

ATTENTION

ACTEW water and sewerage infrastructure locations shown on this document are only a guide.

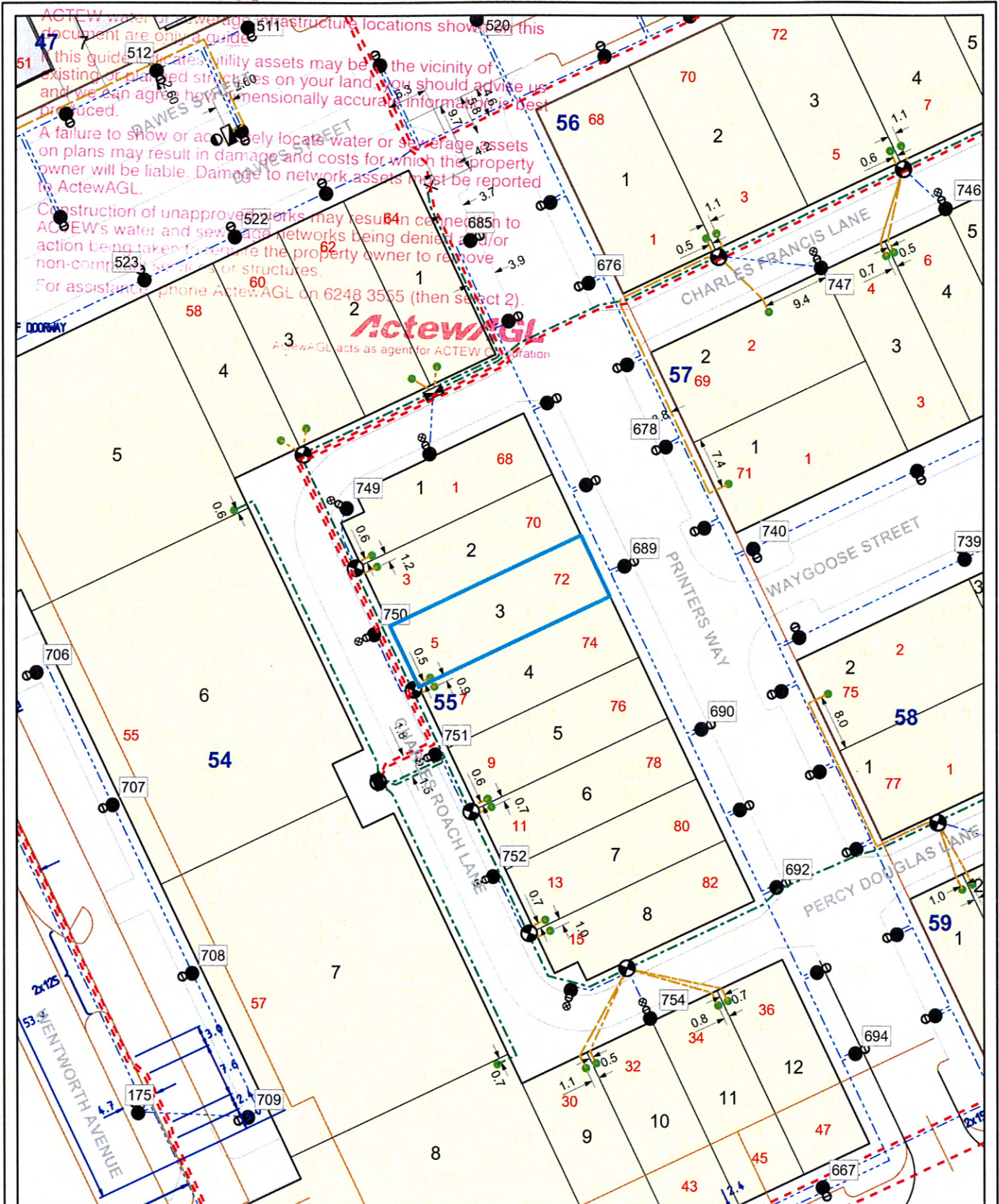
In this guide, utility assets may be located in the vicinity of existing or planned structures on your land. You should advise us and we can agree how dimensionally accurate information is best produced.

