

Dear Mr/s Dang

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201426093

Block: 18, Section: 41

Suburb: LYNEHAM, District: CANBERRA CENTRAL

Applicant Name: Gulshan Dang

Please note that ESDD 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 and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link

esddcustomerservices@act.gov.au to send an email.

Environment and Sustainable Development Directorate

<http://www.environment.act.gov.au>

Planning and Development Act 2007

Development Application

Application Number: **201426093**

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?

Yes

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

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

71506957312

Company Name

ACT Department of Education and Training

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62059133

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

37307569373

Company Name

Australian Capital Territory of C/- Dept of Terr &

Position held / Title

Manager - Sportsgrounds Maintenance

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

62045149

Mobile Number

0419412132

Email

Brian.Ashcroft@act.gov.au

Lessee Number: 2

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

96079246304

Company Name

Australian Capital Territory

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62052095

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.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.

CFZ Community facility 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.

Community Facility Zone Development Code

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

Fully Describe Your Proposal

Please provide a full description of your proposal

Education and Training Directorate - Australian Capital Territory will transfer a small portion of land 115.95m² from the Lyneham Primary School on Block 18 section 41, to block 23 section 41 which Sports and Recreation Services Australian Capital Territory is the custodian of.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Boundary realignment of block 18 section 41 by relinquishing 115.95m² to block 23 of section 41 - SRS Australian Capital Territory as per the the attached proposed lease boundaries plan.

Is the use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment 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.

Lease Variation

Does this proposal involve a variation to a Units Plan?

No

Please select a [Lease Variation](#) sub type:

Other (please specify)

Please specify

Boundary realignment of block 18 section 41 by surrendering 115.95m² to merge with block 23 section 41.

Community Consultation Summary

Is this proposal -

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

No

Location Requirements

Location Requirements

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)

National Capital Plan

Crime Prevention through Environmental Design

Access and Mobility

Traffic Generation

Site Access, Parking, Lighting

Site Access

Parking (Car)

Parking (Bicycle)

Lighting

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Neighbourhood Plans

Water Sensitive Urban Design (Mains Water Consumption)

Water Sensitive Urban Design (Stormwater Quality)

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

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](#).

Survey Requirements - S.139(2)(i) - 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](#)

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

*If YES – 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](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the ACT Planning and Land Authority 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 ACT Planning and Land Authority 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 Authority;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

12 Aug 2014

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 interruption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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

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 ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

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:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au

Planning and Development Act 2007

Development Application

Application Number: **201426093**

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Yes

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
<input type="text" value="LYNEHAM"/>	<input type="text" value="41"/>	<input type="text" value="18"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

71506957312

Company Name

ACT Department of Education and Training

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62059133

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.au

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Company Name

Australian Capital Territory of C/- Dept of Terr &

Position held / Title

Manager - Sportsgrounds Maintenance

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

62045149

Mobile Number

0419412132

Email

Brian.Ashcroft@act.gov.au

Lessee Number: 2

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

96079246304

Company Name

Australian Capital Territory

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62052095

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.au

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Please indicate which assessment track applies to this Development Application:

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Is this proposal -

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Heritage

Is the *Heritage* item relevant to your proposal?

No

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Location Requirements

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Subdivision (other than residential zones)

National Capital Plan

Crime Prevention through Environmental Design

Access and Mobility

Traffic Generation

Site Access, Parking, Lighting

Site Access

Parking (Car)

Parking (Bicycle)

Lighting

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Neighbourhood Plans

Water Sensitive Urban Design (Mains Water Consumption)

Water Sensitive Urban Design (Stormwater Quality)

Water Sensitive Urban Design

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Driveways (For works on verge only)

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Are you requesting an exclusion from *Public Inspection*?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority 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

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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;

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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

14 Aug 2014

Before Submitting

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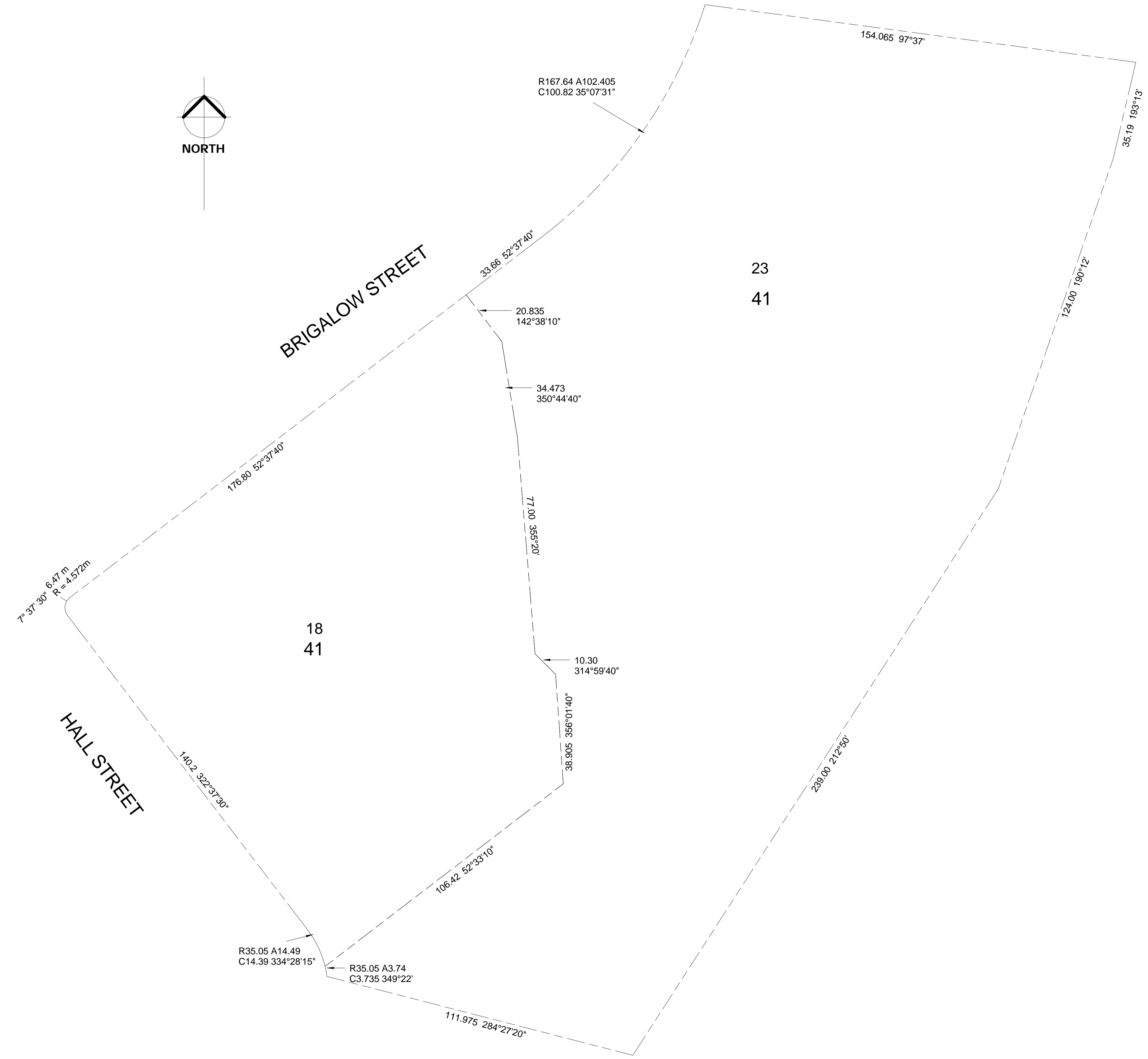
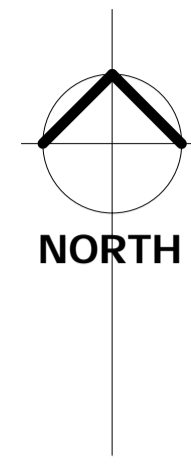
Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

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:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au



AMENDMENTS			AMENDMENTS		
No	Description	Date	No	Description	Date

Copyright.
 This document is & shall remain the property of Jefferson Godfrey Architects Pty Ltd.
 The document may only be used for the purpose for which it was commissioned & in accordance with the terms of engagement for the commission.
 Unauthorised use of this document in any way is prohibited.

ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE DRAWING.
 ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE BY CONTRACTOR BEFORE THE COMMENCEMENT OF WORK

131 BRIGALOW STREET, LYNEHAM
 TELEPHONE: 0411 868 086
 EMAIL: jgarchitects@optusnet.com.au

JEFFERSON GODFREY ARCHITECTS PTY LTD

DESIGNED	jlg
DRAWN	jlg
CHECKED	.
APPROVED	.

PROJECT TITLE
SPORT AND REC BOUNDARY CHANGES BLOCK 23 SECTION 41 LYNEHAM

CLIENT
ACT SPORT AND REC

TITLE PROPOSED LEASE BOUNDARIES		
SCALES 1 : 800	DATE 13 AUG 14	DRAWING No A02
Project Number 641 S&R		

From: EPD, Customer Services
Sent: Thursday, 14 August 2014 4:21 PM
To: ACTPLA DA Leasing
Subject: LEASING CHECK FOR DA-201426093-18/41 LYNEHAM-01
Attachments: 1 - Application Lodged.obr

A leasing check is required for the following.

BLOCK/S: 18 & 23
SECTION: 41
SUBURB: LYNEHAM

DESCRIPTION: LEASE VARIATION. Please see Development Application for full details.

Kind regards

Angelina | Customer Services Officer

Phone 02 6207 1923

Client Services Branch | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

www.environment.act.gov.au | EPDcustomerservices@act.gov.au



Dear Mr/s Dang

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

DA Number: 201426093
Site Details: Block: 18, Section: 41
Suburb: LYNEHAM, District: CANBERRA CENTRAL
Applicant Name: Gulshan Dang
Rejection Reasons: 1. Please provide a Statement Against Relevant Criteria. 2) A completed Letter of Authorisation for the land custodian/lessees of each block. 3) Block 23 needs to be listed on the DA form under the "Lease/Site Details" within your application form.

Fees for Completeness Check Failure Notices from July 1, 2014

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.

- Initial lodgement Nil
- One failure notice issued \$173.00*
- Two failure notices issued \$518.00*
- Three failure notices issued \$1,210.00*
- Four failure notices issued \$2,590.00*

PLUS a further \$1,375.00 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 and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email esddcustomerservices@act.gov.au

Customer Services
Regulation Services Branch

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

Unit(s): **Block(s):** **Section:** **Suburb:**

Documentation

Can all uploaded documents be opened and are correctly showing in objective?	<input checked="" type="checkbox"/>	
Has a Public Register Floor Plan been submitted (only for residential)?	<input type="checkbox"/>	N/A
Has a statement against the criteria been submitted (Merit Track)?	<input type="checkbox"/>	
Are the plans correctly named, rotated, and do the plans cover the minimum standards?	<input checked="" type="checkbox"/>	
Has a correct list of interested parties been supplied (Lease Variation)?	<input type="checkbox"/>	
Has a valuation certificate and LV documents correctly been supplied (Lease Variation)?	<input type="checkbox"/>	

Application Form

Street address matches block & section ACTMAPi	<input checked="" type="checkbox"/>	
Check lessee details are correct – TARQUIN	<input type="checkbox"/>	
Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	<input type="checkbox"/>	required
Is a Land Custodian signature required? (works on unleased land – not required for driveways for the suburb of Beard, alterations to any existing driveway, or single residential)		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Check correct Zone and nominate overlays	<input type="checkbox"/>	
Correct/Sufficient Description of Proposal	<input type="checkbox"/>	

CODE **MERIT** **IMPACT**

For Technical Officers Information Only

Demolition/Tree	<input type="checkbox"/>	Holding Lease	<input type="checkbox"/>
Heritage	<input type="checkbox"/>	Unit Titled	<input type="checkbox"/>
Bushfire	<input type="checkbox"/>	Conflict of Interest (notify supervisor)	<input type="checkbox"/>
Compliance	<input type="checkbox"/>	Unleased	<input type="checkbox"/>
Exclusion from Public Register (allocate to supervisor)			<input type="checkbox"/>

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

Number of Public Notification Signs	2
Lodgement Checklist	LODGEMENTCHECKLIST - Lease Variation only
Dispatch Advice Checklist	<input checked="" type="checkbox"/>
Sent to DA Leasing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> NA
Allocated to technical officer	Lease Variation Only - Owen Pankhurst
Is there a completed Environmental Significance Opinion with this application? (Document name would start ESO, If yes, allocate to Impact team and add to the description in edevelopment)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> NA

Processed by:	angelina	DATE:	14/8/14
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Planning and Development Act 2007

Development Application

Application Number: **201426093**

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?

Yes

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
<input type="text" value="LYNEHAM"/>	<input type="text" value="41"/>	<input type="text" value="23"/>	<input type="text"/>

Street Address

Site Number: 2

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

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="LYNEHAM"/>	<input type="text" value="41"/>	<input type="text" value="18"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

71506957312

Company Name

ACT Department of Education and Training

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62059133

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

37307569373

Company Name

Australian Capital Territory of C/- Dept of Terr &

Position held / Title

Manager - Sportsgrounds Maintenance

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

62045149

Mobile Number

0419412132

Email

Brian.Ashcroft@act.gov.au

Lessee Number: 2

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

96079246304

Company Name

Australian Capital Territory

Position held / Title

senior finance officer

Salutation

None

First Name

Gulshan

Surname

Dang

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

62052095

Fax Number

Mobile Number

Email

gulshan.dang@act.gov.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.

CFZ Community facility 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.

Community Facility Zone Development Code

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

Fully Describe Your Proposal

Please provide a full description of your proposal

ETD - Australian Capital Territory will transfer a small portion of land 115.95m² from the Lyneham Primary School on Block 18 section 41, to block 23 section 41 which Sports and Recreation Services Australian Capital Territory is the custodian of.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Boundary realignment of block 18 section 41 by relinquishing 115.95m² to block 23 of section 41 - SRS Australian Capital Territory as per the the attached proposed lease boundaries plan.

Is the use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment 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.

Lease Variation

Does this proposal involve a variation to a Units Plan?

No

Please select a [Lease Variation](#) sub type:

Other (please specify)

Please specify

Boundary realignment of block 18 section 41 by surrendering 115.95m² to merge with block 23 section 41.

Community Consultation Summary

Is this proposal -

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Location Requirements

Location Requirements

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)

National Capital Plan

Crime Prevention through Environmental Design

Access and Mobility

Traffic Generation

Site Access, Parking, Lighting

Site Access

Parking (Car)

Parking (Bicycle)

Lighting

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Neighbourhood Plans

Water Sensitive Urban Design (Mains Water Consumption)

Water Sensitive Urban Design (Stormwater Quality)

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

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](#).

Survey Requirements - S.139(2)(i) - 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](#)

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

*If YES – 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](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the ACT Planning and Land Authority 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 ACT Planning and Land Authority 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 Authority;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

27 Aug 2014

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 interruption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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

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 ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

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:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au



ACT
Government
Environment 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 Section Suburb

Unit No. Street Address

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 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 Email address


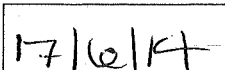
Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3

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

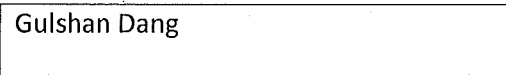
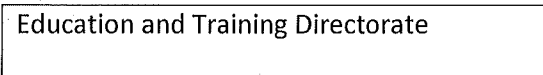
- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the Development Application or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1st Lessee's Signature  Date 

2nd Lessee's Signature  Date 

APPLICANT DECLARATION

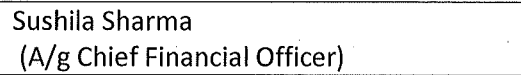
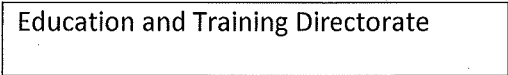
- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name  Company Name 

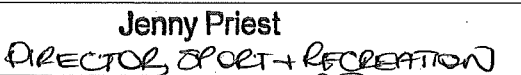
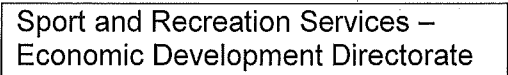
Signature  Date 

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

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

Contact Details:

Environment and Sustainable Development Directorate
 Customer Service Centre
 GPO Box 158, Canberra City 2601
 16 Challis Street Dickson ACT 2602

Business Hours: 8.30am - 4.30pm weekdays (excluding Public Holidays)
Email: esddcustomerservices@act.gov.au
Website: www.environment.act.gov.au
Telephone: (02) 6207 1923 **TTY:** (02) 6207 2622



ACT
Government

Education and Training

For-Official-Use-Only

Block 18 Section 41 LYNEHAM
Statement Against Relevant Criteria

[Development Application # 201426093](#) is all about the boundary realignment of block 18 section 41 surrendering a small portion of the unused land. We have reviewed all the General Development Controls and confirm that the rules and/or criteria are not applicable to this application. We have reviewed the following:

[Community Facility Zone Development Code](#)

Response to all the Elements under the Community Facility Zone:

1. Element 1: Restrictions on use – Not relevant
2. Element 2 : Building and site controls – Not relevant
3. Element 3: Built form – Not relevant
4. Element 4: Traffic impact – Not relevant
5. Element 5: Environment protection – Not relevant
6. Element 6: Amenity – Not relevant
7. Element 7: Services and utilities – Not relevant
8. Element 8: Demolition – Not relevant
9. Element 9: Subdivision – Not relevant

For-Official-Use-Only

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

Is a scanning fee required for this application?

