
From: basubmission_electricity@Evoenergy.com.au
Sent: Friday, 20 April 2018 2:29 PM
To: EPD, Customer Services
Subject: Evoenergy Application Decision. Application - 168499. Macquarie - 2/7
Attachments: Conditional Approval Electricity168499.pdf; SITE-201732016-01.pdf; 3811_004 Minimum Clearances overhead.pdf; 3832_018 Separation requirements.pdf

Evoenergy

Approval ID : 168499, Macquarie 2 /7 , Macquarie 3 /7

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards



Evoenergy

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

From: [redacted] on behalf of Evoenergy [redacted]
Sent: Friday, 20 April 2018 2:30 PM
To: EPD, Customer Services
Subject: Evoenergy - Notification of Building Application - Application ID : 168499
Attachments: Gas Conditional Compliance Statement_168499.pdf; Exclusion Zone - Domestic Meter Installations.pdf; Gas Metering Equipment - Prohibited Locations.pdf; Information sheet.pdf; Meter Exclusion Zone.pdf; SITE-201732016-01_Gas.pdf

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of conditional compliance, which indicates Evoenergy's conditions of approval.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications)

Regards

Steve Donnelly
Network Development Manager



Jemena Gas Networks (NSW) Limited, Unit 1/5-7 Johns Place Hume ACT 2620
Direct (02) 6192 6270 **Mobile** [redacted] **Email** [redacted]
www.thenaturalchoice.au

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From: developmentapplications@iconwater.com.au
Sent: Monday, 16 April 2018 10:58 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 168515. Macquarie - 3/7 (Email 1 of 2)
Attachments: Conditional Acceptance168515.pdf; %LEASE-201732016-BLOCK 2-01.pdf; %LEASE-201732016-BLOCK 3-01.pdf; %TITLE-201732016-BLOCK 2-01.pdf; %TITLE-201732016-BLOCK 3-01.pdf; APP-201732016-01.pdf; AUTHORISATION-201732016-01.pdf; SITE-201732016-01.pdf; SURVEYCERT-201732016-01.pdf

Icon Water

Approval ID : 168515, Macquarie 3 /7 , Macquarie 2 /7

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

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

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

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

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

Future applications

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

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

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

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

Regards



Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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LOWER FLOOR PLAN

DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF BUILDING.

ALL DIMENSIONS, ASPECTS, AREAS ETC. TO BE CONFIRMED BY PERMIT HOLDER PRIOR TO COMMENCEMENT OF BUILDING.

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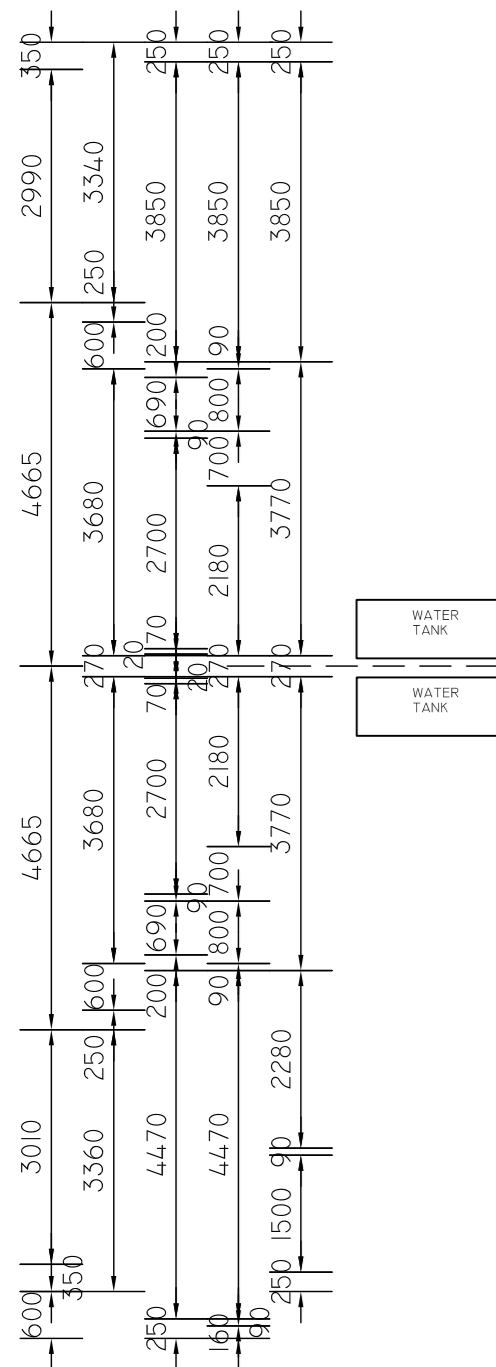
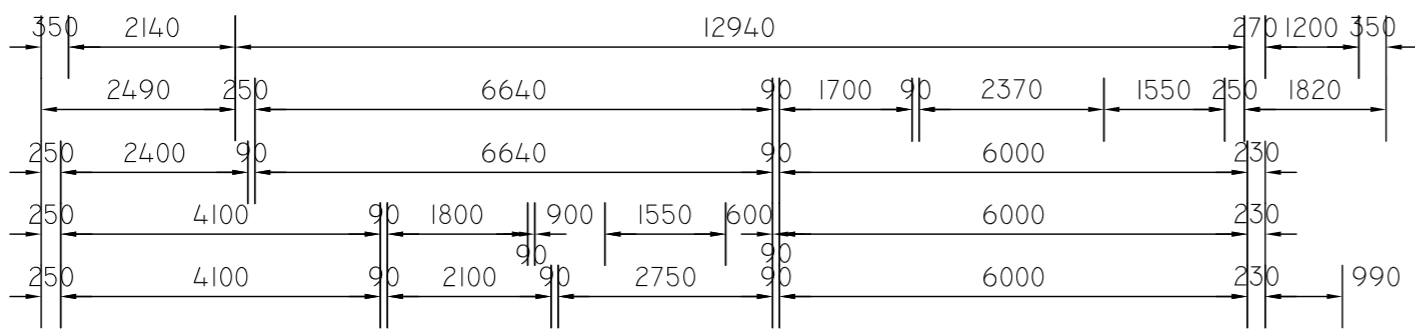
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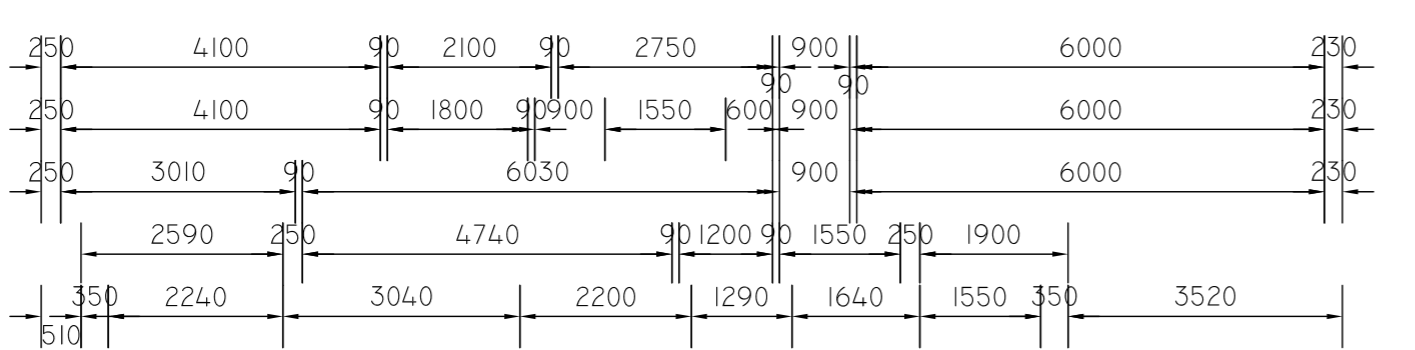
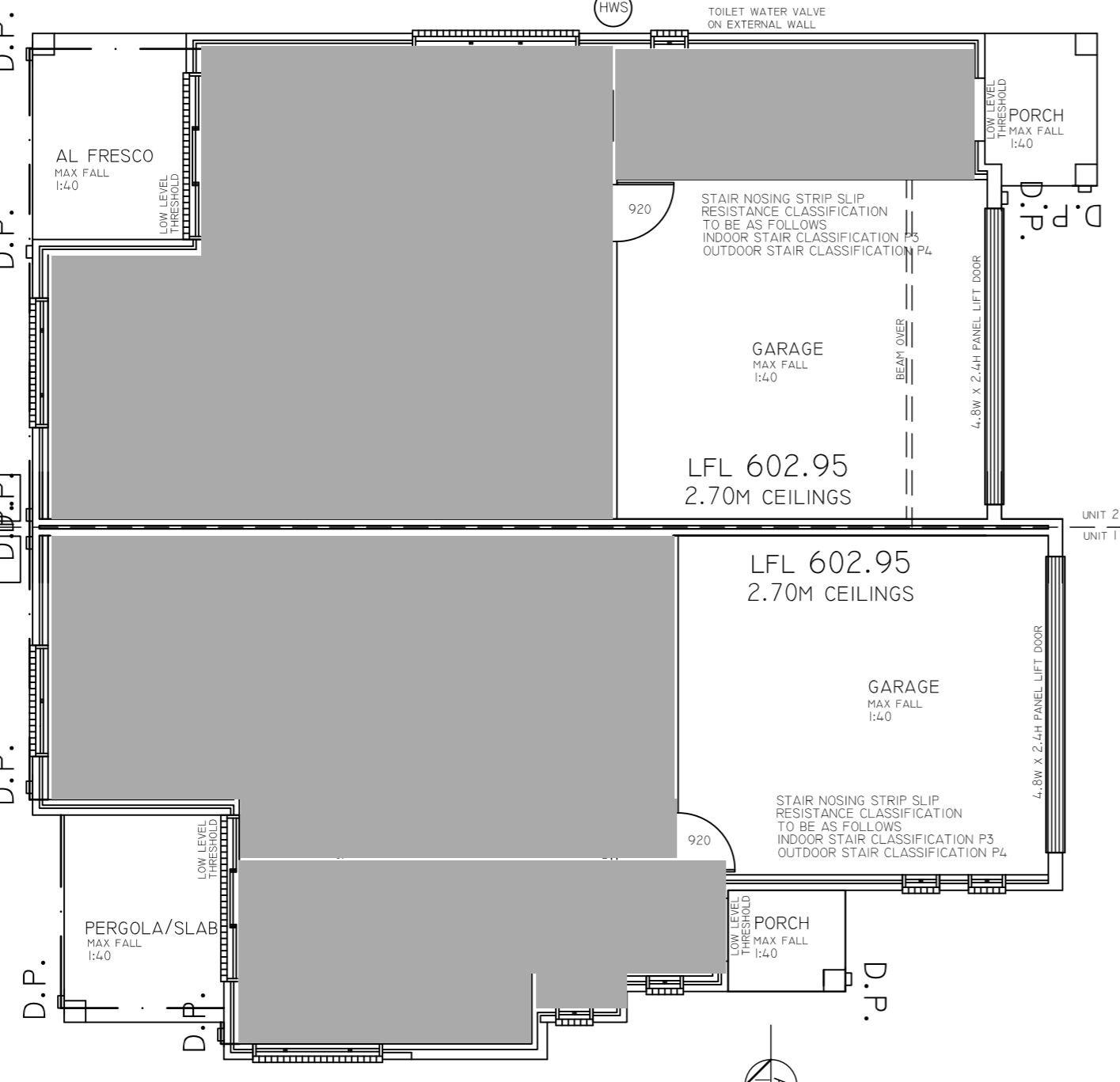
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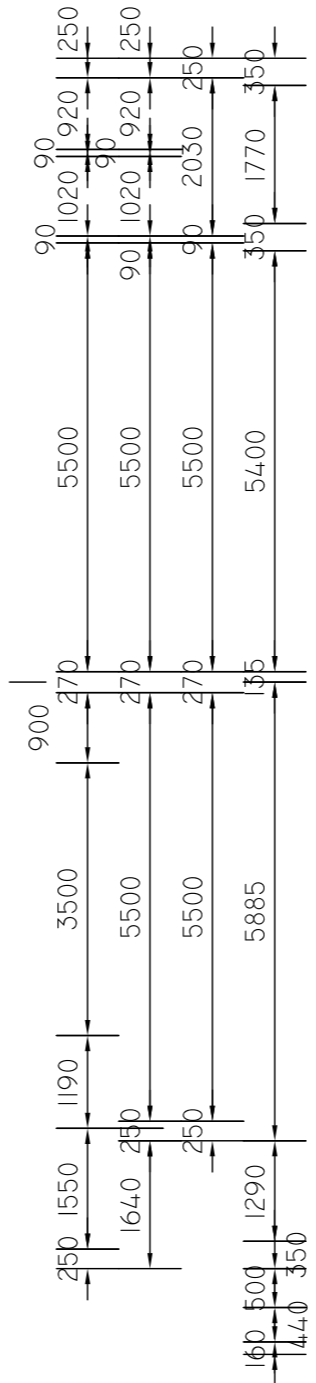
DRAWING TITLE : FLOOR PLAN	SCALE : 1:100	PROJECT : 7 X TOWNHOUSES ADAPTABLE
<input type="checkbox"/> SKETCH DRAWINGS <input type="checkbox"/> TENDER DRAWINGS <input checked="" type="checkbox"/> CONSTRUCTION DRAWINGS	CLIENT : 5 BLACKMAN CRES MACQUARIE PTY LTD	BLOCK : 2 & 3 SECTION : 7 SUBURB : MACQUARIE
BUILDER : TBA	SHEET NO : 4	DATE : 20/3/17
		JOB NO : 1241



LOWER FLOOR PLAN



UNIT 1 AREAS	UNIT 2 AREAS
RESIDENCE 107.94 SQM	RESIDENCE 109.28 SQM
GARAGE 36.59 SQM	GARAGE 35.17 SQM
AL FRESCO 8.70 SQM	AL FRESCO 8.31 SQM
PORCH 3.11 SQM	PORCH 3.73 SQM
GROSS FLOOR AREA 144.53 SQM	GROSS FLOOR AREA 144.45 SQM
TOTAL AREA 156.32 SQM	TOTAL AREA 156.49 SQM



BRICK ON EDGE SILLS THROUGHOUT

ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY THE SITE CLASSIFICATION AND AS 2870.1-1996 AND SHALL BE DESIGNED BY STRUCTURAL ENGINEER

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ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVEABLE FROM OUTSIDE OF THE COMPARTMENT, OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHIEVING 1200MM FROM PAN TO NEAREST PART OF DOOR, ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT

ALL INSULATION (WALL AND ROOF) TO COMPLY WITH ENERGY RATING CERTIFICATE

ALL LINTEL HEIGHTS TO BE 2100MM FROM FFL OR NEAREST BRICK COURSE, UNLESS OTHERWISE SPECIFIED ON DRAWINGS

ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPPROOF MEMBRANE UNDER

MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BCA REQUIREMENTS WHERE REQUIRED

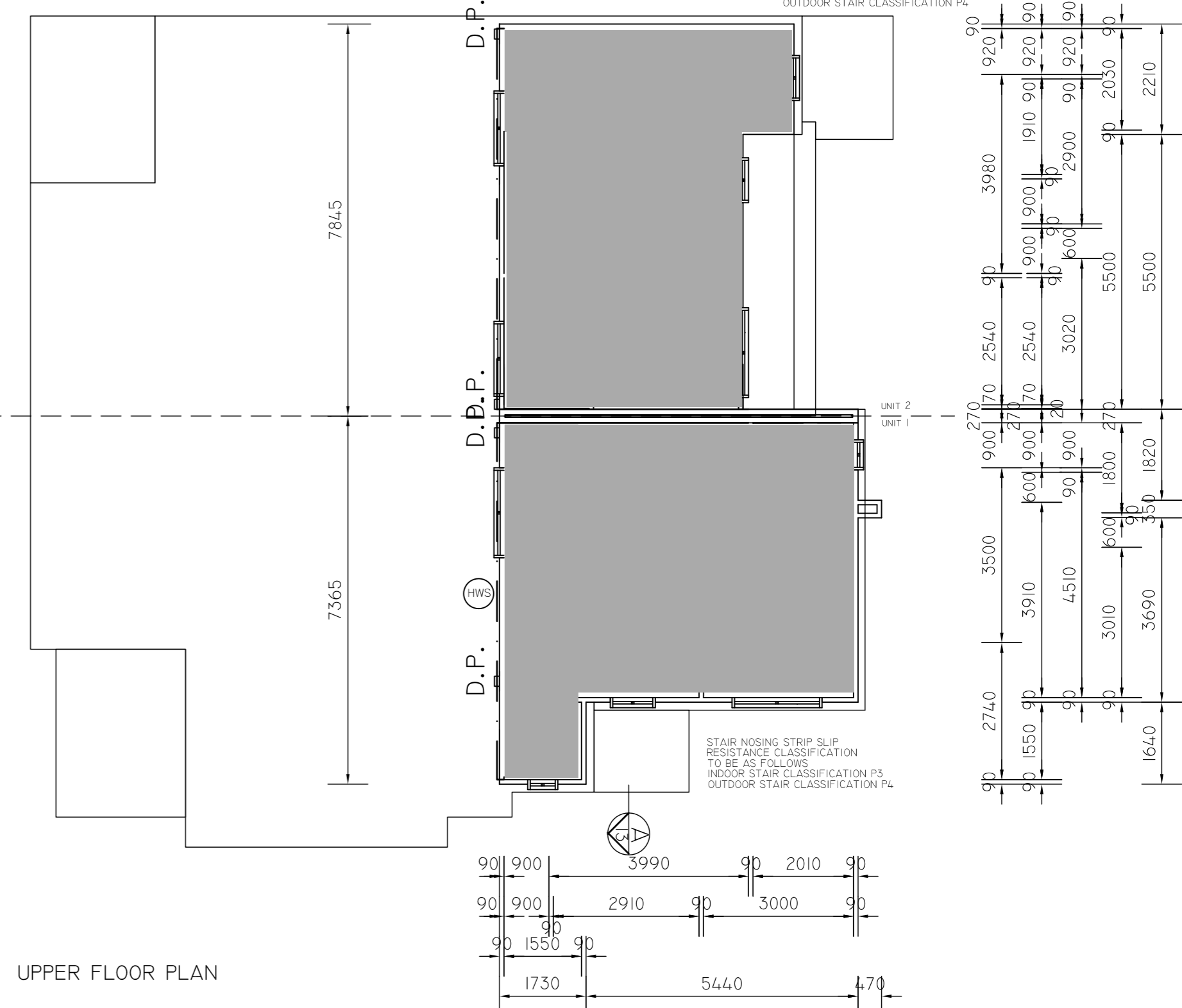
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PROVIDE PAINTED FC SHEETING TO ALL EAVES

PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF



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B.ARCHITECTURE

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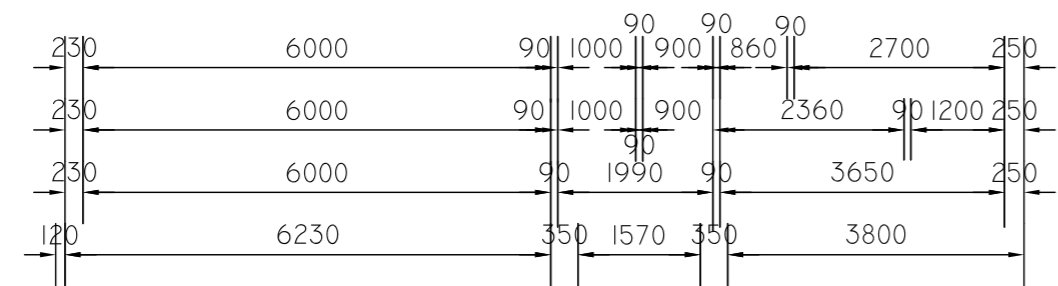
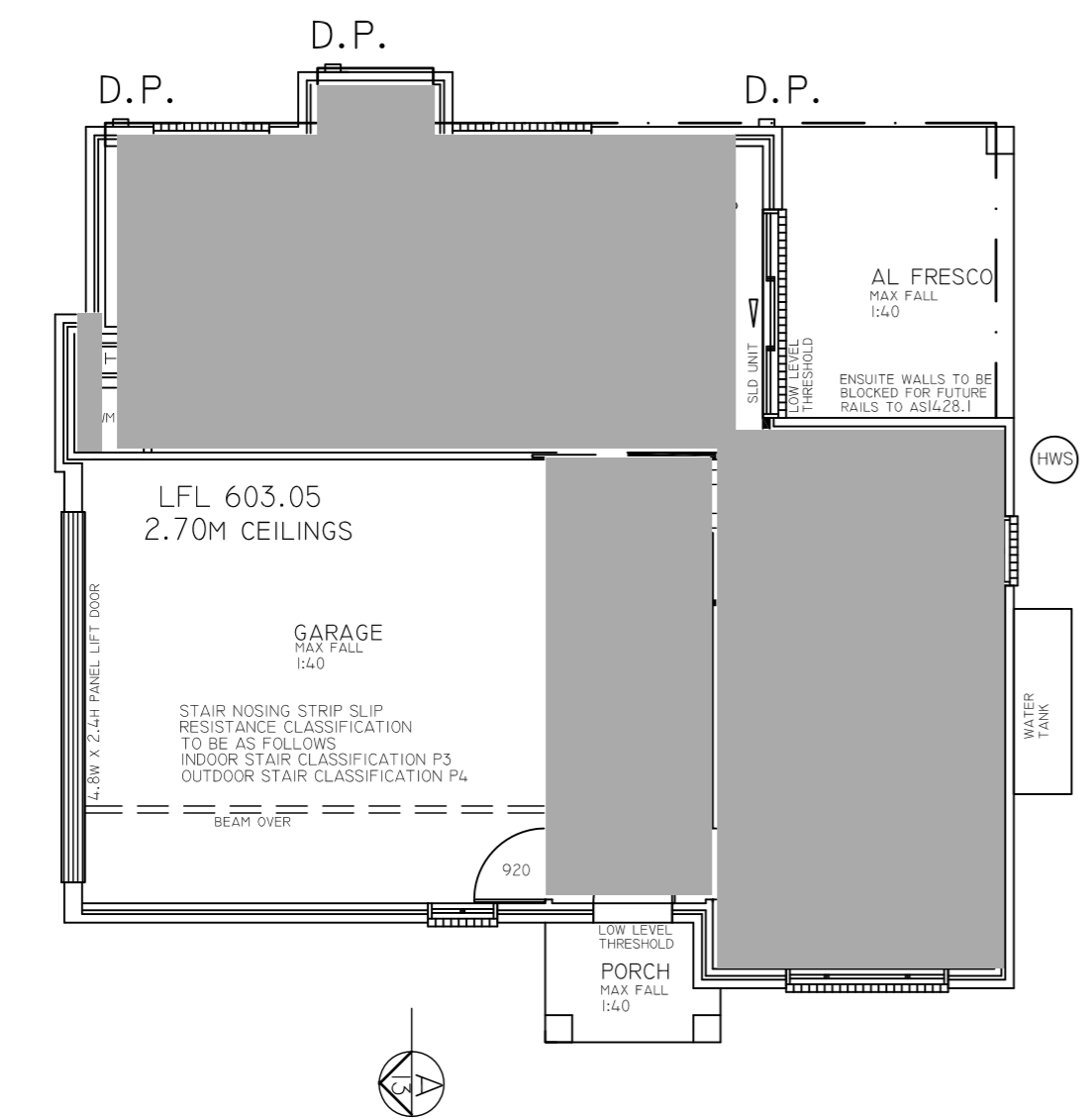
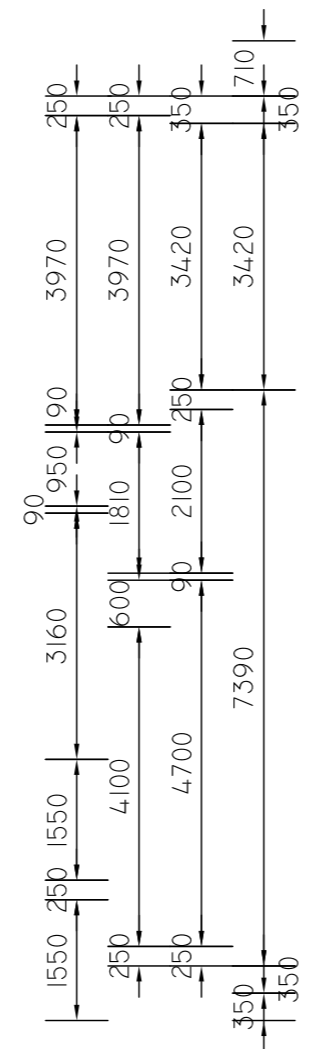
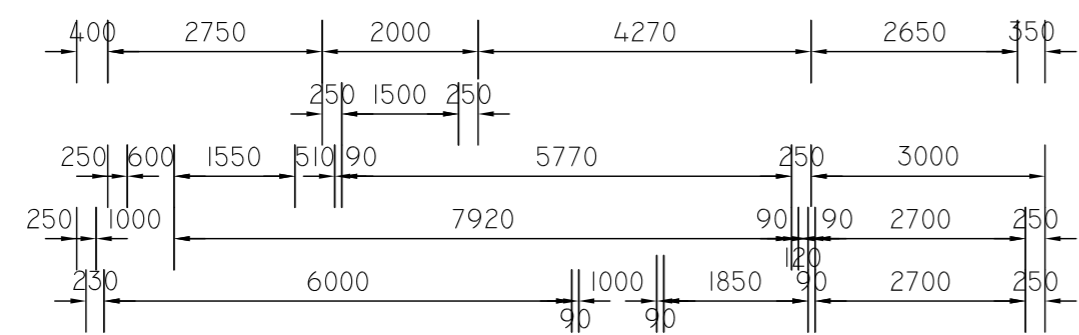
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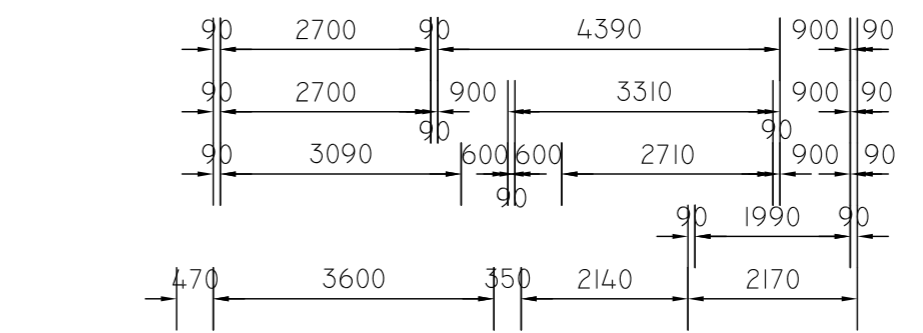
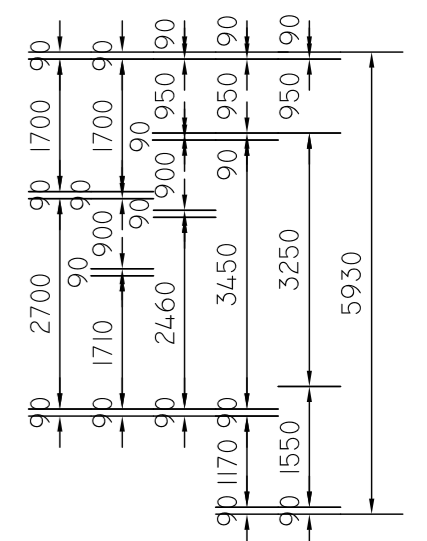
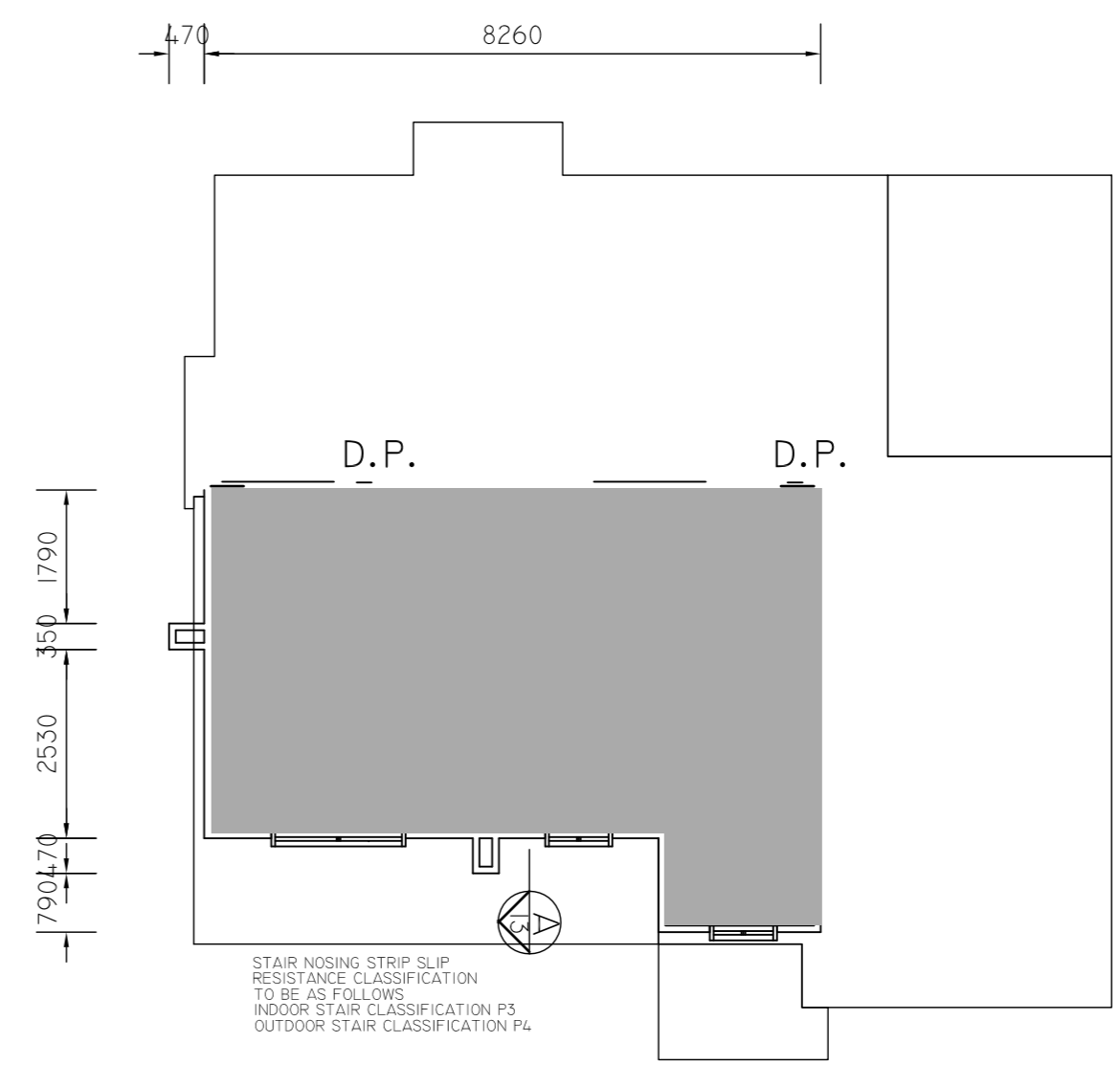
LOWER FLOOR PLAN