A failure to show or accurately locate water or sewerage assets on plans may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.

Construction of unapproved works may result in connection to ACTEW's water and sewerage networks being denied, or action being taken to require the property owner to remove non-compliant structures or structures.

For assistance, phone ActewAGL on 6248 3555 (then select 2).

ActewAGL
ActewAGL acts as agent for ACTEW Corporation



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ActewAGL Electricity Network

Block 3 Section 55, KINGS

Extractor:
Date: 31 Jul 2008

ActewAGL

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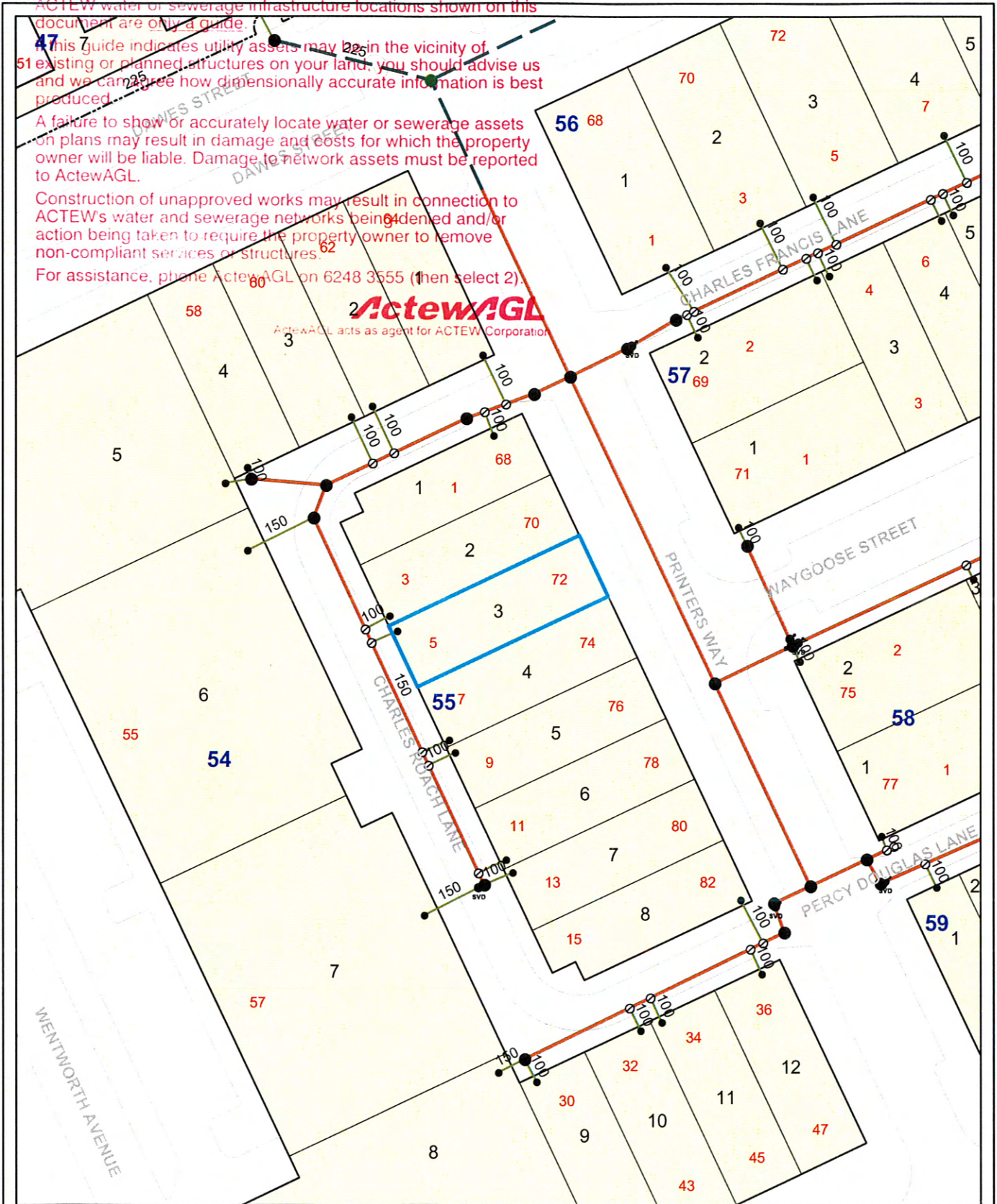
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ActewAGL Sewer Network Block 3 Section 55, KINGS

