

**(advertisement for The Canberra Times)**

Fax to: **The Canberra Times (Classifieds) Fax 6280 2119**  
 Account Name: ACT Planning and Land Authority  
 Account Number: 1277730  
 Department's contact: Applications Secretariat 6207 1687  
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 Classification: Development Applications  
 Order Number: MAWSS13B16

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The ACT Planning and Land Authority has received the following application/s available for public inspection between 8:30am and 4:30pm weekdays at:

**Applications Secretariat**  
**ACT Planning and Land Authority**  
**Dame Pattie Menzies House**  
**Ground Floor (right hand building)**  
**16 Challis Street**  
**Dickson ACT**

Development Applications can also be viewed on the Authority website  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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.

Representations **must** be received by the Authority by **close of business 15 September 2008**.

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.

Copies of representations will be provided to the development application applicant and placed on the public register unless an exclusion has been granted.

Representations can be submitted in the following ways:

**Email:**  
[app.sec@act.gov.au](mailto:app.sec@act.gov.au)

**Post:**  
 Applications Secretariat  
 PO Box 365  
 Mitchell ACT 2911

**By Hand:**  
 Applications Secretariat  
 Dame Pattie Menzies House  
 16 Challis Street,  
 DICKSON ACT

If you would like any further information please contact the Applications Secretariat on (02) 6207 1687.

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**Development Application 200812307CT:** MULTI DWELLING - LEASE VARIATION - DEMOLITION - 10 UNITS. Lease Variation to consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and variation to the consolidated lease to permit ten dwellings. Demolition of two existing residential dwellings & construction of 10 new residential two storey units with garages.

**Location:** Block: 16,17 Section: 13 Suburb: MAWSON  
53, 51 AINSWORTH STREET

---

**From:** [Brown, Teagan](#)  
**To:** ["peter@pb-a.com.au"](mailto:peter@pb-a.com.au)  
**Subject:** CLOSING LETTER TO APPLICANT  
**Date:** Friday, 19 September 2008 9:27:00 AM  
**Attachments:** [Objection - DA200812307 - Blocks 16 and 17 Section 13 Mawson.msg](#)  
[FW Development Application 200812307 \(Blocks 16 and 17 Section 13 Mawson\) - OBJECTION.msg](#)  
[REPRESENTATION-200812307- \[REDACTED\].pdf](#)  
[DA for No. 200812307.msg](#)

---

Dear Applicant

Please find attached the Representation/'s received for - Development Application:  
200812307

You will be notified once a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207  
1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

**Teagan Brown**

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

**From:** [Brown, Teagan](#)  
**To:** ["joneshill@bigpond.com.au"](mailto:joneshill@bigpond.com.au)  
**Subject:** CLOSING LETTER TO LESSEE  
**Date:** Friday, 19 September 2008 9:28:00 AM  
**Attachments:** [Objection - DA200812307 - Blocks 16 and 17 Section 13 Mawson.msg](#)  
[FW: Development Application 200812307 \(Blocks 16 and 17 Section 13 Mawson\) - OBJECTION.msg](#)  
[REPRESENTATION-200812307 \[REDACTED\].jf](#)  
[DA for No. 200812307.msg](#)

---

Dear Lessee

Please find attached the Representation/s received for - Development Application:  
200812307

You will be notified once a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207  
1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

**Teagan Brown**

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)


★ ★ ★  
**Development Application**  
 200812356CT: MULTI DWELLING - NEW DWELLING - LEASE VARIATION. Construction of 49 new residential terraces and units over 2 storeys and associated car parking and landscaping. To vary the Crown Lease purpose clause to permit a maximum of forty-nine dwellings.  
**Location:** Block: 1 Section: 10 Suburb: FRANKLIN CHRISTINA STEAD STREET

★ ★ ★  
**Development Application**  
 200812307CT: MILTI DWELLING - LEASE VARIATION - 10 UNITS. Lease Variation to consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and variation to the consolidated lease to permit ten dwellings. Demolition of two existing residential dwellings and construction of 10 new residential two storey units with garages.  
**Location:** Block: 16,17 Section 13: Suburb: MAWSON 53, 51 AINSWORTH STREET

★ ★ ★  
**Development Application**  
 200812298CT: NONR - COMMERCIAL - Construction of a new steel cladding commercial building.  
**Location:** Block: 13 Section: 22 Suburb: HUME 12 ALDERSON PLACE

★ ★ ★  
**Development Application**  
 200812313CT: NONR - COMMUNITY - HIGH SCHOOL - DEMOLITION - ALTERATION - ADDITION - GYM. Proposed new gymnasium with attached classroom, change rooms, toilets, stores and staff room. Proposed new covered way connection to existing buildings. Demolition and alteration to existing staff room.  
**Location:** Block: 1 Section: 5 Suburb: HAWKER 111 MURRANJI STREET

**DEVELOPMENT/ BUILDING APPLICATIONS**

 **ACT Planning & Land Authority**

**THE ACT Planning and Land Authority** has received the following application/s available for public inspection between 8:30am and 4:30pm weekdays at: **Applications Secretariat ACT Planning and Land Authority**  
 Dame Pattie Menzies House  
 Ground Floor (right hand building)  
 16 Challis Street  
 Dickson ACT

Development Applications can also be viewed on the Authority website [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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.

Representations **must** be received by the Authority by **close of business 15 September 2008.**

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.

Copies of representations will be provided to the development application applicant and placed on the public register unless an exclusion has been granted.

Representations can be submitted in the following ways:  
**Email:** [app.sec@act.gov.au](mailto:app.sec@act.gov.au)  
**Post:** Applications Secretariat PO Box 365 Mitchell ACT 2911  
**By Hand:** Applications Secretariat Dame Pattie Menzies House 16 Challis Street, DICKSON ACT

If you would like any further information please contact the Applications Secretariat on (02) 6207 1687.

appearing: 200812356  
 200812307.  
 200812298  
 200812313



21 August 2008

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



Dear Property Owner

The following Development Application in relation to 53, 51 AINSWORTH STREET has been lodged with the ACT Planning and Land Authority for consideration.

**Development Application 200812307:**

MULTI DWELLING - LEASE VARIATION - DEMOLITION - 10 UNITS.  
Lease Variation to consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and variation to the consolidated lease to permit ten dwellings. Demolition of two existing residential dwellings & construction of 10 new residential two storey units with garages.

**Location: Block: 16,17 Section: 13 Suburb: MAWSON**  
53, 51 AINSWORTH 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:

**Applications Secretariat  
ACT Planning and Land Authority  
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://apps.actpla.act.gov.au/pubnote/index.asp>

**ACT Planning & Land Authority**

**Applications Secretariat**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

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

## APPLICATIONS SECRETARIAT

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 **15 September 2008**.

Representations can be submitted in the following ways:

**Email:** [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

**Post:**  
Applications Secretariat  
PO Box 365  
Mitchell ACT 2911

**By Hand:**  
Applications Secretariat  
Dame Pattie Menzies House  
16 Challis Street,  
DICKSON ACT

If you make a representation an acknowledgement will be forwarded to you and you will be advised when a decision is made on the application (if your representation was made within the prescribed notification period).

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 Applications Secretariat on (02) 6207 1687 or email [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

Yours faithfully

Applications Secretariat

## ACT Planning & Land Authority

Applications Secretariat

16 Challis Street, Dickson

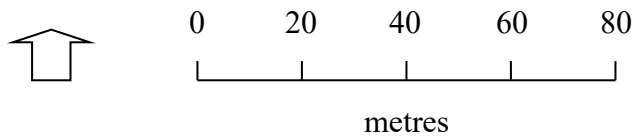
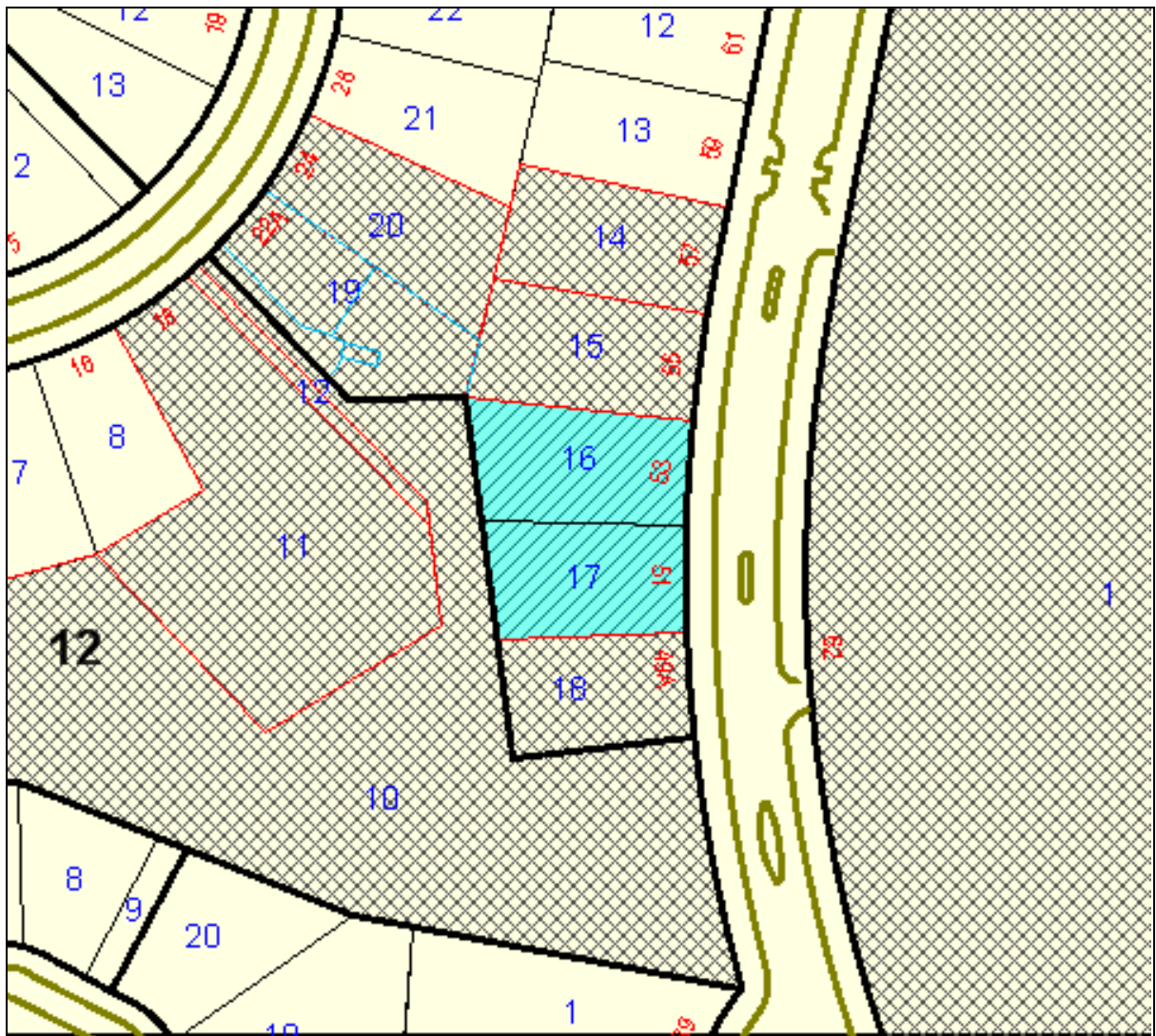
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

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

MAWSON  
Blocks 16,17 Section 13

26 August 2008 to 15 September 2008

Development Application  
200812307



Name,Address1,Address2,Address3,Address4

Hillcorp Developments Pty Limited,PO BOX 3671,,MANUKA  
PETER BYFIELD,34A TAYLOR ST,ANNANDALE NSW 2038,

[REDACTED]  
[REDACTED],18 ENDERBY STREET,MAWSON ACT 2607,

[REDACTED],18 ENDERBY STREET,MAWSON ACT 2607,

Mawson Primary School,62 AINSWORTH STREET,MAWSON ACT 2607,

Mawson Preschool,62 AINSWORTH STREET,MAWSON ACT 2607,

[REDACTED] Department of Education and Training,PO Box 1584 Tuggeranong ACT 2901,

[REDACTED],24 ENDERBY STREET,MAWSON ACT 2607,

[REDACTED],2/49B AINSWORTH STREET,MAWSON ACT  
2607,

[REDACTED],1/49A AINSWORTH STREET,MAWSON  
ACT 2607,

[REDACTED]  
[REDACTED],55 AINSWORTH STREET,MAWSON ACT 2607,

[REDACTED],UNIT 0 22 ENDERBY STREET,MAWSON 2607,

[REDACTED],2/22B ENDERBY STREET,MAWSON ACT 2607,

[REDACTED],1/22A ENDERBY STREET,MAWSON ACT 2607,



21 August 2008

PETER BYFIELD  
34A TAYLOR ST  
ANNANDALE NSW 2038

Dear Applicant

**Suburb: MAWSON Block: 16,17 Section: 13  
Development Application Number: 200812307**

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 **26 August 2008** and end at the close of business on **15 September 2008**. 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, you are required to remove the yellow sign from the property on 16 September 2008.**

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 ACT 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 Applications Secretariat on (02) 6207 1687 or email [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

Yours faithfully

## **ACT Planning & Land Authority**

### **Applications Secretariat**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

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



Applications Secretariat

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

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 JOB REPORT - Public Notification Generator
 

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JOB DATE: 21 August 2008 2:08 pm  
 JOB CODE: 140558  
 OPERATOR: KATIE ROSE

Development Application 200812307  
 PUBLIC NOTIFICATION  
 Application lodged on 15 August 2008.  
 Notification begins on 26 August 2008 and ends on 15 September 2008.

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 SUBJECT BLOCK
 

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BLOCK: MAWSON SECTION 13 BLOCKS 16,17  
 STREET ADDRESS: 53, 51 AINSWORTH STREET  
 LESSEE(S): Hillcorp Developments Pty Limited  
 ADDRESS: PO BOX 3671  
 MANUKA


APPL\_TYPE: SUBC  
 DEV\_DESC: MULTI DWELLING - LEASE VARIATION - DEMOLITION - 10  
 UNITS. Lease Variation to consolidate Blocks 16 and 17 Section 13  
 Mawson into a single lease and variation to the consolidated lease to  
 permit ten dwellings. Demolition of two existing residential dwellings  
 & construction of 10 new residential two storey units with garages.