UNIT 7 AREAS

RESIDENCE	110.98 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM

GROSS FLOOR AREA 147.47 SQM
 TOTAL AREA 159.28 SQM
 TOTAL GROSS FLOOR AREA 1015.23 SQM
 PLOT RATIO ACHIEVED 49.96%

- BRICK ON EDGE SILLS THROUGHOUT
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DRAWING TITLE :
FLOOR PLAN

SCALE :
1:100

PROJECT :
**7 X TOWNHOUSES
 ADAPTABLE**

BLOCK : **2 & 3**

SECTION : **7**

SUBURB : **MACQUARIE**

CLIENT :
**5 BLACKMAN CRES
 MACQUARIE PTY LTD**

BUILDER :
TBA

SHEET NO: **4**

DATE: **20/3/17**

JOB NO: **1241**

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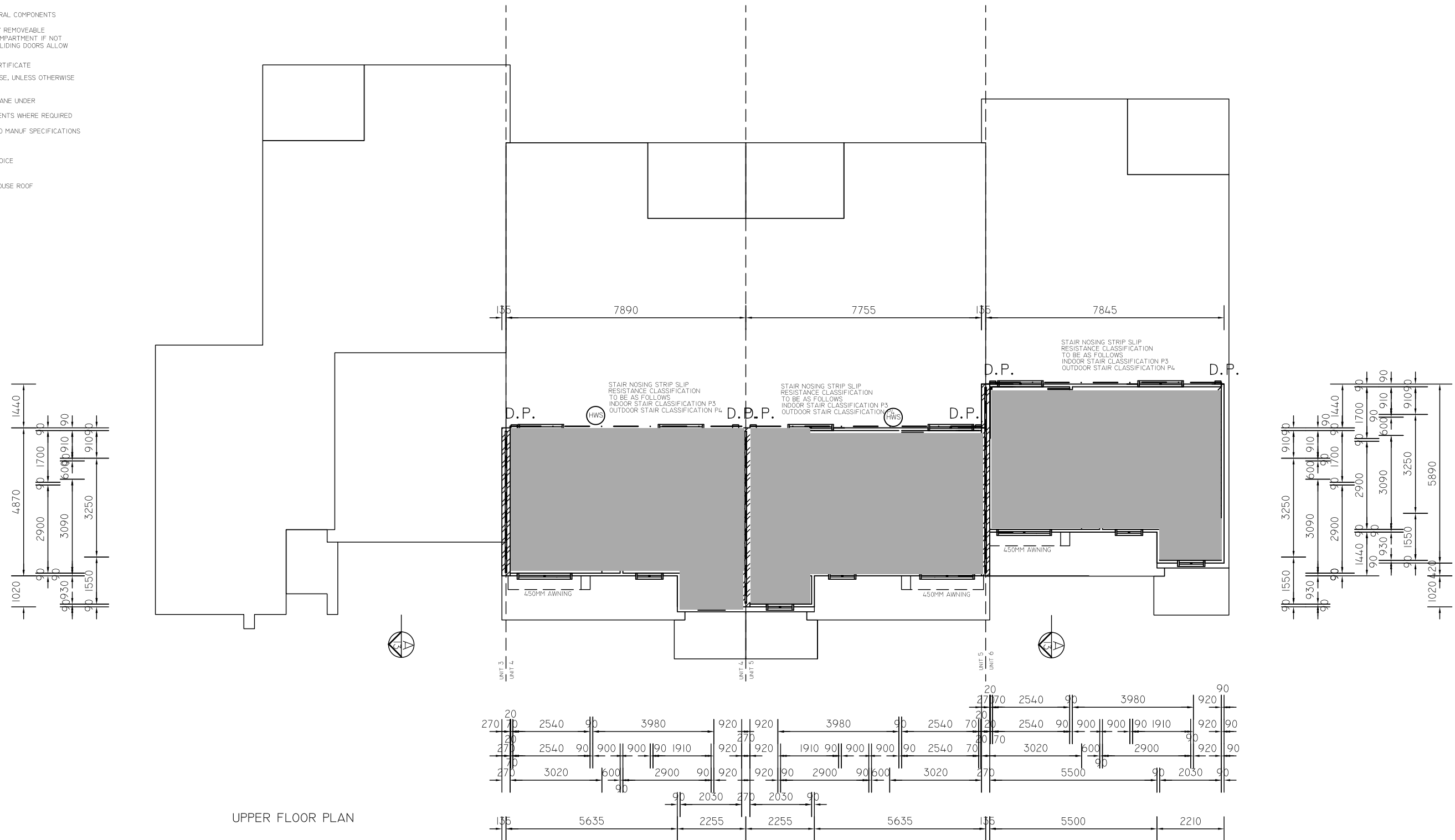
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UNIT 3 AREAS	
RESIDENCE	108.71 SQM
GARAGE	35.20 SQM
AL FRESCO	8.31 SQM
PORCH	3.68 SQM
GROSS FLOOR AREA 143.91 SQM	
TOTAL AREA 155.90 SQM	
UNIT 4 AREAS	
RESIDENCE	111.30 SQM
GARAGE	35.51 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM
GROSS FLOOR AREA 146.81 SQM	
TOTAL AREA 158.39 SQM	
UNIT 5 AREAS	
RESIDENCE	108.25 SQM
GARAGE	35.36 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM
GROSS FLOOR AREA 143.61 SQM	
TOTAL AREA 155.19 SQM	
UNIT 6 AREAS	
RESIDENCE	109.28 SQM
GARAGE	35.17 SQM
AL FRESCO	8.31 SQM
PORCH	3.73 SQM
GROSS FLOOR AREA 144.45 SQM	
TOTAL AREA 156.49 SQM	



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BUILDER : TBA	SHEET NO : 4	DATE : 20/3/17
		JOB NO : 1241

From: Sare, Irma
Sent: Thursday, 15 July 2021 5:23 PM
To: alex@arkitex.com.au
Cc: [REDACTED]
Subject: 2 & 3 Section 7 Macquarie, DA 201732016

OFFICIAL

Dear Mr D'Amborsio

Please see above the Crown lease for the consolidated block 15 section 7 Macquarie. If you could please print 2 copies of the crown lease and have them signed. Instructions for registration and completion of the document are in the letter above.

We can arrange for registration once all the documents are received in our office for execution by the Delegate of the Authority.

Regards,

Irma Sare
Assistant Director – DA and General Leasing - Planning Delivery | Phone 02 6207 1896
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government - 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
[| www.planning.act.gov.au](http://www.planning.act.gov.au)

DEVELOPMENT PROPOSAL

NOTICE OF DEVELOPMENT APPLICATION

Development Application 201732016:

LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

Location: Block: 2,3 Section: 7 Suburb: MACQUARIE
3, 5 BLACKMAN CRESCENT

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

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

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - www.planning.act.gov.au (under 'Comment on a DA')

The public notification period will commence on **12 April 2018**
Written representations **must** be received by the Authority by close of business **3 May 2018**.

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Services
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

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



11 Apr. 2018 10:28:41 am
Macquarie

DEVELOPMENT PROPOSAL

NOTICE OF DEVELOPMENT APPLICATION

PLANNING AND LAND AUTHORITY

Project Name:	
Project Description:	
Project Location:	
Project Owner:	
Project Contact:	
Project Start Date:	
Project End Date:	
Project Status:	
Project Type:	
Project Category:	
Project Sub-category:	
Project Priority:	
Project Urgency:	
Project Complexity:	
Project Risk:	
Project Impact:	
Project Benefit:	
Project Cost:	
Project Revenue:	
Project Profit:	
Project Loss:	
Project Break-even:	
Project ROI:	
Project NPV:	
Project IRR:	
Project Payback:	
Project Sensitivity:	
Project Scenario:	
Project Assumptions:	
Project Risks:	
Project Opportunities:	
Project Challenges:	
Project Success Factors:	
Project Key Metrics:	
Project Performance:	
Project Review:	
Project Approval:	
Project Rejection:	
Project Withdrawal:	
Project Cancellation:	
Project Termination:	
Project Completion:	
Project Handover:	
Project Closeout:	
Project Post-mortem:	
Project Lessons Learned:	
Project Best Practices:	
Project Recommendations:	
Project Next Steps:	
Project Action Items:	
Project Responsibilities:	
Project Roles:	
Project Teams:	
Project Stakeholders:	
Project Sponsors:	
Project Patrons:	
Project Beneficiaries:	
Project Donors:	
Project Volunteers:	
Project Consultants:	
Project Contractors:	
Project Suppliers:	
Project Vendors:	
Project Partners:	
Project Allies:	
Project Enemies:	
Project Competitors:	
Project Rivals:	
Project Opponents:	
Project Adversaries:	
Project Antagonists:	
Project Villains:	
Project Heroes:	
Project Champions:	
Project Leaders:	
Project Followers:	
Project Supporters:	
Project Backers:	
Project Sponsors:	
Project Patrons:	
Project Beneficiaries:	
Project Donors:	
Project Volunteers:	
Project Consultants:	
Project Contractors:	
Project Suppliers:	
Project Vendors:	
Project Partners:	
Project Allies:	
Project Enemies:	
Project Competitors:	
Project Rivals:	
Project Opponents:	
Project Adversaries:	
Project Antagonists:	
Project Villains:	
Project Heroes:	
Project Champions:	
Project Leaders:	
Project Followers:	
Project Supporters:	
Project Backers:	

Bell, SophieA

From: [REDACTED]
Sent: Wednesday, 11 April 2018 12:10 PM
To: EPD, Customer Services
Subject: Re: 1 STANDARD SIGN FOR WEDNESDAY 11 APRIL 2018 (3/7 MACQUARIE) [SEC=UNCLASSIFIED]
Attachments: TimePhoto_20180411_102836.jpg; TimePhoto_20180411_102842.jpg

On 6 April 2018 at 13:51, EPD, Customer Services <EPDCustomerServices@act.gov.au> wrote:

Good afternoon,

Please see the attached Map and Sign details for your actioning.

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

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ASSESSMENT REPORT

ASSESSMENT OFFICER: Ed Darke
APPLICATION NUMBER: 201732016
BLOCK: 2 & 3 SECTION: 7
DIVISION: MACQUARIE

Zone: RZ2 Suburban Core Zone

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>NB: 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> <table border="1" data-bbox="641 1050 1474 1333"> <tr> <td>Precinct Code:</td> <td>Macquarie Precinct Code, Belconnen District Precinct Code</td> </tr> <tr> <td>Development Code:</td> <td>Multi Dwelling Development Code Residential Zones Development Code</td> </tr> <tr> <td>General Code:</td> <td>Lease Variation General Code</td> </tr> </table> <p>The proposal meets all rules of the above code(s) that are relevant to the development with the exception of those identified in the statement against relevant criteria submitted for the proposal. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule.</p>	Precinct Code:	Macquarie Precinct Code, Belconnen District Precinct Code	Development Code:	Multi Dwelling Development Code Residential Zones Development Code	General Code:	Lease Variation General Code
Precinct Code:	Macquarie Precinct Code, Belconnen District Precinct Code						
Development Code:	Multi Dwelling Development Code Residential Zones Development Code						
General Code:	Lease Variation General Code						
<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 is not for a proposed development relating to land comprised in a rural lease.</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>NB: 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>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</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>NB: 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> <ol style="list-style-type: none"> (i) any applicable guidelines; (ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p> <p>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <ul style="list-style-type: none"> • Evoenergy (elec & gas) - conditionally complies • Icon Water - conditional acceptance • TCCS - Supported

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 (g).

S120 (a) Zone Objectives	The development is proposed to take place in the RZ2 Suburban Core Zone .
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 purposes of:</p> <ul style="list-style-type: none"> • Consolidation of blocks 2 and 3 section 7 Macquarie, and, • Variation of the lease to specify seven (7) adaptable dwellings <p>The proposed use is listed as an assessable development in the RZ2 Suburban Core Zone (Minimum Assessment Track - Merit table), and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is not in accordance with the provisions of the Crown Lease, however this application is to vary the Crown lease into a single (1) title and specify seven (7) adaptable dwellings.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Environmental Significance Opinion	An Environmental Significance Opinion (ESO) is not in force for the development proposal.

S120 (d) Representations	<p>Eighteen (18) Representations received are addressed in the Notice of Decision.</p> <p>Major issues raised include:</p> <ul style="list-style-type: none"> • Proposal not conducive with Adaptable Housing use. • Reduced or negative amenity for existing properties. • Devaluation of surrounding properties. • Not in keeping with the character of the Division. • Negative environmental effects due to the loss of vegetation and increased hard surfaces. • Overdevelopment • Impact on, & integrity of, existing neighbouring structures. • Overlooking impact on the privacy of neighbouring properties. • Overshadowing of neighbouring properties, loss of sunlight and amenity. • Traffic, parking, rubbish collection congestion • Increased noise. • Contradicts RZ2 Suburban Core Zone Objectives • No diversity within development • Increased noise pollution • Driveway access dangerous, to close to intersections with Fulton Street & Moy Place • Increased vehicle movements
<p>S120 (e) advice given by an entity in accordance with section 149 of the Act</p> <p>NB: 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>Entity advice from:</p> <ul style="list-style-type: none"> • Evoenergy (elec & gas) • Icon Water • TCCS
S120 (f) the plan of management for the land (if the proposed development relates to land that is Public Land)	The proposal is not for a proposed development relating to land that is public land.
Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.	The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.

S120 (g) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.	Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.
Site Inspection (Although not a legislative requirement as such, a site inspection may assist with the assessment of the proposal against the provisions of S120)	No site inspection was required as sufficient evidence could be derived from other assessment methods.

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the day of Two thousand and eighteen WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA (“the Commonwealth”) in exercising its functions grants to **5 Blackman Cres Macquarie Pty Limited ACN: 609 195 422** a company having its registered office at C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown in New South Wales (“the Lessee”) ALL THAT piece or parcel of land situate in the
LESSEE (“the Commonwealth”) in exercising its functions grants to **5 Blackman Cres Macquarie Pty Limited ACN: 609 195 422** a company having its registered office at C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown in New South Wales (“the Lessee”) ALL THAT piece or parcel of land situate in the
LAND Australian Capital Territory containing an area of **### square metres** or thereabouts and being **Block X Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water
TERM under the surface of the land TO HOLD unto the Lessee for the term commencing on the day of **Two thousand and eighteen** (“the date of the commencement of the lease”) and ending on the **first** day of **May Two thousand and sixty-seven** to be used by the Lessee for the purpose set out in Clause 3(d) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) “class” for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) “dual occupancy housing” means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) “dwelling”:
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) “Lessee” shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the

said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

(iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;

(g) “multi-unit housing” means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;

(h) “premises” means the land and any building or other improvements on the land;

(i) “Territory” means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C’th);

(j) words in the singular include the plural and vice versa;

(k) words importing one gender include the other genders;

(l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

(a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF PAYMENT OF

(b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may

RENT

be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

PURPOSE

(a) To use the land for the purpose of multi-unit housing of not less than 2 dwellings and not more than 7 dwellings;

PROVISION OF HYDRAULIC MAINS STORMWATER DRAINS AND SEWER LINES

(b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF STORAGE AREAS CARPARKING AND ILLUMINATION

(c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF FACILITIES FOR ELECTRICAL AND TELEPHONE CABLES

(d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

(e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION OF TREES

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

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

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

SERVICE AREAS

(g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

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

REPAIR

(i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

(j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

(k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

(l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) an approved development in accordance with Clause 3(a) of this lease is not completed within the period specified in the said Clause; or
- (iii) associated works in accordance with Clause 3(b) of this lease are not completed within the period specified in the said Clause; or
- (iv) after completion of an approved development as aforesaid the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (v) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

(b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii), (iii), (iv) or (v) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

(c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

(d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF
POWERS

(e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:

- (i) the Authority;
- (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
- (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

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

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

.....

Delegate

.....

Witness

Signed by **5 Blackman Cres Macquarie**)
Pty Limited (A.C.N. 609 195 422))
by:)

.....

Signature

.....

Name in full

.....

Sole Director/Director/Secretary

.....

Signature

.....

Name in full

.....

Director/Secretary



ACT
Government

Environment, Planning and
Sustainable Development

Notice of decision

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

Merit track

DA NO: 201732016		DATE LODGED: 3 April 2018	
DATE OF DECISION:		November 23	
BLOCK: 2 & 3	SECTION: 7	SUBURB: MACQUARIE	
STREET NO AND NAME: 3 & 5 Blackman Crescent Macquarie			
APPLICANT: Alessandro D'Ambrosio			
LESSEE: 5 Blackman Cres Macquarie Pty Limited			

THE DECISION

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

I, Jonathan Teasdale, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- a consolidation of Block 2 Section 7 Division of Macquarie and Block 3 Section 7 Division of Macquarie; and
- a variation to the Crown lease purpose clause to permit a maximum of seven (7) **Adaptable dwellings**.

in accordance with documents and items submitted with the application and substantially in accordance with the draft Crown lease at Attachment 1.

Please note that the realisation of the approved lease variation to its fullest extent may not be achieved as design and siting is subject to the submission and approval of a separate **Adaptable dwelling Development Application.**

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

PART 2 sets out the Reasons for the Decision.

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

Jonathan Teasdale
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
7 November 2023

CONTACT OFFICER

Ed Darke
Phone: (02) 620 75403
Email: ed.darke@act.gov.au

PART 1 CONDITIONS OF APPROVAL

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

This application is approved subject to the following conditions.

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. NEW BLOCK SURVEY

That the applicant/lessee shall arrange for a survey of the consolidated block. When advised of the new block number, the applicant/lessee shall lodge the survey plan with the Environment, Planning and Sustainable Development Directorate for examination and clearance by the Surveyor-General, Surveying and Spatial Data Section, and pay the appropriate examination fee.

The new block survey must show:

- (i) the dimensioned location of the proposed boundaries for each of the new blocks generally in accordance with the approved consolidation plan;
- (ii) the surveyed block size; and
- (iii) the location of all service easements in accordance with the requirements of the relevant service providers.

A2. SURRENDER AND REGRANT

That the lessee surrender the existing Crown leases over Block 2 Section 7 Division of Macquarie - (Volume 688 : Folio 47) and Block 3 Section 7 Division of Macquarie - (Volume 475 : Folio 26) and accept a new Crown lease substantially in accordance with the draft lease appearing at **Attachment 1**.

A3. LEASE REGISTRATION

That the lessee shall do all that is necessary to ensure that the new Crown lease is registered at Access Canberra (Land Titles Office) prior to the end of the approval for the variation of the Crown lease.

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

B. ADVISORY NOTES

B1. LEASE VARIATION CHARGE

Prior to the registration of the new Crown lease, 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 new Crown lease and new survey plan to be registered at Access Canberra (Land Titles Office) prior to expiry of this approval.

B2. BLOCK NUMBERS

The new block numbers will not be provided until the Lease Variation Charge is paid. The new survey plan must be cleared by the Surveyor-General prior to the execution of the new Crown lease.

B3. FURTHER APPROVALS

The maximum number of dwellings noted in this decision is consistent with the minimum blocks size for seven (7) **adaptable** dwellings noted in the Multi Unit Housing Development Code, Table A3-Maximum number of dwellings for adaptable housing allowable on single dwelling blocks in RZ2.

Please note that the realisation of the approved lease variation to its fullest extent may not be achieved as it is subject to the submission and assessment of a separate (design and siting) **Adaptable dwelling development application.**

The concept configuration depicted in the site plan submitted with this application, including the number of units and access arrangement, may not be achieved in the proposed configuration.

B4. 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 consolidation conditions of the approval beyond 2 years after the date this approval takes effect.

B5. FURTHER CROWN LEASE APPLICATION

Given that the existing and subsequent consolidated Crown lease will have a term less than 50 years remaining a Further Crown lease application must be made for this development to be further subdivided by Unit Title. If it is your intention to Unit Title the development then after the consolidation has been registered with the Land Titles Office apply for a Further Crown lease through our website 'Application for the grant of a further Crown Lease'

http://www.planning.act.gov.au/publications_forms/forms/leasing/application_for_the_grant_of_a_further_crown_lease).

PART 2**REASONS FOR THE DECISION**

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet the relevant codes being the Residential Zone Development Code, Multi unit Housing Development Code and Lease Variation General Code.

The key issues identified in the assessment were the suitability of the site for the proposed development (being a lease variation), the payment of lease variation charge, and the registration of the new Crown lease and new survey plan. Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

This proposal is to vary the Crown lease only to consolidate two blocks into one parcel of land, and to increase the combined maximum number of residential dwellings from two (2) to seven (7). The varied lease is consistent with the Territory Plan as consolidation and residential purposes are listed as permissible uses within the relevant RZ2 development table.

The realisation of the approved lease variation to its fullest extent may not be achieved. Redevelopment of the site would require a further development application, which will be subject

to the Territory Plan and legislation in force at that time.

It is noted that this approval is for a maximum number of dwellings not a mandatory number of dwellings. The current Crown leases do not have a limit on the number of dwellings permitted. In the absence of a maximum number of dwellings being expressed in the consolidated Crown lease, the maximum number would be determined by the constraints of the Territory Plan.

EVIDENCE

Application No. 201732016

File No. 1-2017/17338

The Territory Plan zone – RZ2 – Suburban core zone.

The Development Codes – Residential Zones Development Code;
Multi Unit Housing Development Code.

The General Code – Lease Variation General Code.

The Precinct Codes – Macquarie Precinct Map & Code;

Current Crown Lease – Block 2 Volume 688 Folio 47;
Block 3 Volume 475 Folio 26.

Representations – Eighteen (18)

Entity advice

- Evoenergy – Electricity and Gas
- Transport Canberra and City Services
- Icon Water

PART 3

PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 06 Apr 2018 to 08 May 2018. Eighteen (18) written representations were received during public notification.

(a) *Contradicts RZ2 Suburban Core Zone Objectives;*

This approval for the variation of the Crown lease to limit the maximum number of dwellings permitted on the consolidated site. It is not inconsistent with any of the objectives of the RZ2 suburban core zone.

(b) *Devaluation of surrounding properties;*

There is no evidence that the variation of a lease to limit the maximum number of dwellings permitted has any impact on the value of the surrounding properties;

(c) *Proposal not conducive with Adaptable Housing use;*

Reduced or negative amenity for existing properties;

Not in keeping with the character of the Division;

*Negative environmental effects due to the loss of vegetation and increased hard surfaces;
Overdevelopment;*

Impact on, & integrity of, existing neighbouring structures;

Overlooking impact on the privacy of neighbouring properties;

Overshadowing of neighbouring properties, loss of sunlight and amenity;

Traffic, parking, rubbish collection congestion;

Increased noise;

No diversity within development;

Increased noise pollution;

Driveway access dangerous, to close to intersections with Fulton Street & Moy Place; and

Increased vehicle movements.

This development application is only for a lease variation to limit the maximum number of **adaptable** dwellings. Redevelopment of the site would require a further development application, which will be subject to the Territory Plan and legislation in force at that time.

It is noted that indicative plans were submitted with the proposal, however, this decision does not approve those indicative plans or any physical development works on the site. It is noted that a separate development application for the design and siting of 7 dwellings has not yet been lodged.

ENTITY ADVICE

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

TRANSPORT CANBERRA AND CITY SERVICES

On 27 Apr 2018 advice was received from Transport Canberra and City Services (TCCS) in relation to the proposal. The advice states that the block consolidation and Crown lease variation is supported.

EVOENERGY – ELECTRICITY AND GAS

ELECTRICITY

On 20 Apr 2018 advice was received from Evoenergy (Electrical Networks) in relation to the proposal. The advice states that the application is approved subject to conditions as stated in the 'Statement of Conditional Compliance'.

These conditions are:

- A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.
- Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.
- Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004
- Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018
- Installation of electrical conduits (on or off block) will be the responsibility of the proponent.
- Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.
- The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.

GAS

On date 20 Apr 2018 advice was received from Evoenergy (Gas Networks) in relation to the proposal. The advice states that the application is approved subject to conditions as stated in the 'Statement of Conditional Compliance'.

These conditions are:

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules.

- Development is to comply with minimum separation requirements to underground assets:
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.

Icon Water

On 16 Apr 2018 advice was received from Icon Water in relation to the proposal. The advice states that the application is approved subject to conditions as stated in the 'Statement of Conditional Acceptance'.

These conditions are:

- Changes to the lease for use of the land and further development of the block may require augmentation to the utilities water or sewer networks.
- Augmentation of the networks associated with further development of the block are to be funded by the developer.
- If multiple blocks are created, separate ties to sewer and water are required for each block. This may require changes to the network/s, Separate access to Icon's networks will be required through each block containing the asset.

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject to conditions could be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

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

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

INSPECTION OF THE APPLICATION AND DECISION

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

RECONSIDERATION OF THE DECISION

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

To submit an application for reconsideration, documents must be provided electronically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD.

The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

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

Please notify the contact officer for this decision immediately if you submit an application for review by the ACAT.

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment, Planning and Sustainable Development Directorate <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> <ul style="list-style-type: none"> - threatened species/wildlife management 	Website: www.planning.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Transport Canberra and City Services <ul style="list-style-type: none"> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets 	Website: www.tccs.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities <ul style="list-style-type: none"> - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation 	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

REVIEW OF THE DECISION

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

CONTACT DETAILS

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

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

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

APPLICATIONS TO THE ACAT

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

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

TIME LIMITS FOR APPLICATIONS

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

FEES

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

TIME LIMITS FOR REVIEWS OF DECISIONS

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

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

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

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

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

ACCESS TO DOCUMENTS ABOUT THE DECISION

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

PROCEDURES OF THE ACAT

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

TRANSLATION AND INTERPRETER SERVICES

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

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:
TRANSLATING AND INTERPRETING SERVICE	
131 450	
Canberra and District - 24 hours a day, seven days a week	

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

DA NUMBER: 201732016

BLOCK/S: 2 & 3 SECTION: 7 SUBURB/DISTRICT: MACQUARIE

ASSESSMENT OFFICER: ED DARKE

- **Note: If this application does not meet a mandatory rule, the application MAY BE refused or conditioned, with the exception of rules 10, 13 or 14 of the Residential Zones Development Code. If the proposal does not meet any of rules 10, 13 or 14 and these rules apply, the application should be refused. Please discuss with a senior officer if this is the case.**

RESIDENTIAL DEVELOPMENT TABLES RZ1 – RZ5

ASSESSABLE DEVELOPMENT Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK MERIT Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track)	
Development	
ancillary use	parkland
boarding house	residential care accommodation
child care centre	retirement village
community activity centre	sign
consolidation	single dwelling housing (where not exempt development or code track assessable)
demolition	secondary residence
development specified as additional merit track development in a suburb precinct code for land shown on the relevant suburb precinct map	special dwelling
guest house	subdivision
health facility	supportive housing
home business	temporary use
minor road	varying a lease (where not prohibited, code track or impact track assessable)
minor use	
multi-unit housing	

Zone objectives

RZ2 – Suburban core zone	
a) Provide for the establishment and maintenance of residential areas where the housing is low rise and contains a mix of single dwelling and multi-unit development that is low to medium density in character particularly in areas close to facilities and services in commercial centres.	Meets - low rise – 2 story medium density – stated plot ratio less than 50%
b) Provide opportunities for redevelopment by enabling a limited extent of change with regard to the original pattern of subdivision and the density of dwellings	Meets – just removing a boundary to create a bigger block.

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs	Meets – changes dwelling use from single to multi-unit to enable more housing to fit current demand.
d) Contribute to the support and efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres	Meets – close to Belconnen Way and centres of Macquarie & Belconnen
e) Ensure redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties	not relevant to this lease variation
f) Provide opportunities for home based employment consistent with residential amenity	not relevant to this lease variation
g) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity	not relevant to this lease variation
h) Promote good solar access	not relevant to this lease variation
i) Promote energy efficiency and conservation	not relevant to this lease variation
j) Promote sustainable water use	not relevant to this lease variation

RESIDENTIAL ZONES DEVELOPMENT CODE

Element 9: Subdivision and consolidation

The next element (element 11) applies to blocks that are registered or provisionally registered under the *Heritage Act 2004*.

Rules	Criteria
9.1 Subdivision and consolidation of blocks – general	
<p>R35</p> <p>This rule applies to all <i>blocks</i>.</p> <p><i>Subdivision</i> or <i>consolidation</i> is only permitted where one or more of the following apply:</p> <p>a) all the <i>dwellings</i> on the land are lawfully constructed</p> <p>b) the proposed development complies with all of the following -</p> <p style="padding-left: 20px;">i) it is part of an <i>integrated housing development</i></p> <p style="padding-left: 20px;">ii) it is demonstrated that any building on a consequent <i>lease</i> is, or can be designed, in accordance with the relevant sections of this code.</p> <p>For this rule, <i>subdivision</i> does not include a minor boundary adjustment, unless that boundary adjustment results in the creation of one or more additional blocks.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="color: green;">Meets – An application can be made in a future DA to lawfully construct dwelling after this proposal is approved.</p> <p style="color: green;">The Developer is responsible for provisions pursuant to the <i>integrated housing development</i> definition, these will be assessed in a future DA.</p> <p style="color: green;">There is a opportunity for approval in a future DA of a design that can demonstrate compliance with relevant sections of the code.</p>

MERIT TRACK ASSESSMENT
LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

9.2 Consolidation of single dwelling blocks – RZ1	
<p>R36</p> <p>This rule applies to <i>consolidation of blocks</i> in RZ1, one or more of which is a <i>single dwelling block</i>, but does not apply to the consolidation of a <i>single dwelling block</i> with unleased territory land.</p> <p><i>Consolidation</i> complies with all of the following:</p> <ul style="list-style-type: none">a) the consolidated block is to be used only for the purpose of <i>supportive housing</i>b) not more than 2 <i>blocks</i> are consolidatedc) all <i>blocks</i> proposed to be consolidated have adjoining street frontagesd) none of the <i>blocks</i> proposed to be consolidated has been previously consolidated.	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no consolidation proposed & Block RZ2</p>

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

Rules	Criteria
9.3 Consolidation of single dwelling blocks – RZ2	
<p>R37</p> <p>This rule applies to <i>consolidation of blocks</i> in RZ2, one or more of which is a <i>single dwelling block</i>.</p> <p>The consolidated <i>block</i> has a single continuous street frontage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – The consolidated blocks have a single frontage on to Blackman Crescent.</p>
9.4 Subdivision of single dwelling blocks – RZ1	
<p>R38</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ1. <i>Subdivision</i> (including subdivision under the <i>Unit Titles Act 2001</i>) is permitted only where all <i>dwellings</i> on the <i>block</i> comply with one of the following:</p> <ul style="list-style-type: none"> c) were lawfully constructed on or before 1 September 2003 d) were subject to <i>development approval</i> issued on or before 1 September 2003 e) were the subject of a <i>development application</i> lodged on or before 1 September 2003 that was subsequently approved. <p>This rule does not apply to <i>single dwelling blocks</i> in RZ1 that were subject to the A10 residential core area specific policy under Territory Plan 2002 at the time the development was approved.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed & Block RZ2</p>
<p>R38A</p> <p>This rule applies to surrendered <i>residential blocks</i> in RZ1.</p> <p>Subdivision under the <i>Planning and Development Act 2007</i> is not permitted.</p> <p>Subdivision under the <i>Unit Titles Act 2001</i> is permitted where all of the following are met:</p> <ul style="list-style-type: none"> e) It is only for <i>dual occupancy housing</i> f) Both <i>dwellings</i> in the <i>dual occupancy</i> have been lawfully constructed. <p>Note: Staged development under the <i>Unit Titles Act 2001</i> is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed & Block RZ2</p>

MERIT TRACK ASSESSMENT
LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

Rules	Criteria
9.6 Subdivision of a dual occupancy – other than RZ1	
<p>R40</p> <p>This rule applies to blocks located in a residential zone other than RZ1.</p> <p><i>Subdivision of a dual occupancy housing development is permitted only where all of the following are met:</i></p> <ul style="list-style-type: none"> a) not more than 2 leases are created b) each proposed <i>block</i> contains a lawfully constructed <i>dwelling</i> c) new boundaries created as a result of the <i>subdivision</i> are located such that the buildings comply with the relevant <i>setback</i> and building envelope provisions of the Single Dwelling Housing Development Code with respect to those boundaries d) each <i>block</i> is or can be (on the written advice of the relevant service provider) provided with separate utility services. <p><i>Blocks created under this rule cannot be further subdivided.</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed</p>
9.7 Requirements for access and utility easements	
<p>R41</p> <p>For developments involving shared access ways, the <i>leases</i> created as a consequence of the <i>subdivision</i> specify the location of any necessary easements for access.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed</p>
<p>R42</p> <p>For developments involving utility services crossing adjoining leases (including electricity, gas, telecommunications, stormwater, sewer and water supply), the <i>leases</i> created as a consequence of the <i>subdivision</i> specify the location and width of any necessary utility service easements.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed</p>
9.8 Restrictions on irregular shaped blocks	
<p>R43</p> <p><i>Blocks created by the subdivision of a single dwelling block are rectangular or battleaxe in shape.</i></p>	<p>C43</p> <p>Where possible, <i>blocks</i> created by the <i>subdivision</i> a <i>single dwelling block</i> have a regular shape without multiple corners or bends.</p> <p>Not relevant to this proposal – no subdivision proposed</p>

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

Element 10: Subdivision and consolidation – heritage listed

This element applies to blocks that are registered or provisionally registered under the *Heritage Act 2004*. The previous element also applies. If there is an inconsistency between the provisions of this element and the previous element, the provisions of this element shall prevail to the extent of that inconsistency.