Part B (i): Public Notification Requirements

The development application requires:

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

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

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.

DA LEASING OFFICER TO COMPLETE FROM THIS POINT FORWARD

Part B (ii) Public Notification Wording

LEASE VARIATION PUBLIC NOTIFICATION WORDING COMPONENT

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

LEASE VARIATION. Please see Development Application for full details.

Part C: Leasing Check

LEASING OFFICER Karen Walker

DATE: 20Aug2014

INITIAL CHECK BY DA LEASING

Pass **Fail**

DA Leasing Failure reasons

Resubmission

Accepted? List each failure reason separately

- 1. **DATE**
- 2. **DATE**
- 3. **DATE**

Comments

LEASING OFFICERS PLEASE CONFIRM IF FURTHER SUPPORTING DOCUMENTS
REQUIRED - THANKS

Please include Customer Services failure reasons to edevelopment if applicable.

Is the application to vary the lease to remove the concessional status? **NO**

If yes, has a Social Impact Assessment report been provided? **NOT APPLICABLE**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of Lease: **Executive Lease** Proposal is Consistent with all clauses in the Lease: **No**

Type of Lease Variation: **N/A** Initial referral to AVO: N/A

Most Recent Variation Date:

Building and Development Provisions - Not Applicable	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
LVC	
LVC is s276E <input type="checkbox"/> OR LVC is s277 <input type="checkbox"/> :	
Valuation Report Supplied: <input type="checkbox"/>	
Valuation Certificate Supplied: <input type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	
Relevant Clauses	
Purpose: to be used by the Lessee for any purpose permitted pursuant to the Territory Plan	
Gross Floor Area:	
Car Parking:	
Other: that the Lessee shall not transfer the premises or any part of the premises	
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: CFZ Community facility zone	
Other Comments: ETD - Australian Capital Territory will transfer a small portion of land 115.95m ² from the Lyneham Primary School on Block 18 section 41, to block 23 section 41 which Sports and Recreation Services Australian Capital Territory is the custodian of.	

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD*

**Part D: DA Officer Completeness Check**

**DA OFFICER** Owen & Rashed Yamin **DATE:** 15/8/14 & 8/9/2014

**INITIAL CHECK BY DA OFFICER**

**Pass**  **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1. reasons as per Customer Services failure **DATE**
- 2. **DATE**
- 3. **DATE**

**Comments**

LEASING OFFICERS PLEASE CONFIRM IF FURTHER SUPPORTING DOCUMENTS  
REQUIRED - THANKS

*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)? **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**
- Has this application been subject to an Environmental Significance Opinion? **NO**  
*(is 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 **NO**

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))

**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)?

**NO**

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)?

**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 – Not Required**

**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:

**Asset Acceptance**

(Territory and Municipal Services)

Referral to TAMS is required

Check if referral should additionally highlight any of the following:

- Stormwater – where there is a stormwater easement – demolition works
- Single Residential Driveways Only
- Waste Management
- Verge crossovers or modifications in RZ3 & RZ4 zones
- Traffic Management
- Urban Treescapes
- Action Buses

**Notes for referral:**

|                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ActewAGL/ACTEW Corporation</b>                                                                                                                                                                   | <input type="checkbox"/> Demolition works – utilities<br><input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste                                                                                                        |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                               | <input type="checkbox"/> Declared site only<br><input checked="" type="checkbox"/> Plan of Management (works on public land)                                                                                                                                                                      |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                             | <input type="checkbox"/> <b>Identify Custodian:</b>                                                                                                                                                                                                                                               |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>Environment Protection Agency</b>                                                                                                                                                                | <input type="checkbox"/> Noise<br><input 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 |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>Heritage</b>                                                                                                                                                                                     | <input type="checkbox"/> Heritage – Registered Land or Building                                                                                                                                                                                                                                   |
| <b>Notes for referral:</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                                                                                               |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>ESDD Transport Planning (Tim Wyatt)</b><br>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. | <input type="checkbox"/> Traffic<br><input type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise                                                                                                                                                                                    |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| <b>Land and Infrastructure Group</b>                                                                                                                                                                | <input type="checkbox"/> WSUD Code Requirements<br><input type="checkbox"/> Prescribed Conditions for offsite works                                                                                                                                                                               |
| <b>Notes for referral:</b>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                     |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> ACT Health                                                                                                                                                                 |                                    |
| <input type="checkbox"/> Australian National University                                                                                                                                             |                                    |
| <input type="checkbox"/> Australian Valuation Office                                                                                                                                                |                                    |
| <input type="checkbox"/> Breach Management (Kevin Rochford)<br>Any development applications that relate to rectification of Service Station sites.                                                  |                                    |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to Sarah Edwards and Social Infrastructure Plannng)                                             |                                    |
| <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<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"/> Police                                                                                                                                                                     |                                    |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                    |                                    |
| <input type="checkbox"/> Treasury Directorate                                                                                                                                                       |                                    |
| <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 type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                                                                                                 |                                    |
| <input checked="" type="checkbox"/> DA Merit Assessment team – North                                                                                                                                | <b>boundary realignment only</b>   |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                                                                                           |                                    |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                                                                                      |                                    |
| <input type="checkbox"/> DA Impact Assessment team                                                                                                                                                  |                                    |
| <input type="checkbox"/> Design Policy                                                                                                                                                              |                                    |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed for off-site works (cost of offsite works > \$300,000)                                                                            |                                    |
| <input type="checkbox"/> Infrastructure Policy<br>Applications for public or civil works over \$1M or involving flood mitigation.                                                                   |                                    |

**Impact Track – Mandatory Referrals required for all of the following entities (unless the entity is the applicant):**

- ACTEW Corporation Limited
- ACTEW / AGL
- Heritage Council
- Chief Executive of the Administrative Unit Responsible for Municipal Services
- Chief Executive of the Administrative Unit Responsible for Health Policy
- Emergency Services Commissioner
- Conservator of Flora and Fauna
- Environment Protection Authority
- Land Custodian

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

|                              |               |
|------------------------------|---------------|
| <b>Completeness Check:</b>   | <b>173.00</b> |
| <b>Lease Variation:</b>      | <b>1940</b>   |
| <b>Merit Track with ESO:</b> | <b>0</b>      |
| <b>Impact Track Fee/s:</b>   | <b>0</b>      |
| <b>Public Notification:</b>  | <b>1238</b>   |
| <b>Lease Search:</b>         | <b>71.6</b>   |
| <b>Scanning Fee:</b>         | <b>0</b>      |

*Scanning fee to be added to completeness check fee in edevelopment*

*Note: Please see fees and charges schedule 2014-2015 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 \$1112.00 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**

Refer fee schedule if applicable.

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

- Matters specified in Schedule 4, Part 4.2 and/or **\$32,780.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,320.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,465.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,465.00**

*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**

Numbers of Completeness check failures:

Dear Mr/s Dang

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:** 201426093  
Block: 23, Section: 41  
Suburb: LYNEHAM, District: CANBERRA CENTRAL

**Site Details:**  
Block: 18, Section: 41  
Suburb: LYNEHAM, District: CANBERRA CENTRAL

**Applicant Name:** Gulshan Dang

|                      |                        |                       |
|----------------------|------------------------|-----------------------|
| <b>Fees Payable:</b> | Completeness Check Fee | \$173 (includes GST)  |
|                      | Development Fee        | \$0                   |
|                      | Crown Lease Variation  | \$1940                |
|                      | Public Notification    | \$1238                |
|                      | Lease Search           | \$71.6 (includes GST) |
|                      | Home Business Fee      | \$0                   |
|                      | <b>TOTAL FEES</b>      | <b>\$3422.6</b>       |

**Payments Site:** <https://forms.act.gov.au/smartform/public/FormServer?formId=1007>

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

### **IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS**

From **Monday 3 January 2012** the lodgement of development applications and associated processes

(amendments, further information, satisfying conditions of approval etc) will no longer be accepted over the counter at the Dickson Customer Service Centre or via post or email. **Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the ESDD website at <http://www.environment.act.gov.au>, go to the *ACT Planning and Land Authority* link, then follow the link to the eDevelopment page.


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

Customer Services  
Regulation Services Branch  
Environment and Sustainable Development Directorate



## About this form

Use this form to pay the fees associated with a Development Application to the Environment and Planning Directorate.

For more information click this button. 

Items marked with an asterisk (\*) must be completed.

## How to complete this form



Maximum \$10,000

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.

### Step 1: - Development Application Details

\* Proposal number

### Step 2: Payer Contact Details

Organisation name

Name title

\* Given name

\* Family name

\* Address

\* Suburb

\* State/Territory

\* Postcode

\* Contact phone number

## Steps 3 & 4: Property Details

\* Suburb/District      \* Section      \* Block      Unit

LYNEHAM      41      23     

If you require help with suburb/district, section or block details click this information button



Completeness check fee \$ 173.00

Development fee \$ 0.00

Crown lease variation fee \$ 0.00

Public notification fee \$ 1238.00

Lease search fee \$ 71.60

Home business fee \$ 0.00

## Step 5: 'Pay Now'

\* Total fee \$ 1482.60

## Receipt / Tax invoice

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time 10 Sep 2014 16:38:01

Form submission ID 99999820140910168519

Payment receipt number 1414181350

| Quantity | Description of service                    | Unit value | GST   | Total   |
|----------|-------------------------------------------|------------|-------|---------|
| 1        | Completeness Check Fee ABN 31 432 729 493 | 157.27     | 15.73 | 173.00  |
| 1        | Public Notification ABN 31 432 729 493    | 1238.00    | 0.00  | 1238.00 |
| 1        | Dial a Search ABN 31 432 729 493          | 65.09      | 6.51  | 71.60   |

Total amount paid \$ 1482.60

The total amount includes GST of \$ 22.24

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

Environment and  
Planning Directorate

GPO Box 1908  
Canberra ACT 2601  
Telephone: 132281

The personal information is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

Form ID: 1007


Version: 16

Date: 10 Sep 2014



## About this form

Use this form to pay the fees associated with a Development Application to the Environment and Planning Directorate.

For more information click this button. 

Items marked with an asterisk (\*) must be completed.

## How to complete this form



Maximum \$10,000

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.

### Step 1: - Development Application Details

\* Proposal number

### Step 2: Payer Contact Details

Organisation name

Name title

\* Given name

\* Family name

\* Address

\* Suburb

\* State/Territory

\* Postcode

\* Contact phone number

## Steps 3 & 4: Property Details

\* Suburb/District      \* Section      \* Block      Unit

LYNEHAM      41      23     

If you require help with suburb/district, section or block details click this information button



Completeness check fee \$

Development fee \$

Crown lease variation fee \$

Public notification fee \$

Lease search fee \$

Home business fee \$

## Step 5: 'Pay Now'

\* Total fee \$

## Receipt / Tax invoice

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time

Form submission ID

Payment receipt number

| Quantity                       | Description of service                                                    | Unit value                           | GST                               | Total                                |
|--------------------------------|---------------------------------------------------------------------------|--------------------------------------|-----------------------------------|--------------------------------------|
| <input type="text" value="1"/> | <input type="text" value="Crown Lease Variation Fee ABN 66 893 463 785"/> | <input type="text" value="1940.00"/> | <input type="text" value="0.00"/> | <input type="text" value="1940.00"/> |

Total amount paid \$

The total amount includes GST of \$

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

Environment and  
Planning Directorate

GPO Box 1908  
Canberra ACT 2601  
Telephone: **132281**

The personal information is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

Form ID: 1007

Version: 16

Date: 10 Sep 2014

Dear Mr/s Dang

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

**DA Number:**

201426093

**Block:**23, **Section:**41

**Suburb:**LYNEHAM, **District:**CANBERRA CENTRAL

**Site Details:**

**Block:**18, **Section:**41

**Suburb:**LYNEHAM, **District:**CANBERRA CENTRAL

**Applicant Name:**

Gulshan Dang

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

Customer Services  
Regulation Services Branch  
Environment and Sustainable Development  
Directorate

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JOB REPORT - Public Notification Generator

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JOB DATE: 16 September 2014 9:57 am

JOB CODE: 094536

OPERATOR: TINA GIOFFRE

Development Application 201426093

PUBLIC NOTIFICATION

Application lodged on 10 September 2014.

Notification begins on 22 September 2014 and ends on 14 October 2014.

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SUBJECT BLOCK

---

BLOCK: LYNEHAM SECTION 41 BLOCKS 18,23  
STREET ADDRESS: 68 BRIGALOW STREET  
LESSEE(S): AUSTRALIAN CAPITAL TERRITORY C/- PROPERTY GROUP,  
AUSTRALIAN CAPITAL TERRITORY C/- TERRITORY & MUNICIPAL  
SERVICES


ADDRESS: 12 WATTLE STREET  
LYNEHAM

APPL\_TYPE: SUBC  
DEV DESC: LEASE VARIATION. Please see Development Application for full details.

