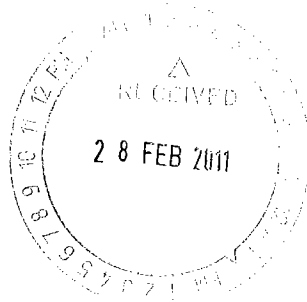


Our Reference
612103

Contact
Di Walmsley
612 6205 3494
di.walmsley@act.gov.au

25 February 2011

Ms Monica Saad
Leasing
ACT Planning and Land Authority
GPO Box 1908
Canberra ACT 2601



**AUSTRALIAN
CAPITAL
TERRITORY
GOVERNMENT
SOLICITOR**

Level 5
12 Moore Street
CANBERRA CITY
PO Box 260
CIVIC SQUARE
ACT 2608
DX 5602 CANBERRA
Tel: 612 6207 0666
Fax: 612 6207 0650
www.act.gov.au

Dear Ms Saad

Canberra Grammar School sublease of Block 29 Section 88 Division of Griffith

I enclose for your consent:

1. Sublease between Australian Capital Territory and Canberra Grammar School; and
2. cheque for \$336.00 being your fee for consent.

Following endorsement of consent, please return the Sublease to me.

Please let me know if you require any further information.

Yours faithfully

ACT Government Solicitor

A handwritten signature in cursive script that reads 'Di Walmsley'.

Di Walmsley
Principal Solicitor



ACT Planning and Land Authority

Tax Invoice/Receipt

ABN 46 346 672 655
 16 Challis Street Dickson
GPO Box 1908 Canberra ACT 2601
 ACTPLA Homepage: www.actpla.act.gov.au

Telephone Enquiries:
 -Customer Service Centre (02) 6207 1923
 -Plan Room (02) 6207 1939
 -Mitchell Office (02) 6207 6262

Receipt No: 253/0039/000016 Date: 28/02/2011 Time: 16:28:22
 ACT GOVERNMENT SOLICITOR
 PO BOX 260 CIVIC SQUARE 2608

	Cash	Cheque	Card	EFTPOS	Total
Payment Totals----->	0.00	336.00	0.00	0.00	336.00

Item	Block/Section	Remarks	Debtor	Invoice Qty	Amount	GST Incl	Total
Authority's Consent	000-0029-0088	GRIF SUB LEASE		0 0	336.00	0.00	336.00

Total Payments					336.00	0.00	336.00

Cashier Signature..... *L. Mokany*

From: "Zeller, Sam" <Sam.Zeller@act.gov.au> on behalf of "ACTPLA Leasing" <Leasing@act.gov.au>
Sent: 16/08/2018 12:33 PM
To: "Diraviam, Thilagam" <Thilagam.Diraviam@act.gov.au>
Cc: "Saad, Monica" <Monica.Saad@act.gov.au>
Subject: FW: Provision of Lease Advice, RD6G4X, GRIFFITH 88 29 [SEC=UNCLASSIFIED]

Hi Thilagam

Could you please complete this advice once you've spoken to Monica?

Thanks.

Sam

From: smartforms@act.gov.au [mailto:smartforms@act.gov.au]
Sent: Thursday, 16 August 2018 12:07 PM
To: ACTPLA Leasing <Leasing@act.gov.au>
Subject: Provision of Lease Advice, RD6G4X, GRIFFITH 88 29

Provision of Lease Advice

Form data summary

Applicant name	Schedule 2.2(a)(ii)
Suburb, Section, Block	GRIFFITH 88 29
Reference code	RD6G4X

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *7 5466 or email smartforms.admin@act.gov.au.

From: "Diraviam, Thilagam"
Sent: 19/08/2018 11:42 PM
To: Schedule 2.2(a)(ii) @purdon.com.au>
Subject: Block 29 Section 88 Griffith - Executed Lease interpretation [SEC=UNCLASSIFIED]

Dear Ms Leemhuis

Please find enclosed herewith the executed lease interpretation for block 29 section 88 Griffith. The original lease interpretation advice has been posted to the nominated address in the application form.

