

Application for the Grant of a Further Crown Lease - Tax receipt

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

Date and time	Reference code	Payment receipt number	Total amount paid
19 Sep 2019 4:25:09 PM	926QZ2	2523690973	\$3,935.00

Environment, Planning and Sustainable
Development Directorate
ABN 31 432 729 493

GPO Box 1908
Canberra ACT 2602

Phone: 6207 1923

Important information

To complete this application you will need to know:

1. The length of your original Crown Lease term.
2. How long you wish to have the further lease granted for (same as original term or Term greater than existing lease - up to 99 years)
3. The type of lease that you are extending. eg Residential, Rural, Commercial or Community etc.

Please note: Incorrect selections will result in the incorrect fee being charged and you will be contacted for a fee adjustment.

You can obtain any of the above information by calling the Leasing Services team on [\(02\) 6207 1923](tel:0262071923).

I have read and understand the above information. *

Lease/site details

Suburb/District *	Section *	Block *
MAJURA D	0	474

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

Is there more than one block on the lease? * Yes No

Applicant details

Is the applicant a *

Company/Organisation **Individual**

Company/Organisation name *

ACT Regional Transport & Distribution Industry Training Council Incorporated

Enter an ABN or ACN: *

ABN

78763788784

ACN

Contact details

Title

Given name *

Family name *

Position held in company/organisation *

Chief Executive Officer

Postal address

Address line 1 *

Address line 2

Suburb *

State *

Postcode *

Please enter at least one phone number: *

Home phone number

Work phone number

0262977187

Mobile number

Email address *

@suttonroad.com.au

Lessee (Property owners) details

All lessees **MUST** be included on this form.

Item Number 1

Same as applicant

Type of lease sought

Type of lease you are seeking *

Other - eg. Commercial, Community, Industrial, Sporting

Is this property unit titled? *

Yes

No

Number of years *

Term greater than existing lease

Specify number of years *

30

Declaration

Conflict of interest declaration

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

Yes

No

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

Applicant declaration

I,

- hereby apply for the grant of a Further Crown lease on the land specified in this application. ***
- understand that the requirements set out in this form are a minimum only and that additional information may be requested during processing. ***
- declare that all the information given on this form and its attachment is true and complete. ***
- acknowledge that the EPD may make a decision on whether the Crown lease is concessional or not. ***
- have the appropriate delegation or authority to lodge on behalf of the company or organisation. ***

Application cost

Payment amount calculated from selections made in the form based on the [current fees-and-charges](#).

Payment amount

\$3,935.00

From: Cootes, Nicky on behalf of ACTPLA Leasing
Sent: Friday, 20 September 2019 8:48 AM
To: Crossman, Louise
Subject: RE: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT [SEC=UNOFFICIAL]

Good morning Louise,

Leasing will contact the Applicant.

Regards,

Nicky Cootes

Assistant Director | Leasing Services

Phone 02 6207 8851

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | **ACT Government**
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Crossman, Louise
Sent: Friday, 20 September 2019 8:12 AM
To: ACTPLA Leasing <Leasing@act.gov.au>
Cc: EPSDD DLO <EPSDDDLO@act.gov.au>
Subject: FW: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT

Hi team

█ keeps trying to liaise with the MO directly about a lease extension, is someone able to get in touch with █? See below and attached.

Thanks

Louise

Louise Crossman

Senior Adviser – Planning and Land Management
Office of Minister Mick Gentleman MLA

From: [REDACTED] [REDACTED] <[\[REDACTED\]@suttonroad.com.au](mailto:[REDACTED]@suttonroad.com.au)>

Sent: Thursday, 19 September 2019 4:41 PM

To: Crossman, Louise <Louise.Crossman@act.gov.au>

Subject: RE: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT

Good Afternoon Louise,

I have completed the form and paid the fees for the above application.

I look forward to hearing from you.

Best Regards,

[REDACTED]

[REDACTED]

Chief Executive Officer

Ph: +61 2 62977187

Mob: [REDACTED]

Email: [REDACTED] <[\[REDACTED\]@suttonroad.com.au](mailto:[REDACTED]@suttonroad.com.au)>



Sutton Road Training Centre

441 Sutton Road MAJURA ACT 2609

Ph: +61 2 6297 7187

Fax: +61 2 6297 6986

email: office@suttonroad.com.au

web: www.suttonroad.com.au

From: Crossman, Louise <Louise.Crossman@act.gov.au>

Sent: Wednesday, 11 September 2019 8:13 AM

To: [REDACTED] <[REDACTED]@suttonroad.com.au>

Subject: RE: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT

Hi [REDACTED]

After 18 September is no problem at all, thanks for getting in touch.