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NEIGHBOURING LESSEES

---

1. BLOCK: LYNEHAM SECTION 40 BLOCK 31  
NAME(S):   
ADDRESS: 



2. BLOCK: LYNEHAM SECTION 40 BLOCK 18 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/62 BRIGALOW STREET  
LYNEHAM ACT 2602



3. BLOCK: LYNEHAM SECTION 40 BLOCK 18 UNIT 2  
NAME(S): THE RESIDENT



- ADDRESS: 2/62 BRIGALOW STREET  
LYNEHAM ACT 2602
4. BLOCK: LYNEHAM SECTION 40 BLOCK 18 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
5. BLOCK: LYNEHAM SECTION 40 BLOCK 18  
NAME(S): THE OWNERS - UNITS PLAN NO 970  
ADDRESS: 62 BRIGALOW STREET  
LYNEHAM ACT 2602
6. BLOCK: LYNEHAM SECTION 40 BLOCK 18 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
7. BLOCK: LYNEHAM SECTION 40 BLOCK 34  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
8. BLOCK: LYNEHAM SECTION 39 BLOCK 18  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
9. BLOCK: LYNEHAM SECTION 39 BLOCK 15  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
10. BLOCK: LYNEHAM SECTION 39 BLOCK 16  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
11. BLOCK: LYNEHAM SECTION 39 BLOCK 16  
NAME(S): THE RESIDENT  
ADDRESS: 99 BRIGALOW STREET  
LYNEHAM ACT 2602
12. BLOCK: LYNEHAM SECTION 39 BLOCK 17  
NAME(S): THE RESIDENT  
ADDRESS: 97 BRIGALOW STREET  
LYNEHAM ACT 2602
13. BLOCK: LYNEHAM SECTION 39 BLOCK 17  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
14. BLOCK: LYNEHAM SECTION 30 BLOCK 46  
NAME(S): THE RESIDENT  
ADDRESS: 8-10 LONGSTAFF STREET  
LYNEHAM ACT 2602
15. BLOCK: LYNEHAM SECTION 30 BLOCK 24  
NAME(S): THE RESIDENT



ADDRESS: 107 BRIGALOW STREET  
LYNEHAM ACT 2602



16. BLOCK: LYNEHAM SECTION 30 BLOCK 23  
NAME(S): THE RESIDENT  
ADDRESS: 109 BRIGALOW STREET  
LYNEHAM ACT 2602



17. BLOCK: LYNEHAM SECTION 30 BLOCK 23  
NAME(S):   
ADDRESS: 

18. BLOCK: LYNEHAM SECTION 30 BLOCK 21  
NAME(S):   
ADDRESS: 



19. BLOCK: LYNEHAM SECTION 30 BLOCK 20  
NAME(S):   
ADDRESS: 



20. BLOCK: LYNEHAM SECTION 30 BLOCK 22  
NAME(S):   
ADDRESS: 

21. BLOCK: LYNEHAM SECTION 30 BLOCK 19  
NAME(S):   
ADDRESS: 

22. BLOCK: LYNEHAM SECTION 30 BLOCK 19  
NAME(S):   
ADDRESS: 

23. BLOCK: LYNEHAM SECTION 30 BLOCK 18  
NAME(S): THE RESIDENT  
ADDRESS: 119 BRIGALOW STREET  
LYNEHAM ACT 2602

24. BLOCK: LYNEHAM SECTION 30 BLOCK 18  
NAME(S):   
ADDRESS: 

25. BLOCK: LYNEHAM SECTION 30 BLOCK 17  
NAME(S):   
ADDRESS: 

26. BLOCK: LYNEHAM SECTION 30 BLOCK 16  
NAME(S): THE RESIDENT  
ADDRESS: 123 BRIGALOW STREET  
LYNEHAM ACT 2602

27. BLOCK: LYNEHAM SECTION 30 BLOCK 15  
NAME(S): THE RESIDENT

- ADDRESS: 125 BRIGALOW STREET  
LYNEHAM ACT 2602
28. BLOCK: LYNEHAM SECTION 30 BLOCK 14  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
29. BLOCK: LYNEHAM SECTION 30 BLOCK 13  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
30. BLOCK: LYNEHAM SECTION 30 BLOCK 12  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
31. BLOCK: LYNEHAM SECTION 30 BLOCK 10  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
32. BLOCK: LYNEHAM SECTION 30 BLOCK 10  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
33. BLOCK: LYNEHAM SECTION 41 BLOCK 4  
NAME(S): THE RESIDENT  
ADDRESS: 136 BRIGALOW STREET  
LYNEHAM ACT 2602
34. BLOCK: LYNEHAM SECTION 41 BLOCK 4  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
35. BLOCK: LYNEHAM SECTION 30 BLOCK 11  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
36. BLOCK: LYNEHAM SECTION 30 BLOCK 11  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
37. BLOCK: LYNEHAM SECTION 41 BLOCK 15  
NAME(S): THE RESIDENT  
ADDRESS: 8 HALL STREET  
LYNEHAM ACT 2602
38. BLOCK: LYNEHAM SECTION 39 BLOCK 20  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
39. BLOCK: LYNEHAM SECTION 39 BLOCK 20  
NAME(S): THE RESIDENT

ADDRESS: 91 BRIGALOW STREET  
LYNEHAM ACT 2602

40. BLOCK: LYNEHAM SECTION 39 BLOCK 19  
NAME(S):  
ADDRESS:

41. BLOCK: LYNEHAM SECTION 39 BLOCK 19  
NAME(S): THE RESIDENT  
ADDRESS: 93 BRIGALOW STREET  
LYNEHAM ACT 2602

42. BLOCK: LYNEHAM SECTION 39 BLOCK 19  
NAME(S):  
ADDRESS:

43. BLOCK: LYNEHAM SECTION 40 BLOCK 31  
NAME(S): THE RESIDENT  
ADDRESS: 15 HALL STREET  
LYNEHAM ACT 2602

44. BLOCK: LYNEHAM SECTION 30 BLOCK 46  
NAME(S): THE RESIDENT  
ADDRESS: 8 LONGSTAFF STREET  
LYNEHAM ACT 2602

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#### APPLICANTS

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1. NAME(S): GULSHAN ACT DEPARTMENT OF EDUCATION AND TRAINING  
ADDRESS: L1 ANNEX - FINANCIAL SERVICES  
220 Northbourne Ave  
Braddon ACT 2612

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#### S U M M A R Y

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No of lessee notifications created = 44  
No of developer notifications created = 0  
No of interested party notifications created = 0  
No of advertisement authorisation letters created = 1  
No of outdoor signs created = 1  
No of letters to applicants created = 1

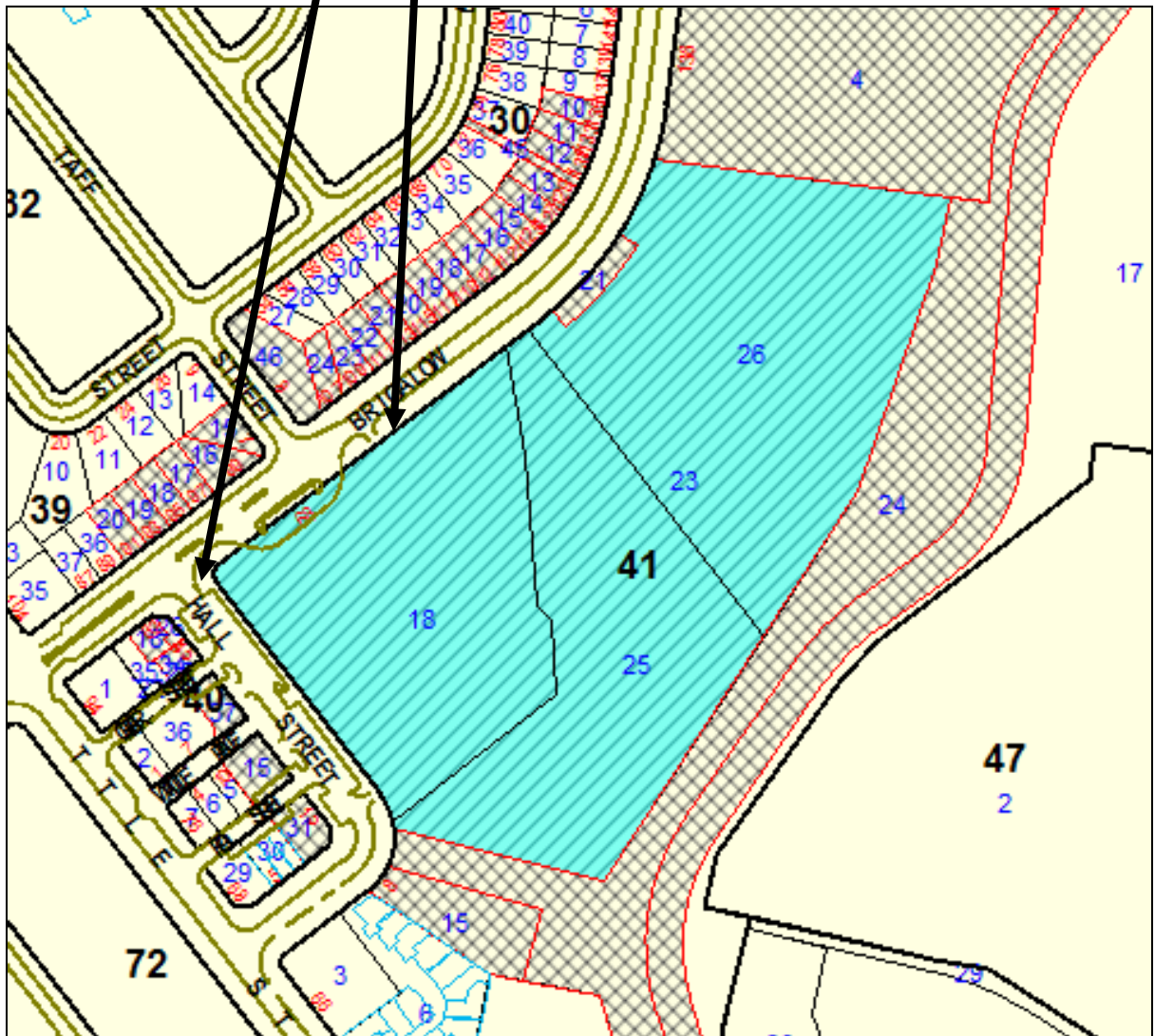
2 STANDARD SIGNS FOR FRIDAY 19 SEPTEMBER 2014

LYNEHAM  
Blocks 18,23 Section 41

22 September 2014 to 14 October 2014

Development Application  
201426093

68 BRIGALOW STREET, LYNEHAM



0 40 80 120 160



metres



**ACT**  
Government

Environment and Planning

## NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201426093:**

LEASE VARIATION. Please see Development Application for full details.

**Location: Block: 18,23 Section: 41 Suburb: LYNEHAM**  
68 BRIGALOW STREET

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

An electronic version of the application can also be viewed on the Environment and Planning website - [www.actpla.act.gov.au](http://www.actpla.act.gov.au) (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **14 October 2014.**

Representations can be submitted in the following ways:

**Email:**

epdcustomerservices@act.gov.au

**Post:**

Customer Services  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
DICKSON ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

***For more information, please phone the Dickson Customer Service Centre on 6207 1923***



**ACT**  
Government

Environment and Planning

16 September 2014

TERRITORY & MUNICIPAL SERVICES  
MR BRIAN ASHCROFT  
PO BOX 147  
CIVIC SQUARE ACT 2608

Dear Property Owner

**Suburb: LYNEHAM Block: 18,23 Section: 41**  
**Development Application Number: 201426093**

The *Planning and Development Act 2007* requires the above-mentioned development application recently lodged on your behalf to be publically notified. Letters have been sent to the owners of the properties that adjoin the proposed development, a sign placed on the property and an advertisement placed in the Canberra Times.

The notification period commences on **22 September 2014** and ends at the close of business on **14 October 2014**. A copy of any representations received as a result of this process will be forwarded to the applicant.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

The applicant will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)



**ACT**

Government

Environment and Planning

16 September 2014

ACT DEPARTMENT OF EDUCATION & TRAINING  
GULSHAN DANG  
GPO BOX 158  
CANBERRA ACT 2601

Dear Applicant/Property Owner

**Suburb: LYNEHAM Block: 18,23 Section: 41**  
**Development Application Number: 201426093**

The *Planning and Development Act 2007* requires the above-mentioned development application to be publically notified. This process includes a written notice being sent to adjoining lessees, a sign placed on the property and a notice in the Canberra Times.

The public notification period for your application will commence on **22 September 2014** and end at the close of business on **14 October 2014**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

**Please note, the sign will be removed from the property on 15 October 2014.**

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

You will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

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Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)



**ACT**  
Government  
Environment and Planning

16 September 2014

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

THE RESIDENT  
1/62 BRIGALOW STREET  
LYNEHAM ACT 2602

**Dear Property Owner**

The following Development Application in relation to 68 BRIGALOW STREET has been lodged with the Planning and Land Authority for consideration.

**Development Application 201426093:**

**LEASE VARIATION. Please see Development Application for full details.**

**Location: Block: 18,23 Section: 41 Suburb: LYNEHAM  
68 BRIGALOW STREET**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment and Planning Directorate  
Customer Service Centre  
Dame Pattie Menzies House  
Ground Floor (right hand building)  
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website

<http://www.act.gov.au/developmentapplications>

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

Representations must be received by the Authority by close of business **14 October 2014**.

Representations can be submitted in the following ways:

**Email:**  
epdcustomerservices@act.gov.au

**Post:**  
Customer Service  
Centre  
PO Box 365

**By Hand:**  
Dame Pattie Menzies  
House  
16 Challis Street,

**Environment and Planning Directorate  
Customer Service Centre**

16 Challis Street, Dickson  
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au  
Website: www.actpla.act.gov.au

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Yours faithfully

Customer Services  
Environment and Planning Directorate

---

**From:** McKeown, Helen  
**Sent:** Tuesday, 16 September 2014 10:55 AM  
**To:** EPD, Customer Services  
**Subject:** RE: REFERRAL-THE CONSERVATOR-PLAN OF MANAGEMENT-201426093-18&23/41 LYNEHAM-01

This application relates to the surrender of a small piece of the school site which is community facility land and therefore not the subject of any Plan of Management.

Helen McKeown | Conservator Liaison

**Phone 02 6207 2247 |**

**Environment | Environment and Planning | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** EPD, Customer Services  
**Sent:** Monday, 15 September 2014 3:10 PM  
**To:** McKeown, Helen  
**Subject:** REFERRAL-THE CONSERVATOR-PLAN OF MANAGEMENT-201426093-18&23/41 LYNEHAM-01

MANDATORY REFERRAL

**DEVELOPMENT APPLICATION NO: 201426093**  
**BLOCK/S: 18 & 23 SECTION: 41 DIVISION: LYNEHAM**

**Description - LEASE VARIATION. Please see Development Application for full details.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**08/10/2014**).

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to [Customer Services – EPDcustomerservices@act.gov.au](mailto:Customer Services – EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards

Customer Services

Phone 02 6207 1923

Client Services Branch | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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**From:** enworks <enworks@actewagl.com.au>  
**Sent:** Tuesday, 16 September 2014 3:57 PM  
**To:** EPD, Customer Services  
**Cc:** BAsubmission\_Electricity  
**Subject:** RE: REFERRAL-ACTEWAGL-201426093-18&23/41 LYNEHAM-01

Hi

ActewAGL Electrical Network Division has no objection on subjected lease variation with following constraints.

- . Development is to comply with minimum clearance to O/H assets and minimum separation to underground assets.
- . Proponent is required to contact ActewAGL Prior to the commencement of any development activity to negotiate the connection of new/upgrade and /or relocation of existing electricity assets.
- . Proponent may be required to provide the space for substation if the existing supply doesn't meets requirement.
- . Proponent may be required to install special earthing (if the substation is found to be within 100 meters of any special location e.g child care, public pool, lake etc) to less than 1 ohm.

Thank you.

**Kind Regards**

Senior Customer Project Engineer  
Supply Connection Services,  
Customer Connections Branch.

**ActewAGL Distribution**

T: [REDACTED] | F: 02 6293 5851 | M: [REDACTED]

[www.actewagl.com.au](http://www.actewagl.com.au)

Please consider our environment before printing this email.

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**From:** BAsubmission\_Electricity  
**Sent:** Tuesday, 16 September 2014 9:06 AM  
**To:** enworks; 'Steve Donnelly' (Steve.Donnelly@jemen.com.au); BAsubmission\_Electricity  
**Subject:** FW: REFERRAL-ACTEWAGL-201426093-18&23/41 LYNEHAM-01

Dear [REDACTED] and [REDACTED]

Please find attached a lease variation application at Blocks 18 & 23 Section 41 Lyneham.

Comments are due directly to [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au) by 8/10/2014.

**Regards,**

Customer Service Support Officer  
ActewAGL Electricity Networks

T: 02 6293 5770 | F: 02 6293 5762  
[www.actewagl.com.au](http://www.actewagl.com.au)

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**From:** EPD, Customer Services [<mailto:EPDCustomerServices@act.gov.au>]  
**Sent:** Monday, 15 September 2014 3:10 PM  
**To:** Development Applications  
**Subject:** REFERRAL-ACTEWAGL-201426093-18&23/41 LYNEHAM-01

MANDATORY REFERRAL

**DEVELOPMENT APPLICATION NO: 201426093**  
**BLOCK/S: 18 & 23 SECTION: 41 DIVISION: LYNEHAM**

**Description - LEASE VARIATION. Please see Development Application for full details.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**08/10/2014**).

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to [Customer Services – EPDcustomerservices@act.gov.au](mailto:Customer Services – EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards

Customer Services

Phone 02 6207 1923  
Client Services Branch | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

\*\*\*\*\*

# CANBERRA TIMES ADVERTISEMENT



**ACT**  
Government

Environment and Planning

DATE: 19-09-2014

THE Planning and Land Authority has received the following development applications:

**DA 201426139CT: PUBLIC WORKS - SERVICES - ALTERATIONS - STREET LIGHTS.**

Location: Block: 21 Section: 30

Suburb: **DICKSON**

**ANTILL STREET**

Block Identifier Only - Proposed undergrounding of existing services; Replacement of six street lights; Relocation of a TransACT node & installation of an HV switching station.

**DA 201426130CT: COMMUNITY FACILITY - NEW BUILDING.**

Location: Block: 9 Section: 59

Suburb: **MELBA**

**30 CONLEY DRIVE**

The proposed development is on Block 9 Section 59 Melba Northern part of Block 9 and comprises short term residential care accommodation facility for at risk mothers and babies. The facility consists of a small administrative building, a shared house (containing onsite carer) with 5 bedrooms (including carers room), 3 x 2 bedroom cottages and a 2 storey unit complex with 4 x 2 bedroom units. Ancillary facilities, such as storage shed, playgrounds and onsite parking will be provided. Accessible-compliant graded pathways connect each of the buildings on site.