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 NEIGHBOURING LESSEES
 

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1. BLOCK: MAWSON SECTION 13 BLOCK 19 UNIT 1  
 NAME(S):   
 ADDRESS: 1/22A ENDERBY STREET  
 MAWSON ACT 2607

2. BLOCK: MAWSON SECTION 13 BLOCK 19 UNIT 2  
 NAME(S):   
 ADDRESS: 2/22B ENDERBY STREET  
 MAWSON ACT 2607

3. BLOCK: MAWSON SECTION 13 BLOCK 19 UNIT 0  
 NAME(S):   
 ADDRESS: UNIT 0 22 ENDERBY STREET  
 MAWSON 2607

4. BLOCK: MAWSON SECTION 13 BLOCK 15  
 NAME(S):   
 ADDRESS: 

5. BLOCK: MAWSON SECTION 13 BLOCK 15  
 NAME(S):   
 ADDRESS: 

6. BLOCK: MAWSON SECTION 13 BLOCK 14

NAME(S):

ADDRESS:

7. BLOCK: MAWSON SECTION 13 BLOCK 18 UNIT 1  
 NAME(S):  
 ADDRESS: 1/49A AINSWORTH STREET  
 MAWSON ACT 2607
8. BLOCK: MAWSON SECTION 13 BLOCK 18 UNIT 2  
 NAME(S):  
 ADDRESS: 2/49B AINSWORTH STREET  
 MAWSON ACT 2607
9. BLOCK: MAWSON SECTION 13 BLOCK 20  
 NAME(S):  
 ADDRESS: 24 ENDERBY STREET  
 MAWSON ACT 2607
10. BLOCK: MAWSON SECTION 17 BLOCK 1  
 NAME(S):  
 ADDRESS: DEPARTMENT OF EDUCATION AND TRAINING  
 PO Box 1584 Tuggeranong ACT 2901
11. BLOCK: MAWSON SECTION 17 BLOCK 1  
 NAME(S): MAWSON PRESCHOOL  
 ADDRESS: 62 AINSWORTH STREET  
 MAWSON ACT 2607
12. BLOCK: MAWSON SECTION 17 BLOCK 1  
 NAME(S): MAWSON PRIMARY SCHOOL  
 ADDRESS: 62 AINSWORTH STREET  
 MAWSON ACT 2607
13. BLOCK: MAWSON SECTION 12 BLOCK 11  
 NAME(S):  
 ADDRESS: 18 ENDERBY STREET  
 MAWSON ACT 2607
14. BLOCK: MAWSON SECTION 12 BLOCK 11  
 NAME(S):  
 ADDRESS:
15. BLOCK: MAWSON SECTION 12 BLOCK 11  
 NAME(S):  
 ADDRESS: 18 ENDERBY STREET  
 MAWSON ACT 2607
16. BLOCK: MAWSON SECTION 12 BLOCK 11  
 NAME(S):  
 ADDRESS:

-----  
 APPLICANTS  
 -----

1. NAME(S): PETER BYFIELD  
ADDRESS: 34A TAYLOR ST  
ANNANDALE NSW 2038

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S U M M A R Y

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No of lessee notifications created = 16  
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



21 August 2008

HILLCORP DEVELOPMENTS PTY LIMITED  
PO BOX 3671  
MANUKA ACT 2603

Dear Property Owner

**Suburb: MAWSON Block: 16,17 Section: 13**  
**Development Application Number: 200812307**

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 15 day notification period commences on **26 August 2008** and ends at the close of business on **15 September 2008**. 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 ACT 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 Applications Secretariat on (02) 6207 1687 or email [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

## **ACT Planning & Land Authority**

### **Applications Secretariat**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

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

Yours faithfully

Applications Secretariat



## NOTICE OF DEVELOPMENT APPLICATION

The ACT Planning & Land Authority has received the following application and you are invited to make written comments

**Development Application 200812307:**

MULTI DWELLING - LEASE VARIATION - DEMOLITION - 10 UNITS. Lease Variation to consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and variation to the consolidated lease to permit ten dwellings. Demolition of two existing residential dwellings & construction of 10 new residential two storey units with garages.

**Location: Block: 16,17 Section: 13 Suburb: MAWSON**  
53, 51 AINSWORTH 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 **Applications Secretariat, ACT Planning and Land Authority, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT**. The application can also be viewed on the Authority website - [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

Written representations must be received by the Authority by close of business **15 September 2008**.

Representations **must** be made within the specified the public notification period to be considered during the assessment of the application.

Representations can be submitted in the following ways:

**Email:** [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

**Post:**  
Applications Secretariat  
PO Box 365  
Mitchell ACT 2911

**By Hand:**  
Applications Secretariat  
Dame Pattie Menzies House  
16 Challis Street,  
DICKSON ACT

If you make a representation an acknowledgement will be forwarded to you and you will be advised when a decision is made on the application (if your representation was made within the prescribed notification period).

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.

***For more information, please phone the Applications Secretariat on 6207 1687***

Sign location map for

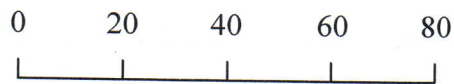
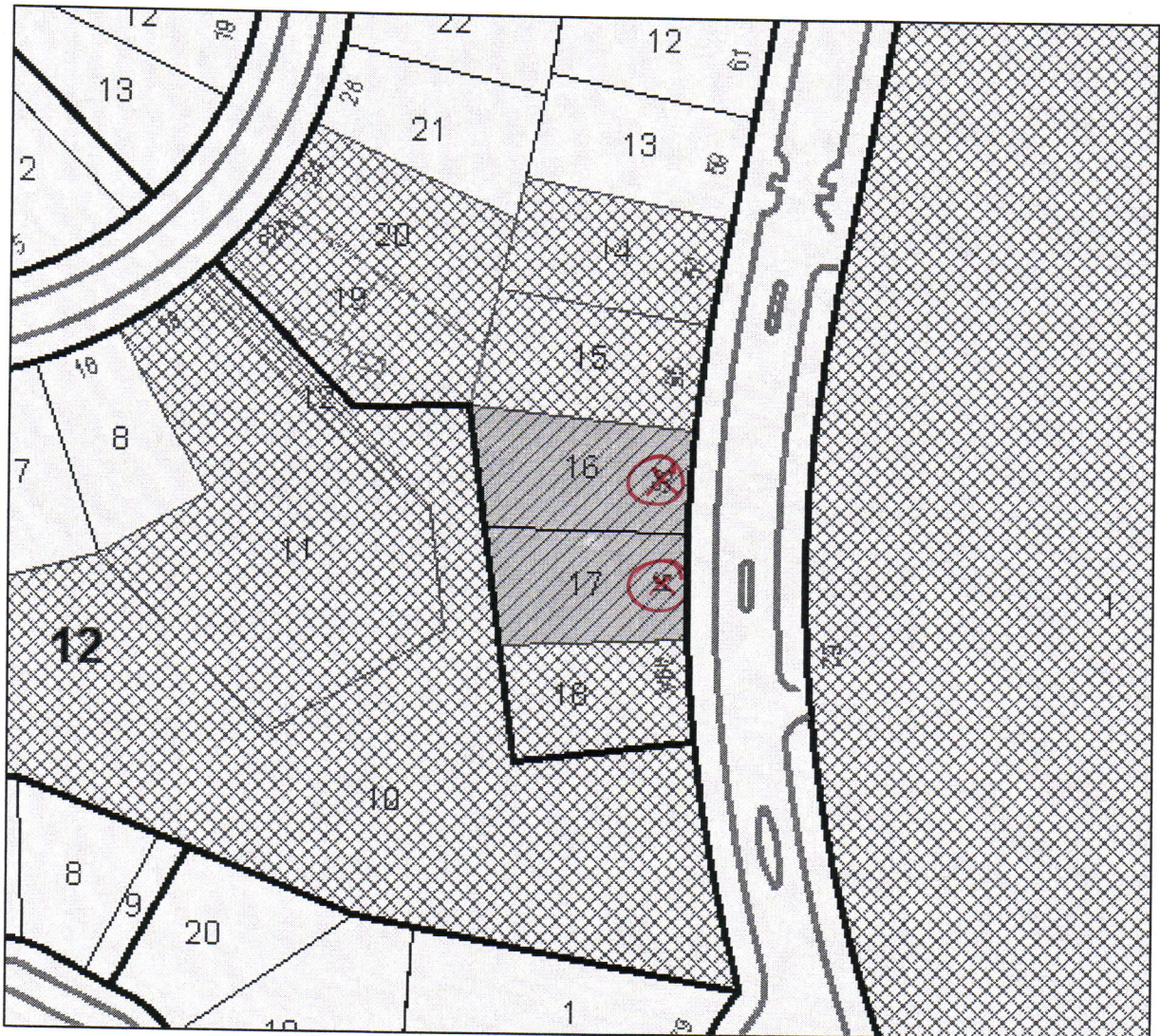
Monday 25 August<sup>18</sup>

MAWSON  
Blocks 16,17 Section 13

2 SMALL  
SIGNS

26 August 2008 to 15 September 2008

Development Application  
200812307



metres

**From:** [Brown, Teagan](#)  
**To:** [Stekhoven, Ada](#)  
**Subject:** CLOSING MINUTE-200812307-16/13 MAWSON-2 REPRESENTATIONS-DUE DATE 20/10/08  
**Date:** Thursday, 18 September 2008 3:56:00 PM  
**Attachments:** [ObjRef.obr](#)

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**From:** [Brown, Teagan](#)  
**To:** [McCann, Miles](#)  
**Subject:** REPRESENTATION RECEIVED  
**Date:** Wednesday, 17 September 2008 2:28:00 PM

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Dear Department of Education

BLOCK 16 SECTION 13 MAWSON  
DEVELOPMENT APPLICATION 200812307

Thank you for your submission received 15 September 2008 concerning the above development application. Your representation will be considered during the assessment process and you will be notified when a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

**Teagan Brown**

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

**From:** [Brown, Teagan](#)  
**To:** [Bayer, Chris](#)  
**Subject:** REPRESENTATION RECEIVED  
**Date:** Thursday, 18 September 2008 8:50:00 AM

---

Dear Chris Bayer, Department of Education and Training

BLOCK 16 SECTION 13 MAWSON  
DEVELOPMENT APPLICATION 200812307

Thank you for your additional submission received 17 September 2008 concerning the above development application. Your representation will be considered during the assessment process and you will be notified when a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

**Teagan Brown**

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)



Dear 

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
BLOCK 16+17 SECTION 13 SUBURB MAWSON  
DEVELOPMENT APPLICATION No. 200812307**

Thank you for your representation postmarked 15/09/08 regarding Development Application Number 200812307.

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 a decision has been made.

If you require any further information please contact (02) 6207 1687.

Yours sincerely

Applications Secretariat  
16/09/08

**From:** [Brown, Teagan](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** REPRESENTATION RECEIVED  
**Date:** Wednesday, 27 August 2008 10:57:00 AM

---

Dear [REDACTED]

**BLOCK 16 SECTION 13 MAWSON  
DEVELOPMENT APPLICATION**

Thank you for your submission received concerning the above development application. Your representation will be considered during the assessment process and you will be notified when a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

Teagan Brown

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

**From:** [McCann, Miles](#)  
**To:** [App\\_Sec](#)  
**Subject:** Objection - DA200812307 - Blocks 16 and 17, Section 13, Mawson  
**Date:** Monday, 15 September 2008 12:03:50 PM

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Good morning,

On 21 August 2008 you provided notice of Development Application 200812307 relating to the demolition of houses at 51-53 Ainsworth Street, Mawson (Blocks 16 and 17, Section 13) and the construction of ten two storey units.

As the site is immediately opposite Mawson Primary School and quite close to Mawson Preschool, the Department of Education and Training wishes to raise several issues, mainly relating to the safety of school students. These issues relate to:

- demolition and clearing of the site
- construction on the site
- design of the landscape around the driveway.

The department intends to submit a complete objection by close of business today but unexpectedly, key personnel have become unavailable. If the objection cannot be lodged this afternoon, it is highly likely that it will be finalised by tomorrow.

We trust this will not cause too much inconvenience. We will strive to ensure any objections to future development applications are finalised earlier than the due date.

Miles McCann

Data Analysis, Surveys and Planning Team

ACT Department of Education and Training

PO Box 158

Canberra City ACT 2601

Tel +61 2 6205 4865

Fax +61 2 6205 8353

**From:** [Bayer, Chris](#)  
**To:** [App Sec](#)  
**Cc:** [McCann, Miles](#)  
**Subject:** FW: Development Application 200812307 (Blocks 16 and 17, Section 13, Mawson) - OBJECTION  
**Date:** Wednesday, 17 September 2008 5:29:54 PM  
**Attachments:** [DET OBJECTION - DA 200812307.doc](#)  
**Importance:** High

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## Applications Secretariat

Good afternoon,

Attached is an objection to Development Application 200812307 from the Department of Education and Training.

Please note that a preliminary objection was submitted to the Secretariat on 15 September 2008 (see below).

If you have any queries, please call myself on (02) 6205 9134 or Miles McCann on (02) 6205 4865.

Regards

*Chris Bayer*

*Manager (A/g)*

*Data Analysis, Surveys and Planning*

*Measurement, Monitoring and Reporting*

*ACT Department of Education and Training*

*Ph: 6205 9134*

*Fax: 6205 8353*

---

**From:** McCann, Miles  
**Sent:** Monday, 15 September 2008 12:04 PM  
**To:** App Sec  
**Subject:** Objection - DA200812307 - Blocks 16 and 17, Section 13, Mawson

Good morning,

On 21 August 2008 you provided notice of Development Application 200812307 relating to the demolition of houses at 51-53 Ainsworth Street, Mawson (Blocks 16 and 17, Section 13) and the construction of ten two storey units.

As the site is immediately opposite Mawson Primary School and quite close to Mawson Preschool, the Department of Education and Training wishes to raise several issues, mainly relating to the safety of school students. These issues relate to:

- demolition and clearing of the site

- construction on the site
- design of the landscape around the driveway.

The department intends to submit a complete objection by close of business today but unexpectedly, key personnel have become unavailable. If the objection cannot be lodged this afternoon, it is highly likely that it will be finalised by tomorrow.

We trust this will not cause too much inconvenience. We will strive to ensure any objections to future development applications are finalised earlier than the due date.

Miles McCann

Data Analysis, Surveys and Planning Team

ACT Department of Education and Training

PO Box 158

Canberra City ACT 2601

Tel +61 2 6205 4865

Fax +61 2 6205 8353

File Ref: 81/1355

ACT Planning and Land Authority  
Applications Secretariat  
PO Box 365  
MITCHELL ACT 2911

### **Development Application 200812307 – Construction of Ten Dwellings**

To whom it may concern,

Thank you for your letter of 21 August 2008 providing notice of Development Application 200812307 relating to the demolition of houses at 51-53 Ainsworth Street, Mawson (Blocks 16 and 17, Section 13) and the construction of ten two storey units.

The Department of Education and Training has considered the Development Application and further to the initial comments emailed to the Applications Secretariat on 15 September 2008, has provided additional comments on a number of issues as outlined below.

As the site is immediately opposite Mawson Primary School and a nearby non-government preschool site, there are several issues, mainly relating to the safety of school students, which should be considered. These issues relate to:

- demolition and clearing of the site
- construction on the site
- design of the landscape around the driveway.

The Department requests that ACTPLA consider requesting the developer to:

- avoid heavy vehicles reversing into or out of the site, as this is dangerous to pedestrians, especially to young children
- minimise noise from the site during school hours
- minimise dust creation during school hours
- schedule any planned interruptions to utilities that would affect the schools to be out of school hours.

Also, the Department objects to the Development Application because of concerns about potential safety risks to students due to the design of the driveway. Given the grade of the driveway, drivers leaving the property will have limited visibility of the pedestrian footpath until they are quite close to the footpath. The landscape near the driveway needs to be designed to minimise any further obstructions to driver visibility of the footpath. This is especially important as the site is directly opposite a school and close to defined pedestrian crossing points on Ainsworth Street, and the footpath will be regularly used by young children attending the school.

Accordingly, the Department is concerned that the Landscape Plan shows that a number of photinias will be planted on both sides of driveway near the footpath. While these plantings will initially be quite small, it is expected that these will grow to form an evergreen hedge which will heavily obscure driver's visibility of the

footpath, especially on the northern side. This increases safety risks to children using the footpath, as they will not be visible. The landscaping near the driveway should be re-designed to allow maximum visibility of pedestrians.

Thank you for the opportunity to provide comment on the development. Should you wish to discuss the issues raised, please contact me on (02) 6205 9134.

