

Dear Mr/s Barnes

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201426689

Block: 25, Section: 21

Suburb: BRADDON, District: CANBERRA CENTRAL

Applicant Name: Deb Barnes

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](mailto:EPDcustomerservices@act.gov.au) to send an email.

Environment and Planning Directorate

<http://www.environment.act.gov.au>

**INITIAL ADMINISTRATION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

**Unit(s):**  **Block(s):**  **Section:**  **Suburb:**

**Documentation**

Can all uploaded documents be opened and are correctly showing in objective?	<input checked="" type="checkbox"/>	
Has a Public Register Floor Plan been submitted (only for residential)?	<input type="checkbox"/>	NA
Has a statement against the criteria been submitted (Merit Track)?	<input checked="" type="checkbox"/>	
Are the plans correctly named, rotated, and do the plans cover the minimum standards?	<input checked="" type="checkbox"/>	
Has a correct list of interested parties been supplied (Lease Variation)?	<input checked="" type="checkbox"/>	
Has a valuation certificate and LV documents correctly been supplied (Lease Variation)?	<input checked="" type="checkbox"/>	

**Application Form**

Street address matches block & section ACTMAPi	<input checked="" type="checkbox"/>	
Check lessee details are correct – TARQUIN	<input checked="" type="checkbox"/>	
Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	<input checked="" type="checkbox"/>	
Is a Land Custodian signature required? (works on unleased land – not required for driveways for the suburb of Beard, alterations to any existing driveway, or single residential)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Check correct Zone and nominate overlays	<input checked="" type="checkbox"/>	
Correct/Sufficient Description of Proposal	<input checked="" type="checkbox"/>	

**CODE**       **MERIT**       **IMPACT**

**For Technical Officers Information Only**

Demolition/Tree	<input type="checkbox"/>	Holding Lease	<input type="checkbox"/>
Heritage	<input type="checkbox"/>	Unit Titled	<input type="checkbox"/>
Bushfire	<input type="checkbox"/>	Conflict of Interest (notify supervisor)	<input type="checkbox"/>
Compliance	<input type="checkbox"/>	Unleased	<input type="checkbox"/>
Exclusion from Public Register (allocate to supervisor)			<input type="checkbox"/>

**INITIAL ADMINISTRATION CHECKLIST**  
**(All failure reasons to go to the lodgement checklist)**

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Number of Public Notification Signs	1
Lodgement Checklist	LODGEMENTCHECKLIST - Lease Variation only
Dispatch Advice Checklist	<input checked="" type="checkbox"/>
Sent to DA Leasing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> NA
Allocated to technical officer	Lease Variation Only - Owen Pankhurst
Is there a completed Environmental Significance Opinion with this application? (Document name would start ESO, If yes, allocate to Impact team)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> NA

<b>Processed by:</b>	<b>Layne Borrett</b>	<b>DATE:</b>	<b>21/11/2014</b>
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**From:** Borrett, Layne  
**Sent:** Friday, 21 November 2014 3:37 PM  
**To:** ACTPLA DA Leasing  
**Subject:** LEASING CHECK FOR DA201426689-B0025 S021 Braddon  
**Attachments:** DA-201426689.obr

**Block – 25**

**Section - 21**

**Suburb - Braddon**

**Proposal -** The proposed Lease variation application is to add the use 'drink establishment' to the Crown lease. For a full description of the proposed application please refer to the enclosed Lease variation report.

Dear Leasing,

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

Yours Truly,

Customer Services

Dear Mr/s Barnes

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201426689

**Site Details:** Block: 25, Section: 21  
Suburb: BRADDON, District: CANBERRA CENTRAL

**Applicant Name:** Deb Barnes

**Rejection Reasons:**

Thank you for submitting an application to vary the Crown lease of Block 25 Section 21 Braddon. Unfortunately, your application requires the following additional information to be submitted before being accepted for lodgement. Please provide an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy in accordance with Rule 71 of the Territory Plan Commercial Zones Development Code.

**Fees for Completeness Check Failure Notices from July 1, 2014**

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.

- Initial lodgement Nil
- One failure notice issued \$173.00\*
- Two failure notices issued \$518 00\*
- Three failure notices issued \$1,210.00\*
- Four failure notices issued \$2,590 00\*

PLUS a further \$1,375.00 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.

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Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

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**From:** [REDACTED]  
**Sent:** Tuesday, 2 December 2014 10:57 AM  
**To:** Myers, Rhonda  
**Subject:** FW: Blk 25 Section 21 Braddon – initial tech check failure  
**Attachments:** Endorsement Letter - Signed.pdf; Notice of Decision - Signed.pdf; Endorsement of Phase 2 Contamination Assessment Report.pdf

Hi Rhonda

The email below is what I was referring to just now. Thanks for your help.

Kind regards,

[REDACTED]  
[REDACTED] | Town Planner - Crown Leasing Advisor  
CBRE | Town Planning  
Level 12, 14 Moore Street | City, ACT 2601 | GPO Box 1987 | Canberra, ACT 2601  
[REDACTED]  
[www.cbre.com.au](http://www.cbre.com.au)



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**From:** [REDACTED]  
**Sent:** Wednesday, 26 November 2014 12:56 PM  
**To:** rhonda.myers@act.gov.au  
**Cc:** Barnes, Deborah @ Canberra City  
**Subject:** Blk 25 Section 21 Braddon – initial tech check failure

Hi Rhonda

**Blk 25 Section 21 Braddon – initial tech check failure**

Thank you for taking my call just now. Before I resubmit further information on edevelopment, I just wanted to check if the attached information is satisfactory. I wasn't planning on submitted the previous NOD attached, rather submit to you for your own reference.

Please don't hesitate in contacting me to discuss further, should you have any questions regarding the above.

Thank again for your help in this matter.

Kind regards,

Town Planner - Crown Leasing Advisor

CBRE | Town Planning

Level 12, 14 Moore Street | City, ACT 2601 | GPO Box 1987 | Canberra, ACT 2601



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**From:** [REDACTED]  
**Sent:** Tuesday, 2 December 2014 11:02 AM  
**To:** Myers, Rhonda  
**Subject:** RE: Blk 25 Section 21 Braddon – initial tech check failure

Hi Rhonda

Thank you for that, I'll do so now.

Kind regards,

[REDACTED] Town Planner - Crown Leasing Advisor

CBRE | Town Planning  
Level 12, 14 Moore Street | City, ACT 2601 | GPO Box 1987 | Canberra, ACT 2601

[REDACTED] [www.cbre.com.au](http://www.cbre.com.au)



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**From:** Myers, Rhonda [mailto:Rhonda.Myers@act.gov.au]  
**Sent:** Tuesday, 2 December 2014 11:00 AM  
**To:** [REDACTED]  
**Subject:** RE: Blk 25 Section 21 Braddon – initial tech check failure

Hi [REDACTED]

Please submit the Phase 2 Report to which the EPA letter applies. The combination of the report and the EPA letter should suffice.

Please contact me by reply email or on 6207 1794 if your wish to discuss this matter further.