Extractor:
Date: 31 Jul 2008



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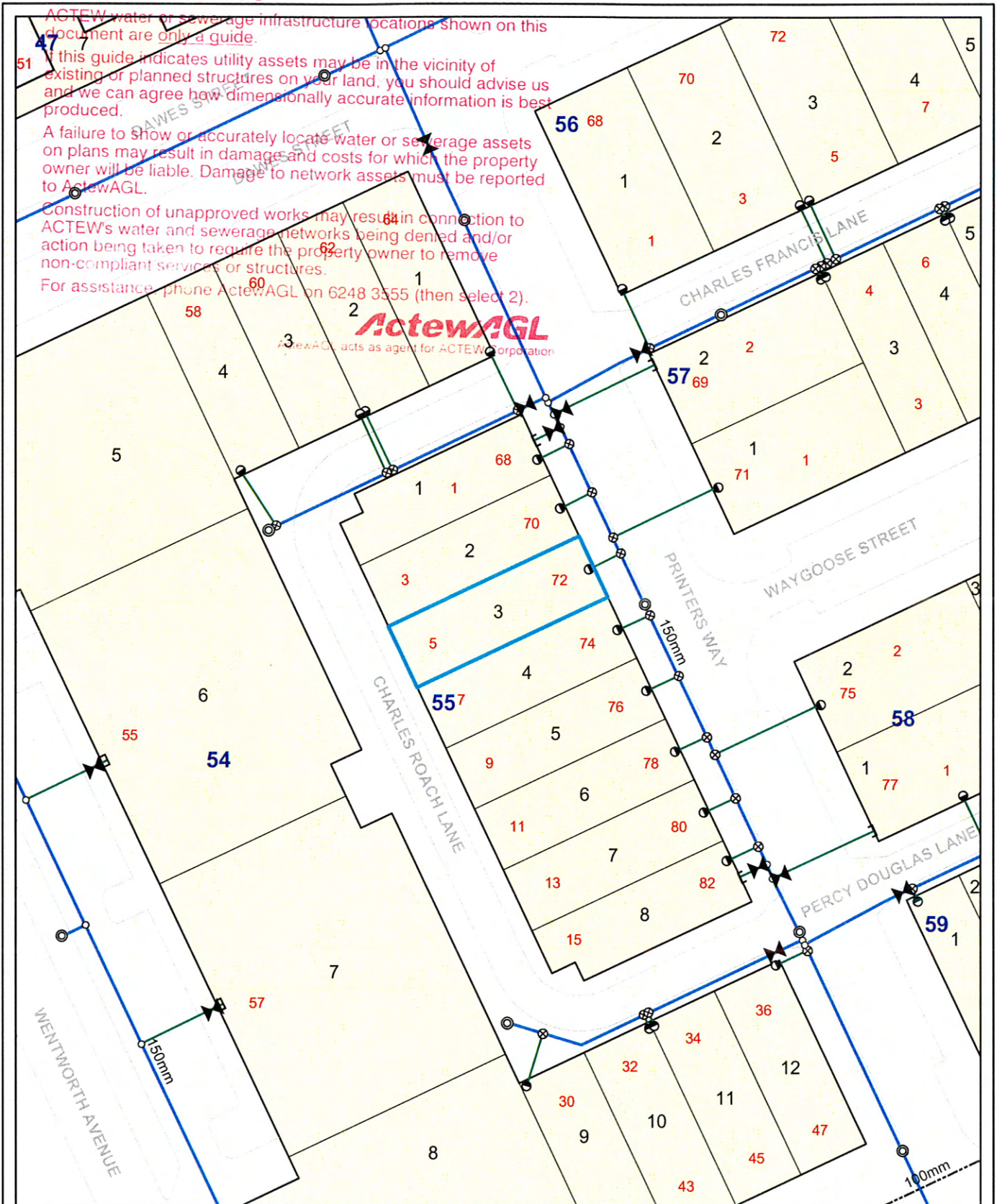
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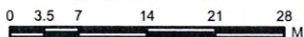
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ActewAGL Water Network Block 3 Section 55, KINGS