**DA 201426093CT: LEASE VARIATION.**

Location: Block: 18, 23 Section: 41

Suburb: **LYNEHAM**

**68 BRIGALOW STREET**

Please see Development Application for full details.

**DA 201426138CT: LEASE VARIATION.**

Location: Block: 8 Section: 21

Suburb: **BRADDON**

**31 TORRENS STREET**

Please see application form for detail of the lease variation.

**DA 201426052CT: MULTI DWELLING - DEMOLITION - CONSOLIDATION - 9 DWELLINGS.**

Location: Block: 20, 22, 23, 24, 25

Section: 39

Suburb: **NARRABUNDAH**

**MINDARIE STREET AND BOOLIMBA CRESCENT**

Consolidation of blocks 20, 22, 23, 24 & 25 section 39 Narrabundah into one block. Alter sewer and electrical easements; demolition of four (4) existing dwellings, garages and sheds. Construction of nine (9) dwellings. Removal of Regulated tree (tree No. 21) on Block 23. Development will be constructed and completed in two stages. Lease variation - Please see application form for full details.

**DA 201426145CT: INDUSTRIAL - DEMOLITION - ALTERATIONS.**

Location: Block: 54 Section: 4

Suburb: **HUME**

**9 JOHNS PLACE**

Proposed demolition of existing steel framed mezzanine and construction of a new mezzanine floor wholly within the existing warehouse.

Written representations **MUST** be received by **COB 14 October 2014** to be considered.

Full DA details are at

[www.environment.act.gov.au](http://www.environment.act.gov.au) or at the ESDD Customer Service Centre, 16 Challis Street, DICKSON

from 8:30am-4:30pm weekdays.

Representations can be submitted by post to ESDD Representations, PO Box 365, Mitchell ACT 2911 or emailed to [esddcustomerservices@act.gov.au](mailto:esddcustomerservices@act.gov.au)

Representations will be provided to the applicant and made available on the public register unless exclusion is granted.

---

**From:** BSubmission\_watersewer@actewagl.com.au  
**Sent:** Tuesday, 23 September 2014 10:24 AM  
**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 143782. Lyneham - 18/41  
**Attachments:** Conditional Approval143782.pdf; PLAN-201426093-PROPOSEDLEASEBOUNDARIES-01.pdf; APP-201426093-03 1.pdf; APP-201426093-03 2.pdf; APP-201426093-03 3.pdf; APP-201426093-03 4.pdf

## **ACTEWAGL - WATER DIVISION**

### **Approval ID : 143782, Lyneham 18 /41**

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

Please find attached an ActewAGL DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to ActewAGL for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### **Future applications**

ActewAGL has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

ActewAGL requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

  
Building Approvals and Network Protection  
ActewAGL Water Division

**Telephone** 02 6248 3555 then press 2 for Water  
**Facsimile** 02 6242 1459  
**Email** [devapp@ActewAGL.com.au](mailto:devapp@ActewAGL.com.au)  
GPO Box 366 Canberra ACT 2601

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Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

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## STATEMENT OF CONDITIONAL COMPLIANCE

**Application No:** 143782    **Suburb:** Lyneham    **Block/Section** 18 / 41

**Applcn Type:** Non residential/Addition Inclusions : of Other

**Addtnl Block/Sect**      23/41

### Attached Plans

PLAN-201426093-PROPOSEDLEASEBOUNDARIES-01.pdf

APP-201426093-03 1.pdf

APP-201426093-03 2.pdf

APP-201426093-03 3.pdf

APP-201426093-03 4.pdf

### Conditions

This conditional compliance is for the variation of lease only. It does not approve any previously submitted or proposed Development or Building Applications for this lease.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

### WARNING

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Date

23 Sep 2014

For further information please phone ActewAGL 6248 3555 (then 2).

---

**From:** DiCampli, Nicki  
**Sent:** Wednesday, 1 October 2014 10:04 AM  
**To:** EPD, Customer Services  
**Cc:** ACTPLA DA Leasing; Cilliers, George  
**Subject:** RE: REFERRAL-DA MERIT ASSESSMENT NORTH-201426093-18&23/41 LYNEHAM-01

Thank you for the opportunity to review and comment on proposed boundary realignment between Block 18 Section 41 Lyneham and Block 23 Section 41 Lyneham.

It is noted that the two blocks (i.e. block 18 and block 23) are in two different zones and the zoning boundaries appear to follow the current block boundaries. Block 18 is zoned Community Facility while Block 23 is zoned PRZ1 Urban Open Space. The realignment will result in an area of Block 18 (i.e. 115.95m<sup>2</sup> of Community Facility zoned land) being consolidated into Block 23 (PRZ1 Urban Open Space zoned land). It is considered appropriate that the Territory Planning Section be advised of this application as they may review the zoning boundary.

Conclusion: Merit Assessment support the proposed boundary realignment.

Regards

Nicki Di-Campli

---

Nicki Di-Campli | Assessment Officer

Phone 02 6207 1963 | Fax 02 6207 1856 | 9.30am to 2.30pm Monday to Friday

Planning Delivery | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** EPD, Customer Services  
**Sent:** Monday, 15 September 2014 3:10 PM  
**To:** ACTPLA DA North  
**Subject:** REFERRAL-DA MERIT ASSESSMENT NORTH-201426093-18&23/41 LYNEHAM-01

MANDATORY REFERRAL

Notes for Referral: Boundary realignment only.

**DEVELOPMENT APPLICATION NO: 201426093**  
**BLOCK/S: 18 & 23 SECTION: 41 DIVISION: LYNEHAM**

**Description - LEASE VARIATION. Please see Development Application for full details.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**08/10/2014**).

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services – [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards

Customer Services

Phone 02 6207 1923

Client Services Branch | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601

[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

**From:** Henriquez, Jose  
**Sent:** Tuesday, 7 October 2014 4:23 PM  
**To:** EPD, Customer Services  
**Cc:** TAMS CIS ASG DA COORD  
**Subject:** COMM: REFERRAL-TAMS-STORMWATER-201426093-18&23/41 LYNEHAM-01

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 201426093**

**Project Description:**  
**LEASE VARIATION. Please see Development Application for full details.**

|                           |                    |                          |
|---------------------------|--------------------|--------------------------|
| <b>BLOCK: 18 &amp; 23</b> | <b>SECTION: 41</b> | <b>DIVISION: LYNEHAM</b> |
|---------------------------|--------------------|--------------------------|

This DA has been assessed in regards to the following:

|                     |   |                                 |   |
|---------------------|---|---------------------------------|---|
| Traffic             |   | Driveways/Verge Crossings       |   |
| Parking             |   | LMPP/Street Trees               |   |
| Public Transport    |   | Street Lighting                 |   |
| Waste Management    |   | Pedestrian Footpath             |   |
| Stormwater Tie      |   | Stormwater Easement             |   |
| Noise               |   | EDP                             |   |
| Further Information |   | Amendments/Additions/Alteration | X |
| Lease Variation     | X | Capital Works                   |   |

X = Areas Assessed.

And our position is:

|                                      |   |
|--------------------------------------|---|
| That It Is Supported                 | X |
| That It Is Supported With Conditions |   |
| That It Is Not Supported             |   |
| That Further Information Is Required |   |

**Conditions**

1. N/A.

**Additional Comments/Advice (as advice to ACTPLA only, and not to be included in the Notice of Decision)**

2. All amendments are inside the lease boundary and there are no off-site works.

Kind regards,

**JOSE HENRIQUEZ**  
**DEVELOPMENT APPLICATION COORDINATOR**  
**ASSET ACCEPTANCE | OPERATIONAL SUPPORT BRANCH | DIRECTORATE SERVICES DIVISION |**  
**DEPARTMENT OF TERRITORY AND MUNICIPAL SERVICES | ACT GOVERNMENT**  
 PH: +61 2 6207 7480 | FAX: +61 2 6207 7484 |  
[jose.henriquez@act.gov.au](mailto:jose.henriquez@act.gov.au)

---

**From:** EPD, Customer Services  
**Sent:** Monday, 15 September 2014 3:10 PM  
**To:** TAMS CIS ASG DA  
**Subject:** REFERRAL-TAMS-STORMWATER-201426093-18&23/41 LYNEHAM-01

MANDATORY REFERRAL

**DEVELOPMENT APPLICATION NO: 201426093**  
**BLOCK/S: 18 & 23 SECTION: 41 DIVISION: LYNEHAM**

**Description - LEASE VARIATION. Please see Development Application for full details.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**08/10/2014**).

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Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards

Customer Services

Phone 02 6207 1923  
Client Services Branch | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Notifications closed for application id 201426093



**ACT**

Government

Environment and Planning

# CHECKLIST

## Dispatch Advice Checklist

DA Number: 2014260963 Block(s): 18 Section: 41 District/Division: LYNEHAM

Case Officer: OWEN Contact Number: 79055 Decision Date:

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NOT APPLICABLE** Dispatch by: **NOT APPLICABLE**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED WITH CONDITIONS** Decision By:  
**DELEGATE OF THE AUTHORITY**

Representations: **NO**

Appeal Rights

Applicant: **YES**

Person who made Representation: **NO**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**  
*(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)*

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?

**YES added to NOD**

*(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)*

Entities to be advised

**NB: Section 174 of the Act states that “The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred”.**

Entity Referral Required: **YES**

Leasing Referral Required: **YES**

Deed Mgt. Referral Required: **NO**

Land Reg. Referral Required: **NO**

|                                     |                                                                                                                                                                                                      |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Action Buses (refer to Asset Acceptance)                                                                                                                                                             |
| <input checked="" type="checkbox"/> | ActewAGL                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | Actew Corporation                                                                                                                                                                                    |
| <input type="checkbox"/>            | ACT Health                                                                                                                                                                                           |
| <input type="checkbox"/>            | ACT Heritage Council                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | Asset Acceptance                                                                                                                                                                                     |
| <input type="checkbox"/>            | Australian Communications and Media Authority                                                                                                                                                        |
| <input type="checkbox"/>            | Australian National University                                                                                                                                                                       |
| <input type="checkbox"/>            | Australian Valuation Office                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | Conservator of Flora and Fauna                                                                                                                                                                       |
| <input type="checkbox"/>            | Custodian of the land -                                                                                                                                                                              |
| <input type="checkbox"/>            | Emergency Services (Fire or Ambulance)                                                                                                                                                               |
| <input checked="" type="checkbox"/> | Environment Protection Agency                                                                                                                                                                        |
| <input type="checkbox"/>            | Gambling and Racing Commission                                                                                                                                                                       |
| <input type="checkbox"/>            | Heritage                                                                                                                                                                                             |
| <input type="checkbox"/>            | Housing and Community Services                                                                                                                                                                       |
| <input type="checkbox"/>            | Land Development Agency                                                                                                                                                                              |
| <input type="checkbox"/>            | Land and Property Services                                                                                                                                                                           |
| <input type="checkbox"/>            | Office of Regulatory Services -<br><a href="#">All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</a> |
| <input type="checkbox"/>            | Owners Corporation<br><a href="#">Lease variation for single units – please use relevant letter template</a>                                                                                         |
| <input type="checkbox"/>            | National Capital Authority                                                                                                                                                                           |
| <input type="checkbox"/>            | Police                                                                                                                                                                                               |
| <input type="checkbox"/>            | Queanbeyan City Council                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | Register General's Office                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | Surveying and Spatial Data                                                                                                                                                                           |
| <input type="checkbox"/>            | Territory Plan Variation Unit                                                                                                                                                                        |
| <input type="checkbox"/>            | Transport Planning                                                                                                                                                                                   |
| <input type="checkbox"/>            | Treasury                                                                                                                                                                                             |
| <input type="checkbox"/>            | Tree Protection                                                                                                                                                                                      |
| <input type="checkbox"/>            | WorkCover                                                                                                                                                                                            |
| <input type="checkbox"/>            | Yass City Council                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | Other -                                                                                                                                                                                              |

Comments



**ACT**  
Government

Environment and Planning

# Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

## Merit track

---

|                                                             |             |                                |
|-------------------------------------------------------------|-------------|--------------------------------|
| DA NO: 201426093                                            |             | DATE LODGED: 10 September 2014 |
| DATE OF DECISION: 22 October 2014                           |             |                                |
| BLOCK: 18 & 23                                              | SECTION: 41 | SUBURB: LYNEHAM                |
| STREET NO AND NAME: Brigalow Street                         |             |                                |
| APPLICANT: Education and Training Directorate               |             |                                |
| LESSEE: Australian Capital Territory C/- ACT Property Group |             |                                |

### THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, Owen Pankhurst, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for **the realignment of the common boundary between Blocks 18 and 23 Section 41 Division of Lyneham** substantially in accordance with the draft survey plan submitted with the application and the draft Crown leases at Attachment 1 & 2.

This decision is subject to the conditions of approval at **PART 1** being satisfied.

**PART 2** sets out the Reasons for the Decision

**PART 3** is Public Notification and Entity Advice.

**PART 4** contains administrative information relating to the determination.

### DELEGATE

Owen Pankhurst  
Delegate of the planning and land authority  
Environment and Planning Directorate  
22 October 2014

### CONTACT OFFICER

Owen Pankhurst  
Phone: (02) 6207 9055  
Email: owen.pankhurst@act.gov.au

## PART 1 CONDITIONS OF APPROVAL

Please note that this approval includes leasing requirements.

**THE APPROVAL WILL EXPIRE 2 YEARS AFTER THE APPROVAL TAKES EFFECT or otherwise in accordance with the conditions of approval.** In addition, there are legislative requirements that must be met prior to the registration of the new Crown leases. See Advisory Notes for further information about those legislative requirements.

### A. CONDITIONS RELATING TO THE SUBDIVISION OF A CROWN LEASE

This application is approved subject to the following conditions.

#### A1. NEW BLOCK SURVEY

That the lessee shall arrange for a survey of the realigned boundaries and lodge the survey plan with the Environment and Planning Directorate for examination and clearance by the Surveyor-General, Surveying and Spatial Data Section and pay the appropriate examination fee.

#### A2. SURRENDER AND REGRANT

That the lessee/s surrender the existing Crown leases over Block 18 Section 41 Division of Lyneham - (Volume 1499:Folio 3) and over Block 23 Section 41 Division of Lyneham - Block 23 (Volume 1873:Folio 68), and accept the new Crown leases substantially in accordance with the draft form of leases appearing at **Attachments 1 and 2**.

#### A3. LEASE REGISTRATION

That the lessee shall do all that is necessary to ensure that the new Crown leases giving effect to this approval are registered at the Office of Regulatory Services prior to the end of this approval.

### B. ADVISORY NOTES

#### B1. EXPIRY OF APPROVAL

For approvals that involve a lease variation only, there is no provision under the *Planning and Development Act 2007* to extend the time frame for compliance with the approval beyond 2 years after the date this approval takes effect.

## PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet the relevant code, being the Lease Variation General Code, and the advice of the Conservator of Flora and Fauna in relation to the proposal.

The key issues identified in the assessment are the suitability of the site for the proposed development, the payment of Lease Variation Charge, and the registration of the new Crown leases. Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

**EVIDENCE**

**Application No. 201426093**

**File No. 1-2014/18455**

**The Territory Plan zone –**

CFZ Community Facilities Zone

PRZ1 Urban Open Space Zone

**The Development Codes –**

Not relevant

**The Precinct Codes –**

Not relevant

**Current Crown Lease –**

Block 18 (Volume 1499:Folio 3)

Block 23 (Volume 1873:Folio 68)

**Entity advice**

**The Lease Variation General Code**

**PART 3**

**PUBLIC NOTIFICATION AND ENTITY ADVICE**

**PUBLIC NOTIFICATION**

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 19 September 2014 to 14 October 2014. No written representations were received during public notification.

**ENTITY ADVICE**

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

CONSERVATOR OF FLORA AND FAUNA

On 16 September 2014 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that

*This application relates to the surrender of a small piece of the school site which is community facility land and therefore not the subject of any Plan of Management.*

Matters raised have been incorporated here as advice.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE

On 7 October 2014 advice was received from Territory and Municipal Services Directorate in relation to the proposal. The advice states that the application is supported.