Yours sincerely

Chris Bayer  
A/g Manager  
Data Analysis, Surveys and Planning

17 September 2008

ACT Planning and Land Authority  
 Applications Secretariat  
 16 Challis Street  
 DICKSON ACT



13 September 2008

Dear Sir/Madam,

Re: Objections and Comments to  
 Development Application 200812307  
 Blocks 16 and 17, Section 13, Ainsworth Street, Mawson



As owners of the property at Block 18, Section 13, Mawson, we wish to register an objection to the proposed development at Blocks 16 and 17, Section 13, Ainsworth Street, Mawson. The objections which we wish to raise are based on the following points:

- We are extremely concerned about the shadow from the proposed development and the significant adverse effect that this will have on both Unit 1 and Unit 2, Block 18. For example, Unit 1, Lounge Room will be shadowed from 12 noon. Unit 2, Master Bedroom and part of Deck will be shaded from morning sun.
- The terraces of units 1 – 5 will overlook the main living areas and outdoor area of Unit 2.
- From the street level the proposed development will be a bulky form. The height of the two neighbouring buildings will be inconsistent. We were made to drop our building due to one neighbour's comments and in fact the height of our project as proposed created little or no problem to that neighbour. As proposed the development on Blocks 16 and 17 will sit a lot higher than ours. The style of our building incorporates a layered look to avoid the appearance of a large clumsy form at street level. We feel that this proposed development will dominate the streetscape and that the structure will have an overbearing appearance due to the bulky nature of the design.
- From a traffic and carparking perspective it is of some concern that there are ten units proposed for this site. The provision for visitor parking on site is inadequate and street parking directly adjacent to the school could cause a safety issue. Please note that there are "No Parking" signs along Ainsworth Street, directly opposite the school.

2.

- When we were dealing with ACTPLA on the design and siting for Block 18, ACTPLA was very inflexible in insisting on a 4 metre setback from the reserve. At the time we believed that this was unreasonable, and if the proposed development goes ahead this 4 metre setback will become an even greater disadvantage to our building because of the location of the driveway in the new plans for Blocks 16 and 17. There is potential for at least 20 resident cars to be associated with this development on a permanent basis and this would generate a substantial amount of traffic and noise along our northern boundary. This would impact seriously on the quality of life for any resident on Block 18.
- We built to have our decks in a quieter location, and the proposed driveway to be used by so many cars would be a major intrusion on the enjoyment of our outdoor living areas. We think it is unreasonable to have the driveway on the combined blocks on one side. In a development of this size, ie ten units, the driveway should be through the centre of the land space so that any traffic noise and inconvenience is absorbed within the development. It should not become a problem for the neighbouring property.
- The visitor carpark in front of Unit 9 seems to be an add-on, and will have a cluttering effect on the main thoroughfare.
- The building of a ten unit complex will place a tenfold increase in sewerage and stormwater from this site. Block 18 is at the end of the stormwater/sewerage line and it is a major concern to us that the capabilities of the current stormwater line will not be sufficient to cope with a development of this size. The existing stormwater/sewerage system was built for single residences more than 40 years ago. There have already been issues with stormwater in this immediate area over the last 12 months.
- There is currently a Development Application for a two unit project on 55 Ainsworth Street. The balance of the streetscape will be severely impaired if the proposed ten unit development is allowed to proceed on Blocks 16 and 17. A smaller development would be more suitable.

Overall the concept of having a large ten unit complex next to a two unit development is not an ideal balance.

Yours sincerely,



**From:** [REDACTED]  
**To:** [App\\_Sec](#)  
**Subject:** DA for No. 200812307  
**Date:** Wednesday, 27 August 2008 8:07:56 AM

---

I would like to write and make comment on the developmental application at No. 53 Ainsworth Street in Mawson (200812307). While I understand the need to increase dense housing in the A10 core areas where infrastructure already exists, the increase in traffic is what concerns me most. The proposed development is directly opposite a Primary School which caters for children who are often too young to have enough road sense to look out for cars coming out of a drive way as well as looking for cars driving past on the already busy Ainsworth street. The street in question is a though fare which attracts speeding cars in a hurry to get to work at a time of the morning when young children are crossing the road to get to school on time. While there are two school crossing's for the children to use, they are neither manned by an adult ensuring that cars stop, nor are there traffic lights to ensure that cars stop. As a parent of children who attend this school, I can account for many an occasion where children have run out onto the crossing and cars have not seen them, narrowly missing the child.

What concerns me the most about the above mentioned development is that there will be a potential additional **18** cars coming in and out of the one drive way directly opposite this school. Not only does this increase the amount of traffic for the children to contend with, but it will also increase congestion at the school intersection. There is only **one** 5 metre wide drive way for all residents to use in the plan layout and this does not even allow for residents to pass each other as one car goes in and one goes out. I imagine cars will bank up on Ainsworth street while they wait to access the drive way, adding further to the congestion at the school intersection.

I would recommend that 1) there be traffic lights installed for the children to cross the road safely 2) at the very least there be an adult manning the crossings to ensure children can be seen crossing the road through all the extra cars and congestion 3) the amount of cars to be housed at the proposed development be reviewed as part of the planning process as it is only a mater of time before a child is injured.

Yours sincerely

[REDACTED]

**From:** [Brown, Teagan](#)  
**To:** [Stekhoven, Ada](#)  
**Subject:** REVISED CLOSING MINUTE-200812307-16/13 MAWSON-3 REPRESENTATIONS-DUE DATE 20/10/08  
**Date:** Thursday, 18 September 2008 4:02:00 PM  
**Attachments:** [ObjRef.obr](#)

---

Dear Ada,

There are 3 representations for this DA - [REDACTED] as processed and recorded a submission from [REDACTED] - This must still be with scanning or something - will have to chase thi up!

## Teagan Brown

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

-----Original Message-----

From: Brown, Teagan  
Sent: Thursday, 18 September 2008 3:56 PM  
To: Stekhoven, Ada  
Subject: CLOSING MINUTE-200812307-16/13 MAWSON-2 REPRESENTATIONS-DUE DATE 20/10/08

**From:** [Brown, Teagan](#)  
**To:** [Stekhoven, Ada](#)  
**Subject:** REVISED CLOSING MINUTE-200812307-16/13 MAWSON-3 REPRESENTATIONS-DUE DATE 20/10/08  
**Date:** Friday, 19 September 2008 9:30:00 AM  
**Attachments:** [ObjRef.obr](#)

---

FYI - All Representations are in objective.

## Teagan Brown

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

---

**From:** Brown, Teagan  
**Sent:** Thursday, 18 September 2008 4:02 PM  
**To:** Stekhoven, Ada  
**Subject:** REVISED CLOSING MINUTE-200812307-16/13 MAWSON-3 REPRESENTATIONS-DUE DATE 20/10/08

Dear Ada,

There are 3 representations for this DA - [REDACTED] as processed and recorded a submission from [REDACTED] - This must still be with scanning or something - will have to chase thi up!

## Teagan Brown

ACT Planning and Land Authority  
Applications Secretariat  
Ph: 62071687  
Fax: 62077762  
E-mail: [appsec@act.gov.au](mailto:appsec@act.gov.au)

-----Original Message-----

From: Brown, Teagan  
Sent: Thursday, 18 September 2008 3:56 PM  
To: Stekhoven, Ada  
Subject: CLOSING MINUTE-200812307-16/13 MAWSON-2 REPRESENTATIONS-DUE DATE 20/10/08

**From:** [Peter Byfield](#)  
**To:** [Elhassan, Walid](#)  
**Subject:** 16 + 17 /13 Mawson  
**Date:** Monday, 27 October 2008 2:31:01 PM

---

Dear Walid,

Confirming your receipt of the ramp detail for the project referred to above sent 21/10/08, and to see how the assessment is proceeding.

Any news would be welcome.

Thanks

## **Peter Byfield**

PRINCIPAL

**PETER BYFIELD +**

**Associates pty ltd**

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

**From:** [Peter Byfield](#)  
**To:** [Elhassan, Walid](#)  
**Cc:** [joneshill@bigpond.com.au](mailto:joneshill@bigpond.com.au)  
**Subject:** 16+17/13 Mawson  
**Date:** Tuesday, 21 October 2008 4:22:35 PM  
**Attachments:** [Pathway detail.pdf](#)

---

Dear Walid,

Further to our telecon yesterday, please find the attached detail which demonstrates the proposed pedestrian path to serve as access for residents with wheelie bins (MGB's) will in fact be 15%, far less than the 10% maximum grade required by TAMS.

Thank you for your assistance in this matter, feel free to call should the need arise.

## **Peter Byfield**

P R I N C I P A L

**PETER BYFIELD +**

**Associates pty ltd**

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

**From:** [Messer, Sue](#)  
**To:** [Gill, Elise](#)  
**Subject:** FW: 3 - Development Application  
**Date:** Friday, 28 November 2008 11:00:54 AM  
**Attachments:** [ObjRef.obr](#)

---

Elise

Can you do this one for Ada please.

Don't forget to save this email and your response advising Ada that it's done into the DA folder.

Thanks

Sue

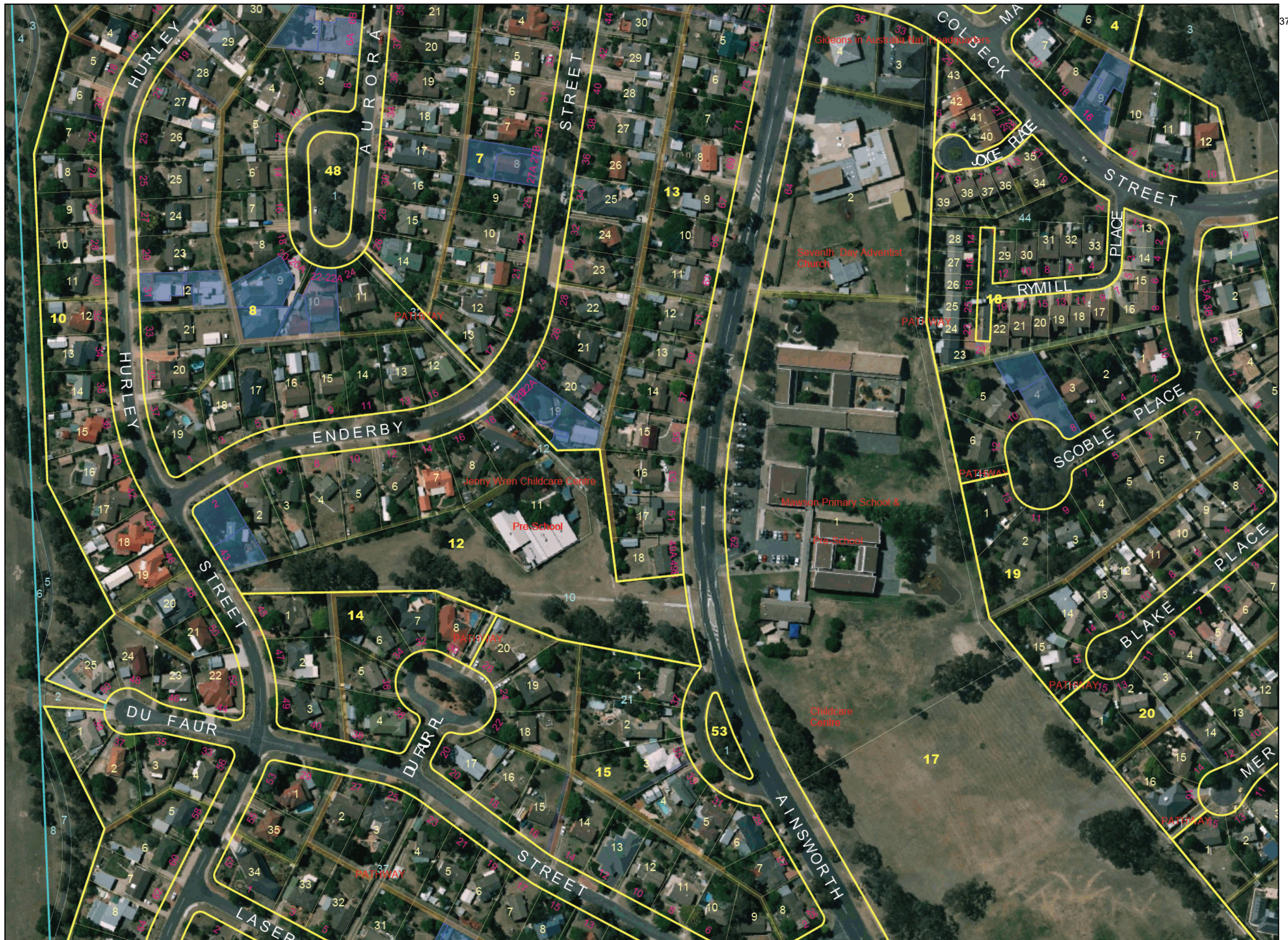
---

**From:** Stekhoven, Ada  
**Sent:** Thursday, 27 November 2008 3:56 PM  
**To:** Messer, Sue; Sare, Brad  
**Subject:** 3 - Development Application

Hi Ladies

I need someone from Leasing to do the multi unit lease and the NOD for me asap - please.

Regards  
Ada



200 m


Produced from ACTMAPI by 136.153.2.2 27/11/2008 2:24 PM

Warning: Any indication of scale on this map is approximate only and depends on printer and browser settings



# Legend



## Districts

 Districts


## Divisions

 Divisions


## Sections

-  Sections Approved 1-10k labels
-  Sections Registered 1-10k labels
-  1-10k Registered
-  1-10k Approved
-  1-10k Proposed

## Address Numbers

 Address Number


## Feature Names

 Feature Names


## Easements

-  Electrical
-  Gas
-  Right Of Way
-  Sewer
-  Stormwater
-  Telecommunications
-  Water





## Class B Units

 Class B Units


## Railways

 Railway Line


## Road Infrastructure

- Highway Labels
- Urban Arterial Labels
- Rural Arterial Labels
- Urban Distributor Labels
- Rural Distributor Labels
- Urban Exclusive labels
- Urban Residential Labels
- Rural Residential Labels
- Rural Special Labels
-  Highway Road Reserves
-  Rural Arterial Road Reserves
-  Urban Arterial Road Reserves
-  Rural Distributor Road Reserves
-  Urban Distributor Road Reserves
-  Rural Residential Road Reserves
-  Urban Residential Road Reserves
-  Rural Special Road Reserves
-  Urban Exclusive Road Reserves

## Carparks

 Carparks

## Water Features

 Water Features

## Blocks

-  Registered Urban Labels
-  Registered Urban
-  Registered Rural Labels
-  Registered Rural
-  Registered Stratum Labels
-  Registered Stratum
-  Approved Urban Labels
-  Approved Urban
-  Approved Rural Labels
-  Approved Rural
-  Approved Stratum Labels
-  Approved Stratum
-  Proposed Urban Labels
-  Proposed Urban
-  Proposed Rural Labels
-  Proposed Rural
-  Occupied Urban Labels
-  Occupied Urban
-  Occupied Rural Labels
-  Occupied Rural



# Form

## Code Outcomes

### Merit Track

---

## 1 Purpose

This document is provided to assist an ACT Planning & Land Authority (ACTPLA) Case Officer with phrasing responses in circumstances where non-compliance with a rule or criterion relevant to a Merit Track proposal is found.

## 2 Outcomes

When assessing whether a development proposal meets the requirements stipulated by the relevant Code, a specific assessment of compliance shall be undertaken and summarised using the [Form - Territory Plan Code Requirements - Merit Track](#).

There are five possible outcomes, as outlined below, with suggested wording that can be used to respond to the circumstance.

### 1. Non-compliance with a **mandatory rule**

The proposal does not meet rule **[insert rule reference]**. This is a mandatory requirement. There is no applicable criterion. As required by the Territory Plan, non-compliance with these provisions must result in the refusal of a development application.