Rules	Criteria
10.1 Consolidation of single dwelling blocks - RZ1	
<p>R44</p> <p>In RZ1, <i>consolidation</i> involving one or more <i>single dwelling blocks</i> registered or provisionally registered under the <i>Heritage Act 2004</i> is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal –block not heritage listed, RZ2 block</p>
10.2 Subdivision of single dwelling blocks – heritage registered - RZ1	
<p>R45</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ1 that are registered or provisionally registered under the <i>Heritage Act 2004</i>.</p> <p><i>Subdivision</i> (including subdivision under the <i>Unit Titles Act 2001</i>) is permitted only where all <i>dwellings</i> on the <i>block</i> comply with one of the following:</p> <ul style="list-style-type: none"> e) were lawfully constructed on or before 1 September 2002 f) were subject to <i>development approval</i> issued on or before 1 September 2002 g) were the subject of a <i>development application</i> lodged on or before 1 September 2002 that was subsequently approved. <p>This rule does not apply to <i>single dwelling blocks</i> in RZ1 that were subject to the A10 residential core area specific policy under Territory Plan 2002 at the time the development was approved.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – no subdivision proposed, block not heritage listed, RZ3 block</p>

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

10.3 Subdivision or consolidation of blocks – other than RZ1	
<p>R46</p> <p>This rule applies to blocks other than blocks in RZ1 that are registered or provisionally registered under the <i>Heritage Act 2004</i>.</p> <p><i>Subdivision or consolidation of blocks</i> is permitted where all of the following apply:</p> <p>g) the <i>subdivision or consolidation</i> is not specifically prohibited by a guideline, order or agreement made under that act</p> <p>h) the <i>subdivision or consolidation</i> complies with the relevant provisions of element 12.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – block not heritage listed</p>

Element 14: Environment

Related codes: Water Ways: Water Sensitive Urban Design General Code, Planning for Bushfire Risk Mitigation General Code.

Rules	Criteria
14.2 Heritage	
<p>R61</p> <p>This rule applies to land containing places or objects registered or provisionally registered under section 41 of the <i>Heritage Act 2004</i>. The authority shall refer a development application to the Heritage Council.</p> <p>Note: The authority will consider any advice from the Heritage Council before determining the application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – block not heritage listed.</p>

14.6 Contamination	
<p>R65</p> <p>This rule applies where an assessment by the proponent in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Policy 2000</i> identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.</p> <p>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p> <p>Not relevant to this proposal – site is residential and was not referred to EPA.</p>

MERIT TRACK ASSESSMENT
LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

MULTI UNIT HOUSING DEVELOPMENT CODE

Element 1: Restrictions on use

Rules	Criteria
1.1 Dual occupancy housing – single dwelling blocks – RZ1	
<p>R1</p> <p>In RZ1, the minimum area of <i>single dwelling blocks</i> for <i>dual occupancy housing</i> is as follows:</p> <p>a) For a <i>surrendered residential block</i> - 700m²</p> <p>b) For all other blocks - 800m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – RZ2 block</p>
1.2 Dual occupancy housing – single dwelling blocks – RZ2	
<p>R2</p> <p>In RZ2, the minimum area of <i>single dwelling blocks</i> for <i>dual occupancy housing</i> is 700m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – the area of the blocks individually and together is greater than 700m² – Block 2 is 1048m² - Block 3 is 984m²</p>
1.3 Apartments - single dwelling blocks – RZ1 and RZ2	
<p>R3</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ1 and RZ2.</p> <p>No new <i>apartments</i> are permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – the proposal is for lease variation only, no building construction proposed. The proposed site plan indicates that a future development application is for attached housing, not apartments.</p>
3.6 Additional dwellings – single dwelling blocks – RZ1	
<p>R10</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ1 but not to <i>blocks</i> that are intended to be used for <i>supportive housing</i>.</p> <p>The maximum number of <i>dwellings</i> permitted on a <i>single dwelling block</i> is 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – RZ2 block</p>

MERIT TRACK ASSESSMENT
LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

3.8 Residential density – single dwelling blocks – RZ2	
<p>R12</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ2. The maximum number of <i>dwellings</i> is shown in table A2.</p> <p>Note 1: Refer to element 4 of the Residential Zones Development Code for provisions relating to supportive housing.</p> <p>Notes 2: Refer to element 3 for provisions relating to the number of dwellings permitted in each building.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – this is an Adaptable housing application and thus Meets despite this rule:</p> <p>Consolidated block area is 2032m² (subject to survey). Table A2 allows for 5 dwellings on blocks sized 1750m² to less than 2100m².</p> <p>Adaptable housing as stated in Table A3 allows for 5 + 1 for every 250m² of site area over 1350m², therefore an area of 2032m² allows for 7 adaptable dwellings.</p> <p>The proposed site plan indicates that a future development application is for attached housing with a designed Plot Ratio of less than 50% as required by Table 2: Plot ratios.</p>

MERIT TRACK ASSESSMENT

LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)

Rules	Criteria
3.9 Additional dwellings – single dwelling blocks – RZ2	
<p>R13</p> <p>This rule applies to <i>single dwelling blocks</i> in RZ2 where the length of the <i>front boundary</i> facing a public road that allows vehicular access is 20m or less.</p> <p>Despite any other rule in this element, the maximum number of <i>dwellings</i> is 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Not relevant to this proposal – RZ2 block</p>
3.10 Residential density – adaptable housing – single dwelling blocks - RZ2	
<p>R14</p> <p>This rule applies to single dwelling blocks in RZ2 where all dwellings comply with Australian Standard <i>AS4299 Adaptable Housing</i> (Class C).</p> <p>Despite R2 and R12, the maximum number of dwellings is shown in table A3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – Adaptable housing as stated in Table A3 allows for 5 + 1 for every 250m² of site area over 1350m², therefore an area of 2032m² allows for 7 adaptable dwellings.</p>

Rules	Criteria
3.11 Number of dwellings in each building – single dwelling blocks – RZ2	
<p>R15</p> <p>In RZ2 on <i>single dwelling blocks</i> the maximum number of dwellings in any building is 4.</p> <p>For the purposes of this rule, <i>basements</i> are not part of a building.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Meets – The proposed site plan indicates that a future development application is for attached housing with no more than 4 attached dwellings in any building.</p>

- As there is no current purpose clause difference between dwellings and adaptable dwellings (ie we don't vary to add that the dwellings are limited to adaptable), Table A3 should be used calculated to establish the max potential number of dwellings. (also note R13 above)

Table A3 - Maximum number of dwellings for adaptable housing allowable on single dwelling blocks in RZ2

block size (m ²)	maximum number of dwellings
<600	1*
600 to <850	2
850 to <1100	3
1100 to <1350	4
1350 and over	5 + 1 for every 250m ² ** of site area over 1350m ²

* not including a secondary residence

** not less than 250m² is required for every additional dwelling

MERIT TRACK ASSESSMENT
LEASE VARIATION TO SPECIFY NUMBER OF DWELLINGS (& CONSOLIDATE)
PRECINCT CODE ASSESSMENT

- **Macquarie Precinct Code, and**
- **Belconnen District Precinct Code**

Are there any rules or criteria that are relevant to this application? **NO, neither of the codes apply.**

LEASE VARIATION GENERAL CODE

Part A – Lease variations in the merit or impact track

This part applies only to proposals in the merit or impact track.

Element 1: Variations - general

Rules	Criteria
1.1 Varying leases – general	
There is no applicable rule.	<p>C1</p> <p>A <i>lease</i> is varied only where all of the following are achieved:</p> <p>a) the varied lease is consistent with the Territory Plan including all relevant codes.</p> <p>Meets – See assessment above.</p> <p>b) the land to which the <i>lease</i> applies is suitable for the development or use authorised by the varied <i>lease</i>.</p> <p>Meets – See assessment above.</p>

AH - Exploit the adaptable housing loophole to fit 7 dwellings

AH - Maximum number of adaptable dwellings allowable would be 6

AH - Proposal does not support adaptable dwellings

Amenity - Destroy the amenity of my home

Amenity - Devaluation of our property

Amenity of the area will be adversely impacted, noise & congestion

Changing the character of the suburb

Character - At odds with the existing character and amenity of the neighbourhood

Character - Not in keeping with the character of the street

Character - Not within the character of the Suburb

Character - Quality of life/standard of amenity of all residents

Character & use

Characters/style of the suburb

EV - Heat island & drainage problems

EV - Increased heat island impact

EV - Insufficient space

EV - Less than sufficient POS or vegetation

EV - Loss of trees

EV - Loss of vegetation

EV - Loss of vegetation

EV - Removal of any trees and landscaping, Heat Island

EV - Significant loss of vegetation and greenery

Excessive overdevelopment

Impact on & integrity of neighbours existing structures (U1 & U2)

Impact on noise, traffic, safety and lighting

Impact on road safety

Impact on the privacy of neighbouring properties

Outlook, degraded view or outlook from our property

Overlook - Upstairs rooms will overlook our property

Overlooking

Overlooking, overshadowing

Overshadowing of neighbouring properties

Overshadowing of neighbouring properties

Parking congestion

Parking congestion

Significant negative impacts on us as direct neighbours

Small space for back yards

TP - Clarify how development will comply with R.39 in Single Dwelling Development Code

TP - Clarify if it meets Rules of Adaptable Housing

TP - Clarify if it satisfies Rules and Criteria for Site setbacks, Private and Communal Open Space and Vehicle Access.

TP - Clarify if it satisfies Rules and Criteria for Site setbacks, Private and Communal Open Space and Vehicle Access.

TP - Contradicts RZ2 Zone objectives

TP - Does not meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e)

TP - Does not meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e)

TP - How can a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule?

TP - How can a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule?

TP - Inconsistent with the RZ2 zone objectives

TP - No diversity within development

TP - Non-compliance with: the mandatory Rule 14 Multi Unit Housing Development Code; Lease Variation General Code C1 i); Residential Zone Development Code Rule 2

TP - Not adaptable housing

TP - Only 5 dwellings under the Multi Unit Development Code

TP - Plot ratio being mostly concrete

TP - Pollution, noise

TP - Unacceptable noise

Traffic - Chaotic parking arrangements

Traffic - Contribute to traffic congestion

Traffic - Driveway access dangerous

Traffic - Garbage collection, too many bins and no space

Traffic - Increased noise and traffic will affect the liveability

Traffic - More vehicle movements

Traffic congestion

Traffic hazard and congestion

Traffic implications

Traffic safety and flow

Traffic; close to a busy intersection; issues with vehicle parking

Representations

1. [REDACTED] – This is over development, the proposal is not for adaptable housing. These are large homes. The site maybe OK for a 7 single story 1 bedroom + study type of development, there are several of these in the street. This I believe is the intention of the adaptable housing condition in the Territory Plan. This proposed development is attempting to use the adaptable condition to build large homes. The development is not providing housing choice as this type of dwelling is common in Macquarie. The site plan shows too little personal space and too little vegetation space. The driveway access on a curve is dangerous. I oppose this lease variation.
 - Not adaptable housing
 - Less than sufficient POS or vegetation
 - Driveway access dangerous

2. [REDACTED] – My objections to lease variation (DA 201732016). Blocks 2 & 3 Section 7, Numbers 3 & 5 Blackman crescent, Macquarie. The following are my objections to the lease variation as outline in DA 201732016.
 - a. The proposed lease variation to allow the development of 7 units of 2 storey development on the site does not reflect the characters/style of the suburb of Macquarie which are predominately a suburb of single storey housing. NA
 - b. By allowing 7 units of 3 to 4 bedrooms units. It won't allow for a diversity/range of housing choice within the suburb as suggested by the RZ2 zoning plans. Macquarie is currently already predominately 3 or 4 bedroom dwellings. NA
 - c. The increase traffic as result of a net increase of at least 10 vehicles (7 units with 2 vehicle each. Minus 2 houses with 2 vehicle = 14 -4 = 10) as result of this development will cause traffic congestions on a already busy street. NA (TCCS consider?)
 - d. It is also dangerous for local traffic and walking public that the entry and exit of this development will be directly opposite Moy Place causing. NA (TCCS consider?)

- e. Street parking can also be a problem due to a possible of lack of visitor parking for this development. This part of Blackman Cres has restricted parking already. **Meets minimum requirements (2 spaces per 3br unit + 1 visitor park per 4 units = 2)**
3. [REDACTED] – My objections to lease variation (DA 201732016). Blocks 2 & 3 Section 7, Numbers 3 & 5 Blackman crescent, Macquarie. The following are my objections to the lease variation as outline in DA 201732016.
- The proposed lease variation to allow the development of 7 units of 2 storey development on the site does not reflect the characters/style of the suburb of Macquarie which are predominately a suburb of single storey housing. **NA**
 - By allowing 7 units of 3 to 4 bedrooms units. It won't allow for a diversity/range of housing choice within the suburb as suggested by the RZ2 zoning plans. Macquarie is currently already predominately 3 or 4 bedroom dwellings. **NA**
 - The increase traffic as result of a net increase of at least 10 vehicles (7 units with 2 vehicle each. Minus 2 houses with 2 vehicle = 14 -4 = 10) as result of this development will cause traffic congestions on a already busy street. **NA (TCCS consider?)**
 - It is also dangerous for local traffic and walking public that the entry and exit of this development will be directly opposite Moy Place causing. **NA (TCCS consider?)**
 - Street parking can also be a problem due to a possible of lack of visitor parking for this development. This part of Blackman Cres has restricted parking already. **Meets minimum requirements (2 spaces per 3br unit + 1 visitor park per 4 units = 2)**
4. [REDACTED] – My objections to lease variation (DA 201732016). Blocks 2 & 3 Section 7, Numbers 3 & 5 Blackman crescent, Macquarie. The following are my objections to the lease variation as outline in DA 201732016.
- The proposed lease variation to allow the development of 7 units of 2 storey development on the site does not reflect the characters/style of the suburb of Macquarie which are predominately a suburb of single storey housing. **NA**
 - By allowing 7 units of 3 to 4 bedrooms units. It won't allow for a diversity/range of housing choice within the suburb as suggested by the RZ2 zoning plans. Macquarie is currently already predominately 3 or 4 bedroom dwellings. **NA**
 - The increase traffic as result of a net increase of at least 10 vehicles (7 units with 2 vehicle each. Minus 2 houses with 2 vehicle = 14 -4 = 10) as result of this development will cause traffic congestions on a already busy street. **NA (TCCS consider?)**
 - It is also dangerous for local traffic and walking public that the entry and exit of this development will be directly opposite Moy Place causing. **NA (TCCS consider?)**
 - Street parking can also be a problem due to a possible of lack of visitor parking for this development. This part of Blackman Cres has restricted parking already. **Meets minimum requirements (2 spaces per 3br unit + 1 visitor park per 4 units = 2)**

- Characters/style of the suburb
- Parking congestion

5. [REDACTED] - Monday, 23 April 2018, Submission for lease variation on DA 201732016. Blocks 2 & 3 Section 17, Numbers 3 & 5 Blackman crescent, Macquarie. This Development Application is for a lease variation to allow the building of 7, 2 storey units in a narrow street in Macquarie.
- a. Parking, vehicular traffic & pedestrian access will be difficult and dangerous. The planned variation will, if approved, allow 7 units with a minimum of 21 bedrooms (maybe 28 units) to be built on a narrow, winding "entry" street into Blackman crescent and directly opposite Moy Place. Motor vehicles reversing/turning out of these 7 units will turn directly into Moy Place which would have to be considered undesirable & dangerous. As there is no pedestrian walkway in the street the pedestrian traffic will be forced onto the roads which is unsafe for all concerned. Visitor motor vehicles will further add to the parking & vehicular congestion in this area. Already there are restrictions on parking in this area so why allow so many more motor vehicles to clog up an already busy area? **NA (TCCS consider?)**
 - b. The proposed development does not reflect the character of and conflicts with the current building streetscape of Blackman crescent. I have seen the builders' proposed perspective diagrams already, as he has already advertised their possible sale on "Facebook". They are boxes typical of what you may see on the Gold coast and conflict with the general nature of the green, leafy streetscape of the suburb. The proposed development is of a different style and different building materials, to that of the surrounding homes and represents a much higher residential density than to the remainder of the street in the suburb. 21/28 bedrooms, compared to 6/8 bedrooms on the usual 2 blocks expected in this area. This is 3 to 4 times the number of bedrooms with the densification problems adding to an already crowded, narrow and curving part of the street. The proposed development is much further forward on the block than any of the adjacent dwellings, changing the whole nature of the streetscape. The street appearance of the development will be of many long rectangular boxes with very little green space in between -50 %of the ground area is covered with hard surfaces. This development does not meet the Governments objective of providing a range of housing options in the ACT, as 3/4 bedroom homes are by far the most dominate form of housing in Macquarie. The proposed development does not reflect the character of the current building streetscape. **NA, not assessed at this stage.**
 - c. Overlooking, overshadowing & light/noise pollution affecting adjacent properties. Will this development provide sufficient solar access for residents in the adjacent properties? Is the impact of the development on the neighbours to the south "reasonable"? The principle private space and principle living areas of the property to the south will probably be overlooked. The solar access in the property to the south of the development will be probably be reduced further by overshadowing. Movement sensor security lights turning on and off may shine directly into the principle living areas of the adjacent properties. There will be a significant loss of amenity & privacy to the residents of Blackman crescent due to the sheer increase in the number of units and motor vehicles/parking in this proposal! **NA, not assessed at this stage.**
 - d. Trees & shrubs. 13 trees will be removed under this plan -more loss of green trees and shrubs, being replaced by concrete, paving, pebbles and gravel. You just have to

look at "Josan Court" in Catchpole street at the back of this development to see what has happened in the past- After 8 years, no trees, no shrubs, just gravel & concrete! So much for the green, leafy suburb of Macquarie that, after living here for 36 years I am proud of. Loss of trees & shrubs, adding to the "heat sink" problem contributing to climate change and to increasing costs of air conditioning/power for all of the inhabitants, in all 4 seasons. **NA, not assessed at this stage.**

- e. Quality of life/standard of amenity of all residents. Will the development be consistent with the Zone Objectives of RZ2 Suburban Core Zone of the Territory Plan which is "to achieve a high standard of residential amenity"? Would this DA contribute to the reputation we have of being part of a "green and leafy suburb" in the "bush capital" of Australia. Furthermore, would this DA be a development which the residents of Macquarie could all be proud of? **NA, allowable use.**

- **Parking congestion**
- **Character & use**
- **Overlooking, overshadowing**
- **Loss of trees**
- **Quality of life/standard of amenity of all residents**

6. [REDACTED] – In RZ2 - Suburban core zone/ Zone objectives (see <http://www.legislation.act.gov.au/ni/2008-27/copy/116948/pdf/2008-27.pdf>) we see that one objective is: Ensure redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties. The current development application presents yet another proposal contrary to that objective. Even with the minimal detail presented therein it is clear that the aim is to squeeze too many dwellings onto one block, with no thought given to the comfort of any inhabitants of what are, ostensibly, adaptable dwellings. To give one example, the proposal involves two levels, with no justification given for this. Private spaces are pokey and the development creates a large heat island. These facts show that this proposal falls well short of providing a "high standard of residential amenity" for those who need to inhabit adaptable dwellings. Then of course there is no thought given to neighbourhood effects, such as parking, traffic density, neighbours' privacy and so it is far from clear that the proposal "makes a positive contribution to the neighbourhood and landscape character of the area". The ACT government's Adaptable housing requirements for multi unit developments (seen at https://www.planning.act.gov.au/_data/assets/pdf_file/0011/1096922/Adaptable-housingrequirements-for-multi-unitdevelopments.pdf) says (with a-reference to Australian Standard AS 4299-1995 Adaptable housing, Appendix A): All development applications involving an adaptable housing unit must be accompanied by a completed version of Appendix A (schedule of features for adaptable housing) of the Standard that is certified by an independent, suitably qualified person. This is a blanket statement that makes no allowances for different types of development application. There is no doubt that the document labelled 201732016 is a development application, involves adaptable housing and lacks a certified Appendix A. It is obvious that the ACT government intends any application

involving adaptable housing to be well thought out. This development application lacks detail (but what it does include shows this not to be adaptable housing) and, critically, there is no doubt that it fails to meet the ACT government's clearly stated requirements that apply to any development application involving adaptable housing and so it should be rejected.

- Contradicts RZ2 Zone objectives
- Proposal does not support adaptable dwellings
- Heat island

7. [REDACTED] - This representation applies to the application re Section 7 blocks 2 and 3 Macquarie. The proposed development contains too many dwellings to allow for sufficient separation between the dwellings and sufficient green space on the blocks, once driveways and internal concrete walkways have been established. Sufficient separation is lacking in the row of four dwellings on the northern side of the block. The middle two of those lack sufficient private space, having tiny yards. The easternmost of those northern dwellings may unacceptably overlook the next door townhouses in Catchpole Street. This needs checking. Lack of private space also applies to the two dwellings on the north-western side. The density and general height of the development is not in keeping with the character of the street, and the visual impact will not be pleasant. The development's density and lack of green space will have a heat island effect and result in unacceptable noise and contribute to traffic congestion in an already busy area. The development does little to contribute to diversity, having only one smaller dwelling out of seven. This neglects the downsizing preferences of the ACT's ageing demographic, which includes many single people who want a small place with a private leafy yard. The fact the development has adjacent green space on its north side would make two double storey dwellings tolerable in that location but the rest should be single level and no more than two or at most three. If these single level dwellings were also smaller (2 or 1 bedroom) then adequate green space and diversity could be achievable, together with a better street impact.

- Heat island
- Insufficient space
- Overlooking
- Not in keeping with the character of the street
- Unacceptable noise
- Contribute to traffic congestion
- No diversity within development

8. [REDACTED] - The following is my submission in Objection to the Lease Variation to allow up to 7 dwellings to be built on two single blocks at No 3 and No 5 Blackman Cres. DA 201732016. As an observation, there appears to be a "Loop Hole" that some Developers are now using where they Apply for a Lease Variation on it's own first. This process does not require them to submit detailed plans, or prove that they meet all the relevant standards if they are stating that the dwellings are to be for Adaptable Housing. ACTPLA seems to only assess the Application on the Number of Units being applied for... so if ACTPA thinks the Maths works, then the DA for lease variation is approved, without taking anything else into

consideration. Even if residents put a Submission in to Object to the number of units, and also include other reasons for objections such as the effect on the character of the Suburb, Traffic, Noise, safety, cutting down of trees etc, these other issues are ignored by the Directorate at this stage and the Notice of Decision states that these concerns are "not relevant" to a DA Lease Variation, so cannot be argued at this point. This seems to be a major flaw in the RZ2 Multi Unit Development Approval Process. It will be very interesting to see if decisions (on the number of Units allowed), are then overturned once the DA is subsequently submitted with full plans etc, if these plans do not meet the Rules and Criteria. Having said the above, I do object to the Lease Variation to allow 7 Dwellings to be built on two blocks in Blackman Cres, Macquarie. This Development is on a bend in the road and very close to a busy T-Intersection. The Development will have a Major Impact on neighbouring properties, as far as noise, traffic, safety and lighting. Without seeing details plans, I cannot comment in detail, but from the site plan submitted, it appears that this Development will not meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e). It is also not evident if the Rules and Criteria are met, particularly in relation to site setbacks, private and communal open space and Vehicle Access. I do not see how a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule, without providing any of the mandatory information - and given that this DA has not providing any of the mandatory requirements, this DA should not be approved.

- Impact on noise, traffic, safety and lighting
- Does not meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e)
- Clarify if it satisfies Rules and Criteria for Site setbacks, Private and Communal Open Space and Vehicle Access.
- How can a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule?

9. [REDACTED] – I object to this Lease Variation DA on the grounds that it is not within the character of the Suburb to squeeze 7 x double story houses on two blocks with an entry that is close to a T intersection, on a bend in a small street and opposite Moy Place. Cars exiting and entering this development as well as the extra cars parked on the street and verges as a result of visitors and extra residents, will create a hazard and congestion for other residents in cars, as well as pedestrians, both old and young. There are no footpaths on Blackman Cres. Elderly residents driving their mobility scooters will also be a risk. This intersection is very close to the local Primary School and many children walk or ride a bike or scooter to school. The extra traffic this development would cause is of major concern. There are no detailed plans attached to this Development Application, so I am unable to assess whether it meets the Rules of Adaptable Housing and I am also unsure how ACTPLA can make a ruling as to whether this number of dwellings is permissible under the Adaptable Housing Rule 14. I ask the question - how can 7 Dwellings be built on these blocks without the removal of any trees and landscaping.. I also ask the question, how can approval be given when it is clear that many trees will be have to be cut down. There are a large number of Development Applications up for public comment in Macquarie at present and the cumulative affect of all these (if they are approved) on the Heat Island Affect and Climate change if approval to allow them all to removal all vegetation and replace with very little... ACTPLA need to have a good hard look at all of these DAs combined.

- Not within the character of the Suburb
- Traffic hazard and congestion
- Clarify if it meets Rules of Adaptable Housing
- Removal of any trees and landscaping, Heat Island

10. [REDACTED] - I wish to register concerns regarding the development proposal for 35 Blackman Crescent, Macquarie, in particular the proposed increase in density which is manifestly too many for such a small site:
- the limited allocation of space for back yards, which are too small to allow natural vegetation, will lead to increased heat island impact
 - the proposed development will cause overshadowing of neighbouring properties, limiting solar access;
 - the proposed development will adversely impact on road safety in the area, given the significant increase of traffic and limited parking. This will be particularly so during days when bins are collected;
 - the amenity of the area will be adversely impacted through increased noise arising from the significant increase in the number of people within the bounds of and the number of vehicles accessing the site.

- Small space for back yards
- Increased heat island impact
- Overshadowing of neighbouring properties
- Impact on road safety
- Amenity of the area will be adversely impacted, noise & congestion

11. [REDACTED] – DA 201732016 - I am the lessee of Block 1 Section 7 Macquarie, neighbouring the subject area of this proposal. I am dismayed at the proposed scale of this development, in particular to the double storey units. This development would destroy the amenity of my home. At least three of the units would oversee two bedrooms, the kitchen, a recreation room and a rear entertainment area which contains a sizeable swimming pool. At present, there are some 12 trees on the boundary between my property and the adjoining property. All of these seem to have deemed “NON SIG”. These are mature trees which could permit some privacy to be maintained if they were to be retained. The site plan contains a statement to the effect - “A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA AS SET OUT IN RULE 39 IN THE SINGLE DWELLING HOUSING DEVELOPMENT CODE”. How can that be possible given the claimed scale of the units and the paved/concreted area which will be given over to driveways? Further, the boundary plans, indicating a mix of fencing and courtyard walls, have been drawn up with no regard for what is currently in position. I have an enclosed courtyard outside my kitchen/dining room/laundry with a contiguous wall in a U-shape abutting onto [REDACTED]. The integrity of this area appears to have been disregarded by an intention to place a courtyard wall behind the proposed units 1 and 2. Surely it cannot be legal to unilaterally determine the nature of the boundary between two properties. If this is not resolved to my satisfaction I will be

seeking an injunction to halt construction. The traffic implications are horrendous. Both Fulton Street and Blackman Crescent are parked out every weekday by Belconnen centre workers seeking to avoid parking fees by parking in this suburb. I find myself having to take issue with intruders who block my rear driveway and this is bound to worsen with 7 dwellings with no visitor parking spaces.

- Destroy the amenity of my home
- Overshadowing of neighbouring properties
- Loss of vegetation
- Clarify how development will comply with R.39 in Single Dwelling Development Code
- Impact on & integrity of neighbours existing structures (u1 & U2)
- Traffic implications

12. [REDACTED] – I am writing to object to the DA 201732016. The joining of two blocks (Section 7, Blocks 2 & 3) is not a problem, but I believe that the proposed development of seven townhouses would constitute excessive overdevelopment. The blocks, particularly Section 7 Block 2, have a number of allegedly non-significant trees which will be removed, thus helping to change the character and amenity of Macquarie. These trees could probably be retained if six townhouses were built after a redesign. In particular, I object to the open component of the plot ratio being mostly concrete. Apart from changing the character of the suburb, mentioned above, the hard surfaces concrete plus buildings will create a local heat island effect and add to drainage problems in the suburb. Of course, trees, shrubs and grass help to ameliorate the heat island effect. The proposal will look like several newish developments in Macquarie that are mostly hard surfaces with token shrubs and/or tiny, immature trees. These developments are detracting from the character and amenity of the suburb. With more parking on-site, the development may be an improvement on the current chaotic parking arrangements for residents. However, more vehicle movements will add more pressure on Blackman Crescent, Fulton Street and Catchpole Street, especially its intersection with Belconnen Way.

- Excessive overdevelopment
- Loss of vegetation
- Plot ratio being mostly concrete
- Changing the character of the suburb
- Heat island & drainage problems
- Chaotic parking arrangements
- More vehicle movements

13. [REDACTED] – The following is my submission in Objection to the Lease Variation to allow up to 7 dwellings to be built on two single blocks at No 3 and No 5 Blackman Cres. DA 201732016. I object to the Lease Variation to allow 7 Dwellings to be built on two blocks in Blackman Cres, Macquarie. The siting of this Development is not suitable to have 7 x three bedroom dwellings as the blocks are situated very close to a T-

Intersection and on a bend in a busy street. The Development will have a major impact on the privacy of neighbouring properties. Also the increased noise and traffic will affect the liveability of existing residents. As detailed plans have not yet been submitted, I am unable to comment on whether the Development will meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e). It is also not evident if the Rules and Criteria will be met in relation to site setbacks, private and communal open space and Vehicle Access. This DA has not provided any proof that these dwellings will actually be Adaptable Houses, therefore I do not see how a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule, without providing any of the mandatory information. Therefore this Lease Variation should not, in my opinion, be approved.