ActewAGL

On 23 September 2014 advice was received from ActewAGL Water Division in relation to the proposal. The advice states that:

*The application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.*

*Please find attached an ActewAGL DECISION STATEMENT together with your stamped plans.*

Matters raised have been incorporated here as advice.

## **PART 4 ADMINISTRATIVE INFORMATION**

### DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval is effective from the day after the date of this notice. The effective date for development applications approved subject to conditions could be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 185 of the Act, this approval will expire if:

- the lease variation is not completed two years after the day the approval takes effect; or
- the approval is revoked under section 189 of the Act.

### INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

### RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electrically by email to [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

### REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

# APPENDIX 1

## CONTACT DETAILS OF RELEVANT AGENCIES

|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Health Directorate</b><br>- health protection                                                                                                                                                                                                                                                                                                                                                                              | Website: <a href="http://www.health.act.gov.au">www.health.act.gov.au</a><br>Telephone: (02) 6205 1700                                                                                                                                                                                                                                                 |
| <b>Environment and Planning Directorate</b><br><br><i>Planning and land authority</i><br><br>- list of certifiers for building approval<br>- demolition information<br>- asbestos information<br><br><i>Environment Protection Authority</i><br><br>- environment protection<br>- water resources<br>- asbestos information<br><br><i>Conservation, Planning and Research</i><br><br>- threatened species/wildlife management | Website: <a href="http://www.actpla.act.gov.au">www.actpla.act.gov.au</a><br>Telephone: (02) 6207 1923<br><br>Website: <a href="http://www.environment.act.gov.au">www.environment.act.gov.au</a><br>Telephone: (02) 6207 6251<br><br>Website: <a href="http://www.environment.act.gov.au">www.environment.act.gov.au</a><br>Telephone: (02) 6207 1911 |
| <b>Territory and Municipal Services Directorate</b><br>- tree damaging activity approval<br>- use of verges or other unleased Territory land<br>- works on unleased Territory land - design acceptance<br>- damage to public assets                                                                                                                                                                                           | Website: <a href="http://www.tams.act.gov.au">www.tams.act.gov.au</a><br>Telephone: 132 281<br>Telephone for asset acceptance: (02) 6207 7480                                                                                                                                                                                                          |
| <b>Utilities</b><br>- Telstra (networks)<br>- TransACT (networks)<br>- ActewAGL<br>- Electricity reticulation                                                                                                                                                                                                                                                                                                                 | Telephone: (02) 8576 9799<br>Telephone: (02) 6229 8000<br>Telephone: 1100<br>Telephone: (02) 6293 5738                                                                                                                                                                                                                                                 |

## REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

| Location                                                                                   | Contact details                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACT Civil and Administrative Tribunal<br>Level 4, 1 Moore Street<br>CANBERRA CITY ACT 2601 | Website: <a href="http://www.acat.act.gov.au">www.acat.act.gov.au</a><br>Email: <a href="mailto:tribunal@act.gov.au">tribunal@act.gov.au</a><br>Telephone: (02) 6207 1740<br>Facsimile: (02) 6205 4855<br>Post: GPO Box 370, CANBERRA, ACT, 2601 |

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

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

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;

- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

### AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

### ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

### PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

### TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

|            |                                                           |
|------------|-----------------------------------------------------------|
| ENGLISH    | If you need interpreting help, telephone:                 |
| ARABIC     | : إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف: |
| CHINESE    | 如果你需要传译员的帮助，请打电话:                                         |
| CROATIAN   | Ako trebate pomoć tumača telefonirajte:                   |
| GREEK      | Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο                   |
| ITALIAN    | Se avete bisogno di un interprete, telefonate al numero:  |
| MALTESE    | Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:       |
| PERSIAN    | : اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید: |
| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone:     |
| SERBIAN    | Ако вам је потребна помоћ преводиоца телефонирајте:       |
| SPANISH    | Si necesita la asistencia de un intérprete, llame al:     |
| TURKISH    | Tercümana ihtiyacımız varsa lütfen telefon ediniz:        |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:      |

### **TRANSLATING AND INTERPRETING SERVICE**

# **131 450**

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

This is a market value  
lease - s238(2)(a)(ii) Planning  
and Development Act 2007

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

Australian Capital Territory (Planning and  
Land Management) Act 1988 (C'th) (ss 29, 30 & 31)

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the            day of  
Two thousand and            WHEREBY THE PLANNING  
AND LAND AUTHORITY ("the Authority") ON BEHALF OF THE  
COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in  
LESSEE exercising its functions grants to the **AUSTRALIAN CAPITAL  
TERRITORY** whose registered address is care of the Education and  
Training Directorate insert address in the Australian Capital Territory  
("the Lessee") ALL THAT piece or parcel of land situated in the  
LAND Australian Capital Territory containing an area of **(TBA) hectares** or  
thereabouts and being **Block (TBA) Section 41 Division of  
Lyncham** as delineated on **Deposited Plan Number (TBA)** in the  
Registrar-General's Office at Canberra in the said Territory ("the land")  
RESERVING unto the Territory all minerals and the right to the use,  
flow and control of ground water under the surface of the land TO  
HOLD unto the Lessee for the term commencing on the  
TERM day of            **Two thousand and**  
("the date of the commencement of the lease") and termination on the  
**twenty fifth day of August Two thousand one hundred and ninety  
five** to be used by the Lessee for any purpose permitted pursuant to the  
Territory Plan YIELDING AND PAYING THEREFOR rent at the rate  
of five cents per annum if and when demanded and UPON AND  
SUBJECT TO the covenants conditions and agreements contained in  
this lease.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "premises" means the land building and all other improvements on the land;
- (c) "Territory" means:
  - (i) when used in a geographical sense the Australian Capital Territory; and
  - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (d) "Territory Plan" means the Territory Plan as in effect from time to time under the Planning and Development Act 2007;
- (e) words in the singular include the plural and vice versa;
- (f) words importing one gender include the other genders;
- (g) a reference in this lease to any statute or statutory provision shall include reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

EASEMENT FOR SERVICES

- (a) That:
  - (i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of:
    - (A) the Territory and its successors;
    - (B) ACTEW Corporation Limited A.C.N. 069 381 960 and its successors; and

(C) ActewAGL Distribution A.B.N. 76 670 568 688 a partnership of ACTEW Distribution Ltd A.C.N. 073 025 224 and Jemena Networks (ACT) Pty Ltd A.C.N. 008 552 663 and their successors;

(collectively or separately referred to as the “service provider”);

(ii) the service provider may:

(A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and

(B) do anything reasonably necessary for that purpose, including without limitation:

(1) entering or passing through the land;

(2) taking anything on to the land; and

(3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;

(iii) in exercising the powers in Clause 2(a)(ii), the service provider must take all reasonable steps to:

(A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and

(B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;

(iv) Clause 2(a)(iii)(B), does not require the service provider to restore:

(A) the land to a condition that would result in:

(1) an interference with:

(i) any service on or through the land; or

(ii) access to any service on or through the land; or

(2) a contravention of a law of the Territory;  
or

(B) any building or structure placed or constructed on any part of the land comprising the Easement;

(v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement;

(vi) for the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and

(vii) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law;

TRANSFER

(b) That the Lessee shall not transfer the premises or any part of the premises;

SUB-LETTING

(c) That the Lessee shall not without previous consent in writing of the Authority sub-let or part with possession of the whole or any portion of the premises and that the Lessee shall include in any sublease or other document parting with possession any reasonable terms and conditions required by the Authority.

BUILDING SUBJECT TO APPROVAL

(d) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;

PRESERVATION OF TREES

(e) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:

(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or

(ii) to which the Tree Protection Act 2005, applies;

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

EXERCISE OF POWERS

- (a) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
  - (i) the Authority;
  - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
  - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by [enter the name of the delegate] )  
 a delegate authorised to execute this lease ) .....  
 on behalf of the Commonwealth in the ) Delegate  
 presence of [enter the name of the witness] )  
 .....  
 Witness

SIGNED SEALED AND DELIVERED by )  
 [enter name], [enter position held], )  
 position number , [enter Directorate] ) .....  
 for and on behalf of the Australian Capital ) Lessee  
 Territory in the presence of: )  
 .....  
 Witness

**This is a market value  
lease - s238(2)(a)(ii) Planning  
and Development Act 2007**

**AUSTRALIAN CAPITAL TERRITORY**

**PLANNING AND DEVELOPMENT ACT 2007**

**Australian Capital Territory (Planning and  
Land Management) Act 1988 (C'th) (ss 29, 30 & 31)**

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the            day of  
Two thousand and            WHEREBY THE PLANNING  
AND LAND AUTHORITY ("the Authority") ON BEHALF OF THE  
COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in  
exercising its functions grants to the **AUSTRALIAN CAPITAL**  
LESSEE **TERRITORY** whose registered address is care of the Territory and  
Municipal Services Directorate of 12 Wattle Street Lyneham in the  
Australian Capital Territory ("the Lessee") ALL THAT piece or parcel  
of land situated in the Australian Capital Territory containing an area of  
LAND **(TBA) hectares** or thereabouts and being **Block (TBA) Section 41**  
**Division of Lyneham** as delineated on **Deposited Plan Number**  
**(TBA)** in the Registrar-General's Office at Canberra in the said  
Territory ("the land") RESERVING unto the Territory all minerals and  
the right to the use, flow and control of ground water under the surface  
of the land TO HOLD unto the Lessee for the term commencing on the  
day of            **Two thousand and**  
TERM ("the date of the commencement of the lease") and termination on the  
**nineteenth** day of **March Two thousand one hundred and eight** to be  
used by the Lessee for any purpose permitted pursuant to the  
Territory Plan YIELDING AND PAYING THEREFOR rent at the rate  
of five cents per annum if and when demanded and UPON AND  
SUBJECT TO the covenants conditions and agreements contained in  
this lease.

INTERPRETATION 1: IN THIS LEASE unless the contrary intention appears:

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "premises" means the land building and all other improvements on the land;
- (c) "Territory" means:
  - (i) when used in a geographical sense the Australian Capital Territory; and
  - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (d) "Territory Plan" means the Territory Plan as in effect from time to time under the Planning and Development Act 2007;
- (e) words in the singular include the plural and vice versa;
- (f) words importing one gender include the other genders;
- (g) a reference in this lease to any statute or statutory provision shall include reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

EASEMENT FOR SERVICES

- (a) That:
  - (i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan an easement ("Easement") in favour of:
    - (A) the Territory and its successors;
    - (B) ACTEW Corporation Limited A.C.N. 069 381 960 and its successors; and

- (C) ActewAGL Distribution A.B.N. 76 670 568 688 a partnership of ACTEW Distribution Ltd A.C.N. 073 025 224 and Jemena Networks (ACT) Pty Ltd A.C.N. 008 552 663 and their successors;

(collectively or separately referred to as the “service provider”);

(ii) the service provider may:

- (A) provide, maintain and replace services supplied by that service provider through the land within the site of the Easement; and
- (B) do anything reasonably necessary for that purpose, including without limitation:
- (1) entering or passing through the land;
  - (2) taking anything on to the land; and
  - (3) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;

(iii) in exercising the powers in Clause 2(a)(ii), the service provider must take all reasonable steps to:

- (A) ensure that the work carried out on the land causes as little disruption, inconvenience and damage as is practicable; and
- (B) ensure that the land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;

(iv) Clause 2(a)(iii)(B), does not require the service provider to restore:

- (A) the land to a condition that would result in:
- (1) an interference with:
    - (i) any service on or through the land; or
    - (ii) access to any service on or through the land; or

(2) a contravention of a law of the Territory;  
or

(B) any building or structure placed or constructed on any part of the land comprising the Easement;

(v) the Lessee must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the land comprising the Easement;

(vi) for the purposes of the Easement, "services", includes, without limitation, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and

(vii) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law;

TRANSFER

(b) That the Lessee shall not transfer the premises or any part of the premises;

BUILDING SUBJECT TO APPROVAL

(c) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;

PRESERVATION OF TREES

(d) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:

(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or

(ii) to which the Tree Protection Act 2005, applies;

COMPLY WITH LEGISLATION

(e) That the Lessee shall manage that part of the land identified as public land under the Territory Plan in accordance with the management objectives under the Planning and Development Act 2007 and comply with a Plan of Management (if any) prepared under that Act.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:

EXERCISE OF POWERS

- (a) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:
  - (i) the Authority;
  - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
  - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this lease.

Signed by [enter the name of the delegate] )  
a delegate authorised to execute this lease ) .....  
on behalf of the Commonwealth in the ) Delegate  
presence of [enter the name of the witness] )

.....  
Witness

SIGNED SEALED AND DELIVERED by )  
[enter name], [enter position held], )  
position number , [enter Directorate] ) .....  
for and on behalf of the Australian Capital ) Lessee  
Territory in the presence of: )

.....  
Witness

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**From:** Lefebvre, Ann  
**Sent:** Thursday, 23 October 2014 9:48 AM  
**To:** Dang, Gulshan; Ashcroft, Brian  
**Subject:** Decision 18& 23/41 Lyneham 201426093

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**From:** Lefebvre, Ann  
**Sent:** Thursday, 23 October 2014 9:50 AM  
**To:** ACTPLA DA Leasing; TAMS CIS ASG DA COORD; McKeown, Helen;  
EPAPanningLiaison; Dekieffe, Rene  
**Subject:** Decision 18& 23/41 Lyneham 201426093  
**Attachments:** ObjRef.obr

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**From:** Lefebvre, Ann  
**Sent:** Thursday, 23 October 2014 9:51 AM  
**To:** ORSRCS; 'devapp@actewagl.com.au'; 'stephen.donnelly@jemen.com.au'  
**Subject:** Decision 18& 23/41 Lyneham 201426093

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**From:** Sare, Irma  
**Sent:** Friday, 24 October 2014 9:27 AM  
**To:** Johnson, Rosemary  
**Subject:** 18 & 23 Section 41 Lyneham  
**Attachments:** PLAN-201426093-PROPOSEDLEASEBOUNDARIES-01.pdf

Can you please prepare a minor amendment plan for the above boundary realignment in accordance with the attached plan.

Thanks

**Irma Sare**

**Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896**

**Planning Delivery Division | Environment and Planning Directorate | ACT Government**

**Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)**

LVC - DA 201426093

Blocks 18 & 23 Section 41 Lyneham

No LVC chargeable in accordance with Definition of Chargeable variation at section 276 (a) (ii).

Change is a boundary realignment between the blocks.

Irma Sare  
Assistant Manager  
DA Leasing  
24/10/2014



**ACT**  
Government

Environment and Planning

**The Commissioner  
ACT Revenue Office**

**New Crown Lease  
Blocks 27 & 28 Section 41 Suburb of Lyneham (formerly blocks 18 & 23)**

A Development Application for the above block, which included the alteration of the boundary between the block, was approved by the Environment and Sustainable Development Directorate on 22 October 2014.

As a condition of this approval, the Lessee must surrender the existing Crown lease in favour of a new Crown lease

A Lease Variation Charge was not payable by the lessee in regard to this Development application.

There are no off-site works associated with this development.

If you require any further details, I can be contacted on .

Planning and Delivery Division  
Environment and Sustainable Development Directorate

Ms L Douch  
Education and Training Directorate  
220 Northbourne Ave  
Braddon ACT 2602

Dear Lauren

**Blocks 27 and 28 Section 41 Suburb of Lyneham (formerly Blocks 18 and 23)  
Development Application No 201426093**

I refer to the above development application approved with conditions on 22 October 2014. Since the Lease Variation Charge has been paid, the new Crown lease giving effect to the approval has now been prepared.

Please find enclosed

1. an Instruments of Surrender for the existing Crown leases over Blocks 18 and 23.
2. duplicate copies of the new Crown lease for the new Blocks 27 and 28.

Once registered these documents will give effect to the approval, however prior to registration, the following steps need to be completed:

1. The attached documents should be signed in **black ink** (where indicated) by the Lessee and a witness (where applicable) and returned to this office for execution by the Authority's Delegate.

Please submit the Surrender Form for Block 23 and New Crown lease for block 27 to Economic Development Directorate for endorsement by their Delegate.

The Surrender Form for Block 18 and the new Crown lease for Block 28 should be signed by the Education and Training Directorate's Delegate.

2. A Survey Examination Fee of \$1,416.30 (being \$1,204.80 for the first block and \$211.50 each additional block) should be paid when the documents are returned to us.