Extractor:
Date: 31 Jul 2008

ActewAGL

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Exterior Colour Selection

**BLOCK: 3 SECTION: 55
KINGSTON**



WALLS

DULUX BEIGE ROYAL
P15.B1



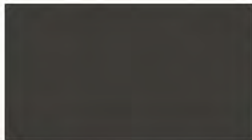
WALL HIGHLIGHT COLOUR (RENDER)

DULUX CHARCOAL LIGHT
P13.A6



WINDOW FRAMES/ALUMINIUM CLADDING PANEL

COLORBOND
SILVER PEAL



ROOF / FASCIA / GUTTER

METAL ROOF
CHARCOAL GREY



FEATURE TIMBER CLADDING

DIRECTORS

Glen Dowse
Ross Norwood

ABN 43 097 309 325

Unit 10, 14 Lonsdale St
BRADDON ACT 2612

PO Box 87
BRADDON ACT 2612

TEL 02 6230 4688
FAX 02 6230 4699

EMAIL
glen.dowse@dnarchitects.com.au
ross.norwood@dnarchitects.com.au



INITIAL ADMINISTRATION CHECKLIST

Block: 3 Section: 55 Suburb: Kingston

YES NO

FORM

- Ensure that ALL parts of the application form have been filled out
- Check public register exemption of the DA Form, if YES has been selected; refer the application to the App Sec team leader to explain the process to the applicant.
- Is the application from the Lessee and signed by them?
- Is the application also signed in accordance with Section 139(2)(b)?

(Please indicate other signatory)

Lessee Custodian for the land ACTPLA

TARQUIN

- Ensure that the lessee details are correct

ACTMAPi

- If the block is unleased we require a signature of the government manager of the land as well as a delegate from the Planning Authority. If the driveway question is ticked with a yes, a driveway clearance is required for lodgement.
- Check that the street address matches the block and section in the form.

PALM

	<u>Yes</u>	<u>No</u>
Holding Lease	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unleased	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit Titled	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NCA – Designated Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- If the block is in a Designated Area please consult a duty planner before taking the application in. If the block is Heritage, Bushfire and/or Compliance please use relevant stamps on the application form

CD or DVD

- All required documentation must be provided in an electronic format on CD or DVD. Check that the documents on the disk are loadable and that the CD is labelled. Remind the customer that the documentation provided on the CD or DVD is the documentation that the authority will be using to assess the application if there are hard copies provided.
- If the application is for residential the applicant is required to have a floor plan both a internal layout and



Processed by: Natalie Lacey

Date:



CHECKLIST

DA Lodgement

BLOCK/S 3 **SECTION** 55 **SUBURB** Kingston

DUTY PLANNER: Brian Connors **DATE:** 14/11/2008

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

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

Comment:

Does the application state the intended land use? **YES**

Is the chosen assessment track specified? **YES**

Specify which track **MERIT**

Is the application accompanied by a survey certificate as specified at
Section 139 (2)(j) (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 by the survey plan as specified at
Section 139(2)(k)? **NOT APPLICABLE**

Part B: Track Specific requirements

Is the application accompanied by information and documents in line with the
DA form, including entity endorsements and/or required documentation? **YES**

Also if Merit Track and relevant, does the application include an assessment of
the possible environmental effects of the development? **NO**

Also if Impact Track, is a completed Environmental Impact Statement for the
proposal submitted (unless Section 211 applies)? **NOT APPLICABLE**

Part C: Public Notification Requirements

The development application requires: **MAJOR (S155)**

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.

Part D: Mandatory Entity Referrals (for Merit and Impact track DAs only)Refer to [Work Instruction – Entity Referrals](#) for guidance.