- Not suitable
- Traffic congestion
- Impact on the privacy of neighbouring properties
- Increased noise and traffic will affect the liveability
- Does not meet the RZ2 - Suburban core zone - Zone Objectives for a), b), c) e)
- Clarify if it satisfies Rules and Criteria for Site setbacks, Private and Communal Open Space and Vehicle Access.
- How can a Developer can apply for a Lease Variation under the "Adaptable Housing" Rule?

14. [REDACTED]) – Dear Customer Service Centre, Thank you for your letter advising us of development application (DA) 201732016 for a LEASE VARIATION to consolidate numbers 3 and 5 BLACKMAN CRESCENT in MACQUARIE allowing up to seven dwellings. We write to submit a representation in respect of this DA as we believe that it would have significant negative impacts on us as direct neighbours. We would like to note at the start of this representation that we have had no prior discussions with the owners/developers of the proposal and are basing our comments solely on the information within the online DA. Although we assume that this DA technically meets the rules within the relevant residential development codes that relate to adaptive living we would like demonstrate that the entire development taken as a whole has potential to have significant negative impacts on us over time, particularly if the dwellings are not sold to people requiring adaptive living needs. The following points outline the reasons for this representation, detailing issues expected to give rise to negative impacts. We believe the DA to vary the existing RZ2 lease should not be permitted.

Inconsistent with the RZ2 zone objectives:

- a. Our first set of issues with this DA relate to it being inconsistent with the RZ2 zone objectives. Allowing 7 dwellings on two blocks as depicted in the DA plan shows that the development would exceed the “low to medium density character” objective. Under RZ2 only 4 dwellings should be permitted on these two blocks. [Zone objective (a)].
- b. Allowing 7 dwellings would also go beyond “enabling a limited extent of change with regard to the original pattern of subdivision and the density of dwellings”. [zone objective (b)] Almost all of the surrounding blocks have single story single dwellings on them. As outlined under the heading Devaluation below we are concerned that, in the long term, this DA may not “achieve a high standard of residential amenity, or make a

positive contribution to the neighbourhood and landscape character of the area” [zone objective (e)]

- c. Due to the very small yard space in the proposed dwellings we believe that these would not “promote active living” [zone objective (k)] and may result in negative issues for us. For example if future residences have dogs these would have insufficient yard space and begin to bark all day while there owners are at work.

Devaluation of our property

- a. Allowing 7 dwellings on the property next to ours may result in a devaluation of our property in a few years. This may happen due to the large number of dwellings being crammed into a small space leading to lower value for these properties, lower rents and attracting lower socioeconomic occupants. Such occupants are less likely to care for the property and surrounding areas. Examples of these types of developments already litter Macquarie (evidenced by the poor state of repair and maintenance with rubbish etc out the front). The properties adjacent to these examples are bound to have been devalued somewhat as a result.
- b. Developments such as the proposed are often purchased by investors and rented to multiple tenants. This could lead to up to 14 people living at this location (assuming each dwelling has 2 bedrooms), which would be a significant increase compared to the comparable number of tenants under an RZ2 development (8).

Privacy

- a. The third issue that we have relates to privacy. The plans available in the on-line DA do not show the location of windows in the proposed dwellings. We are concerned that a number of upstairs rooms will overlook our property, reducing our feeling of privacy. This would be of added concern if the trees that currently skirt the fence line between our properties were removed. While the plan for No. 3 in the DA indicates that several trees would be removed, the plan for No. 5 does not show any trees marked. The trees that are currently along the fence line provide privacy and block out the hot summer sun in the afternoon. Removing these would represent a significant loss. To help with our privacy issues we would suggest that sections of the retaining wall/fence bordering our properties could be constructed of brick instead of wood palings to reduce visibility and noise issues.

Safety and traffic flow

- a. The fourth issue relates to vehicle safety and traffic flow at the front of the proposed development. The concern is that with 7 dwellings (that may be rented to 14 people) there is potential for up to 14 or more vehicles requiring parking at the location. The plan indicates insufficient easy access parking to allow for this with the result undoubtedly being that several cars would end up being parked on the street/curb for long periods of time. Parking cars on the side of the road or on the curb blocks traffic flow and visibility (at a point in the street which is on a bend and already has poor visibility) which represents a significant safety issue.
- b. Cars parked out the front for extended periods would also be inconsistent with the “openness” objective of the RZ2 zone development plan.
- c. Many cars currently make U turns directly in front of our property as it is the first available turning space in the street which is quite annoying at night time due to the

noise of turning vehicles and lights shining in our windows. We expect that with so many additional occupants at No.3/5 this issue would become significantly worse.

- d. In addition to cars being parked on the street, garbage collection day would present an added risk to safety with the garbage trucks needing to spend a long time emptying between 14 and 21 bins at this bending/low vision part of the street tempting traffic to pass on the wrong side of the road.

Pollution

- a. The fifth issue relates to pollution. With so many additional occupants we expect that there would be more noise from the people themselves (talking, music e.t.c) and from their vehicles and pets. Based on the simple plans attached to the DA the buildings do not appear to be very solar friendly leading to the rooms being hot in summer and additional noise from air conditioning units. This is of most concern at night in summer when our bedroom windows are open and we are trying to sleep.
- b. Once residents move in there is also the possibility of noise and smells from pets. For example, as a result of the open out-door spaces being very small any dogs that residents have will bark all day while their owners are at work.

Outlook

- a. The sixth issue relates to the degraded view or outlook from our property. At the moment we enjoy a relatively open outlook to the front and rear of our property with trees and shrubs to look at and provide privacy. The proposed added dwellings would significantly reduce this feeling of openness and has potential to look unsightly if not properly maintained.
- b. On garbage collection day there could be up to 21 bins (21 bins assume that each dwelling has a waste, recycling and green bin) lining the street which will become very unsightly, especially if occupants are slow to bring the bins in, leaving them in the street for a number of days. This can lead to acts of vandalism and has potential for rubbish to be spilt onto the street. (These issues have happened at this property in the past). Many additional garbage bins coupled with the potential for several cars to be parked out the front on a regular basis means that there is real potential for a decreased opportunity to enjoy the public realm to the front of our property as a result of this proposal.

It is for these reasons we believe the DA to vary the existing RZ2 lease should not be permitted.

- Significant negative impacts on us as direct neighbours
- Inconsistent with the RZ2 zone objectives
- Devaluation of our property
- Upstairs rooms will overlook our property
- Traffic safety and flow
- Pollution, noise
- Outlook, degraded view or outlook from our property
- Garbage collection, too many bins and no space

15. No name given (ZW6SVD) – No text

16. [REDACTED] – Submission re DA 201732016 Blocks 2 and 3 Section 7, 3-5 Blackman Crescent Macquarie. I oppose the above Development Application on the following grounds:

- a. There is a glaringly obvious problem of non-compliance with the mandatory Rule 14 Multi Unit Housing Development Code and therefore as a consequence non-compliance with both the Lease Variation General Code C1 i) and the Residential Zone Development Code Rule 2. The DA proposal is for 'a lease variation to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of 7 dwellings'. The combined size of these two blocks is 2032m2. The maximum number of adaptable dwellings allowable would be 6, not the requested number of 7.
- b. What are the exceptional circumstances that justify the need to build more than 5 dwellings, all of which would need to comply with Australian Standard AS4299 Adaptable Housing, (Class C) on the potentially combined block? The answer to this question will provide information that is required to determine whether or not 6 adaptable dwellings can be built on the potentially consolidated block and thus determine whether a DA would comply with Rule 14 Multi Unit Development Code.
- c. In relation to the lease variation the DA does not meet Lease Variation General Code Rule 1.1 Criteria C i) as it is not consistent with the Territory Plan and Relevant Codes by way of noncompliance with Rule 14 Multi Unit Housing Development Code.

At this stage of the Development Application process I will reserve any further objections and concerns I have about this proposal until a realistic DA is submitted. If a lease variation to consolidate these blocks is granted I will be interested in how any proposed developments comply with the ACT Governments RZ2 Zoning Objectives and how it complies with the relevant ACT Government Codes.

- Non-compliance with:
 - the mandatory Rule 14 Multi Unit Housing Development Code
 - Lease Variation General Code C1 i)
 - Residential Zone Development Code Rule 2
- Maximum number of adaptable dwellings allowable would be 6

17. [REDACTED] – I wish to express my objections to the lease variation for 3-5 Blackman Crescent Macquarie. I am disappointed to see yet another proposal in my suburb which aims to cram as many dwellings on a site as possible - in this case, the size of the site would allow 5 dwellings under the Multi Unit Development Code, but the developer clearly aiming to exploit the adaptable housing loophole to fit 7 dwellings. Although I understand that at this stage this is a lease variation only, I wish to remind Planning assessors that the adaptable housing guidelines are extremely stringent and those developers who are sincere in delivering on them must address all of the criteria set out in Appendix A of Australian Standard 4299-1995 (Adaptable Housing) in their development application. This is a parcel of land which is very close to an increasingly busy intersection (with Fulton St) and which currently already experiences substantial issues with vehicle parking. The number of cars which are regularly parked on the street and grassy verge in front of the existing dwellings is

already excessive and poses a hazard for pedestrians and vehicles alike. Like many streets in Macquarie, Blackman Crescent does not have footpaths and the road itself is therefore regularly used by pedestrians (including the elderly, and school children). The increase in traffic that this lease variation would potentially allow is therefore of concern to residents as it poses substantial risks to the safety of more vulnerable road users such as pedestrians, cyclists and those on mobility scooters. Although the sketches submitted with this lease variation are at this stage quite vague, what is apparent is that the design of the dwellings would be substantially at odds with the existing character and amenity of the neighbourhood. The dwellings would likely be much closer to the road than the surrounding homes, and be of quite different style. Having seen pictures of the proposed dwellings on the developer's Facebook page (<https://www.facebook.com/pg/ARKITEX.CANBERRA/community/>), it is clear that the long-term plan is for a development which will dominate the streetscape and clash with the leafy amenity of nearby residences. Of greatest concern however is the prospect of this lease variation leading to a significant loss of vegetation and greenery in the neighbourhood. Macquarie residents have already been stung by the likes of Jason Court (Catchpole St) – developments which replaced modest homes on large leafy blocks with nothing but concrete and tiles. These developments are unable to adequately dissipate heat and drive summer temperatures up in the vicinity. Australian National University data clearly shows that Canberra's leafiest suburbs were around 7.5 degrees cooler than outer suburbs, and this was most likely due to lower housing density and higher numbers of large, mature trees. The residents of Macquarie want to see quality development proposals for sites such as 3-5 Blackman Crescent, which don't just aim to cram the maximum number of dwellings in, but which preserve sufficient trees and vegetation - and this lease variation does not appear to meet residents' expectations.

- Only 5 dwellings under the Multi Unit Development Code
- Exploit the adaptable housing loophole to fit 7 dwellings
- Traffic
 - close to a busy intersection
 - issues with vehicle parking
- At odds with the existing character and amenity of the neighbourhood
- Significant loss of vegetation and greenery
- Heat island

18. No name given (letter) – No text

L/V ONLY DA ASSESSMENT NOTES

2 & 3/7 Macquarie – DA-201732016

FURTHER INFO CUT-OFF: 17 April 2018 NOTIFICATION CLOSES: 03 May 2018

DUE: 06 June 2018



ZONE:

R22 – Suburban core zone

DEVELOPMENT CODE:

- Multi Dwelling Development Code
- Residential Zones Development Code

PRECINCT CODE:

- Macquarie Precinct Code,
- Belconnen District Precinct Code

RELEVANT GENERAL CODE:

- Lease Variation General Code

CHECKLIST & SPREADSHEET



LEGISLATIVE REQUIREMENTS



TERRITORY PLAN CODE REQUIREMENTS



NOD MERIT TRACK



AVCL

N/A

DISPATCH ADVICE CHECKLIST



ENTITY REFERRALS:

Evo Energy; Icon Water; TCCS; EPA



Proposal: The consolidation of blocks 2 and 3 section 7 Macquarie and the variation of the Crown lease to specify 7 dwellings.

Lease:

- **Block 2 Vol & fol:** 688: 47 **Lessee:** 5 Blackman Cres Macquarie Pty Limited of C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown NSW 2200
- **Block 3 Vol & fol:** 475:26 **Lessee:** 5 Blackman Crescent Macquarie Pty Limited of C/- Jag Business Advisory '28 & 29', 1-5 Jacobs Street Bankstown NSW 2200

Lodgement checklist: Done, Ed

L/V ONLY DA ASSESSMENT NOTES

2 & 3/7 Macquarie – DA-201732016

FURTHER INFO CUT-OFF: 17 April 2018 NOTIFICATION CLOSES: 03 May 2018

DUE: 06 June 2018

Related DAs / Pre-App: N/A

S-Criteria: Yes

Plans: Yes

Entity Advice Issues:

- Evoenergy (elec & gas) - conditionally complies
- Icon Water - conditional acceptance
- TCCS - Supported

Representations: Yes, 18

Precinct Code: N/A

XXX Development Code:

Development proposals affected by approved lease and development conditions - No approved or current lease and development conditions were found on the Lease and Development conditions register. (Search on our website, enter suburb, section; block. If a compliance certificate has been issued, it's likely that the L&D's are no longer current)

PVAGC

The block is located in the Residential Zone;

The locational requirements for the development are:

- long-stay parking xxxxx
- short stay parking xxxxx
- operational parking to be onsite xxxxx
- visitor parking xxxxx

Block area / maximum GFA of building: x,xxxx square metres

Minimum number of Car Parking Requirements

EXISTING:

bulky goods retailing (3,000m2)
3 spaces / 100m2 **90**

business agency (2,000m2)
6 spaces/100m2 **120**

health facility (1,342 m2)
4 spaces / practitioner **(?)**

light industry
2 spaces / 100m2 **60**

office (2,000m2)
2.5 spaces/100m2 **50**

plant and equipment hire establishment
2 spaces / 100m2 **60**

Shop (200m2)
4 spaces / 100m2 **8**

PROPOSED:

Indoor recreation facility
Basketball, Netball 20 spaces / court **(?)**
Skating Rink, Swimming Pool

L/V ONLY DA ASSESSMENT NOTES

2 & 3/7 Macquarie – DA-201732016

FURTHER INFO CUT-OFF: 17 April 2018 NOTIFICATION CLOSES: 03 May 2018

DUE: 06 June 2018

10 spaces / 100m2 of actual pool or rink area	(?)	Individual assessment of provision for other activities
Squash Courts 2 spaces / court	(?)	
Fitness Centre, gymnasium: 2 spaces / 100 m2 GFA	60	

Scientific Research Establishment:

2.5 spaces/100m2 office & laboratory 75
plus

The proposed use does not exceed the requirements of the current highest car parking rate of the current uses permitted.

The proposal meets the requirements of this code because the existing car parking including onsite car parking at the front of the building off Street is considered to be adequate for the proposed use.

S141A: *sent xx/xx/xx due xx/xx/xx*

Please provide 1) a revised statement against criteria that addresses all of the proposed uses; and 2) a car parking study and plan to demonstrate the car parking spaces available during peak periods for all of the proposed uses.

NOD:

Conditions of Approval:

DNTE: NMP/ Contamination
Instrument of Variation

Advice:

Lease Variation Charge
Further Approvals
Expiry of Approvals

Reasons:

Proposed Purpose Clause:

Draft Purpose Clause *(depends what used are listed in the development table)*

Definitions of allowable uses:

Replace the full stop (".") at the end of clause X(x) with a semi-colon (";") and insert the following clauses:

(x)

L/V ONLY DA ASSESSMENT NOTES

2 & 3/7 Macquarie – DA-201732016

FURTHER INFO CUT-OFF: 17 April 2018 NOTIFICATION CLOSES: 03 May 2018

DUE: 06 June 2018

NOTES:

ACTION bus services are available onstreet.

Surrounding area consists of

From: Salcedo, Sandra
Sent: Friday, 15 June 2018 11:01 AM
To: Darke, Ed
Subject: RE: Blks 2 & 3 Sec 7 Macquarie [SEC=UNCLASSIFIED]

Hi Ed

I have correct block 3 from Crescent to Cres as per the transfer so both names are the same now.

Regards
Sandra
Sandra Salcedo
Manager - Land Titles
Access Canberra | ACT Government
Phone: 02 62070481 Email: sandra.salcedo@act.gov.au

Land Titles is located at Dame Pattie Menzies House South Building 16 Challis Street Dickson.
Office hours are 8.30am to 4.30 pm Excluding Public Holidays.

For more information visit www.act.gov.au/accessCBR

From: Darke, Ed
Sent: Friday, 15 June 2018 10:35 AM
To: Salcedo, Sandra <Sandra.Salcedo@act.gov.au>
Subject: Blks 2 & 3 Sec 7 Macquarie [SEC=UNCLASSIFIED]

Hi Sandra,

Blks 2 & 3 Sec 7 Macquarie

I'm preparing a Lease Variation only Development Application Notice of Decision (Surrender/Re-grant – Consolidation).

In preparation I found that the blocks have slightly different names:

- Block 2: 5 Blackman **Cres** Macquarie Pty Limited
- Block 3: 5 Blackman **Crescent** Macquarie Pty Limited

I noticed on the Transfer for blk 3 (475:26) that the name is listed as '5 Blackman Cres Macquarie Pty Limited'.

In preparation for consolidation of blocks 2 & 3, do I need to ask the Lessee to apply for a correction or can this be corrected internally?

Also, I noticed that the [ASIC](#) site states the company was deregistered 6/04/2018, does this have any ramifications for us?

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | ACTPLADALEasing@act.gov.au

DA Leasing | Planning Support | 1st Floor South

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

www.environment.act.gov.au





ACT
Government

Environment, Planning and
Sustainable Development

Mr Danny Noumeir
Director
5 Blackman Cres Macquarie Pty Ltd,
ACN: 609 195 422
30 Norton Street
LEICHARDT NSW 2040

Dear Mr Noumeir,

**BLOCKS 2 & 3 SECTION 7 MACQUARIE
DEVELOPMENT APPLICATION NUMBER 201732016**

I refer to the above Development Application lodged 3 April 2018 with the Environment, Planning and Sustainable Development Directorate for assessment.

We have become aware through an ASIC Company extract that the lessee of the above land, 5 Blackman Cres Macquarie Pty Ltd ACN: 609 195 422, is now deregistered.

Accordingly, we will hold the assessment of the above Development Application in abeyance until such time that further information is provided to clarify the matter.

Should you require any further information in relation to this matter, my contact details are (02) 6207 5403 or via email actpladaleasing@act.gov.au.

Yours sincerely

Jonathan Teasdale
DA Leasing
Planning Delivery Division
November 2023

CC: Alessandro D'Ambrosio
ARKITEX Design Solutions
20 Stevenson Street
TORRENS ACT 2607
alex@arkitex.com.au



ACT
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Environment, Planning and
Sustainable Development

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Director
5 Blackman Cres Macquarie Pty Ltd,
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Yours sincerely

[Redacted Signature]
Jonathan Teasdale
DA Leasing
Planning Delivery Division
3 July 2018

CC: Alessandro D'Ambrosio
ARKITEX Design Solutions
20 Stevenson Street
TORRENS ACT 2607
alex@arkitex.com.au

From: Darke, Ed
Sent: Thursday, 6 September 2018 10:26 AM
To: Walker, Karen
Subject: RE: 5 - Assessment (fA7588410) [SEC=UNCLASSIFIED]

Thanks for your help! done.

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

From: Walker, Karen
Sent: Wednesday, 5 September 2018 4:19 PM
To: Darke, Ed <Ed.Darke@act.gov.au>
Subject: FW: 5 - Assessment (fA7588410) [SEC=UNCLASSIFIED]

Hi Ed,

Could you please send the following further information request through edevelopment and allow them 20 working days to respond:

To allow the assessment of this development application to continue could you please provide draft floor plans demonstrating the suitability of the site for 7 adaptable dwellings.

Thanks,
Karen.

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

From: Darke, Ed
Sent: Wednesday, 5 September 2018 11:28 AM
To: Walker, Karen <Karen.Walker@act.gov.au>
Subject: 5 - Assessment (fA7588410) [SEC=UNCLASSIFIED]

Ed Darke has sent you a link to "5 - Assessment" (fA7588410) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au:8443/#/documents/fA7588410/details>

Open in Your Browser

<https://objective.act.gov.au/id:fA7588410>

From: Munday, Karen
Sent: Friday, 14 September 2018 3:22 PM
To: EPSD DACoordinator
Subject: SUFFICIENCY CHECK FOR DA201732016-S141A-2/7/MACQUARIE-01" [SEC=UNCLASSIFIED]
Attachments: 1 - Application Lodged.obr

BLOCK 2 SECTION 7 SUBURB MACQUARIE - S141A

DEVELOPMENT APPLICATION: 201732016

The Applicant has lodged a S141 Application on **6/9/18**.

Please update eDevelopment with your decision (sufficient/Insufficient) once you have completed your check.

The further information documents received have been saved into the Supporting Documents and Plans folders. If you require assistance please email the Customer Services inbox with your request - epdcustomerservices@act.gov.au

*****If this Development Application has been approved for exemption under section 411(5) or 412(1) please move the appropriate documents/plans into the secure DA file.*****

Regards,

Karen | Customer Services Officer
Phone 02 6207 1923
Access Canberra | ACT Government

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

Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

LEASE VARIATION CHECK LIST – DA 201732016; LODGED 05/24/18; DUE 06/06/18
 BLOCK/S 2+3 SECTION 7 SUBURB/DISTRICT MAGOWARIE DA LEASING OFFICER: ED DARRK
 STRIKE OUT INAPPLICABLE – INITIAL WHERE NOTED

DECISION TAKES EFFECT (DATE) _____
 (may be affected if objections or DNTE)

DISPATCH CHECKLIST– NOTE REFERRALS DA
 LEASING; LEASING; DEED MGT; REG GEN;
 ACTVO; TCCS, ACTEWAGL, ICON; EPA; OTHER

SPREADSHEET UPDATED (DATE) _____

AGENCY REFERRALS - REG GEN; NCA; TAMS; EPA;
 HERITAGE; ACTEW; OTHER; AVO; TREASURY

EDEVELOPMENT UPDATED DATE _____

POST APPROVAL

LVC ASSESSMENT/POST DECISION TEAM NOTIFIED
 DATE _____ (email to ACTPLDA Leasing Inbox)

ACAT APPEAL ON DECISION YES/NO

IF APPEAL – NOTIFY LVC AND POST APPROVAL

SCAN CHECKLIST & FILE TO DA FILE WITH PEER
 REVIEW –ASSESSMENT FOLDER DATE _____

*DROP THIS FORM ONCE ALL DONE TO POST
 DECISION TEAM (IRMA)

Initial /TICK here
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>



Checklist

DA Assessment and Decision Peer Review

ASSESSMENT OFFICER: **ED DARKE**

REVIEWING OFFICER:

APPLICATION NUMBER: 201732016

BLOCK: 2+3 SECTION: 7

DIVISION: Macquarie

1 Purpose

The purpose of this checklist is to assist an Environmental and Sustainable Development Directorate (ESDD) Officer to undertake the correct process for undertaking a peer review for a DA assessment and Notice of Decision. The peer review is not a re-assessment of the development application.

2 Checklist

Item	Completed (Yes / No / Not Applicable)	Comment
Conflict of Interest declared	No - N/A	
Legislated requirements Assessment	Yes	
Territory Plan Assessment (justification provided were necessary against relevant Rules and Criterion)	Yes	

Item	Completed (Yes / No / Not Applicable)	Comment
Internal Referral to MPRG, EPC, DAP	N/A	
Entity advice recorded and addressed in NoD	YES	
Written Representations recorded and addressed in NoD	YES	
Leasing input provided for NoD	YES	
Key assessment issues have been addressed in the NoD	YES	
Correct classification to make the decision	YES	
Is there any suggestion of an improper influence on the assessment or decision making for the DA	No	

KWalker

Reviewing Officer: *Karen Walker*

Date: *2-10-18*

3 Record of Peer Review

When completed, the Case Officer shall scan and save this checklist in the Objective assessment folder for the Development Application.

From: Darke, Ed
Sent: Tuesday, 2 October 2018 3:09 PM
To: EPD, Customer Services
Subject: For Dispatch - NoD & AVCL - 2&3/7 Macquarie DA-201732016 [SEC=UNCLASSIFIED]
Attachments: DA-201732016.obr

Hi CS,

For Dispatch - NoD & AVCL - 2&3/7 Macquarie DA-201732016

Entity advice in Approved Plans folder, Checklist done, eDev assessment done, NoD & AVCL attached for Dispatch.

18 Representations.

Thanks Ed

SECTION 276E SCHEDULE 1 CALCULATION SHEET

a residential lease in a Residential Zone.		
Number of Dwellings	Schedule Amount	Sub Totals
	\$ 30,000.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

1A. Variation to limit the maximum number of dwellings permitted on the land		
Number of Dwellings	Schedule Amount	Sub Totals
	\$ 7,500.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

1B. Variation to limit the maximum number of dwellings permitted on the land		
Number of Dwellings	Schedule Amount	Sub Total Payable
3	\$ 7,500.00	\$ 22,500.00
4	\$ 5,000.00	\$ 20,000.00
7	Total:	\$ 42,500.00
Is there a remission? If so what % rate.	0%	\$42,500.00

2. Variation to limit the maximum number of non-residential units permitted on the		
Number of Units	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

3. Variation to limit the maximum number of non-residential units permitted on the		
Number of Units	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
	\$ 5,000.00	\$ -
0	Total:	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

4. Variation to consolidate two or three leases.		
Cosolidation Number	Schedule Amount	Sub Total Payable
1	\$ 7,500.00	\$ 7,500.00
Is there a remission? If so what % rate.	0%	\$7,500.00

5. Variation to consolidate four or more leases. NOTE: \$7,500 for the first 3 leases		
Consolidation Number	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
	\$ 5,000.00	\$ -
0	Total:	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

SECTION 276E SCHEDULE 1 CALCULATION SHEET

6. Variation to subdivide into two or three leases.		
Subdivision Number	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

7. Variation to subdivide a lease into four or more leases. NOTE: \$7,500 for the first		
Subdivision Number	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
	\$ 5,000.00	\$ -
0	Total:	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

8. Variation to increase the maximum gross floor area of service station.		
Additional Gross Floor Area	Schedule Amount	Sub Total Payable
	\$ 500.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

9. Variation to increase the maximum gross floor area of a club holding a licence		
Additional Gross Floor Area	Schedule Amount	Sub Total Payable
	\$ 250.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

10. Variation to increase the maximum number of self-care units in a retirement		
Number of Additional Self Care Units	Schedule Amount	Sub Total Payable
	\$ 40,000.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

11. Variation to increase the maximum number of care beds in a retirement		
Number of Additional Care Beds	Schedule Amount	Sub Total Payable
	\$ 10,000.00	\$ -
Is there a remission? If so what % rate.		\$0.00

in the lease for a stated purpose to remove the reference to the association in		
Removal of Association	Schedule Amount	Sub Total Payable
	\$ 7,500.00	\$ -
Is there a remission? If so what % rate.	0%	\$0.00

Sub Total of Section 276E Schedule 1 Calculation Amount:	\$50,000.00
---	--------------------



ACT
Government

Environment, Planning and
Sustainable Development

Lease Variation Charge

Danny Noumeir
'5 Blackman Cres Macquarie Pty Limited'
30 Norton Street
LEICHARDT NSW 2040

Dear Mr Noumeir,

BLOCK 2 & 3 SECTION 7 MACQUARIE DEVELOPMENT APPLICATION NUMBER 201732016

I refer to the Notice of Decision dated 2 October 2018 for the above development approval.

As you are aware, prior to the registration of the lease variation the lessee is required to pay any assessed Lease Variation Charge (LVC).

Please find attached to this letter a Notice of Assessment which outlines the LVC payable. A copy of the Notice of Assessment has also been sent by email to the applicant for the development application for their information.

Once the LVC is paid please forward a copy of the receipt to actpladaleasing@act.gov.au or contact DA Leasing on (02) 6207 5403.

Should you require any further information in relation to this matter please contact me using the details above.

Yours sincerely


Ed Darke
DA Leasing
Planning Delivery Division
19 November 2018

CC: Alessandro D'Ambrosio
20 Stevenson St
TORRENS ACT 2607



ACT
Government

Environment, Planning and
Sustainable Development

**NOTICE OF ASSESSMENT
LEASE VARIATION CHARGE**
Planning and Development Act 2007
Section 276D

Danny Noumeir
'5 Blackman Cres Macquarie Pty Limited'
30 Norton Street
LEICHARDT NSW 2040

Unit	Block	Section	Suburb	Development Application No.
-	2 & 3	7	MACQUARIE	DA-201732016

Section 276E Chargeable Variation	
Schedule 1 Item 1B & 4 – Specific Charges	
Variation Description	Variation Amount
Permit a maximum of seven (7) dwellings	\$ 42,500.00
Consolidation of Blocks 2 & 3 Section 7 Macquarie	\$ 7,500.00

Total Lease Variation Charge Payable	\$ 50,000.00
---	---------------------

Payment Options

Lease Variation Charge Deferral

Applies to LVC amounts of \$100,000.00 or more. For information and to apply please visit the ACT Revenue Office website: <https://www.revenue.act.gov.au/lvc-deferral> or call 62070028.