*Note: Conditions of approval **cannot** be imposed to require compliance with a **mandatory rule**. Section 50 of the Planning and Development Act 2007 requires that the Territory, the Executive, a Minister or a territory authority must not do any act, or approve the doing of any act that is inconsistent with the Territory Plan.*

### 2. Non compliance with a rule, but demonstrates applicable criterion satisfied

The proposal does not meet rule **[insert rule reference]**, however the applicant has demonstrated, by supporting plans and written documentation, that the proposed development satisfies the applicable criterion **[insert criteria reference]**, and therefore the intent of the element. In particular the proposal... **[explain]**.

### 3. Non-compliance with a rule, and fails to demonstrate applicable criterion satisfied

The proposal does not meet rule **[insert rule reference]**, and the applicant has failed to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the applicable criterion **[insert criterion reference]**. In particular the proposal does not... **[explain as required]**. The proposed development therefore fails to satisfy the intent of the element.

4. No relevant rule, but demonstrates applicable criterion satisfied

There is no applicable rule. However, the applicant has demonstrated, by supporting plans and written documentation, that the proposed development satisfies the applicable criterion [insert criterion reference], and therefore the intent of the element. In particular the proposal... [explain].

5. No relevant rule, and fails to demonstrate applicable criterion satisfied

There is no applicable rule. However, the applicant has failed to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the applicable criterion [insert criterion reference]. In particular the proposal does not... [explain as required]. The proposed development therefore fails to satisfy the intent of the element.

## REPORT ON NEW TERMINATION DATE FOR CONSOLIDATED BLOCKS

DA No. 20081230

Est. DA Approval Date 05-NOV-08

Suburb : MAWSON

Section : 13

<u>Areas</u>	Blocks	16	1010.2
		17	915.2

---

New Block Total : 1925.4

<u>Lease Details</u>	<u>Commencement Date</u>	<u>Expiry Date Due</u>
Block 16	04-NOV-1968	03-NOV-2067
17	20-NOV-1970	19-NOV-2069

Balance Lease Period Of Theoretical Block \_\_\_\_\_

Commencement date from 05-NOV-2008 is 24-OCT-1969Termination date from 05-NOV-2008 is 23-OCT-2068



OFFICER: ELISE GILL  
PHONE:: 6205 5328  
FAX:: 6207 1856

**The Manager  
Australian Valuation Office  
PO Box 707  
CIVIC SQUARE ACT 2608**

Dear Sir/Madam

**BLOCKS 16 & 17 SECTION 13 SUBURB OF MAWSON  
DA NUMBER: 200812307  
LESSEE: Hillcorp Developments Pty Limited**

The Lessees of the above block made application under the *Planning and Development Act 2007* to consolidate Blocks 16 and 17 Section 13 Mawson into a single lease and vary the consolidated lease to permit ten dwellings.

In accordance with legal requirements a Certificate of Valuation has been submitted with the Development Application.

Attached for your information and comments is a copy of the Development Application, Certificate of Valuation and Crown lease.

Would you please provide me with your comments once the notice of decision has been forwarded to you. Please let me know if you envisage any problems in providing this information.

If you require any further information, please contact me on telephone 6205 5328.

Elise Gill

ACT Planning and Land Authority

18<sup>th</sup> August 2008

**From:** [Peter Byfield](#)  
**To:** [Elhassan, Walid](#)  
**Subject:** DA 200812307 - 16,17 / 13 Mawson  
**Date:** Monday, 3 November 2008 11:14:09 AM

---

Dear Walid,

Can you please let me know how the assessment of the project referred to is proceeding?

Thanks

## **Peter Byfield**

PRINCIPAL

**PETER BYFIELD +**

**Associates pty ltd**

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

**From:** [Gill, Elise](#)  
**To:** "Canberra"  
**Subject:** CUC request to AVO Blocks 16 & 17 Section 13 Mawson DA200812307 Part 1 of 2  
**Date:** Monday, 18 August 2008 11:14:00 AM  
**Attachments:** [VALUE-200812307-01.pdf](#)  
[ASSESSMENTCUC-200812307-01.pdf](#)  
[CUC Request to AVO 18-8-08.doc](#)

---

Dear AVO,

Please find the following documents attached as required for a valuation assessment for Blocks 16 & 17 Section 13 Mawson.

Please also note that there are two separate emails associated with this request, this being Part 1 of 2.

If you have any questions or comments please call me on 6205 5328 or reply email

**Elise Gill**  
**Leasing/Development Assessment**  
**ACT Planning and Land Authority**

---

☎ 02 6205 5328 | 📠 02 6207 1856

✉ [elise.gill@act.gov.au](mailto:elise.gill@act.gov.au)

🌐 <http://www.actpla.act.gov.au>

🌱 Please consider the environment before printing this e-mail notice.

**From:** [Gill, Elise](#)  
**To:** "Canberra"  
**Subject:** CUC request to AVO Blocks 16 & 17 Section 13 Mawson DA200812307 Part 2 of 2  
**Date:** Monday, 18 August 2008 11:15:00 AM  
**Attachments:** [APP-200812307-01.pdf](#)  
[Lease-200812307-Block 16-01.pdf](#)  
[Lease-200812307-Block 17-01.pdf](#)

---

Dear AVO,

Please find the following documents attached as required for a valuation assessment for Blocks 16 & 17 Section 13 Mawson.

Please also note that there are two separate emails associated with this request, this being Part 2 of 2.

If you have any questions or comments please call me on 6205 5328 or reply email

**Elise Gill**  
**Leasing/Development Assessment**  
**ACT Planning and Land Authority**

---

☎ 02 6205 5328 | 📠 02 6207 1856

✉ [elise.gill@act.gov.au](mailto:elise.gill@act.gov.au)

🌐 <http://www.actpla.act.gov.au>

🌱 Please consider the environment before printing this e-mail notice.

**From:** [Elhassan, Walid](#)  
**To:** [Edwards, Marc](#)  
**Subject:** FW: 16+17/13 Mawson  
**Date:** Monday, 3 November 2008 11:17:45 AM  
**Attachments:** [Pathway detail.pdf](#)

---

Dear Marc,

Can you please check the attached plans regarding the slope of the ramp, the applicant advise me that they will be using the pedestrian ramp to wheel the bins. Please provide with a comment as soon as possible regarding the above DA.

Thank you

Walid Elhassan  
A/g Senior Assessment Officer  
Development Assessment  
Development Services Branch  
ACT Planning and Land Authority

P: (02) 6207 1848  
F: (02) 6205 3690  
E: [walid.elhassan@act.gov.au](mailto:walid.elhassan@act.gov.au)

---

**From:** Peter Byfield [<mailto:peter@pb-a.com.au>]  
**Sent:** Tuesday, 21 October 2008 4:22 PM  
**To:** Elhassan, Walid  
**Cc:** [joneshill@bigpond.com.au](mailto:joneshill@bigpond.com.au)  
**Subject:** 16+17/13 Mawson

Dear Walid,

Further to our telecon yesterday, please find the attached detail which demonstrates the proposed pedestrian path to serve as access for residents with wheelie bins (MGB's) will in fact be 15%, far less than the 10% maximum grade required by TAMS.

Thank you for your assistance in this matter, feel free to call should the need arise.