Louise

Louise Crossman

Senior Adviser – Planning and Land Management

Office of Minister Mick Gentleman MLA

From: [REDACTED] <[REDACTED]@suttonroad.com.au>

Sent: Tuesday, 10 September 2019 6:28 PM

To: Crossman, Louise <Louise.Crossman@act.gov.au>

Cc: [REDACTED] <[REDACTED]@suttonroad.com.au>

Subject: Re: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT

Hi Louise,

Many thanks for corresponding to me regarding our application.

I am currently overseas at this time but I will be back in the office on 18 September.

Is this acceptable or do you wish to have the matter dealt with more expeditiously?

Best Regards,

[REDACTED]

[REDACTED]

Chief Executive Officer

Ph: [+61 2 62977187](tel:+61262977187)

Mob: [REDACTED]
Email: [REDACTED]@suttonroad.com.au



On 10 Sep 2019, at 8:34 am, Crossman, Louise <Louise.Crossman@act.gov.au> wrote:

Hello [REDACTED]

Thank you for your email to Minister Gentleman and I apologise for the delay in responding.

The planning and land authority is responsible for granting further leases under the *Planning and Development Act 2007* and you can apply for a grant of a further Crown lease by using this form: <https://form.act.gov.au/smartforms/landing.htm?formCode=1266>

If you have any questions about the process, the leasing team can be contacted on 6207 1923 or leasing@act.gov.au.

Feel free to get in touch with me if there's anything further you'd like from the Minister.

Regards

Louise Crossman
Senior Adviser – Planning and Land Management
Office of Minister Mick Gentleman MLA

From: [REDACTED]@suttonroad.com.au>

Sent: Friday, 2 August 2019 2:12 PM

To: GENTLEMAN <GENTLEMAN@act.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@suttonroad.com.au](mailto:[REDACTED]@suttonroad.com.au)>

Subject: Re: Application to extend current crown lease at Block 474 Majura, ACT 2609 - Transport Training ACT

Dear Sir or Madam,

In response to a recent discussion with Minister Gentleman, I hereby submit this application to extend the Crown Lease for Block 474 Majura ACT 2609 which is currently held by Transport Training ACT.

We wish to invest heavily in refurbishment, improvement and repairing existing facilities on the site.

Our capital investment will be in the region of **Sch 2.2(a)(xi)** and we would like to amortise the costs over a more considerable time than the 10 years that are left on the current lease.

We would like the Minister and the Act Government to consider extending our lease for a further 20 year period beginning at the expiry date of the current lease in September 2029.

I have attached the following:

- ? A formal letter of application
- ? A Certificate of Title
- ? Copy of the Lease Document
- ? 2 Letters from the Land Development Agency confirming the registration and the issue of the lease

Please can you acknowledge receipt of this application and I look forward to hearing from you soon.

Best Regards,

[REDACTED]

[REDACTED]

Chief Executive Officer

Ph: +61 2 62977187

Mob: [REDACTED]

Email: [REDACTED] <[\[REDACTED\]@suttonroad.com.au](mailto:[REDACTED]@suttonroad.com.au)>

<image001.jpg> <image002.jpg>

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: Podmore, Bronwyn
Sent: Tuesday, 22 October 2019 3:54 PM
To: Gianakis, Steven
Subject: RE: 20190925 - Application for the Grant of a Further Crown lease Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Steven

Thank for your email and I appreciate your response.

Bronwyn

A stylized signature of the name 'Bronwyn' in a blue, cursive font.

Bronwyn Podmore | Leasing Services
Phone 02 6207 1779 | Fax 02 6207 1856
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Gianakis, Steven <Steven.Gianakis@act.gov.au>
Sent: Tuesday, 22 October 2019 3:37 PM
To: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>
Cc: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>
Subject: RE: 20190925 - Application for the Grant of a Further Crown lease Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Bronwyn

Sorry for the delay in responding.

Strategic Planning and Policy has considered the request to grant a new 30 year (i.e. to expire 2049) over the above block.