Kind regards

**Rhonda Myers**

Assistant Manager | DA Leasing | Lease Administration  
Planning Delivery | Environment and Planning | **ACT Government**  
Dame Pattie Menzies House, 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601  
P 02 6207 1794 | e [rhonda.myers@act.gov.au](mailto:rhonda.myers@act.gov.au) | web [www.environment.act.gov.au](http://www.environment.act.gov.au)

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[REDACTED] | [www.cbre.com.au](http://www.cbre.com.au)



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Hi Rhonda

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Kind regards,



Town Planner - Crown Leasing Advisor

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**Part B (i): Public Notification Requirements**

The development application requires:

Major - S155 ▼

IF MAJOR NOTIFICATION: Number of **additional small** signs required is

Number of **additional large** signs required is

**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 7000m<sup>2</sup>, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.**

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DA LEASING OFFICER TO COMPLETE FROM THIS POINT FORWARD

**Part B (ii) Public Notification Wording**

**LEASE VARIATION PUBLIC NOTIFICATION WORDING COMPONENT**

DA Leasing to complete – Insert Lease Variation public notification wording component:

LEASE VARIATION - Please see application for full description of proposal.

**Part C: Leasing Check**

**LEASING OFFICER** Karen Walker

**DATE:** 25Nov2014

**INITIAL CHECK BY DA LEASING**

**Pass**     **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted?    List each failure reason separately

- 1.                    **DATE**
- 2.                    **DATE**
- 3.                    **DATE**

**Comments**

*Please include Customer Services failure reasons to edevelopment if applicable.*

Is the application to vary the lease to remove the concessional status?                    **NO**

If yes, has a Social Impact Assessment report been provided?                    **NOT APPLICABLE**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of Lease: **Mixed-Use** Proposal is Consistent with all clauses in the Lease: **No**

Type of Lease Variation: **Lease Purpse Clause Change** Initial referral to AVO: Yes

Most Recent Variation Date:

<b>Building and Development Provisions - Not Applicable</b>	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
<b>LVC</b>	
LVC is s276E <input type="checkbox"/> OR LVC is s277 <input checked="" type="checkbox"/> :	
Valuation Report Supplied: <input checked="" type="checkbox"/>	
Valuation Certificate Supplied: <input checked="" type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	
<b>Relevant Clauses</b>	
<p>Purpose:</p> <p>3. (a) To use the premises only for one or more of the following purposes:</p> <p>(i) community use LIMITED to educational establishment and health facility;</p> <p>(ii) indoor recreation facility;</p> <p>(iii) industrial trades;</p> <p>(iv) light industry;</p> <p>(v) non retail commercial use;</p> <p>(vi) plant and equipment hire establishment;</p> <p>(vii) residential use;</p> <p>(viii) restaurant;</p> <p>(ix) shop PROVIDED THAT the combined maximum gross floor area used for the purpose of supermarket or shops selling food shall not exceed 200 square metres;</p> <p>(x) vehicle sales; and</p> <p>(xi) warehouse;</p> <p>PROVIDED ALWAYS THAT:</p> <p>residential use is prohibited at the ground or first floor level of the building on the land;</p> <p>and</p> <p>should the premises be used for residential use, the use of industrial trades and plant and equipment hire establishment shall not be permitted on the premises; and</p> <p>upon redevelopment of the premises for residential use clauses 3 ( b ), ( c ), (i), G) and (k) shall apply; and</p> <p>that prior to the redevelopment of the premises for indoor recreation facility, residential use and/or restaurant, a noise management plan is provided in accordance with clause 3(1);</p>	
Gross Floor Area:	
Car Parking: 3. (e) That the Lessee shall provide and maintain an approved drained and sealed carparking area 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;	
Other: EASEMENT FOR SERVICES - See Crown lease	
<b>Units Plan</b>	
Endorsement by Owners Corporation: N/A	

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): N/A	
<b>Consolidation</b>	
Existing Lease Details: N/A	Issues to be noted: N/A
<b>Subdivision</b>	
Existing Lease Details: N/A	Issues to be noted: N/A
<b>Land Use</b>	
Details: CZ3 Services Zone	
<b>Other Comments:</b> The proposed Lease variation application is to add the use 'drink establishment' to the Crown lease. For a full description of the proposed application please refer to the enclosed Lease variation report.  Building and Development provisions not applicable as no approval for redevelopment has been lodged as yet.	

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD*

**Part D: DA Officer Completeness Check**

**DA OFFICER**                      rhonda

**DATE:**                      25/11/14

**INITIAL CHECK BY DA OFFICER**

**Pass**                       **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted?                      List each failure reason separately

1. Please provide an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy in accordance with Rule 71 of the Territory Plan Commercial Zones Development Code. **DATE 15/12/14**
2. **DATE**
3. **DATE**

**Comments**

DA201018904 amendment F identifies 24 spaces allocated for 477m2 of restaurant at 5/100m2. This may need to be reviewed for drink establishment above the parking of 24 spaces aka 477m2 during assessment. (alias to plan in assessment folder).

*Please include Customer Services failure reasons to edevelopment if applicable.*

**Part E: General and requirements under Section 139 of the Act**

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

**Comment:**

- Does the application state the intended land use? **YES**
- Which is the chosen assessment track? **MERIT**
- Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **NO**
- Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **NOT APPLICABLE**
- Is the land subject to a FUA layer? (*Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137*) **NOT APPLICABLE**
- Has this application been subject to an Environmental Significance Opinion? (if yes, a additional fee component is applicable – see part i) **NO**
- 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:
- a wilderness area,
  - a national park,
  - a nature reserve,
  - a special purpose reserve.
- Make Selection**
- 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? **NO**
- 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:

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset Acceptance</b><br>(Territory and Municipal Services) | <input checked="" type="checkbox"/> Referral to TAMS is required<br><br>Check if referral should additionally highlight any of the following:<br><input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works<br><input type="checkbox"/> Single Residential Driveways Only<br><input checked="" type="checkbox"/> Waste Management<br><input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones<br><input type="checkbox"/> Traffic Management<br><input type="checkbox"/> Urban Treescapes<br><input type="checkbox"/> Action Buses<br><br><b>Notes for referral:</b> |
| <b>ActewAGL/ACTEW Corporation</b>                             | <input type="checkbox"/> Demolition works – utilities<br><input type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input checked="" type="checkbox"/> Liquid Trade Waste<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Conservator of Flora and Fauna</b>                         | <input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Custodian of the Land (unleased)</b>                       | <input type="checkbox"/> <b>Identify Custodian:</b><br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                              |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Environment Protection Agency</b>                                                                                                                                                                | <input checked="" type="checkbox"/> Noise<br><input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input checked="" type="checkbox"/> Other – please specify <b>contamination</b> | <b>Notes for referral:</b>        |
| <b>Heritage</b>                                                                                                                                                                                     | <input type="checkbox"/> Heritage – Registered Land or Building                                                                                                                                                                                                                                                                              | <b>Notes for referral:</b>        |
| <b>Tree Protection</b>                                                                                                                                                                              | <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                                                                                                                                          | <b>Notes for referral:</b>        |
| <b>ESDD Transport Planning (Tim Wyatt)</b><br>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 checked="" type="checkbox"/> Traffic<br><input checked="" type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise                                                                                                                                                                                                         | <b>Notes for referral:</b>        |
| <b>Land and Infrastructure Group</b>                                                                                                                                                                | <input type="checkbox"/> WSUD Code Requirements<br><input type="checkbox"/> Prescribed Conditions for offsite works                                                                                                                                                                                                                          | <b>Notes for referral:</b>        |
| <input type="checkbox"/> ACT Health                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input checked="" type="checkbox"/> ACT Valuation Office                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Australian National University                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Breach Management (Kevin Rochford)<br>Any development applications that relate to rectification of Service Station sites.                                                  |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to Sarah Edwards and Social Infrastructure Plannng)                                             |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Emergency Services (Fire or Ambulance)                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Gambling and Racing Commission                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input type="checkbox"/> Housing and Community Services                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <input checked="" type="checkbox"/> National Capital Authority                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                              | special provisions under the NCP. |
| <input type="checkbox"/> Office of Regulatory Services<br>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 checked="" type="checkbox"/> Treasury Directorate                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                              |                                   |
| <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<br>Proposals on all agricultural rural blocks or in Pialligo                               |                             |
| <input checked="" type="checkbox"/> DA Merit Assessment team – North                                                              |                             |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                         |                             |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                    |                             |
| <input type="checkbox"/> DA Impact Assessment team                                                                                |                             |
| <input type="checkbox"/> Design Policy                                                                                            |                             |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed for off-site works (cost of offsite works > \$300,000)          |                             |
| <input type="checkbox"/> Infrastructure Policy<br>Applications for public or civil works over \$1M or involving flood mitigation. |                             |