## **Peter Byfield**

PRINCIPAL

**PETER BYFIELD +**

**Associates pty ltd**

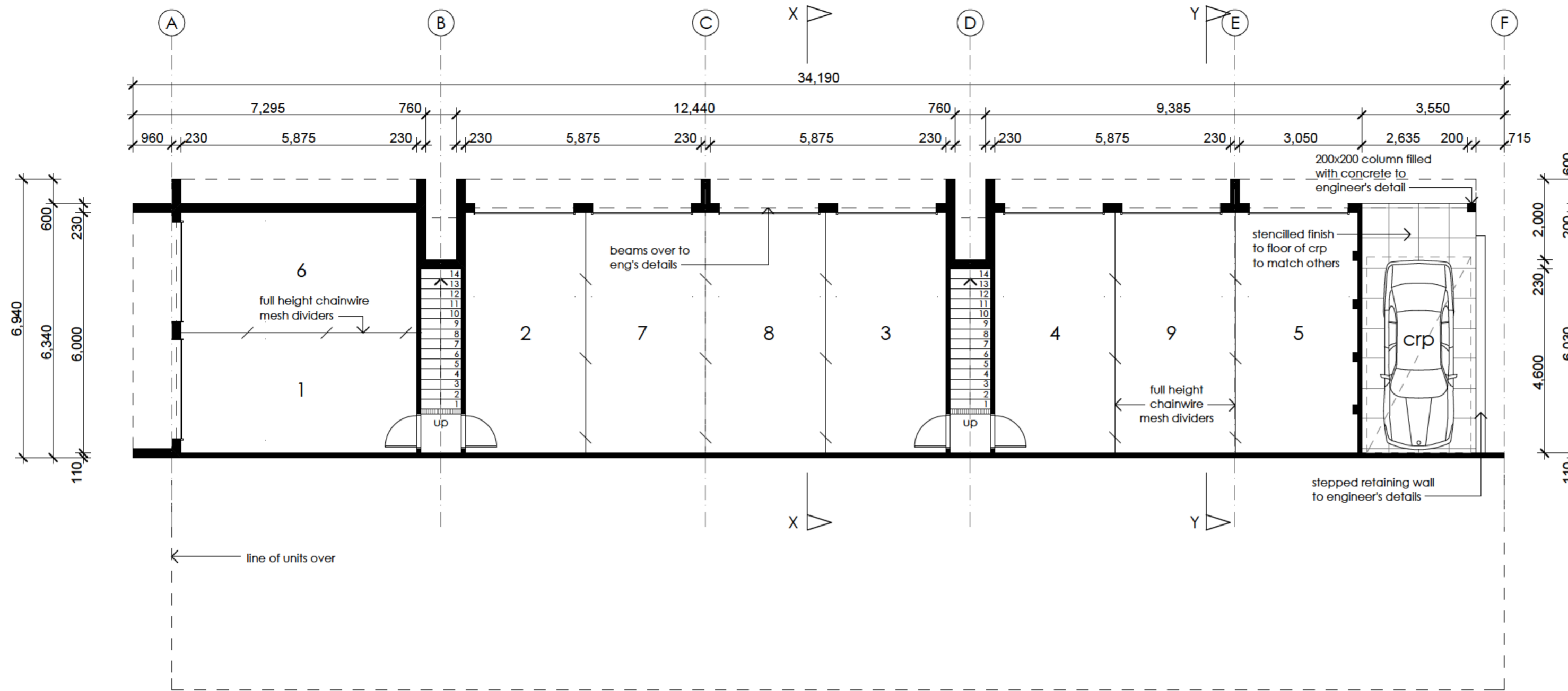
34A Taylor Street

Annandale 2038

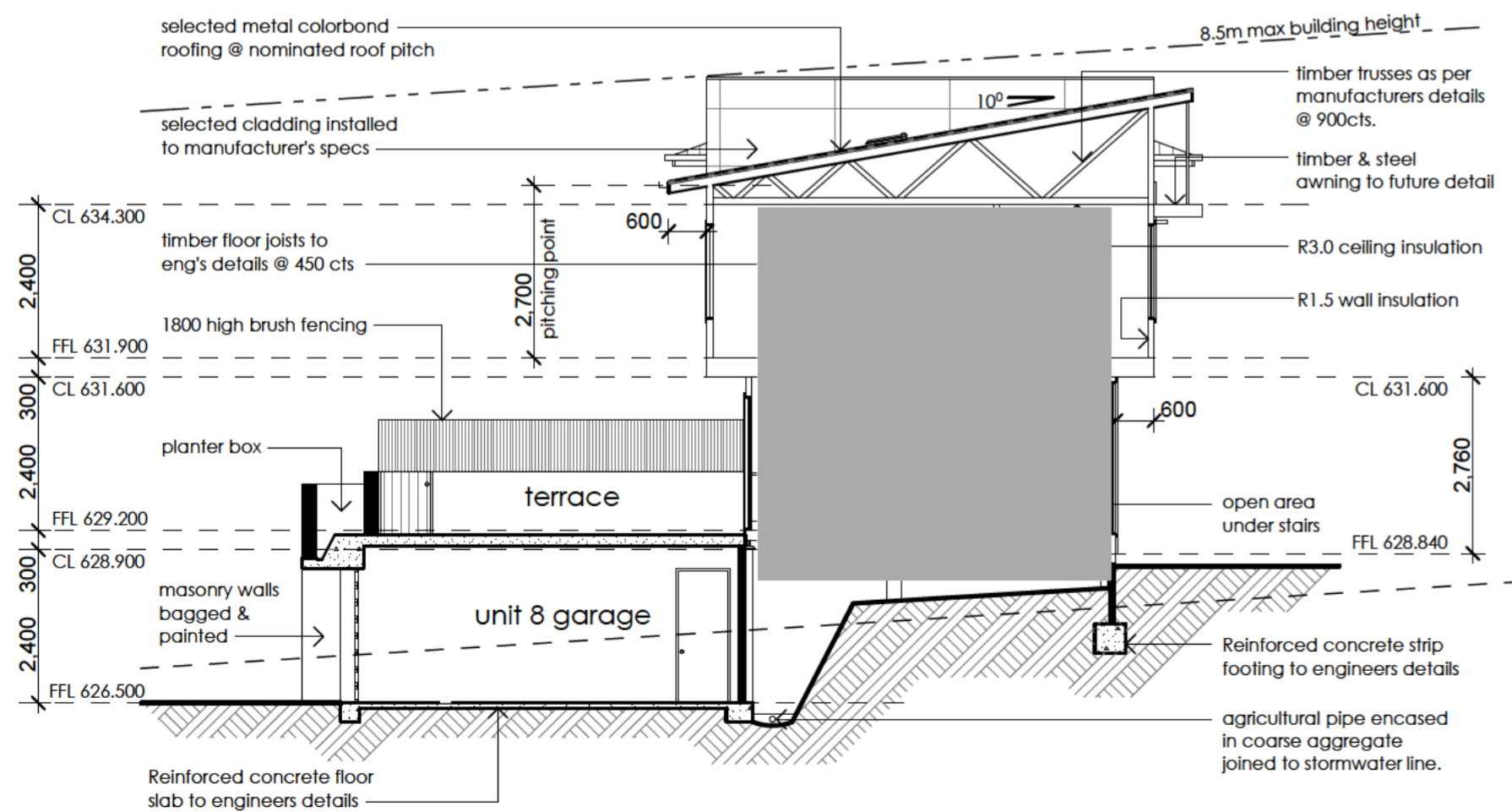
t. 02 9660 2255

f. 02 9660 2254

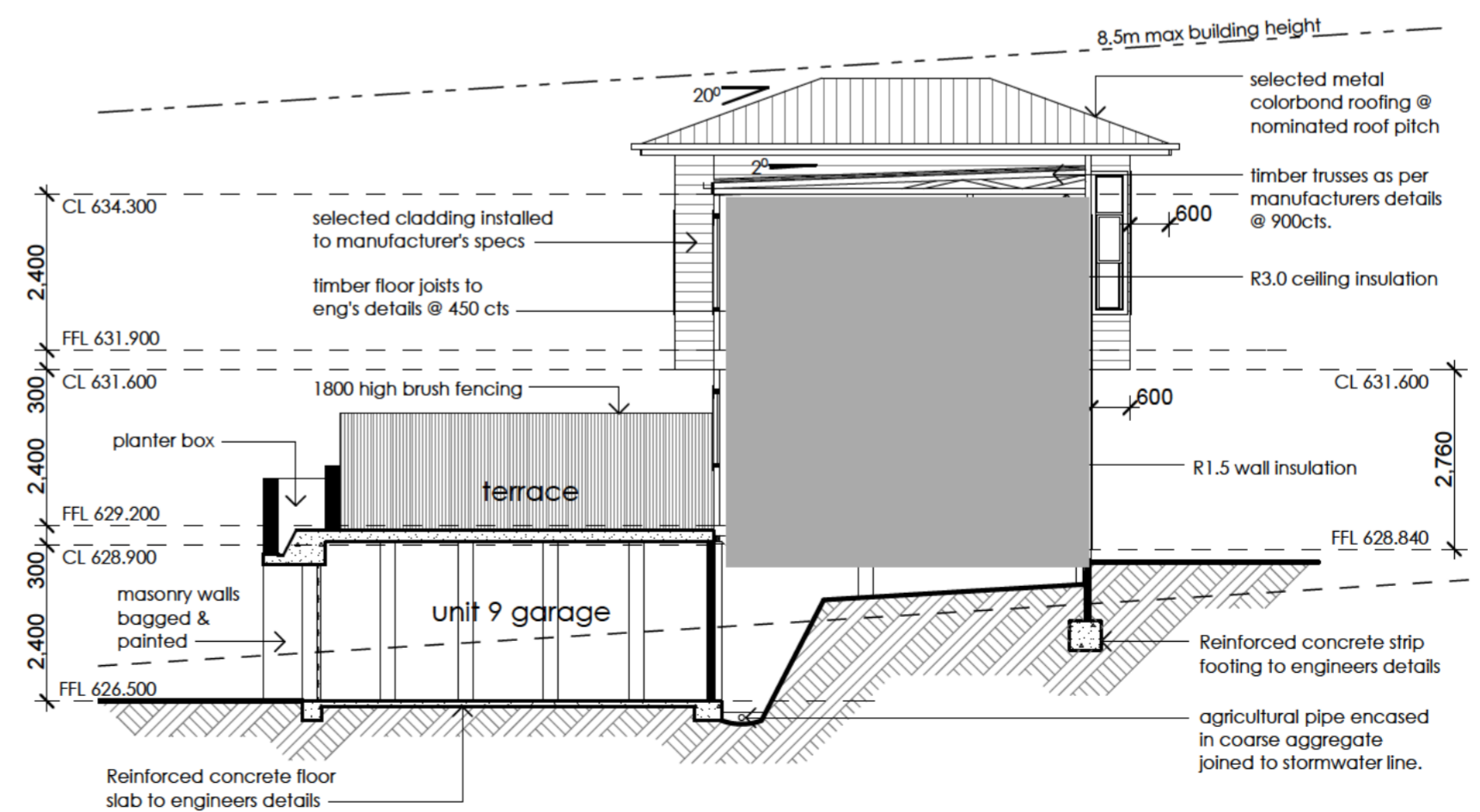
m. 0419 479 022



LOWER LEVEL FLOOR PLAN



SECTION X-X



SECTION Y-Y

Issue Date Amendment

Project  
Multi Unit Housing

Site  
blocks 16+17  
section 13,  
Mawson, ACT.

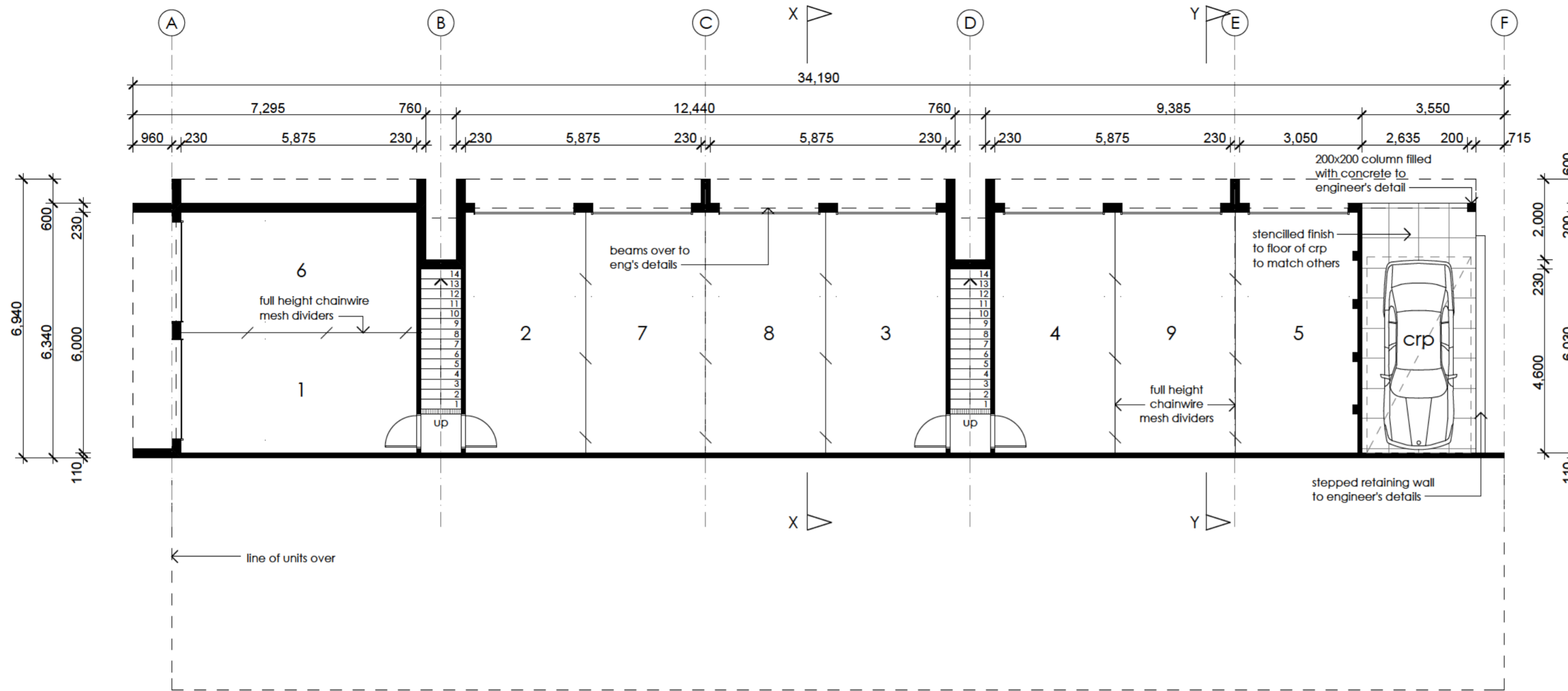
Title  
Garage Level Floor Plan  
& Sections

Scale 1:100 Drawn By SA

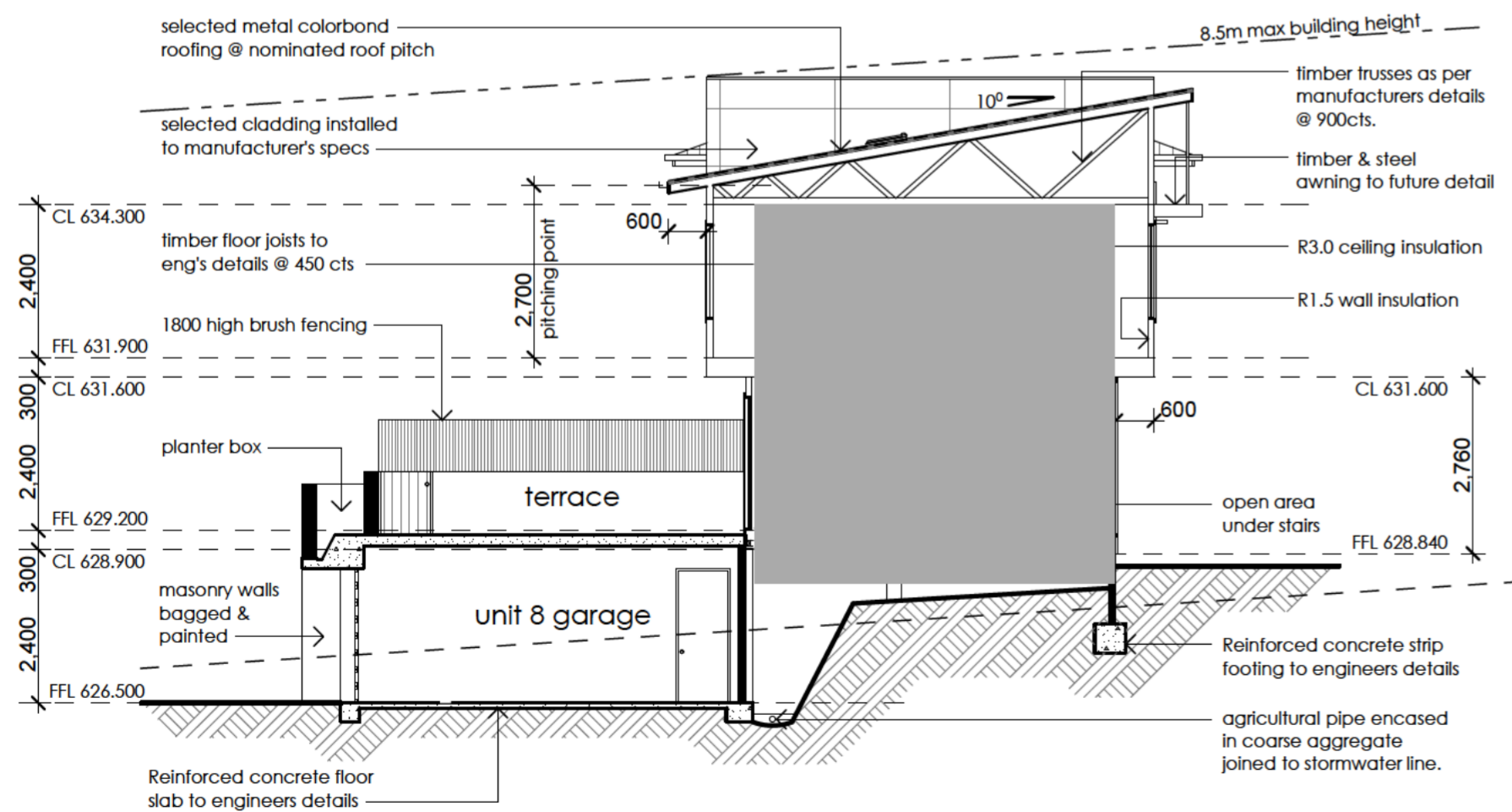
Date May 2008 Drawing No. 1284 - E

PETER BYFIELD + Associates  
Suite A, 34 Taylor Street, Annandale NSW 2038  
Phone 02 9660 2255 Fax 02 9660 2254

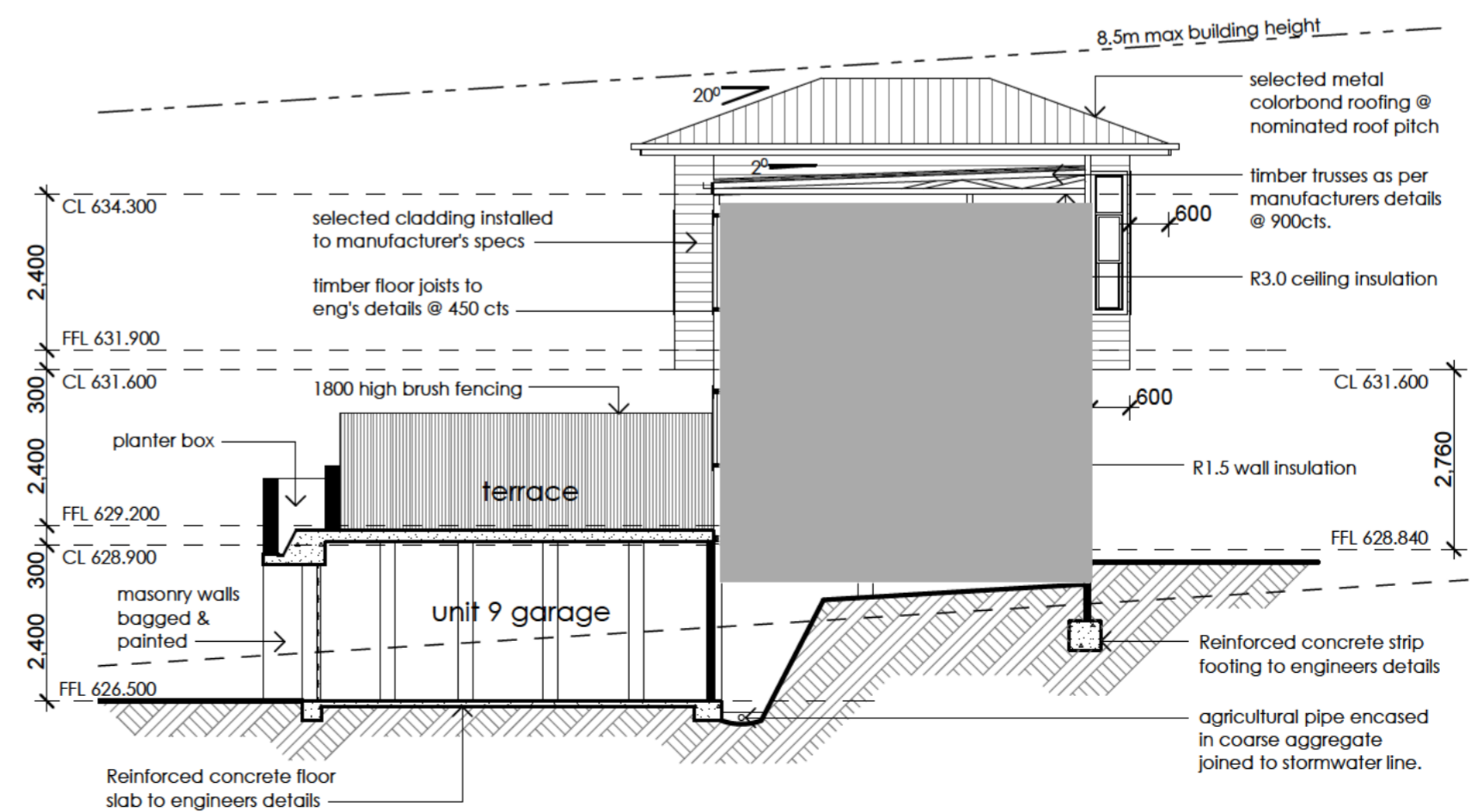
This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to starting any work.



LOWER LEVEL FLOOR PLAN



SECTION X-X



SECTION Y-Y

Issue Date Amendment

Project  
Multi Unit Housing

Site  
blocks 16+17  
section 13,  
Mawson, ACT.

