

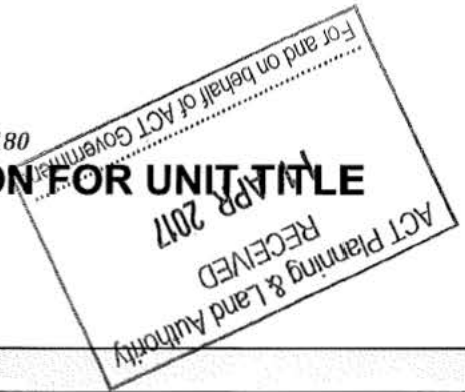


ACT
Government

Environment and Planning

Unit Titles Act 2001, s180

APPLICATION FOR UNIT TITLE Form 1



Lease details please print

If more than one lease/site, attach the following details for each lease/site

Block/s Section Suburb

Street Address

Applicant Details Please Print

Surname First Name

Company Name

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

Email Address

Lessee Details Please Print

1st Lessee's Details

Surname First Name

Company Name

Position held in company Australian Company Number (ACN)

Postal Address

Phone Number Business Hours Mobile

Email Address

2nd Lessee's Details

Surname	<input type="text"/>	First Name	<input type="text"/>
Company Name	<input type="text"/>		
Position held in company	<input type="text"/>	Australian Company Number (ACN)	<input type="text"/>
Postal Address	<input type="text"/>		
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text"/>
Email Address	<input type="text"/>		

All lessees must sign authorising the lodgement of this application for unit title. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

Endorsement of Units Plan for Registration

Your approved Units Plan will be held for collection.

Unit Details

Type of units

Class A Number of Units 48

OR

Class B Number of Units _____

Class A units are defined by reference to the floors, walls and ceilings of the building. Class B units are unlimited in height except to the extent of any encroachment at, above or below ground level by another part of the parcel.

The development is

Residential Commercial/Industrial

UnStaged Staged (minimum of 4 units can be staged)

If a staged development, please complete the following stage and costing details

Stage 1 Unit No. _____ to _____

Stage 2 Unit No. _____ to _____

Stage 3 Unit No. _____ to _____

(If more than 3 stages, please provide details separately)

Cost of total development \$ _____

Cost of outstanding building works \$ _____

Cost of outstanding site works \$ _____

Information required for the preparation of a Deed of Unconditional Undertaking:

Name of Financial Institution _____

Address of Financial Institution _____

Driveways (For works on verge only) – For 2 unit developments

1. The driveway of the original residences / units has not been changed and will service both residences / units.

You will need to provide a declaration stating that the driveway has not been changed since the Certificate of Occupancy or use was issued.
(Declaration is required from the lessee)

OR

- 2. Construction of additional entrance
- Modification of existing entrance
- Relocation of existing entrance
- Construction of two separate entrances

You will need to provide a copy of the Verge/Driveway Inspection Certificate which is issued after an inspection of the form work for the driveway / verge/s by Asset Acceptance Section of Territory and Municipal Services

OR

3. Other (please specify) _____

Use of the Land

Is the Use of the land consistent with the current purpose clause contained in the existing Crown lease?

 YES NO

Please specify which Zone in the Territory Plan applies to the block specified in this application:

RZ4

(Please Note: The Crown lease of all blocks falling under the Residential and Industrial Zones in the Territory Plan must specify the number of units.)

If the Crown lease specifies a maximum gross floor area for permissible uses, please allocate and advise below:

Does the term of the Crown lease exceed 50 years?

 YES NO

If no, you will need to apply for a further lease.

Is the block heritage listed?

 YES NO

If yes, your application will be referred to ACT Heritage.

Unit Title Assessment Report

Is a Unit Title Assessment Report for the land specified in this application attached?

NO
 YES

The Unit Title Assessment Report includes the following documents:

Form 1A – Site Plan;
Form 1 – Surveyors Declaration;
Form 2 – Schedule of Unit Entitlement;
Form 3 – Floor Plan;
Certification of Unit Entitlements;
Certificate of Occupancy and Use;
Fitness for Unit Title Certificate;
Certification that no encroachment exists (if required);
Certification of encroachment over parcel boundary (if required); and
Any other further information obtained by the Unit Title Works Assessor.

Surveyor's Checklist

Is a Surveyor's Checklist for the land specified in this application attached?

NO
 YES

Development Statement (for staged units only)

Is a Development Statement for the land specified in this application attached?

NO
 YES *N/A*

Asset Acceptance Certificate of Operational Acceptance

Is a Certificate of Operational Acceptance from Asset Acceptance for the land specified in this application attached?

NO
 YES

NOTE: A Certificate of Operational Acceptance is obtained from the Asset Acceptance Section within the Department of Territory and Municipal Services.

ActewAGL Certificate of Operational Acceptance

Is a Certificate of Operational Acceptance from ActewAGL for the land specified in this application attached?

NO
 YES

NOTE: A Certificate of Operational Acceptance is obtained from ActewAGL.

Crown Lease

Is the Crown Lease for the land specified in this application registered at the Land Titles Office?

NO
 YES

Conflict of Interest Declaration

Does the applicant or lessee have any association with ACT Planning and Land Authority staff? NO
 YES

If YES - please provide details:

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation.

Other Application for Unit Title Requirements

LODGEMENT & PAYMENT

A valid application for unit title comprises a completed application for unit title form accompanied by all of the required information or documents for it to be considered for approval.

Once an application for unit title is received, the documentation will be checked to ensure it meets the standard for lodgment. If the documentation provided is acceptable, you will receive written confirmation the application is ready for lodgment and a request for the payment of the application fees. An application for unit title is not lodged until full payment of fees is made and receipted by EPD.

If the documentation is not acceptable for lodgment, you will receive written advice detailing the additional information required and/or any other issues with your application. Once these items are provided, EPD will recommence the documentation check and fee payment process outlined above.

DOCUMENTATION AND PLANS

All required documentation must be provided in hard copy.

Applicant and Lessee Declaration

I/we the undersigned, hereby apply for approval for unit title as described on the land specified in this application.
I/we declare that this application is accompanied by all of the required information or documents for it to be considered for approval.
I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the application for unit title by EPD.
I/we understand that this application will be considered lodged once the relevant application fees have been paid.
I/we understand that the documentation provided will be considered to be the relevant documentation associated with this application.
I/we understand that further information may be requested after the application for unit title is lodged with EPD.
I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal.
I/we the undersigned (lessee) appoint the applicant whose signature appears below to act on my/our behalf in relation to this application for unit title. This authorises the applicant to pay all application fees, bonds and securities, liaise with EPD when required, alter, amend or provide further information as necessary and receive any communications relating to this application for unit title.
I/we declare that all the information given on this form and its attachments is true and complete.

If signing on behalf of a company or organisation:

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company or organisation.

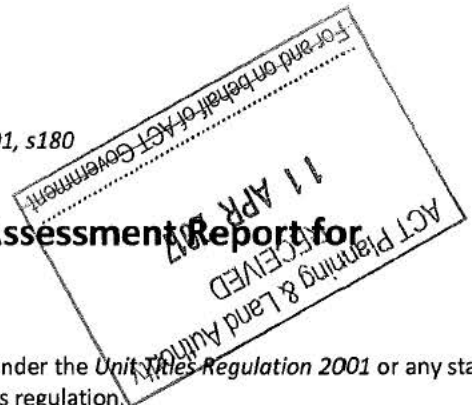
Applicant Signature (s)	Sch 2.2(a)(ii)		Date	31/3/2017
1 st Lessee's Signature			Date	31/3/2017
2 nd Lessee's Signature			Date	

Privacy Notice
The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Unit Titles Act 2001. If all or some of the personal information is not collected EPD cannot process your application. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office and other Government agencies with a direct interest in the Unit Title process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment@act.gov.au

Contact Details:
Environment and Planning Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 **TTY:** (02) 6207 2622
Email: epdcustomerservices@act.gov.au **Website:** www.environment@act.gov.au



Form 9
Unit Title Assessment Report for
Unit Plans



This cover sheet is to be attached to the other documentation required under the Unit Titles Regulation 2001 or any statute or statutory provision that amends, extends, consolidates or replaces this regulation.

LEASE/SITE DETAILS:

Block(s)	Section	Suburb/District
2	28	Lawson

Street Address:

UNIT TITLES WORKS ASSESSOR DETAILS:

Name

Certified Building Solutions P/L

Company Name

Australian Company Number (A.C.N.)

As above

110 342 482

Street Address

PO Box 76 Mitchell ACT 2911

Telephone Number

Fax Number

6253 9911

Email Address – Please Print

Sch 2.2(a)(ii)

Date Report Prepared

Date Report Given to Applicant

11/4/17

11/4/17

Applicant's Name

Signature of Assessor

Date

License no.

Sch 2.2(a)(ii)

11/4/17

200426203



Form 9
Unit Title Assessment Report for
Unit Plans

For and on behalf of ACT Government
11 APR 2017
ACT Planning & Land Administration RECEIVED

This cover sheet is to be attached to the other documentation required under the Unit Titles Regulation 2001 or any statute or statutory provision that amends, extends, consolidates or replaces this regulation.

LEASE/SITE DETAILS:

Block(s)	Section	Suburb/District
2	28	Lawson

Street Address:

UNIT TITLES WORKS ASSESSOR DETAILS:

Name

Certified Building Solutions P/L

Company Name

As above

Australian Company Number (A.C.N.)

110 342 482

Street Address

PO Box 76 Mitchell ACT 2911

Telephone Number

6253 9911

Fax Number

Email Address – Please Print

Sch 2.2(a)(ii)

Date Report Prepared

11/4/17

Date Report Given to Applicant

11/4/17

Applicant's Name

Signature of Assessor

Sch 2.2(a)(ii)

Date

11/4/17

License no.

200426203

UNIT TITLE ASSESSMENT REPORT



Unit 1, 25-35
Buckland Street
MITCHELL ACT 2911

PO Box 76
MITCHELL ACT 2911

Telephone 02 6253 9911
Fax 02 6253 9922

In accordance with Part 3 Division 3.1A of the Unit Titles Act 2001.

This unit title assessment report is issued for the following:

Address: _____

Site Details: Block: 2 Section: 28
Suburb/District: Lawson

Unit Title Assessor

Sch 2.2(a)(ii)

Signature

for Certified Building Solutions Pty Ltd

ACN: 110 342 482.

Licence Number: 200426203.

Postal Address: PO Box 76
Mitchell ACT 2911

Contact Details: Phone: 6253 9911 Fax: 6253 9922

E-mail: Sch 2.2(a)(ii)

Date of Report: 6 April 2017

Statement of compliance.

A site inspection was conducted and the development is complete.

The unit entitlements shown on the certification of unit entitlements are the same as those shown on the schedule of unit entitlement form and the total number of unit entitlements shown on the form is 10,000.

All the post construction conditions of development approval have been complied with.

The landscaping has been inspected and complies with the approved plans.

A site inspection was conducted and the development is consistent with the site plan and floor plan for the parcel in relation to the position of the boundary of the parcel; and a unit; and a non-adjointing unit subsidiary; and the common property; and in relation to the footprint of any building on the parcel, including the footprint of any building within each unit boundary and any building within 1 metre of the boundary of the parcel; and in relation to the position of boundary fences and boundary walls; and in relation to the number of each unit and each non-adjointing unit subsidiary, allocated car park and storage cage, taking account of an address schedule for the parcel (if any).

A site inspection was conducted and the development is consistent with the relevant development approval for the parcel in relation to the number of units and the position of a retaining wall, courtyard wall, boundary fence, fence within a unit, car parking space, access ramp, carport, garage, bicycle parking space, storage cage, garbage enclosure, letterbox, water tank or lighting that is shown on a plan that forms part of the approval.

A site inspection was conducted of the development and each unit and unit subsidiary has access to common property without requiring access through another unit or unit subsidiary.

A site inspection was conducted of the development and there is a letter box for each unit and for the owners' corporation. The numbers on the letter boxes correspond to the numbers for the units.

UNIT TITLE SITE INSPECTION REPORT



Unit 1, 25-35
Buckland Street
MITCHELL ACT 2911

PO Box 76
MITCHELL ACT 2911

Telephone 02 6253 9911
Fax 02 6253 9922

Unit Title Site Assessment Code of Practice.

Part 3. Site Assessment.

Description of property to which this application relates.

Address _____

Site Details Block 2 Section 28
Suburb Lawson

- Do all aspects of the proposal correlate with the respective site plan and relevant Development Approval? (Item 8) Yes (✓) No ()

Comments: _____
- Does the proposal require an address schedule? (Item 9) Yes () No (✓)
If yes are all the units numbered in accordance with the site plan? ~~Yes ()~~ ~~No ()~~

Comments: _____
- Are all buildings at the parcel shown in the respective site plan or registered surveyors certifications? (Item 10) Yes (✓) No ()

Comments: _____
- Do there appear to be no encroachments onto unleased land? *Eg. Awnings, gates, footings, eaves, gutters, downpipes etc.* (Item 11) Yes (✓) No ()

Comments: _____
- Do there appear to be no encroachments onto leased land? *Eg. Awnings, gates, footings, eaves, gutters, downpipes etc.* (Item 12) Yes (✓) No ()

Comments: _____
- Are there any encroachments over other subsidiaries? (Item 13) No (✓) Yes ()
If yes are they are noted on the survey? *(Vertical Dimension limitations)* ~~Yes ()~~ ~~No ()~~

Comments: _____
- Are the letterboxes within the boundary and on common property? (Item 14.(1)(b)) Yes (✓) No ()
Can mail be placed & retrieved without entering another unit? (Item 14.(1)(c)) Yes (✓) No ()
Is there a letter box for each unit and for Owners Corporation? (Item 14.(1)(d)) Yes (✓) No ()
Are letterboxes legibly & durably labelled? (Item 14.(1)(d)) Yes (✓) No ()

Comments: _____

- Are unit and street numbers durable and visible? (Item 15.(1)(a)) Yes (✓) No ()
Comments: _____
 - Are visitor car parking spaces identified? Eg. "visitor parking", "visitor", "v". (Item 15)(1)(b)) Yes () No ()
Comments: _____ *N/A*
 - Are vehicle spaces and storage spaces provided as per plan? (Item 16) Yes (✓) No ()
Are vehicle spaces & storage spaces delineated & numbered? (Item 16) Yes (✓) No ()
Comments: _____
 - Is the required outdoor lighting for common areas provided? (Item 17) Yes (✓) No ()
Is the required fence, including a gate as per plan? (Item 17) Yes (✓) No ()
Is there a waste enclosure or area designated for rubbish? (Item 17) Yes (✓) No ()
Are retaining walls (if any) as per plan? (Item 17) Yes (✓) No ()
Comments: _____
 - Are the water tanks located as per plan and wholly within common property, or noted on the site plan that it encroaches a proposed unit? (Item 18) Yes (✓) No ()
Comments: _____
 - Are all service areas screened from public view? (Item 19) **Service area:** *building plant, building service, waste collection, clothes drying, and includes; water heater, air conditioner, plant room, lift motor room, waste hopper enclosure, bin enclosure, clothes line* Yes (✓) No ()
Comments: _____
 - Is access to common property readily accessible within the parcel without having to pass through a subsidiary? (Item 20) Yes (✓) No ()
Are all units and subsidiaries accessible? (Item 20) Yes (✓) No ()
Comments: _____
 - Are footpaths continuous at public roads & Pedestrian crossing? (La 23) Yes (✓) No ()
Note: Driveway does not interrupt footpath if constructed of the same material.
Comments: _____
 - Are paved paths free from trip hazards? (La 25) Eg. Suitable for wheelchairs etc Yes (✓) No ()
Comments: _____
 - Have the requirements of any Post Construction Development Consent conditions been completed? (Regs. 2D.(1)(i)) Yes () No ()
Comments: _____ *N/A*
- Is a reinspection required? No (✓) Yes ()

J. Mihaljevic
Certified by

Sch 2.2(a)(ii)

Signature

2/14/17

UNIT TITLE LANDSCAPING SITE INSPECTION REPORT



Unit 1, 25-35
Buckland Street
MITCHELL ACT 2911

PO Box 76
MITCHELL ACT 2911

Telephone 02 6253 9911
Fax 02 6253 9922

Unit Title Landscaping Works Assessment Code of Practice. Part 3. Landscape Assessment. Description of property to which this application relates.

Address CL - STOCKMITH, NEVERTIRE @ BULLAISW - ST.

