
From: Cashen, Clinton
Sent: Thursday, 31 October 2019 2:33 PM
To: Abdullah, Jesmin
Subject: RE: Clarification please DA201835032

UNCLASSIFIED

Thank you. I thought it would be on your radar I just wanted to check given they had called twice.

Thanks again

From: Abdullah, Jesmin <Jesmin.Abdullah@act.gov.au>
Sent: Thursday, 31 October 2019 2:14 PM
To: Cashen, Clinton <Clinton.Cashen@act.gov.au>
Subject: RE: Clarification please DA201835032

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Hi Clinton

Thanks for your email. Sorry it is with me for few weeks.

Walid left message for the applicant couple of weeks before. I am not sure later on he managed to discuss the issues with applicant or not. I will check with Walid and work on the DA.

Thanks
Jesmin

From: Cashen, Clinton <Clinton.Cashen@act.gov.au>
Sent: Thursday, 31 October 2019 2:06 PM
To: Abdullah, Jesmin <Jesmin.Abdullah@act.gov.au>
Subject: Clarification please DA201835032

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Hello Jesmin,

This one is showing in edevelopment it is with you to undertake a sufficiency check. It doesn't appear to have progressed in a little while. Could you please look into it as the applicant has called the last two weeks and the status has not changed.

Any advice you have is appreciated.

Sincerely,
Clinton

From: Musgrove, Anna
Sent: Wednesday, 13 November 2019 5:09 PM
To: Davies, Richard
Subject: FW: 17/53 Gilmore - 201835032 - Stage 4 - lodged 09/01/2019

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Richard,

The lessee is aware that it may be approved or refused. They are seeking the decision as soon as possible.

Thank you so much for looking into this for me!! – It was unclear at a quick glance where (or if) this may have been missed.

I will contact the lessee again later in the week to assure them the assessment is to take place shortly and application to proceed at the earliest convince.

Regards,

Anna Musgrove | Assessment Officer

Phone: 02 6205 0179

Gateway Team | Environment, Planning and Sustainable Development Directorate | **ACT Government**

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

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From: Davies, Richard <Richard.Davies@act.gov.au>
Sent: Wednesday, 13 November 2019 4:35 PM
To: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Subject: RE: 17/53 Gilmore - 201835032 - Stage 4 - lodged 09/01/2019

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Hi Anna,

I have had a look at the DA and yes it has been quite a while since any movement. It was proposed to be refused but for what ever reasons, the decision was not advanced.

Having reviewed the reasons for refusal it appears that the reasons are quite 'light', in other words the TP rule departures are minimal and the Criteria assessment is (under the circumstances) not really supported.

I have discussed the DA with Unit titling and DA leasing so it appears we can finalise this soon – say within the next week. Note it is likely to have s165 conditions

Hope that helps

Richard

From: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Sent: Tuesday, 12 November 2019 3:43 PM
To: Davies, Richard <Richard.Davies@act.gov.au>
Cc: EPSD DACoordinator <DAcoordinator@act.gov.au>
Subject: 17/53 Gilmore - 201835032 - Stage 4 - lodged 09/01/2019
Importance: High

UNCLASSIFIED

Hi Richard,

Thank you for looking into this.

As discussed the lessee of this block came to the counter today distressed about the DA timeframe. He mentioned he will come in frequently till a decision is made.

The application was lodged early January and Stage 4 assessment requested further information 29/07/2019. This was provided by the applicant on 02/10/2019 and is still waiting sufficiency check (I think this may have been missed somewhere).

The lessee mentioned that the applicant has rung every week to check the status of the DA and why it has been missed – this is something I cannot confirm.

Are you able to please look into this DA application ASAP and proceed as quick as possible. Please let me know how this may proceed as I advised the lessee I would contact him once flagged.

Thank you.

Regards,

Anna Musgrove | Assessment Officer

Phone: 02 6205 0179

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From: Walker, Karen
Sent: Wednesday, 13 November 2019 2:47 PM
To: Davies, Richard
Subject: FW: 1 - Application Lodged (fA8471094)
Attachments: 1 - Application Lodged.obr; Attachment 2 draft AVCL.rtf

UNCLASSIFIED

Hi Richard,

Please include the following condition, advice and attach word document attached:

CONDITIONS:

INSTRUMENT OF VARIATION

That the lessee accepts the variation substantially in accordance with the draft Instrument of Variation at Attachment 1.

The Instrument of Variation must be registered at Access Canberra (Land Titles and Rental Bonds) prior to the expiry of this approval.

This includes but is not limited to:

- (i) payment of any lease variation charge;
- (ii) production of certificates of title (if required);
- (iii) lodgement of the instrument at Access Canberra (Land Titles and Rental Bonds) including the payment of any fees.

Please also see the Advisory Notes for additional information on the lease variation.

ADVICE:

UNIMPROVED LAND VALUE FOR RATING PURPOSES As a consequence of this lease variation, the unimproved value of the property for rating purposes is likely to increase. Where rates assessments have been issued they will be amended to reflect the higher unimproved value from the time of the lease variation.

LEASE VARIATION CHARGE

Prior to the registration of the Instrument of Variation, the lessee must, as is required under the Planning and Development Act 2007, pay any assessed Lease Variation Charge. Once advised of the lease variation charge, the charge should be paid not less than 6 months prior to the expiration of this approval. This will ensure that sufficient time remains to enable the Instrument of Variation to be registered at Access Canberra (Land Titles and Rental Bonds) prior to expiry of this approval.

EXPIRY OF APPROVAL

For approvals that include a lease variation, there is no provision under the Planning and Development Act 2007 to extend the timeframe for compliance with the lease variation conditions of the approval beyond 2 years after the date this approval takes effect. Please see S185 of the Planning and Development Act 2007.

Thanks,
Karen.

Karen Walker | Leasing DA

Phone 02 6207 7257 | Fax 02 6207 1856

Planning and Delivery Division | Environment, Planning and Sustainable Development | ACT Government Dame
Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.planning.act.gov.au

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

From: Davies, Richard <Richard.Davies@act.gov.au>

Sent: Wednesday, 13 November 2019 1:43 PM

To: Walker, Karen <Karen.Walker@act.gov.au>

Subject: 1 - Application Lodged (fA8471094)

UNCLASSIFIED

Hi Karen,

As discussed, the intended decision for this DA is likely to be a conditional approval (rather than the previously intended refusal).

Please provide any conditions to go in the NOD.

Thanks

Richard
X74557