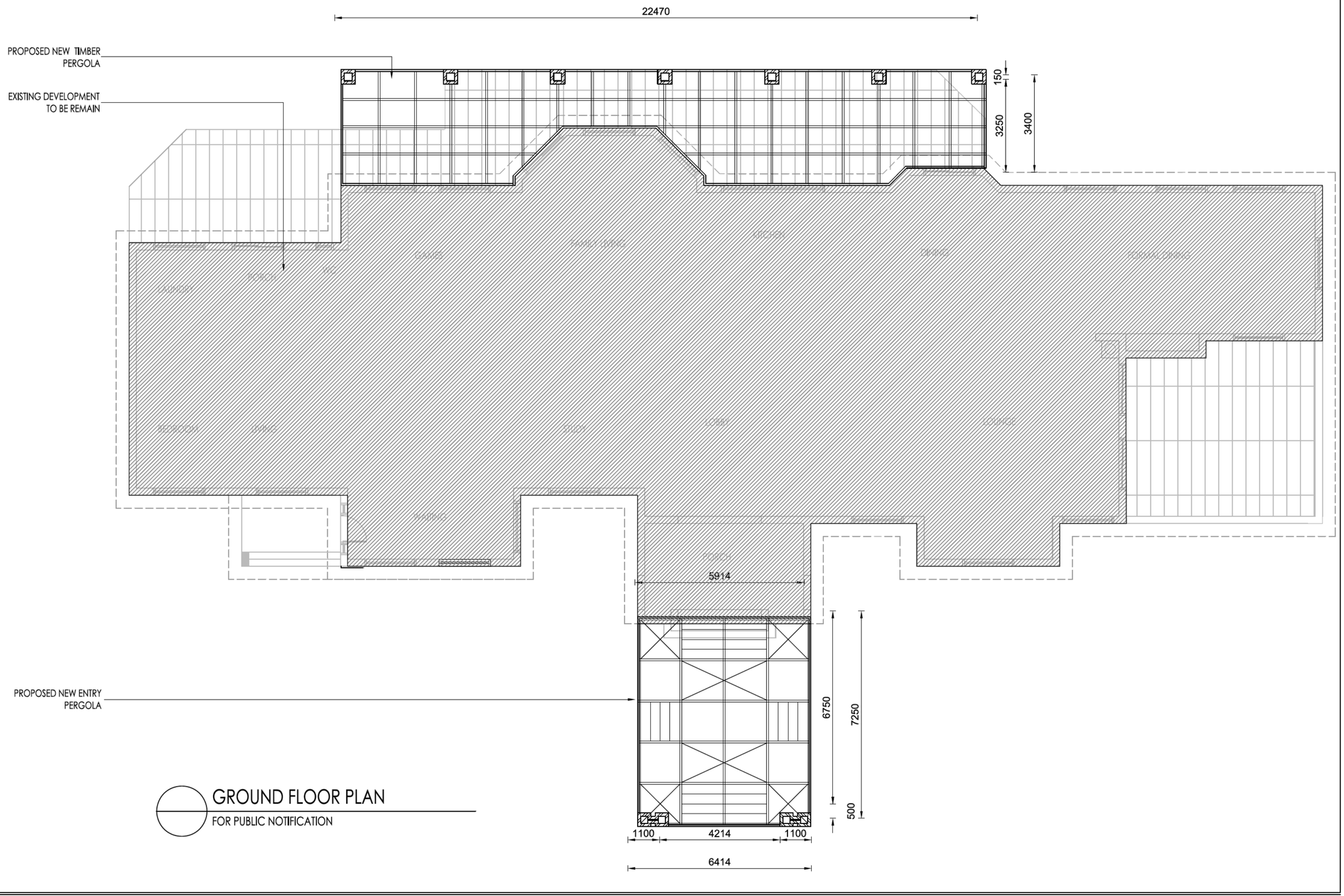
NOTE :

PROPOSED EXTENSION

EXISTING PLAN



GROUND FLOOR PLAN

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NORTH

Date	No	Amendments	Code

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PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