Site Details Block 2 Section 28
Suburb Lawson

10, 11 & 12 Are all plant species as per approved plan? Yes () No ()
(Substitute plants allowable by expert opinion)

Comments: _____

- | | | |
|--|---|----------------------------------|
| 13 Are there any weeds or plants not shown on plan? | No (<input checked="" type="checkbox"/>) | Yes (<input type="checkbox"/>) |
| 14 Is the number and location of plants as per plan? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 14 Are plant numbers suitable for proposed area? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 14 Are mature plants/trees consistent with plan? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 15 Have plants/trees been planted correctly? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 16 Do finished levels minimise ponding? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 17 Are all plants healthy? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 18 Have all plants been correctly supported? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 19 Is the soil depth in garden beds correct? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 20 Does the site contain rubbish or builders rubble? | No (<input checked="" type="checkbox"/>) | Yes (<input type="checkbox"/>) |
| 21 Has mulch been placed with minimum 50mm depth? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 22 Has edging been provided to garden beds? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 24 Have grassed areas been turfed or seeded & stabilised? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |
| 26 Does the site show signs of subsidence? | No (<input checked="" type="checkbox"/>) | Yes (<input type="checkbox"/>) |
| 27 Have all areas been protected from erosion? | Yes (<input checked="" type="checkbox"/>) | No (<input type="checkbox"/>) |

Comments: _____

Is a reinspection required? **Sch 2.2(a)(ii)** No () Yes ()

ABC LANDSCAPING

Certified by

Signature

ABC LANDSCAPING

20 March 2017

CERTIFIED BUILDING SOLUTIONS PTY LTD
UNIT 1
25 – 35 BUCKLAND ST
MITCHELL ACT 2911

Attention: John Mihaljevic

Landscaping Inspection

Block 2
Section 28
LAWSON ACT

Multi Unit Development –
Corner Stockman, Nevertire & Billabon St, Lawson ACT

Landscaping inspection carried out on 20th March 2017 @ 10am

Comments:-

Landscaping works carried out as per approved landscape plans dated 3/11/2015

Acceptable Plant Substitutes:- Pittosporum Green Pillar in place of Choisya Ternata – Raphiolepis Umbellata in place of Daphney Odora – Dianella Tasmanica in place of Knifophis Sunningdale Yellow – Trachelospermum Jasminoides in place of Abellia Grandiflora Nana on large bare side of wall of Unit No.5.
Charcole in colour brick size pavers on mortar bed in place of concrete as mowing edge.

Reinspection not required.

Sch 2.2(a)(ii)









File Ref : F2009-000179/03
Contact : David Leake
Tel : (02) 6180 6016

1 March 2017

Pierre Dragh Consulting Engineers P/L
[Redacted]
PO Box 6247
O'Connor
ACT 2602

PROVISIONAL CERTIFICATE OF OPERATION WATER & SEWER

This is to advise that the water and sewer assets associated with the following development have been completed in accordance with the Icon Water Hydraulic Services Deed and are accepted for connection to the permanent system.

Lawson Section 28 Block 2

Pursuant to clause 8.5 of the Deed the works are now in a Defects Period of 1 year commencing from the date of this certificate.

This certificate will allow consequent leases to be issued for the abovementioned blocks, and is to be forwarded to the Developer.

Yours faithfully

Sch 2.2(a)(ii)
[Redacted]
[Redacted]

Section Leader
Hydraulic Asset Acceptance



ACT
Government

CERTIFICATE OF OPERATIONAL ACCEPTANCE

Applicant: 2611 Developments Pty Ltd
Address: PO Box 5110 Garran ACT 2605
Contact: [REDACTED]
Project Title: LAWSON, SECTION 28, BLOCK 2
Consultant: Pierre Dragh Consulting Engineers P/L
Address: PO Box 336 Hall ACT 2618
Contact: Kristian Starkovski

TCCS Project Lead: Frank Yu

Dear Kristian

Date: 3/4/17

On behalf of the Transport Canberra and City Services (TCCS), this *Certificate of Operational Acceptance* is issued to confirm TCCS acceptance of the Works subject to the completion of all outstanding works identified in Attachment A to the satisfaction of TCCS.

The defects liability period for the civil works commenced on 21/12/16 and is due for Final Acceptance in the week commencing defects 12months. The Applicant is to confirm in writing that all items listed in Attachment A have been closed out when requesting the Certificate of Final Acceptance.

Sch 2.2(a)(ii)

[REDACTED]
Jeff Bell

on behalf of

Gabriel Joseph | Senior Manager Development Review and Coordination
Strategy, Innovation and Customer Experience | Transport Canberra and City Services | ACT Government

Note that the definition of the terms 'Operational Acceptance', 'Consultant' and 'Works' shall be the same as that given in TCCS Reference Document 7.

Attachments:



Attachment B: Conditions for Final Acceptance

ATTACHMENT A

CONDITIONS FOR FINAL ACCEPTANCE

Note that the issue of a *Certificate of Final Acceptance* at the completion of the defects liability period requires the following:

1. Satisfactory submission of WAE Drawings and test certificates which were not included in the *Certificate of Operational Acceptance* or for any rectification works carried out during the defects liability period.
2. Certification and evidence by the Consultant that the sub soil drainage systems (SSDS) were regularly monitored and satisfactorily maintained during the defects liability period and are in good working order.
3. Certification and evidence by the Consultant that all the backfilled trenches were regularly monitored for any settlement or defects and made good if necessary during the defects liability period.
4. All Outstanding Works listed in Attachment A are completed to the satisfaction of Asset Acceptance.
5. The Works shall be closed to the public until such time as:
 - all safety issues identified in the Defects List and the List of Outstanding Works have been resolved to the satisfaction of Asset Acceptance and certification to this effect received from the Consultant

Ground Floor
21-23 Marcus Clarke Street
Canberra ACT 2600

GPO Box 449
Canberra ACT 2601
www.colliers.com.au

MAIN +61 2 6225 7315
FAX +61 2 6257 2937
MOB +61 432 553 982
EMAIL matthew.curtis@colliers.com



8 March 2017

The Director
Environment, Planning and Sustainable Development Directorate
Dame Pattie Menzies House
16 Challis Street
DICKSON ACT 2602

Dear Sir/Madam

Block 2 Section 28, Lawson

I, [REDACTED] of CIVAS (ACT) Pty Limited a valuer who is a Fellow of the Australian Property Institute, hereby certify that the attached schedule of unit entitlements is reasonable, having regard to the respective values of the units.

Yours faithfully
CIVAS (ACT) Pty Limited

Sch 2.2(a)(ii)

.....
M. Curtis, Director
FAPI, Certified Practising Valuer





Units Plan Checklist for Surveyors



ACT
Government

Environment and
Sustainable Development

This checklist must accompany the original plan when lodged with Environment and Sustainable Development

Block Section Division District

ITEM	YES	EXEMPT	N/A
Legislation			
1 Compliance with relevant sections of the <i>Unit Titles Act 2001</i> , the <i>Unit Titles Regulation 2001</i> and the <i>Land Titles (Unit Titles) Act 1970</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Form 1A - (Site Plan)			
2 Surveyor's signature and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Boundary dimensions of parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Parcel identifier, DP number and area of parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Identifiers of all adjoining lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 North point, graphic scale bar and ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Position of buildings and their relationship to the parcel boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Description of existing buildings/structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Site and nature of any easements affecting the parcel and references to the instrument or plan by which it was created	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 Offsets to all permanent features relevant to unit boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Offsets to relevant walls, fences etc erected on or within 1 metre of parcel boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 The nature and extent of lawful encroachments and their relationship to the parcel boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Form 1 - (Declaration)			
13 Parcel identifier. vol/foi. DP number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Surveyor's Certificate complete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Form 2 - (Schedule of Entitlements)			
15 Parcel identifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Unit numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Corresponding unit entitlements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Aggregate of unit entitlements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 The number of unit subsidiaries - must be reconciled with Item 22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Form 3 - (Floor Plan)			
20 Extent and shape of units and unit subsidiaries each of which to be clearly identified	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 North point, graphic scale bar and ratio, reference to adjoining sheet numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Distinguishing number of each unit and unit subsidiary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Height limitation of any units or unit subsidiaries that are not implied in the provision of the Unit Titles Act	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24 Sufficient annotation and/or dimensions to ensure that each unit or unit subsidiary is fully and unambiguously defined	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 Sufficient details to identify the location of units, and unit subsidiaries to the parcel boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 Where units occupy more than one level, that there is a plan of each level, each being described as part (pt)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27 Approximate floor areas of Class A units and unit subsidiaries, derived from dimensions to the inside face of the walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28 Sufficient connections between the boundaries of the parcel, Class B units and unit subsidiaries so that each unit and unit subsidiary can be identified in relation to the parcel boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29 Sufficient connections between units on large subdivisions consisting of multi-line common property areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30 Ensure access to each unit is available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31 Offsets to relevant walls, fences etc erected on or near the internal boundaries (Class B)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32 The nature, extent of encroachments and their relationship to the internal unit boundaries (Class B)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Name Date Surveyor's Reference Signature

Notice of decision

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

Section 197 Amendment

DA NO: 201528207/D

DATE LODGED: 08-Feb-17

DATE OF DECISION: 13/02/2017

BLOCK: 2

SECTION: 28

SUBURB: LAWSON

STREET NO AND NAME:

APPLICANT: Oztal Architects P/L

LESSEE: Vince Crncevic

THE PROPOSAL

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 201528207 dated 3/11/2015 by:

- (a) Changing balustrade

THE DECISION

I, Dachuan Wang, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval, in accordance the application made under section 197 of the Act, in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

PUBLIC NOTIFICATION

Pursuant to S198B of the *Planning and Development Act 2007*, the authority waived the requirement to publicly notify the amendment of the development approval.

The authority is satisfied that:

- (a) no-one other than the applicant will be adversely affected by the amendment; and
- (b) the environmental impact caused by the amendment will do no more than minimally increase the environmental impact of the development.

ENTITY ADVICE

Pursuant to S198A of the *Planning and Development Act 2007*, the authority waived the requirement to refer the amendment of the development approval to agencies.

The authority is satisfied that the application for amendment does not affect any part of the development approval in relation to which the entity made a comment.

REASONS FOR THE DECISION

In deciding whether to amend the development approval in accordance with the application under section 197 of the Act, I have considered the application and taken action in relation to the application as if the development originally approved had been completed, and the application for the amendment was an application for approval of a development proposal to change the completed development to give effect to the amendment.

The application to amend the development approval satisfactorily meets the requirements for approval. The application was approved because, pursuant to section 198 of the Act, the

changed development proposal and the original development proposal would not be in different assessment tracks, and the development after the amendment will be substantially the same as the development for which approval was originally given.

INSPECTION OF THE APPLICATION AND DECISION

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

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision 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.

Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres. 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.

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 Regulations 2008* – Matters exempt from third-party ACAT review.

EVIDENCE

Application No. 201528207/D
File No. 1-2015/18092
The Territory Plan zone – RZ4 Medium Density Residential
The Development Codes – Residential Zones Development Code and the Multi Unit Housing Development Code
The Precinct Codes – Lawson Precinct Map and Code
Current Crown Lease – Volume 2199 Folio 85

DELEGATE



Dachuan Wang
Delegate of the planning and land authority
Environment and Planning Directorate

13/02/2017

CONTACT OFFICER

Dachuan Wang
Phone: (02) 6205 0775
Email: dachuan.wang@act.gov.au

APPENDIX 1

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 ACT Magistrates Court Building Knowles Place CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6207 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

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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 receiving this Notice of decision. The time limit can be extended in some circumstances. Check with the ACAT for more details.

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee of not less than \$178 (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; and
- Welfare Rights and Legal Centre, telephone (02) 6247 2177.

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

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TRANSLATING AND INTERPRETING SERVICE	
131 450	
Canberra and District - 24 hours a day, seven days a week	



ACT
Government

Environment, Planning and
Sustainable Development

Notice of decision

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

Section 197 Amendment

DA NO: 201528207/C

DATE LODGED: 19-Jan-17

DATE OF DECISION: 19/01/2017

BLOCK: 2

SECTION: 28

SUBURB: LAWSON

STREET NO AND NAME: N/A

APPLICANT: Oztal Architects P/L

LESSEE: Vince Crncevic

THE PROPOSAL

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 201528207 dated 3/11/2015 by:

- (a) Alternating or adding fences, courtyard walls, balustrades, handrails and retaining walls;
- (b) Alternating matrix panels

THE DECISION

I, Dachuan Wang, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval, in accordance the application made under section 197 of the Act, in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

PUBLIC NOTIFICATION

Pursuant to S198B of the *Planning and Development Act 2007*, the authority waived the requirement to publicly notify the amendment of the development approval.

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EVIDENCE

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Current Crown Lease – Volume 2199 Folio 85

DELEGATE



Dachuan Wang

Delegate of the planning and land authority
Environment and Planning Directorate

19/01/2017

CONTACT OFFICER

Dachuan Wang

Phone: (02) 6205 0775

Email: dachuan.wang@act.gov.au

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TRANSLATING AND INTERPRETING SERVICE
131 450
Canberra and District - 24 hours a day, seven days a week

PLANT SCHEDULE

Symbol	Species	Size	No.
Trees			
Ajv	Acer japonicum 'Vitifolium'	75 litre	4
Afab	Acer freemanii 'Autumn Blaze'	75 litre	4
Ab	Acer 'Bloodgood'	75 litre	2
Lfb	Lagerstroemia faurei 'Biloxi'	75 litre	4
Lfk	Lagerstroemia faurei 'Kiowa'	75 litre	8
Msp	Makus spectabilis	75 litre	2
Pyg	Pyrus 'Glenstone Chanticleer'	75 litre	2
Zgv	Zelkova 'Green Vase'	75 litre	2
Shrubs			
Abn	Abelia grandiflora 'Nana'	200 mm	104
Can	Callistemon 'White Anzac'	200 mm	42
Csu	Callistemon subulatus	200 mm	30
Cmm	Callistemon 'Mauve Mist'	200 mm	15
Cl	Cholaya ternata	200 mm	38
Ct	Cistus ladaniferus	200 mm	11
Cgl	Correa glabra	200 mm	28
Do	Daphne odora	200 mm	24
Gia	Grevillea laspicula	200 mm	14
Gvl	Grevillea victoriae	200 mm	5
Lbu	Leptospermum 'Burgundy'	200 mm	47
Rop	Raphiolepis 'Orinetal Pearl'	200 mm	23
Vt	Viburnum tinus	200 mm	14
Vto	Viburnum tomentosum	200 mm	17
Accent Planting			
Knv	Knifophia 'Sunningdale Yellow'	140 mm	88
Lt	Lomandra 'Tanika'	140 mm	206
Llo	Lomandra longifolia	140 mm	38
Leg	Liriope 'Evergreen Giant'	140 mm	48
Ndgs	Nandina domestica 'Gulf Stream'	200 mm	69
Nd	Nandina domestica	200 mm	51
Ground Cover			
Cvm	Convolvulus maurelanticus	140 mm	30
Cto	Cerastium tomentosum	140 mm	22
Gia	Grevillea lanigera 'M. Tamboritha form'	140 mm	46
Glt	Grevillea 'Little Thicket'	140 mm	60
Gbr	Grevillea 'Bronze Rambler'	140 mm	48
Jpn	Juniperus procumbens 'Nana'	140 mm	92
Myp	Myoporum parvifolium	140 mm	60
Rbl	Rosmarinus 'Blue Lagoon'	140 mm	51
Climbers			
TJ	Trachelospermum jasminoides	200 mm	10

SPECIFICATION

All works to conform to ACT Department of Urban Services Standard Specification for Urban Infrastructure, Edition 1 Revision 0

TECHNICAL EXCEPTION CLAUSES

2.00 EARTHWORKS/DEMOLITION

1 SUBGRADE LEVELS

Trim and finish site to subgrade levels.

6.00 CONCRETE WORKS

1 BROOM FINISHED CONCRETE PAVING

Provide 100mm thick broom finished concrete paths over 25mm fine crushed rock base. Compact base to 90% MMD. Provide F82 mesh centrally in concrete. Concrete to 25MPa. Provide expansion joints against all fixed edges.

2 CONCRETE MOWING EDGE

Provide 150 x 150 concrete mowing edge to 25 MPa. Provide Y12 rod centrally. Steel float finish, 25mm tool radius to edges.

9.00 LANDSCAPE

1 IRRIGATION

Design, obtain certification and supply and install irrigation system to all garden areas. All works to AS 3500. Provide in-line drippers to garden beds, equal to 'drip-line', with pressure regulated emitters at 300mm c/s. Pipes to be placed at 400mm c/s, except where irrigation is to a single line of planting. Peg pipe to ground securely using gal. wire pegs, 3.0mm dia, embedded 300mm. Provide controller to suit system to nominated service zone.

Provide sleeves under paving as required.

21 CULTIVATION & GYPSUM

Cultivate garden beds and grassed areas to 300mm depth. Allow to regrade areas to remove humps and hollows and create even and smooth grades. Remove stones >25mm diameter, and any rubbish/organic matter brought to the surface during cultivation. Spread gypsum at 200gms/m2 and incorporate into subsoil.

22 TOPSOILING - GARDEN BEDS

Cultivate existing, spread site topsoil, or, if supplies are exhausted, supply and spread type 'S' topsoil such that all mass planted mulched beds have min. 300mm depth topsoil.

23 TOPSOILING - GRASSING + reseeded verge

Provide 150mm depth type 'B' topsoil over prepared subgrade.

3 TERRACOTTEM

Add Terracottem to all stock as follows:

Trees

1kg

200mm stock 80 gms

140mm stock 40 gms.

Applied in accordance with manufacturers recommendations.

4 PLANTING

Supply and plant as per schedule and details.

5 MULCHING

Allow to spread 75mm depth 'Forest Litter' mulch to all garden beds on ground.