On the basis that the ACT Planning Strategy (2018) does not make any specific recommendations (or implementation actions) for this block, Strategic Planning and Policy has no objection for a new 30 year lease being issued, provided that the existing 3 month withdrawal period for the hatched area on the lease plan is maintained.

Regards,
Steven

From: Podmore, Bronwyn

Sent: Wednesday, 25 September 2019 2:23 PM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>

Subject: 20190925 - Application for the Grant of a Further Crown lease Majura B0474 [SEC=UNCLASSIFIED]

Hi

An application for the Grant of a Further Crown lease over Block 474 Majura has been received. In accordance with Section 254 of the Planning and Development Act 2007 it would be appreciated if you could you please advise me if the following block is required for a public purpose. As the application is for a term of 30 years which is in excess of the current 20 year lease term, your agreement to this is also sought.

No alterations will be made to the purpose of the Crown lease.

BLOCK 474 MAJURA

CURRENT TERM: 20 YEARS

TERM REQUESTED: 30 YEARS

Your response would be appreciated within 10 working days (by COB 11 October 2019). If you require more time to respond please contact me on 62071779 or by return email.

If I do not receive a response, it will be presumed that the land is not required for a public purpose and you agree to the new 30 year term.

I have attached a copy of the Title Search, the current registered Crown lease and the application for the Grant of a Further Crown lease for your information.

Thank you



Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Podmore, Bronwyn
Sent: Wednesday, 23 October 2019 8:17 AM
To: Holt, Nicholas
Subject: RE: 20190925 - Request for Suburban Land Agency's comments Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Nicholas

Thank you for your response and comments in relation to this matter.

Bronwyn

A stylized, cursive signature of the name 'Bronwyn' in blue ink.

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Holt, Nicholas <Nicholas.Holt@act.gov.au>
Sent: Tuesday, 22 October 2019 5:14 PM
To: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>
Subject: RE: 20190925 - Request for Suburban Land Agency's comments Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Bronwyn,

Apologies for not getting back to you earlier, we did talk about the site internally but I must have not gotten around to sending a response. The SLA does not have any interest in this land so would not oppose this application. Any future development of this land would be subject to EPSDD advising the SLA that the site is unencumbered and suitable for development. This would be done in effect by placing the site on the indicative Land Release Program.

Regards

Nicholas Holt

Executive Director Built Form & Divestment

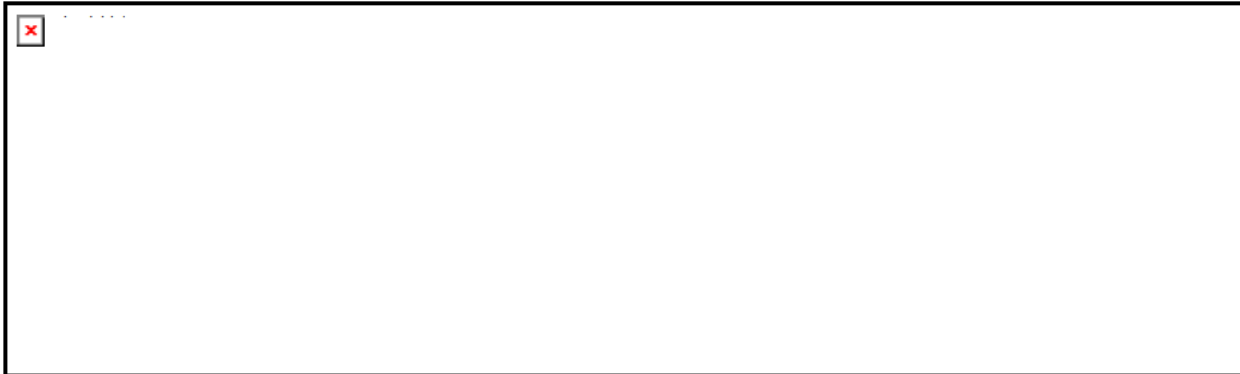
T: 02 6207 9646 | M: 

Suburban Land Agency | ACT Government

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158

Canberra ACT 2601

[!\[\]\(2becda4813f27b5edb43f5299d7596ac_img.jpg\) !\[\]\(27c47164d9d3a94dc500b9c58fcf8215_img.jpg\) www.suburbanland.act.gov.au](http://www.suburbanland.act.gov.au) [!\[\]\(b3d0f23f1136af303a31580a852b4fa7_img.jpg\) facebook.com/suburbanland](https://facebook.com/suburbanland) [!\[\]\(f172338e6b8208279f60ebc184769f22_img.jpg\) twitter.com/suburbanland](https://twitter.com/suburbanland)



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From: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>
Sent: Tuesday, 22 October 2019 4:21 PM
To: Holt, Nicholas <Nicholas.Holt@act.gov.au>
Subject: FW: 20190925 - Request for Suburban Land Agency's comments Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Nicholas

I was wondering if you'd had a chance to investigate this matter yet as I don't appear to have received a response.