GROUND FLOOR PLAN

FOR PUBLIC NOTIFICATION

DATE	SCALE	DRAWN	CHECKED
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JOB NO.	DWG NO.	CODE
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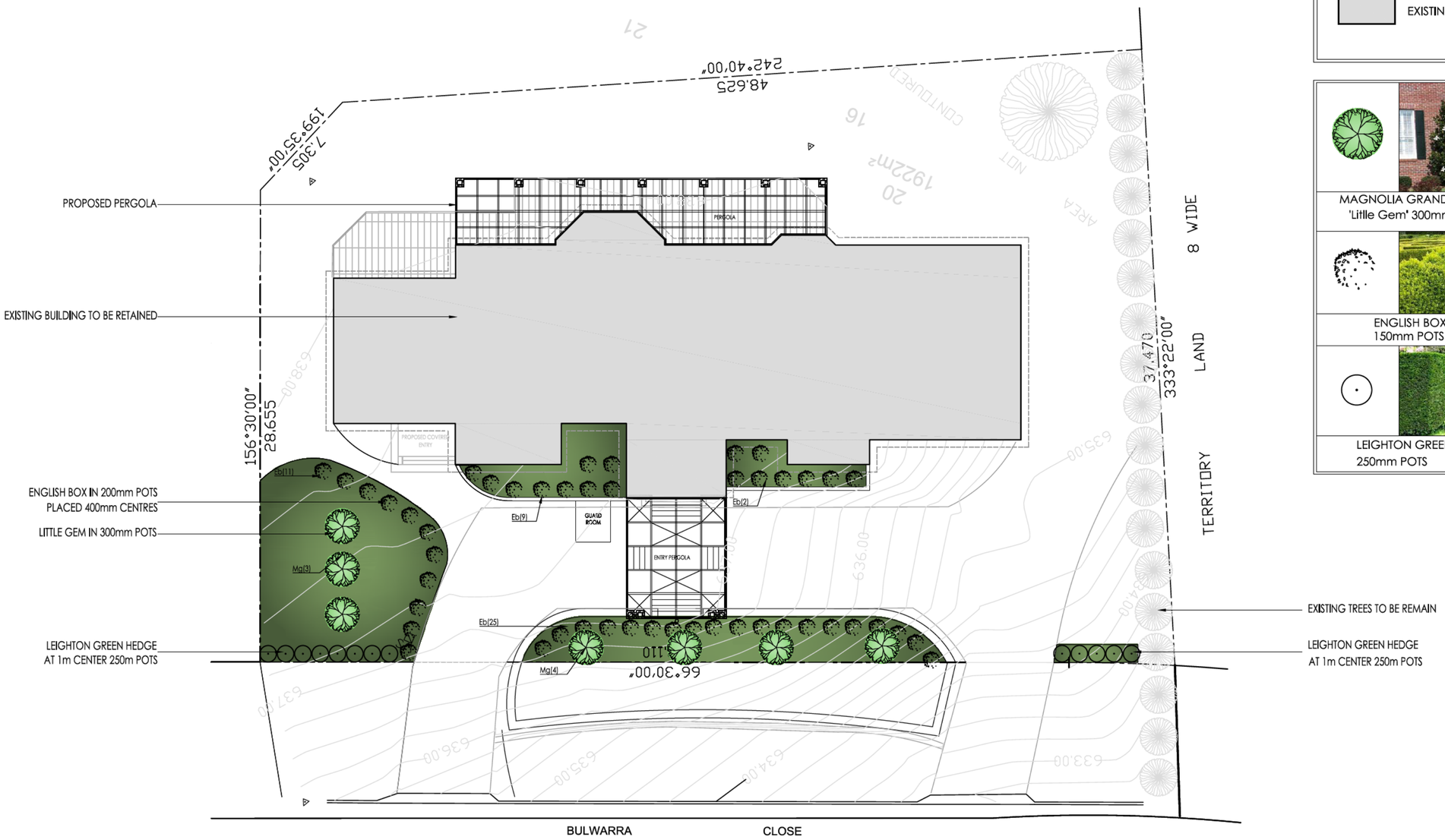

LANDSCAPE PLAN

NOTE :

EXISTING PLAN

MAGNOLIA GRANDFLORA
'Little Gem' 300mm POTS

ENGLISH BOX
150mm POTS

LEIGHTON GREEN HEDGE
250mm POTS

SPECIES	CODE	Height(m)	No
MAGNOLIA GRANDFLORA 'Little Gem'	Mg	2.0m	7
ENGLISH BOX HEDGE	Eb	1.8m	47
LEIGHTON GREEN HEDGE	Lg	2.0m	

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MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE

LANDSCAPE PLAN

DATE	SCALE	DRAWN	CHECKED
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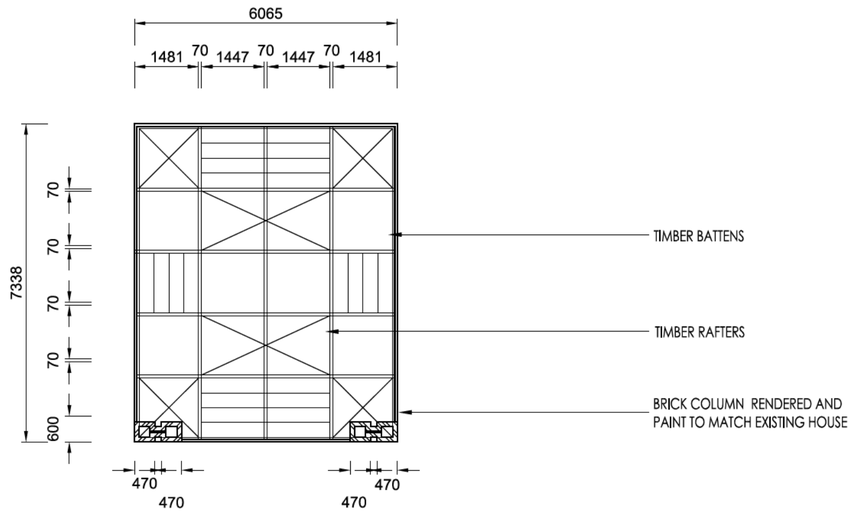
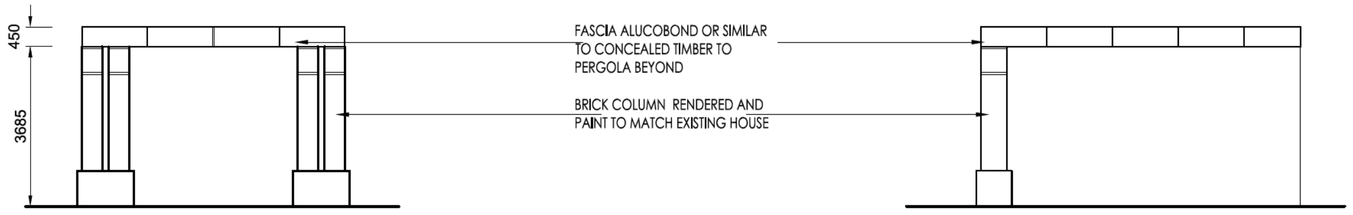