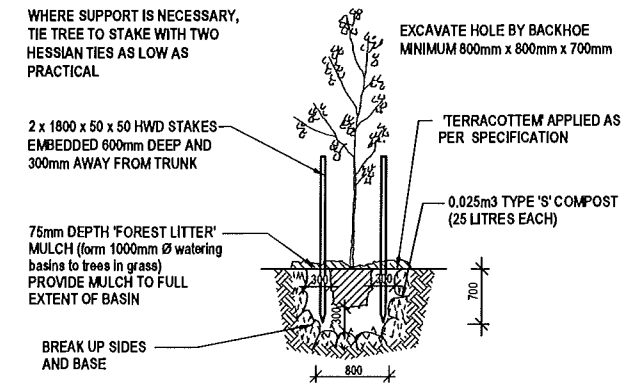
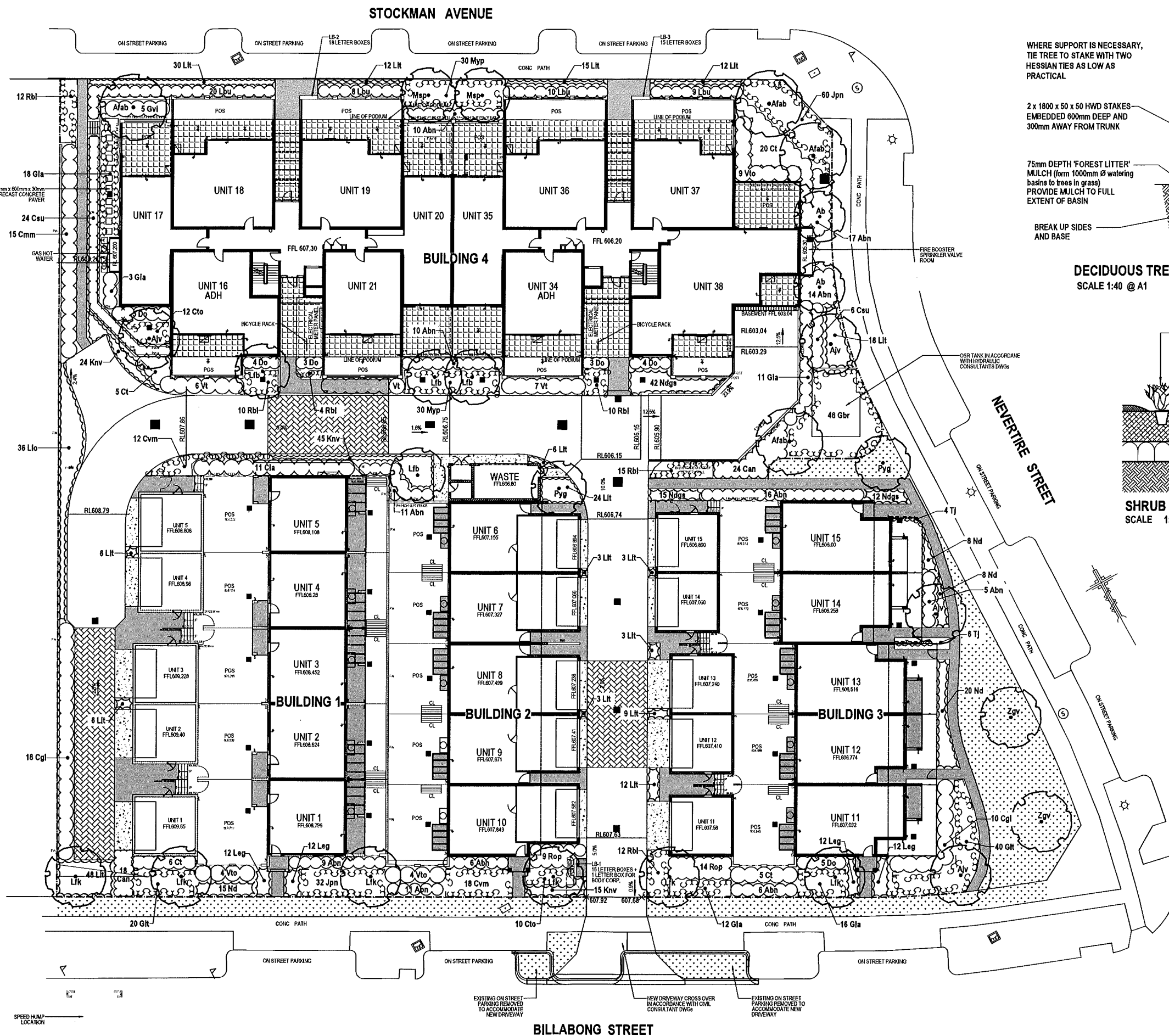
6 GRASSING

Couch Turf - Provide 'Conquest' couch turf over prepared topsoil. Verges to be restored: Provide dry grassing and straw mulching as per the Standard Specification

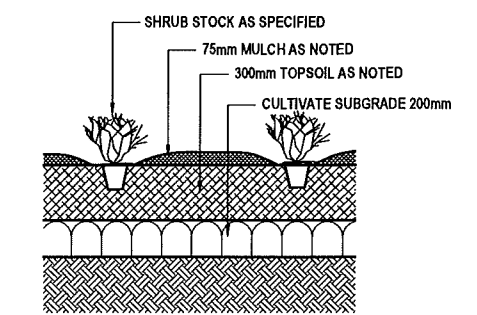
7 CONSOLIDATION

Period to be 13 weeks.

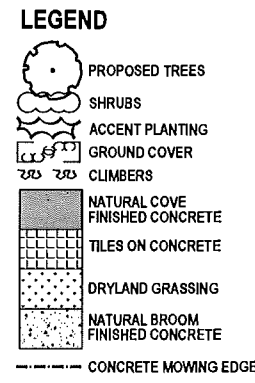
OZTAL ARCHITECTS



DECIDUOUS TREE PLANTING DETAIL
SCALE 1:40 @ A1



SHRUB PLANTING DETAIL
SCALE 1:20 @ A1



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name: DACHUAN WANG
Date: 19/11/2017

18/11/2017 10:00 AM
G:\PROJECTS\2811 LAWSON\2811_LAWSON_LANDSCAPE_PLAN.dwg
HARRIS HOBBS LANDSCAPES
2017
P: 02 6273 4661
F: 02 6273 4233
WWW.HHL.COM.AU

HARRIS HOBBS LANDSCAPES
Landscape Architecture
16 Robe Street Telephone: (02) 6273 4661
DEAKIN ACT 2600 Facsimile: (02) 6273 4233
Email: hhl@hhl.com.au

EVOLURE

PROJECT ADDRESS
BLOCK 2 SECTION 28 LAWSON

PROJECT NAME
2811 Developments Pty Ltd

SCALE
1:200 @ A1

PRINT DATE
19.12.16

DESIGNED/
NH/HA

DRAWN
PROJECT No
HHL 15083

DWG No
301

REVISION
C

DRAWING STATUS
BA

DATE
19 DEC 16



ACT
Government

Environment and Planning

Notice of decision

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

Merit track

DA NO: 201528207		DATE LODGED: 26/08/2015	
DATE OF DECISION: 3 November 2015			
BLOCK: 2	SECTION: 28	SUBURB: LAWSON	
STREET NO AND NAME:			
APPLICANT: Oztal Architects			
LESSEE: 2611 Developments 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, Dachuan Wang, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **Construction of 15 townhouses with attached and detached garages;**
- **Construction of apartment building containing 33 units with basement car parking and other associated works.**

in accordance with the plans, drawings and other documents and items submitted with the application for approval and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until all conditions are satisfied (if applicable).

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

Sch 2.2(a)(ii)

Dachuan Wang
Delegate of the planning and land authority
Environment and Planning Directorate
3 November 2015

CONTACT OFFICER

Dachuan Wang
Phone: (02) 6205 0775
Email: dachuan.wang@act.gov.au

PART 1 CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

A1. SEDIMENT AND EROSION CONTROL

An erosion and sediment control plan is to be endorsed by the EPA prior to works commencing.

A2. TERRITORY AND MUNICIPAL SERVICES DIRECTORATE (TaMSD)

The development shall incorporate the following to the satisfaction of Territory and Municipal Services Directorate (TaMSD):

VERGE CROSSING

- The existing verge and on-street carparking must be modified in accordance with TAMS Standards to accommodate the proposed verge crossing.
- The proposed verge crossing must be constructed for two-way traffic and to an industrial standard in accordance with TAMS Design Standards.

PEDESTRIAN NETWORK

- The pedestrian walkway / footpath is to take precedence over the verge crossing and be constructed in accordance with TAMS standard.
- All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

- The waste truck must leave the site in a forward direction as shown by the truck turning template (attached).

VERGE

- The verge must be protected during construction.

VERGE TREES

- Any existing planted street trees will need to be transplanted/relocated on the verge if they need to be moved to accommodate the proposed verge crossing.

A3. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

A4. VERGE MANAGEMENT

This plan is to be approved and implemented before the commencement of any work on the site, and is to be in accordance with the *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

A5. TRAFFIC MANAGEMENT

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, Transport and Infrastructure Division, TAMS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

A6. LANDSCAPE MANAGEMENT & PROTECTION PLAN (LMPP)

LMPP approval from the Senior Manager, Asset Acceptance, TAMS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Asset Acceptance, TAMS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TAMS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

A7. USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from *Licensing and Compliance, City Services, Parks and City Services, TAMS*.

A8. REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TAMS of any existing damage to public facilities.

A9. Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Asset Acceptance, TAMS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

A10. ENVIRONMENT PROTECTION AUTHORITY REQUIREMENTS

The site must be managed during development in accordance with the requirements of the document titled "Unexpected Finds Protocol for Construction of Lawson South Estate, Lawson South, ACT" dated 6 May 2013 by Coffey Environments Australia Pty Ltd available from the Land Development Agency.

All works must be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011, available by calling 132281.

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

A pollution control plan prepared in accordance with schedule 11.1 of Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011, must be submitted to and be endorsed by the EPA prior to works commencing on site. Plans can be submitted to Environment.Protection@act.gov.au

All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following conditions.

- No discharge from dam all stormwater must be pumped out and disposed in at an approved location.
- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

A11. NOISE MANAGEMENT

- Noise from generators and other plant which may be installed at the site, including air conditioning units and roller doors, must comply with the noise standard as per the Environment Protection Regulation 2005.

A12. LIGHTING

- All external lights must comply with Australian Standards AS4282 Control of the obtrusive effects of outdoor lighting.

A13. DESIGN ACCEPTANCE AND OPERATIONAL ACCEPTANCE

- A Certificate of Design Acceptance is required for all off-site works from the Senior Manager, Asset Acceptance, TAMS, prior to the construction.
- In order to obtain the Certificate of Design Acceptance, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06:"Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Asset Acceptance, TAMS.
- A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Asset Acceptance, TAMS, prior to the issue of a Certificate of Occupancy.
- Similarly a Chartered Engineer/Landscape Architect should certify compliance with TAMS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Asset Acceptance, TAMS on completion of all off-site works
- A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

A14. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all the relevant conditions imposed by each of the relevant entities which states in each of their advice that need to be addressed prior to construction (Refer Part 3 of this decision).

A15. GENERAL CONDITIONS

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Asset Acceptance, TAMS by the ways of:

- A certificate of design acceptance prior to the commencement of any work; and
- A certificate of Operational Acceptance on completion of all works to be handed over to TAMS.

B. DURING CONSTRUCTION AND/OR DEMOLITION**B1 COMPLIANCE WITH ENTITY REQUIREMENTS**

The development must comply with all the relevant conditions imposed by each of the relevant entities stated in each of their advice that need to be addressed during construction (Refer Part 3 of this decision).

B2 VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, Territory and Municipal Services Directorate, TAMSD.

B3 TRAFFIC MANAGEMENT

At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management (TTM) Plan.

B4 WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

C. POST CONSTRUCTION AND/OR DEMOLITION

C1 N/A

D. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

D1 COMPLIANCE WITH ENTITY REQUIREMENTS

- Refer to conditional/statement of compliance from ActewAGL Electricity Networks Division dated 15 September 2015.
- Refer to conditional/statement of compliance from Jemena Gas Networks (NSW) Limited dated 1 September 2015.
- Refer to conditional/statement of compliance from Icon Water Division dated 14 October 2015.

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 Zones Development Code and the Multi Unit Housing Development Code.

The key issues identified in the assessment are the suitability of the site for the proposed development and the compliances with the Territory Plan and entity advice. Where appropriate, conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

EVIDENCE

Application No. 201528207

File No. 1-2015/18092

The Territory Plan zone – Medium Density Residential

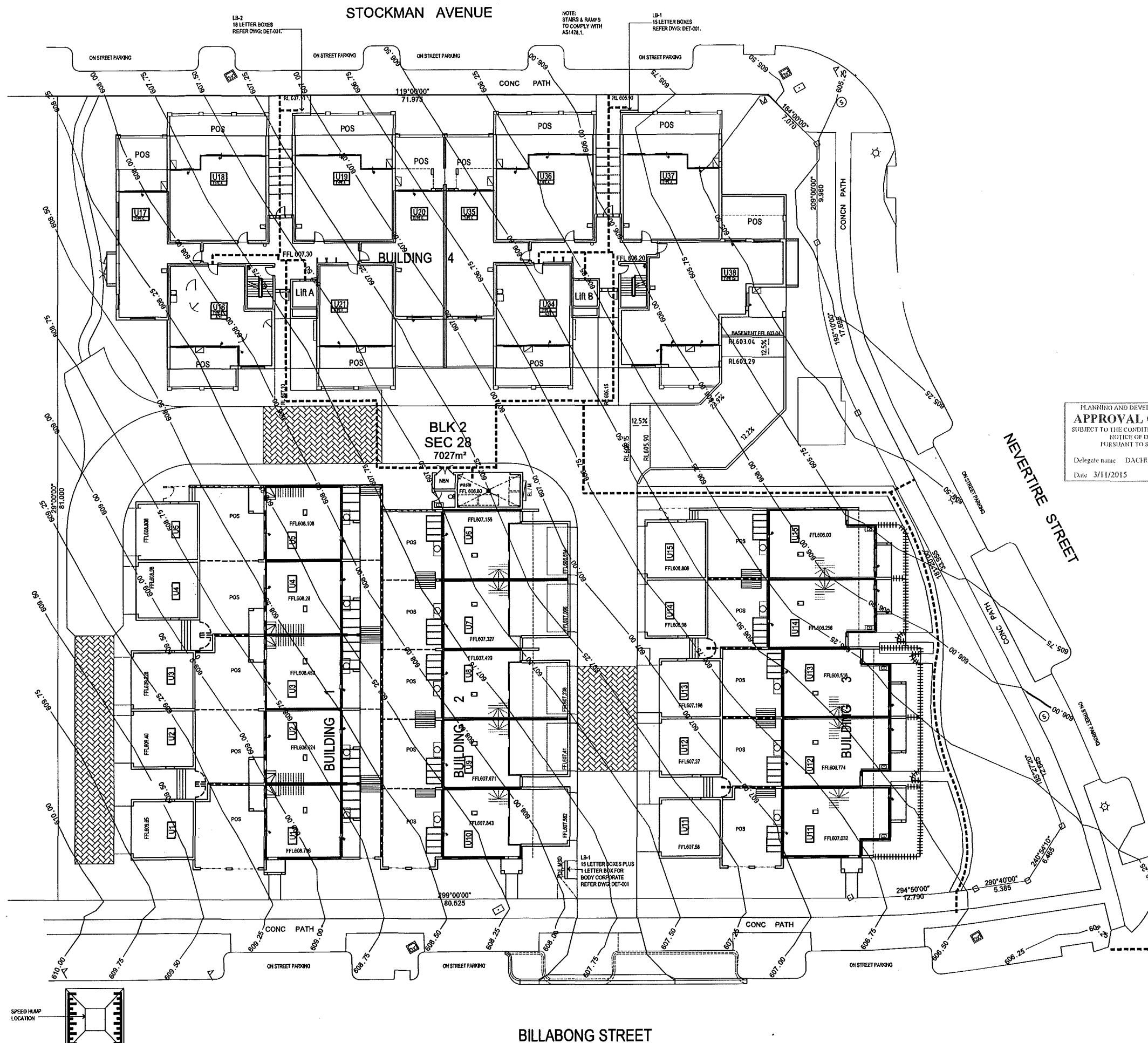
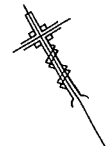
The Development Codes – Residential Zones Development Code and the Multi Unit Housing Development Code

The Precinct Codes – Lawson Precinct Map and Code

Current Crown Lease – Volume 2199 Folio 85

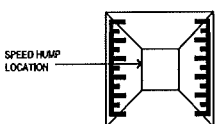
Representations-One representation received

Entity advice- Icon Water, Jemena, ActewAGL, TAMSD, EPA, and Transport Planning.



PLANNING AND DEVELOPMENT ACT 2007
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 Delegate name: DACHUAN WANG
 Date: 3/11/2015

- WATER METER/TAP
- TEL. PIT
- FIRE HYDRANT
- SEWER MANHOLE
- LIGHT POLE
- SIGN
- BOUNDARY PEG



NOTE:
 ADH path of travel to comply
 with AS1428.1 & all other
 relevant codes.

ADH UNITS BUILDING 4
 Units 16, 22, 34, 39 & 44.