The documents will then be executed by the Authority's Delegate and returned to you along with a letter to the Commissioner of ACT Revenue, which will assist them in the assessment of stamp duty. If you require any further information please contact me on 6207 .

Yours sincerely



**ACT**

Government

Environment and Planning

Ms L Douch  
Education and Training Directorate  
220 Northbourne Ave  
Braddon ACT 2602

Dear Lauren,

**Blocks 27 and 28 Section 41 Suburb of Lyneham (formerly Blocks 18 and 23)  
Development Application No 201426093**

Please find enclosed:

- the new Crown lease documents that have been executed by the Delegate of the ACT Planning and Land Authority (“the Authority”);
- an Application Form to Register the new Crown lease; and
- a letter to the Commissioner of ACT Revenue.

Please present these documents to the ACT Revenue Office for Stamp Duty assessment within 90 days of execution. Presentation after this time may incur additional fees.

The ACT Revenue Office is located on the Ground Floor of the Nara Centre, Cnr of London Circuit and Constitution Avenue, Canberra City. Office hours are 9.00am to 5.00pm weekdays, except for Wednesdays, when the office is opened from 10.30am to 5pm. For more information please visit their website at [www.revenue.act.gov.au](http://www.revenue.act.gov.au) or contact their office on (02) 6207 0028.

After stamp duty is paid, please telephone DA Leasing on 6207 5963 to arrange a meeting at the Office of Regulatory Services. Please note that DA Leasing attends the ORS on Thursdays arriving at 2.30pm for lodgements.

You will be required to bring all of the above documents as well as the existing Crown lease or Certificates of Title for **Blocks 18 and 23** to that meeting or produce the Titles at the Office of Regulatory Services prior to our meeting for a **“DCL” “ADP” and “ACL”**.

The Office of Regulatory Services is at 255 Canberra Avenue, Fyshwick ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491.

The Authority must lodge all documents with the Office of Regulatory Services. All expenses associated with the lodgement and registration of the documents is the Lessee's responsibility.

Yours sincerely

### Sign and date

Should your registration be urgent ESDD can attend ORS outside the normal Thursday scheduled weekly time, however an attendance fee of \$364.00 is payable for this service.

Please note that the first attendance for registration at the Office of Regulatory Services (ORS) is free. However, subsequent attendances to lodge the documents related to this DA are subject to fees as follows:

|                                 |          |
|---------------------------------|----------|
| Second attendance               | \$224.00 |
| Third attendance                | \$259.00 |
| Forth and subsequent attendance | \$345.00 |

If the above fee applies, the fee must be paid prior to the schedule meeting at the ORS.

### Payment Options



**In Person** (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)  
Environment and Sustainable Development Customer Service Centre –  
Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



**By Post** (Cheque made payable to ACT Government)  
Environment and Sustainable Development GPO Box 1908 Canberra ACT 2601



**By Phone** (Bankcard, MasterCard and Visa).  
Contact Environment and Sustainable Development during business hours on telephone  
(02) 6207 1923.

**CASHLINK CODE:**

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**From:** Johnson, Rosemary  
**Sent:** Tuesday, 25 November 2014 1:56 PM  
**To:** Sare, Irma  
**Subject:** Lyneham S041 B0018 & 0023 (A10059380)  
**Attachments:** Lyneham S041 B0018 & 0023.obr

Here it is again for your approval.

Rosemary Johnson has sent you a link to "Lyneham S041 B0018 & 0023" (A10059380) from Objective.

Open in Navigator  
Double click on the attachment

Open in Executive  
<https://objective.act.gov.au:8443/executive/#query=id:A10059380>

Open in Your Browser  
Latest: <https://objective.act.gov.au/id:A10059380/document/versions/latest>  
Published: <https://objective.act.gov.au/id:A10059380/document/versions/published>

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**From:** Sare, Irma  
**Sent:** Monday, 1 December 2014 1:18 PM  
**To:** Gilchrist, Marijke  
**Subject:** Plan Approval

Hi Marijke,

DA leasing sent through a plan approval to authorised plan approval for Block 18 and 23 Section 41 Lyneham.

Could you look at it as it is not approved yet.

Thanks.

**Irma Sare**

**Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896**

**Planning Delivery Division | Environment and Planning Directorate | ACT Government**

**Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)**



## DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge a determination/surrender of a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

### PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** **255 Canberra Avenue, Fyshwick ACT 2609**  
Office Hours: **9:00am to 4:30pm Monday to Friday**  
General enquiries telephone number: **(02) 6207 0491**  
Website address: [www.ors.act.gov.au](http://www.ors.act.gov.au)

### INSTRUCTIONS FOR COMPLETION

- The certificate of title or production of title consenting to the registration of this document is required for lodgement.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
  - a) **With A Common Seal**  
The common seal of ABC Pty Ltd/Ltd ACN.....  
was affixed in the presence of-  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).
  - b) **Without A Common Seal**  
Signed by ABC Pty Ltd/Ltd ACN.....  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).

**ACT**

Government

Justice and Community Safety

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate**DETERMINATION / SURRENDER  
OF A CROWN LEASE**

Form 057 - DCL

*Land Titles Act 1925***LODGING PARTY DETAILS**

| Name | Postal Address | Contact Telephone Number |
|------|----------------|--------------------------|
|      |                |                          |

**TITLE AND LAND DETAILS**

| Volume & Folio | District/Division | Section | Block |
|----------------|-------------------|---------|-------|
| 1499:3         | Lyneham           | 41      | 18    |

**FULL NAME AND ADDRESS OF REGISTERED PROPRIETOR/LESSEE** (Surname Last) (ACN required for all Companies)

AUSTRALIAN CAPITAL TERRITORY

**CONSIDERATION** (Please provide monetary sum and/or reason for surrender)

Grant of new Crown lease

**CONSENTING PARTY – SUPPORTING DOCUMENTATION**

(One form required for each party required to consent)

 Please complete and attach – **Form 042 – C – Consent****DATE**





## APPLICATION TO REGISTER A CROWN LEASE

Form 031 - ACL

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge an application to register a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

### PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** **255 Canberra Avenue, Fyshwick ACT 2609**  
Office Hours: **9:00am to 4:30pm Monday to Friday**  
General enquiries telephone number: **(02) 6207 0491**  
Website address: [www.ors.act.gov.au](http://www.ors.act.gov.au)

### INSTRUCTIONS FOR COMPLETION

- A Crown Lease is a dutiable document and must be noted by ACT Revenue prior to lodgement with Land Titles.
- Two signed original copies of the crown leases are required to be lodged with this document.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution of Crown Lease by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
  - a) **With A Common Seal**  
The common seal of ABC Pty Ltd/Ltd ACN.....  
was affixed in the presence of-  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’ – (This execution does not require a witness).
  - b) **Without A Common Seal**  
Signed by ABC Pty Ltd/Ltd ACN.....  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’ – (This execution does not require a witness).

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate

## APPLICATION TO REGISTER A CROWN LEASE

*Land Titles Act 1925*

Form 031 - ACL



**ACT**  
Government

Justice and Community Safety

| LODGING PARTY DETAILS |                |                          |
|-----------------------|----------------|--------------------------|
| Name                  | Postal Address | Contact Telephone Number |
|                       |                |                          |

Is this crown lease granted as consideration for the surrender of an existing crown lease/s?  YES or  NO

| NEW CROWN LEASE (List all parcels on new Crown Lease) |         |       |
|-------------------------------------------------------|---------|-------|
| District/Division                                     | Section | Block |
| Lyneham                                               | 41      | 28    |
|                                                       |         |       |
|                                                       |         |       |

| FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)           |
|---------------------------------------------------------------------------------------------|
| Australian Capital Territory C/- Education and Training 220 Northbourne Avenue, Braddon ACT |

| LIST ALL PARCELS IN SURRENDERED LEASE/S |                   |         |       |
|-----------------------------------------|-------------------|---------|-------|
| Vol : Folio                             | District/Division | Section | Block |
| 1499:3                                  | Lyneham           | 41      | 18    |
|                                         |                   |         |       |
|                                         |                   |         |       |

| OFFICE USE ONLY          |  |
|--------------------------|--|
| Lodged By                |  |
| Data Entered/Examined By |  |
| Volume & Folio issued    |  |
| Registered By            |  |
| Registration Date        |  |



## APPLICATION TO REGISTER A DEPOSITED PLAN

Form 054 - ADP

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge an application to register a deposited plan under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

### PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** **255 Canberra Avenue, Fyshwick ACT 2609**  
Office Hours: **9:00am to 4:30pm Monday to Friday**  
General enquiries telephone number: **(02) 6207 0491**  
Website address: [www.ors.act.gov.au](http://www.ors.act.gov.au)

### INSTRUCTIONS FOR COMPLETION

- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution of Crown Lease by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
  - a) **With A Common Seal**  
The common seal of ABC Pty Ltd/Ltd ACN.....  
was affixed in the presence of-  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).
  - b) **Without A Common Seal**  
Signed by ABC Pty Ltd/Ltd ACN.....  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).

**ACT**

Government

Justice and Community Safety

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate

## APPLICATION TO REGISTER A DEPOSITED PLAN

Form 054 - ADP

*Land Titles Act 1925***LODGING PARTY DETAILS**

| Name | Postal Address | Contact Telephone Number |
|------|----------------|--------------------------|
|      |                |                          |

**AMENDED PLANS** (list the DP or X Plan numbers amended by this plan. Please indicate whether DP or X Plan).

| PLAN NUMBER | X PLAN or DEPOSITED PLAN | PLAN NUMBER | X PLAN or DEPOSITED PLAN |
|-------------|--------------------------|-------------|--------------------------|
|             |                          |             |                          |

**PARCEL/S BEING AMENDED** (Please list all parcels/plans affected by the lodgement of this plan)

| DP or X PLAN No | District/Division | Section | Block |  | DP or X PLAN No | District/Division | Section | Block |
|-----------------|-------------------|---------|-------|--|-----------------|-------------------|---------|-------|
|                 |                   |         |       |  |                 |                   |         |       |
|                 |                   |         |       |  |                 |                   |         |       |
|                 |                   |         |       |  |                 |                   |         |       |
|                 |                   |         |       |  |                 |                   |         |       |

**NEW DP NUMBER ISSUED**

(Land Titles staff to complete after registration)

**X PLAN NUMBER OF NEW PLAN**

|  |  |
|--|--|
|  |  |
|--|--|

**PARCELS ON NEW PLAN**

| District/Division | Section | Block | To Block |
|-------------------|---------|-------|----------|
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|                   |         |       |          |

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|--------------------------|--|-------------------|--|
| Lodged By                |  | Registered By     |  |
| Data Entered/Examined By |  | Registration Date |  |

---

**From:** Messer, Sue  
**Sent:** Friday, 19 December 2014 9:25 AM  
**To:** Dekiefte, Rene; Sare, Irma  
**Subject:** FW: Section 41 Lyneham (Lyneham ovals)

Hi Rene

As you can see from the information below, the proposed subdivision of Block 23 Section 41 Lyneham is not going to be finalised. Based on information below, can you please complete the minor amendment requested by DA Leasing for a boundary realignment between Blocks 18 and 23 Section 41 Lyneham.

Regards

---

Susan Messer | Manager

DA Leasing

**Phone 02 6207 2869**

**Lease Administration** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Harding, Barbara (ACTPLA)  
**Sent:** Thursday, 18 December 2014 6:59 PM  
**To:** Messer, Sue  
**Cc:** ESD, LRAC; Jarman, Ron; Dekiefte, Rene; McFarlane, Trina  
**Subject:** Section 41 Lyneham (Lyneham ovals)

Sue Messer  
Manager  
Leasing DA  
Planning Delivery Division

Hi Sue,

I understand you are handling the surrender of the Executive Lease (managed by Sport and Recreation) over Block 23 Section 41 Lyneham and the granting of a new Executive lease over the same land and also some additional land; the new lease also to be managed by Sport and Recreation (CMTEDD).

As discussed, I am writing to confirm that an earlier subdivision of Block 23, which was requested by the Education and Training Directorate (ETD) and which was processed to the Cadaster, is considered to be defunct and has been superseded by agreement to the current arrangement where the whole of the land will remain with Sport and Recreation under the new Executive lease.

The background is that although the land was subdivided, ETD were not successful in gaining wider Government support for their proposal for the part of the part of the land shown in hatching on plan below and therefore custodianship was not transferred to them.



ETD raised their desire for the land at Land Requests Advisory Committee (LRAC) meetings in July 2013 and in February 2014. On both occasions they were advised of a number of issues with the proposal and also that they needed to apply for the land through the process for allocation of land to Government entities (ie. apply to CMTEDD Direct Sales unit using the *Government Direct Sale or Transfer of Land Custodianship Application* form.) As far as I am aware (as LRAC Chair and as the Custodianship Map clearance officer), ETD did not apply to CMTEDD for agreement to the land allocation and custodianship transfer. Therefore the proposal the subdivision was predicated on has not eventuated. Further, there has been more recent agreement to a Sport and Recreation proposal.

CMTEDD Sport and Recreation (the current custodian) has put forward a proposal which will result in an upgrade of the oval facilities and which has received wide support, including from LRAC and from the Direct Sale Panel.

Because Sport and Recreation (CMTEDD) needed agreement to some additional land, their proposal was considered by the Direct Sale Panel at their meeting of 2 October 2014. The plans presented to the Panel (see below) clearly show the whole of the land to remain with Sport and Recreation and to be included in the new Executive Lease. (The defunct subdivision line is visible cutting through the proposed new carpark and oval configuration.)



The written brief to the Panel was also clear the proposed new Executive lease would be over Block 23, Block 21 and part Block 18 of Section 23 Lyneham. The necessary direct sale parcels to support this outcome were recommended for approval by the Panel. Representatives from ETD and CMTEDD were present at the Panel meeting and voted. I understand CMTEDD will put the Panel recommendation for approval to the relevant entity (the Minister for Planning or Cabinet) once the parcel of land needed from Block 18 (the Lyneham Primary School) has been excised.

The Panel support for the additional land to enable the new Executive lease over the whole acknowledges the earlier subdivision is no longer a current proposal and that the land will remain within a CMTED - Sport and Recreation managed Executive lease.

Hope this clarifies the situation. If you need any further information please let me know.

Barbara

Barbara Harding  
 LRAC Chair and Custodian officer  
 Planning Policy  
 Strategic Planning Division



## APPLICATION TO REGISTER A CROWN LEASE

Form 031 - ACL

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge an application to register a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

### PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

Lodge in person at the **Office of Regulatory Services:** **255 Canberra Avenue, Fyshwick ACT 2609**  
Office Hours: **9:00am to 4:30pm Monday to Friday**  
General enquiries telephone number: **(02) 6207 0491**  
Website address: [www.ors.act.gov.au](http://www.ors.act.gov.au)

### INSTRUCTIONS FOR COMPLETION

- A Crown Lease is a dutiable document and must be noted by ACT Revenue prior to lodgement with Land Titles.
- Two signed original copies of the crown leases are required to be lodged with this document.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution of Crown Lease by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
  - a) **With A Common Seal**  
The common seal of ABC Pty Ltd/Ltd ACN.....  
was affixed in the presence of-  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’ – (This execution does not require a witness).
  - b) **Without A Common Seal**  
Signed by ABC Pty Ltd/Ltd ACN.....  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’ – (This execution does not require a witness).

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate

## APPLICATION TO REGISTER A CROWN LEASE

*Land Titles Act 1925*

Form 031 - ACL



**ACT**  
Government

Justice and Community Safety

### LODGING PARTY DETAILS

| Name | Postal Address | Contact Telephone Number |
|------|----------------|--------------------------|
|      |                |                          |

Is this crown lease granted as consideration for the surrender of an existing crown lease/s?  YES or  NO

### NEW CROWN LEASE (List all parcels on new Crown Lease)

| District/Division | Section | Block |
|-------------------|---------|-------|
| Lyneham           | 41      | 27    |
|                   |         |       |
|                   |         |       |

### FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)

Australian Capital Territory C/-Economic Development Directorate, 220 Northbourne Avenue Braddon ACT

### LIST ALL PARCELS IN SURRENDERED LEASE/S

| Vol : Folio | District/Division | Section | Block |
|-------------|-------------------|---------|-------|
| 1873:68     | Lyneham           | 41      | 23    |
|             |                   |         |       |
|             |                   |         |       |

### OFFICE USE ONLY

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|--------------------------|--|
| Lodged By                |  |
| Data Entered/Examined By |  |
| Volume & Folio issued    |  |
| Registered By            |  |
| Registration Date        |  |



## DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge a determination/surrender of a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

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The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to various agencies including, but not limited to, the ACT Environment and Sustainable Development Directorate, ACT Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

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Office Hours: **9:00am to 4:30pm Monday to Friday**  
General enquiries telephone number: **(02) 6207 0491**  
Website address: [www.ors.act.gov.au](http://www.ors.act.gov.au)

### INSTRUCTIONS FOR COMPLETION

- The certificate of title or production of title consenting to the registration of this document is required for lodgement.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
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  - a) **With A Common Seal**  
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was affixed in the presence of-  
.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).
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.....(signature)  
.....(director/secretary)\*  
(\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) – (This execution does not require a witness).