ENTRY PERGOLA PLAN



ENTRY PERGOLA FRONT ELEVATION

ENTRY PERGOLA SIDE ELEVATION

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PROJECT

EXTENSION

CLIENT

MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE

ENTRY PERGOLA DETAIL

DATE	SCALE	DRAWN	CHECKED
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JOB NO.	DWG NO.	CODE
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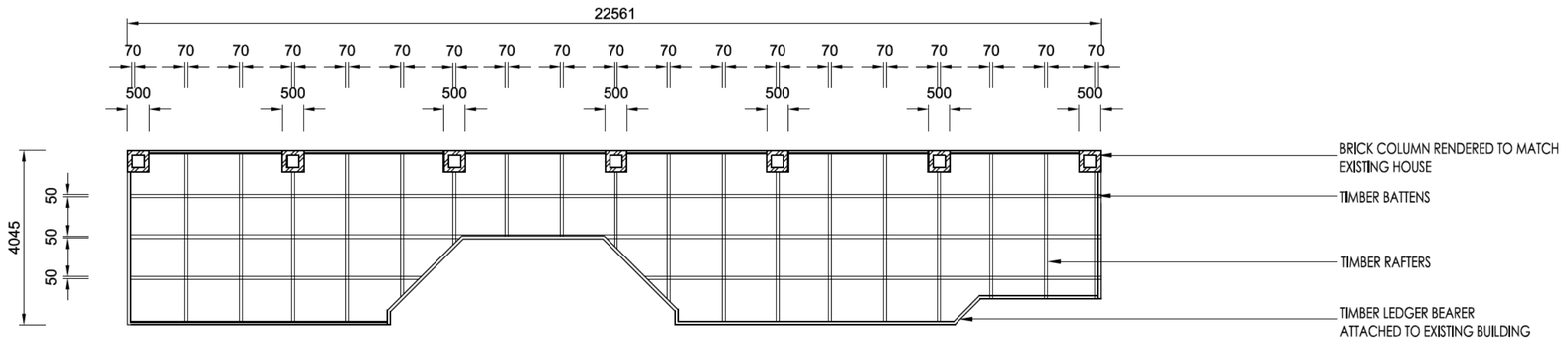
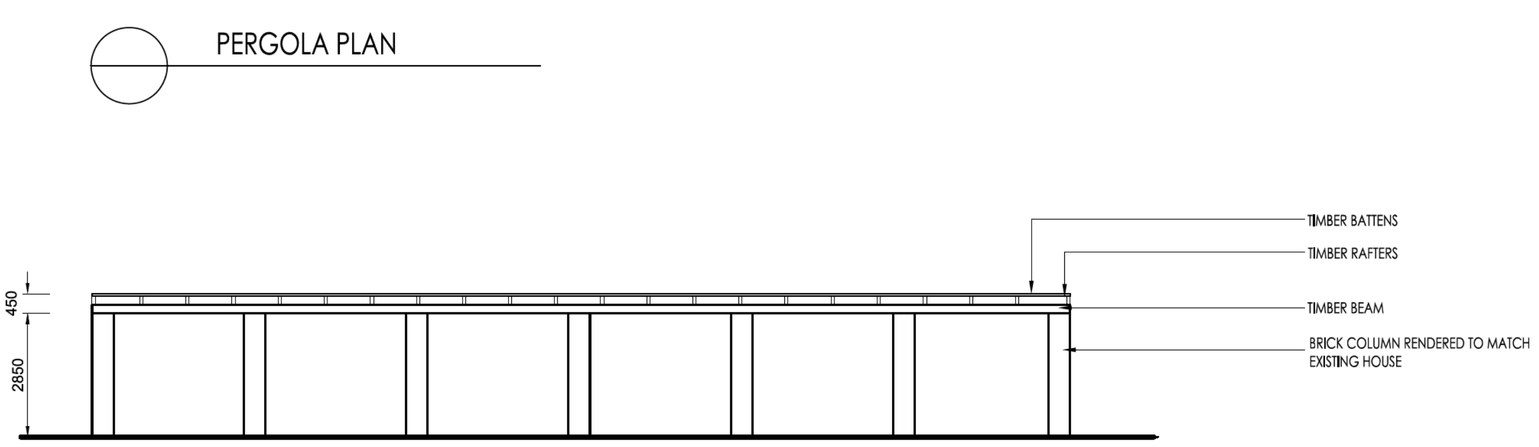
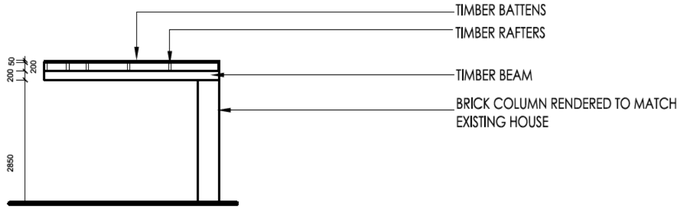