Proposed Multi Unit
 Development

DEVELOPMENT APPROVAL
 BLOCK 2 SECTION 28 LAWSON

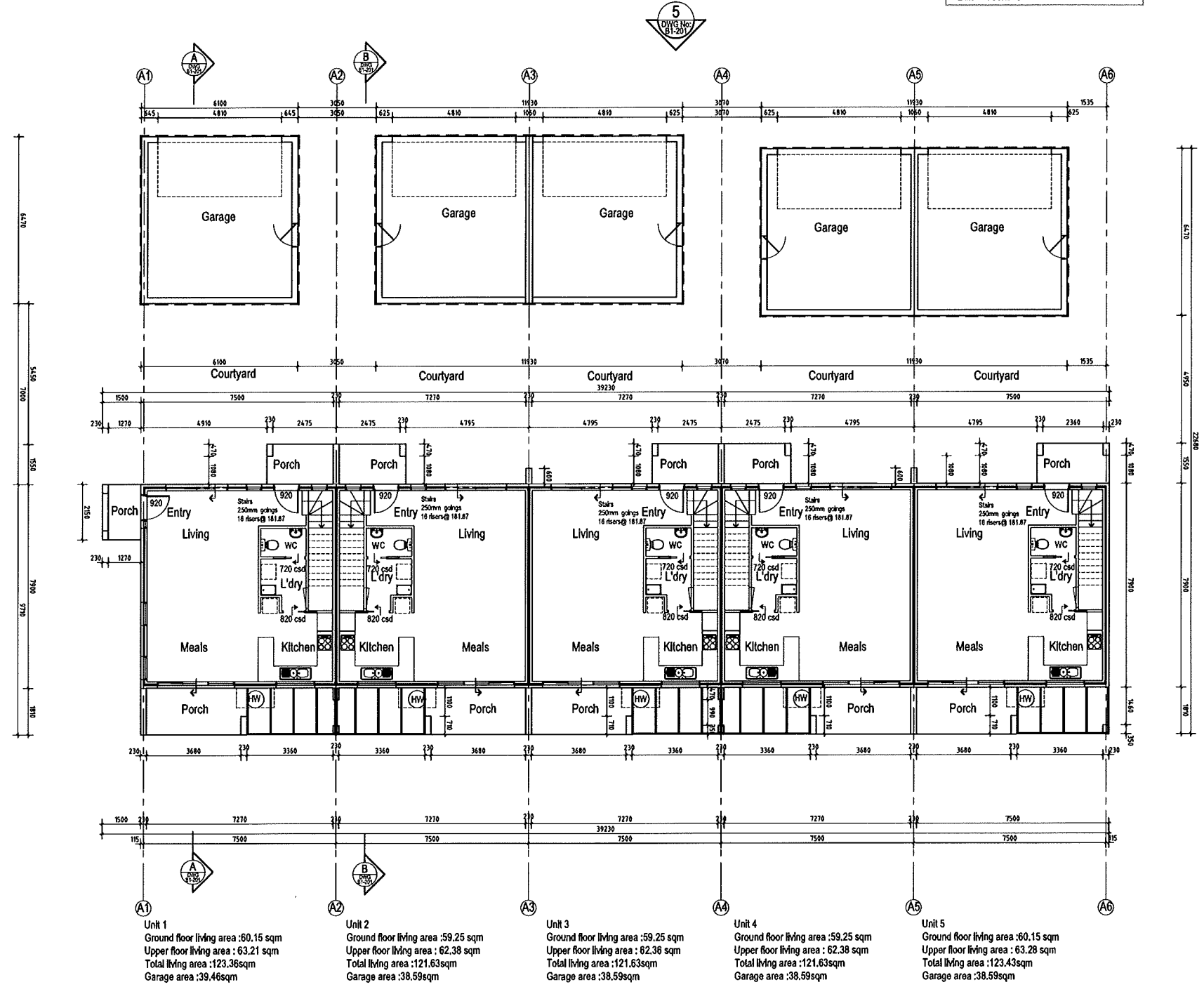
PATH OF TRAVEL SITE PLAN

2611 DEVELOPMENTS PTY LTD

PROJ. NO. 2014/000000
 DATE: 3/11/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]



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TOTAL AREA UNITS 1 TO 5 = 805.5sqm

- KEY:**
- AC - AIR CONDITIONING UNIT.
 - CA - CLOTHES DRYING AREA.
 - DP - DOWN PIPE.
 - PD - PLUMBING DUCT / STACK.
 - S - SINK.
 - REF - REFRIGERATOR.
 - P - PANTRY.
 - HP - HOT PLATE (OVEN UNDER).
 - HP2 - HOT PLATE.
 - WO - WALL OVEN.
 - LT - L'DRY TUB.
 - BIST - WALL MOUNTED BICYCLE STORAGE.
 - ST - STORE.
 - AWN - POWDER COATED ALUMINIUM FIXED AWNING.
 - MBAL - METAL FRAMED POWDER COATED ALUMINIUM BALUSTRADE WITH GLASS INFILL, 1.1m HIGH ABOVE FFL.
 - S/BAL - SOLID MASONRY BALUSTRADE 1.1m min. HIGH ABOVE FFL.
 - SCR - METAL POWDER COATED ALUMINIUM FRAMED SCREEN WITH OPAQUE GLASS, 1.8m HIGH ABOVE FFL.
 - PER - PERGOLA OVER.
 - HW - HOT WATER HEAT PUMP.

PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

NOTE:
 FIT FRAME TYPE SO THAT DOOR IS READILY REMOVABLE FROM OUTSIDE OF WC COMPARTMENT OR DOOR TO SWING OUT OF COMPARTMENT IF NOT ACHIEVING 1200 FROM PAN TO NEAREST PART OF DOORWAY.

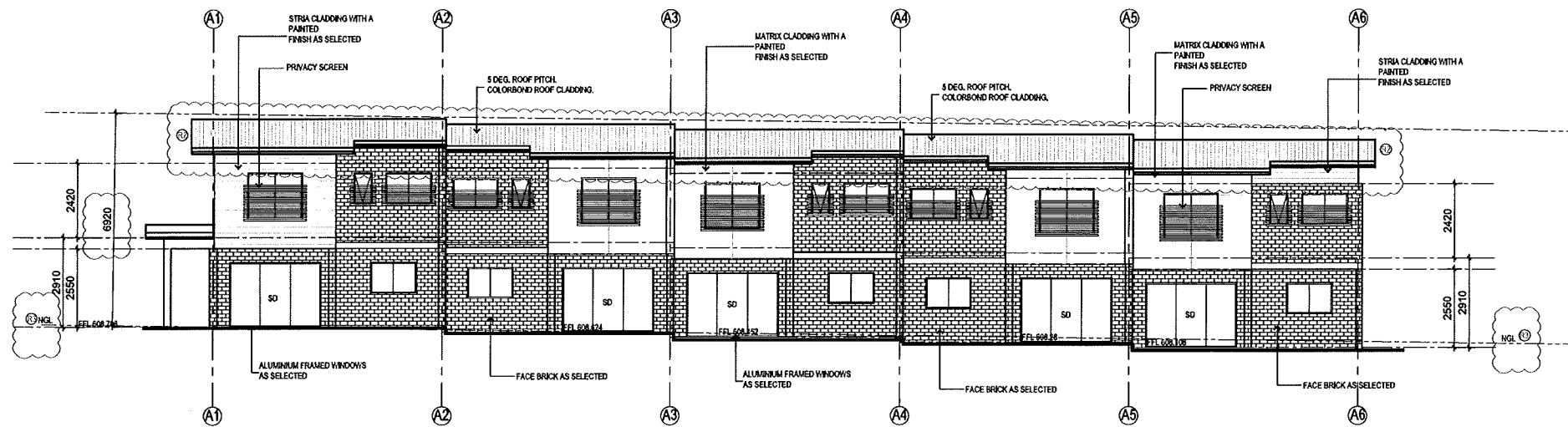
General Notes:

- Energy ratings to BCA requirements.
 - Shower heads - 3 star with flow rate of less than 9l/m
 - Toilets - 4 stars
 - Kitchens and wet area taps - 4 stars
- NOTE:**
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LARGER SCALE ARCHITECTURAL DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.
- HOT WATER SYSTEMS:**
 HOT WATER SYSTEMS TO BE INSTALLED IN REAR COURTYARDS OF CLASS 1A BUILDINGS. PROVIDE ELECTRIC HEATPUMPS HOT WATER HEATERS ARE TO COMPLY WITH SECTION B.4(b) OF PLUMBING CODE OF AUSTRALIA (Volume 3 National Construction Code)

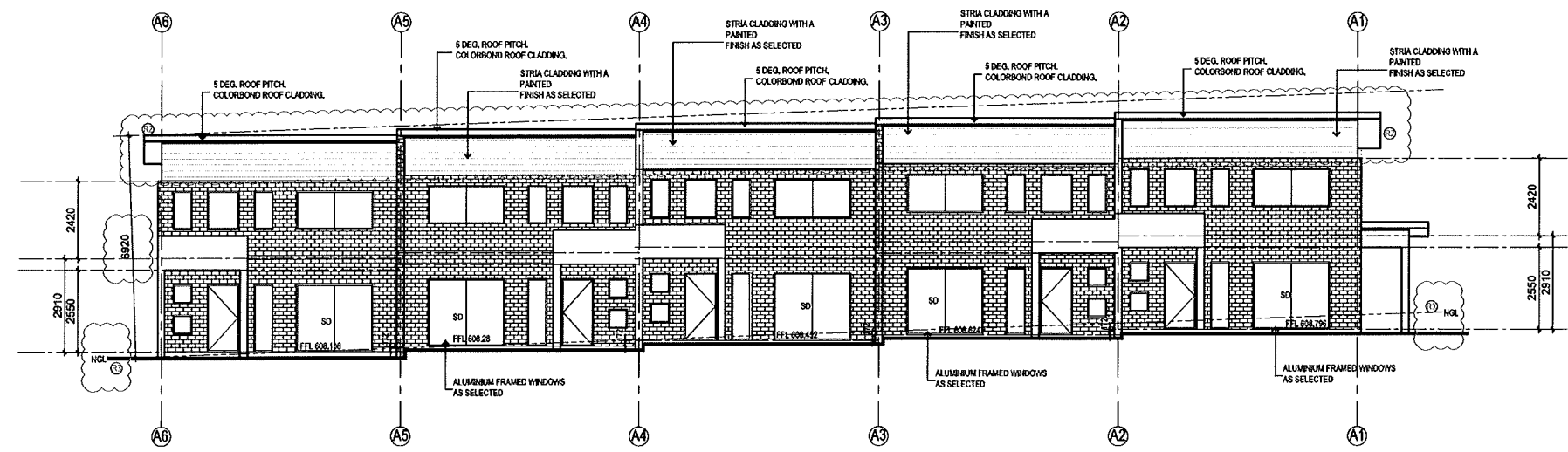
STAIRS
 STAIRWAY TREADS AND LANDINGS TO HAVE A:
 -SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586; OR
 -NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586.
 -STRIP AT THE EDGE OF THE LANDING WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586 AND WHERE THE EDGE LEADS TO A FIGHT BELOW.

APPLICATION	SURFACE CONDITION	
	DRY	WET
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

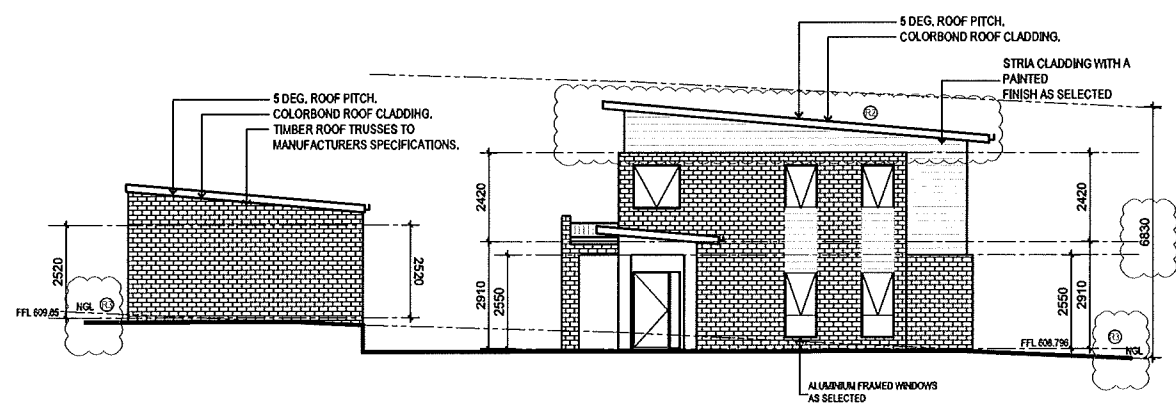
BUSHFIRE
 BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/42 AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.



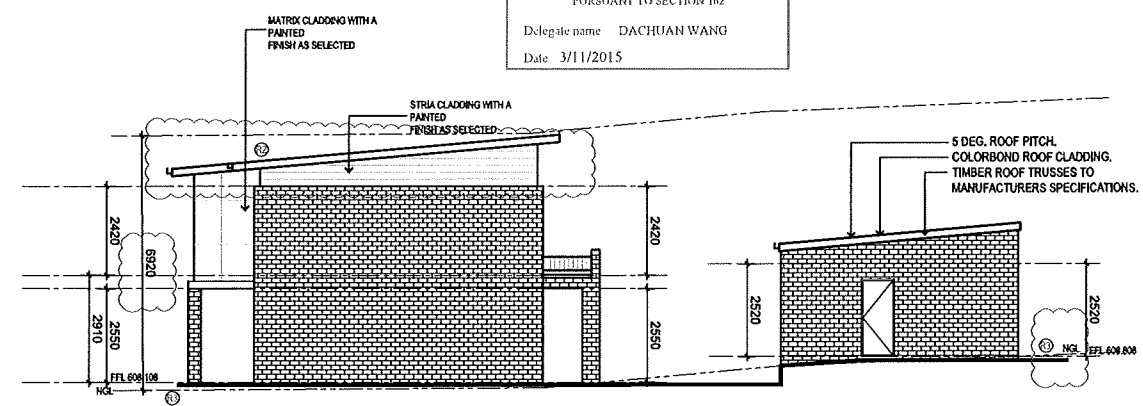
ELEVATION 1.



ELEVATION 2.



ELEVATION 3.



ELEVATION 4.

PLANNING AND DEVELOPMENT ACT 2007
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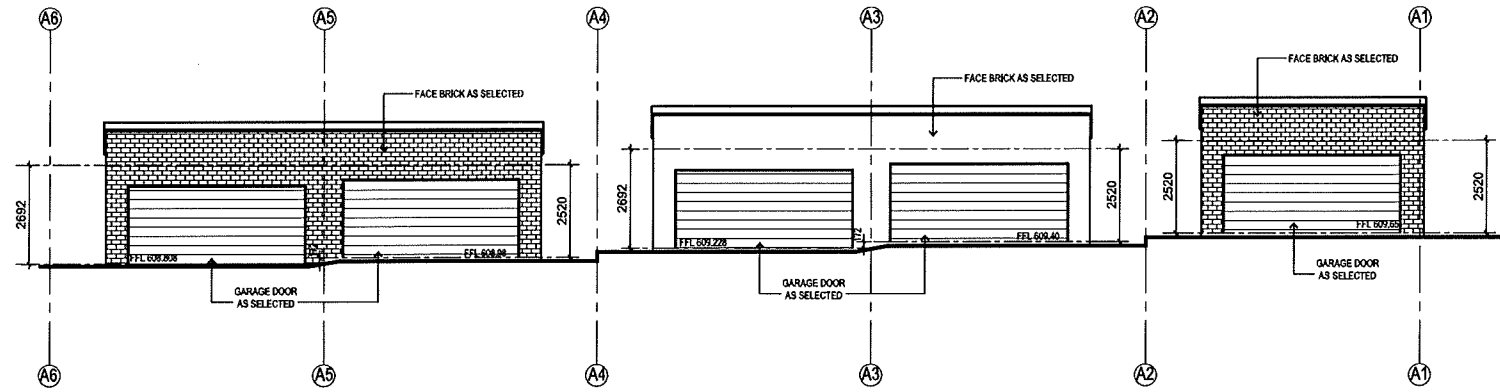
APPLICATION	SURFACE CONDITION	
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Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

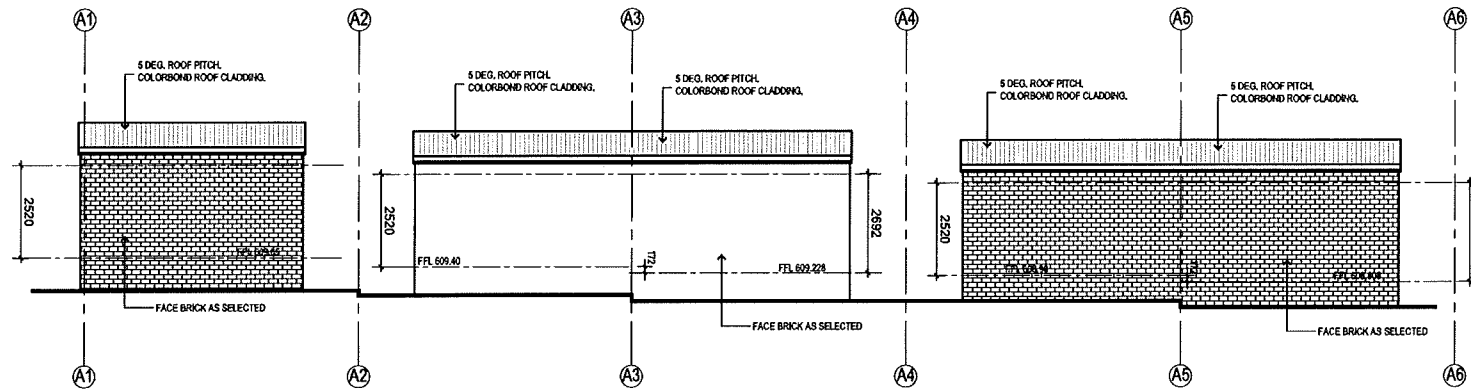
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 -Toilets - 4 stars
 -Kitchen and wet areas taps - 4 stars