Indicate referral requirements by checking appropriate box/es:

- Asset Acceptance**
(Territory and Municipal Services)
- Stormwater – where there is a stormwater easement – demolition works
 Single Residential Driveways Only
 Waste Management
 Verge crossovers or modifications in RZ3 & RZ4 zones
- ActewAGL/ACTEW Corporation**
- Demolition works – utilities
 Utilities – electricity, water & sewer and gas
 Liquid Trade Waste
- Conservator of Flora and Fauna**
- Declared site only
- Custodian of the Land (unleased)**
Environment Protection Agency
- Identify Custodian:**
- Noise
 Erosion and Sediment Control (if site > 0.3 of a hectare)
 Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises
- Heritage**
- Heritage – Registered Land or Building
- Tree Protection**
- Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees

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

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

Part E: Non-Mandatory Entity Referrals (as required for Merit and Impact track DAs only)

Entity	Provide Reason for Referral
<input type="checkbox"/> Action Buses	
<input type="checkbox"/> ACT Health	
<input type="checkbox"/> Australian National University	
<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"/> Land Development Agency	
<input type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Police	
<input type="checkbox"/> Registrar Generals Office	
<input type="checkbox"/> Transport Planning	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Other (please specify)	

Part F: Leasing Checks

For new single residences in new estates the DA Leasing to check the commence and complete clauses in lease.

Has the leasing check been undertaken? **YES**

All proposed developments, other than single residential require a leasing check by DA Leasing.

Has the leasing check been undertaken? **NOT APPLICABLE**

(N.B. Check for announcement in SharePoint – Do not complete lodgement check until the leasing check is completed. If necessary add notes in Comments field in Part G)

Part G: Comments**14/11/2008**

More information required:
Shadow and Streetscape plans.

17/11/2008

OK for Lodgement

From: AJ <aj@dnarchitects.com.au>
Sent: Tuesday, 11 November 2008 3:31 PM
To: App Sec
Subject: RE: Floor plans required - DA documents for Block 3 Section 55 Kingston.
Attachments: FLOORREG-200xxxxxx-(PUBLIC REGISTER PLANS)-01.pdf

Hi Natalie,

I'm sure this drawing was attached in the first submission. I have attached it again as requested.

Cheers, Aj

Kind Regards,

Ajanthan BalaretnaRaja

Dowse Norwood Architects Pty Ltd



P: 02 6230 4688
F: 02 6230 4699
A: 14 Lonsdale St., Braddon ACT 2612
E: aj@dnarchitects.com.au
W: www.dnarchitects.com.au

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From: Lacey, Natalie [mailto:Natalie.Lacey@act.gov.au] **On Behalf Of** App Sec
Sent: Tuesday, 11 November 2008 3:27 PM
To: AJ
Subject: Floor plans required - DA documents for Block 3 Section 55 Kingston.

Hi Ajanthan,

Thank you for your email submission.

Could you please supply floor plans available for the public register.

As the application is residential, we require a set of floor plans for notification purposes.

Please see the attached link for an example.

http://www.actpla.act.gov.au/_data/assets/pdf_file/0004/9553/public_register_floor_plans.pdf

With many kind regards,

Natalie Lacey

From: AJ [mailto:aj@dnarchitects.com.au]
Sent: Friday, 7 November 2008 2:56 PM
To: App Sec
Subject: DA documents for Block 3 Section 55 Kingston.

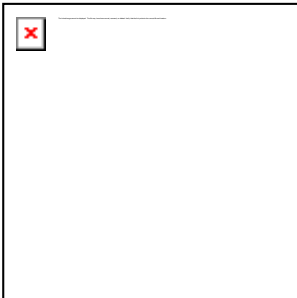
App Sec,

Please find attached DA documents for Block 3 Section 55 Kingston. If you require any further information, please don't hesitate to contact me.