**ACT**  
Government

Justice and Community Safety

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate

## DETERMINATION / SURRENDER OF A CROWN LEASE

Form 057 - DCL

*Land Titles Act 1925*

### LODGING PARTY DETAILS

| Name | Postal Address | Contact Telephone Number |
|------|----------------|--------------------------|
|      |                |                          |

### TITLE AND LAND DETAILS

| Volume & Folio | District/Division | Section | Block |
|----------------|-------------------|---------|-------|
| 1873:68        | Lyneham           | 41      | 23    |

### FULL NAME AND ADDRESS OF REGISTERED PROPRIETOR/LESSEE (Surname Last) (ACN required for all Companies)

AUSTRALIAN CAPITAL TERRITORY

### CONSIDERATION (Please provide monetary sum and/or reason for surrender)

Grant of new Crown lease

### CONSENTING PARTY – SUPPORTING DOCUMENTATION

(One form required for each party required to consent)

Please complete and attach – **Form 042 – C – Consent**

### DATE

| <b>LESSEE/S EXECUTION</b>                                                                              |                                        |
|--------------------------------------------------------------------------------------------------------|----------------------------------------|
| Print full name of Lessee                                                                              | Print full name and address of witness |
| Delegate for Economic Development Directorate<br>for and on behalf of the Australian Capital Territory |                                        |
| Signature or common seal of Lessee                                                                     | Signature of witness                   |

| <b>LESSOR'S EXECUTION</b>                                                                                                 |                                        |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory). | Print full name and address of witness |
| Signature of authorised person                                                                                            | Signature of witness                   |

| <b>OFFICE USE ONLY</b> |  |                                |  |
|------------------------|--|--------------------------------|--|
| Lodged by              |  | Certificate of title lodged    |  |
| Data entered by        |  | Certificates attached to title |  |
| Registered by          |  | Attachments / Annexures        |  |
| Registration date      |  | Vol & Folio of further lease   |  |



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---

**From:** Jefferson Godfrey [mailto:jgarchitects@optusnet.com.au]  
**Sent:** Wednesday, 18 February 2015 8:31 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Douch, Lauren  
**Subject:** FW: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi [REDACTED]

Can you please provide the draft survey plan of blocks 18 and 23 section 41 Lyneham with the realigned boundaries to both [REDACTED] from BCC and Lauren Douch from ACT Education as request below.

I am no longer involved in this project, so if you can refer all questions to [REDACTED].

Thanks.

Jefferson Godfrey

---

**From:** Douch, Lauren [mailto:Lauren.Douch@act.gov.au]  
**Sent:** Thursday, 19 February 2015 8:19 AM  
**To:** jgarchitects@optusnet.com.au  
**Subject:** FW: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi Jefferson

Please see below an email from Irma.

Is it possible to get this from the Surveyor? I am happy to contact them if you are aware of who I should be contacting?

Regards  
Lauren

### Lauren Douch

Assistant Manager - Internal Reporting and Statistics  
Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)  
Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)  
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

---

**From:** Sare, Irma  
**Sent:** Thursday, 19 February 2015 8:14 AM  
**To:** Douch, Lauren  
**Subject:** RE: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi Lauren,

This plan was the one used to start the processing of the boundary realignment and is drawn by the Architect. I need a draft plan from the Surveyor which will show the survey data for the sites.

Sorry for the confusion.

**Irma Sare**

**Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896**

**Planning Delivery Division | Environment and Planning Directorate | ACT Government**

**Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)**

---

**From:** Jefferson Godfrey [<mailto:jgarchitects@optusnet.com.au>]  
**Sent:** Wednesday, 18 February 2015 3:00 PM  
**To:** Douch, Lauren; Sare, Irma  
**Cc:** [REDACTED]  
**Subject:** RE: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi Lauren,

Sorry I missed your call. I had meetings all morning.

Attached is the plan for the boundary changes that was produced back in August to show the proposed changes to the two blocks.

The surveyor will need to complete the XPLAN once the numbers are granted.

Jefferson Godfrey

 **JEFFERSON GODFREY**  
**ARCHITECTS** PTY LTD  
[jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)  
131 Brigalow Street, Lyneham ACT 2602  
M) 0411 868 0868



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Renovation/Addition Project



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Small Lot Housing

---

**From:** Douch, Lauren [<mailto:Lauren.Douch@act.gov.au>]  
**Sent:** Wednesday, 18 February 2015 2:44 PM  
**To:** [jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)  
**Subject:** Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi Jefferson,

I phoned and left a message this morning as I have had a request form the ACT Planning and Land Authority (ACTPLA) regarding the Development Application (DA) for Blocks 18 and 23 Section 41 of Lyneham. There has been a number of issues in getting the new block numbers issued and they are asking if you could please provide Irma Sare ( [Irma.sare@act.gov.au](mailto:Irma.sare@act.gov.au) ) from their office a draft electronic copy of the surveyed plans. Can you please confirm you are able to provide these to Irma?

To my understanding the draft plans are to assist them in the processing something on their end. Once we do this I am hoping that the new block numbers will be able to be issued and we can submit the XPLAN as previously discussed.

If you have any questions can you please contact me.

Regards  
Lauren

**Lauren Douch**

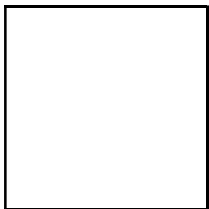
Assistant Manager - Internal Reporting and Statistics

Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)

Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)

Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

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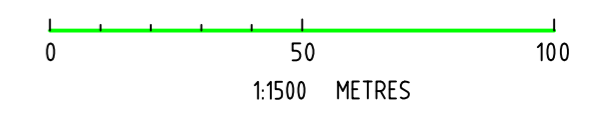


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DISCLAIMER:  
 This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

| REVISION | DATE |
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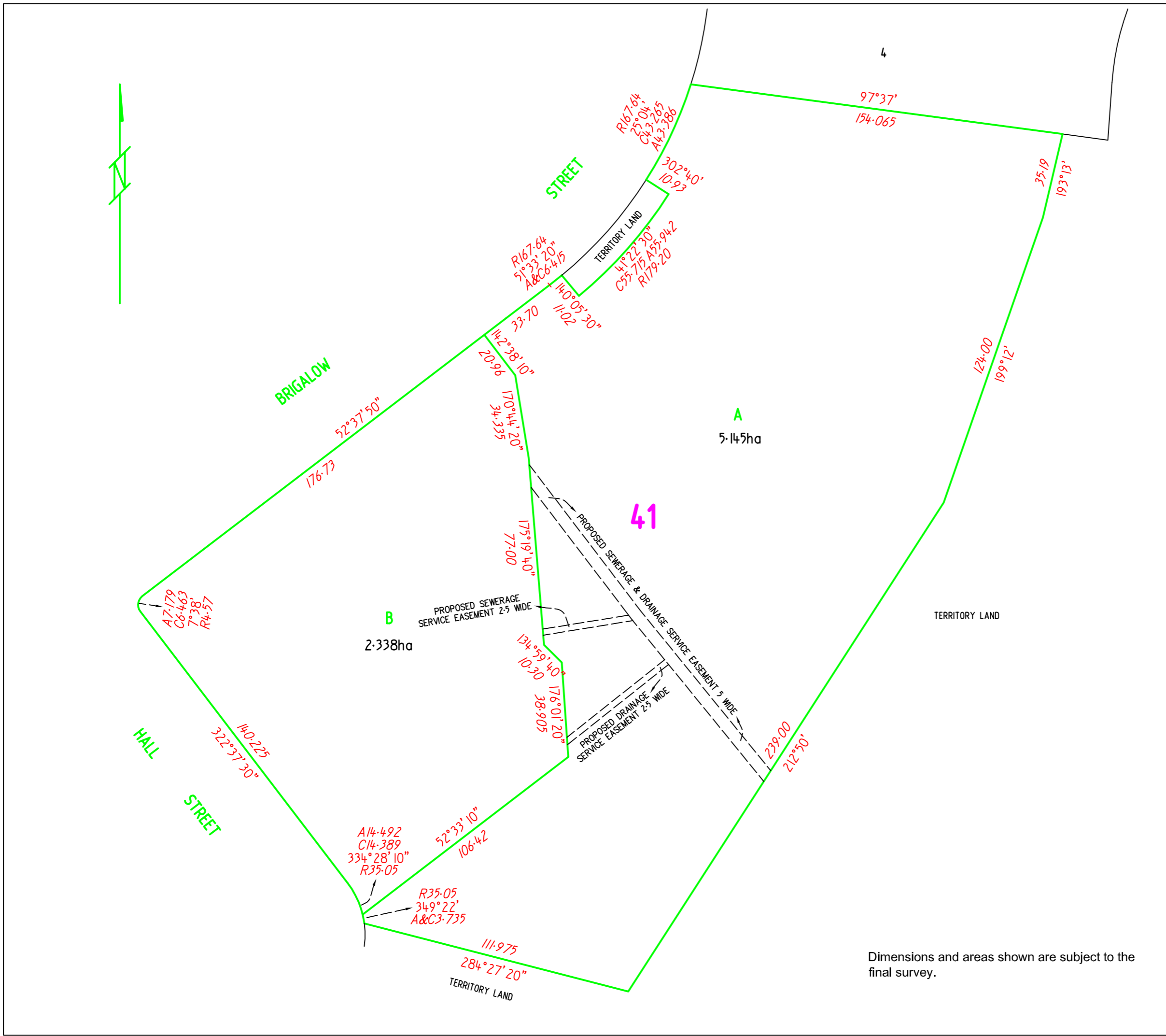
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 BM                      RL



T 02 6239 3088 F 02 6239 3089  
 Surveyed  
 Drawn I Stewart 5/5/2014  
 Checked  
 Approved  
 Surveyor, Registered under the Surveyors Act 2007.

**PROPOSED BOUNDARY REALIGNMENT**  
 BLOCKS 18 & 23 SECTION 41  
 LYNEHAM

Proj No. **11167.01** Rev  
 Sheet No. 1 of 1 11167.01\_001.dwg  
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Dimensions and areas shown are subject to the final survey.

---

**From:** Douch, Lauren  
**Sent:** Thursday, 19 February 2015 9:54 AM  
**To:** Sare, Irma  
**Subject:** RE: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi,

Thanks Irma.

I am hoping that we can progress this matter fairly quickly and even make as a priority as I am getting pressure from my end regarding the time already taken for this DA.

Thanks again for all of your help. I look forward to seeing how you go with getting the block numbers.

Regards  
Lauren

**Lauren Douch**

Assistant Manager - Internal Reporting and Statistics  
Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)  
Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)  
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

---

**From:** Sare, Irma  
**Sent:** Thursday, 19 February 2015 9:38 AM  
**To:** Douch, Lauren  
**Subject:** RE: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi,

This one looks okay. I will send it over the survey for processing.

Irma

---

**From:** Douch, Lauren  
**Sent:** Thursday, 19 February 2015 8:54 AM  
**To:** Sare, Irma  
**Subject:** FW: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Morning Irma,

Is this something more like you require?

Cheers  
Lauren

**Lauren Douch**

Assistant Manager - Internal Reporting and Statistics  
Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)  
Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)

**From:** [REDACTED]  
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**Cc:** [jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)  
**Subject:** RE: Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Greg and Lauren,

Attached is a Plan of Proposed Subdivision we prepared under instruction from Jefferson.

Regards

[REDACTED]

**Please note we have moved to our new offices at:  
11-13 Lawry Place, Macquarie (Jamison Centre)  
PO Box 350, Macquarie**

|                     |     |                |
|---------------------|-----|----------------|
| BSurv               | Tel | (02) 6202 7600 |
| Registered Surveyor | Mob | [REDACTED]     |
| Managing Partner    | Fax | (02) 6202 7699 |



Website: <http://www.landdata.com.au>  
LinkedIn: <http://au.linkedin.com/pub/david-sloan>

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Lauren

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Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)  
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

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**Irma Sare**

Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896  
Planning Delivery Division | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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Sorry I missed your call. I had meetings all morning.

Attached is the plan for the boundary changes that was produced back in August to show the proposed changes to the two block.

The surveyor will need to complete the XPLAN once the numbers are granted.

Jefferson Godfrey



[jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)

131 Brigalow Street, Lyneham ACT 2602  
M) 0411 868 0868



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Renovation/Addition Project



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Small Lot Housing

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**From:** Douch, Lauren [<mailto:Lauren.Douch@act.gov.au>]  
**Sent:** Wednesday, 18 February 2015 2:44 PM  
**To:** [jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)  
**Subject:** Draft Survey Plans for Blocks 18 & 23 Section 41 Lyneham

Hi Jefferson,

I phoned and left a message this morning as I have had a request from the ACT Planning and Land Authority (ACTPLA) regarding the Development Application (DA) for Blocks 18 and 23 Section 41 of Lyneham. There has been a number of issues in getting the new block numbers issued and they are asking if you could please provide Irma Sare ( [Irma.sare@act.gov.au](mailto:Irma.sare@act.gov.au) ) from their office a draft electronic copy of the surveyed plans. Can you please confirm you are able to provide these to Irma?

To my understanding the draft plans are to assist them in the processing something on their end. Once we do this I am hoping that the new block numbers will be able to be issued and we can submit the XPLAN as previously discussed.

If you have any questions can you please contact me.

Regards  
Lauren

**Lauren Douch**

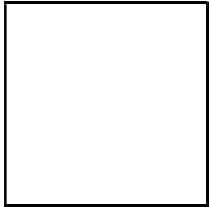
Assistant Manager - Internal Reporting and Statistics

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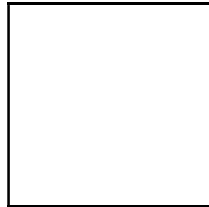
Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)

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**From:** Dekieftte, Rene  
**Sent:** Friday, 20 February 2015 8:50 AM  
**To:** Sare, Irma; Ivan Stewart; David Sloan; ACTPLA Customer Services; [REDACTED]; Barnes, Jennifer (Health); Building Conveyance; Building Counter; Cab\_Properties@actewagl.com.au; Clarkson, Sonja; Downing, James; DrainagePlans; 'enworks@actewagl.com.au'; geoff.byrne@team.telstra.com; Gilchrist, Marijke; Heritage Referrals; Jarman, Ron; John King; [REDACTED] Lynette London; [REDACTED] McDonald, Helen; nswcouncil.contact@auspost.com.au; Priestly, Sharon; Sarah Robertson; SpatialData; Tantri, Danny; Telstra; [REDACTED]; Whittem, Margaret  
**Subject:** Lyneham Section 41 - AP7083  
**Attachments:** AP7083 Completion Report.doc; AP7083 Diagram.pdf

Dear all,

See attached AP re-subdividing (minor boundary change) Blocks 18 & 23 section 41 Lyneham.

Regards

**Rene de Kieftte | ACTMAP Data and Address Manager**

**Phone 02 6207 1607 | Email [rene.dekiefte@act.gov.au](mailto:rene.dekiefte@act.gov.au)**

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# M I N U T E

## SUBJECT: CREATION OF NEW BLOCKS -

OFFICER : RENE DE KIEFTE  
PHONE : 02 6207 1607  
FAX : 02 6207 1615

To all interested parties

The following blocks have been created under the Authorised Plan (AP7083) indicated and added to the ACTMAP and PALM databases.

|                     |                      |                      |
|---------------------|----------------------|----------------------|
| Authorised Plan No. | 7083                 |                      |
| Division:           | Lyneham              |                      |
| Section:            | 41                   |                      |
| Old Blocks:         | 23                   | 18                   |
| New Blocks:         | 27                   | 28                   |
| Area:               | 51,452m <sup>2</sup> | 23,388m <sup>2</sup> |
| Completed:          | 20 February 2015     |                      |

If you require any further information please contact me on the number shown above.