Regards

[Thilagam Diraviam | Leasing Officer](#)

General Leasing | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601

P **02 6207 7165** | F 02 6207 1956 |

Email : thilagam.diraviam@act.gov.au | web www.actpla.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

Schedule 2.2(a)(ii)
Unit 4, 1 Torrens Street
BRADDON ACT 2615

Dear Schedule 2.2(a)(ii)

**BLOCK 29 SECTION 88 DIVISION GRIFFITH
LEASE INTERPRETATION ADVICE**

Thank you for your application of lease interpretation on 16 August 2018 requesting information regarding whether the operation of a car park, change room and uniform shop from Block 29 Section 88 Griffith (Block 29) is permitted.

The land use in the Crown lease reads as follows:

To be used by the lessee for any purpose permitted pursuant to the Territory Plan

I wish to advise the PRZ1 Zone Development Table in the Territory Plan, which applies to Block 29 permits "playing field" as an assessable use under the provisions of the Territory Plan.

The Territory Plan definition of playing field "means the use of land for the conduct of sports, athletics and games and includes facilities with such land for the enjoyment or convenience of the public such as kiosks, car parks, changing facilities, pavilions and the like. It has unrestricted public access".

In my opinion, the use of the land for carpark, change room and uniform shop from Block 29 is not considered to be inconsistent with the provisions of the Crown lease.

It would be prudent for you to seek your own legal advice in relation to this matter.

Yours sincerely

Sam Zeller
Assistant Manager
Leasing Services
Planning Delivery Division

17 August 2018

Provision of Lease Advice - Tax receipt

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

Date and time	Reference code	Payment receipt number	Total amount paid
16 Aug 2018 12:05:35 PM	RD6G4X	2239097514	\$167.00

Environment and Planning Directorate
ABN: 31432729493

GPO Box 158 Canberra City ACT 2601

Phone: [\(02\) 6207 1923](tel:(02)62071923)

Type of lease advice

Type of lease advice

Please select the type of lease advice you wish to apply for *

Lease interpretation

Premises details

I am the applicant for a lease interpretation for the premises situated on the following parcel of land

Suburb/District *	Section *	Block *	Unit
GRIFFITH	88	29	

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Address line 1 *

Manaro Crescent

Address line 2

Suburb	State	Postcode *
GRIFFITH	ACT	2603

The proposed premises is to occupy the following floor/s *

Ground

Detailed description of business *

Use of the block to develop a car park, changeroom and uniform shop. Refer supporting letter emailed to Monica Saad 16/8/18.

Applicant details

Title Given name * Family name *

Schedule 2.2(a)(ii)

Postal address

same as premises address

Address line 1 *

Unit 4, 1 Torrens Street

Address line 2

Suburb *

Braddon

State *

ACT

Postcode *

2615

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

62571511

Email address *

Schedule 2.2(a)(ii)

Payment amount

\$167.00

16 August 2018

Monica Saad
Manager Leasing Services; Planning Delivery Division
Environment Planning & Sustainable Development Directorate
16 Challis St
DICKSON 2612

Dear Monica

Block 29 Section 88 Griffith

We act on behalf of Canberra Grammar School (CGS), the sublessee of the above property and confirm that we have made application for a Lease Interpretation via the online form. The purpose of this letter is to further explain the circumstances relating to the proposal.

CGS presently has a sublease from the ACT Government for a term of 99 years. This sublease allows CGS to utilise the site for any use consistent with the Territory Plan; subject to approval from the Territory. At present, the site is used for playing fields. There is a small car park to accommodate approximately 50 car parking spaces on the block, as well as an amenities block. CGS are now seeking to develop an additional car park with access from Monaro Crescent as well as a changeroom and uniform shop. The proposed developments would be subject to a future DA, pending this lease interpretation.

The Crown Lease for the site is between the ACT Executive and the ACT. The Crown Lease does not include a purpose clause or any other clauses pertaining to use of the land.

The sublease issued by the Territory to CGS includes a land use clause at Section 7 of the agreement. Clause 7 states:

"The Lessee must not use or occupy the Land except for the use set out in Item 9 or any such other purpose consented to by the Lessor in writing".