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



By Post (Cheque made payable to ACT Government)
Environment, Planning and Sustainable Development GPO Box 158 Canberra ACT 2601



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

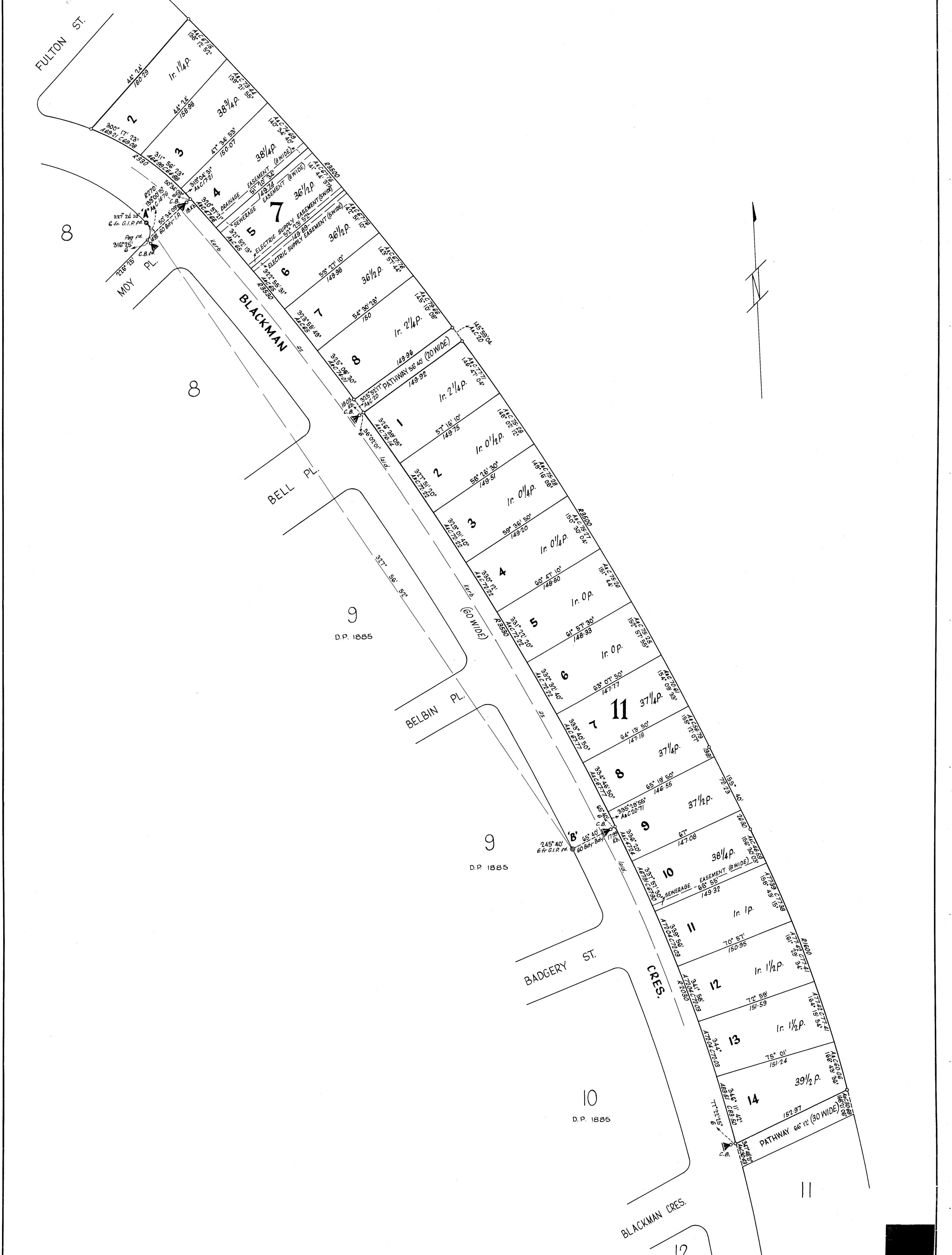
Online (MasterCard and Visa in \$10,000.00 payments)



Please visit the Access Canberra website - www.accesscanberra.act.gov.au - click on the "Pay Online" tab, and then "Notice of Assessment Lease Variation Charge Payment" in the alphabetical listings. At the bottom of the page, please click "Open New Form" and complete details for payment. Please note, you will need to make multiple payments for amounts larger than \$10,000.00.

CASHLINK CODE: 341010

Jonathan Teasdale
Delegate of Commissioner for Revenue
November 2018



Azimuth: A-B (Strom)

I, ERIC JOHN MELBOURNE, of Canberra, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925-1961 do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey has been made (1) by me, (2) under my supervision and completed on the 22nd day of MARCH 1967 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act 1959 conscientiously believing the statements contained therein to be true in every particular.

Declared at Canberra the 22nd day of August 1967 before me, [Signature] Commissioner for Declarations under the Statutory Declarations Act 1959.

I certify that this plan is the plan prepared in accordance with sub-section 4 of section 8 of the Districts Ordinance 1966-67. [Signature] Commonwealth Surveyor-General.

PLAN OF
BLOCKS 2-8, SECTION 7
BLOCKS 1-14, SECTION 11

DIVISION: MACQUARIE
DISTRICT: CANBERRA CITY
AUSTRALIAN CAPITAL TERRITORY.

Scale: 60 Feet to an inch.
Field Books: K3722

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the 15th day of September 1967 at 15 minutes past nine o'clock in the forenoon.

Approved [Signature] Registrar of Titles.

DEPOSITED PLAN.
1884

65/108



ACT
Government

Danny Noumeir
30 Norton Street
LEICHARDT, NSW 2040

Receipt

ABN: 37 307 569 373

Receipt Reference: 342860.1031.4

Date: 02-Jan-2019 15:01

Cashier: EH

Counter: Counter 5

Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 66 893 463 785 - Change of use Charge - CUC Danny Noumeir 30 Norton Street LEICHARDT, NSW 2040 Suburb/Section/Block - MACQUARIE-7-2; MACQUARIE-7-3	\$50,000.00
Total	\$50,000.00
Payment Details:	
Cheque	\$50,000.00

Copy

From: ACTPLA DA Leasing
Sent: Friday, 18 January 2019 1:07 PM
To: 'danny@quantumtiles.com.au'
Subject: LVC Payment Receipt - 2 & 3/7 Macquarie DA-201732016 [SEC=UNCLASSIFIED]
Attachments: 20190118124928040.pdf

Dear Mr Noumeir,

LVC Payment Receipt - 2 & 3/7 Macquarie DA-201732016

Please find Receipt for LVC payment attached.

We'll contact you shortly with the steps for Survey and Crown lease lodgement and registration shortly.

Please contact us if you have further questions.

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | ACTPLADALeasing@act.gov.au DA Leasing | Planning Support | 1st Floor South Dame Pattie Menzies House, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the day of Two thousand and twentyone WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA

LESSEE (“the Commonwealth”) in exercising its functions grants to **5 Blackman Cres Macquarie Pty Limited ACN 609 195 422** a company having its registered office at C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown in New South Wales (“the Lessee”) ALL THAT piece or parcel of land situate in the

LAND Australian Capital Territory containing an area of **2033 square metres** or thereabouts and being **Block 15 Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water

TERM under the surface of the land TO HOLD unto the Lessee for the term commencing on the day of **Two thousand and twenty one** (“the date of the commencement of the lease”) and ending on the **first** day of **May Two thousand and sixty-seven** to be used by the Lessee for the purpose set out in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) “class” for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) “dual occupancy housing” means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) “dwelling”:
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) “Lessee” shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their

executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

(iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;

(g) “multi-unit housing” means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;

(h) “premises” means the land and any building or other improvements on the land;

(i) “Territory” means:

(i) when used in a geographical sense the Australian Capital Territory; and

(ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);

(j) words in the singular include the plural and vice versa;

(k) words importing one gender include the other genders;

(l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

(a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

- (b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE
COMMONWEALTH as follows:

PURPOSE

- (a) To use the land for the purpose of multi-unit housing of not more than 7 dwellings;

PROVISION OF
HYDRAULIC MAINS
STORMWATER
DRAINS AND
SEWER LINES

- (b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
STORAGE AREAS
CARPARKING
AND ILLUMINATION

- (c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
FACILITIES FOR
ELECTRICAL AND
TELEPHONE CABLES

- (d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

- (e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

- (f) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
- (ii) to which the Tree Protection Act 2005, applies;

- SERVICE AREAS
- (g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;
- BUILDING
SUBJECT TO
APPROVAL
- (h) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;
- REPAIR
- (i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;
- FAILURE TO
REPAIR
- (j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;
- RIGHT OF
INSPECTION
- (k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;
- RATES AND
CHARGES
- (l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

(b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

(c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

(d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

(e) Any and every right, power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by:

(i) the Authority;

(ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

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

Signed by)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the) Delegate
presence of)

.....
Witness

Signed by **5 Blackman Cres Macquarie**)
Pty Limited (A.C.N. 609 195 422))
by:)

.....
Signature

.....
Signature

.....
Name in full

.....
Name in full

.....
Sole Director/Director/Secretary

.....
Director/Secretary



ACT
Government

Environment, Planning and
Sustainable Development

Alex D'Ambrosio
Arkitex
20 Stevenson Street
Torrens ACT 2607

Dear Alex

**Blocks 2 & 3 Section 7 Division of Macquarie (new Block 15)
Development Application No. 201732016**

Please find enclosed:

1. Title Detail extract for both blocks,
2. LTO consent form,
3. Mortgagee Letter, and
4. Credit card Authorities.

Before lodgement with the Access Canberra Land Titles Office (LTO) please complete the following steps:

1) **Sch 2.2(a)(xi)**

- 2) Complete a Seller and Buyer Verification. This will require you to complete online forms with Access Canberra, please go to the websites noted on page 2 & 3. DA Leasing require the 'Submission Date' and 'Reference Code' for both the Seller and Buyer Verification, for example you will need to provide two dates and two reference codes before we're able to lodge the documents with the Land Titles Office.

a. **Seller:** Block 2 & 3 Section 7 Macquarie & **Buyer:** Block 15 Section 7 Macquarie
(Please ignore the following message and continue with declaration "The suburb section and block you have entered currently does not exist. Please ensure these are correct before submitting this declaration")

- 3) As there is a mortgage over the property the lessee will need to make arrangements with the financial institution to produce the Certificate of Title at LTO for a 'DCL, ADP and ACL', prior to scheduling an appointment to lodge the documents (see document 3).
- 4) If you wish DA Leasing to lodge the Surrender and Regrant with the LTO on your behalf then please complete and return the attached credit card authority (see

document 4). Please complete the Credit Card Authority with the following details:

TYPE OF SERVICE: "LTO Lodgement of DCL, ACL & ADP for 2 & 3/7 Macquarie DA-201732016, danny@quantumtiles.com.au"

AMOUNT: "\$895.00" (2019/2020 FY)

Sch 2.2(a)(xi), Buyer/Seller Verification Declarations are made and production is organised please email DA Leasing at ACTPLADALEasing@act.gov.au to arrange a meeting at the LTO) Access Canberra. DA Leasing attends the LTO regularly on Tuesdays from 2:30pm or Thursdays from 10.00am for pre-booked lodgement appointments only. Alternative arrangements can be made to meet at the LTO on another day, however, a fee will be payable for this service, see the DA Leasing Attendance Fees on page 3. If you can't attend in person please see step 4 above and supply us with a completed Credit Card Authority.

Please be aware that you will be required to pay for the lodgement of the following documents:

- Surrender of blocks (DCL);
- Deposited Plan for the Block (ADP); and
- New Crown lease (ACL).

The Land Titles Office is located at Access Canberra, 16 Challis Street Dickson ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491 or see website:

- https://www.accesscanberra.act.gov.au/app/answers/detail/a_id/2108/~/-/land-title-lodgements%2C-registrations-and-searches#!tabs-4.

Please note that the lease variation component of the Development Approval (DA) will expire two (2) years from the date the DA took effect. This DA took effect 31 October 2018 and will therefore expire 31 October 2020. There is no provision within legislation to extend this timeframe.

Registration at Land Titles Office must occur prior to the expiry of the DA, see clause B5 in your Notice of Decision.

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

Yours sincerely

Ed Darke
DA Leasing
Planning Delivery
November 2023

Seller and Buyer Verification – Access Canberra

This process must be undertaken for all Development Applications that change block numbers, for example a consolidation or subdivision of existing blocks. The 'Determination/surrender of a Crown lease (DCL)' and 'Application Form to Register the new Crown lease (ACL)' forms require the completion of the Seller or Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 13 22 81.

These declarations can only be made online at the following websites;

- Online Seller Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1323>, and
- Online Buyer Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1325>.

Alternatively the websites can be accessed by following these steps;

- Navigate to <https://www.accesscanberra.act.gov.au>,
- Then access the following:
 - Land, Planning, Building and Housing
 - Buying and Selling
 - Land titles lodgements, registrations and searches.
- At the top of the 'Land titles lodgements, registrations and searches' page you will find the:
 - Online Seller Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1323>, and
 - Online Buyer Verification Declaration form <https://form.act.gov.au/smartforms/landing.htm?formCode=1325>.

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Please either forward this email to DA Leasing (actpladaleaisng@act.gov.au) or bring it with you to the lodgement meeting. Until this information is available the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

DA Leasing Attendance Fees (19/20 FY)

(Attendance Fees Only – Not Land Titles Office fees)

Should your registration be urgent EPSDD can attend LTO outside the normal scheduled weekly times, however an attendance fee \$412.00 is payable for this service. Please note that the first attendance for registration at the Land Titles Office (LTO) is free. However, subsequent attendances are subject to fees as follows:

Second attendance	\$253.00
Third attendance	\$293.00
Forth and subsequent attendance	\$391.00

If the above fees apply, the fee must be paid prior to the scheduling a further meeting at the LTO.

Payment Options for (Attendance Fees Only – Not Land Titles Office fees)



In Person (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)

Environment, Planning and Sustainable Development Directorate Customer Service Centre –
Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



By Post (Cheque made payable to ACT Government)

Environment, Planning and Sustainable Development Directorate GPO Box 158 Canberra ACT 2601



By Phone (Bankcard, MasterCard and Visa).

Contact Environment, Planning and Sustainable Development Directorate during business hours on telephone (02) 6207 1923.

EPSDD CASHLINK CODE: 34/1511

COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a company execution panel under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.act.gov.au/accesscbr.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the personal information required by this form for the purposes of issuing a registration under the Act. The Registrar-General prevents any unreasonable intrusion into a person's privacy in accordance with the *Information Privacy Act 2014*. The Registrar-General provides identifiable information to law enforcement and other Directorates that have legal authority to request information under prescribed circumstances. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

INSTRUCTIONS FOR COMPLETION

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

LODGEMENT AND CONTACT INFORMATION

Email:
actlandtitles@act.gov.au
General Enquiries:
(02) 6207 3000

In Person:
Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson
Opening hours - Monday to Friday 8:30am to 4:30pm (*excluding public holidays*)



COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688 : 47	MACQUARIE	7	2	-
475 : 26	MACQUARIE	7	3	-

ANNEXURE TO MEMORANDUM OF (Insert instrument/dealing type)	DATE OF DOCUMENT (Insert the date of the document annexed to)
DCL	

EXECUTED BY (Insert full name of company including the ACN)

5 BLACKMAN CRES MACQUARIE PTY LIMITED, ACN: 609 195 422

EXECUTION BY A COMPANY WITHOUT USING A COMMON SEAL	
Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

EXECUTION BY A COMPANY USING A COMMON SEAL (The Common Seal was affixed in the presence of)	
Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

COMMON SEAL OF COMPANY (Seal must be affixed if Execution is by using Common Seal)

COLLECTION OF DOCUMENTS

Block ²⁺³ Section 7 Division of **MACQUARIE**
^{NEW IS}
DA Number 2017 32016

Documents: Leases and Surrender Instrument

Name of Person Advised: Danny Noumeir / Alex D'Ambrosio

Company of Person:

Telephone Number: 02 95180004 / 0413570599

Officer Name: Ed Darke

Officer Number: 62078403

Date: 28/5/2019

Document(s) collected by _____ **(Name of Person)**

of _____ **(Name of Firm etc.)**

Signature

Date collected / /

(CUSTOMER SERVICE - Once completed please return form to DA Leasing)

From: ACTPLA DA Leasing
Sent: Tuesday, 28 May 2019 3:43 PM
To: danny@quantumtiles.com.au
Cc: alex@arkitex.com.au
Subject: Documents for collection - 2 & 3/7 Macquarie DA-201732016 [SEC=UNCLASSIFIED]
Attachments: 20190528 signatures letter as sent DA-201732016.pdf

Dear Danny,

Documents for collection - 2 & 3/7 Macquarie DA-201732016

Documents are ready for collection at our Shopfront, 16 Challis St Dickson ACT.

A copy of the letter included with documents is attached.

Please contact me if you have questions.

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | ACTPLADALEasing@act.gov.au

DA Leasing | Planning Support | 1st Floor South

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

www.environment.act.gov.au





ACT
Government

Environment, Planning and
Sustainable Development

Alex D'Ambrosio
Arkitex
20 Stevenson St
Torrens ACT 2607

Dear Alex

**Blocks 2 & 3 Section 7 Division of Macquarie (new Block 15)
Development Application No. 201732016**

I refer to the above development application approved with conditions on 2 October 2018. Since the Lease Variation Charge has been paid, the new Crown lease giving effect to the approval has now been prepared.

Please find enclosed:

1. a Company Execution Panel for endorsement, for attachment to the Instrument of Surrender;
2. duplicate copies of the new Crown lease for the new Block 15; and
3. a letter to the Mortgagee regarding the production of the Certificate of Title for Blocks 2 & 3.

Once registered, documents 1 and 2 will give effect to the approval; however prior to registration, the following step needs to be completed:

- The attached documents should be signed in black ink (where indicated) by the Lessee and a witness (where applicable) and returned to the Environment, Planning and Sustainable Development Directorate (EPSDD) Shopfront for execution by the Authority's Delegate.
- Please ensure that the witness to all above documents are not a party to the Crown lease being issued.
- Before lodgement with Land Titles Office a Seller and Buyer Verification must be completed. This will require you to complete a Seller and Buyer Verification Declaration online with Access Canberra, please go to the websites noted on page 2. DA Leasing require the 'Submission Date' and 'Reference Code' for both the Seller and Buyer Verification, for example you will need to provide two dates and two reference codes before we're able to lodge the documents with the Land Titles Office.
- **Seller:** Block 2 & 3 Section 7 Macquarie & **Buyer:** Block 15 Section 7 Macquarie

- A Survey Examination Fee of \$1,339.00 must be paid when the documents are returned to the EPSDD Shopfront (Fee Code: 341525).

As there is a mortgage over the property, please refer to document 3 – see above. You will need to make arrangements with your Financial Institution to produce the Titles at the Land Titles Office prior to registration of the new Crown lease. EPSDD has provided a letter to complete and send to your Financial Institution to assist in this process. Please ensure the Titles are produced for codes 'DCL, ADP and ACL', an incorrect production will delay lodgement.

Once documents 1 and 2 are returned and executed by the Authority's Delegate we will notify you that they are ready for lodgement with Land Titles Office. Upon notification please contact us to make a booking. If you require any further information please contact our team on (02) 6207 5403.

Yours sincerely



Ed Darke
DA Leasing
Planning Delivery Division
26 May 2019

Seller and Buyer Verification – Access Canberra

This process must be undertaken for all Development Applications that change block numbers, for example a consolidation or subdivision of existing blocks. The 'Determination/surrender of a Crown lease (DCL)' and 'Application Form to Register the new Crown lease (ACL)' forms require the completion of the Seller or Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 13 22 81. These declarations can only be made online at the following websites;

- Online Seller Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1323>, and
- Online Buyer Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1325>.

Alternatively the websites can be accessed by following these steps;

- Navigate to <https://www.accesscanberra.act.gov.au>,
- Then access the following:
 - Land, Planning, Building and Housing
 - Buying and Selling
 - Land titles lodgements, registrations and searches.
- At the top of the 'Land titles lodgements, registrations and searches' page you will find the:
 - [Online Seller Verification Declaration form](#), and
 - [Online Buyer Verification Declaration form](#).

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Please either forward this email to DA Leasing (actpladaleaisng@act.gov.au) or bring it with you to the lodgement meeting. Until this information is available the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

TO THE MORTGAGEE

BLOCKS 2 & 3 SECTION 7 DIVISION OF MACQUARIE (NEW BLOCK 15)

LESSEE: 5 BLACKMAN CRES MACQUARIE PTY LIMITED, ACN:609 195 422

I am the lessee of the above properties over which your institution holds a mortgage.

I submitted a Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to Consolidate the blocks and vary the purpose clause to permit seven (7) dwellings. The application has been approved subject to the surrender and re-grant of Crown leases.

To enable the surrender and re-grant to be registered I am required to produce my copy of the Certificates of Title (CT) for each block at the Land Titles Office (LTO) in Canberra. As the CTs are held in your trust, I would be grateful if you could produce the CTs on my behalf.

The CT should be produced for the surrender of the existing Crown leases and the registration of a new Crown lease, and a Deposited Plan (please use codes 'DCL, ACL and ADP' on the production form).

Please note, once the new CT has been processed at the LTO it will be sent back to the entity who produced the original CTs.

Should you require any further information on this matter please contact DA Leasing EPSDD on (02) 6207 5403 or email ACTPLADALEasing@act.gov.au.

.....

Name in full

.....

Position (if Company)

.....

Signature

.....

Date

From: ACTPLA DA Leasing
Sent: Friday, 28 June 2019 3:08 PM
To: danny@quantumtiles.com.au
Cc: alex@arkitex.com.au
Subject: RE: Returned documents incorrect - 2 & 3/7 Macquarie DA-201732016 [SEC=UNCLASSIFIED]
Attachments: 20190417 CEP DA-201732016.doc; 20190301 - Crown lease - DA-201732016.doc; scan_ed darke_2019-06-28-15-03-36.pdf

Hi Danny,

Sign the CEP once only, if you sign using a Common seal then you will need a 'seal' stamp also.

Sign the lease and return both original inked documents to us via the post.

Please forward the Mortgagee letter to you bank.

Contact me if you have further questions.

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | ACTPLADALEasing@act.gov.au

DA Leasing | Planning Support | 1st Floor South

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

www.environment.act.gov.au



From: ACTPLA DA Leasing
Sent: Friday, 28 June 2019 2:42 PM
To: danny@quantumtiles.com.au

Cc: alex@arkitex.com.au

Subject: Returned documents incorrect - 2 & 3/7 Macquarie DA-201732016 [SEC=UNCLASSIFIED]

Hi Danny,

Returned documents incorrect - 2 & 3/7 Macquarie DA-201732016

Unfortunately the CEP returned was incorrectly completed and there was only one copy of the Crown lease returned.

Are you able to return to the shopfront to correct issues above? Upon arrival please call ex75403 from the phone in foyer and I or another officer will come down to assist.

Kind Regards

Ed Darke | Graduate Surveyor & DA Leasing Officer

02 620 75403 | ACTPLADALEasing@act.gov.au

DA Leasing | Planning Support | 1st Floor South

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

www.environment.act.gov.au



COLLECTION OF DOCUMENTS

Block ^{NEW IS} 2+3 Section 7 Division of MACQUARIE
DA Number 2017 32016

Documents: Leases and Surrender Instrument

Name of Person Advised: Danny Noumeir / Alex D'Ambrosio

Company of Person:

Telephone Number: 02 95180004 / 0413570599

Officer Name: Ed Darke

Officer Number: 62078403

Date: 28/5/2019

Document(s) collected by _____ **(Name of Person)**

of  _____ **(Name of Firm etc.)**

Signature 

Date collected / /

(CUSTOMER SERVICE - Once completed please return form to DA Leasing)



ACT
Government

Tranquility Living P/L
19 Endurance Av
QUEANBEYAN, NSW 2620

Receipt

ABN: 68 367 113 536

Receipt Reference: 356518.1031.4

Date: 27-Jun-2019 15:26

Cashier: MAF

Counter: Counter 5

Location: Access Canberra EPL

Receipt Item:

Amount

ABN: 31 432 729 493 - Survey Fees

\$1,339.00

Tranquility Living P/L

19 Endurance Av

QUEANBEYAN, NSW 2620

SSBU - MACQUARIE-7-2,3

Remarks - DA 201732016

Total

\$1,339.00

Payment Details:

EFTPOS

\$1,339.00

Copy

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the eighteenth day of July Two thousand and nineteen WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA

LESSEE (“the Commonwealth”) in exercising its functions grants to **5 Blackman Cres Macquarie Pty Limited ACN 609 195 422** a company having its registered office at C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown in New South Wales (“the Lessee”) ALL THAT piece or parcel of land situate in the

LAND Australian Capital Territory containing an area of **2033 square metres** or thereabouts and being **Block 15 Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water

TERM under the surface of the land TO HOLD unto the Lessee for the term commencing on the **eighteenth** day of **July Two thousand and nineteen** (“the date of the commencement of the lease”) and ending on the **first** day of **May Two thousand and sixty-seven** to be used by the Lessee for the purpose set out in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) "dual occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) "dwelling":
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) "Lessee" shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the

said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

- (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) "multi-unit housing" means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (h) "premises" means the land and any building or other improvements on the land;
- (i) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (j) words in the singular include the plural and vice versa;
- (k) words importing one gender include the other genders;
- (l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

(b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

PURPOSE

(a) To use the land for the purpose of multi-unit housing of not more than 7 dwellings;

PROVISION OF
HYDRAULIC MAINS
STORMWATER
DRAINS AND
SEWER LINES

(b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
STORAGE AREAS
CARPARKING
AND ILLUMINATION

(c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
FACILITIES FOR
ELECTRICAL AND
TELEPHONE CABLES

(d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

(e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

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

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

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

- SERVICE AREAS
- (g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;
- BUILDING
SUBJECT TO
APPROVAL
- (h) That the Lessee shall not without the previous approval in writing of the Authority, except where exempt by law, erect any building, or make any structural alterations to any building, on the land;
- REPAIR
- (i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;
- FAILURE TO
REPAIR
- (j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;
- RIGHT OF
INSPECTION
- (k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;
- RATES AND
CHARGES
- (l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

(b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

(c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

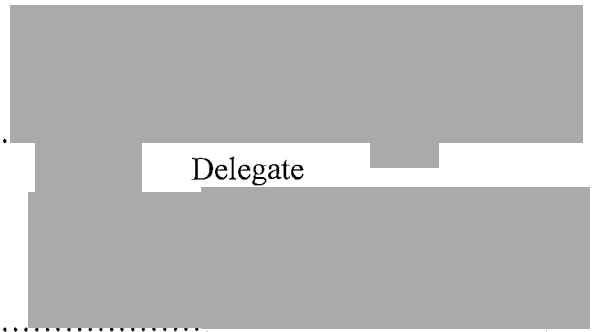
- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

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

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

Signed by **Irma Sare**)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of **Edwin Darke**)



.....
Witness

Signed by **5 Blackman Cres Macquarie**)
Pty Limited (A.C.N. 609 195 422))
by:)

.....

Signature

.....
Signature

.....

Name in full

.....
Name in full

.....
Sole Director/Director/Secretary

.....
Director/Secretary

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the eighteenth day of July Two thousand and nineteen WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA

LESSEE (“the Commonwealth”) in exercising its functions grants to **5 Blackman Cres Macquarie Pty Limited ACN 609 195 422** a company having its registered office at C/- Jag Business Advisory '28 & 29' 1-5 Jacobs Street Bankstown in New South Wales (“the Lessee”) ALL THAT piece or parcel of land situate in the

LAND Australian Capital Territory containing an area of **2033 square metres** or thereabouts and being **Block 15 Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** _____ in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water

TERM under the surface of the land TO HOLD unto the Lessee for the term commencing on the **eighteenth** day of **July Two thousand and nineteen** (“the date of the commencement of the lease”) and ending on the **first** day of **May Two thousand and sixty-seven** to be used by the Lessee for the purpose set out in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) “class” for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) “dual occupancy housing” means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) “dwelling”:
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) “Lessee” shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the

said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

- (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) “multi-unit housing” means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (h) “premises” means the land and any building or other improvements on the land;
- (i) “Territory” means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C’th);
- (j) words in the singular include the plural and vice versa;
- (k) words importing one gender include the other genders;
- (l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

(b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

PURPOSE

(a) To use the land for the purpose of multi-unit housing of not more than 7 dwellings;

PROVISION OF
HYDRAULIC MAINS
STORMWATER
DRAINS AND
SEWER LINES

(b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
STORAGE AREAS
CARPARKING
AND ILLUMINATION

(c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PROVISION OF
FACILITIES FOR
ELECTRICAL AND
TELEPHONE CABLES

(d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;

LANDSCAPING

(e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

PRESERVATION
OF TREES

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

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

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

SERVICE AREAS

(g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

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

REPAIR

(i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

(j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

(k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

(l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

(b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

(c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES



- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

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

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

Signed by **Irma Sare**)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of **Edwin Darke**)


.....
Delegate


.....
Witness

Signed by **5 Blackman Cres Macquarie**)
Pty Limited (A.C.N. 609 195 422))
by:)



.....
Signature

Danny Noumeir

.....
Name in full

Director

.....
Sole Director/Director/Secretary

.....
Signature

.....
Name in full

.....
Director/Secretary



**DETERMINATION/SURRENDER
OF A CROWN LEASE**

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS		
Name	Email Address	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688 : 47	MACQUARIE	7	2
475 : 26	MACQUARIE	7	3

REPRESENTING SOLICITOR DETAILS FOR SELLER (Complete if applicable – otherwise state below “Not Applicable”)		
Name of Firm	Solicitor Email Address	Solicitor Name
NOT APPLICABLE	-	-

THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)

Yes – (provide date and reference number, if there are multiple submissions provide details for all)
Submission Date: _____ Reference Code: _____

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

5 BLACKMAN CRES MACQUARIE PTY LIMITED, C/- JAG BUSINESS ADVISORY '28 & 29', 1-5 JACOBS STREET BANKSTOWN
NSW 2200, ACN: 609 195 422

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

GRANT OF NEW CROWN LEASE

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input checked="" type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial



DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

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

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the personal information required by this form for the purposes of issuing a registration under the Act. The Registrar-General prevents any unreasonable intrusion into a person's privacy in accordance with the *Information Privacy Act 2014*. The Registrar-General provides identifiable information to law enforcement and other Directorates that have legal authority to request information under prescribed circumstances.

These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

INSTRUCTIONS FOR COMPLETION

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

LODGEMENT AND CONTACT INFORMATION

Website:

www.accesscanberra.act.gov.au

General Enquiries:

13 22 81

In Person:

Environment, Planning and Land Shopfront

Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson

Opening hours - Monday to Friday 8:30am to 4:30pm (excluding public holidays)

CONSENTING PARTY – SUPPORTING DOCUMENTATION

(One form required for each party required to consent)

 Please complete and attach – **Form 042 – C – Consent****DATE****LESSEE/S EXECUTION**

Print full name of Lessee

SEE CEP

Signature or common seal of Lessee

Print full name and address of witness

SEE CEP

Signature of witness

LESSOR'S EXECUTION

Signed by the person duly authorised by ACT Planning and Land Authority (Please print full name of authorised signatory).