Kind Regards,

Ajanthan BalaretnaRaja

Dowse Norwood Architects Pty Ltd

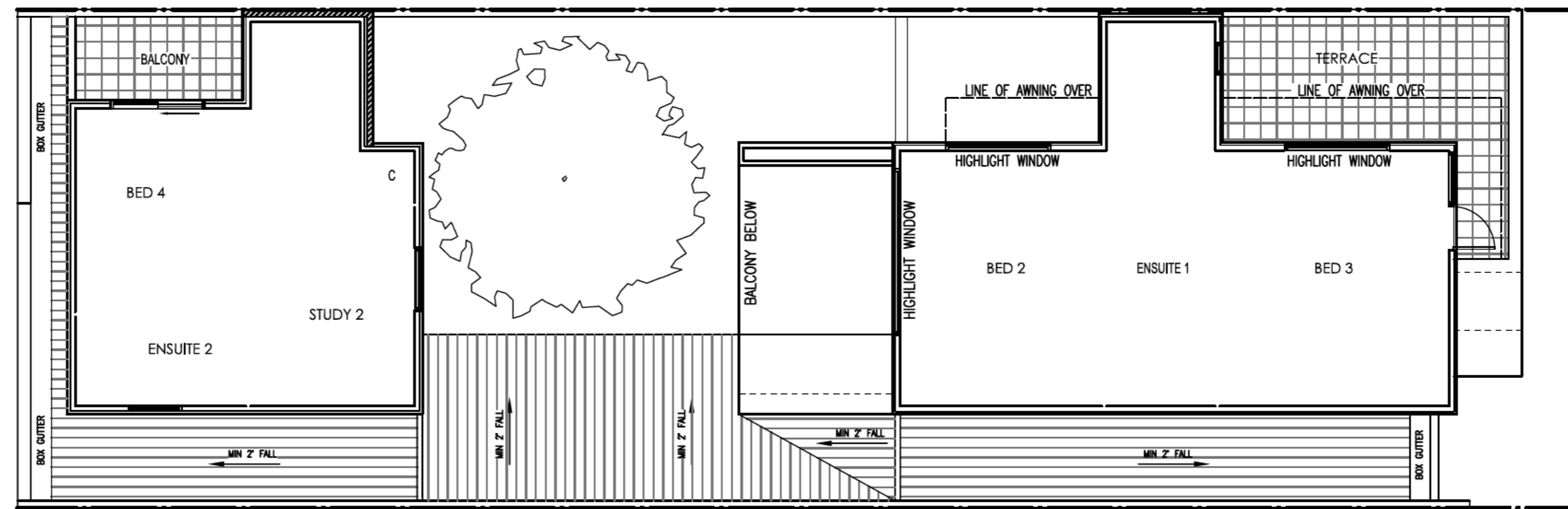


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W: www.dnarchitects.com.au