Clause 9 states:

- 9.1.1 *"The Lessee will not, without the prior written consent of the Lessor, erect any improvements or make any alterations or additions to the Lessee's Improvements on the Land or permit or suffer the same to be made".*
- 9.1.2 *"The Lessee must, in the course of erecting any improvements or making any alterations or additions:*
- 1. comply with the requirements of the Lessor and all relevant authorities; and*
 - 2. obtain all necessary consents and approvals from all relevant authorities."*
- 9.1.3 *"The Lessor in its absolute discretion, may refuse to consent to the erection of improvements or the making of alterations or additions".*

As there are no specific land use clauses contained in Section 7 or 9 of the agreement, or in the Crown Lease, we understand the Territory Plan to be the relevant land use policy.

The subject site is zoned PRZ1 – Urban Open Space. Land uses permissible under this zone are as follows:

Ancillary Use	Major Road	Playing Field
Aquatic Recreation	MAJOR UTILITY INSTALLATION	Sign
Communications Facility	Minor Road	Subdivision
Community Activity Centre	Minor Use	Temporary Use
Consolidation	Municipal Depot	Varying a Lease
Demolition	Outdoor Recreation Facility	
Development permitted under a precinct code (none applicable)	Parkland	

At present the land use is playing field. The Territory Plan definition of playing field *“means the use of land for the conduct of sports, athletics and games and includes facilities with such land for the enjoyment or convenience of the public such as kiosks, car parks, changing facilities, pavilions and the like. It has unrestricted public access”*.

The proposed development of a car parking area, change room facilities and a uniform shop are considered to be consistent with the permitted land use under the Territory Plan.

We consider that each of the above activities is consistent with the definition of a playing field, in that the change rooms, car park and uniform shop are facilities directly associated with the conduct of sports and games on the playing fields. Specifically, we consider that the proposed uniform shop is a “kiosk” as referenced in the Territory Plan definition of “playing field”. The uniform shop is directly associated with the students playing sports and games, in the same way that it is possible to purchase sports uniforms and club equipment at suburban fields during sports days and similar to the ability to purchase merchandise at major sporting events.

If the uniform shop is not considered to meet the definition of playing field, we would consider it to be a use that is ancillary to the playing field. The Territory Plan definition of Ancillary *“means the use of land for a purpose that is ancillary to the primary use of the land”*.

The uniform shop is considered to be ancillary to the primary land use as it will sell uniforms for the sporting teams using the oval and is not a general retail shop that the general public will visit. The sublease allows the use of the land by students of CGS and the uniform shop will be a kiosk limited to CGS merchandise.

Based on this, we consider the proposed development of a car park, change room and uniform shop to be consistent with the Territory Land uses permitted under the PRZ1 Urban Open Spaces Zone and seek confirmation from the Territory of our interpretation.

Should you require any further clarification, please do not hesitate to contact me.

Yours sincerely

Purdon Planning

Dear Mr/s Schedule 2.2(a)

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 202240826

Block: 30, Section: 88

Suburb: GRIFFITH, District: CANBERRA CENTRAL

Applicant Name: Schedule 2.2(a)(ii)

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 Schedule 2.2(a)

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: 202240826
Block: 30, Section: 88
Suburb: GRIFFITH, District: CANBERRA CENTRAL

Site Details:
Block: 29, Section: 88
Suburb: GRIFFITH, District: CANBERRA CENTRAL

Applicant Name: Schedule 2.2(a)(ii)

1) The lessee details provided on the Application Form and the Form 4-Letter of Authorisation do not match the title of the property. To check the lessee details on the title for block 29 please complete a title search through ACTLIS at <https://actlis.act.gov.au/>. Please note there will be a fee associated with this search. To check the lessee details/land custodian for block 30 please check the Land Custodian map on: <https://www.actmapi.act.gov.au/>. Please note: where a land custodian is the sole proprietor of a block they must complete the land custodian section of the Form 4-Letter of Authorisation but must be listed as a lessee on the Application Form. ____ 2) On the Application Form please remove community facility as a zone. PRZ1 is the only zone applicable. ____ 3) The applicant named on the application form on behalf of the company is not listed on the Form 4-Letter of Authorisation as an approved nominee. ____ 4) Please provide a site plan in accordance with the minimum documentation requirements. This should have the words draft removed, provide site bearings and distances, contour lines, distances of works from block boundaries and dimensions. The site plan need only show the part of this block subject to this application including relevant block boundaries ____ 5) Please remove the words DRAFT from plans if these plans are the final to be submitted for approval. ____ 6) Please provide the heights of proposed lighting in accordance with AHD ____ 7) Please provide the following with the application, turning templates, an area plan and a landscape plan. as 'Assessment of Environmental Effects' (as described in C31 of the PRZ - Development Code).