Title  
Garage Level Floor Plan  
& Sections

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - E

PETER BYFIELD + Associates  
Suite A, 34 Taylor Street, Annandale NSW 2038  
Phone 02 9660 2255 Fax 02 9660 2254

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# Form

## Legislated Requirements

### Merit Track

#### ASSESSMENT REPORT

#### Suburban Core Zone - RZ2

ASSESSMENT OFFICER: Ada Schuurmans-Stekhoven

APPLICATION NUMBER: 200812307

BLOCK: 16 SECTION: 13

DIVISION: MAWSON

#### The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

#### Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p><b>NB:</b> Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	<p>The relevant code(s) for the development proposal are:</p> <p>[Insert Name] Precinct Code          [Insert Name] Development Code          [Insert Name] General Code          [Insert Name] General Code</p> <p>The proposal <b>is / is not</b> consistent with the above code(s) for reasons identified in <a href="#">Form – Territory Plan Code Requirements – Merit Track</a>.</p>
<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal <b>is / is not</b> for a proposed development relating to land comprised in a rural lease.</p> <p>A land management agreement between [name of lessee] and The Territory for Block [identify] and District of [name] as approved on [insert date].</p> <p>The proposed development <b>is / is not</b> consistent with the land management agreement <b>because</b> [give reasons if not].</p>

<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p><b>NB:</b> In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p>	<p>The proposal <b>is / is not</b> for a proposed development that will affect a registered tree or declared site.</p> <p>On <b>[insert full date]</b> the Conservator of Flora and Fauna advised that <b>[summarise the key points of the advice]</b>.</p> <p>The proposal <b>is / is not</b> consistent with the advice.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p><b>NB:</b> Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> <li>(i) any applicable guidelines;</li> <li>(ii) any realistic alternative to the proposed development, or relevant aspects of it; and</li> </ul> <p>(b) the decision is consistent with the objects of the Territory Plan</p>	<p>The decision <b>is not</b> inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p><b>or</b></p> <p>The decision <b>is</b> inconsistent with advice given by an entity to which the application was referred under division 7.3.3 of the Act. The justification for the departure against s119 (2) of the Act, is addressed in the Notice of the Decision.</p>

**Planning and Development Act 2007 - Section 120**

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (f).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the [insert name] zone.</p> <p>The application meets all objectives of the zone except...[provide reasons for any departures from the zone objectives in the Territory Plan]</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of [insert description consistent with the Territory Plan definitions].</p> <p>The proposed use is / is not listed as an assessable development in the insert zone development table, and is therefore determined to be/ not to be a permissible use for the land. Explain how the use is / is not permissible.</p> <p>The proposed development is / is not in accordance with the provisions of the Crown Lease.</p> <p>The land is / is not suitable for the development proposed.</p>
S120 (c) Representations	<p>Representations received are addressed in the Notice of Decision.</p> <p>Major issues raised include: [Summarise major issues]</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p>S120 (d) advice given by an entity in accordance with section 149 of the Act</p> <p><b>NB:</b> Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application</p>	<p>Entity advice received is addressed in the Notice of Decision.</p> <p>Comments provided by the referral entity / entities include: [Summarise main comments]</p> <ul style="list-style-type: none"> <li>•</li> </ul>

<p>S120 (e) the plan of management for the land (if the proposed development relates to land that is Public Land)</p>	<p>The proposal <b>is / is not</b> for a proposed development relating to land that is public land.</p> <p>The <b>[Title]</b> Plan of Management describes the way in which <b>[eg Canberra’s urban lakes and ponds are to be managed to provide for public and community use and environmental values and protection.]</b></p> <p>The proposed development <b>is / is not</b> consistent with the Plan of Management because <b>[give reasons]</b>.</p>
<p>S120 (f) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development. <b>[If relevant provide details of any mitigations proposed]</b></p> <p>Based on the matters to be considered by the relevant Code there are significant probable environmental impacts associated with the proposed development. These include <b>[provide details of the impacts and any mitigations proposed]</b></p> <p><b>[If an assessment of environmental effects has been prepared, refer to its findings]</b></p>

**From:** [App\\_Sec](#)  
**To:** [ACTPLA DA South](#)  
**Subject:** MULTI DWELLING-DA200812307-S165A-16,17/13 MAWSON-Ada Stekhoven  
**Date:** Friday, 19 December 2008 4:15:00 PM  
**Attachments:** [ObjRef.obr](#)

---

**Description: S165A**

Please confirm if entity referrals are required. If required please provide details

**Lodgement Date: 19/12/08**

**Notification: N**

# Multi-dwelling POS Calculations

**block size**  m<sup>2</sup>

**number of dwellings**  dwellings

**D4.1 The average area of POS per dwelling is not less than 60% of the average area of the block per dwelling less 50m<sup>2</sup>**

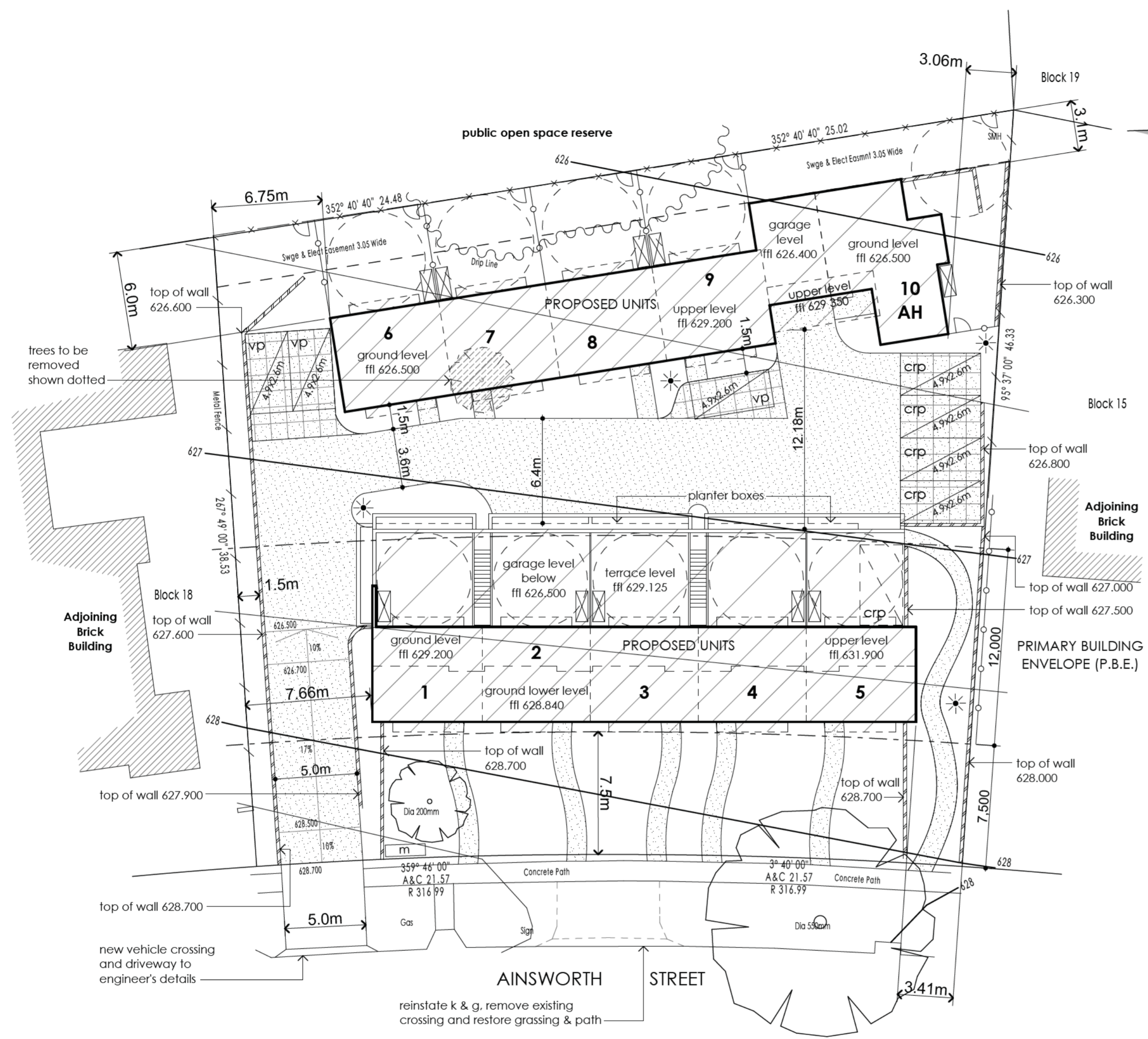
**average area of block**  m<sup>2</sup>  
(block area/No. of dwellings)

**60% Average of block**  m<sup>2</sup>

**60%(Average of block)-50m<sup>2</sup>**  m<sup>2</sup>















**D4.2 10% of the average block area per dwelling**  m<sup>2</sup>

**Minimum dimension 6 metres** by  metres  
**minimum dimension for POS must not be below 36m<sup>2</sup>!**



 **SITE PLAN**

**LEGEND**

-  existing tree to be retained
-  existing tree to be removed
-  existing fence to be retained
-  1.8m tall treated pine lapped & capped palling fence & matching gate
-  powdercoated metal 'spear fence' & gates 1.8m tall as selected
-  6m min. p.o.s. area
-  retaining wall to eng's details
-  visitor car parking space
-  communal residents parking space
-  portable clothes airer locations
-  brick mailbox enclosure to detail
-  1.2m tall public areas light fitting as selected
-  dark grey broom finished concrete driveway
-  stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

**PLOT RATIO CALCULATIONS**

Units 1-5	481.9m <sup>2</sup>
Units 6-10	484.7m <sup>2</sup>
<b>Total Area</b>	<b>966.6m<sup>2</sup></b>
Site Area	1,925.1m <sup>2</sup>
Proposed Plot Ratio	0.50 : 1

**PARKING CALCULATIONS**

10 x 2 Bedroom Units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
<b>Total number of spaces required</b>	<b>= 18 (17.5)</b>
<b>Total number provided</b>	<b>= 18</b>

10 (1 per unit) allocated to units  
 5 held as communal residents spaces  
 3 nominated visitor spaces

Issue	Date	Amendment
-------	------	-----------

Project  
**Multi Unit Housing**

Site  
**blocks 16+17  
 section 13,  
 Mawson, ACT.**

Title  
**Site Plan**

Scale 1:200	Drawn By SA
----------------	----------------

Date May 2008	Drawing No. 1284 - A
------------------	-------------------------

**PETER BYFIELD + Associates**  
 Suite A, 34 Taylor Street, Annandale NSW 2038  
 Phone 02 9660 2255 Fax 02 9660 2254

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**From:** [Elhassan, Walid](#)  
**To:** ["Peter Byfield"](#)  
**Subject:** RE: DA 200812307 - 16,17 / 13 Mawson  
**Date:** Monday, 3 November 2008 11:15:32 AM

---

Dear Peter,

I have referred the ramp section to TAMS and await there advise.

Thank you

Walid Elhassan  
A/g Senior Assessment Officer  
Development Assessment  
Development Services Branch  
ACT Planning and Land Authority

P: (02) 6207 1848  
F: (02) 6205 3690  
E: [walid.elhassan@act.gov.au](mailto:walid.elhassan@act.gov.au)

---

**From:** Peter Byfield [<mailto:peter@pb-a.com.au>]  
**Sent:** Monday, 3 November 2008 11:14 AM  
**To:** Elhassan, Walid  
**Subject:** DA 200812307 - 16,17 / 13 Mawson

Dear Walid,

Can you please let me know how the assessment of the project referred to is proceeding?

Thanks

**Peter Byfield**

PRINCIPAL

PETER BYFIELD +

Associates Pty Ltd

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

**From:** [Peter Byfield](#)  
**To:** [Stekhoven, Ada](#)  
**Cc:** ["David Hill"](#)  
**Subject:** DA# 200812307  
**Date:** Thursday, 27 November 2008 5:57:05 PM  
**Attachments:** [Mawson\\_revisions.pdf](#)

---

Ada,

Thanks for calling this afternoon and for the chance to revise the design to address your concerns. I spoke to my Client who is insist 10 units must be achieved to ensure the viability in these challenging times, even to the point where he'd now consider basement carparking.....so with relatively minor changes we're able to improve the parking so to provide each unit with double secure spaces, and at the same time get ride of those hard to administer communal parking spaces.

The attached sketches show the only external change to the built form will be to raise units 6-9 by 700mm, this will still fit within the building envelope and wont increase the overshadowing of the neighbour that much. Also this allows us to move unit 10, 4m from the rear boundary.

I do hope you see merit in this concept, feel free to call and discuss if the need arises.

Regards

**Peter Byfield**

PRINCIPAL

PETER BYFIELD +

Associates pty ltd

34A Taylor Street

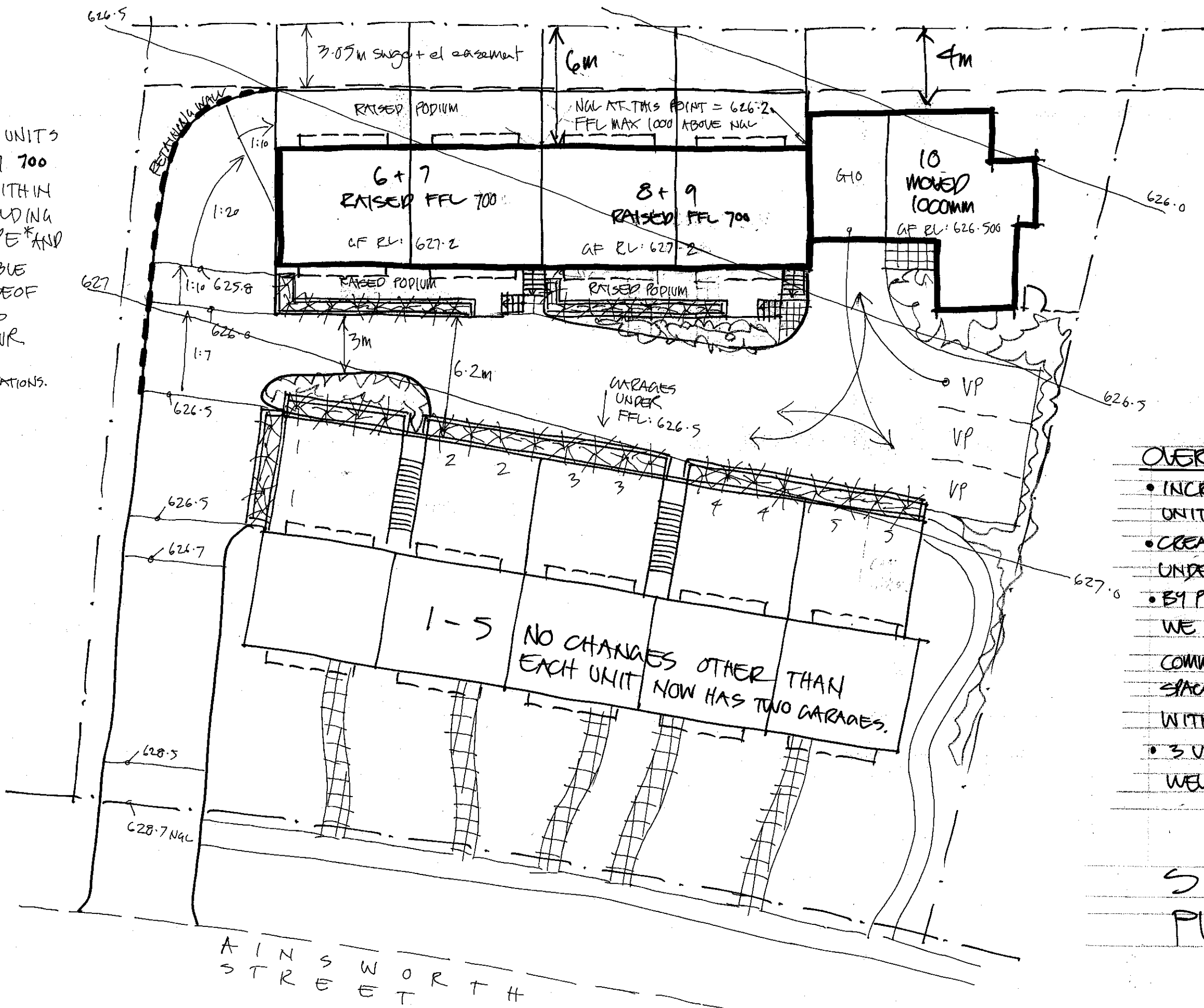
Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

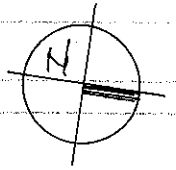
m. 0419 479 022

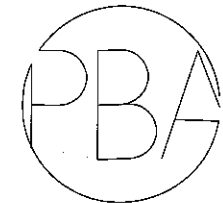
RAISING UNITS 6,7,8,9 BY 700 FITS WITHIN THE BUILDING ENVELOPE\* AND NEARLY ABLE INCREASE OF SHAPE TO NEIGHBOUR  
 \* SEE ELEVATIONS.