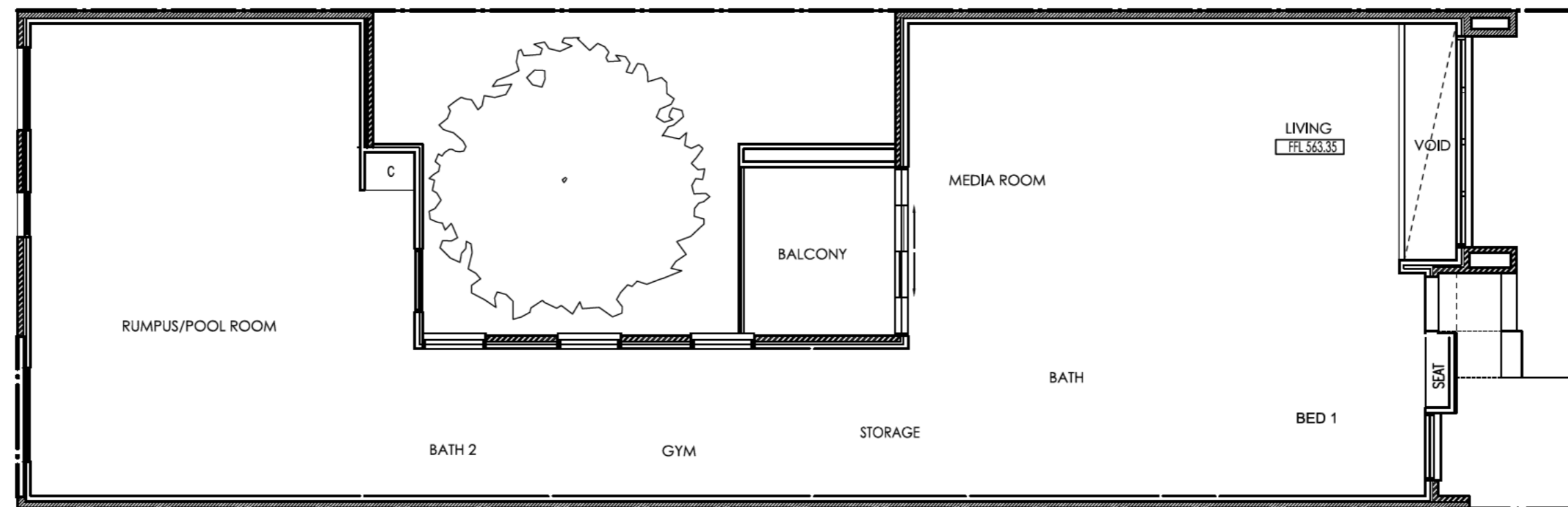
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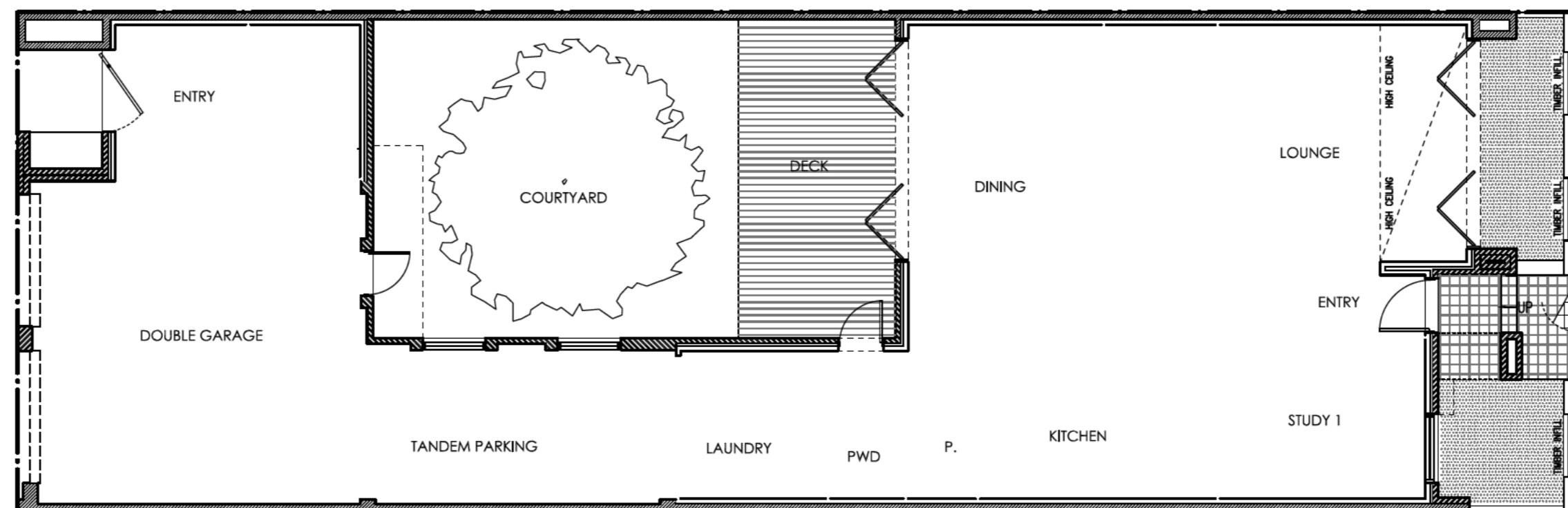
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SECOND FLOOR PLAN
SCALE 1:100 @ A2