Matters to address:

Fees for Completeness Check Failure Notices from 1 July 2022

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 \$210.50*
- Two failure notices issued \$628.20*
- Three failure notices issued \$1,468.10*
- Four failure notices issued \$3,142.20*

PLUS a further \$1,668.50 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 Schedule 2.2(a)

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: 202240826
 Block: 30, Section: 88
 Suburb: GRIFFITH, District: CANBERRA
 CENTRAL

Site Details:
 Block: 29, Section: 88
 Suburb: GRIFFITH, District: CANBERRA
 CENTRAL

Applicant Name: Schedule 2.2(a)(ii)

Completeness Check Fee	\$0 (includes GST)
Development Fee	\$3941.40
Crown Lease Variation	\$0

Fees Payable:

Public Notification	\$1238.50
Lease Search	\$42.80 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$5222.70

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

Alternatively, fees can be paid by coming to the Land, Planning and Building Services Shopfront at **8 Darling Street Mitchell**. 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 ACEPDcustomerservices@act.gov.au

Customer Services
 Environment, Planning and Sustainable Development Directorate

From: Schedule 2.2(a)(ii)
To: [AC, EPD Customer Services](#)
Subject: DA 202240826
Date: Monday, 7 November 2022 11:12:32 AM
Attachments: [image001.png](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

Hi Customer Services,

I give you authorisation to make edits to the Application Form for the above DA, to clarify the lessee details where an error has occurred.

Cheers

Schedule 2.2(a)(ii)



Dhawura Ngunu Dhawura Ngunawal

Schedule 2.2(a)(ii)

Planner : Environmental Engineer

Schedule 2.2(a)(ii)

planitstrategic.com.au

INITIAL ADMINISTRATION CHECKLIST
(All failure reasons to go to the lodgement checklist)

DA-202240826

Unit(s): Block(s): 29, 30 Section: 88 Suburb: GRIFFITH

1. Documentation

Task	Select	Comments/Failure Reasons
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
e) Is there a Lease Variation component to this DA	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	
f) Has a list of interested parties been supplied (Lease Variation)?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPi	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	
b) Check lessee details are correct – ACTLIS	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	INCORRECT ON APP AND AUTHOS
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	NOMINEES
d) Is a Land Custodian signature required?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	PROVIDED ROADS, NEEDS CITY PRES
e) Check correct Zone and nominate overlays	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	ADDED CF WHICH IS INCORRECT
f) Correct/Sufficient Description of Proposal	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
g) Assessment Track	Code: <input type="checkbox"/> Merit: <input checked="" type="checkbox"/> Impact: <input type="checkbox"/>	
h) Exclusion from Public Register (if yes, allocate to supervisor in edevelopment)	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
i) Conflict of Interest (notify supervisor)	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

INITIAL ADMINISTRATION CHECKLIST
(All failure reasons to go to the lodgement checklist)

3. Block information on PALM

**Add information to lodgement checklist*

PALM – Land Blocks

Heritage	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Compliance	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bushfire	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Future Urban Area	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Asbestos Flag If (yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email artmaintenance@act.gov.au weekly		No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program - If de-registered DO NOT refer to the Taskforce</i>	

PALM – Tenure Leases

Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unleased	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Holding Lease	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		

4. General Information

a) Select Lodgement Checklist, Add DA ASSESSMENT-2xxxxxxx-01	LOGGEMENTCHECKLIST - Merit and Imp		
b) Complete Part A of Lodgement Checklist	Pass: <input type="checkbox"/> Fail: <input checked="" type="checkbox"/>		
c) Number of Public Notification Signs (Part B)	1		
d) Add the 'Dispatch Advice Checklist', 'NOD-2xxxxxxx-01 - Merit Track DA', 'NOD - Attachment to NOD - administrative information' to the Decision folder	Edit Dispatch Advice Checklist: <input checked="" type="checkbox"/>		
e) Lease <i>Download the lease via the Volume folio link shown in Tarquin. Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>		
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No		
g) Allocated to technical officer	Edev Gateway Manager		
h) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Processed by:	GG	DATE:	30/09/2022

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**

Is a Lease Search fee (Dial-a-search) applicable for this application?