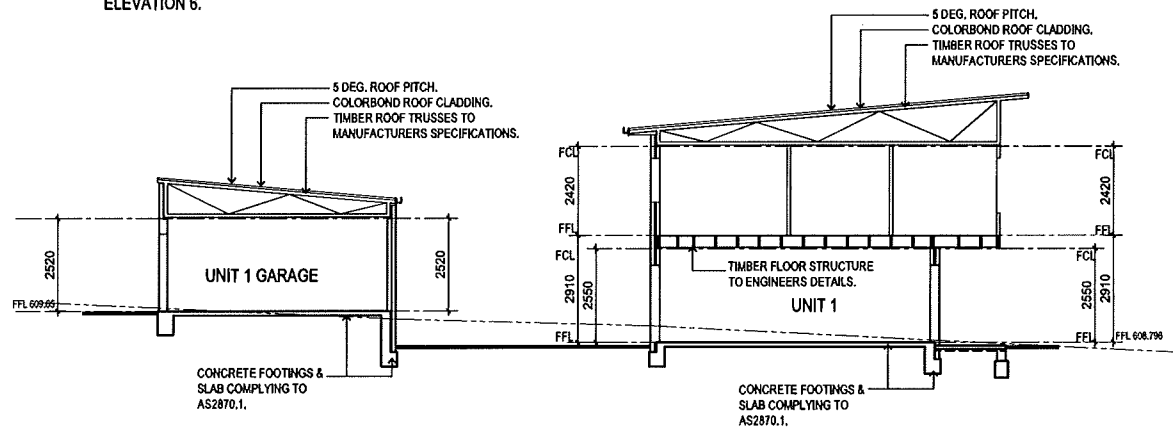
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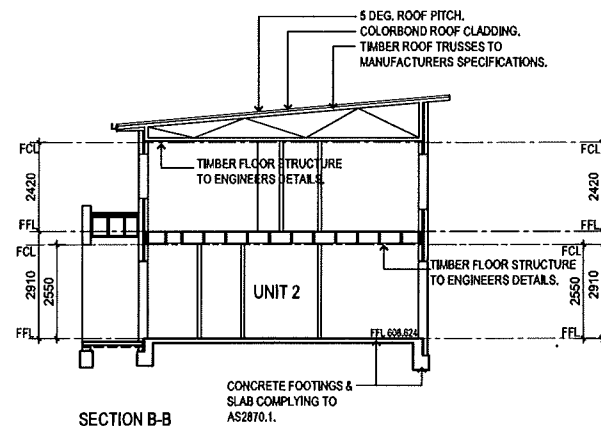
ELEVATION 5.



ELEVATION 6.



SECTION A-A



SECTION B-B

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PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

NOTE:
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-Energy ratings to BCA requirements.
-Shower heads - 3 star with flow rate of less than 9L/min
-Toilets - 4 stars
-Kitchen and wet area taps - 4 stars

NOTE:
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PLANNING AND DEVELOPMENT AC1 2097
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DACHUAN WANG
Date 3/11/2015

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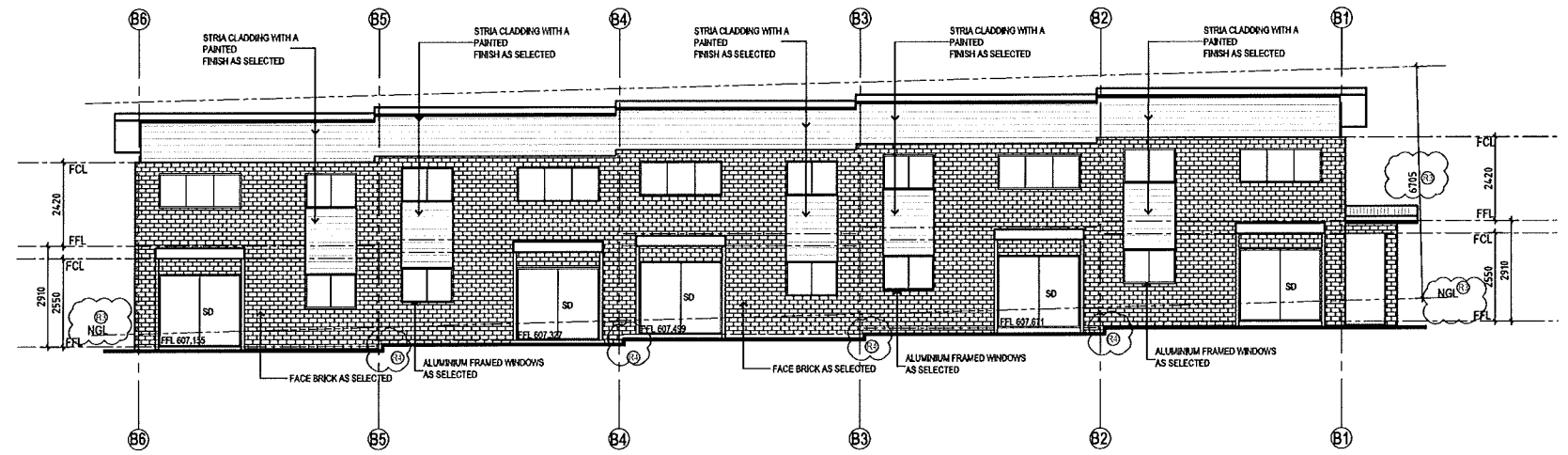
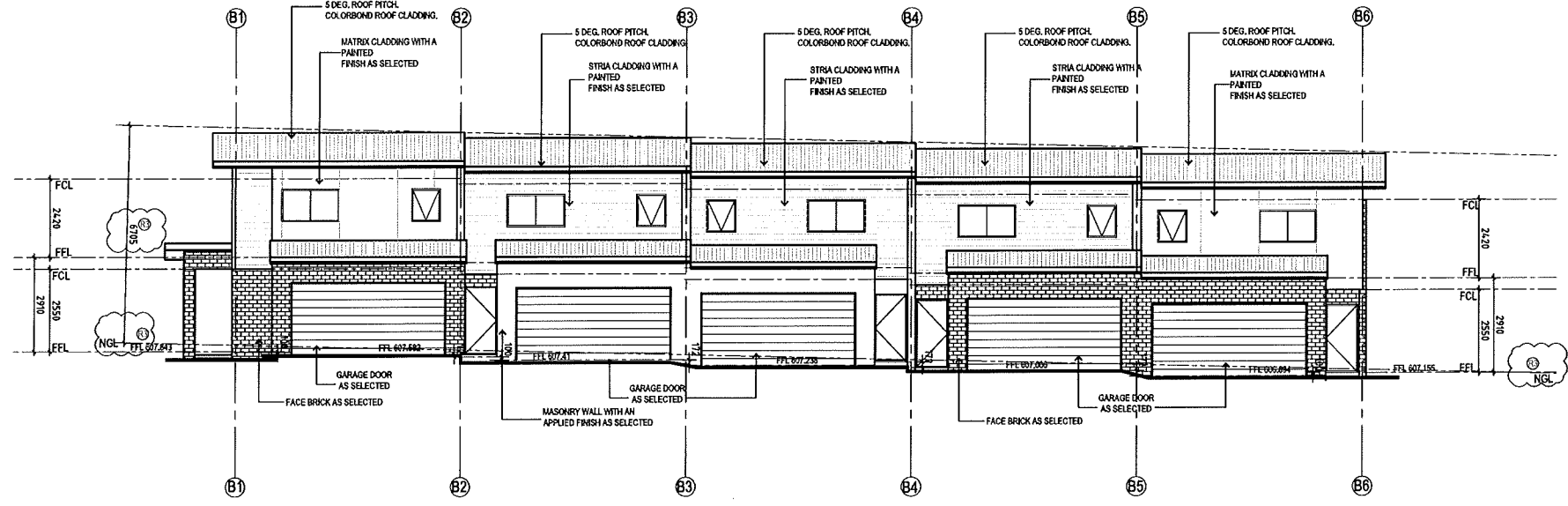
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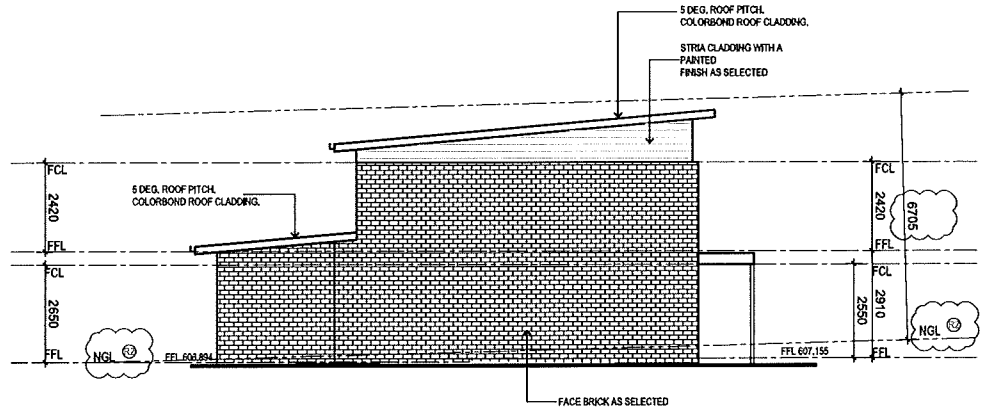
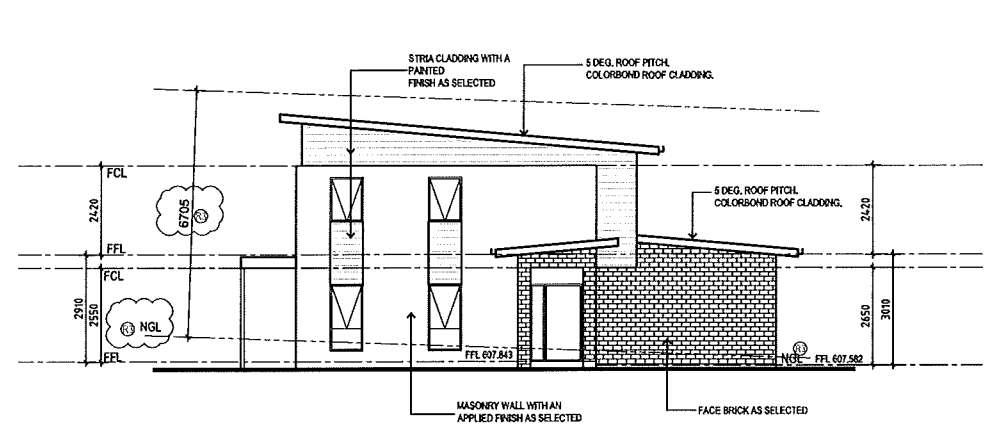
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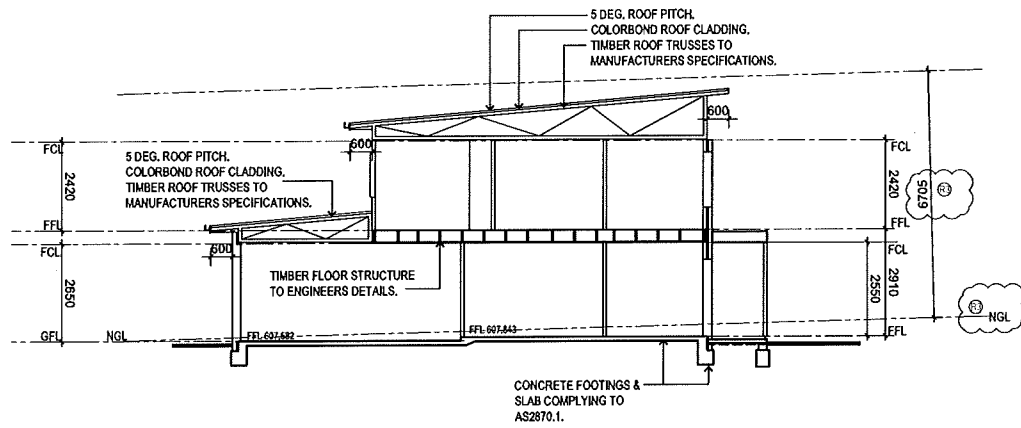
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BUSHFIRE
BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/M2 AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.



PLANNING AND DEVELOPMENT ACT 2007
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Date 3/11/2015





SECTION C-C

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 - SBAL - SOLID MASONRY BALUSTRADE 1.1m min. HIGH ABOVE FFL.
 - SCR - METAL POWDER COATED ALUMINIUM FRAMED SCREEN WITH OPAQUE GLASS, 1.8m HIGH ABOVE FFL.
 - PER - PERGOLA OVER.
 - HW - HOT WATER HEAT PUMP.

STAIRS
 STAIRWAY TREADS AND LANDINGS TO HAVE A:
 -SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586; OR
 -NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586.
 -STRIP AT THE EDGE OF THE LANDING WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586 AND WHERE THE EDGE LEADS TO A FIGHT BELOW.

APPLICATION	SURFACE CONDITION	
	DRY	WET
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

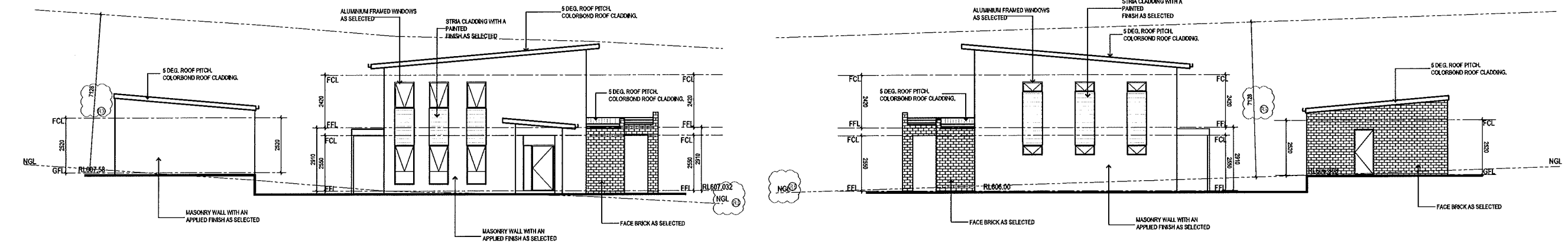
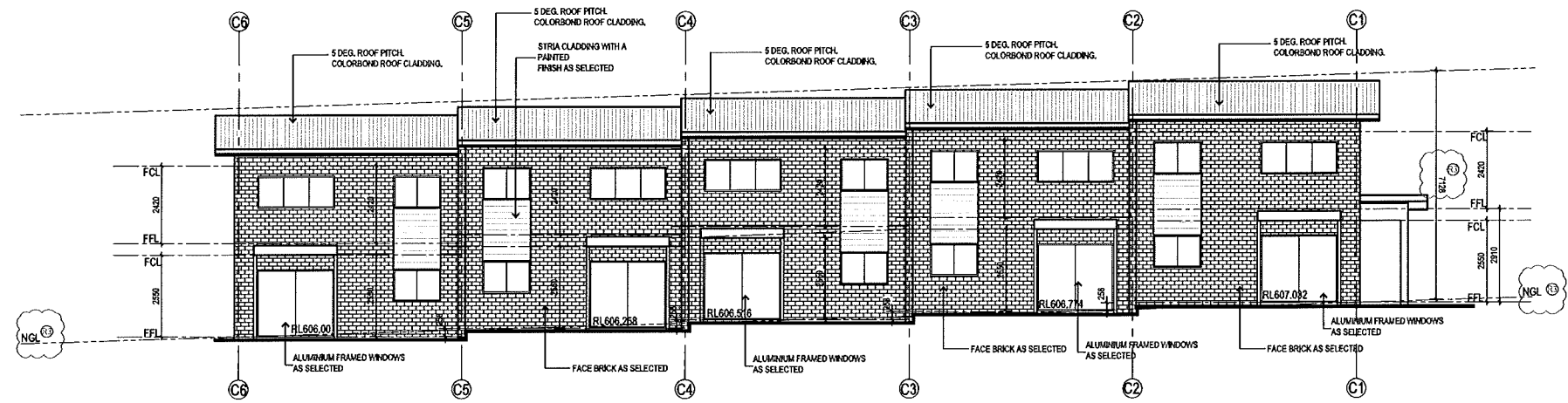
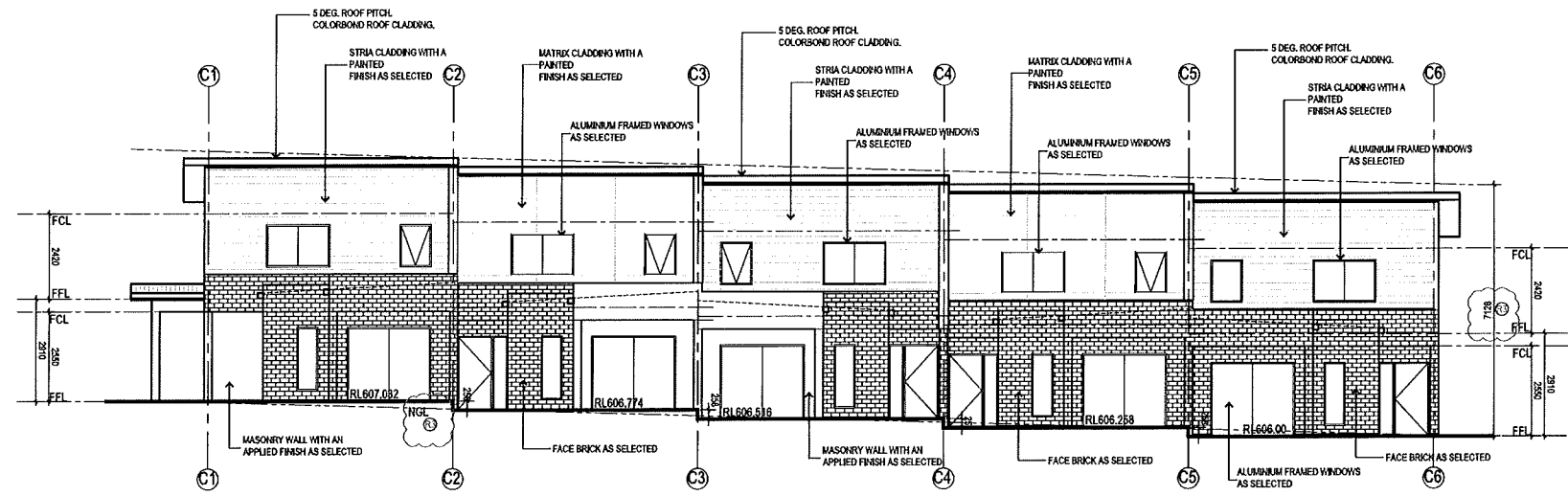
NOTE:
 FIT FRAME TYPE SO THAT DOOR IS READILY REMOVABLE FROM OUTSIDE OF WC COMPARTMENT OR DOOR TO SWING OUT OF COMPARTMENT IF NOT ACHIEVING 1200 FROM PAN TO NEAREST PART OF DOORWAY.