FIRST FLOOR PLAN
SCALE 1:100 @ A2



GROUND FLOOR PLAN
SCALE 1:100 @ A2



PROJECT		
PROPOSED NEW RESIDENCE		
BLOCK	SECTION	SUBURB
3	55	KINGSTON

CLIENT	UNITED LEGAL
DRAWING	NOTIFICATION PLANS



DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2612
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

DRAWN	AJ	REVISION	
SCALE	1:100 AT A2	CHECKED	
PROJ NO.	0766	REVIEWED	
DATE	16.07.08	PSP	<input type="checkbox"/>
DRAWING NO.	DA-A08a	DA	<input type="checkbox"/>
		CONST	<input type="checkbox"/>

From: Lacey, Natalie on behalf of App Sec
Sent: Tuesday, 11 November 2008 4:57 PM
To: ACTPLA DA Leasing
Subject: Development Application Leasing Check-200813271



01/11/2008

Block - 3
Section - 55
Suburb - Kingston

Proposal - SINGLE RESIDENTIAL - NEW DWELLING - Construction of a new 3 storey residence with double garage.

Dear Leasing,

This is one of those residential development for zone CZ5. There is no volume or folio, and Tarquin finds no matches.

The above mentioned block is awaiting for the completion of the Development Leasing Checklist.

Yours Truly,

App.Sec

Development Application Leasing Check

Application Number:**200813271**

Unit: Block:**3** Section:**55** Division/District:**Kingston**

Volume:**0** Folio:**0** Units Plan Number (If Applicable):

Type of Lease:**Unleased Land** Lessee's Authority Supplied: **No**

Proposal is Consistent with all clauses in the Lease: **N/A**

Type of Lease Variation: Most Recent Variation Date:

Lease Covenant	
Commencement:	Completion:
Valuation Report	
Supplied:	Valuation Certificate Supplied:
Information Sufficient:	
Comments:	
Relevant Clauses	
Purpose:to use the land for one of the following purposes (i) a single attached house; (ii) a single detached house	
Gross Floor Area:	
Car Parking:	
Other: requirement to join a community title on written request; subdivision or strata titling will not be permitted within individual blocks	
Units Plan	
Endorsement by Owners Corporation:	
New Schedule of Unit Entitlement required:	
Consolidation	
Existing Lease Details:	Issues to be noted:
Subdivision	
Existing Lease Details:	Issues to be noted:
Other Comments: an unsigned contract for sale was provided, letter from LDA needs to be obtained	

WORDING TO BE USED IN PUBLIC NOTIFICATION:

Checking Officer: **Irma Sare** Date:12-Nov-08

From: AJ <aj@dnarchitects.com.au>
Sent: Friday, 14 November 2008 11:27 AM
To: App Sec
Subject: DA No: 200813271 - Block 3 Section 55 KINGSTON

App Sec,

Please find attached Requested information for Block 3 Section 55 Kingston.

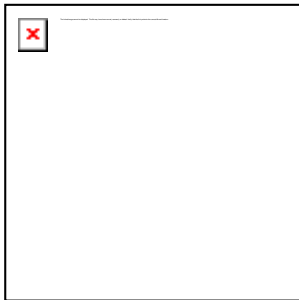
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Cheers, Aj

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Ajanthan BalaretnaRaja

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From: ACTPLA.IS@act.gov.au [mailto:ACTPLA.IS@act.gov.au]
Sent: Friday, November 14, 2008 10:23 AM
To: Glen Dowse
Cc: glovsurv@iinet.net.au
Subject: Initial Check Failed

Dear Mr/s Dowse

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: 200813271
Site Details: Block: 3 Section: 55 KINGSTON
Applicant Name: Glen Dowse
Rejection Reasons: Refer to development application(DA) Form 1C. page11 - Documentation required: **1) Composite Streetscape Elevation 2)Shadow Diagram.**
Please submit requested documents: app.sec@act.gov.au
Please only submit the requested documentation

This email was automatically generated **please do not respond.** If you need to contact the ACT Planning and Land Authority in relation to this proposal please contact the Applications Secretariat on (02) 6207 1687 or email app.sec@act.gov.au

Yours faithfully

Applications Secretariat
ACT Planning and Land
Authority
<http://www.actpla.act.gov.au>