Yes

If a Lease Search fee is applicable, number of **additional** leased blocks?

0

Exemption S411/412:

Has the Applicant requested exemption for part of the Development Application? **NO**

Is this a **Concurrent** Development Application under Division 7.3.2A of the
Planning and Development Act 2007? **NO**

Note: the public notification period is not less than 35 working days for Concurrent Development Application.

Part B (i): Public Notification Requirements

The development application requires:

Major - S155

IF MAJOR NOTIFICATION:

Number of **additional small** signs required is

Number of **additional large** signs required is

Number of days for notification: **15 - Major**

NB: Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m², and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.

Part B (ii) Public Notification Wording

Customer Services to complete - Insert wording for public notification:

DA Leasing to complete lease variation component – Insert Lease Variation public notification wording component:

PROPOSAL FOR A CAR PARK - Construction of a new bitumen 86 space carpark to replace the existing gravel carpark, landscaping and associated works.

Valuation Certificate Supplied: <input type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	
Relevant Clauses	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
Units Plan	
Endorsement by Owners Corporation:	
Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):	
Consolidation	
Existing Lease Details:	Issues to be noted:
Subdivision	
Existing Lease Details:	Issues to be noted:
Land Use	
Details:	
Other Comments:	

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD  
(Before commencing completeness check: complete and check Part B: Public Notification)*

**Part D: DA Officer Completeness Check**

**Public Notification wording checked by DA officer**

**DA OFFICER:** Kym **DATE:** 12/10/22 - 11/11/22

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

**DA Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1. CS above **DATE**
- 2. Please provide a site plan in accordance with the minimum documentation requirements. This should have the words draft removed, provide site bearings and distances, contour lines, distances of works from block boundaries and dimensions. The site plan need only show the part of this block subject to this application including relevant block boundaries. **DATE 11/11**
- 3. Please remove the words DRAFT from plans. **DATE 11/11**

4. Please provide the heights of proposed lighting in accordance with AHD. **DATE 11/11**

5. Please provide the following with the application, turning templates, an area plan and a landscape plan. as 'Assessment of Environmental Effects' ( as described in C31 of the PRZ - Development Code). **DATE 11/11**

**Comments**

Note: The AEE document is referred to in the SARC as being available at Section 8 but the SCARC only goes to section 7. (ok now 11/11)

**Please include Customer Services and DA Leasing 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)? **YES**

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)? **NOT APPLICABLE**

Is the application is for a single unit(s) on a unit titled block, is works being carried out on common property? **NOT APPLICABLE**  
*(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)*

Is the land undeveloped? **NO**  
*(if yes, a referral to DA Leasing is required)*

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)* **NO**

Has this application been subject to an Environmental Significance Opinion? **NO**  
*(if yes, a additional fee component is applicable – see part i)*

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: **NO**

- 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))*

If this application is a Concurrent Development Application, is it accompanied by a concurrent document?

**Not Applicable**

**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?

**NOT APPLICABLE**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)?

**NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)?

**NOT APPLICABLE**

Public notification requirements and wording checked and amended?  
*See Notification Requirements (Page 2, Part B)*

**YES**

Is the proposed development five or more storeys?  
If yes, has this been to Design review Panel?