Your assistance in this matter is appreciated.

If you require any additional information, please contact me either by return email or phoning x71779.

Thank you

Bronwyn



Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Podmore, Bronwyn
Sent: Wednesday, 25 September 2019 3:37 PM
To: Holt, Nicholas <Nicholas.Holt@act.gov.au>
Subject: 20190925 - Request for Suburban Land Agency's comments Majura B0474 [SEC=UNCLASSIFIED]

Dear Nicholas

An application for the Grant of a Further Crown lease over Block 474 Majura ("Block 474") has been received.

As the Land Use Policy for Block 474 is Broadacre and the application is for a term of 30 years which is in excess of the current lease term, it would be appreciated if you could please advise me if the Suburban Land Agency supports a further term of 30 years. No alterations will be made to the purpose of the Crown lease.

BLOCK 474 MAJURA

CURRENT TERM: 20 YEARS

TERM REQUESTED: 30 YEARS

As there has been communication between the applicant and the Minister's Office, a response at your earliest convenience would be appreciated.

I have attached a copy of the Title Search, the current registered Crown lease and the application for the Grant of a Further Crown lease for your information.

If you require any additional information to assist in your decision, please contact me either by return email or phoning ext 71779.

Your assistance in this matter is appreciated.

Thank you

A stylized, cursive signature in blue ink that reads "Bronwyn".

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

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ACT
Government

Environment and
Sustainable Development

MINUTE

Objective number: /

**SUBJECT: BLOCKS 474 DISTRICT OF MAJURA, PROPOSED 30
YEAR LEASE**

Manager
Lease Administration
Planning Delivery Division

Attention: Sharon Harmer

I refer to the application for the grant of a further rural lease for 30 years over Block 474 District of Majura.

The block contains a very large patch of Box Gum woodland that is continuous with woodland within the Majura Training area and as such the development site is on the edge of the largest remaining patch of Yellow Box – Red Gum woodland anywhere.

The woodland within the development area meets the criteria for inclusion within the Commonwealth's EPBC White Box – Yellow Box – Blakeley's Red Gum critically endangered community. Any further development on this site must recognise these values and the lessee be aware of their obligations to protect the endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999, and the Nature Conservation Act 2014.

There Conservator of Flora and Fauna can agree to the grant of a 30 year lease over this land. If a 30 lease is granted then the following conditions should apply to protect features and areas of environmental significance.

- CONSERVATION (a) That the lessee will not damage, impact on or remove any of the White Box – Yellow Box – Blakeley's Red Gum critically endangered community the occurs on the site without the previous consent in writing of the Territory.
- TREES (b) That the Lessee shall not cut down fell ringbark or otherwise injure or destroy (or suffer to permit the same) any live tree or tree-like plant on the land without the previous consent in writing of the Territory;
- TIMBER (c) That the Lessee shall not take suffer or permit the taking or removal of any dead standing or fallen timber off the land without the previous consent in writing of the Territory;

The applicant must prepare or revise their Land Management Agreement and have it approved by the Conservator of Flora and Fauna prior to the grant of a new lease. If the lessee is aware of any contamination such as sheep dips, landfills, municipal tips and

fuel storage facilities these should be included in the LMA and the Environment Protection Authority notified.

There are no known heritage constraints on the site though the lessee should be aware that Aboriginal sites have the potential to exist in all landscape types. If the Lessee locates an object or site that may be of heritage value then the Lessee is required to notify the ACT Heritage Council within five working days of its discovery.



Michaela Watts
Conservator Liaison
22 October 2019

From: Podmore, Bronwyn
Sent: Monday, 4 November 2019 2:11 PM
To: ConservatorFloraFauna
Cc: Harmer, Sharon
Subject: RE: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Michaela

Thank you for your email.