**OVERVIEW OF REVISIONS**

- INCREASE FLOOR LEVELS OF UNITS 6-9 BY 700MM.
- CREATE BASEMENT PARKING UNDER UNITS 6-9 (9 CARS)
- BY PROVIDING EXTRA PARKING WE CAN REMOVE THE COMMUNAL RESIDENTS PARKING SPACES ~ PROVIDE EACH HOUSE WITH DOUBLE SECURE PARKING
- 3 VISITOR SPACES ARE WELL LOCATED.

SITE PLAN. 

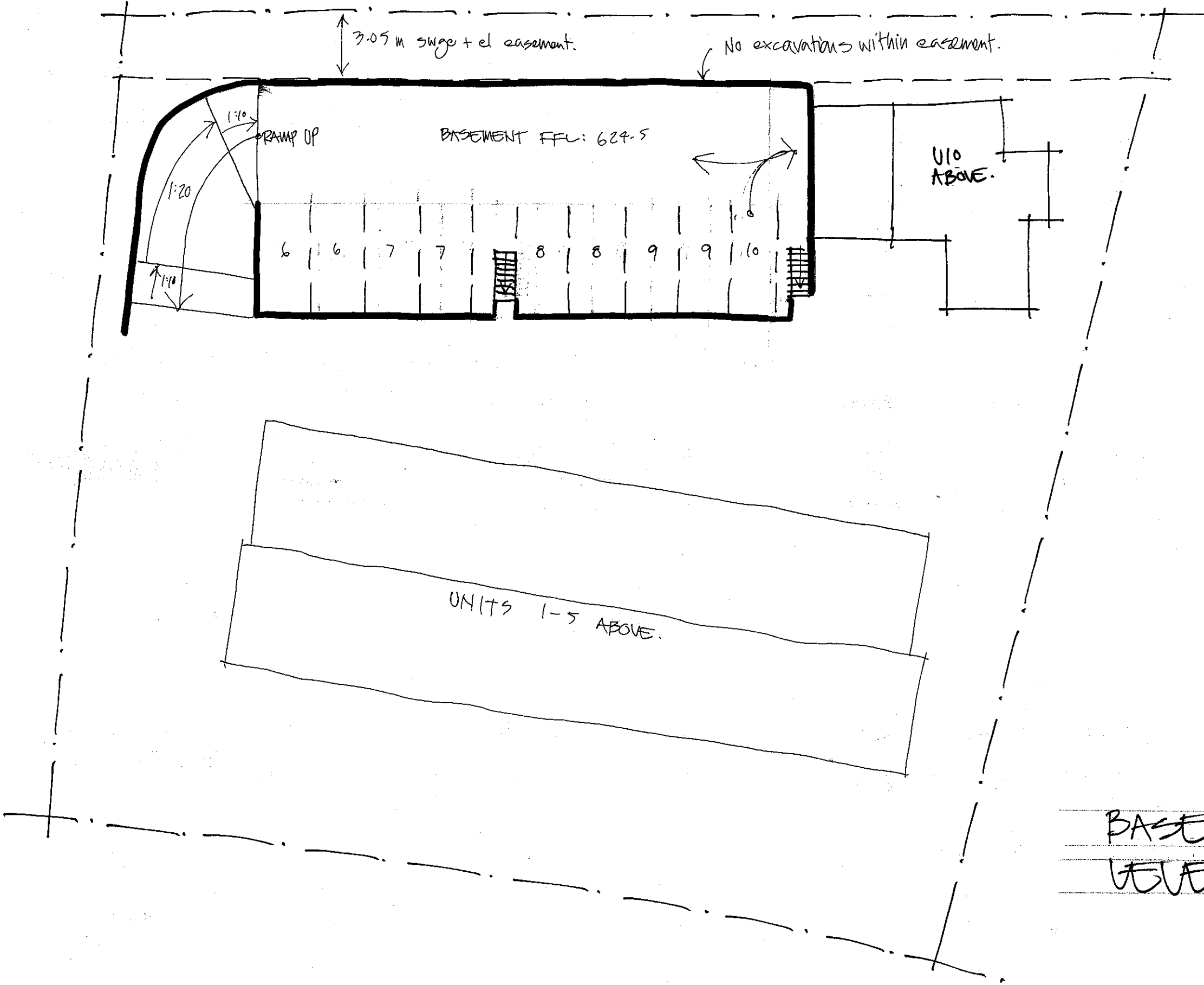


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 Suite A, 34 Taylor Street  
 ANNANDALE NSW 2038

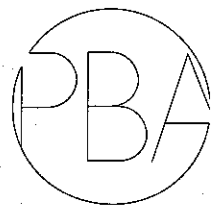
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 F. 02 9660 2254  
 pb-a.com.au

**P.S.P. (Preliminary Sketch Plan)**  
 DA Revisions  
 For Hillcorp Developments  
 Blocks 16 + 17 Section 13 Mawson ACT

Scale 1:200 @A3  
 Date Nov. 2008  
 Project # 1284  
 Dwg# 1 of 2



BASEMENT  
LEVEL.

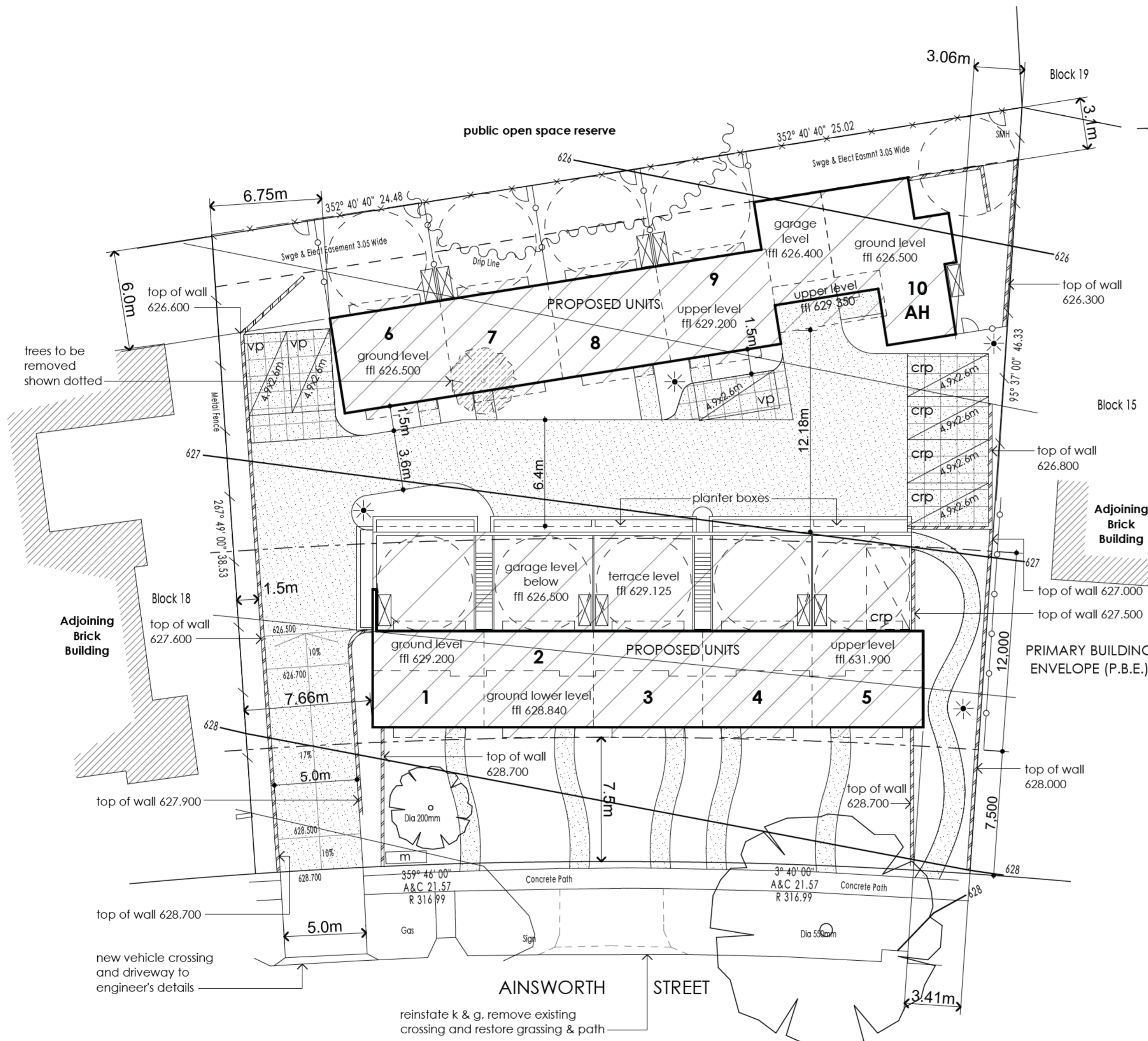


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ANNANDALE NSW 2038

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**P.S.P. (Preliminary Sketch Plan)**  
DA Revisions  
For Hillcorp Developments  
**Blocks 16 + 17 Section 13 Mawson ACT**

Scale 1:200 @ A3  
Date Nov. 2008  
Project # 1284  
Dwg# 2 of 2



**SITE PLAN**



**LEGEND**

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped palling fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- vp visitor car parking space
- crp communal residents parking space
- portable clothes airer locations
- m brick mailbox enclosure to detail
- 1.2m tall public areas light fitting as selected
- dark grey broom finished concrete driveway
- stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

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Issue	Date	Amendment
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Project  
**Multi Unit Housing**

Site  
**blocks 16+17  
 section 13,  
 Mawson, ACT.**

Title  
**Site Plan**

Scale 1:200	Drawn By SA
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Date May 2008	Drawing No. 1284 - A
------------------	-------------------------

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 Phone 02 9660 2255 Fax 02 9660 2254

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# Form

## Territory Plan Code Requirements

### Merit Track

#### ASSESSMENT REPORT

RZ2

ASSESSMENT OFFICER: Ada Schuurmans-Stekhoven

APPLICATION NUMBER: 200812307

BLOCK: 16 SECTION: 13

DIVISION: MAWSON

#### Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan.

#### 1. Assessment of Compliance with Multi Unit Housing Development

The Multi Unit Housing Development is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule. **(Copy Table and change information as required for each exception)**

##### Part A

Sub-Element: <b>[insert]</b> eg 2.2 Building Envelope	
Rule: <b>[insert]</b> eg R14	Applicable Criterion: <b>[Insert]</b> eg C14
<p>The proposal <b>does not meet</b> the rule because...</p> <p>The drawings provided by the applicant show 8.5m maximum building height, however the manual measurement carried out by the Authority shows 8.69m. A condition is to be imposed to comply with this rule</p> <p><b>For Further information, refer to Form – Code Outcomes Merit Track</b></p>	

Sub-Element: <b>2.3 Plot ratio</b>	
Rule: <b>R15</b>	Applicable Criterion: <b>Not Applicable</b>
<p>The proposal <b>does not meet</b> the rule because...</p> <p>The Authority's calculation of the proposal is 51.7% GFA (996.25m<sup>2</sup>) A condition of approval is required to ensure the proposal comply with this Rule.</p>	

Sub-Element: <b>[insert]</b>	
Rule: <b>[insert]</b> or Not Applicable	Applicable Criterion: <b>[insert]</b> or Not Applicable
<p>The proposal <b>meets / does not meet</b> the criterion or rule because...</p> <p>A condition of approval is required to...</p>	

**Part B**

Sub-Element: <b>[Insert]</b>	
Rule: <b>[Insert] or Not Applicable</b>	Applicable Criterion: <b>[Insert] or Not Applicable</b>
The proposal <b>meets / does not meet</b> the criterion or rule because... A condition of approval is required to...	
<b>NB: if a rule or criterion refers to a General Code (eg Parking and Vehicular Access, Signs or Access and Mobility) the relevant considerations may be assessed here or refer to assessment in Section [No.] below.</b>	

Sub-Element: <b>[Insert]</b>	
Rule: <b>[Insert] or Not Applicable</b>	Applicable Criterion: <b>[Insert] or Not Applicable</b>
The proposal <b>meets / does not meet</b> the criterion or rule because... A condition of approval is required to...	

Sub-Element: <b>[Insert]</b>	
Rule: <b>[Insert] or Not Applicable</b>	Applicable Criterion: <b>[Insert] or Not Applicable</b>
The proposal <b>meets / does not meet</b> the criterion or rule because... A condition of approval is required to...	

**Part C**

Sub-Element: <b>Element 4 – Parking and Site Access</b>	
Rule: <b>R76</b>	Applicable Criterion: <b>C76</b>
The proposal <b>does not meet</b> the rule because – hardstands along the northern boundary are located within 1.5m of the side boundary. This departure does prevent safe and efficient vehicle movement.	

Sub-Element: <b>Element 3.2 Materials and Finish</b>	
Rule 58:	Applicable Criterion 57:
The proponent has not indicated the colour of the colourbond roof. A condition is to be imposed to ensure non-reflective material is use.	
Sub-Element: <b>Parking and Site Access</b>	
Rule R72:	Applicable Criterion C72:
The proposed location of the mail box is not appropriate and does not comply with AS 2890.1 – The Australian Standard for Off Street Parking.  A condition is to be imposed to comply with AS 2890.1	

**Part D**

Sub-Element: <b>[insert]</b>	
Rule R72:	Applicable Criterion C72:
The proposal <b>meets / does not meet</b> the criterion or rule because... A condition of approval is required to...	

**Assessment Officer comments against Rules (Delete this section if not required)**

The comments for the rules identified in the tables below are provided where it is considered warranted to clarify why a particular rule is either not relevant or it is met. (Copy Table and change information as required)

Sub-Element: [insert]	
Rule: [insert] or Not Applicable	Applicable Criterion: [Insert] or Not Applicable
The rule is not relevant for the proposal / proposal meets the rule because...	

Sub-Element: [insert]	
Rule: [insert] or Not Applicable	Applicable Criterion: [Insert] or Not Applicable
The rule is not relevant for the proposal / proposal meets the rule because...	

**2. Assessment of Compliance with [Insert Code e.g. Precinct Code]**

The [insert code] is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule. (Copy Table and change information as required for each exception)

**Part A**

Sub-Element: [insert]	
Rule: [insert]	Applicable Criterion: [Insert]
The proposal meets / does not meet the criterion or rule because... A condition of approval is required to...	

**Assessment Officer comments against Rules (Delete this section if not required)**

The comments for the rules identified in the tables below are provided where it is considered warranted to clarify why a particular rule is either not relevant or it is met. (Copy Table and change information as required)

Sub-Element: [insert]	
Rule: [insert] or Not Applicable	Applicable Criterion: [Insert] or Not Applicable
The rule is not relevant for the proposal / proposal meets the rule because...	

### 3. Assessment of Compliance with [e.g. Access and Mobility General Code]

The [insert code e.g. Access and Mobility General Code] is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule. (Copy Table and change information as required for each exception)

#### Part A

Sub-Element: [insert]	
Rule: [insert]	Applicable Criterion: [Insert]
The proposal meets / does not meet the criterion or rule because...	
A condition of approval is required to...	