Irma SareSENIOR OFFICER GRADE: **B**POSITION NUMBER: **15382**

Signature of authorised person

Print full name and address of witness

Edwin Darke**ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT DIRECTORATE****16 CHALLIS STREET****DICKSON ACT 2602**

Signature of witness

OFFICE USE ONLY

Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Vol & Folio of further lease	



COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688 : 47	MACQUARIE	7	2	-
475 : 26	MACQUARIE	7	3	-

ANNEXURE TO MEMORANDUM OF (Insert instrument/dealing type)	DATE OF DOCUMENT (Insert the date of the document annexed to)
DCL	

EXECUTED BY (Insert full name of company including the ACN)
5 BLACKMAN CRES MACQUARIE PTY LIMITED, ACN: 609 195 422

EXECUTION BY A COMPANY WITHOUT USING A COMMON SEAL	
Signature	Signature
Full Name (Block Letters) Danny Noumeir	Full Name (Block Letters)
Address 20 Gould St, Strathfield South, NSW 2136	Address
Office Held (Director / Sole Director/ Secretary) Director	Office Held (Director / Sole Director/ Secretary)

EXECUTION BY A COMPANY USING A COMMON SEAL (The Common Seal was affixed in the presence of)	
Signature	Signature
Full Name (Block Letters)	Full Name (Block Letters)
Address	Address
Office Held (Director / Sole Director/ Secretary)	Office Held (Director / Sole Director/ Secretary)

COMMON SEAL OF COMPANY (Seal must be affixed if Execution is by using Common Seal)



COMPANY EXECUTION PANEL

Form 089 - CEP

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a company execution panel under the Land Titles Act 1925 (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.act.gov.au/accesscbr.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the personal information required by this form for the purposes of issuing a registration under the Act. The Registrar-General prevents any unreasonable intrusion into a person's privacy in accordance with the Information Privacy Act 2014. The Registrar-General provides identifiable information to law enforcement and other Directorates that have legal authority to request information under prescribed circumstances. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

INSTRUCTIONS FOR COMPLETION

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

LODGEMENT AND CONTACT INFORMATION

Email:
actlandtitles@act.gov.au
General Enquiries:
(02) 6207 3000

In Person:
Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson
Opening hours - Monday to Friday 8:30am to 4:30pm (excluding public holidays)



ACT
Government

Environment, Planning and
Sustainable Development

Alex D'Ambrosio
Arkitex
20 Stevenson Street
Torrens ACT 2607

Dear Alex

**Blocks 2 & 3 Section 7 Division of Macquarie (new Block 15)
Development Application No. 201732016**

Please find enclosed:

1. Title Detail extract for both blocks,
2. LTO consent form,
3. Mortgagee Letter, and
4. Credit card Authorities.

Before lodgement with the Access Canberra Land Titles Office (LTO) please complete the following steps:

1)



- 2) Complete a Seller and Buyer Verification. This will require you to complete online forms with Access Canberra, please go to the websites noted on page 2 & 3. DA Leasing require the 'Submission Date' and 'Reference Code' for both the Seller and Buyer Verification, for example you will need to provide two dates and two reference codes before we're able to lodge the documents with the Land Titles Office.

a. **Seller:** Block 2 & 3 Section 7 Macquarie & **Buyer:** Block 15 Section 7 Macquarie
(Please ignore the following message and continue with declaration "The suburb section and block you have entered currently does not exist. Please ensure these are correct before submitting this declaration")

- 3) As there is a mortgage over the property the lessee will need to make arrangements with the financial institution to produce the Certificate of Title at LTO for a 'DCL, ADP and ACL', prior to scheduling an appointment to lodge the documents (see document 3).
- 4) If you wish DA Leasing to lodge the Surrender and Regrant with the LTO on your behalf then please complete and return the attached credit card authority (see

document 4). Please complete the Credit Card Authority with the following details:

TYPE OF SERVICE: "LTO Lodgement of DCL, ACL & ADP for 2 & 3/7
Macquarie DA-201732016, danny@quantumtiles.com.au"
AMOUNT: "\$895.00" (2019/2020 FY)

Buyer/Seller Verification Declarations are made and production is organised please email DA Leasing at ACTPLADALEasing@act.gov.au to arrange a meeting at the LTO) Access Canberra. DA Leasing attends the LTO regularly on Tuesdays from 2:30pm or Thursdays from 10.00am for pre-booked lodgement appointments only. Alternative arrangements can be made to meet at the LTO on another day, however, a fee will be payable for this service, see the DA Leasing Attendance Fees on page 3. If you can't attend in person please see step 4 above and supply us with a completed Credit Card Authority.

Please be aware that you will be required to pay for the lodgement of the following documents:

Surrender of blocks (DCL);
Deposited Plan for the Block (ADP); and
New Crown lease (ACL).

The Land Titles Office is located at Access Canberra, 16 Challis Street Dickson ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491 or see website:

- https://www.accesscanberra.act.gov.au/app/answers/detail/a_id/2108/~/land-title-lodgements%2C-registrations-and-searches#!tabs-4.

Please note that the lease variation component of the Development Approval (DA) will expire two (2) years from the date the DA took effect. This DA took effect 31 October 2018 and will therefore expire 31 October 2020. There is no provision within legislation to extend this timeframe.

Registration at Land Titles Office must occur prior to the expiry of the DA, see clause B5 in your Notice of Decision.

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

Yours sincerely

Ed Darke
DA Leasing
Planning Delivery
18 July 2019

Seller and Buyer Verification – Access Canberra

This process must be undertaken for all Development Applications that change block numbers, for example a consolidation or subdivision of existing blocks. The 'Determination/surrender of a Crown lease (DCL)' and 'Application Form to Register the new Crown lease (ACL)' forms require the completion of the Seller or Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 13 22 81.

These declarations can only be made online at the following websites;

- Online Seller Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1323>, and
- Online Buyer Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1325>.

Alternatively the websites can be accessed by following these steps;

- Navigate to <https://www.accesscanberra.act.gov.au>,
- Then access the following:
 - Land, Planning, Building and Housing
 - Buying and Selling
 - Land titles lodgements, registrations and searches.
- At the top of the 'Land titles lodgements, registrations and searches' page you will find the:
 - Online Seller Verification Declaration forms see <https://form.act.gov.au/smartforms/landing.htm?formCode=1323>, and
 - Online Buyer Verification Declaration form <https://form.act.gov.au/smartforms/landing.htm?formCode=1325>.

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Please either forward this email to DA Leasing (actpladaleasing@act.gov.au) or bring it with you to the lodgement meeting. Until this information is available the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

DA Leasing Attendance Fees (19/20 FY)

(Attendance Fees Only – Not Land Titles Office fees)

Should your registration be urgent EPSDD can attend LTO outside the normal scheduled weekly times, however an attendance fee \$412.00 is payable for this service. Please note that the first attendance for registration at the Land Titles Office (LTO) is free. However, subsequent attendances are subject to fees as follows:

Second attendance	\$253.00
Third attendance	\$293.00
Forth and subsequent attendance	\$391.00

If the above fees apply, the fee must be paid prior to the scheduling a further meeting at the LTO.

Payment Options for (Attendance Fees Only – Not Land Titles Office fees)



In Person (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)

Environment, Planning and Sustainable Development Directorate Customer Service Centre –
Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



By Post (Cheque made payable to ACT Government)

Environment, Planning and Sustainable Development Directorate GPO Box 158 Canberra ACT 2601



By Phone (Bankcard, MasterCard and Visa).

Contact Environment, Planning and Sustainable Development Directorate during business hours on telephone (02) 6207 1923.

EPSDD CASHLINK CODE: 34/1511

Buyer Verification Form

Form XXGLHL, submitted on 18/02/2022 13:34

Property Details

Property 1

Volume: Folio:
Suburb/District: MACQ Section: 7 Block: 15 Unit:
Unit Numbers:

Buyer Details

Buyer 1

Type of Entity: company

Company Details

Company Name: HRC JV PTY LTD
Contact Person: Mr BELMONTE, ROBERT [REDACTED]
ABN:
ACN: 648329604
ARBN:

Current Address

UNIT 27, 1 WILKINS STREET

MAWSON ACT 2607
Australia [AUS]

Address for future notices

Same as current address

Contact Details/Phone Numbers

Mobile: [REDACTED]
Phone:
International:

Email: info@mcgproject.com.au

Country of Citizenship:

Country of Tax Residence: Australia [AUS]
Country of Incorporation: Australia [AUS]

Overseas Entity Identification:
Foreign Investment Review Board (FIRB) Number:

This property will be the buyer's principal residence: false

Are you applying for a concession, exemption or duty deferral?: false

Does this transaction require aggregation with other dutiable transactions?: na
Aggregation Code Number (if applicable):

Does this transaction involve a land rent lease?: false

Access Canberra

Land Titles

GPO Box 158 Canberra ACT 2601

Phone 132 281

ABN 68 367 113 536



Email Address for Confirmation: info@mcgproject.com.au

Solicitor's Email Address:

Solicitor's Firm Name:

Solicitor's Name:

Email Address provided for Icon Water: info@mcgproject.com.au

Mobile number provided for Icon Water: [REDACTED]

Access Canberra

Land Titles

GPO Box 158 Canberra ACT 2601

Phone 132 281

ABN 68 367 113 536

From: actlis@act.gov.au
Sent: Friday, 18 February 2022 1:35 PM
To: Julie Belmonte
Subject: BUYER Verification Confirmation
Attachments: 5884532_BVD_XXGLHL.pdf



Reference number: **XXGLHL**

BUYER VERIFICATION DECLARATION

BUYERS: HRC JV PTY LTD

PROPERTIES: MACQ S7 B15

SUBMITTED ON: Fri Feb 18 13:34:50 AEDT 2022

REFERENCE CODE: XXGLHL

Please see the attached PDF for a copy of your form submission.

If you require any further information please call the land titles office on 13 22 81.

Contact Us

Phone: 13 22 81

Email: actlis@act.gov.au

This is an automated email from ACTLIS. Please do not respond to this email.

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Julie Belmonte <info@mcgproject.com.au>
Sent: Thursday, 24 February 2022 11:47 AM
To: Baker, Simon; Walker, Karen
Cc: Alex DAmbrosio
Subject: RE: 2 & 3 Section 7 Macquarie, DA 201732016 Consolidation
Attachments: Scan24022022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Urgent

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Simon,

- Email address for HRC JV Pty Ltd is: admin@cbconcrete.com.au
- Signed form is attached.

Kind regards,



Julie Belmonte
Administration Manager
Monument Construction Group Project
Mobile: [REDACTED]

NOTICE: This email (which includes any attachments) may contain information which is privileged, confidential and exempt from disclosure under applicable law and is intended only for the use of the person or entity entitled to use it. If you are not the proper recipient of this email, please delete this email and advise H & R Property Developments Pty Ltd trading as Monument Construction Group Project immediately. Any unauthorised use or reproduction of this email is strictly prohibited. H & R Property Developments Pty Ltd trading as Monument Construction Group Project excludes any liability for viruses contained in this email.

From: Baker, Simon <Simon.Baker@act.gov.au>
Sent: Wednesday, 23 February 2022 1:17 PM
To: Julie Belmonte <info@mcgproject.com.au>; Walker, Karen <Karen.Walker@act.gov.au>
Cc: Alex D'Ambrosio <Alex@arkitex.com.au>
Subject: RE: 2 & 3 Section 7 Macquarie, DA 201732016 Consolidation

Hi Julie

Thank you for your email and phone call yesterday.

Can you please provide an email address for HRC JV Pty Ltd?

Can you also have the new Lessee provide us with a signed [Form 4 - Letter of Authorisation](#), giving permission for Alex and yourself to act their behalf?

Kind regards

Simon Baker

DA Leasing Officer

Phone 02 6205 5286

Statutory Planning | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

actpladaleasing@act.gov.au | web www.planning.act.gov.au



ENVIRONMENT, PLANNING AND
SUSTAINABLE DEVELOPMENT DIRECTORATE
WE HAVE MOVED TO
480 NORTHBOURNE AVENUE DICKSON



From: Julie Belmonte <info@mcgproject.com.au>
Sent: Friday, 18 February 2022 1:39 PM
To: Walker, Karen <Karen.Walker@act.gov.au>
Cc: Baker, Simon <Simon.Baker@act.gov.au>; Alex D'Ambrosio <Alex@arkitex.com.au>
Subject: FW: 2 & 3 Section 7 Macquarie, DA 201732016 Consolidation

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Karen,

Alex has asked me to finalise the registration of consolidated Crown Lease (DA 201732016).

HRC JV Pty Ltd purchased Blocks 2 and 3 from 5 Blackman Crescent Macquarie Pty Limited on 26 November 2021.

Please email me new Crown Lease (CL) and DCL documents with the new registered proprietor noted. I have attached SVD and BVD as requested.

In the meantime I will obtain consent from the mortgagee for the dealings 'DCL, ADP and ACL' to be registered at the LTO.

Kind regards,



Julie Belmonte
Administration Manager
Monument Construction Group Project
Mobile: [REDACTED]

NOTICE: This email (which includes any attachments) may contain information which is privileged, confidential and exempt from disclosure under applicable law and is intended only for the use of the person or entity entitled to use it. If you are not the proper recipient of this email, please delete this email and advise H & R Property Developments Pty Ltd trading as Monument Construction Group Project immediately. Any unauthorised use or reproduction of this email is strictly prohibited. H & R Property Developments Pty Ltd trading as Monument Construction Group Project excludes any liability for viruses contained in this email.

From: Walker, Karen <Karen.Walker@act.gov.au>
Sent: Wednesday, 24 November 2021 6:19 PM
To: Alex D'Ambrosio <Alex@arkitex.com.au>
Cc: Baker, Simon <Simon.Baker@act.gov.au>
Subject: FW: 2 & 3 Section 7 Macquarie, DA 201732016

Hi Alex,

Thank you for taking my call earlier. Please see the email below from Irma Sare and the documents attached. I understand the information in the instruction letter to still be current. If you have any questions please contact me or Simon Baker.

Thanks,
Karen.

Karen Walker | Leasing DA

Phone 02 6207 7257 | Fax 02 6207 1856

Statutory Planning | Environment, Planning and Sustainable Development | **ACT Government**

480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | www.planning.act.gov.au

From: Sare, Irma

Sent: Thursday, 15 July 2021 5:23 PM

To: alex@arkitex.com.au

Cc: [REDACTED]

Subject: 2 & 3 Section 7 Macquarie, DA 201732016

OFFICIAL

Dear Mr D'Amborsio

Please see above the Crown lease for the consolidated block 15 section 7 Macquarie. If you could please print 2 copies of the crown lease and have them signed. Instructions for registration and completion of the document are in the letter above.

We can arrange for registration once all the documents are received in our office for execution by the Delegate of the Authority.

Regards,

Irma Sare

Assistant Director – DA and General Leasing - Planning Delivery | Phone 02 6207 1896

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government - 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

www.planning.act.gov.au

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CHECKLIST – Pre-Land Titles Lodgement – DCL

Officer: Simon Baker

Date: 25/01/2022

Block 15 Section 7 Macquarie (formerly blocks 2 & 3)

DA number: 201732016

Notice of Decision

Does a formal correction / amendment (S197)/reconsideration / appeal effect this lodgement?	No
Are conditions of DA approval relevant? <i>(Briefly detail relevant DA conditions and identify if met)</i>	No
Decision in effect?	Yes
Date DA took effect: <i>(DA must be in effect for lodgement to proceed)</i>	30/10/2018

LVC

Has LVC been paid/deferred?	Yes	Payment/deferred date:	02/01/2019
-----------------------------	-----	------------------------	------------

Consolidation/Subdivision/COU

Has survey fee been paid?	Yes	Survey fee payment date:	27/06/2019
Is a certificate of occupancy & use (COU) required?	No		
Has a COU been received?			Choose an item.

Additional Notes:

--

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the day of Two thousand and twentytwo WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA

LESSEE (“the Commonwealth”) in exercising its functions grants to **HRC JV Pty Ltd ACN 648 329 604** a company having its registered office at Unit 27, 1 Wilkins Street, Mawson ACT (“the Lessee”) ALL THAT piece or parcel of land situate in

LAND the Australian Capital Territory containing an area of **2033 square metres** or thereabouts and being **Block 15 Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water

TERM under the surface of the land TO HOLD unto the Lessee for the term commencing on the day of **Two thousand and twenty two** (“the date of the commencement of the lease”) and ending on the **first** day of **May Two thousand and sixty-seven** to be used by the Lessee for the purpose set out in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) “class” for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) “dual occupancy housing” means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) “dwelling”:
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) “Lessee” shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their

executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

- (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) “multi-unit housing” means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (h) “premises” means the land and any building or other improvements on the land;
- (i) “Territory” means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C’th);
- (j) words in the singular include the plural and vice versa;
- (k) words importing one gender include the other genders;
- (l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF
PAYMENT OF
RENT

- (b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

- PURPOSE (a) To use the land for the purpose of multi-unit housing of not more than 7 dwellings;
- PROVISION OF HYDRAULIC MAINS STORMWATER DRAINS AND SEWER LINES (b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PROVISION OF STORAGE AREAS CARPARKING AND ILLUMINATION (c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PROVISION OF FACILITIES FOR ELECTRICAL AND TELEPHONE CABLES (d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;
- LANDSCAPING (e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PRESERVATION OF TREES (f) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
- (ii) to which the Tree Protection Act 2005, applies;
- SERVICE AREAS (g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

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

REPAIR

(i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

(j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

(k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

(l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

- (a) That if:
- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
 - (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
 - (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE
OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

- (c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

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

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

Signed by)
 a delegate authorised to execute this lease)
 on behalf of the Commonwealth in the) Delegate
 presence of)

.....
 Witness

Signed by **HRC JV Pty Ltd**)
Pty Limited (A.C.N. 648 329 604))
 by:)

.....
 Signature

.....
 Signature

.....
 Name in full

.....
 Name in full

.....
 Sole Director/Director/Secretary

.....
 Director/Secretary

DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

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

PRIVACY NOTICE

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

INSTRUCTIONS FOR COMPLETION

- The Seller Verification Declaration must be completed prior to lodgement of this form. The submission date and reference number must be recorded on this form.
- All information should be typed or clearly printed. If completing this form by hand, please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- A legal practitioner**
- If the applicant is not represented by a legal practitioner – the applicant (i.e. self-represented party)**
- If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a legal practitioner.

The first two listed certifications do not apply where the Certifier is a self-represented party. Self-represented parties are only required to make certifications relating to retaining evidence to support the registry instrument or document and ensuring the registry instrument or document is correct and compliant with relevant legislation and any prescribed requirement.

By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

LODGEMENT INFORMATION

In Person:

Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis
Street, Dickson. Opening hours - Monday to Friday 8:30am to
4:30pm (*excluding public holidays*)

CONTACT INFORMATION

Email: actlandtitles@act.gov.au

Phone: (02) 6207 0491



DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)
HRC JV Pty Ltd – ACN: 648 329 604 Unit 27, 1 Wilkins Street, Mawson ACT 2607	Provide date and reference number/s Submission Date: Reference Code:

CONSIDERATION (Please provide monetary sum and/or reason for surrender)	CONSENTING PARTY – SUPPORTING DOCUMENTATION (One form required for each party required to consent)
Grant of a new consolidated lease	<input type="checkbox"/> Please complete and attach – Form 042 – C – Consent

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

CERTIFICATION *Delete the inapplicable

Lessor/ACT Planning and Land Authority

- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By:

Witnessed By (signature):

Delegate of Authority
Position Number:

Full name of Witness:

for: ACT Planning and Land Authority

CERTIFICATION *Delete the inapplicable

Lessee

- *The Certifier has taken reasonable steps to verify the identity of the Lessee or his, her or its administrator or attorney.
- *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>

for: <Company name>

on behalf of the Lessee

DATE

OFFICE USE ONLY

Lodged by		Registered date / by	
Data entered by		Attachments/Annexures	



Julie Belmonte

Sent to: info@mcgproject.com.au

Dear Ms Belmonte

**Blocks 2 and 3 Section 7 Division of Macquarie (new block 15)
Development Application No. 201732016**

Please find enclosed:

1. the Determination/Surrender of a Crown Lease (DCL) form for Surrender of the existing Crown leases over Block 2 & 3 Section 7 Division of Macquarie;
2. the new Crown lease for the new Block 15; and
3. Template letter requesting mortgagee consent for a Land Titles Office (LTO) lodgement dealing

Prior to booking a registration

DA Leasing has prepared all documents for the Crown lease surrender and regrant. It is your responsibility as the Applicant/Lessee to ensure that you prepare for and book a lodgement meeting with DA Leasing for the registration of all Crown lease surrender and regrant documents. We will arrange for the signed Determination/surrender of a Crown lease (DCL), Application to register a Crown lease (ACL), Application to register a deposited plan (ADP) and new Crown lease to be waiting for you at the LTO at the time of your scheduled lodgement meeting.

Before making an appointment, the following steps are required to be completed:

- A. Please complete, sign and return the DCL forms via email to ACTPLADALEasing@act.gov.au for a Delegate to sign prior to lodgement.
 - i) Please engage a legal practitioner to complete the DCL; or
 - ii) The Lessee must complete a [Self-represented parties - Verification of identity](#) if they have completed the DCL themselves. If you have questions about how to complete this pack please contact the LTO, (02) 6207 0491 or ACTLandtitles@act.gov.au. Please bring the completed Self-represented parties - Verification of identity pack with you to the LTO lodgement appointment.
- B. The attached Crown lease for the new Block 15, should be signed in black ink by the Lessee and a witness (where applicable) and returned by post to GPO Box 158, Canberra ACT 2601 or in person to the concierge desk on the ground floor of 480 Northbourne Avenue, Dickson for execution by the Authority's Delegate. If a witness signature is required, please ensure that the witness is not a party or interest to the Crown lease being issued.
- C. As there is a mortgage registered against the existing Certificate of Title the lessee will need to obtain Consent from the Mortgagee for the dealings 'DCL, ADP and ACL' to be lodged and registered at the LTO. A template Mortgagee letter attached is for the Lessee to complete and forward to their Mortgagee. Please bring '[042 - C - Consent to register](#)' form completed by the mortgagee with you to the LTO lodgement appointment.

Booking and registration of dealings at LTO

Once the above steps have been completed, please email DA Leasing at ACTPLADALeasing@act.gov.au to arrange a meeting at the LTO Access Canberra. Lodgement bookings can be arranged for 2:30pm – 4:45pm Monday to Friday, excluding public holidays.

Please be aware that you will be required to pay for the lodgement of the following documents:

- i. Determination/Surrender of a Crown Lease (DCL) - \$155.00*;
- ii. Application to register a deposited plan (ADP) - \$599.00*; and
- iii. Application to register a crown lease (ACL) - \$155.00*.

Please note that the Land Titles Office only accept in person over the counter payments by EFTPOS, and Credit card. The Land Titles Office is located at Access Canberra Shopfront, 480 Northbourne Ave Dickson ACT 2602.

Yours sincerely



Simon Baker
Leasing Services
Statutory Planning
28 February 2022

* – All fees are subject to change

Seller and Buyer Verification – Access Canberra

This process must be undertaken for all Development Applications that require the surrender and regrant of a lease, for example a re-issue of a Crown lease, consolidation or subdivision of existing blocks. The 'Determination/surrender of a Crown lease (DCL)' and 'Application Form to Register the new Crown lease (ACL)' forms require the completion of the Seller or Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 13 22 81.

These declarations can only be made online at the following websites;

- Online Seller Verification Declaration forms see <https://actlis.act.gov.au/verificationFormLanding/seller>, and
- Online Buyer Verification Declaration forms see <https://actlis.act.gov.au/verificationFormLanding/buyer>.

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Please either forward this email to DA Leasing (actpladaleaisng@act.gov.au) or bring it with you to the lodgement meeting. Until this information is available the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

TO THE MORTGAGEE – MORTGAGEE CONSENT FOR A LAND TITLES OFFICE DEALING LODGEMENT

BLOCK 2 & 3 SECTION 7 DIVISION OF MACQUARIE
LESSEE: HRCJV Pty Ltd – ACN: 648 329 604

I am the lessee of the above properties over which your institution holds a mortgage.

I submitted a Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings.

The application has been approved subject to a Crown lease Surrender Regrant at the Land Titles Office (LTO).

To enable the registration of '**Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)**', and **Application to register a crown lease (ACL)**, I am required to provide Mortgagee's Consent to the LTO.

Mortgagee's Consent should be given by completing LTO '[042 - C - Consent to register](#)' form. Please use form names and codes above on the Consent form where required. **If the signatory is signing on behalf of a mortgagee corporation, the word 'employee' must be written below their name.**

Please note, once the dealing has been processed the LTO Register will be updated. A search of the LTO Register can be undertaken at website <https://actlis.act.gov.au/>.

Should you require any further information on this matter please contact DA Leasing (02) 6207 5403, ACTPLADALeasing@act.gov.au or LTO (02) 6207 0491, ACTLandtitles@act.gov.au.

.....
Name in full

.....
Position

.....
Signature

.....
Date



**DETERMINATION/SURRENDER
OF A CROWN LEASE**

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)
HRC JV Pty Ltd – ACN: 648329604 Unit 27, 1 Wilkins Street, Mawson ACT 2607	Provide date and reference number/s Submission Date: 18/02/22 Reference Code: QWSFZD

CONSIDERATION (Please provide monetary sum and/or reason for surrender)	CONSENTING PARTY – SUPPORTING DOCUMENTATION (One form required for each party required to consent)
Grant of a new consolidated lease	<input checked="" type="checkbox"/> Please complete and attach – Form 042 – C – Consent

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

CERTIFICATION *Delete the inapplicable

Lessor/ACT Planning and Land Authority

* The Certifier has retained the evidence to support this Registry Instrument or Document.

* The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By:



Jonathan Teasdale

Delegate of Authority

Position Number: PN 37841

Witnessed By (signature):



Full name of Witness:

Simon Baker

for: ACT Planning and Land Authority

CERTIFICATION *Delete the inapplicable

Lessee

* The Certifier has taken reasonable steps to verify the identity of the Lessee or his, her or its administrator or attorney.

* The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

* The Certifier has retained the evidence to support this Registry Instrument or Document.

* The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>



for: <Company name>

on behalf of the Lessee

DATE

OFFICE USE ONLY

Lodged by

Registered date / by

Data entered by

Attachments/Annexures



CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

NOTE – Where a Subleasee or Caveator consents to the registration of a units plan, upon registration, it will have the effect of determining the sublease pursuant to S90 of the *Land Titles Act 1925* and S25(1)(a) of the *Land Titles (Unit Titles) Act 1970*.

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688:47	Macquarie	7	2	
475:26	Macquarie	7	3	

FULL NAME OF CONSENTING PARTY
(Surname Last) (ACN required for all companies)

CONSENT TO REGISTER
(Please specify the purpose of this consent and all parties related to the instrument to be registered)

Mortgagee's consent is provided to enable the registration of 'Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)', and 'Application to register a crown lease (ACL)'. This is for Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings by HRC JV Pty Ltd ACN 648 329 604 (as Lessee).

CERTIFICATION *Delete the inapplicable

Applicant

*The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney.
*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
*The Certifier has retained the evidence to support this Registry Instrument or Document.
*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

on behalf of the Mortgagee (GAP Home Loans (Aust) Custodians Pty Ltd ACN 613 862 730)



**DETERMINATION/SURRENDER
OF A CROWN LEASE**

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

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- This office will not accept lodgement of this form if it is not completed in full.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- A legal practitioner**
- If the applicant is not represented by a legal practitioner – the applicant (i.e. self- represented party)**
- If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a legal practitioner.

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By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

LODGEMENT INFORMATION	CONTACT INFORMATION
<p>In Person: Environment, Planning and Land Shopfront Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson. Opening hours - Monday to Friday 8:30am to 4:30pm (excluding public holidays)</p>	<p>Email: actlandtitles@act.gov.au Phone: (02) 6207 0491</p>



**DETERMINATION/SURRENDER
OF A CROWN LEASE**

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)
HRC JV Pty Ltd – ACN: 648329604 Unit 27, 1 Wilkins Street, Mawson ACT 2607	Provide date and reference number/s Submission Date: 18/02/22 Reference Code: QWSFZD

CONSIDERATION (Please provide monetary sum and/or reason for surrender)	CONSENTING PARTY – SUPPORTING DOCUMENTATION (One form required for each party required to consent)
Grant of a new consolidated lease	<input checked="" type="checkbox"/> Please complete and attach – Form 042 – C – Consent

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

CERTIFICATION *Delete the inapplicable

Lessor/ACT Planning and Land Authority

* The Certifier has retained the evidence to support this Registry Instrument or Document.

* The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By:

Witnessed By (signature):

Delegate of Authority
Position Number:

Full name of Witness:

for: ACT Planning and Land Authority

CERTIFICATION *Delete the inapplicable

Lessee

* The Certifier has taken reasonable steps to verify the identity of the Lessee or his, her or its administrator or attorney.

* The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

* The Certifier has retained the evidence to support this Registry Instrument or Document.

* The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>

for: <Company name>

on behalf of the Lessee



DATE

OFFICE USE ONLY

Lodged by

Registered date / by

Data entered by

Attachments/Annexures

CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a consent to register under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.accesscanberra.act.gov.au.

PRIVACY NOTICE

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

INSTRUCTIONS FOR COMPLETION

- All information should be typed or clearly printed. If completing this form by hand, please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- A legal practitioner**
- A mortgagee corporation**
- If the applicant is not represented by a legal practitioner – the applicant (i.e. self- represented party)**
- If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a legal practitioner.

The first two listed certifications do not apply where the Certifier is a self-represented party or mortgagee corporation. Self-represented parties or mortgagee corporations are only required to make certifications relating to retaining evidence to support the registry instrument or document and ensuring the registry instrument or document is correct and compliant with relevant legislation and any prescribed requirement.

By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

CONTACT AND LODGEMENT INFORMATION

Email:
actlandtitles@act.gov.au

General Enquiries:
(02) 6207 0491

Email:
actlandtitles@act.gov.au

General Enquiries:
(02) 6207 0491



CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

NOTE – Where a Subleasee or Caveator consents to the registration of a units plan, upon registration, it will have the effect of determining the sublease pursuant to S90 of the *Land Titles Act 1925* and S25(1)(a) of the *Land Titles (Unit Titles) Act 1970*.

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688:47	Macquarie	7	2	
475:26	Macquarie	7	3	

FULL NAME OF CONSENTING PARTY
(Surname Last) (ACN required for all companies)

[Redacted]

CONSENT TO REGISTER
(Please specify the purpose of this consent and all parties related to the instrument to be registered)

Mortgagee's consent is provided to enable the registration of 'Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)', and 'Application to register a crown lease (ACL)'. This is for Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings by HRC JV Pty Ltd ACN 648 329 604 (as Lessee).

CERTIFICATION *Delete the inapplicable

Applicant

*The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney.
 *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
 *The Certifier has retained the evidence to support this Registry Instrument or Document.
 *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

[Redacted Signature]

on behalf of the Mortgagee (GAP Home Loans (Aust) Custodians Pty Ltd ACN 613 862 730)



ANNEXURE

Land Titles Act 1925

Form 029 - ANN

TITLE AND LAND DETAILS					
Volume & Folio	District/Division	Section	Block	Unit	Consideration (Only complete is if requesting transactions not be aggregated)
688:47	Macquarie	7	2		
475:26	Macquarie	7	3		

ANNEXURE TO (insert dealing type)	TOTAL NUMBER OF PAGES IN ANNEXURE
Form 042 - C	1

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)

CERTIFICATION **Delete the inapplicable*

Applicant

- *The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney.
- *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

for: *HWL EBSWORTH*
on behalf of the Mortgagee – SF Mortgage Pty Ltd ACN 630 372 057

EXERCISE OF POWERS

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

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

Signed by)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of)

.....
Delegate

.....
Witness

Signed by **HRC JV Pty Ltd**)
Pty Limited (A.C.N. 648 329 604))
by:)

.....
[Redacted Signature]
Signature

Robert [Redacted] Belmonte
Name in full

.....
Sole Director/Director/Secretary

[Redacted Signature]
Signature

[Redacted Name]
Name in full

.....
Director/Secretary



CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

NOTE – Where a Subleasee or Caveator consents to the registration of a units plan, upon registration, it will have the effect of determining the sublease pursuant to S90 of the *Land Titles Act 1925* and S25(1)(a) of the *Land Titles (Unit Titles) Act 1970*.

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number
[REDACTED]	[REDACTED]		[REDACTED]

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688:47	Macquarie	7	2	
475:26	Macquarie	7	3	

FULL NAME OF CONSENTING PARTY
(Surname Last) (ACN required for all companies)
[REDACTED]

CONSENT TO REGISTER
(Please specify the purpose of this consent and all parties related to the instrument to be registered)
Mortgagee's consent is provided to enable the registration of 'Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)', and 'Application to register a crown lease (ACL)'. This is for Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings by HRC JV Pty Ltd ACN 648 329 604 (as Lessee).