-Energy ratings to BCA requirements.
 -Shower heads - 3 star with flow rate of less than 9L/m
 -Toilets - 4 stars
 -Kitchen and well area taps - 4 stars

NOTE:
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LARGER SCALE ARCHITECTURAL DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

BUSHFIRE
 BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/M2 AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
 PURSUANT TO SECTION 162
 Delegate name DACHUAN WANG
 Date 3/11/2015



- KEY:
- AC - AIR CONDITIONING UNIT.
 - CL - CLOTHES DRYING AREA.
 - DP - DOWN PIPE.
 - PD - PLUMBING DUCT / STACK.
 - S - SINK.
 - REF - REFRIGERATOR.
 - P - PANTRY.
 - HP - HOT PLATE (OVEN UNDER).
 - HP2 - HOT PLATE.
 - WO - WALL OVEN.
 - LT - LDRY TUB.
 - B/ST - WALL MOUNTED BICYCLE STORAGE HOOKS FOR 2 BIKES.
 - ST - STORE.
 - AWN - POWDER COATED ALUMINIUM FIXED AWNING.
 - MBAL - METAL FRAMED POWDER COATED ALUMINIUM BALUSTRADE WITH GLASS INFILL, 1.1m HIGH ABOVE FFL.
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	DRY	WET
Ramp steeper than 1:14	P4 or R11	P5 or R12
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Nosing or landing edge strip	P3	P4

PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

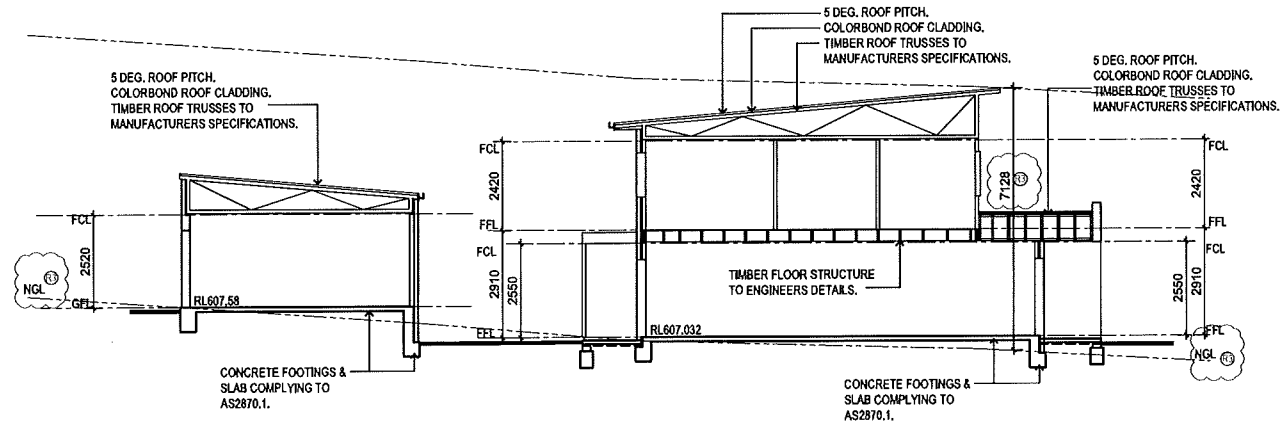
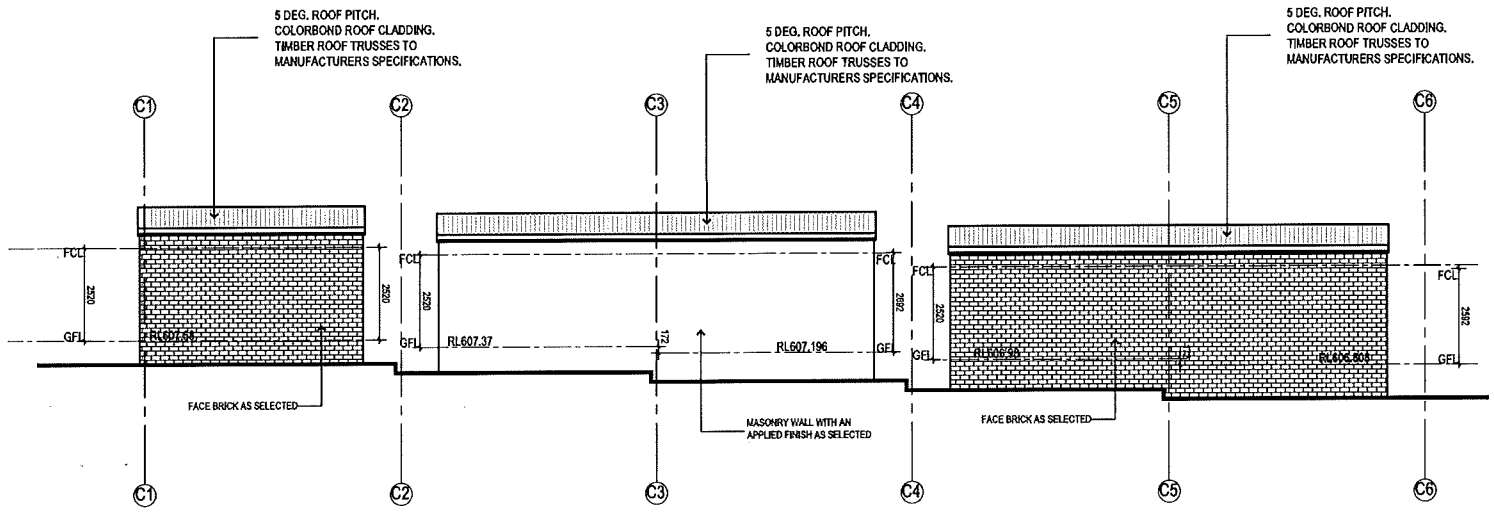
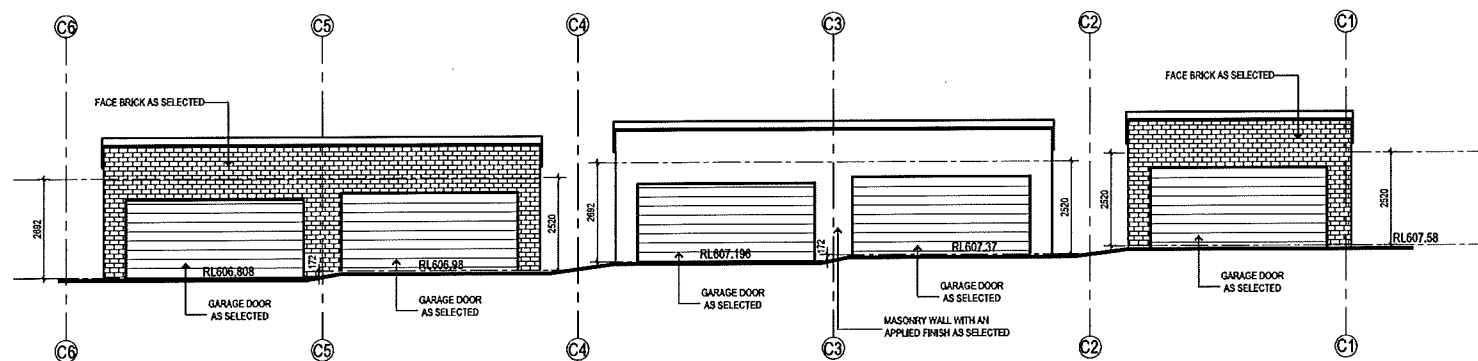
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-Energy ratings to BCA requirements.
 -Shower heads - 3 star with flow rate of less than 9L/m
 -Toilets - 4 stars
 -Kitchen and wet area taps - 4 stars

NOTE:
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BUSHFIRE
 BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/12 AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

PLANNING AND DEVELOPMENT ACT 2007
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SECTION

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 - S - SINK.
 - REF - REFRIGERATOR.
 - P - PANTRY.
 - HP - HOT PLATE (OVEN UNDER).
 - HP2 - HOT PLATE.
 - WO - WALL OVEN.
 - LT - L'DRY TUB.
 - BIST - WALL MOUNTED BICYCLE STORAGE HOOKS FOR 2 BIKES.
 - ST - STORE.
 - AWN - POWDER COATED ALUMINIUM FIXED AWNING.
 - MBAL - METAL FRAMED POWDER COATED ALUMINIUM BALUSTRADE WITH GLASS INFILL, 1.1m HIGH ABOVE FFL.
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PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

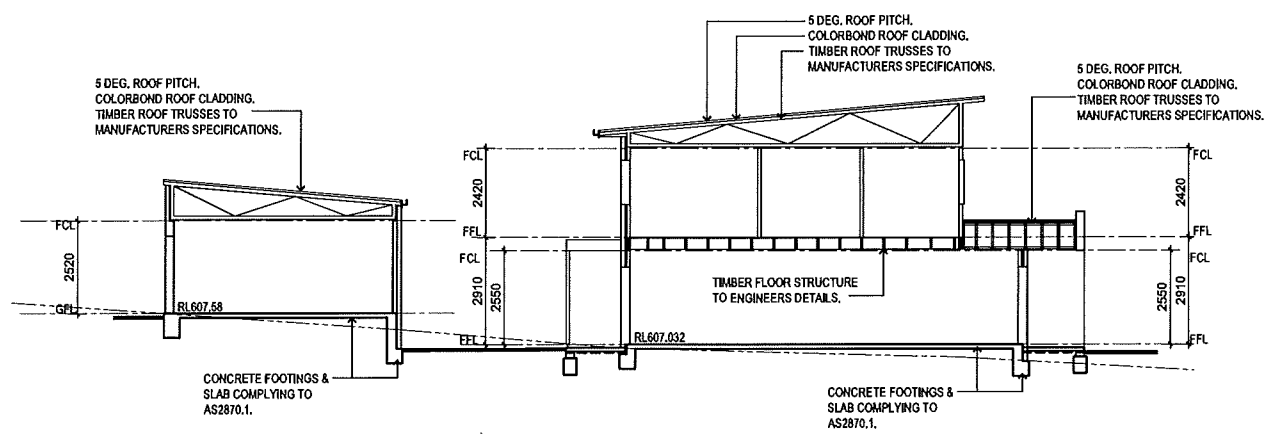
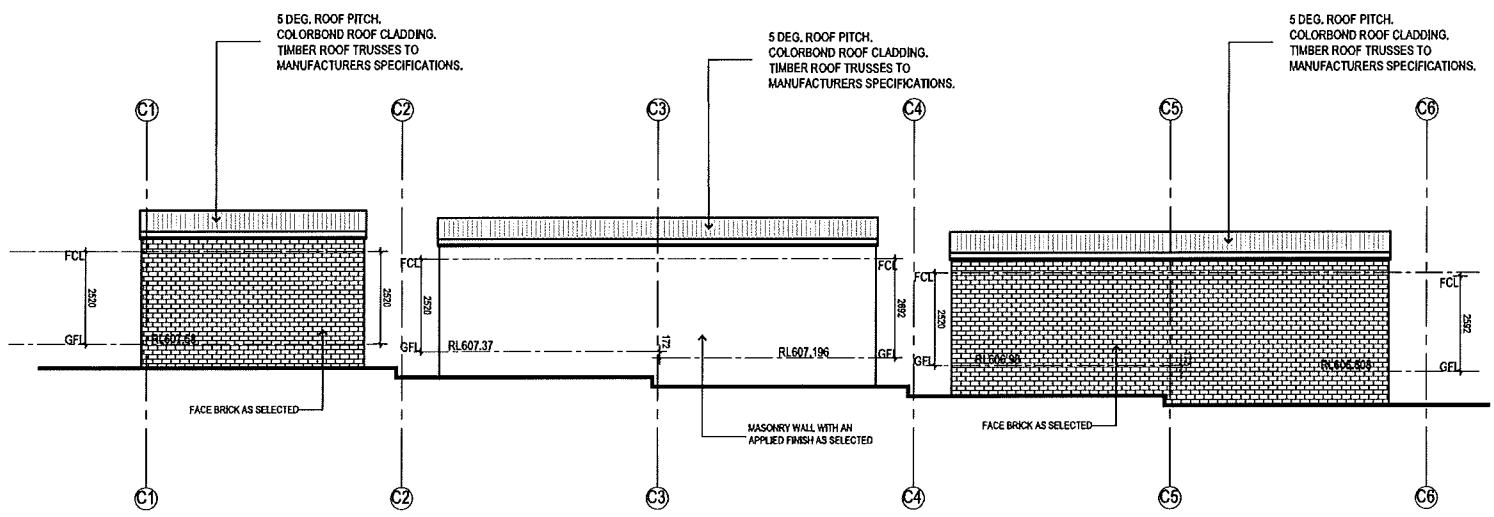
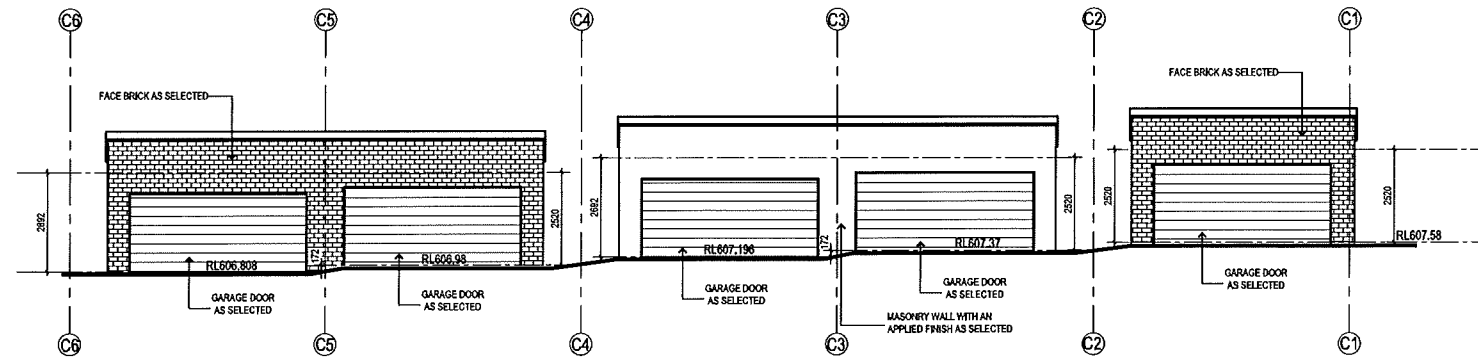
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 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

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PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