The Lessee's environmental obligations will be incorporated into the new Crown lease documents.

I appreciate you clarifying the matters raised.

Your assistance in this matter has been appreciated.

Bronwyn

A stylized signature of the name 'Bronwyn' in a blue, cursive font.

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Sent: Monday, 4 November 2019 12:47 PM

To: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>

Cc: Harmer, Sharon <Sharon.Harmer@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Subject: RE: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Bronwyn – Yes, I note that this is not a Rural lease and that an LMA is not required. I apologise for incorrectly identifying this block as a rural block.

The conditions included in the letter are required to ensure that the Lessee is aware of their obligations to protect endangered ecological communities that occur on the site.

Thank you for confirming the requirements for this block.

Regards

Michaela

Michaela Watts

Conservator Liaison | Office of the Conservator of Flora and Fauna

Phone: +61 2 6207 1831 | Email: conservatorflorafauna@act.gov.au

Environment Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1 North, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>

Sent: Monday, 28 October 2019 2:41 PM

To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Cc: Larson, Eliza <Eliza.Larson@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>

Subject: FW: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi

I refer to the attached advice received from Michaela Watts on 22 October 2019 concerning the Crown lease over Block 474 Majura ("Block 474").

The advice incorrectly describes the Further Crown lease over Block 474 as a rural lease. The registered lease over Block 474 was granted to the ACT Regional Transport and Distribution Industry Training Council Incorporation for the following purpose:

3(a) To use the premises only for the purpose of an educational establishment and ancillary uses including:

- (i) road testing of vehicles;
- (ii) vehicle safety and component testing;
- (iii) vehicle and equipment shows, displays and launches; and
- (iv) shop LIMITED to a maximum gross floor area of 50 square metres.

As the purpose clause contained within the Crown lease over Block 474 was granted for uses other than agriculture or grazing purposes, the Crown lease is not a rural lease.

The advice includes a requirement for the lessee to revise/prepare a Land Management Agreement. Based on this advice, further information was sought from the Rural Services Unit, ACT Parks and Conservation Services. The Rural Services Unit has confirmed that while they were not consulted in relation to the further lease application, the requirement for a Land Management Agreement is not required. If this is not the case, can you please advise who requested the Land Management Agreement.

Given the above, and that there is no existing Land Management Agreement, can you please confirm whether this requirement stands or whether it was added in error as a standard condition for a further rural lease.

Could you also please confirm if all other conditions as stated in the letter of 22 October 2019 apply to the further Crown lease application over Block 474.

Your early advice on this matter would be appreciated.

If you require further clarification on the above, please contact me by return email or on x71779.

Thank you

Bronwyn

A stylized, cursive signature of Bronwyn in blue ink.

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Podmore, Bronwyn

Sent: Tuesday, 22 October 2019 4:34 PM

To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Michaela

Thank you for your email.

I appreciate you providing the Conservator's written agreement to the 30 year term and advising me of the inbox address for all future enquiries.

Thank you and I will send all future enquiries to the inbox as I know you are very busy.

Your assistance in this matter is appreciated.

Bronwyn

A stylized, cursive signature of the name 'Bronwyn' in blue ink.

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Tuesday, 22 October 2019 4:27 PM
To: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>
Subject: RE: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Sorry for the delay, coincidentally I was just finalising comments with the Government ecologists. Please find agreement attached...

And yes I am the correct person noting the inbox for the Conservator is conservatorflorafauna@act.gov.au.

Thanks again

Michaela

From: Podmore, Bronwyn <Bronwyn.Podmore@act.gov.au>
Sent: Tuesday, 22 October 2019 4:09 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: FW: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Michaela

I was wondering if you'd had a chance to look into this one for me please as I don't appear to have received a response from the Conservator.

Also, please advise me if you are the correct person for matters requiring the Conservator's comments.

Thank you

Bronwyn

A stylized signature of the name 'Bronwyn' in a blue, cursive font.

Bronwyn Podmore | Leasing Services
Phone 02 6207 1779 | Fax 02 6207 1856
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Podmore, Bronwyn
Sent: Wednesday, 25 September 2019 3:07 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: 20190925 - Request for Conservator's consent Majura B0474 [SEC=UNCLASSIFIED]

Hi Michaela

An application for the Grant of a Further Crown lease over Block 474 Majura has been received. In accordance with Section 254 of the Planning and Development Act 2007, it would be appreciated if you could please advise me if the Conservator supports a further Crown lease over Block 474 for a term of 30 years.