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

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

**Part I: Calculation of fees for the development application (Merit Track)**

|                              |               |
|------------------------------|---------------|
| <b>Completeness Check:</b>   | <b>173.00</b> |
| <b>Lease Variation:</b>      | <b>1940</b>   |
| <b>Merit Track with ESO:</b> | <b>0</b>      |
| <b>Impact Track Fee/s:</b>   | <b>0</b>      |
| <b>Public Notification:</b>  | <b>1066</b>   |
| <b>Lease Search:</b>         | <b>35.8</b>   |
| <b>Scanning Fee:</b>         | <b>0</b>      |

*Scanning fee to be added to completeness check fee in edevelopment*

*Note: Please see fees and charges schedule 2014-2015 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 \$1112.00 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 **\$32,780.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,320.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,465.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,465.00**

*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:

Dear Mr/s Barnes

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:** 201426689  
 Block: 25, Section: 21

**Site Details:** Suburb: BRADDON, District: CANBERRA  
 CENTRAL

**Applicant Name:** Deb Barnes

|                      |                        |                       |
|----------------------|------------------------|-----------------------|
| <b>Fees Payable:</b> | Completeness Check Fee | \$173 (include GST)   |
|                      | Development Fee        | \$0                   |
|                      | Crown Lease Variation  | \$1940                |
|                      | Public Notification    | \$1066                |
|                      | Lease Search           | \$35.8 (includes GST) |
|                      | Home Business Fee      | \$0                   |
|                      | <b>TOTAL FEES</b>      | <b>\$3214.8</b>       |

**Payments Site:** <https://forms.act.gov.au/smartform/public/FormServer?formId=1007>

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment and Planning Directorate Customer Services Centre at **16 Challis Street Dickson**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

### IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS

From **Monday 3 January 2012** the lodgement of development applications and associated processes (amendments, further information, satisfying conditions of approval etc) will no longer be accepted over the counter at the Dickson Customer Service Centre or via post or email. **Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the EPD website at <http://www.environment.act.gov.au>, go to the *Environment and Planning Directorate* link, then follow the link to the eDevelopment page.

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 email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Regulation Services Branch  
Environment and Planning Directorate

# Development Application payment Receipt / Tax invoice

---

Your payment has been successful. Please keep a copy of this receipt for your records.

|                         |                      |                        |               |
|-------------------------|----------------------|------------------------|---------------|
| Date and time           | Form submission ID   | Payment receipt number | Tracking code |
| 16 Dec 2014 12:04:36 PM | 99100720141216125019 | 1460419005             | 7TQ57R        |

| Quantity | Description of service                       | Unit value | GST     | Total      |
|----------|----------------------------------------------|------------|---------|------------|
| 1        | Completeness Check Fee ABN 31 432 729 493    | \$157.27   | \$15.73 | \$173.00   |
| 1        | Crown Lease Variation Fee ABN 66 893 463 785 | \$1,940.00 |         | \$1,940.00 |
| 1        | Public Notification Fee ABN 31 432 729 493   | \$1,066.00 |         | \$1,066.00 |
| 1        | Dial a Search ABN 31 432 729 493             | \$32.55    | \$3.25  | \$35.80    |

Total amount paid **\$3,214.80**

Total amount includes GST of **\$18.98**

To save a copy of the completed form and receipt / tax invoice, from the File menu select "Save a copy". To print a copy use the Print icon.

---

Environment and Planning Directorate

GPO Box 1908  
Canberra ACT 2601

Telephone: 132281

## Payer contact details

---

Organisation name

Ivan, Maria and Nickola Bulum

Title

Mr

Given name \*

Ivan

Family name \*

Bulum

Address line 1 \*

PO Box 5153

Address line 2

Suburb \*

Braddon

State \*

ACT

Postcode

2612

Contact phone number \*

## Development application details

---

Proposal number \*

Suburb/District \*

Section \*

Block \*

Unit

If you require help with suburb/district, section or block details, visit ACTMAPi.

### Fee details

Please enter at least one value \*

Completeness check fee

Development fee

Crown lease variation fee

Public notification fee

Lease search fee

Home business fee

Total fee

Dear Mr/s Barnes

Payment for your development application has been received. Your application will now proceed to the assessment stage.

**DA Number:** 201426689  
**Block:**25, **Section:**21  
**Site Details:** **Suburb:**BRADDON,  
**District:**CANBERRA CENTRAL  
**Applicant Name:** Deb Barnes

This email was automatically generated please do not respond. If you need to contact the Environment and Planning Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:00 PM  
**To:** TAMS CIS ASG DA  
**Subject:** REFERRAL-TAMS-WASTE MANAGEMENT-201426689-25/21-BRADDON-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:03 PM  
**To:** EPD Transport Advice  
**Subject:** REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING-201426689-25/21-BRADDON-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:04 PM  
**To:** Valuations  
**Subject:** REFERRAL-VALUATION-201426689-25/21-BRADDON-01  
**Attachments:** APP-201426689-01#3.pdf; VALUE-201426689-01#3.pdf; %ASSESSMENTCUC-201426689-01.pdf; %LEASE-201426689-01#2.pdf

Dear ACT Valuation Office

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

The Environment and Planning Directorate has received the above development application. Attached for your information and comments is a copy of the development application, valuation report and Crown Lease.

Please commence the preparation of a full valuation report in accordance with the requirements of section 277 of the Planning and Development Act 2007. On determination of the development application the Notice of Decision will be sent enabling your office to adjust the final report to address any relevant conditions should the application be approved.

If you require any further information please contact DA Leasing on telephone 6207 5454 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au).

Regards,

**Customer Services Officer**

Phone 02 6207 1923

Client Services Branch | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:06 PM  
**To:** works.approval@natcap.gov.au  
**Subject:** REFERRAL-NCA-201426689-25/21-BRADDON-01  
**Attachments:** plans.obr; supporting docs.obr

Note for Referral: Special provisions under the NCP.

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:06 PM  
**To:** TreasuryLVC  
**Subject:** REFERRAL-TREASURY-201426689-25/21-BRADDON-01  
**Attachments:** APP-201426689-01#3.pdf; VALUE-201426689-01#3.pdf; %ASSESSMENTCUC-201426689-01.pdf; %LEASE-201426689-01#2.pdf

Dear Treasury,

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

The Environment and Planning Directorate (EPD) has received the above development application. Attached for your information is a copy of the development application, valuation report, valuation certificate and Crown Lease.

Should the development application be approved you will be provided with a copy of the notice of decision and the advice from the EPD's appointed valuer.