Rene de Kiefte  
ACTMAP Data and Address Manager

AP: 7083

DIVISION: LYNEHAM

DATE: 19/02/2015

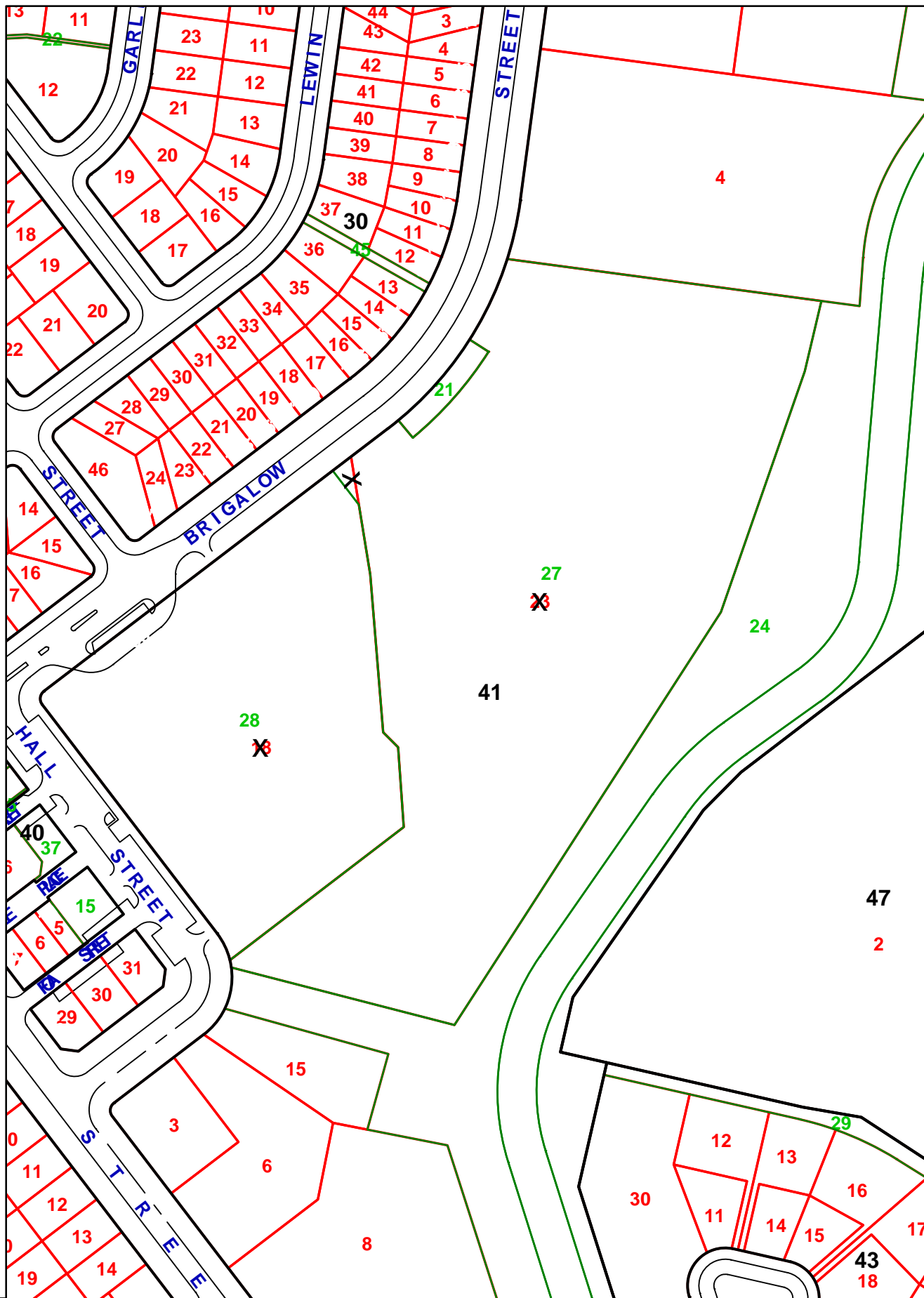
SECTION NUMBER: 41

BLOCK NUMBER: 27 & 28

DIVISION: LYNEHAM

SECTION NUMBER: 41

BLOCK NUMBER: 27 & 28



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**From:** Sare, Irma  
**Sent:** Friday, 20 February 2015 9:55 AM  
**To:** Douch, Lauren  
**Subject:** 18 & 23 Sec 41 Lyneham  
**Attachments:** AP7083 Diagram.pdf

Dear Lauren,

The new block numbers have been allocated please see attached Plan. The Surveyor may lodge the survey for examination.

Cheers

**Irma Sare**

**Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896**

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**From:** Jarman, Ron  
**Sent:** Thursday, 9 April 2015 9:50 AM  
**To:** Sare, Irma  
**Subject:** FW: Completed Xplan 20769 - Lyneham  
**Attachments:** X20769.pdf

Hi Irma,

The examination of X Plan 20769 has been completed and the film version of the plan has been signed by the Surveyor-General.

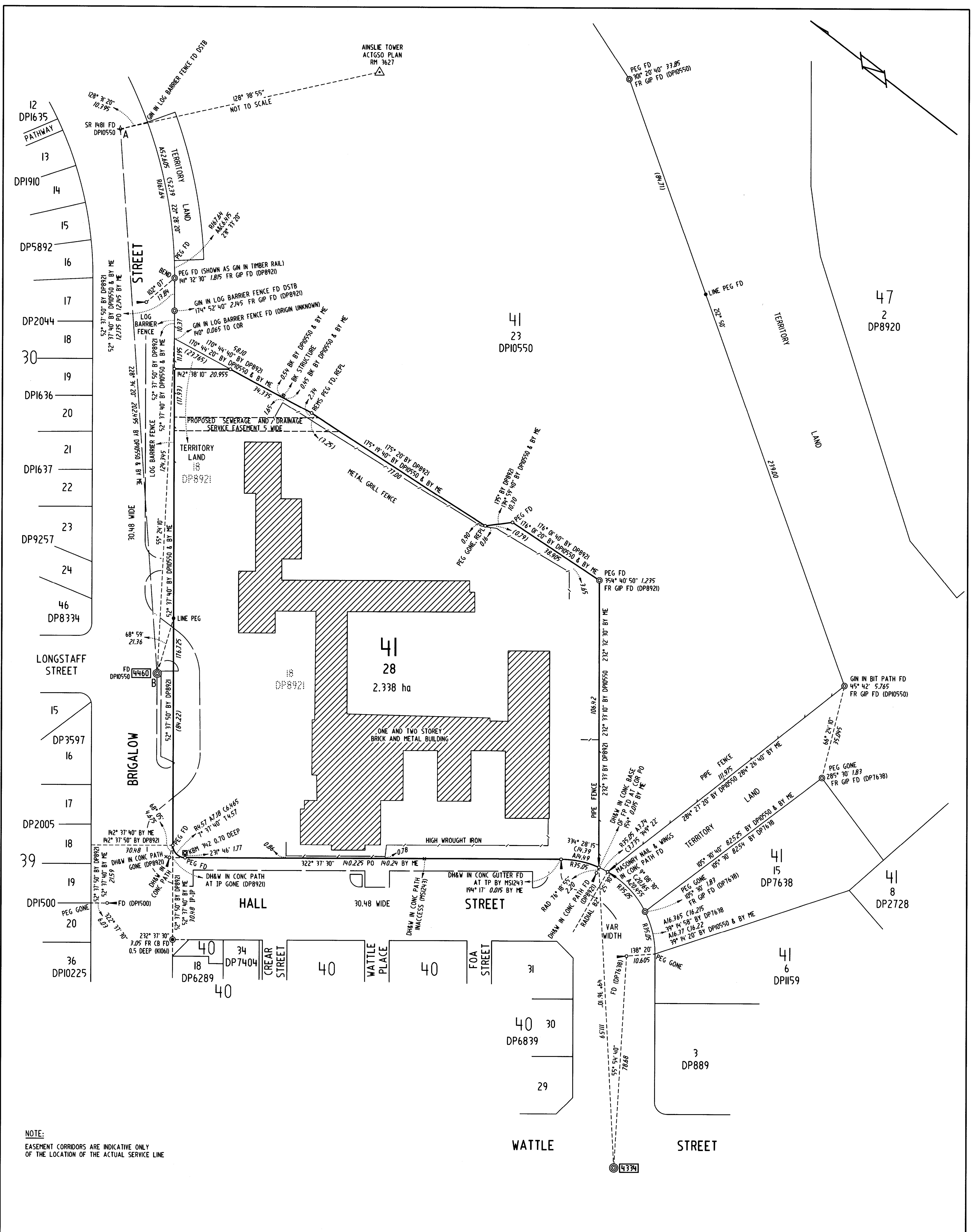
The plan is now ready to be lodged with the Office of Regulatory Services. Until you're ready to collect the plan, we will retain it here for safe keeping.

Should you require further information regarding this matter, please contact either Greg Ledwidge (ext 50083) or myself.

Regards

Ron.

**Ron Jarman**  
Deputy Surveyor-General | Office of the Surveyor-General | Construction & Client Services Branch  
Environment and Planning Directorate | ACT Government  
p 6205 0058 | e [ron.jarman@act.gov.au](mailto:ron.jarman@act.gov.au) | web [www.environment.act.gov.au](http://www.environment.act.gov.au)



**NOTE:**  
EASEMENT CORRIDORS ARE INDICATIVE ONLY OF THE LOCATION OF THE ACTUAL SERVICE LINE

**REFERENCE MARKS**

- ⊙ Denotes GIP in road to 1.03m radii from TP
- ⊙ CB 1.03m TP
- ⊙ PLAQUE IN KERB
- ⊙ DEEP DRIVEN ROD
- ⊙ DH&W IN KERB
- (Except as otherwise shown)

Azimuth: A-B (Strom)  
Ref: A069, A073/6836

All Easements are 2.5 metres wide (Except as otherwise shown)

REPORT LODGED WITH THE SURVEYOR-GENERAL OF THE ACT

I ANTHONY QUINN of ANTHONY QUINN SURVEYS PTY LTD, CANBERRA a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented on this plan is accurate and has been made in accordance with the Surveyors Practice Directions and was completed on 25 FEBRUARY 2015

(Signature) Anthony Quinn 2-4-2015  
Surveyor registered under the Surveyors Act 2007

I certify that this plan is the plan prepared in accordance with the Districts Act 2002

(Signature) Jeff Brown 7-04-2015  
Surveyor-General of the ACT

**PLAN OF  
BLOCK 28 SECTION 41  
BEING AN AMENDMENT OF BLOCK 18**

**DIVISION: LYNEHAM  
DISTRICT: CANBERRA CENTRAL  
AUSTRALIAN CAPITAL TERRITORY**

SCALE 1:750  
0 10 20 40 60 METRES

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the day of 20 at minutes past o'clock in the noon

Approved \_\_\_\_\_  
Registrar of Titles

**DEPOSITED PLAN**

AMENDS DP8921

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**From:** Sare, Irma  
**Sent:** Thursday, 7 May 2015 10:21 AM  
**To:** Douch, Lauren  
**Subject:** RE: 18 and 23 section 41 Lyneham

Hi Lauren,

Thanks for the advice below. No further advice is needed.

The DA has a life span of 2 years and will expire on 23/10/16. Therefore you have until then to have the DA conditions completed. Please note that you will need to restart the process at least 6 months prior to the above expiry date to ensure that we have time to complete the survey and issue and registration of the Crown lease.

Cheers

**Irma Sare**

Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896

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**From:** Douch, Lauren  
**Sent:** Thursday, 7 May 2015 9:17 AM  
**To:** Sare, Irma  
**Subject:** RE: 18 and 23 section 41 Lyneham

Hi Irma,

I have received advice from Sport and Rec that they are not going to progress with the boundary realignment at this stage. They need to undertake public consultation regarding another application which will result in the need for the boundary realignment if they progress with this project.

Can you please advise if there is anything official I need to do to put this DA on hold or is emailing you sufficient?

When we get advice as to whether the project is going to go ahead or not I will be in touch straight away.

Cheers  
Lauren

**Lauren Douch**

Assistant Manager - Internal Reporting and Statistics

Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)

Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)

Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

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**From:** Sare, Irma  
**Sent:** Friday, 17 April 2015 10:13 AM  
**To:** Douch, Lauren  
**Subject:** RE: 18 and 23 section 41 Lyneham

Hi Lauren,

Thanks for the info

**Irma Sare**

Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896  
Planning Delivery Division | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** Douch, Lauren  
**Sent:** Friday, 17 April 2015 9:58 AM  
**To:** Sare, Irma  
**Subject:** RE: 18 and 23 section 41 Lyneham

Hi Irma,

I have spoken to Sport and Rec and asked them to complete the survey of the second block.

I have asked that they use the same surveyor as us so we can have the one deposited plan.

I will keep you posted as to where this is at.

Cheers  
Lauren

**Lauren Douch**

Assistant Manager - Internal Reporting and Statistics  
Strategic Finance | Education and Training | ACT Government | [www.det.act.gov.au](http://www.det.act.gov.au)  
Ph: (02) 6205 9115 | Fax: (02) 6205 5472 | Email: [lauren.douch@act.gov.au](mailto:lauren.douch@act.gov.au)  
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |

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**From:** Sare, Irma  
**Sent:** Thursday, 9 April 2015 2:26 PM  
**To:** Douch, Lauren  
**Subject:** 18 and 23 section 41 Lyneham

Hi Lauren,

Could you ring me re the above block survey.

**Irma Sare**

Assistant Manager - DA Leasing - Lease Administration | Phone 02 6207 1896  
Planning Delivery Division | Environment and Planning Directorate | ACT Government



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**From:** Darke, Ed  
**Sent:** Thursday, 20 September 2018 12:23 PM  
**To:** Dekieft, Rene  
**Cc:** ACTPLA SURVEY  
**Subject:** X20769 - AP7083 (27 & 28) - DA-201426093 - 18 & 23/41 Lyneham  
[SEC=UNCLASSIFIED]  
**Attachments:** AP7083 Diagram.pdf

Hi Rene,

**X20769 - AP7083 (27 & 28) - DA-201426093 - 18 & 23/41 Lyneham**

Please prepare an amendment to remove AP7083.

No LVC was paid (Education Directorate) and the DA has expired.

X20769 can be converted to an MS Plan.

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | [ACTPLADALeasing@act.gov.au](mailto:ACTPLADALeasing@act.gov.au)

DA Leasing | Planning Support | 1st Floor South

Dame Pattie Menzies House, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Dekiefte, Rene  
**Sent:** Wednesday, 3 October 2018 12:57 PM  
**To:** Darke, Ed; [REDACTED]; ACTEW meter Connections (meterinstallations@actewagl.com.au); [REDACTED]; Building Conveyance; Building Counter; Cab\_Properties@actewagl.com.au; Clarkson, Sonja; Darke, Rachel; Downing, James; DrainagePlans; 'enworks@actewagl.com.au'; EPD, Customer Services; [REDACTED] HeritageReferrals; Jarman, Ron; [REDACTED] John King; [REDACTED] Lynette London; McDonald, Helen; network.connectionadvice@actewagl.com.au; nswcouncil.contact@auspost.com.au; OCCASales@actewagl.com.au; Priestly, Sharon; Tantri, Danny; Telstra; Thompson, Chris  
**Subject:** Lyneham Section 41 - AP7412 Diagram [SEC=UNCLASSIFIED]  
**Attachments:** AP7412 Diagram.pdf

Dear all,

See attached AP diagram showing Blocks 27 & 28 Section 41 Lyneham being retired as subdivision is not proceeding.

Block 18 & 23 remain as leased blocks

Regards

**Rene de Kiefte | ACTMAP Data and Address Manager**

**Phone 02 6207 1607 | Email [rene.dekiefte@act.gov.au](mailto:rene.dekiefte@act.gov.au)**

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AP: 7412

DIVISION: LYNEHAM

DATE: 26/9/2018

SECTION NUMBER: 41

BLOCK NUMBERS: 18 & 23

BLOCK NUMBERS: 18 & 23

SECTION NUMBER: 41

DIVISION: LYNEHAM