PERGOLA PLAN



PERGOLA FRONT ELEVATION



PERGOLA SIDE ELEVATION

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NORTH

Date	No	Amendments	Code

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
PERGOLA DETAIL

DATE	SCALE	DRAWN	CHECKED
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JOB NO.	DWG NO.	CODE
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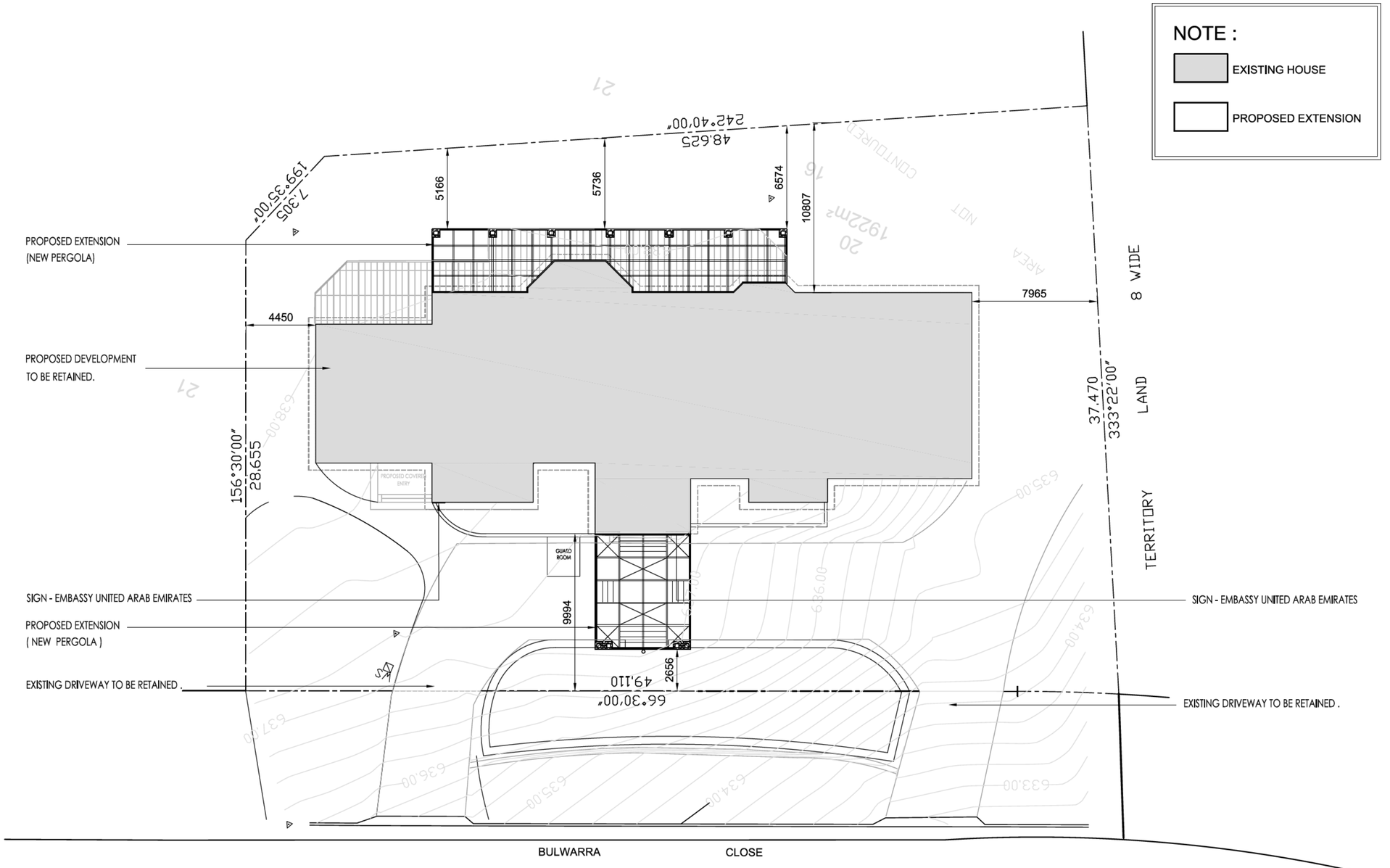