If you require any further information please contact Leasing DA on telephone 6207 5454 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au)

Yours sincerely

Customer Services  
Environment and Planning Directorate

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:09 PM  
**To:** ACTPLA DA North  
**Subject:** REFERRAL-DA MERIT NORTH-201426689-25/21-BRADDON-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Thursday, 18 December 2014 12:10 PM  
**To:** ORSRCS  
**Subject:** REFERRAL-REGISTRAR GENERALS OFFICE-201426689-25/21-BRADDON-01  
**Attachments:** NOISE-201426689-01#2.pdf; %LEASE-201426689-01.pdf; APP-201426689-01#2.pdf; APPOINT-201426689-01#2.pdf; ENTITYADVICE-201426689-EPA ADVICE ON PHASE 2-01#2.pdf; INTPARTY-201426689-01#2.pdf; SCRITERIA-201426689-01#2.pdf; SUPP-201426689-Lease Variation report-01#2.pdf; SUPP-201426689-PHASE 2-01#2.pdf; VALUE-201426689-01#2.pdf

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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JOB REPORT - Public Notification Generator

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JOB DATE: 18 December 2014 2:41 pm

JOB CODE: 143903

OPERATOR: CARA WEEKES

Development Application 201426689

PUBLIC NOTIFICATION

Application lodged on 16 December 2014.

Notification begins on 22 December 2014 and ends on 27 January 2015.

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SUBJECT BLOCK

---

BLOCK: BRADDON SECTION 21 BLOCK 25  
STREET ADDRESS: 30 LONSDALE STREET  
LESSEE(S): MULTI DWELLING BLOCK  
ADDRESS:

APPL\_TYPE: SUBC  
DEV\_DESC: LEASE VARIATION - Please see application for full description of proposal.

---

NEIGHBOURING LESSEES

---

1. BLOCK: BRADDON SECTION 20 BLOCK 22  
NAME(S):  
ADDRESS:

2. BLOCK: BRADDON SECTION 20 BLOCK 22  
NAME(S):  
ADDRESS:

3. BLOCK: BRADDON SECTION 20 BLOCK 22  
NAME(S):  
ADDRESS:

4. BLOCK: BRADDON SECTION 20 BLOCK 22

NAME(S):  
ADDRESS:



5. BLOCK: BRADDON SECTION 20 BLOCK 22  
NAME(S):  
ADDRESS:



6. BLOCK: BRADDON SECTION 20 BLOCK 22  
NAME(S):  
ADDRESS:



7. BLOCK: BRADDON SECTION 20 BLOCK 15  
NAME(S): THE RESIDENT  
ADDRESS: 29 LONSDALE STREET  
BRADDON ACT 2612

8. BLOCK: BRADDON SECTION 20 BLOCK 15  
NAME(S):  
ADDRESS:



9. BLOCK: BRADDON SECTION 20 BLOCK 21  
NAME(S): THE RESIDENT  
ADDRESS: 31 LONSDALE STREET  
BRADDON ACT 2612

10. BLOCK: BRADDON SECTION 20 BLOCK 21  
NAME(S):  
ADDRESS:



















11. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/32 LONSDALE STREET  
BRADDON ACT 2612

12. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 2  
NAME(S): THE RESIDENT  
ADDRESS: 2/32 LONSDALE STREET  
BRADDON ACT 2612

13. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 3  
NAME(S): THE RESIDENT  
ADDRESS: 3/32 LONSDALE STREET  
BRADDON ACT 2612

14. BLOCK: BRADDON SECTION 21 BLOCK 19  
NAME(S): THE RESIDENT  
ADDRESS: 32 LONSDALE STREET  
BRADDON ACT 2612

15. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 4  
NAME(S): THE RESIDENT  
ADDRESS: 4/32 LONSDALE STREET  
BRADDON ACT 2612

16. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 5  
NAME(S): THE RESIDENT  
ADDRESS: 5/32 LONSDALE STREET  
BRADDON ACT 2612
17. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 6  
NAME(S): THE RESIDENT  
ADDRESS: 6/32 LONSDALE STREET  
BRADDON ACT 2612
18. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 7  
NAME(S): THE RESIDENT  
ADDRESS: 7/32 LONSDALE STREET  
BRADDON ACT 2612
19. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 8  
NAME(S): THE RESIDENT  
ADDRESS: 8/32 LONSDALE STREET  
BRADDON ACT 2612
20. BLOCK: BRADDON SECTION 21 BLOCK 19 UNIT 1  
NAME(S):   
ADDRESS: 
21. BLOCK: BRADDON SECTION 21 BLOCK 19  
NAME(S):   
ADDRESS: 
22. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 54  
NAME(S):   
ADDRESS: 
23. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 54  
NAME(S):   
ADDRESS: 
24. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 14  
NAME(S):   
ADDRESS: 
25. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 14  
NAME(S):   
ADDRESS: 
26. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 42  
NAME(S):   
ADDRESS: 
27. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 42  
NAME(S):   
ADDRESS: 

BRADDON  
ACT 2612

28. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 23  
NAME(S):  
ADDRESS:



29. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 23  
NAME(S):  
ADDRESS:



30. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 40  
NAME(S):  
ADDRESS:



31. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 40  
NAME(S):  
ADDRESS:



32. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 0  
NAME(S):  
ADDRESS:



33. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 60  
NAME(S):  
ADDRESS:



34. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 61  
NAME(S):  
ADDRESS:



35. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 36  
NAME(S):  
ADDRESS:



36. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 36  
NAME(S):  
ADDRESS:



37. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 52  
NAME(S):  
ADDRESS:



38. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 47  
NAME(S):  
ADDRESS:



39. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 6  
NAME(S): [REDACTED]  
ADDRESS:

40. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 6  
NAME(S): [REDACTED]  
ADDRESS:

41. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS:

42. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS:

43. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 18  
NAME(S): [REDACTED]  
ADDRESS:

44. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 18  
NAME(S): [REDACTED]  
ADDRESS:

45. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 22  
NAME(S): [REDACTED]  
ADDRESS:

46. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 22  
NAME(S): [REDACTED]  
ADDRESS:

47. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 23  
NAME(S): [REDACTED]  
ADDRESS:

48. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 23  
NAME(S): [REDACTED]  
ADDRESS:

49. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 8  
NAME(S): [REDACTED]  
ADDRESS:

50. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 8

NAME(S):  
ADDRESS:



51. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 16  
NAME(S):  
ADDRESS:



52. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 16  
NAME(S):  
ADDRESS:



53. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 55  
NAME(S):  
ADDRESS:



54. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 55  
NAME(S):  
ADDRESS:



55. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 30  
NAME(S):  
ADDRESS:



56. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 30  
NAME(S):  
ADDRESS:



57. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 7  
NAME(S):  
ADDRESS:



58. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 7  
NAME(S):  
ADDRESS:



59. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 53  
NAME(S):  
ADDRESS:



60. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 53  
NAME(S):  
ADDRESS:



61. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 45  
NAME(S):  
ADDRESS:



62. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 45  
NAME(S):  
ADDRESS:



63. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 47  
NAME(S):  
ADDRESS:



64. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 32  
NAME(S):  
ADDRESS:



65. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 32  
NAME(S):  
ADDRESS:



66. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 4  
NAME(S):  
ADDRESS:



67. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 4  
NAME(S):  
ADDRESS:



68. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 32  
NAME(S):  
ADDRESS:



69. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 32  
NAME(S):  
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70. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 3  
NAME(S):  
ADDRESS:



71. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 3  
NAME(S):  
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72. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 35  
NAME(S):  
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73. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 59  
NAME(S):  
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74. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 59  
NAME(S):  
ADDRESS:



75. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 10  
NAME(S):  
ADDRESS:



76. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 10  
NAME(S):  
ADDRESS:



77. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 9  
NAME(S):  
ADDRESS:



78. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 9  
NAME(S):  
ADDRESS:



79. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 51  
NAME(S):  
ADDRESS:



80. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 51  
NAME(S):  
ADDRESS:



81. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 51  
NAME(S):  
ADDRESS:



82. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 51  
NAME(S):  
ADDRESS:



83. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 35

NAME(S):  
ADDRESS:



84. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 1



85. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 1



86. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 28



87. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 28



88. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 34



89. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 34



90. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 32



91. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 32



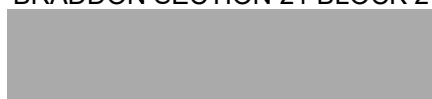
92. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 11



93. BLOCK:  
NAME(S):  
ADDRESS:

BRADDON SECTION 21 BLOCK 24 UNIT 31



94. BLOCK:  
NAME(S):

BRADDON SECTION 21 BLOCK 24 UNIT 31



ADDRESS:



95. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 27

NAME(S):  
ADDRESS:



96. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 27

NAME(S):  
ADDRESS:



97. BLOCK: BLOCK 24 UNIT 19

NAME(S):  
ADDRESS:



98. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 19

NAME(S):  
ADDRESS:



99. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 56

NAME(S):  
ADDRESS:



100. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 58

NAME(S):  
ADDRESS:



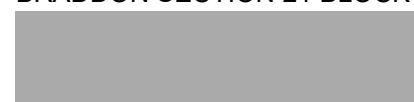
101. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 58

NAME(S):  
ADDRESS:



102. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 19

NAME(S):  
ADDRESS:



103. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 19

NAME(S):  
ADDRESS:



104. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 48

NAME(S):  
ADDRESS:



105. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 48

NAME(S):



ADDRESS:



106. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 50  
NAME(S):  
ADDRESS:



107. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 50  
NAME(S):  
ADDRESS:



108. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 59  
NAME(S):  
ADDRESS:



109. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 59  
NAME(S):  
ADDRESS:



110. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 12  
NAME(S):  
ADDRESS:



111. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 12  
NAME(S):  
ADDRESS:



112. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 40  
NAME(S):  
ADDRESS:



113. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 40  
NAME(S):  
ADDRESS:



114. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 21  
NAME(S):  
ADDRESS:



115. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 21  
NAME(S):  
ADDRESS:



116. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 29

NAME(S):  
ADDRESS:



117. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 29  
NAME(S):  
ADDRESS:



118. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 41  
NAME(S):  
ADDRESS:



119. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 41  
NAME(S):  
ADDRESS:



120. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 13  
NAME(S):  
ADDRESS:



121. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 13  
NAME(S):  
ADDRESS:



122. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 57  
NAME(S):  
ADDRESS:



123. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 57  
NAME(S):  
ADDRESS:



124. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 57  
NAME(S):  
ADDRESS:



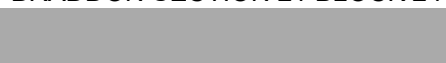
125. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 57  
NAME(S):  
ADDRESS:



126. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 49  
NAME(S):  
ADDRESS:



127. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 49  
NAME(S):  
ADDRESS:





128. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 20  
NAME(S):  
ADDRESS:



129. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 20  
NAME(S):  
ADDRESS:



130. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 15  
NAME(S):  
ADDRESS:



131. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 15  
NAME(S):  
ADDRESS:



132. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 33  
NAME(S):  
ADDRESS:



133. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 33  
NAME(S):  
ADDRESS:



134. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 46  
NAME(S):  
ADDRESS:



135. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 46  
NAME(S):  
ADDRESS:



136. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 44  
NAME(S):  
ADDRESS:



137. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 44  
NAME(S):  
ADDRESS:



138. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 17  
NAME(S):  
ADDRESS:



139. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 17  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

140. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

141. BLOCK: BRADDON SECTION 21 BLOCK 24 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

142. BLOCK: BRADDON SECTION 21 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 33 TORRENS STREET  
BRADDON ACT 2612

143. BLOCK: BRADDON SECTION 21 BLOCK 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

144. BLOCK: BRADDON SECTION 21 BLOCK 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

145. BLOCK: BRADDON SECTION 21 BLOCK 22  
NAME(S): THE RESIDENT  
ADDRESS: 24 LONSDALE STREET  
BRADDON ACT 2612

146. BLOCK: BRADDON SECTION 21 BLOCK 22  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

147. BLOCK: BRADDON SECTION 21 BLOCK 22  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

148. BLOCK: BRADDON SECTION 21 BLOCK 22  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

149. BLOCK: BRADDON SECTION 21 BLOCK 24  
NAME(S): THE RESIDENT  
ADDRESS: 35 TORRENS STREET  
BRADDON ACT 2612

---

APPLICANTS

---

1. NAME(S): DEB CBRE (V) PTY LIMITED  
ADDRESS: GPO BOX 1987  
City  
Canberra ACT 2601

---


INTERESTED PARTIES

---


1. NAME(S):  
ADDRESS:




2. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 1  
NAME(S):  
ADDRESS:




3. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 10  
NAME(S):  
ADDRESS:




4. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 11  
NAME(S):  
ADDRESS:




5. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 12  
NAME(S):  
ADDRESS:



6. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 13  
NAME(S):  
ADDRESS:




7. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 14  
NAME(S):  
ADDRESS:




8. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 15  
NAME(S):  
ADDRESS:



9. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 16  
NAME(S):  
ADDRESS:



10. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 17  
NAME(S):  
ADDRESS:



11. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 18  
NAME(S):  
ADDRESS:



12. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 19  
NAME(S):  
ADDRESS:



13. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 2  
NAME(S):  
ADDRESS:



14. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 20  
NAME(S):  
ADDRESS:



15. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 21  
NAME(S):  
ADDRESS:



16. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 22  
NAME(S):  
ADDRESS:



17. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 23  
NAME(S):  
ADDRESS:



18. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 24  
NAME(S):  
ADDRESS:



19. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 25  
NAME(S):  
ADDRESS:



20. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 26  
NAME(S):  
ADDRESS:



21. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 27  
NAME(S):  
ADDRESS:



22. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 28  
NAME(S):  
ADDRESS:



23. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 29  
NAME(S):  
ADDRESS:



24. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 3  
NAME(S):  
ADDRESS:



25. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 30  
NAME(S):  
ADDRESS:



26. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 31  
NAME(S):  
ADDRESS:



27. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 32  
NAME(S):  
ADDRESS:



28. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 33  
NAME(S):  
ADDRESS:



29. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 34  
NAME(S):  
ADDRESS:



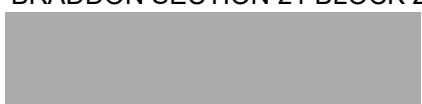
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NAME(S):  
ADDRESS:



31. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 36  
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ADDRESS:



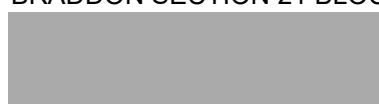
32. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 37  
NAME(S):  
ADDRESS:



33. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 38  
NAME(S):  
ADDRESS:



34. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 39  
NAME(S):  
ADDRESS:



35. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 4  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
36. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 40  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
37. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 41  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
38. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 42  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
39. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 43  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
40. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 44  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
41. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 45  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
42. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 46  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
43. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 47  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
44. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 48  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
45. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 49  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]
46. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 5  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

47. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 50  
NAME(S):  
ADDRESS:



48. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 51  
NAME(S):  
ADDRESS:



49. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 52  
NAME(S):  
ADDRESS:



50. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 53  
NAME(S):  
ADDRESS:



51. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 54  
NAME(S):  
ADDRESS:



52. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 55  
NAME(S):  
ADDRESS:



53. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 56  
NAME(S):  
ADDRESS:



54. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 57  
NAME(S):  
ADDRESS:



55. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 58  
NAME(S):  
ADDRESS:



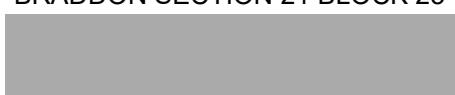
56. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 59  
NAME(S):  
ADDRESS:



57. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 6  
NAME(S):  
ADDRESS:



58. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 60  
NAME(S):  
ADDRESS:



59. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 61  
NAME(S):  
ADDRESS:



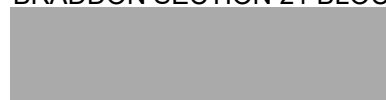
60. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 62  
NAME(S):  
ADDRESS:



61. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 63  
NAME(S):  
ADDRESS:



62. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 64  
NAME(S):  
ADDRESS:



63. BLOCK: BRADDON SECTION 21 BLOCK 25  
NAME(S):  
ADDRESS:



64. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 65  
NAME(S):  
ADDRESS:



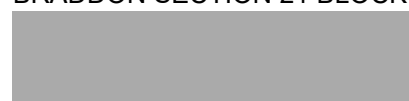
65. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 66  
NAME(S):  
ADDRESS:



66. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 67  
NAME(S):  
ADDRESS:



67. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 68  
NAME(S):  
ADDRESS:



68. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 69  
NAME(S):  
ADDRESS:



69. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 7  
NAME(S):  
ADDRESS:



70. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 70  
NAME(S):  
ADDRESS:



71. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 71  
NAME(S):  
ADDRESS:



72. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 72  
NAME(S):  
ADDRESS:



73. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 73  
NAME(S):  
ADDRESS:



74. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 74  
NAME(S):  
ADDRESS:



75. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 75  
NAME(S):  
ADDRESS:



76. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 76  
NAME(S):  
ADDRESS:



77. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 8  
NAME(S):  
ADDRESS:



78. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 9  
NAME(S):  
ADDRESS:



79. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 1  
NAME(S):  
ADDRESS:



80. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 10  
NAME(S):  
ADDRESS:



81. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 11  
NAME(S):  
ADDRESS:



82. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 12  
NAME(S):  
ADDRESS:



83. BLOCK: UNIT 13  
NAME(S):  
ADDRESS:



84. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 14  
NAME(S):  
ADDRESS:



85. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 15  
NAME(S):  
ADDRESS:



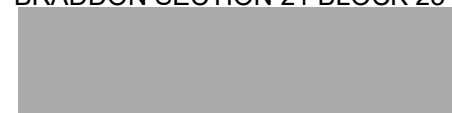
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NAME(S):  
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87. BLOCK: UNIT 17  
NAME(S):  
ADDRESS:



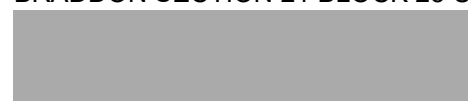
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NAME(S):  
ADDRESS:



89. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 19  
NAME(S):  
ADDRESS:



90. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 2  
NAME(S):  
ADDRESS:



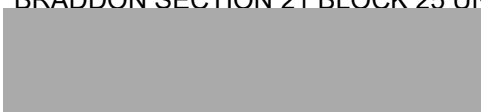
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NAME(S):  
ADDRESS:



92. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 21  
NAME(S):  
ADDRESS:



93. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 22  
NAME(S):  
ADDRESS:



94. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 23  
NAME(S):  
ADDRESS:



95. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 24  
NAME(S):  
ADDRESS:

96. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 25  
NAME(S):  
ADDRESS:

97. BLOCK: UNIT 26  
NAME(S):  
ADDRESS:

98. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 27  
NAME(S):  
ADDRESS:

99. BLOCK: BRADDON SECTION 21 BLOCK 25  
NAME(S):  
ADDRESS:

100. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 28  
NAME(S):  
ADDRESS:

101. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 29  
NAME(S):  
ADDRESS:

102. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 3  
NAME(S):  
ADDRESS:

103. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 30  
NAME(S):  
ADDRESS:

104. BLOCK: UNIT 31  
NAME(S):  
ADDRESS:

105. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 32  
NAME(S):  
ADDRESS:

106. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 33  
NAME(S):  
ADDRESS:

107. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 34  
NAME(S):  
ADDRESS:

108. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 35  
NAME(S):  
ADDRESS:

109. BLOCK: UNIT 36  
NAME(S):  
ADDRESS:

110. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 37  
NAME(S):  
ADDRESS:

111. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 38  
NAME(S):  
ADDRESS:

112. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 39  
NAME(S):  
ADDRESS:

113. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 4  
NAME(S):  
ADDRESS:

114. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 40  
NAME(S):  
ADDRESS:

115. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 41  
NAME(S):  
ADDRESS:

116. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 42  
NAME(S):  
ADDRESS:

117. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 43  
NAME(S):  
ADDRESS:

118. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 44  
NAME(S):  
ADDRESS:

119. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 45  
NAME(S):  
ADDRESS:



120. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 46  
NAME(S):  
ADDRESS:



121. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 47  
NAME(S):  
ADDRESS:



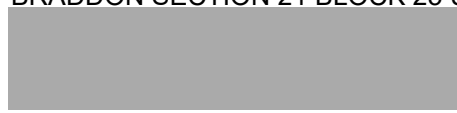
122. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 48  
NAME(S):  
ADDRESS:



123. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 49  
NAME(S):  
ADDRESS:



124. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 5  
NAME(S):  
ADDRESS:



125. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 50  
NAME(S):  
ADDRESS:



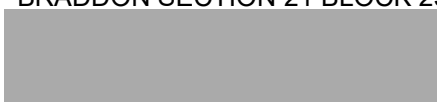
126. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 51  
NAME(S):  
ADDRESS:



127. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 52  
NAME(S):  
ADDRESS:



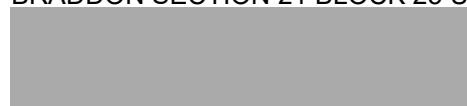
128. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 53  
NAME(S):  
ADDRESS:



129. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 54  
NAME(S):  
ADDRESS:



130. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 55  
NAME(S):  
ADDRESS:



131. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 56  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

132. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 57  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

133. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 58  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

134. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 59  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

135. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 6  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

136. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 60  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

137. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 61  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

138. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 62  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

139. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 63  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

140. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 64  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

141. BLOCK: [REDACTED] UNIT 65  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

142. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 66  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

143. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 67  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

144. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 68  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

145. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 69  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

146. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

147. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 70  
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148. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 71  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

149. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 72  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

150. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 73  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

151. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 74  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

152. BLOCK: [REDACTED] 5 UNIT 75  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

153. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 76  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

154. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 8  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

155. BLOCK: BRADDON SECTION 21 BLOCK 25 UNIT 9  
NAME(S):  
ADDRESS:



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S U M M A R Y

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No of lessee notifications created = 149  
No of developer notifications created = 0  
No of interested party notifications created = 155  
No of advertisement authorisation letters created = 1  
No of outdoor signs created = 1  
No of letters to applicants created = 1