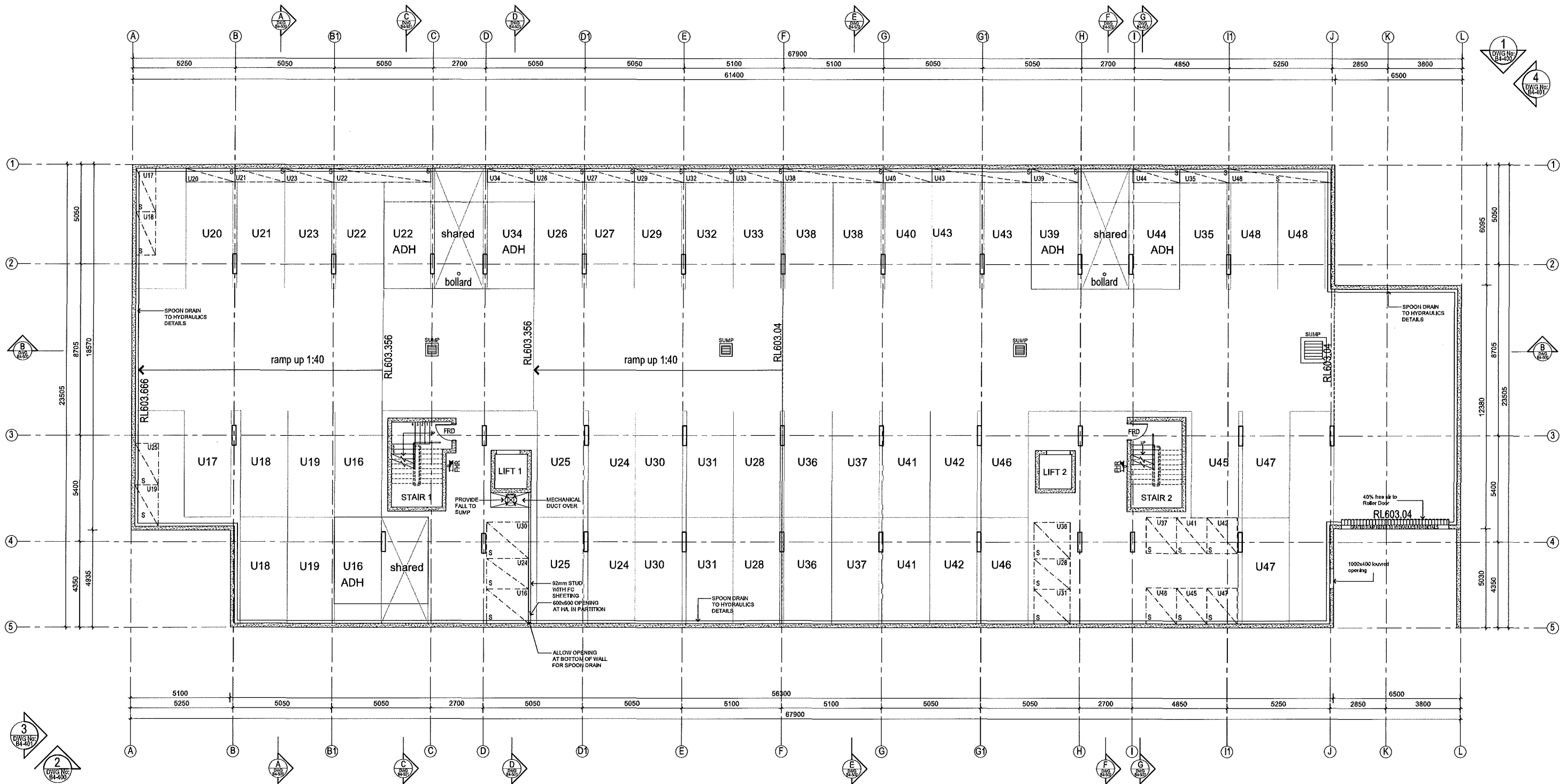
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-Energy ratings to BCA requirements.
 -Shower heads - 3 star with flow rate of less than 9L/min
 -Toilets - 4 stars
 -Kitchen and wet area taps - 4 stars

NOTE:
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BUSHFIRE
 BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/M2 AUSTRALIAN STANDARD AS3959.
 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

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NOTE:
PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND REPORTS INCLUDING ENGINEERING AND STRUCTURAL PLANS, HYDRAULIC PLANS, MECHANICAL PLANS & LANDSCAPE PLAN IF ANY DISCREPANCIES PLEASE SEEK CLARIFICATION PRIOR TO CONSTRUCTION

General Notes:

BUILDER TO PROVIDE ALL LABOUR, MATERIALS, FITTINGS, PLANT, TOOLS, PERMITS, INSURANCES ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORK AND ENSURE THAT ALL LABOUR AND MATERIALS IN ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF OF SCOPE OF WORK PRIOR TO COMMENCING. FOLLOW FIGURED DIMENSIONS ON THE DRAWINGS. CHECK AND VERIFY DIMENSIONS PRIOR TO STARTING ANY WORK. BUILDING SETBACKS AND DIMENSIONS TO BE VERIFIED BY SURVEYOR PRIOR TO COMMENCING ANY WORK. MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE A.C.T. APPENDIX AND ALL OTHER RELEVANT CODES. BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

NOTE:
 FOR EXPOSED PODIUM / CAR PARKING.
 PROVIDE WATERPROOFING ADMIXTURE TO CONCRETE SIMILAR TO XPEX ADMIX C-1000 NF.
 FHR- FIRE HOSE REEL IN ACCORDANCE WITH HYDRAULIC CONSULTANTS DOCUMENTATION AND TO COMPLY WITH BCA REQUIREMENTS.
 PROVIDE LIGHTING, EXIT SIGNS AND EMERGENCY LIGHTING TO BASEMENT, MAIN ENTRY AND ALL COMMON SPACES IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS.
 REFER TO ENGINEERING PLANS FOR STRUCTURAL BEAMS
 EXHAUST FANS TO MECHANICAL ENGINEERS SPEC.
 BUSHFIRE (REFER TO SHEET B4-504 FOR BUSHFIRE REQUIREMENTS)
 BUSHFIRE ATTACK LEVEL (GALL-19 KILOWATTS/M2 AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
 ENERGY RATINGS TO BCA REQUIREMENTS.
 SHOWER HEADS - 3 STAR WITH FLOW RATE OF LESS THAN 9L/M
 TOILETS - 4 STARS
 KITCHEN AND WET AREA TAPS - 4 STARS

APPLICATION	SURFACE CONDITION	
	DRY	WET
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

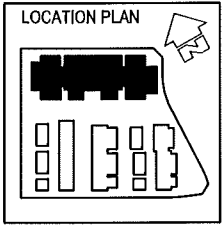
ENERGY RATING VALUES	
R2 PLUS SARKING TO EXTERNAL WALLS	
R2 PLUS SARKING TO VENEER WALLS	
R4 TO CEILING WHERE NOT SHARED WITH UPPER FLOOR	
R1.3 TO ROOF	
R4 TO FLOOR OVER GARAGE	
R1.5 TO FLOORS OVER BASEMENT	
ALL WINDOWS VALUES	
UVAL 6.44 SHGC 0.75 or	
DG= UVAL 4.12 SHGC 0.66	

KEY.
 ADH - ENSURE MINIMUM 2500mm HIGH CLEARANCE OVER ADH (as per hatch).
 Note: Ensure minimum 2200mm head clearance for vehicle path of travel from the carpark entrance / exit to all carparking spaces.

- D/R - DATA / COMM RISER.
- E/R - ELECTRICAL RISER.
- FH - FIRE HYDRANT.
- FHR - FIRE HOSE REEL.
- FRD - FIRE RATED SELF CLOSING DOOR (FRL -60/30) UNLESS NOTED OTHERWISE.
- S - STORAGE (REFER TO SHEET B4-004 FOR DETAILS) PROVIDE BICYCLE HOOK TO EACH STORAGE AREA.
- SUMP - TO BE IN ACCORDANCE WITH HYDRAULIC/CIVIL CONSULTANTS DOCUMENTS

BASEMENT AREA (including stores): 1498.47sqm.
STORE AREA: 79.52sqm.
LIFT AREA: 8.8sqm.

BUILDING APPROVAL
 Issued under section 28 of the ACT Building Act 2004
 Certified Building Solutions Pty Ltd
 04 Mar 2016 License No: 200426203



OZTAL ARCHITECTS

LEGEND

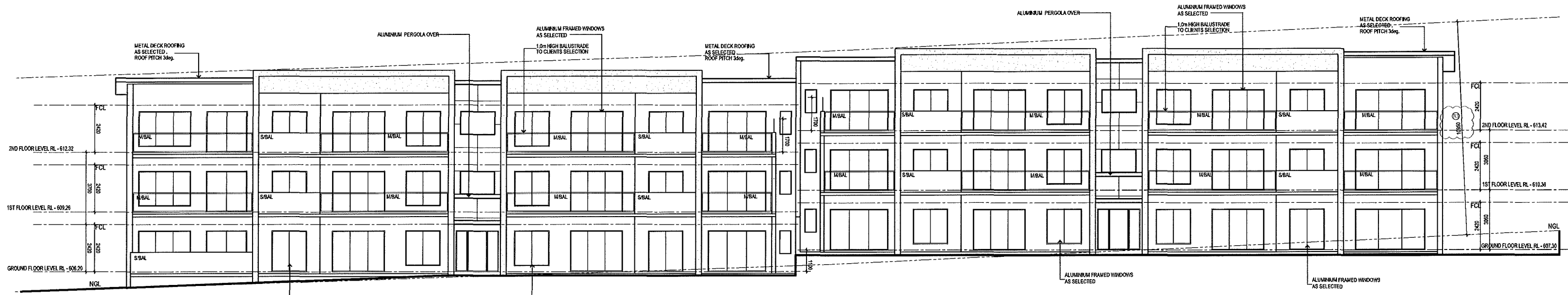
FIRST FLOOR ELEVATION	
SECOND FLOOR ELEVATION	
THIRD FLOOR ELEVATION	
FOURTH FLOOR ELEVATION	
FIFTH FLOOR ELEVATION	
SIXTH FLOOR ELEVATION	
SEVENTH FLOOR ELEVATION	
EIGHTH FLOOR ELEVATION	
NINTH FLOOR ELEVATION	
TENTH FLOOR ELEVATION	
MECHANICAL ROOM	
STAIR	
LIFT	
MECHANICAL DUCT	
MECHANICAL DUCT OVER	
MECHANICAL DUCT UNDER	
MECHANICAL DUCT THROUGH	
MECHANICAL DUCT THROUGH WALL	
MECHANICAL DUCT THROUGH ROOF	
MECHANICAL DUCT THROUGH FLOOR	
MECHANICAL DUCT THROUGH CEILING	
MECHANICAL DUCT THROUGH WALL	
MECHANICAL DUCT THROUGH ROOF	
MECHANICAL DUCT THROUGH FLOOR	
MECHANICAL DUCT THROUGH CEILING	

EVOLURE

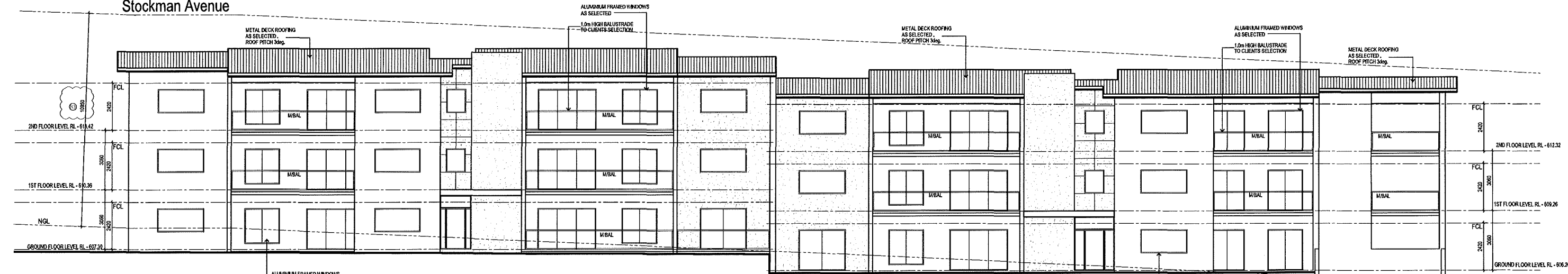
REV	DESCRIPTION	BY	DATE

PROJECT ADDRESS: **BLOCK 2 SECTION 28 LAWSON**
 PROJECT NAME: **2611 Developments Pty Ltd**
 DRAWING TITLE: **APARTMENT FLOOR PLANS BASEMENT FLOOR PLAN**
 CLIENT: **2611 Developments Pty Ltd**

SCALE: **1:100**
 PRINT DATE: **02.03.16**
 DESIGNED/DRAWN: **FP/VR/JM**
 PROJECT NO: **15867**
 DWG No: **B4-001** REVISION
 DRAWING STATUS: **BA**

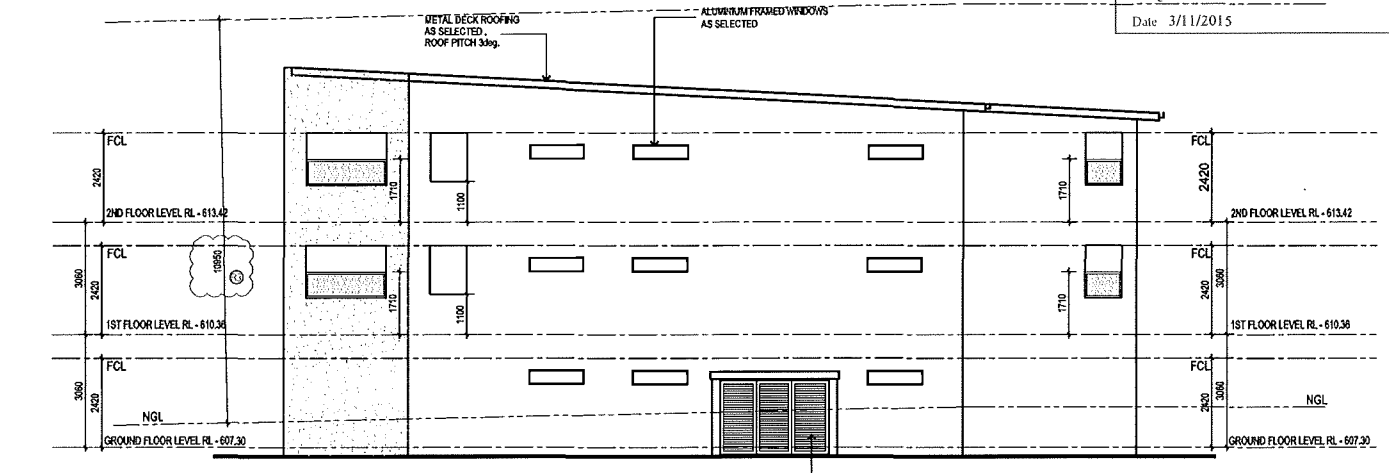


Elevation 1
Stockman Avenue

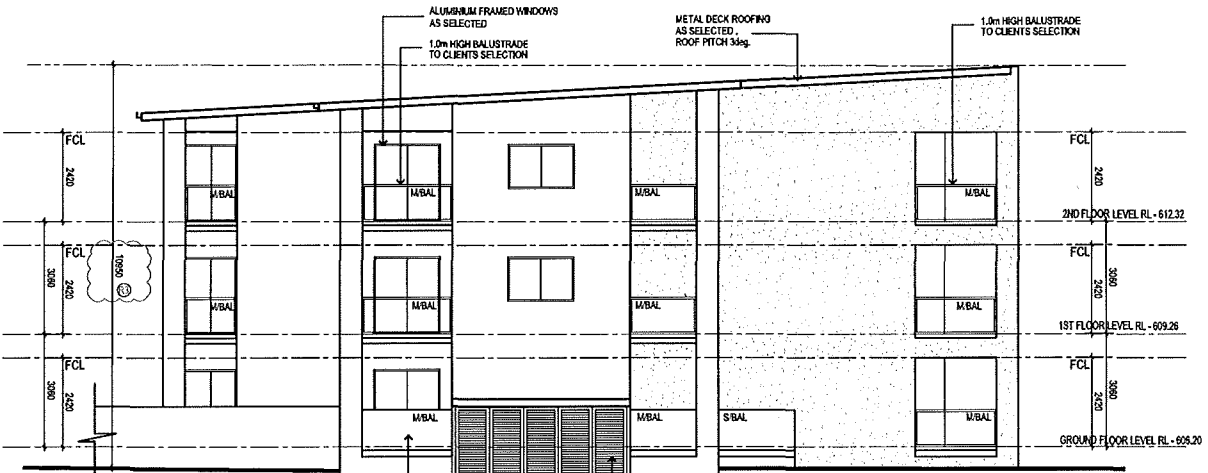


Elevation 2
Internal Road View

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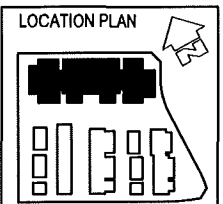


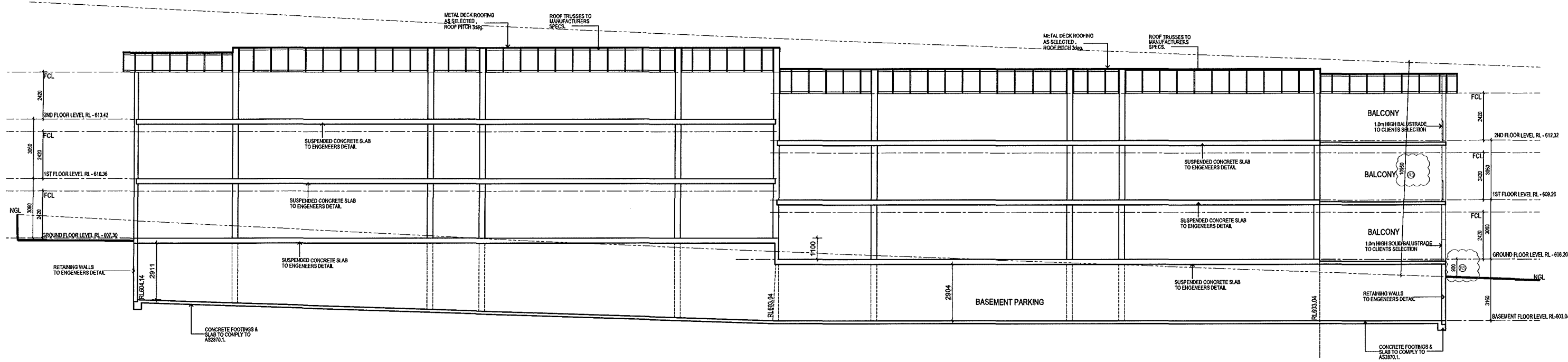
Elevation 3
Side Elevation



Elevation 4
Side Elevation

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Section B-B

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Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

-Dwellings to achieve a minimum value of 6 stars.
 -All dwellings to include 4 Star WELS rated water efficient plumbing fixtures and sanitary ware.
 -All carpets and underlays installed in dwellings must comply with the TVOC (Total Volatile Organic Compounds) emissions limits of:
 Total VOC: 0.5mg/m³/hour and 4-PC (4-phenylchlorobenzene) = 0.05mg/m³ per hour.
 -Low VOC paints. Development to use Low VOC paints as per the following:

Product	Max TVOC content (g/l of ready to use product)
Walls & Ceilings - Interior Gloss	75
Walls & Ceilings - Interior Semi Gloss	18
Walls & Ceilings - Interior Low Sheen	18
Walls & Ceilings - Interior Flat Washable	18
Ceilings - Interior Flat	14
Trim - Gloss, Semi Gloss, Satin, Varnishes & Wood Stains	75
Timber & Binding Primers *	38
Latex Primer for Galvanized Iron & Zincalume	60
Interior latex Undercoat	65
Interior Sealer	65
One & Two Pack performance coatings for floors *	140
Any solvent based coatings whose purpose is not covered above	200

Maximum TVOC Content Limits for Paints, Varnishes and Protective Coatings
 * EU Directive.