SITE PLAN

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NORTH

NORTH

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLEY

DRAWING TITLE
SITE PLAN

DATE	SCALE	DRAWN	CHECKED
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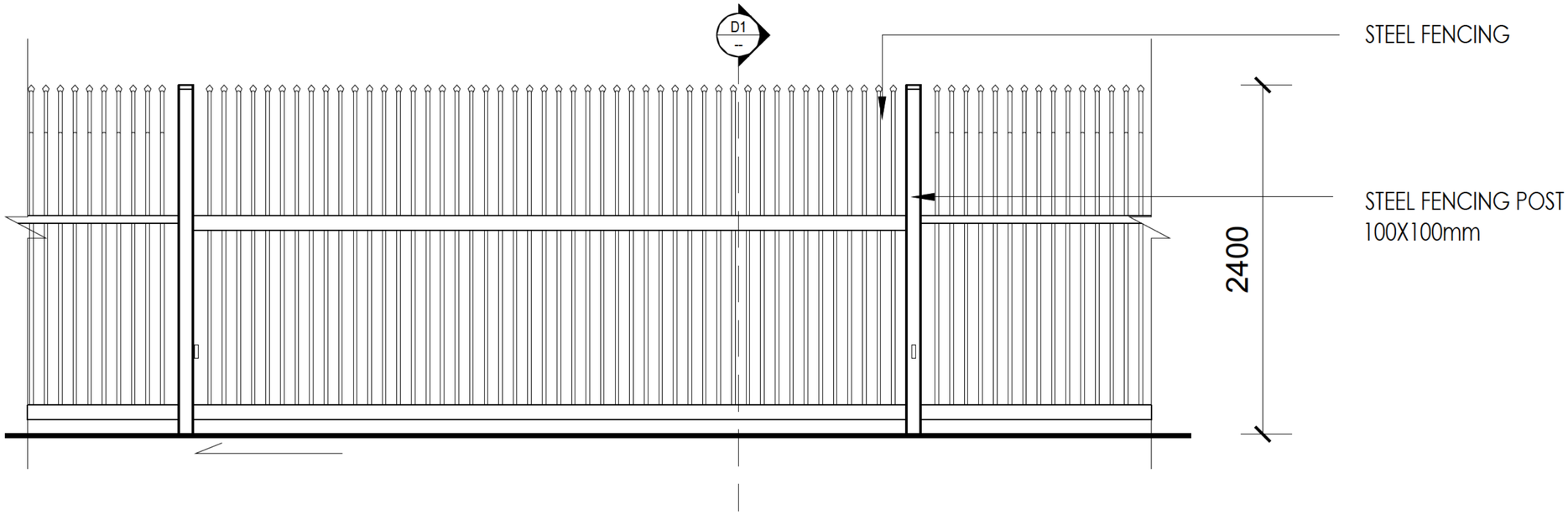
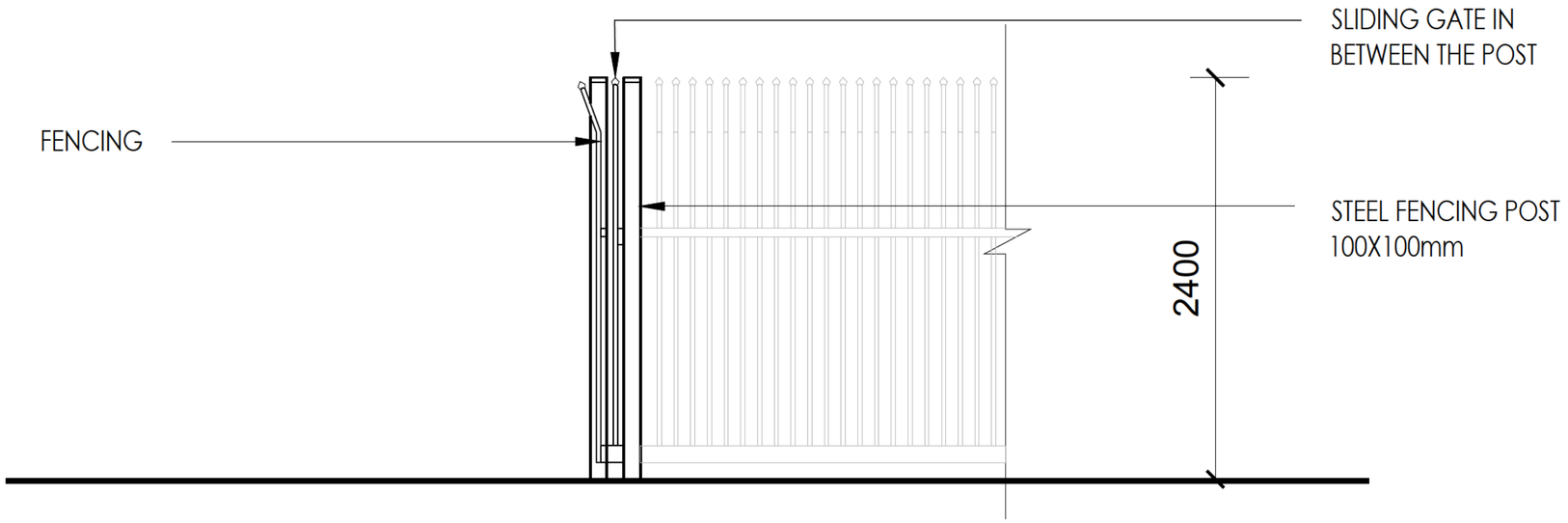


FRONT SLIDING GATE ELEVATION
NOT TO SCALE



D1 FRONT SLIDING GATE SECTION
REFER TO SITE PLAN FOR LOCATION

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NORTH

Date	No	Amendments	Code
05/04/18		RFI FOR SUBMISSION	A

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PROJECT
EXTENSION

CLIENT
MALEGANEAS

BLOCK	SECTION	DIVISION
20	16	O'MALLY

DRAWING TITLE
FRONT SLIDING GATE
AND FENCE DETAIL

DATE	SCALE	DRAWN	CHECKED
APR'18	(A2) 1:25	MF CAD	

JOB NO.	DWG NO.	CODE
1112	A12	A

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