No alterations will be made to the purpose of the Crown lease.

BLOCK 474 MAJURA

CURRENT TERM: 20 YEARS

TERM REQUESTED: 30 YEARS

As there has been communication between the applicant and the Minister's Office, a response at your earliest convenience would be appreciated.

I have attached a copy of the Title Search, the current registered Crown lease and the application for the Grant of a Further Crown lease for your information.

If you require any additional information to assist in your decision, please contact me either by return email or phoning ext 71779.

Your assistance in this matter is appreciated.

Thank you

The logo for Bronwyn Podmore, featuring the name 'Bronwyn' in a blue, cursive script font.

Bronwyn Podmore | Leasing Services

Phone 02 6207 1779 | Fax 02 6207 1856

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

[REDACTED]
Chief Executive Officer
ACT Regional Transport & Distribution Industry Training Council Incorporated
[REDACTED]

Dear [REDACTED]

Block 474 Majura

I refer to your application for the grant of a further Crown lease over Block 474 Majura ("Block 474") and wish to advise that your application has now been approved.

Therefore, I am pleased to offer you a further Crown lease over Block 474 for a term of 30 years. This offer will remain open for 28 days from the date of this letter, and acceptance of the offer will be indicated by signing and returning the enclosed documents.

As the Territory Plan Land Use Zone applicable to Block 474 is NIZ1:Broadacre, advice was sought from the Conservator of Flora and Fauna ("the Conservator") prior to the granting of the further Crown lease.

The Conservator has agreed to a further Crown lease over Block 474 for a term of 30 years conditional upon the following:

- The woodland within the development area meets the criteria for inclusion within the Commonwealth's EPBC White Box – Yellow Box – Blakely's Red Gum critically endangered community. Any further development on this site must recognise these values and the Lessee be aware of their obligations to protect the endangered ecological community under the Environment Protection and Biodiversity Conservation Act 1999, and the Nature Conservation Act 2014; and
- There are no known heritage constraints on the site though the Lessee should be aware that Aboriginal sites have the potential to exist in all landscape types. If the Lessee locates an object or site that may be of heritage value then the Lessee is required to notify the ACT Heritage Council within five working days of its discovery.

The Instrument of Surrender (057-DCL), the Company Execution Panel (089-CEP) as an annexure to the DCL, two copies of the new Crown lease and the Application to Register a Crown lease (031-ACL) are enclosed for endorsement by the Lessee.

Once signed, witnessed and verification details have been added (see Seller and Buyer Verification requirements on page 2 of this letter), please return the documents to the Environment, Planning and Sustainable Development Directorate for execution by the Delegate of the planning and land authority.

Seller and Buyer Verification requirements – Access Canberra

The enclosed 057-DCL and 089-ACL forms require the completion of the Seller and Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 6207 3000.

These declarations can only be made online through the ACT Land Titles web page which can be accessed by using the following steps:

- Navigate to www.accesscanberra.act.gov.au,
- Then access the following:
 - Land, Planning, Building and Housing
 - Buying and Selling
 - Land titles lodgements, registrations and searches.
- At the top of the 'Land titles lodgements, registrations and searches' page you will find links to the Buyer verification declaration and seller verification declaration.

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Until this information is included on the relevant forms the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

After the documents have been executed, they will be returned to you for registration at Access Canberra, Land Titles. The current Crown Lease or Certificate of Title will need to be presented at the Land Titles Office prior to registration of the new Crown Lease. The process is then finalised by way of the surrender of the existing lease and registration of the new Crown lease for 30 years.

If there is a mortgage over the property, you will need to make arrangements with the Bank or Financial Institution to produce the Certificate of Title for a "DCL" and ACL" and if the Block is to be Unit Titled a "UP".

Please be advised that there will be a fee payable to Access Canberra. For more information about these fees, please contact Access Canberra on 6207 3000.

Please also be aware that Access Canberra will requisition documents where details associated with stamps such as power of attorney stamps are illegible to scanning or where the full name of a witness is not clearly printed under their signature.

If you wish to discuss this process, please contact Bronwyn Podmore on 02 62071779.

Yours sincerely



Sam Zeller
Assistant Director
Leasing Services
Planning Delivery Division