#### Assessment Officer comments against Rules (Delete this section if not required)

The comments for the rules identified in the tables below are provided where it is considered warranted to clarify why a particular rule is either not relevant or it is met. (Copy Table and change information as required)

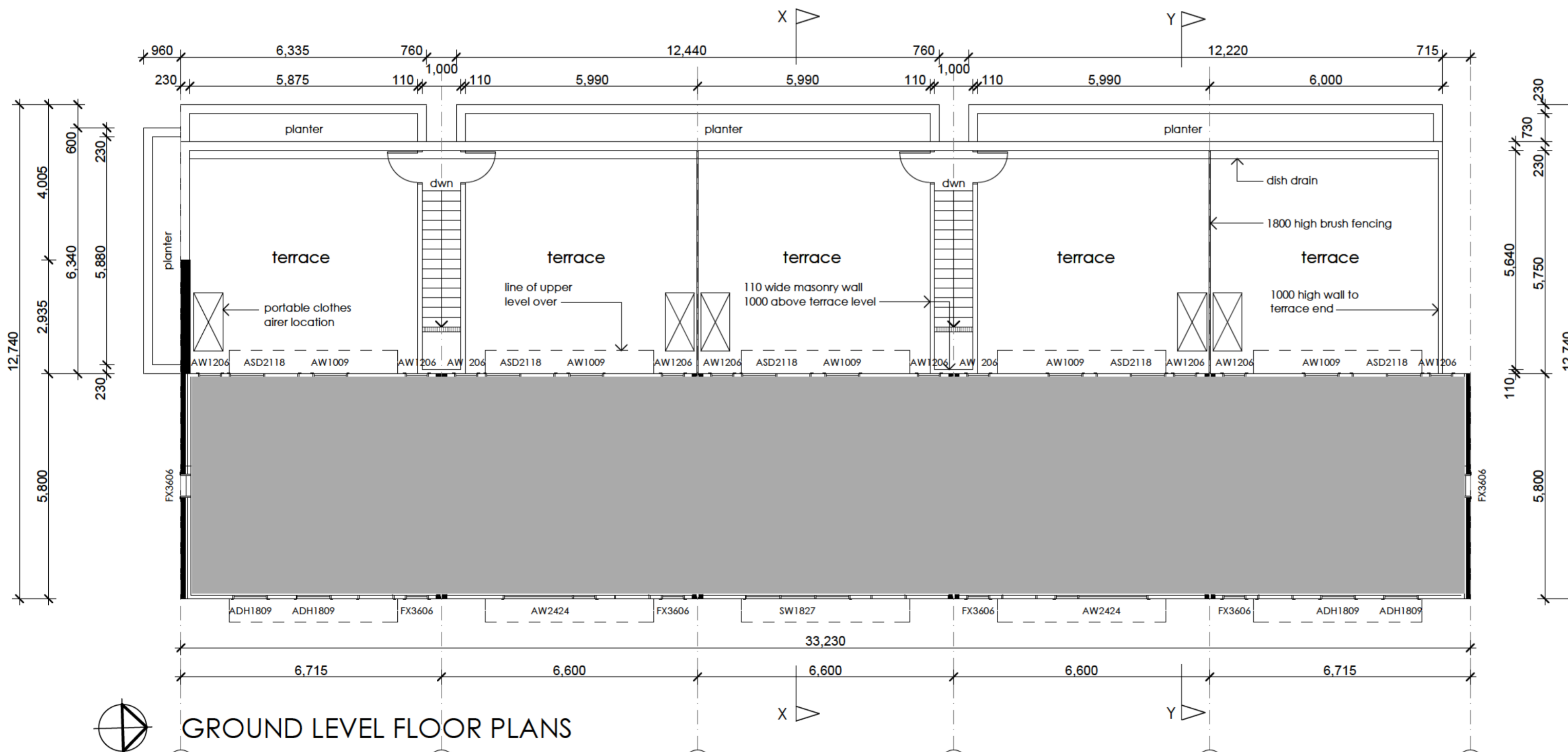
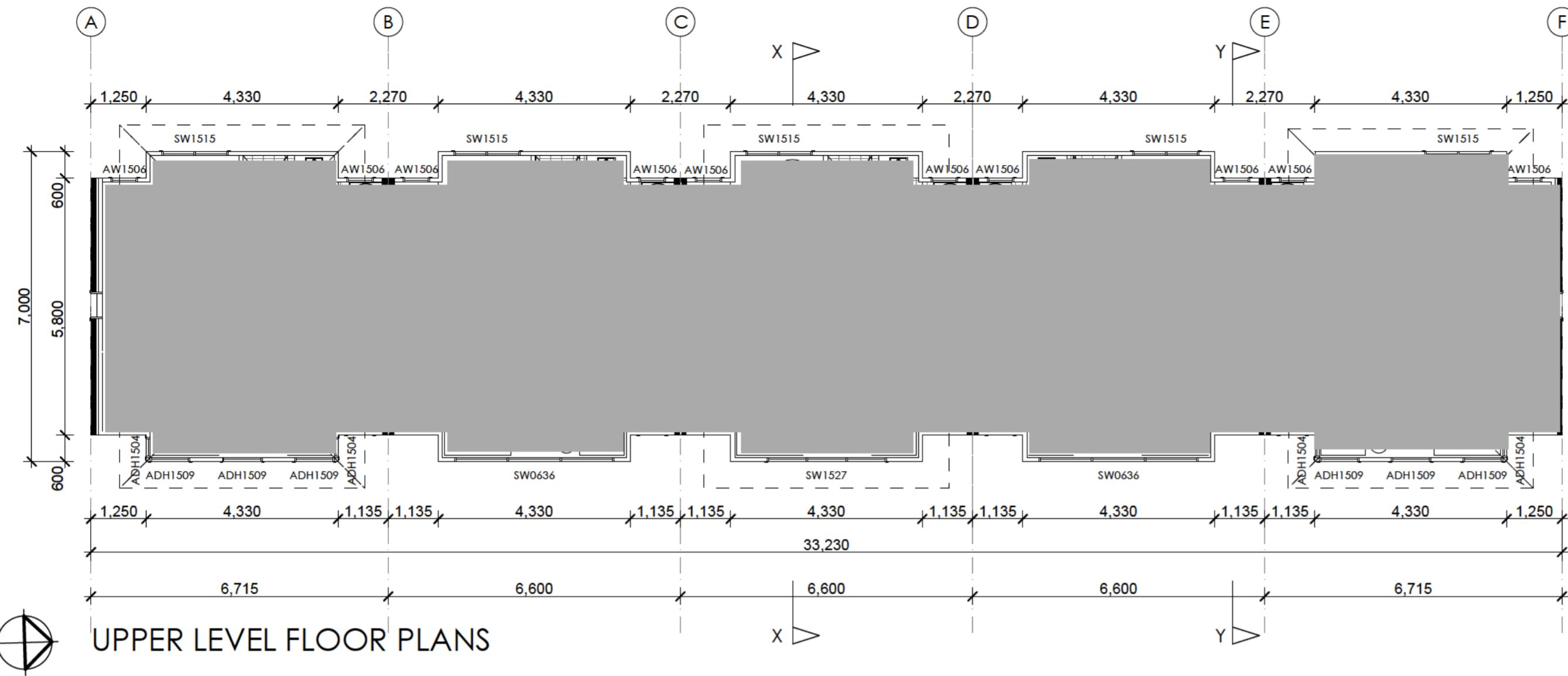
Sub-Element: [insert]	
Rule: [insert] or Not Applicable	Applicable Criterion: [Insert] or Not Applicable
The rule is not relevant for the proposal / proposal meets the rule because...	

### 4. Assessment of Compliance with [e.g. Parking and Vehicular Access General Code]

The [insert code e.g. Parking and Vehicular Access General Code] is a Code relevant to this proposal. The proposal meets all requirements of this Code that are relevant to the development, with the exception of those listed in the tables below.

#### Section [e.g. Section 3 - Minimum Parking Provision]

Requirement: [Insert relevant requirement] or N/A	
Provision: [insert relevant provision] or N/A	
Parking and Vehicular Access General Code	
<u>Requirement</u>	
n m <sup>2</sup> @ n spaces/m <sup>2</sup>	number
<u>Provision</u>	
Location	number
The proposal complies with all relevant provisions, except for: (Insert provision)	
A condition of approval is required to...	



UNIT 1 AREAS	UNIT 2 AREAS	UNIT 3 AREAS	UNIT 4 AREAS	UNIT 5 AREAS
ground level living 38.9m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.9m <sup>2</sup>
upper level living 39.1m <sup>2</sup>	upper level living 38.4m <sup>2</sup>	upper level living 38.4m <sup>2</sup>	upper level living 38.4m <sup>2</sup>	upper level living 39.1m <sup>2</sup>
terrace 36.9m <sup>2</sup>	terrace 36.2m <sup>2</sup>	terrace 36.2m <sup>2</sup>	terrace 36.2m <sup>2</sup>	terrace 36.0m <sup>2</sup>
garage 18.6m <sup>2</sup>	garage 19.3m <sup>2</sup>	garage 19.3m <sup>2</sup>	garage 19.3m <sup>2</sup>	garage 19.6m <sup>2</sup>
<b>Total 133.5m<sup>2</sup></b>	<b>Total 132.1m<sup>2</sup></b>	<b>Total 132.1m<sup>2</sup></b>	<b>Total 132.1m<sup>2</sup></b>	<b>Total 133.6m<sup>2</sup></b>

Issue Date Amendment

Project  
**Multi Unit Housing**

Site  
**blocks 16+17  
section 13,  
Mawson, ACT.**

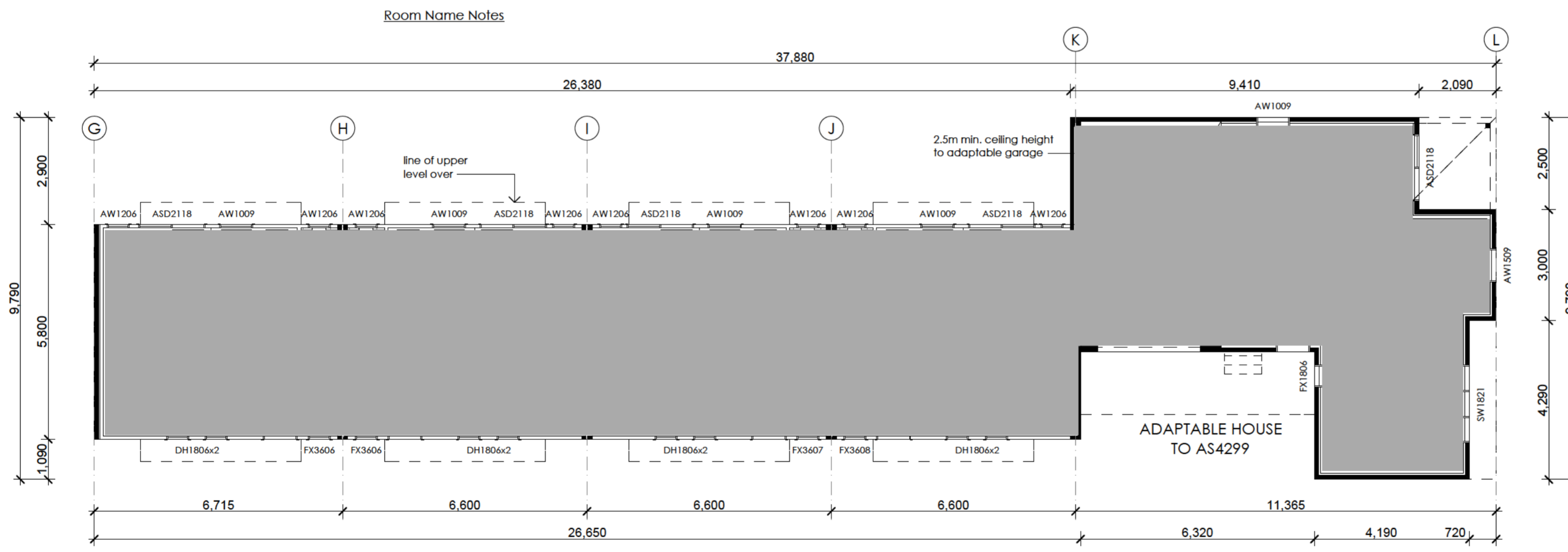
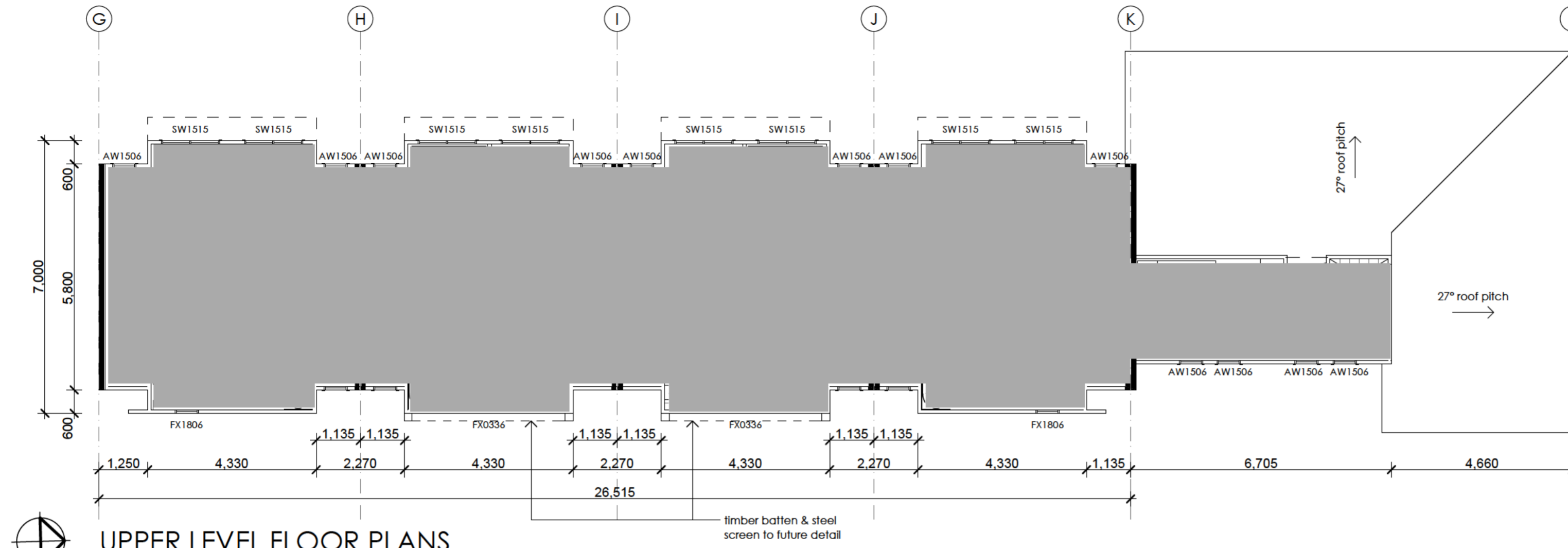
Title  
**Floor Plans Units 1-5**

Scale 1:100 Drawn By SA

Date May 2008 Drawing No. 1284 - C

**PETER BYFIELD + Associates**  
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UNIT 6 AREAS	UNIT 7 AREAS	UNIT 8 AREAS	UNIT 9 AREAS	UNIT 10 AREAS
ground level living 38.9m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.6m <sup>2</sup>	ground level living 55.7m <sup>2</sup>
upper level living 39.7m <sup>2</sup>	upper level living 39.0m <sup>2</sup>	upper level living 39.0m <sup>2</sup>	upper level living 39.4m <sup>2</sup>	upper level living 16.9m <sup>2</sup>
garage 20.0m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 25.3m <sup>2</sup>
<b>Total 98.6m<sup>2</sup></b>	<b>Total 95.8m<sup>2</sup></b>	<b>Total 95.8m<sup>2</sup></b>	<b>Total 96.6m<sup>2</sup></b>	<b>Total 97.9m<sup>2</sup></b>

Issue	Date	Amendment

Project  
**Multi Unit Housing**

Site  
**blocks 16+17  
section 13,  
Mawson, ACT.**

Title  
**Floor Plans Units 6-10**

Scale 1:100	Drawn By SA
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Date May 2008	Drawing No. 1284 - F
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