**NOT APPLICABLE**

*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 2020 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2022-23. 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:           **\$ 860,000.00 (ex GST)**

Development fee payable: \$ **3,941.40**

**Part H: 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:

|                                                                           |                                                                                                                                                                       |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Asset Acceptance</b><br/>(Transport Canberra and City Services)</p> | <p><input checked="" type="checkbox"/> Referral to TCCS is required<br/><b>(NB: no need to send a separate email for referral to the Land Custodian for TCCS)</b></p> |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Notes for referral:</b>                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>ICON Water/ACTEW Corporation</b>                                                                                                                                                     | <input checked="" type="checkbox"/> Demolition works – utilities<br><input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste<br><br><b>Notes for referral:</b>                                                                                                                                                                       |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                   | <input checked="" type="checkbox"/> General referral<br><input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)<br><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)<br><br><b>Notes for referral:</b> |
| <b>City Renewal Authority</b><br><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>                                                                                     | <input type="checkbox"/><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                        |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                 | <input type="checkbox"/> <b>Identify Custodian:</b><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                             |
| <b>Environment Protection Agency</b>                                                                                                                                                    | <input type="checkbox"/> Noise<br><input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input type="checkbox"/> Other – please specify<br><br><b>Notes for referral:</b>                                                                |
| <b>Heritage</b>                                                                                                                                                                         | <input checked="" type="checkbox"/> Heritage – Registered Land or Building<br><br><b>Notes for referral: Site adjacent to Blandfordia 5 Housing Precinct.</b>                                                                                                                                                                                                                                                 |
| <b>Tree Protection</b>                                                                                                                                                                  | <input type="checkbox"/> 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<br><br><b>Notes for referral:</b>                                                                                                                                                                         |
| <b>Worksafe</b><br><a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a><br>Cc: <a href="mailto:worksafe@worksafe.act.gov.au">worksafe@worksafe.act.gov.au</a> | <input type="checkbox"/> Private demolition of loose fill affected residence<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                |
| <b>Loose Fill Asbestos Coordination Team</b><br><br><a href="mailto:loosefillasbestos@act.gov.au">loosefillasbestos@act.gov.au</a>                                                      | <input type="checkbox"/> Asbestos affected “Mr Fluffy” block<br><b>Do not refer if the block has been deregistered</b><br><b>Please do not refer to the taskforce if they are the applicant</b>                                                                                                                                                                                                               |

Notes for referral:

|                                                                                                                                                                                                                                      |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                  |                                    |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                        |                                    |
| <input type="checkbox"/> Australian National University                                                                                                                                                                              |                                    |
| <input type="checkbox"/> Breach Management<br>Any development applications that relate to rectification of Service Station sites.                                                                                                    |                                    |
| <input type="checkbox"/> Transport Canberra Light Rail Operations<br><a href="mailto:TCCS.LROperations@act.gov.au">TCCS.LROperations@act.gov.au</a>                                                                                  |                                    |
| <input type="checkbox"/> MPC Light Rail Delivery<br><a href="mailto:LRS2.Referrals@act.gov.au">LRS2.Referrals@act.gov.au</a>                                                                                                         |                                    |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning)                                      |                                    |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers |                                    |
| <input type="checkbox"/> Emergency Services (Fire or Ambulance)                                                                                                                                                                      |                                    |
| <input type="checkbox"/> Gambling and Racing Commission                                                                                                                                                                              |                                    |
| <input type="checkbox"/> Housing and Community Services                                                                                                                                                                              |                                    |
| <input type="checkbox"/> National Capital Authority                                                                                                                                                                                  |                                    |
| <input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office)<br>Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.      |                                    |
| <input type="checkbox"/> Office of Regulatory Services (Liquor compliance)                                                                                                                                                           |                                    |
| <input type="checkbox"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                          |                                    |
| <input type="checkbox"/> Police                                                                                                                                                                                                      |                                    |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                     |                                    |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                    |                                    |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                   |                                    |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                         |                                    |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                      |                                    |
| <b>Internal</b>                                                                                                                                                                                                                      | <b>Provide Reason for Referral</b> |
| <input checked="" type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting and lease variation component       |                                    |
| <input type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                                                                                                                                  |                                    |
| <input type="checkbox"/> DA Merit Assessment team – Commercial                                                                                                                                                                       |                                    |
| <input type="checkbox"/> DA Merit Assessment team – Residential                                                                                                                                                                      |                                    |
| <input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)                                                                                                    |                                    |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.                                                                     |                                    |