CERTIFICATION <i>*Delete the inapplicable</i>
Applicant
<ul style="list-style-type: none"> *The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney. *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document. *The Certifier has retained the evidence to support this Registry Instrument or Document. *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
[REDACTED]
on behalf of the Mortgagee – SF Mortgage Pty Ltd ACN 630 372 057



APPLICATION TO REGISTER A CROWN LEASE

031 - ACL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

NEW CROWN LEASE (List all parcels on new Crown Lease)		
District/Division	Section	Block
Macquarie	7	15

FULL NAME OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE BUYER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)	
HRC JV Pty Ltd – ACN: 648 329 604	Submission Date: 18/02/2022	Reference Code: XXGLHL

FORM OF TENANCY
<input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common in (the following shares) - (Please state proprietors name and shares out in full)
Sole Proprietor

LIST ALL PARCELS IN SURRENDERED LEASE/S			
Vol : Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)		
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input checked="" type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Rural	<input type="checkbox"/> Commercial

CONSIDERATION (See guidance notes – higher of market value or consideration)	GST PAYABLE
Grant of a new lease	\$N/A

AGREEMENT / CONTRACT FOR SALE DATE	SETTLEMENT DATE (the date the buyer is liable for rates)
N/A	N/A

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



APPLICATION TO REGISTER A DEPOSITED PLAN

Form 054 - ADP

Land Titles Act 1925

LODGING PARTY DETAILS

Name	Email Address	Customer Reference Number	Contact Telephone Number

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

PLAN NUMBER	X PLAN or DEPOSITED PLAN	PLAN NUMBER	X PLAN or DEPOSITED PLAN
1884	Deposited Plan		

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

DP or X PLAN No	District/Division	Section	Block	DP or X PLAN No	District/Division	Section	Block
DP 1884	Macquarie	7	2	DP 1884	Macquarie	7	2

NEW DP NUMBER ISSUED

(Land Titles staff to complete after registration)

X PLAN NUMBER OF NEW PLAN

X21654

PARCELS ON NEW PLAN

District/Division	Section	Block	To Block
Macquarie	7	15	

NAME OF SURVEYOR AND FIRM WHO PREPARED PLAN

OFFICE USE ONLY

Lodged By		Registered By	
Data Entered/Examined By		Registration Date	

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

AUSTRALIAN CAPITAL TERRITORY

PLANNING AND DEVELOPMENT ACT 2007

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

LEASE GRANTED pursuant to the Planning and Development Act 2007 and the Regulations made under that Act on the twenty first day of March Two thousand and twentytwo WHEREBY THE PLANNING AND LAND AUTHORITY (“the Authority”) ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA

LESSEE (“the Commonwealth”) in exercising its functions grants to **HRC JV Pty Ltd ACN 648 329 604** a company having its registered office at Unit 27, 1 Wilkins Street, Mawson ACT (“the Lessee”) ALL THAT piece or parcel of land situate in

LAND the Australian Capital Territory containing an area of **2033 square metres** or thereabouts and being **Block 15 Section 7 Division of Macquarie** as delineated on **Deposited Plan Number** _____ in the Registrar-General’s Office at Canberra in the said Territory (“the land”) RESERVING unto the Territory all minerals and the right to the use, flow and control of ground water under the surface of the land TO HOLD unto the Lessee for the term commencing on the

TERM **twenty first day of March Two thousand and twenty two** (“the date of the commencement of the lease”) and ending on the **first day of May Two thousand and sixty seven** to be used by the Lessee for the purpose set out in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times provided for in this lease and UPON AND SUBJECT TO the covenants conditions and agreements contained in this lease.

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

- (a) "Authority" means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the land;
- (c) "class" for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) "dual occupancy housing" means the use of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) "dwelling":
 - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
 - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
 - (1) not more than 2 kitchens;
 - (2) at least 1 bath or shower;
 - (3) at least 1 toilet pan; and
 - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
 - (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) "Lessee" shall:
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their

executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

- (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;
- (g) "multi-unit housing" means the use of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (h) "premises" means the land and any building or other improvements on the land;
- (i) "Territory" means:
 - (i) when used in a geographical sense the Australian Capital Territory; and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (j) words in the singular include the plural and vice versa;
- (k) words importing one gender include the other genders;
- (l) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

MANNER OF PAYMENT OF RENT

- (b) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

- PURPOSE (a) To use the land for the purpose of multi-unit housing of not more than 7 dwellings;
- PROVISION OF HYDRAULIC MAINS STORMWATER DRAINS AND SEWER LINES (b) That the Lessee shall provide and thereafter maintain hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants on the land in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PROVISION OF STORAGE AREAS CARPARKING AND ILLUMINATION (c) That the Lessee shall provide and thereafter maintain storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PROVISION OF FACILITIES FOR ELECTRICAL AND TELEPHONE CABLES (d) That the Lessee shall provide facilities on the land to a standard acceptable to the Authority to enable electrical and telephone cables and wires to be installed underground;
- LANDSCAPING (e) That the Lessee shall provide and thereafter maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- PRESERVATION OF TREES (f) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
(i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
(ii) to which the Tree Protection Act 2005, applies;
- SERVICE AREAS (g) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

BUILDING
SUBJECT TO
APPROVAL

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

REPAIR

(i) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;

FAILURE TO
REPAIR

(j) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

(k) Subject to the provisions of the Planning and Development Act 2007 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

(l) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when they are due for payment.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

(a) That if:

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants contained in this lease on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

FURTHER LEASE

- (c) Subject to the Lessee paying all money required to be paid under the provisions of the Planning and Development Act 2007 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

NOTICES

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

From: Baker, Simon
Sent: Monday, 21 March 2022 11:06 AM
To: ACT Landtitles
Subject: Crown Lease lodgement - block 15 section 7 Macquarie (formerly blocks 2 & 3) - DA-201732016
Attachments: 20220307 - Crown lease lodgement - block 15 section 7 Macquarie (formerly blocks 2 & 3) - DA 201732016 alias.obr

Hi LTO team

Crown Lease lodgement - block 15 section 7 Macquarie (formerly blocks 2 & 3)

I have added a new Crown lease lodgement to the LTO lodgement folder.

The settlement agent is Capital Settlement Services.

Please let me know if you require anything else from my end.

Thank you for your assistance.

Kind regards

Simon Baker

DA Leasing Officer

Phone 02 6205 5286 | Email Simon.Baker@act.gov.au

Leasing Services | Statutory Planning | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

actpladaleasing@act.gov.au | www.planning.act.gov.au

Respect, Integrity, Collaboration, Innovation - Better, Faster, Smarter



I acknowledge the traditional custodians of the ACT the Ngunnawal people, and their continuing connection to land and community. I pay my respect to them, and to the Elders both past and present.



DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

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

PRIVACY NOTICE

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

INSTRUCTIONS FOR COMPLETION

- The Seller Verification Declaration must be completed prior to lodgement of this form. The submission date and reference number must be recorded on this form.
- All information should be typed or clearly printed. If completing this form by hand, please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- A legal practitioner**
- If the applicant is not represented by a legal practitioner – the applicant (i.e. self-represented party)**
- If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a legal practitioner.

The first two listed certifications do not apply where the Certifier is a self-represented party. Self-represented parties are only required to make certifications relating to retaining evidence to support the registry instrument or document and ensuring the registry instrument or document is correct and compliant with relevant legislation and any prescribed requirement.

By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

LODGEMENT INFORMATION

In Person:

Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson. Opening hours - Monday to Friday 8:30am to 4:30pm (excluding public holidays)

CONTACT INFORMATION

Email: actlandtitles@act.gov.au

Phone: (02) 6207 0491



**DETERMINATION/SURRENDER
OF A CROWN LEASE**

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)
HRC JV Pty Ltd – ACN: 648 329 604 Unit 27, 1 Wilkins Street, Mawson ACT 2607	Provide date and reference number/s Submission Date: 18/02/22 Reference Code: QWSFZD

CONSIDERATION (Please provide monetary sum and/or reason for surrender)	CONSENTING PARTY – SUPPORTING DOCUMENTATION (One form required for each party required to consent)
Grant of a new consolidated lease	<input checked="" type="checkbox"/> Please complete and attach – Form 042 – C – Consent

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

CERTIFICATION *Delete the inapplicable

Lessor/ACT Planning and Land Authority

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Signed By:

Sharon Harmer

Witnessed By (signature):

Delegate of Authority

Position Number: 16120

Full name of Witness:

Darren Skipworth

for: ACT Planning and Land Authority

CERTIFICATION *Delete the inapplicable

Lessee

*The Certifier has taken reasonable steps to verify the identity of the Lessee or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>

for: <Company name>

on behalf of the Lessee

DATE

20 March 2022

OFFICE USE ONLY

Lodged by

Registered date / by

Data entered by

Attachments/Annexures

Julie Belmonte

From: actlis@act.gov.au
Sent: Friday, 18 February 2022 1:28 PM
To: admin; Julie Belmonte
Subject: SELLER Verification Confirmation
Attachments: 5884450_SVD_QWSFZD.pdf

Reference number: **QWSFZD**

SELLER VERIFICATION DECLARATION

SELLERS: HRC JV PTY LTD

PROPERTIES: MACQ S7 B2; MACQ S7 B3

SUBMITTED ON: Fri Feb 18 13:28:08 AEDT 2022

REFERENCE CODE: QWSFZD

Please see the attached PDF for a copy of your form submission.

If you require any further information please call the land titles office on 13 22 81.

Contact Us
Phone: 13 22 81
Email: actlis@act.gov.au

This is an automated email from ACTLIS. Please do not respond to this email.

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge a consent to register under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.accesscanberra.act.gov.au.

PRIVACY NOTICE

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

INSTRUCTIONS FOR COMPLETION

- All information should be typed or clearly printed. If completing this form by hand, please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- A legal practitioner**
- A mortgagee corporation**
- If the applicant is not represented by a legal practitioner – the applicant (i.e. self- represented party)**
- If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a legal practitioner.

The first two listed certifications **do not** apply where the Certifier is a self-represented party or mortgagee corporation. Self-represented parties or mortgagee corporations are only required to make certifications relating to retaining evidence to support the registry instrument or document and ensuring the registry instrument or document is correct and compliant with relevant legislation and any prescribed requirement.

By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

CONTACT AND LODGEMENT INFORMATION

Email:
actlandtitles@act.gov.au

General Enquiries:
(02) 6207 0491

Email:
actlandtitles@act.gov.au

General Enquiries:
(02) 6207 0491



CONSENT TO REGISTER

Form 042 - C

Land Titles Act 1925


NOTE – Where a Subleasee or Caveator consents to the registration of a units plan, upon registration, it will have the effect of determining the sublease pursuant to S90 of the *Land Titles Act 1925* and S25(1)(a) of the *Land Titles (Unit Titles) Act 1970*.

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	Unit
688:47	Macquarie	7	2	
475:26	Macquarie	7	3	

FULL NAME OF CONSENTING PARTY (Surname Last) (ACN required for all companies)

CONSENT TO REGISTER (Please specify the purpose of this consent and all parties related to the instrument to be registered)
Mortgagee's consent is provided to enable the registration of 'Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)', and 'Application to register a crown lease (ACL)'. This is for Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings by HRC JV Pty Ltd ACN 648 329 604 (as Lessee).

CERTIFICATION *Delete the inapplicable Applicant *The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney. *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document. *The Certifier has retained the evidence to support this Registry Instrument or Document. *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
Signed By: 
on behalf of the Mortgagee (GAP Home Loans (Aust) Custodians Pty Ltd ACN 613 862 730)



ANNEXURE

Form 029 - ANN

Land Titles Act 1925

TITLE AND LAND DETAILS					
Volume & Folio	District/Division	Section	Block	Unit	Consideration (Only complete is if requesting transactions not be aggregated)
688:47	Macquarie	7	2		
475:26	Macquarie	7	3		

ANNEXURE TO (insert dealing type)	TOTAL NUMBER OF PAGES IN ANNEXURE
Form 042 - C	1

PARTIES TO DOCUMENT (Please state all parties this annexure relates to/supports)

CERTIFICATION *Delete the inapplicable

Applicant

- *The Certifier has taken reasonable steps to verify the identity of the Applicant or his, her or its administrator or attorney.
- *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By

3/3/2022

for: **HWL EBSWORTH**
on behalf of the Mortgagee – SF Mortgage Pty Ltd ACN 630 372 057

From: Harmer, Sharon
Sent: Monday, 21 March 2022 9:22 AM
To: Baker, Simon
Subject: RE: Crown lease lodgement - block 15 section 7 Macquarie (formerly blocks 2 & 3) - DA 201732016
Attachments: scan_sharon harmer_2022-03-21-09-14-09.pdf; scan_sharon harmer_2022-03-21-09-15-06.pdf; scan_sharon harmer_2022-03-21-09-14-34.pdf

OFFICIAL

Hi Simon

See attached signed Crown lease, DCL and Consent forms. The originals have been given to LTO.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Statutory Planning | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Baker, Simon <Simon.Baker@act.gov.au>
Sent: Thursday, 17 March 2022 2:50 PM
To: Harmer, Sharon <Sharon.Harmer@act.gov.au>
Subject: Crown lease lodgement - block 15 section 7 Macquarie (formerly blocks 2 & 3) - DA 201732016

Hi Shaz

Lyn has put an envelope with a new lease for block 15 section 7 Macquarie in your in-tray. Can you please sign it, scan it in and email it to me, then take the original to LTO for lodgement on Monday?

Let me know if you have any questions. I appreciate your assistance.

Kind regards

Simon Baker

DA Leasing Officer

Phone 02 6205 5286 | Email Simon.Baker@act.gov.au

Leasing Services | Statutory Planning | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

actpladaleasing@act.gov.au | www.planning.act.gov.au

Respect, Integrity, Collaboration, Innovation - Better, Faster, Smarter



I acknowledge the traditional custodians of the ACT the Ngunnawal people, and their continuing connection to land and community. I pay my respect to them, and to the Elders both past and present.

From: EPD, Customer Services
Sent: Tuesday, 8 May 2018 3:22 PM
To: alex@arkitex.com.au
Subject: Close of Public Notification-DA 201732016-2/7 MACQUARIE-(17 Representations)
Attachments:



Good Afternoon,

CLOSE OF PUBLIC NOTIFICATION
DEVELOPMENT APPLICATION: 201732016

The Public Notification period for this DA has now closed.

Attached for your information is a copy of all representations received by the Environment, Planning and Sustainable Development Directorate during the public consultation period.

1 Representor applied for and received approval under section 411(5) of the *Planning and Development Act 2007* to have all of their representation excluded from being made available for public inspection.

Although representations of this nature are not disclosed to the applicant, issues raised in the representation are considered during the assessment of the DA and appropriately summarised and commented on in the Notice of Decision.

The assessment of your application will now be finalised taking into consideration the representations that have been received. You will be advised in writing of the decision as soon as the DA has been determined.

Kind Regards,

Mitu Roy
Customer Services
Phone 02 6207 1923

Customer Services | Access Canberra

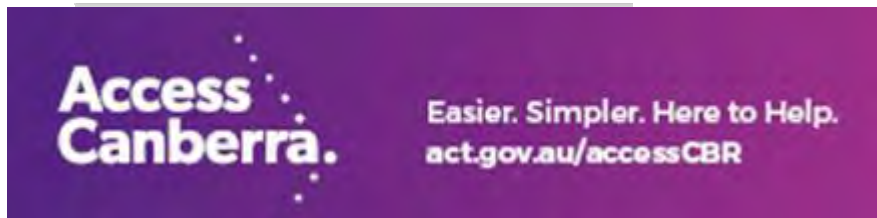
Environment, Planning and Land

Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

GPO Box 158 Canberra ACT 2601

Access Canberra Fyshwick shopfront will close on 30 November 2016. Land titles and Revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson to be collocated with the Access Canberra Environment, Planning and Land Shopfront. For more information visit www.act.gov.au/accessCBR



Dear Mr/s D'Ambrosio

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201732016

Block: 3, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Block: 2, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

Please note that EPD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment and Planning Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link EPDcustomerservices@act.gov.au to send an email.

Environment and Planning Directorate

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

Dear Mr/s D'Ambrosio

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

DA Number: 201732016
Block: 3, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Site Details:
Block: 2, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

Information Required: To allow the assessment of this development application to continue could you please provide draft floor plans demonstrating the suitability of the site for 7 adaptable dwellings.

Further Information due date: 5/10/2018

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the *Planning and Development Act 2007*. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the *Planning and Development Act 2007*.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.

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

Customer Services
Environment,
Planning and

Dear Mr/s D'Ambrosio

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

DA Number: 201732016
Block: 3, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Site Details:
Block: 2, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

Please provide a complete list of interested parties for both blocks. Please address the Residential Zones Development Code in your statement against the relevant criteria. **ADVISORY NOTE:** If the lessee intends to subdivide this premises under the Unit Titles Act 2001, the Crown lease must have a remaining term of at least 50 years (refer Section 17 Unit Titles Act 2001). To extend the term of the lease, an application for the grant of a further Crown lease can be made to Environment, Planning and Sustainable Development Directorate (EPSDD). The appropriate form can be found at: <https://form.act.gov.au/smartforms/landing.htm?formCode=1266>. The application for the grant of a further Crown lease is not a development application; however, it can be made concurrently to a development application and registered with an approved lease variation.

Matters to address:

Fees for Completeness Check Failure Notices from 1 July 2017

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$187.00*
- Two failure notices issued \$558.00*
- Three failure notices issued \$1,304.00*
- Four failure notices issued \$2,791.00*

PLUS a further \$1,482.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s D'Ambrosio

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number: 201732016
Block: 3, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Site Details:
Block: 2, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

Fees Payable:	Completeness Check Fee	\$0 (includes GST)
	Development Fee	\$0
	Crown Lease Variation	\$2424
	Public Notification	\$1176
	Lease Search	\$76 (includes GST)
	Home Business Fee	\$0
	TOTAL FEES	\$3676

Payments Site: <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

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

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

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s D'Ambrosio

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

DA Number: 201732016
Block:3, Section:7
Suburb:MACQUARIE,
District:BELCONNEN

Site Details:
Block:2, Section:7
Suburb:MACQUARIE,
District:BELCONNEN

Applicant Name: Alessandro D'Ambrosio

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

Customer Services
Environment, Planning and
Sustainable Development
Directorate

Notifications closed for application id 201732016

DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

IMPORTANT INFORMATION

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

PRIVACY NOTICE

The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the Information Privacy Act 2014. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>

INSTRUCTIONS FOR COMPLETION

- The Seller Verification Declaration must be completed prior to lodgement of this form. The submission date and reference number must be recorded on this form.
- All information should be typed or clearly printed. If completing this form by hand, please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- The first named buyer on this form will be the primary contact for ACT Revenue Office purposes.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear, and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.

CERTIFICATIONS

Any inapplicable certification statement(s) must be deleted.

Certification statements must be made by the Certifier, being one of the following:

- a. **A legal practitioner**
- b. **If the applicant is not represented by a legal practitioner – the applicant (i.e. self- represented party)**
- c. **If a party to an instrument is not represented by a legal practitioner – that party (i.e. self-represented party)**

All certifications apply where the Certifier is a **legal practitioner**.

The first two listed certifications do not apply where the Certifier is a self-represented party. Self-represented parties are only required to make certifications relating to retaining evidence to support the registry instrument or document and ensuring the registry instrument or document is correct and compliant with relevant legislation and any prescribed requirement.

By certifying this form, the legal practitioner acknowledges they have taken reasonable steps to verify that their client or his, her or its administrator or attorney is a legal person and has the right to enter into the conveyancing transaction.

Note: - An attorney or a body corporate cannot make certification statements.

LODGEMENT INFORMATION

In Person:

Environment, Planning and Land Shopfront
Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson. Opening hours - Monday to Friday 8:30am to 4:30pm (*excluding public holidays*)

CONTACT INFORMATION

Email: actlandtitles@act.gov.au

Phone: (02) 6207 0491



DETERMINATION/SURRENDER OF A CROWN LEASE

Form 057 - DCL

Land Titles Act 1925

LODGING PARTY DETAILS			
Name	Email Address	Customer Reference Number	Contact Telephone Number

TITLE AND LAND DETAILS			
Volume & Folio	District/Division	Section	Block
688:47	Macquarie	7	2
475:26	Macquarie	7	3

FULL NAME AND ADDRESS OF LESSEE/S (Surname Last) (ACN required for all Companies)	THE SELLER VERIFICATION DECLARATION HAS BEEN SUBMITTED (must be completed prior to lodgement of this document)
5 Blackman Cres Macquarie Pty Limited ACN 609 195 422 C/- Jag Business Advisory 28' & 29 1-5 Jacobs Street Bankstown NSW	Provide date and reference number/s Submission Date: Reference Code:

CONSIDERATION (Please provide monetary sum and/or reason for surrender)	CONSENTING PARTY – SUPPORTING DOCUMENTATION (One form required for each party required to consent)
Grant of a new consolidated lease	<input type="checkbox"/> Please complete and attach – Form 042 – C – Consent

DEVELOPMENT STATUS (Tick the appropriate box – one box must be completed)	LAND USE (Tick the appropriate box – one box must be completed)
<input type="checkbox"/> Land Only <input type="checkbox"/> Incomplete Building <input checked="" type="checkbox"/> Building Completed	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Commercial

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

CERTIFICATION *Delete the inapplicable

Lessee

- *The Certifier has taken reasonable steps to verify the identity of the Lessee or his, her or its administrator or attorney.
- *The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- *The Certifier has retained the evidence to support this Registry Instrument or Document.
- *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>
<Capacity of certifying party>

for: <Company name>

on behalf of the Lessee

DATE

OFFICE USE ONLY

Lodged by		Registered date / by	
Data entered by		Attachments/Annexures	



ACT

Government

Environment and Planning

CHECKLIST

Dispatch Advice Checklist

DA Number: 201732016 Block(s): 2 & 3 Section: 7 District/Division: MACQUARIE

Case Officer: ED DARKE Contact Number: 71889 Decision Date: 2-Oct-18

Application Type: **MERIT TRACK DA**

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

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

Dispatch Entity Referral Advice: **YES**

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

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

Representations: **YES**

Appeal Rights

Applicant: **YES**

Person who made Representation: **YES**

Encroachment

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

Draft crown leases/Instruments of Variations

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

YES added to NOD

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

Entities to be advised

Referral Required: **Make Selection**

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

<input checked="" type="checkbox"/>	DA Leasing Referral Required
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input checked="" type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input checked="" type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	ACT Valuation Office
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing Encroachments and Licences
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input checked="" type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - Placenames@act.gov.au
<input checked="" type="checkbox"/>	Other - TCCS

Comments



ACT
Government

Environment, Planning and
Sustainable Development

6 April 2018



Dear Sir/Madam

The following application has been made in relation to 3, 5 BLACKMAN CRESCENT. As you have a registered interest in this property, you may wish to comment on the application.

Development Application 201732016:

LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

Lessee: 5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited

Location: **Block: 2,3 Section: 7 Suburb: MACQUARIE**
3, 5 BLACKMAN CRESCENT

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

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

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

The public notification period will commence on **12 April 2018**
Representations must be received by the Authority by close of business **3 May 2018**.

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre**

16 Challis Street, Dickson

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

Website: www.planning.act.gov.au

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

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

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

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

Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate



ACT
Government

Environment, Planning and
Sustainable Development

6 April 2018

Dear Sir/Madam

The following application has been made in relation to 3, 5 BLACKMAN CRESCENT. As you have a registered interest in this property, you may wish to comment on the application.

Development Application 201732016:

LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

Lessee: 5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited

Location: **Block: 2,3 Section: 7 Suburb: MACQUARIE**
3, 5 BLACKMAN CRESCENT

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

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

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

The public notification period will commence on **12 April 2018**
Representations must be received by the Authority by close of business **3 May 2018**.

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre**

16 Challis Street, Dickson

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

Website: www.planning.act.gov.au

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate



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Environment, Planning and Sustainable Development Directorate

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

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

1. Documentation

<u>Task</u>	<u>Select</u>	<u>Comments/Failure Reasons</u>
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	NA	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes	
e) Is there a Lease Variation component to this DA	Yes	
f) Has a list of interested parties been supplied (Lease Variation)?	Yes	

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPi	Yes	
b) Check lessee details are correct – TARQUIN	Yes	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes	
d) Is a Land Custodian signature required?	No	
e) Check correct Zone and nominate overlays <i>(If on Designated Land the application may not be accepted – See supervisor)</i>	Yes	
f) Correct/Sufficient Description of Proposal	Yes	
g) Assessment Track	Merit	
h) Exclusion from Public Register <i>(if yes, allocate to supervisor in edevelopment)</i>	No	
i) Conflict of Interest <i>(notify supervisor)</i>	No	

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

3. Block information on PALM

**Add information to lodgement checklist*

PALM – Land Blocks

Heritage	No	Compliance	No
Bushfire	No	Future Urban Area	No
Asbestos Flag If(yes – Loose Fill) please email details of the application to graham.sandem@act.gov.au and cc: Linda.southwell@act.gov.au		No	<i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program</i>

PALM – Tenure Leases

Unit Titled	No	Unleased	No
Holding Lease	No		

4. General Information

a) Select Lodgement Checklist	LOGGEMENTCHECKLIST - Leas
b) Complete Part A of Lodgement Checklist	Pass
c) Number of Public Notification Signs (Part B)	1
d) Complete Dispatch Advice Checklist	Saved to Decision Folder
e) Lease <i>Download the lease via the Volume folio link shown in Tarquin. Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	Yes
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	No
Processed by: BENJAMIN	DATE: 30/06/2017

INITIAL ADMINISTRATION CHECKLIST – S141

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

ORIGINAL DA Number: 201732016

1. eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the DA which should have the status of 'Waiting for Sufficiency Check'
or
find the DA in eDevelopment and allocate to yourself for processing (before you allocate to yourself note down current DA Officer).
- Add the S141 details to the "2015-2017-Amendments Lodged" Spreadsheet.
- The S141 folder will be automatically created in objective (i.e.S141x subfolder), and DARTS.

2. Documentation - Task

a) Can all uploaded documents be opened and are correctly showing in objective?	Yes
b) Are the plans correctly named and been orientated correctly?	Yes
c) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	No

COMMENTS:

- Save the 'Initial Admin Checklist' into the S141 subfolder
(save as: **INITIALCHECKLIST-201XXXXX-S141X-01**)
- Move the documents and plans into the Plans and Supporting Docs subfolders
- Send the Sufficiency email with a reference for the 'Application Lodged' folder, to the Assessment Officer and save the email into the 'Assessment' folder.
(save as: **'YYYYMMDD-SUFFICIENCY CHECK FOR DA201XXXXX-S141X-B/S/SUBURB-01'**)
- Update the 2015-2017-Amendments Lodged Spreadsheet with task completed.

Processed by: KAREN	DATE: 14/9/18
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Environment, Planning and
Sustainable Development

6 April 2018

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

THE RESIDENT
2/41 CATCHPOLE STREET
MACQUARIE ACT 2614

Dear Property Owner

The following Development Application in relation to 3, 5 BLACKMAN CRESCENT has been lodged with the Planning and Land Authority for consideration.

Development Application 201732016:

LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

**Location: Block: 2,3 Section: 7 Suburb: MACQUARIE
3, 5 BLACKMAN CRESCENT**

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:

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Customer Service Centre
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Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate

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

Is a scanning fee required for this application?

Exemption S411/412:

Has the Applicant requested exemption for part of the Development Application? **NO**

Is this a **Concurrent** Development Application under Division 7.3.2A of the *Planning and Development Act 2007*? **NO**

Note: the public notification period is not less than 35 working days for Concurrent Development Application.

Part B (i): Public Notification Requirements

The development application requires:

IF MAJOR NOTIFICATION:

Number of **additional small** signs required is

Number of **additional large** signs required is

Number of days for notification: **15 - Major**

NB: Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m², and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.

Type of Lease: **Residential >5 years** Proposal is Consistent with all clauses in the Lease: **No**

Type of Lease Variation: **Consolidation Clause Change** Initial referral to AVO: No

Most Recent Variation Date: **n/a**

Building and Development Provisions - Not Applicable	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
LVC	
LVC is s276E <input checked="" type="checkbox"/> OR LVC is s277 <input type="checkbox"/> :	
Valuation Report Supplied: <input type="checkbox"/>	
Valuation Certificate Supplied: <input type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	
Relevant Clauses	
Purpose: Block 2: To use the said land for residential purposes only Block 3: To use the said land for residential purposes only	
Gross Floor Area:	
Car Parking:	
Other:	
Units Plan	
Endorsement by Owners Corporation:	
Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):	
Consolidation	
Existing Lease Details: Consolidation of Block 2 Section 7 Macquarie with Block 3 Section 7 Macquarie	Issues to be noted: n/a
Subdivision	
Existing Lease Details:	Issues to be noted:
Land Use	
Details: RZ2 Suburban core zone	
Other Comments: THE CONSOLIDATION OF BLOCKS 2 AND 3 SECTION 7 MACQUARIE AND THE VARIATION OF THE LEASE TO SPECIFY SEVEN (7) DWELLINGS	

(if yes, a additional fee component is applicable – see part i)

Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: **NO**

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

NO

Is this application subject to pre-lodgement community consultation?
(if yes, select the relevant number of days for notification in part B(i))

Part F: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation? **NO-See Comments Part**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **NOT APPLICABLE**

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

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)? **NOT APPLICABLE**

Public notification requirements and wording checked and amended?
See Notification Requirements (Page 2, Part B) **YES**

Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.

Part G: GFA and Cost of Works – Not Required

Part H: Entity Referrals

For guidance please refer to [Work Instruction – Entity Referrals](#)

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.
Indicate referral requirements by checking appropriate box/es:

<p>Asset Acceptance (Transport Canberra and City Services)</p>	<p><input checked="" type="checkbox"/> Referral to TCCS is required (NB: no need to send a separate email for referral to the Land Custodian for TCCS)</p> <p>Notes for referral:</p>
<p>ICON Water/ACTEW Corporation</p>	<p><input type="checkbox"/> Demolition works – utilities <input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas <input type="checkbox"/> Liquid Trade Waste</p>

Notes for referral:	
Conservator of Flora and Fauna	<input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) <input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)
Notes for referral:	
Custodian of the Land (unleased)	<input type="checkbox"/> Identify Custodian:
Notes for referral:	
Environment Protection Agency	<input type="checkbox"/> Noise <input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises <input type="checkbox"/> Other – please specify
Notes for referral:	
Heritage	<input type="checkbox"/> Heritage – Registered Land or Building
Notes for referral:	
Tree Protection	<input type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees
Notes for referral:	
Notes for referral:	
Land and Infrastructure Group	<input type="checkbox"/> Prescribed Conditions for offsite works
Notes for referral:	
Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	<input type="checkbox"/> Private demolition of loose fill affected residence
Notes for referral:	
Asbestos Response Task force Coordinator General Andrew.Kefford@act.gov.au	<input type="checkbox"/> Asbestos affected “Mr Fluffy” block
Notes for referral:	

<input type="checkbox"/> ACT Health	
<input type="checkbox"/> ACT Valuation Office	
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Breach Management Any development applications that relate to rectification of Service Station sites.	
<input type="checkbox"/> Capital Metro	
<input type="checkbox"/> Department of Education and Training (Childcare Centres) To be referred to ceca@act.gov.au and Social Infrastructure Planning)	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Office of Regulatory Services Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Police	
<input type="checkbox"/> Queanbeyan City Council	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Yass Valley Council	
<input checked="" type="checkbox"/> Other (please specify)	REG GEN
Internal	Provide Reason for Referral
<input type="checkbox"/> Rural Leasing Proposals on all agricultural rural blocks or in Pialligo	
<input type="checkbox"/> DA Merit Assessment team – Commercial	
<input checked="" type="checkbox"/> DA Merit Assessment team – Residential	Consolidation of 2 blocks and lease variation to specify seven (7) dwellings.
<input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)	
<input type="checkbox"/> Deed Management Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.	
<input type="checkbox"/> Strategic Planning – esddstrategicplanningreferrals@act.gov.au EPSSD Transport Planning (Tim Wyatt) Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.	<input type="checkbox"/> Social Infrastructure Planning <input type="checkbox"/> Infrastructure Policy <input type="checkbox"/> Design Policy <input type="checkbox"/> Land Policy <input type="checkbox"/> Land and Infrastructure Group <input type="checkbox"/> Transport Planning/Major projects - <input type="checkbox"/> Traffic - <input type="checkbox"/> Parking - <input type="checkbox"/> Traffic Noise
<input type="checkbox"/> Water Policy EPSSD <input type="checkbox"/> WSUD Code Requirements water.policy@act.gov.au	

Utilities Technical Regulation team
Techregulator.utilities@act.gov.au

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
- ICON Water
- Chief Executive of the Administrative Unit Responsible for Health Policy
- Environment Protection Authority
- Heritage Council
- Emergency Services Commissioner
- Land Custodian

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

Completeness Check:	0
Lease Variation:	2424
Merit Track with ESO:	0
Impact Track Fee/s:	0
Public Notification:	1176
Lease Search:	76
Scanning Fee:	0

Scanning fee to be added to completeness check fee in eDevelopment

Note: Please see fees and charges schedule 2017-2018 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.