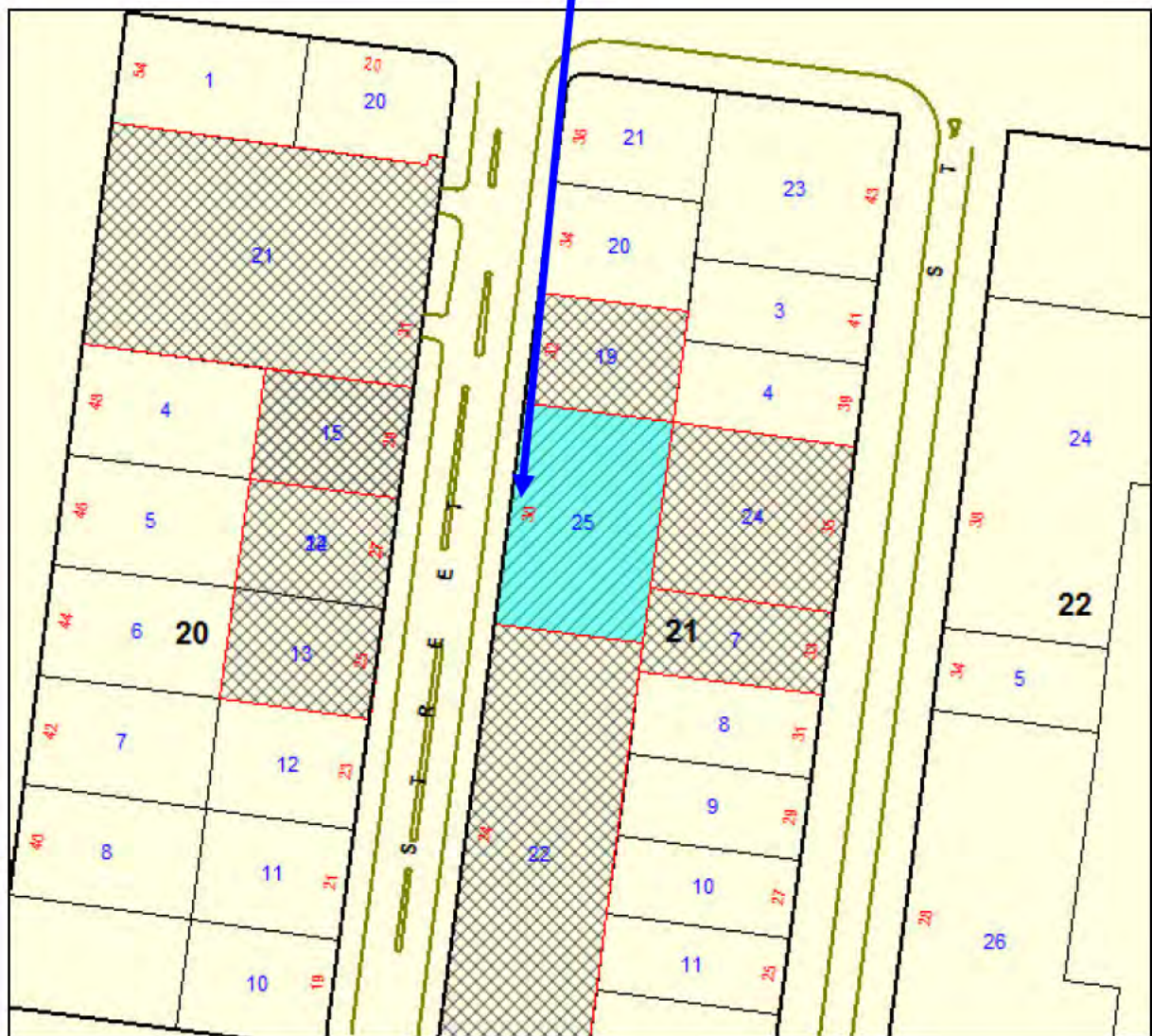
1 STANDARD SIGN FOR FRIDAY 19<sup>TH</sup> DECEMBER, 2014

BRADDON  
Block 25 Section 21

22 December 2014 to 27 January 2015

Development Application  
201426689

30 LONSDALE STREET, BRADDON



0 20 40 60 80



metres

**(advertisement for The Canberra Times)**

Fax to: **The Canberra Times (Classifieds) Fax 6280 2119**  
Account Name: Environment & Planning Directorate  
Account Number: 1277730  
Department's contact: Customer Service Centre 6207 1923  
Publication Date: 19 December 2014  
Size of Advertisement: Single Column  
Classification: Development Applications  
Order Number: BRADS21B25

\*\*\*\*\*



**ACT**  
Government

Environment and Planning

The Planning and Land Authority has received the following development applications:

**Development Application 201426689CT: LEASE VARIATION**

**Location:** Block: **25** Section: **21** Suburb: **BRADDON**  
**30 LONSDALE STREET**

Please see application for full description of proposal.

Full details of the applications are available for public inspection at [www.planning.act.gov.au](http://www.planning.act.gov.au) (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm Monday to Friday. Written representations **MUST** be received by **close of business 27 January 2015** to be considered during the assessment of the application. Representations can be submitted to [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) or posted to EPD Representations – PO Box 365 Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.

**PLEASE NOTE:**

DAs notified between Monday 15th December & Friday 19th December 14 will have five additional working days added to the public notification period. DAs will NOT be notified between Monday 22nd December & Friday 2nd January 2015 inclusive. Public notification of DAs will recommence on Monday 5th January 15. Normal notification periods will apply.

18 December 2014

MULTI DWELLING BLOCK

Dear Property Owner

**Suburb: BRADDON Block: 25 Section: 21**  
**Development Application Number: 201426689**

The *Planning and Development Act 2007* requires the above-mentioned development application recently lodged on your behalf to be publically notified. Letters have been sent to the owners of the properties that adjoin the proposed development, a sign placed on the property and an advertisement placed in the Canberra Times.

The notification period commences on **22 December 2014** and ends at the close of business on **27 January 2015**. 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](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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