|                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                              |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <input type="checkbox"/> Land Strategy team in EPSDD<br><a href="mailto:landrelease@act.gov.au">landrelease@act.gov.au</a>                                                                               |                                                                                                                                                                                                                                                                                                                                                              |                                 |
| <input checked="" type="checkbox"/> Strategic Planning –<br><a href="mailto:esddstrategicplanningreferrals@act.gov.au">esddstrategicplanningreferrals@act.gov.au</a>                                     | <input type="checkbox"/> Social Infrastructure Planning<br><input type="checkbox"/> Infrastructure Policy<br><input type="checkbox"/> Design Policy<br><input type="checkbox"/> Land Policy<br><input type="checkbox"/> Land and Infrastructure Group<br><input checked="" type="checkbox"/> Major projects<br>- <input checked="" type="checkbox"/> Parking | Additional car park facilities. |
| <input type="checkbox"/> Water Policy EPSDD<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                   |                                                                                                                                                                                                                                                                                                                                                              |                                 |
| <input type="checkbox"/> Utilities Technical Regulation team<br><a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>                                               |                                                                                                                                                                                                                                                                                                                                                              |                                 |
| <input type="checkbox"/> Suburban Land Agency<br><a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and <a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a> |                                                                                                                                                                                                                                                                                                                                                              |                                 |
| <input type="checkbox"/> Energy Policy EPSDD<br><a href="mailto:EPSDDEnergyPolicy@act.gov.au">EPSDDEnergyPolicy@act.gov.au</a>                                                                           |                                                                                                                                                                                                                                                                                                                                                              |                                 |

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

|                                                    |          |
|----------------------------------------------------|----------|
| <b>Completeness Check:</b>                         | 0        |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | 3,941.40 |
| <b>Merit Track with ESO:</b>                       | 0        |
| <b>Impact Track Fee/s:</b>                         | 0        |
| <b>Lease Variation:</b>                            | 0        |
| <b>Public Notification:</b>                        | 1298.5   |
| <b>Lease Search:</b>                               | 42.8     |

*Note: Please see fees and charges schedule 2022-2023 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.*

*Note: An additional fee of \$1,353.15 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

**I (i) Home Business Fee**

|                                                   |     |
|---------------------------------------------------|-----|
| Is this application a new application or renewal? | N/A |
| How many years is the applicant applying for?     | 0   |
| <b>Home Business Fee:</b>                         | 0   |

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$39,916.35**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$15,002.10**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$3,002.50**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$3,002.50**

*Note: Other fee components are still applicable*

**Part J: 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 officer**

Numbers of Completeness check failures:

**RESUBMISSION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

DA-202240826

Unit(s):                      Block(s):      29, 30                      Section:      88                      Suburb:      GRIFFITH

\* 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?<br><br><i>Open, check, rename any documents using the appropriate document type.</i><br>Add a '%' sign in front any documents with a residential component displaying the internal layout | Yes: <input checked="" type="checkbox"/><br>No : <input type="checkbox"/>                                   |  |
| Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout)<br><i>(Yes-and Public register version provided)</i><br><i>(No-Fail and request Public register version)</i>                        | Yes : <input checked="" type="checkbox"/><br>No : <input type="checkbox"/><br>N/A: <input type="checkbox"/> |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>                                                                                                               | <input checked="" type="checkbox"/>                                                                         |  |
| 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.                                                                                  | <input checked="" type="checkbox"/>                                                                         |  |

**2. Customer Service failure reasons (Lodgement Checklist)**

|                                                                     |                                                                           |  |
|---------------------------------------------------------------------|---------------------------------------------------------------------------|--|
| Are there customer service failure reasons?                         | Yes: <input checked="" type="checkbox"/><br>No : <input type="checkbox"/> |  |
| If yes has resubmission satisfied customer service failure reasons? | Yes: <input checked="" type="checkbox"/><br>No : <input type="checkbox"/> |  |

**3. Finalise Completeness Check**

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

|                                                                                                              |                                     |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Exemption S411/412:</b><br>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                      | <input checked="" type="checkbox"/> |

|                      |           |              |                   |
|----------------------|-----------|--------------|-------------------|
| <b>Processed by:</b> | <b>HR</b> | <b>DATE:</b> | <b>07/11/2022</b> |
|----------------------|-----------|--------------|-------------------|