*Note: An additional fee of \$1226.00 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

I (i) Home Business Fee

Refer fee schedule if applicable.

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

- Matters specified in Schedule 4, Part 4.2 and/or **\$36,164.00**
 - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$13,592.00**
 - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,720.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,720.00**

Note: Other fee components are still applicable

Part J: Resubmissions (if application to be failed)

- Resubmission to be checked by Customer Services**
- Resubmission to be checked by DA Leasing**

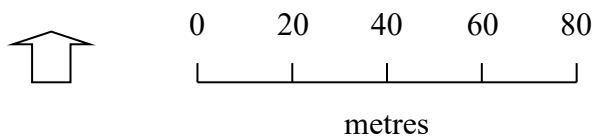
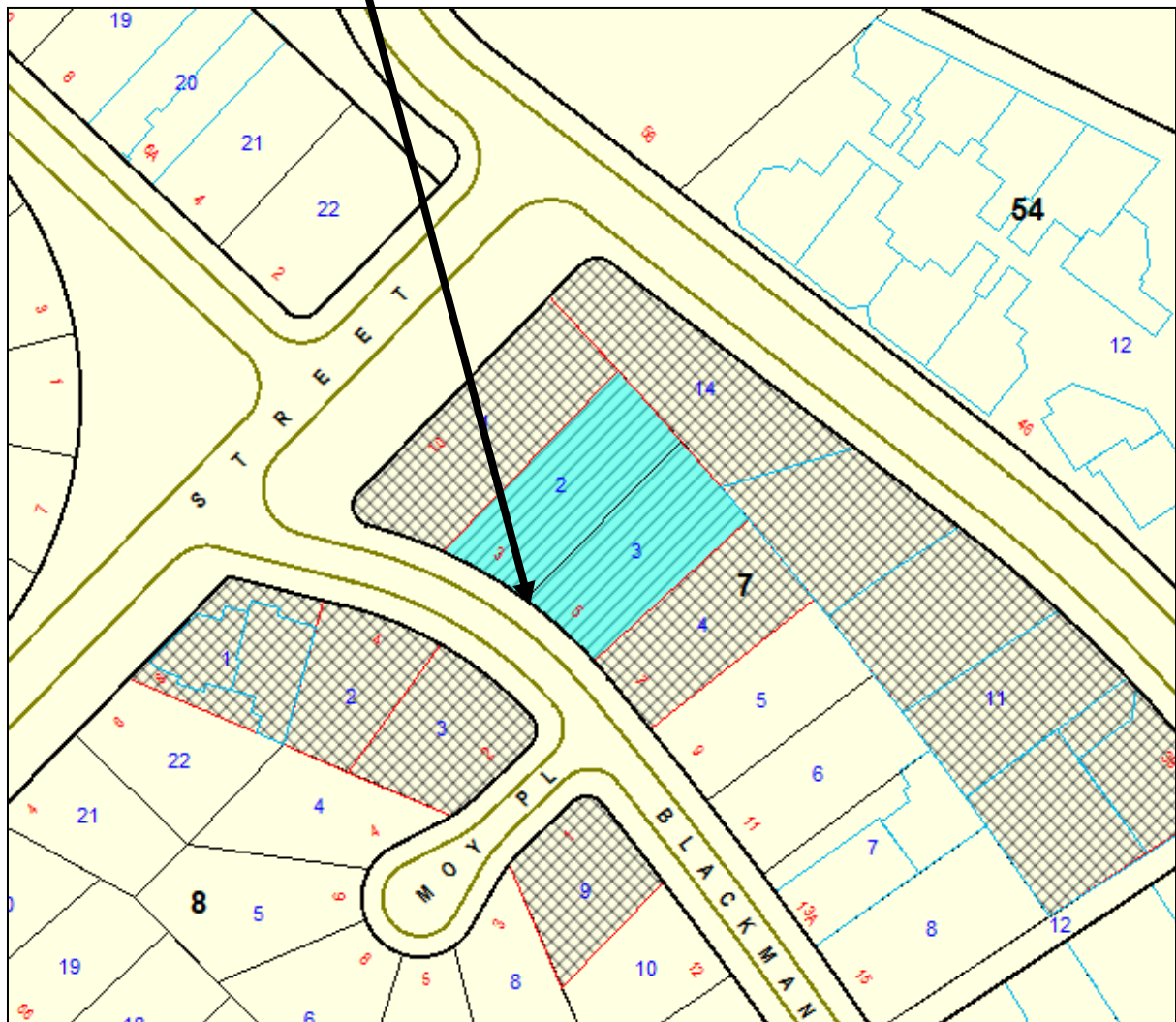
Numbers of Completeness check failures:

1 STANDARD SIGN FOR WEDNESDAY 11 APRIL 2018
MACQUARIE
Blocks 2,3 Section 7

12 April 2018 to 3 May 2018

Development Application
201732016

BETWEEN 3+5 Blackman Crescent



Name,Address1,Address2,Address3,Address4

[REDACTED],27/177 PACIFIC HIGHWAY,NORTH SYDNEY, NSW, 2060,

[REDACTED],LEVEL 16 535 BOURKE STREET,MELBOURNE, VICTORIA, 3000,

[REDACTED] LEVEL 9, 146 ARTHUR STREET,NORTH SYDNEY, NSW, 2060,

5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited,C/- JAG BUSINESS ADVISORY '28 & 29', 1-5, JACOBS STREET,BANKSTOWN

Alessandro D'Ambrosio,20 Stevenson St,Torrens ACT 2607,

The Resident,39 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],

the Resident,1 MOY PLACE,MACQUARIE ACT 2614,

[REDACTED],2 MOY PLACE,MACQUARIE ACT 2614,

[REDACTED],2 MOY PLACE,MACQUARIE ACT 2614,

[REDACTED],4 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],1/8 FULTON STREET,MACQUARIE ACT 2614,

the Resident,8 FULTON STREET,MACQUARIE ACT 2614,

the Resident,2/2 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],137 ROCHFORD ROAD,WALLAROO NSW 2618,

[REDACTED],2 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],2 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

the Resident,1/8 FULTON STREET,MACQUARIE ACT 2614,

[REDACTED],10 FULTON STREET,MACQUARIE ACT 2614,

[REDACTED],7 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

THE OWNERS - UNITS PLAN NO 132,LOCKED BAG 6,DEAKIN ACT 2600,

[REDACTED],43 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],47 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],61 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],41 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],66 OATLEY CIRCUIT,BELCONNEN ACT 2616,

[REDACTED],61 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

the Resident,5/47 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],41 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,4/45 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,39-47 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,3/43 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,2/41 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,1/39 CATCHPOLE STREET,MACQUARIE ACT 2614,



ACT
Government

Environment, Planning and
Sustainable Development

Alessandro D'Ambrosio
Arkitex
20 Stevenson Street
TORRENS ACT 2607

Dear Alex

**Blocks 2 and 3 Section 7 Division of Macquarie (new block 15)
Development Application No. 201732016**

Please find enclosed:

1. the Determination/Surrender of a Crown Lease (DCL) form for Surrender of the existing Crown leases over Block 2 & 3 Section 7 Division of Macquarie;
2. the new Crown lease for the new Block 15; and
3. Template letter requesting mortgagee consent for a Land Titles Office (LTO) lodgement dealing

Prior to booking a registration

DA Leasing has prepared all documents for the Crown lease surrender and regrant. It is your responsibility as the Applicant/Lessee to ensure that you prepare for and book a lodgement meeting with DA Leasing for the registration of all Crown lease surrender and regrant documents. We will arrange for the signed Determination/surrender of a Crown lease (DCL), Application to register a Crown lease (ACL), Application to register a deposited plan (ADP) and new Crown lease to be waiting for you at the LTO at the time of your scheduled lodgement meeting.

Before making an appointment, the following steps are required to be completed:

- A. Please complete, sign and return the DCL forms via email to ACTPLADALEasing@act.gov.au for a Delegate to sign prior to lodgement.
 - i) Please engage a legal practitioner to complete the DCL; or
 - ii) The Lessee must complete a [Self-represented parties - Verification of identity](#) if they have completed the DCL themselves. If you have questions about how to complete this pack please contact the LTO, (02) 6207 0491 or ACTLandtitles@act.gov.au. Please bring the completed Self-represented parties - Verification of identity pack with you to the LTO lodgement appointment.
- B. The attached Crown lease for the new Block 15, should be signed in black ink by the Lessee and a witness (where applicable) and returned by post to GPO Box 158, Canberra ACT 2601 or in person to the concierge desk on the ground floor of 480 Northbourne Avenue, Dickson for execution by the Authority's Delegate. If a witness signature is required, please ensure that the witness is not a party or interest to the Crown lease being issued.
- C. As there is a mortgage registered against the existing Certificate of Title the lessee will need to obtain Consent from the Mortgagee for the dealings 'DCL, ADP and ACL' to be lodged and registered at the LTO. A template Mortgagee letter attached is for the Lessee to complete and

forward to their Mortgagee. Please bring '[042 - C - Consent to register](#)' form completed by the mortgagee with you to the LTO lodgement appointment.

Sch 2.2(a)(xi)

- E. Complete a 'Seller and Buyer Verification Declaration' online with Access Canberra, please go to the websites noted on page 3. DA Leasing require the 'Submission Date' and 'Reference Code' for both the Seller and Buyer Verification, for example you will need to provide two dates and two reference codes before we're able to lodge the documents with the LTO.

a. **Seller:** Block 2 & 3 Section 7 Macquarie & **Buyer:** Block 15 Section 7 Macquarie
(Please ignore the following message and continue with declaration "The suburb section and block you have entered currently does not exist. Please ensure these are correct before submitting this declaration")

Booking and registration of dealings at LTO

Once the above steps have been completed, please email DA Leasing at ACTPLADALEasing@act.gov.au to arrange a meeting at the LTO Access Canberra. Lodgement bookings can be arranged for 2:30pm – 4:45pm Monday to Friday, excluding public holidays.

Please be aware that you will be required to pay for the lodgement of the following documents:

- i. Determination/Surrender of a Crown Lease (DCL) - \$155.00*;
- ii. Application to register a deposited plan (ADP) - \$599.00*; and
- iii. Application to register a crown lease (ACL x #) - \$155.00*.

Please note that the Land Titles Office only accept in person over the counter payments by EFTPOS, and Credit card. The Land Titles Office is located at Access Canberra Shopfront, 480 Northbourne Ave Dickson ACT 2602.



DA Leasing
Planning Delivery Division
15 July 2021

* – All fees are subject to change

Seller and Buyer Verification – Access Canberra

This process must be undertaken for all Development Applications that require the surrender and regrant of a lease, for example a re-issue of a Crown lease, consolidation or subdivision of existing blocks. The 'Determination/surrender of a Crown lease (DCL)' and 'Application Form to Register the new Crown lease (ACL)' forms require the completion of the Seller or Buyer Verification 'Submission Date' and 'Reference Code'. If you don't have access to a computer with an internet connection or require personal assistance please attend the Access Canberra Shopfront, 16 Challis Street Dickson. Access Canberra can be contacted by calling 13 22 81.

These declarations can only be made online at the following websites;

- Online Seller Verification Declaration forms see <https://actlis.act.gov.au/verificationFormLanding/seller>, and
- Online Buyer Verification Declaration forms see <https://actlis.act.gov.au/verificationFormLanding/buyer>.

Please click the appropriate button and complete the online questions. Once you have completed the online form you will receive an email detailing your 'Submission Date' and 'Reference Code'. Please either forward this email to DA Leasing (actpladaleaisng@act.gov.au) or bring it with you to the lodgement meeting. Until this information is available the lodgement of the new Crown lease for registration at the Land Titles Office cannot occur.

TO THE MORTGAGEE – MORTGAGEE CONSENT FOR A LAND TITLES OFFICE DEALING LODGEMENT

**BLOCK 2 & 3 SECTION 7 DIVISION OF MACQUARIE
LESSEE: 5 BLACKMAN CRES MACQUARIE PTY LIMITED**

I am the lessee of the above properties over which your institution holds a mortgage.

I submitted a Development Application (No. 201732016) to the Environment, Planning and Sustainable Development Directorate (EPSDD) to vary the Crown lease to consolidate the block and vary the purpose clause to permit 7 dwellings.

The application has been approved subject to a Crown lease Surrender Regrant at the Land Titles Office (LTO).

To enable the registration of **'Determination/Surrender of a Crown Lease (DCL), Application to register a deposited plan (ADP)', and Application to register a crown lease (ACL)**, I am required to provide Mortgagee's Consent to the LTO.

Mortgagee's Consent should be given by completing LTO ['042 - C - Consent to register'](#) form. Please use form names and codes above on the Consent form where required. **If the signatory is signing on behalf of a mortgagee corporation, the word 'employee' must be written below their name.**

Please note, once the dealing has been processed the LTO Register will be updated. A search of the LTO Register can be undertaken at website <https://actlis.act.gov.au/>.

Should you require any further information on this matter please contact DA Leasing (02) 6207 5403, ACTPLADALEasing@act.gov.au or LTO (02) 6207 0491, ACTLandtitles@act.gov.au.

.....
Name in full

.....
Position (if Company)

.....
Signature

.....
Date

From: Evatt, Ebony
Sent: Thursday, 4 October 2018 12:25 PM
To: alex@arkitex.com.au
Subject: NOTICE OF DECISION & ENTITY ADVICE-201732016-2&3/7 MACQUARIE-01 [SEC=UNCLASSIFIED]
Attachments: NOTICE OF DECISION-201732016-SIGNED.PDF; Icon Water Application Decision. Application - 168515. Macquarie - 3/7 (Email 1 of 2); Icon Water Application Decision. Application - 168515. Macquarie - 3/7 (Email 2 of 2); COMM-TCCS-201732016-3/7 MACQUARIE-01 [SEC=UNCLASSIFIED]; Evoenergy Application Decision. Application - 168499. Macquarie - 2/7; Evoenergy - Notification of Building Application - Application ID : 168499

Good Morning,

Please see attached Notice of Decision & Entity Advice for Block 2 & 3 Section 7 Suburb MACQUARIE Development Application No: 201732016

For further information please contact Ed Darke on 6207 1889 or email ed.darke@act.gov.au

Kind regards,

Ebony Evatt | Customer service officer

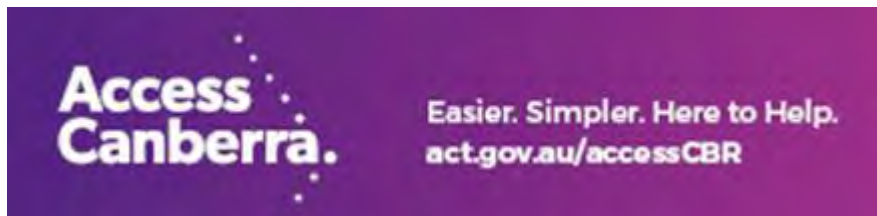
Access Canberra | ACT Government

Environment, Planning and Land Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: 02 6207 1923 | Email: EPDCustomerServices@act.gov.au

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR

From: Evatt, Ebony
Sent: Thursday, 4 October 2018 12:29 PM
To: [REDACTED]
Subject: NOTICE OF DECISION-201732016-2&3/7 MACQUARIE-01 [SEC=UNCLASSIFIED]
Attachments: NOTICE OF DECISION-201732016-SIGNED.PDF

ADVICE TO REPRESENTOR AFTER DECISION

Dear [REDACTED]

**BLOCK: 2 SECTION: 7 SUBURB: MACQUARIE
DEVELOPMENT APPLICATION NUMBER: 201732016**

Development Application Number 201732016 has been subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the *Planning and Development Act 2007*.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at Access Canberra Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore Street (the Health Building)
CANBERRA CITY, ACT, 2601

An application form can be obtained from the ACAT at Level 4, 1 Moore Street, Canberra City. Alternatively you can access the form from the ACAT website www.act.gov.au under approved forms. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- ❑ You have applied to the ACAT for a review of the decision; and
- ❑ They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

04 October 2018

Access Canberra | ACT Government

Environment, Planning and Land Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: 02 6207 1923 | Email: EPDCustomerServices@act.gov.au

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR

From: Evatt, Ebony
Sent: Thursday, 4 October 2018 12:25 PM
To: EPSD DALeasingreferrals; devapp@actewagl.com.au; 'developmentapplications@iconwater.com.au'; [REDACTED] ORSRCS; TCCS_CW DRCDA
Subject: NOTICE OF DECISION-201732016-2&3/7 MACQUARIE-01 [SEC=UNCLASSIFIED]
Attachments: NOTICE OF DECISION-201732016-SIGNED.PDF; DISPATCHADVICECHECKLIST-201723016-01.doc; NOTICE OF DECISION-201732016-SIGNED.OBR; DISPATCHADVICECHECKLIST-201723016-01.obr

Good Morning,

Please see attached Notice of Decision for Block 2 & 3 Section 7 Suburb MACQUARIE
Development Application No: 201732016

For further information please contact Ed Darke on 6207 1889 or email ed.darke@act.gov.au

Kind regards,

Ebony Evatt | Customer service officer

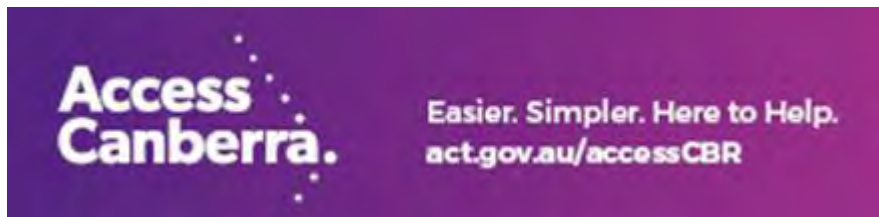
Access Canberra | ACT Government

Environment, Planning and Land Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: 02 6207 1923 | Email: EPDCustomerServices@act.gov.au

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



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ACT
Government

Environment, Planning and
Sustainable Development

6 April 2018

ALESSANDRO D'AMBROSIO
20 STEVENSON ST
Torrens ACT 2607

Dear Applicant

Suburb: MACQUARIE Block: 2,3 Section: 7
Development Application Number: 201732016

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 and a sign placed on the property.

The public notification period for your application will commence on **12 April 2018** and end at the close of business on **3 May 2018**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

Please note, the sign will be removed from the property on 4 May 2018.

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

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

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

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

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

Customer Service Centre

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson

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

Website: www.planning.act.gov.au



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Website: www.planning.act.gov.au



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LIST OF INTERESTED PARTIES

Suburb: **MACQUARIE** Block(s): **2,3** Section: **7**
Development Application Number: **201732016**
6 April 2018

- 1.
- 2.
- 3.



Environment, Planning and Sustainable Development Directorate
Customer Service Centre

16 Challis Street, Dickson

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

Website: www.planning.act.gov.au



ACT
Government

Tax Invoice / Receipt

3 & 5 Blackman Crescent Macquarie Pty Ltd
3 & 5 Blackman Crescent
MACQUARIE, ACT 2614

ABN: 68 367 113 536
Receipt Reference: 321287.1031.11
Date: 03-Apr-2018 15:47
Cashier: EE
Counter: Counter 5
Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 66 893 463 785 - DA Lease Variation 3 & 5 Blackman Crescent Macquarie Pty Ltd 3 & 5 Blackman Crescent MACQUARIE, ACT 2614 Suburb/Section/Block - MACARTHUR-7-2; MACARTHUR-7-3 DA No. - 201732016	\$2,424.00
ABN: 31 432 729 493 - Public Notification 3 & 5 Blackman Crescent Macquarie Pty Ltd 3 & 5 Blackman Crescent MACQUARIE, ACT 2614 Suburb/Section/Block - MACARTHUR-7-2; MACARTHUR-7-3 DA No. - 201732016	\$1,176.00
ABN: 31 432 729 493 - Lease Search 3 & 5 Blackman Crescent Macquarie Pty Ltd 3 & 5 Blackman Crescent MACQUARIE, ACT 2614 Suburb/Section/Block - MACARTHUR-7-2; MACARTHUR-7-3	\$76.00 *
Total	*Include GST: \$6.91 \$3,676.00
Payment Details: EFTPOS	\$3,676.00

JOB REPORT - Public Notification Generator

JOB DATE: 6 April 2018 1:45 pm
JOB CODE: 134033
OPERATOR: KATHERINE BREITKOPF

Development Application 201732016

PUBLIC NOTIFICATION

Application lodged on 3 April 2018.

Notification begins on 12 April 2018 and ends on 3 May 2018.

SUBJECT BLOCK

BLOCK: MACQUARIE SECTION 7 BLOCKS 2,3
STREET ADDRESS: 3, 5 BLACKMAN CRESCENT
LESSEE(S): 5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited
ADDRESS: C/- JAG BUSINESS ADVISORY '28 & 29', 1-5 JACOBS STREET BANKSTOWN
APPL_TYPE: SUBC
DEV_DESC: LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

NEIGHBOURING LESSEES

1. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/39 CATCHPOLE STREET
MACQUARIE ACT 2614
2. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/41 CATCHPOLE STREET
MACQUARIE ACT 2614
3. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/43 CATCHPOLE STREET
MACQUARIE ACT 2614
4. BLOCK: MACQUARIE SECTION 7 BLOCK 11

- NAME(S): THE RESIDENT
ADDRESS: 39-47 CATCHPOLE STREET
MACQUARIE ACT 2614
5. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/45 CATCHPOLE STREET
MACQUARIE ACT 2614
6. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2
NAME(S): [REDACTED]
ADDRESS: 41 CATCHPOLE STREET
MACQUARIE ACT 2614
7. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/47 CATCHPOLE STREET
MACQUARIE ACT 2614
8. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1
NAME(S): [REDACTED]
ADDRESS: 61 BLACKMAN CRESCENT
MACQUARIE ACT 2614
9. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 4
NAME(S): [REDACTED]
ADDRESS: 66 OATLEY CIRCUIT
BELCONNEN ACT 2616
10. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2
NAME(S): [REDACTED]
ADDRESS: 41 CATCHPOLE STREET
MACQUARIE ACT 2614
11. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1
NAME(S): [REDACTED]
ADDRESS: 61 BLACKMAN CRESCENT
MACQUARIE ACT 2614
12. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 5
NAME(S): [REDACTED]
ADDRESS: 47 CATCHPOLE STREET
MACQUARIE ACT 2614
13. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 3
NAME(S): [REDACTED]
ADDRESS: 43 CATCHPOLE STREET
MACQUARIE ACT 2614
14. BLOCK: MACQUARIE SECTION 7 BLOCK 11
NAME(S): THE OWNERS - UNITS PLAN NO 132
ADDRESS: LOCKED BAG 6
DEAKIN ACT 2600
15. BLOCK: MACQUARIE SECTION 7 BLOCK 4
NAME(S): [REDACTED]
ADDRESS: 7 BLACKMAN CRESCENT
MACQUARIE ACT 2614
16. BLOCK: MACQUARIE SECTION 7 BLOCK 1

NAME(S): [REDACTED]
ADDRESS: 10 FULTON STREET
MACQUARIE ACT 2614

17. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/8 FULTON STREET
MACQUARIE ACT 2614

18. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 2
NAME(S): [REDACTED]
ADDRESS: 2 BLACKMAN CRESCENT
MACQUARIE ACT 2614

19. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 2
NAME(S): [REDACTED]
ADDRESS: 2 BLACKMAN CRESCENT
MACQUARIE ACT 2614

20. BLOCK: MACQUARIE SECTION 8 BLOCK 1
NAME(S): [REDACTED]
ADDRESS: 137 ROCHFORD ROAD
WALLAROO NSW 2618

21. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/2 BLACKMAN CRESCENT
MACQUARIE ACT 2614

22. BLOCK: MACQUARIE SECTION 8 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 8 FULTON STREET
MACQUARIE ACT 2614

23. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 1
NAME(S): [REDACTED]
ADDRESS: 1/8 FULTON STREET
MACQUARIE ACT 2614

24. BLOCK: MACQUARIE SECTION 8 BLOCK 2
NAME(S): [REDACTED]
ADDRESS: 4 BLACKMAN CRESCENT
MACQUARIE ACT 2614

25. BLOCK: MACQUARIE SECTION 8 BLOCK 3
NAME(S): [REDACTED]
ADDRESS: 2 MOY PLACE
MACQUARIE ACT 2614

26. BLOCK: MACQUARIE SECTION 8 BLOCK 3
NAME(S): [REDACTED]
ADDRESS: 2 MOY PLACE
MACQUARIE ACT 2614

27. BLOCK: MACQUARIE SECTION 8 BLOCK 9
NAME(S): THE RESIDENT
ADDRESS: 1 MOY PLACE
MACQUARIE ACT 2614

28. BLOCK: MACQUARIE SECTION 8 BLOCK 9

NAME(S): [REDACTED]
ADDRESS: [REDACTED]
WODEN ACT 2606

29. BLOCK: MACQUARIE SECTION 7 BLOCK 11
NAME(S): THE RESIDENT
ADDRESS: 39 CATCHPOLE STREET
MACQUARIE ACT 2614

APPLICANTS

1. NAME(S): ALESSANDRO D'AMBROSIO
ADDRESS: 20 STEVENSON ST
Torrens ACT 2607

INTERESTED PARTIES

1. NAME(S): [REDACTED]
ADDRESS: [REDACTED]

2. NAME(S): [REDACTED]
ADDRESS: [REDACTED]

3. NAME(S): [REDACTED]
ADDRESS: [REDACTED]

S U M M A R Y

No of lessee notifications created = 29
No of developer notifications created = 0
No of interested party notifications created = 3
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

RESUBMISSION CHECKLIST
(All failure reasons to go to the lodgement checklist)

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

* This checklist is to be used after the DA has been allocated

1. Documentation

Can all uploaded documents be opened and are correctly showing in objective? <i>Open, check, rename any documents using the appropriate document type. Add a '%' sign in front any documents with a residential component displaying the internal layout</i>	Yes	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout)	N/A	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>	<input checked="" type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	<input checked="" type="checkbox"/>	

2. Customer Service failure reasons (Lodgement Checklist)

Are there customer service failure reasons? <i>If no, go to part 3</i>	Yes	
Has resubmission satisfied customer service failure reasons?	Yes	

3. Finalise Completeness Check

(See Lodgement Checklist on who is to perform completeness check)

Exemption S411/412: Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>

Processed by: Sam B	DATE: 03/10/2017
----------------------------	-------------------------



ACT
Government

Environment, Planning and
Sustainable Development

6 April 2018

5 BLACKMAN CRES MACQUARIE PTY LIMITED, 5 BLACKMAN CRESCENT
MACQUARIE PTY LIMITED
C/- JAG BUSINESS ADVISORY '28 & 29', 1-5
JACOBS STREET
BANKSTOWN

Dear Property Owner

Suburb: MACQUARIE Block: 2,3 Section: 7
Development Application Number: 201732016

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 and a sign placed on the property.

The notification period commences on **12 April 2018** and ends at the close of business on **3 May 2018**. A copy of any representations received as a result of this process will be forwarded to the applicant.

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

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

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

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

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

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson

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

Website: www.planning.act.gov.au

Customer Service Centre

LIST OF INTERESTED PARTIES

**Suburb: MACQUARIE Block(s): 2,3 Section: 7
Development Application Number: 201732016
6 April 2018**

1.

2.

3.



NOTICE OF DEVELOPMENT APPLICATION

Development Application 201732016:

LEASE VARIATION to consolidate Block 2 and Block 3 Section 7 Macquarie and a variation to permit a maximum of seven (7) dwellings.

Location: Block: 2,3 Section: 7 Suburb: MACQUARIE
3, 5 BLACKMAN CRESCENT

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

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

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - www.planning.act.gov.au (under 'Comment on a DA')

The public notification period will commence on **12 April 2018**

Written representations **must** be received by the Authority by close of business **3 May 2018**.

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Services
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

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



Seller Verification Form

Form QWSFZD, submitted on 18/02/2022 13:28

Property Details

Property 1

Volume: Folio:
Suburb/District: MACQ **Section:** 7 **Block:** 2 **Unit:**
Unit Numbers:

Property 2

Volume: Folio:
Suburb/District: MACQ **Section:** 7 **Block:** 3 **Unit:**
Unit Numbers:

Seller Details

Seller 1
Type of Entity: company

Company Details

Company Name: HRC JV PTY LTD
Contact Person: Mr BELMONTE, ROBERT [REDACTED]
ABN:
ACN: 648329604
ARBN:

Current Address

27/1 WILKINS STREET
MAWSON ACT 2607
Australia [AUS]

Address for future notices

Same as current address

Contact Details/Phone Numbers

Mobile: [REDACTED]
Phone:
International:

Email: info@mcgproject.com.au

Country of Tax Residence: Australia [AUS]
Country of Incorporation: Australia [AUS]
Overseas Entity Identification:
Foreign Investment Review Board (FIRB) Number:

Email Address for Confirmation: info@mcgproject.com.au
Solicitor's Email Address: admin@cbconcrete.com.au

Access Canberra
Land Titles
GPO Box 158 Canberra ACT 2601
Phone 132 281
ABN 68 367 113 536

From: actlis@act.gov.au
Sent: Friday, 18 February 2022 1:28 PM
To: admin; Julie Belmonte
Subject: SELLER Verification Confirmation
Attachments: 5884450_SVD_QWSFZD.pdf



Reference number: **QWSFZD**

SELLER VERIFICATION DECLARATION

SELLERS: HRC JV PTY LTD

PROPERTIES: MACQ S7 B2; MACQ S7 B3

SUBMITTED ON: Fri Feb 18 13:28:08 AEDT 2022

REFERENCE CODE: QWSFZD

Please see the attached PDF for a copy of your form submission.

If you require any further information please call the land titles office on 13 22 81.

Contact Us

Phone: 13 22 81

Email: actlis@act.gov.au

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