PROVIDE ARTIFICIAL LIGHT AND VENTILATION TO WC, BATHROOM AND ENSUITE

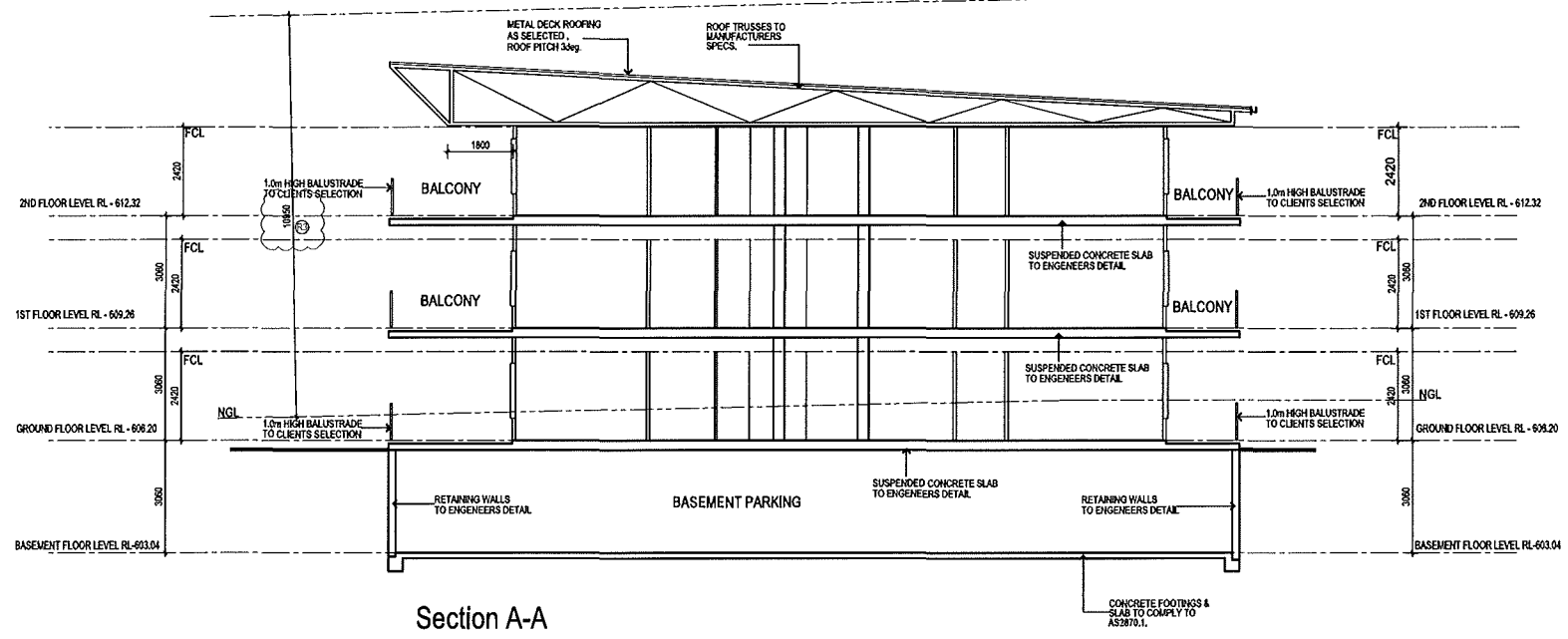
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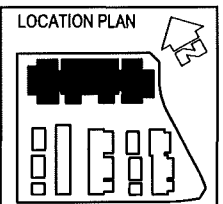
BUSHFIRE
 BUSHFIRE ATTACK LEVEL (BAL)-19 KILOWATTS/M² AUSTRALIAN STANDARD AS3959. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

NOTE:
 FOR EXPOSED PODIUM / CAR PARKING. PROVIDE WATERPROOFING ADMIXTURE TO CONCRETE SIMILAR TO XPEX ADMIX C - 1000 NF.

NOTE:
 BALCONIES. PROVIDE NON SLIP EXTERIOR GRADE TILES APPLIED WITH GRIPSET TILE ADHESIVE AND LAID OVER MORTAR SCREED TO SPECIFIED FALL. FALL TILES TO DRAINS. PROVIDE WATERPROOFING MEMBRANE SIMILAR TO GRIPSET 2P OVER TOTAL FLOOR SUBSTRATE 1.5mm THICK AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE GRIPSET ELASTOPROOF BOND AT VERTICAL ADJUTMENTS AS PER MANUFACTURERS SPECIFICATIONS.



Section A-A



PLANT SCHEDULE

Symbol	Species	Size	No.
Trees			
Alj	Acer japonicum 'Vitifolium'	75 litre	4
Afab	Acer freemanii 'Autumn Blaze'	75 litre	4
Ab	Acer 'Bloodgood'	75 litre	2
Lfb	Lagerstroemia fauerei 'Biloxi'	75 litre	3
Lfk	Lagerstroemia fauerei 'Kiowa'	75 litre	6
Msp	Malus spectabilis	75 litre	2
Pyg	Pyrus 'Glenform Chanticleer'	75 litre	2
Zgv	Zelkova 'Green Vase'	75 litre	2
Shrubs			
Abn	Abelia grandiflora 'Nana'	200 mm	104
Can	Callistemon 'White Anzac'	200 mm	42
Csu	Callistemon subulatus	200 mm	26
Cmm	Callistemon 'Mauve Mist'	200 mm	6
Ct	Cholisia ternata	200 mm	36
Cla	Cistus ladaniferus	200 mm	5
Cgl	Correa glabra	200 mm	28
Do	Daphne odora	200 mm	24
Gla	Grevillea laspicula	200 mm	25
Gvi	Grevillea victoriae	200 mm	5
Lbu	Lepidospermum 'Burgundy'	200 mm	37
Rop	Raphiolepis 'Orinetal Pearl'	200 mm	13
Vt	Viburnum tinus	200 mm	23
Vto	Viburnum tomentosum	200 mm	17
Accent Planting			
Knv	Kniphofia 'Sunningdale Yellow'	140 mm	59
Lit	Lomandra 'Tanika'	140 mm	213
Llo	Lomandra longifolia	140 mm	36
Leg	Liriope 'Evergreen Giant'	140 mm	48
Ndgs	Nandina domestica 'Gulf Stream'	200 mm	73
Nd	Nandina domestica	200 mm	51
Ground Cover			
Cvm	Convolutus mauritanicus	140 mm	48
Cto	Cerastium tomentosum	140 mm	34
Gla	Grevillea lanigera 'Mk Tamboritha form'	140 mm	48
Glt	Grevillea 'Little Thicket'	140 mm	60
Gbr	Grevillea 'Bronze Rambler'	140 mm	48
Jpn	Juniperus procumbens 'Nana'	140 mm	92
Myp	Myoporum parvifolium	140 mm	60
Rbl	Rosmarinus 'Blue Lagoon'	140 mm	47
Climbers			
TJ	Trachelospermum jasminoides	200 mm	10

SPECIFICATION

All works to conform to ACT Department of Urban Services Standard Specification for Urban Infrastructure, Edition 1 Revision 0

TECHNICAL EXCEPTION CLAUSES

2.00 EARTHWORKS/DEMOLITION

.1 SUBGRADE LEVELS

Trim and finish site to subgrade levels.

6.00 CONCRETE WORKS

.1 BROOM FINISHED CONCRETE PAVING

Provide 100mm thick broom finished concrete paths over 25mm fine crushed rock base. Compact base to 90% MMDD. Provide F82 mesh centrally in concrete. Concrete to 25MPa. Provide expansion joints against all fixed edges.

.2 CONCRETE MOWING EDGE

Provide 150 x 150 concrete mowing edge to 25 MPa. Provide Y12 rod centrally. Steel float finish, 25mm tuck radius to edges.

9.00 LANDSCAPE

.1 IRRIGATION

Design, obtain certification and supply and install irrigation system to all garden areas. All works to AS 3500. Provide in-line drippers to garden beds, equal to 'dripline', with pressure regulated emitters at 300mm c/s. Pipes to be placed at 400mm c/s, except where irrigation is to a single line of planting. Peg pipe to ground securely using gal. wire pegs, 3.0mm dia, embedded 300mm. Provide controller to suit system to nominated service zone. Provide sleeves under paving as required.

.21 CULTIVATION & GYPSUM

Cultivate garden beds and grassed areas to 300mm depth. Allow to regrade areas to remove humps and hollows and create even and smooth grades. Remove stones >25mm diameter, and any rubbish/organic matter brought to the surface during cultivation. Spread gypsum at 200gsm² and incorporate into subsoil.

.22 TOPSOILING - GARDEN BEDS

Cultivate existing, spread site topsoil, or, if supplies are exhausted, supply and spread type 'S' topsoil such that all mass planted mulched beds have min. 300mm depth topsoil.

.23 TOPSOILING - GRASSING + reinstated verge

Provide 150mm depth type 'B' topsoil over prepared subgrade.

.3 TERRACOTTEM

Add 'Terracottem' to all stock as follows:

Trees 1kg

200mm stock 80 gms

140mm stock 40 gms.

Applied in accordance with manufacturers recommendations.

.4 PLANTING

Supply and plant as per schedule and details.

.5 MULCHING

Allow to spread 75mm depth 'Forest Litter' mulch to all garden beds on ground.

.6 GRASSING

Couch Turf - Provide 'Conquest' couch turf over prepared topsoil.

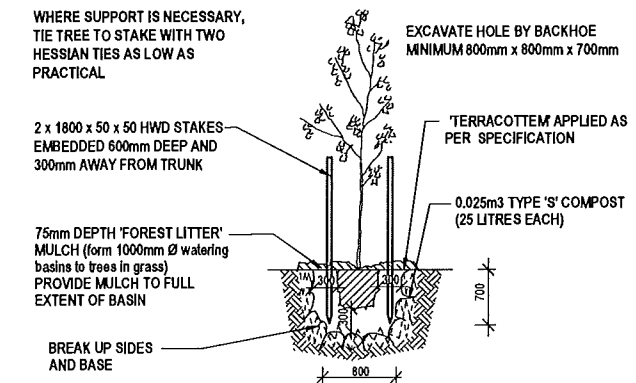
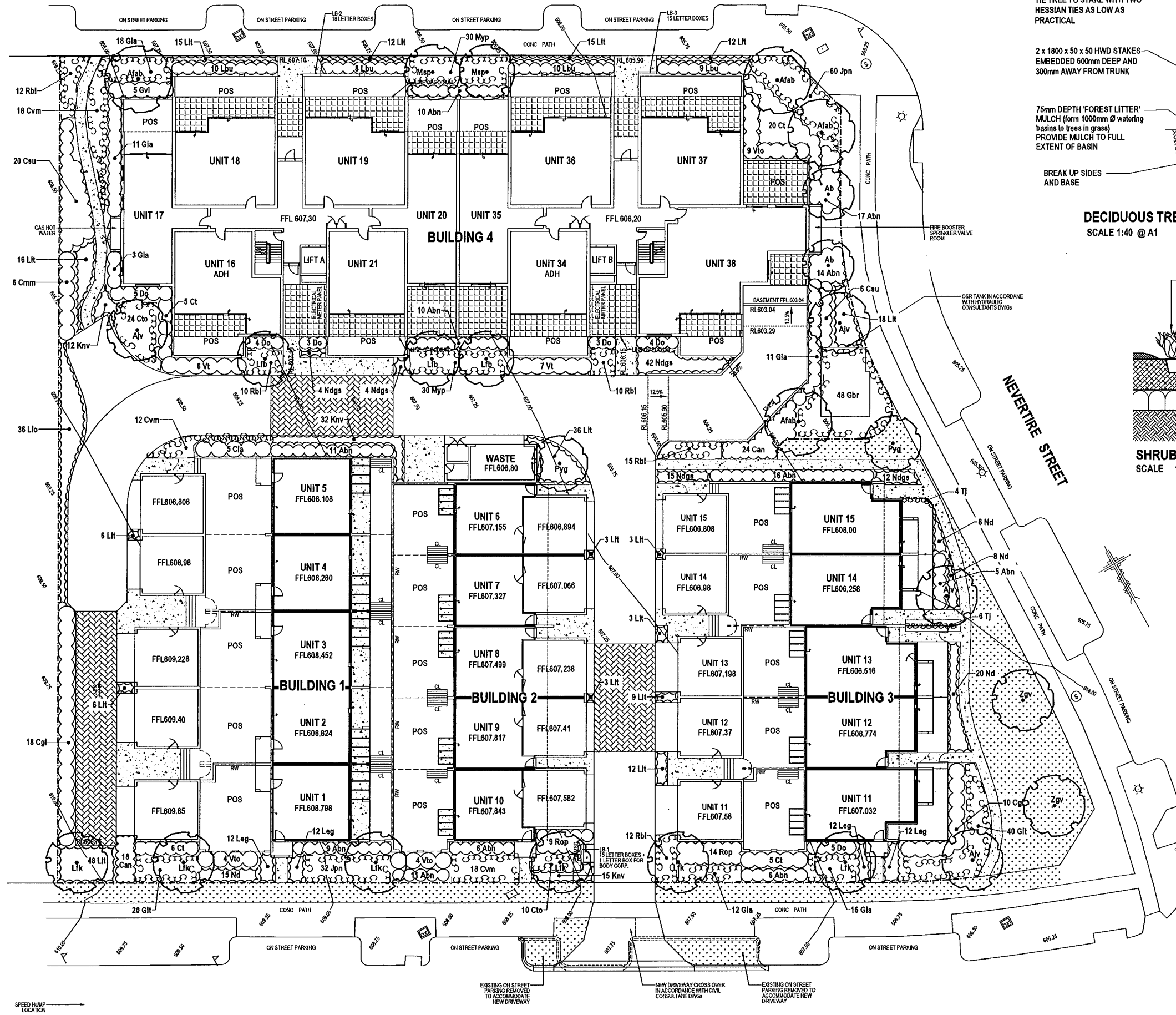
Verges to be restored:

Provide dry grassing and straw mulching as per the Standard Specification

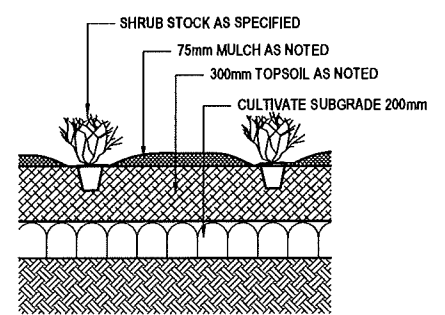
.7 CONSOLIDATION

Period to be 13 weeks.

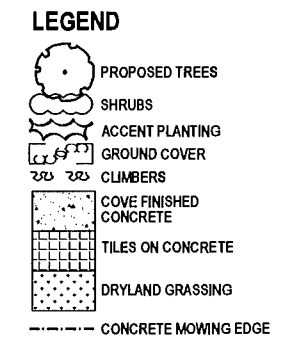
STOCKMAN AVENUE



DECIDUOUS TREE PLANTING DETAIL
SCALE 1:40 @ A1



SHRUB PLANTING DETAIL
SCALE 1:20 @ A1



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name: DACHUAN WANG
Date: 3/11/2015

Proposed Multi Unit Development

DEVELOPMENT APPROVAL

BLOCK 2 SECTION 28 LAWSON

LANDSCAPE PLAN

2611 DEVELOPMENTS PTY LTD

HARRIS HOBBS LANDSCAPES
Landscape Architecture
15 Roba Street Telephone: (02) 6273 4661
DEAKIN ACT 2600 Facsimile: (02) 6273 4273
Email: HHL@harris-hobbs.com.au

LEVEL 2 PLANNING
SCALE 1:200 @ A1 PROJECT No HHL 15083
DATE 31/JUL/15 DWG No 301 REV C