**LIST OF INTERESTED PARTIES**

**Suburb: BRADDON Block(s): 25 Section: 21  
Development Application Number: 201426689  
18 December 2014**

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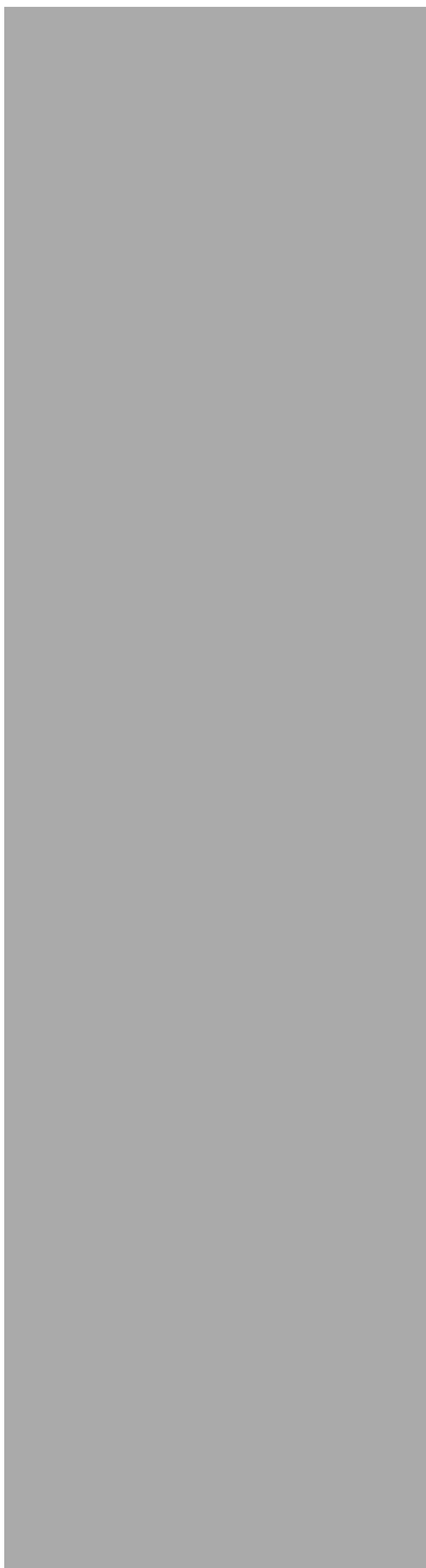
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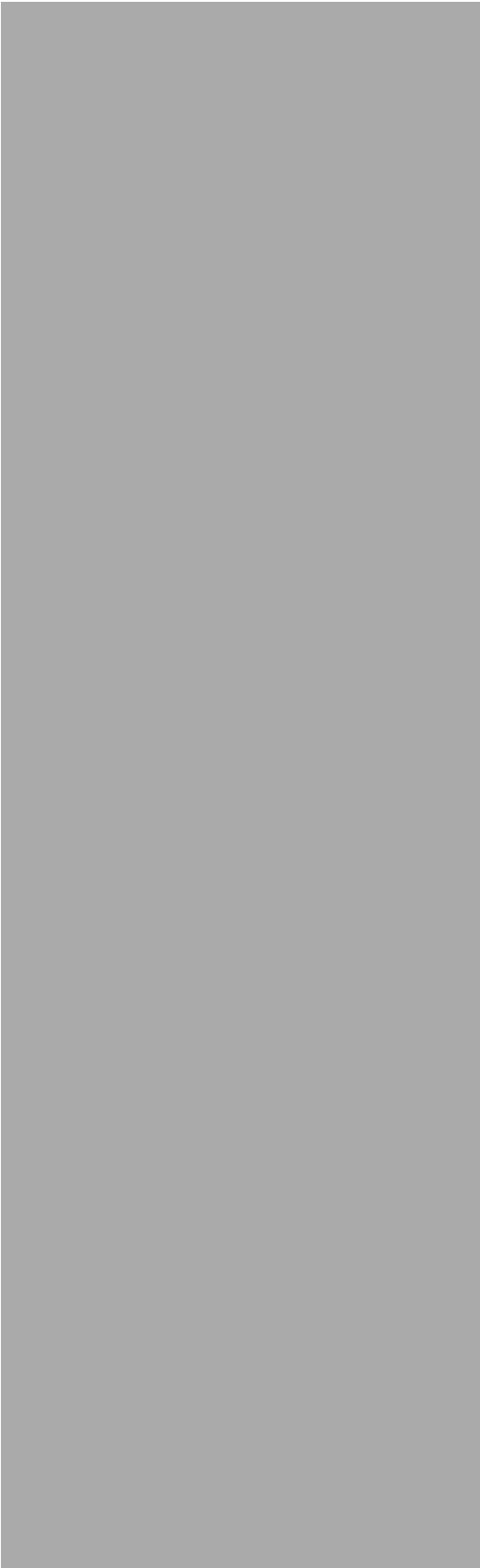
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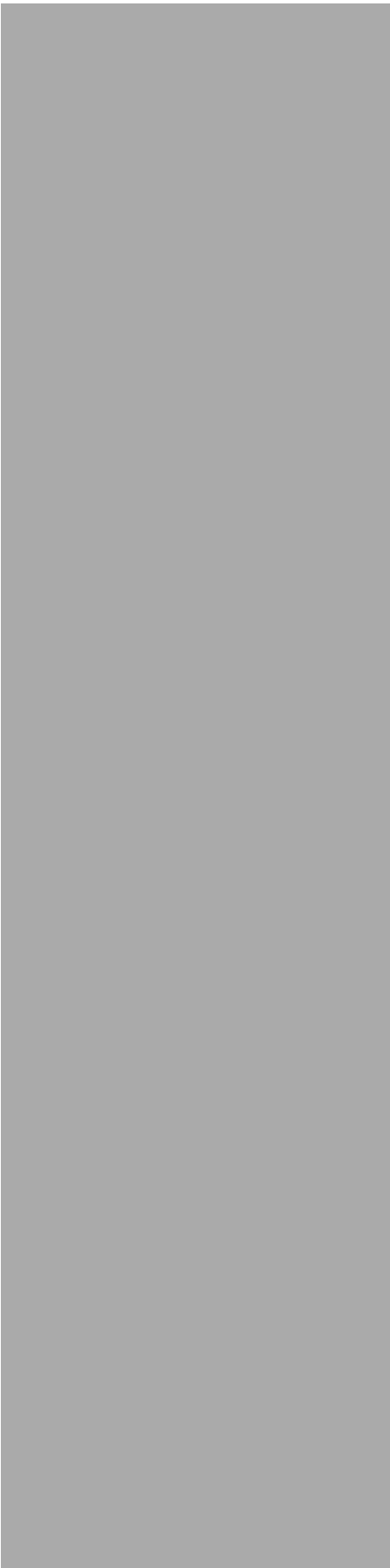
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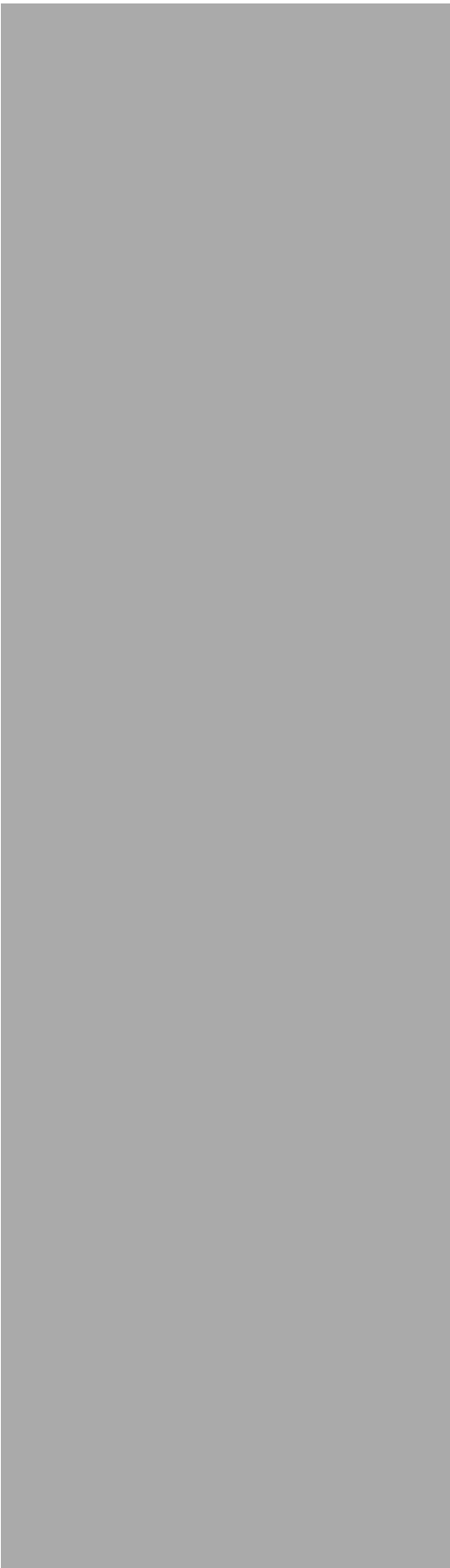
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18 December 2014

DEB CBRE (V) PTY LIMITED  
GPO BOX 1987  
City  
Canberra ACT 2601

Dear Applicant

**Suburb: BRADDON Block: 25 Section: 21**  
**Development Application Number: 201426689**

The *Planning and Development Act 2007* requires the above-mentioned development application to be publically notified. This process includes a written notice being sent to adjoining lessees, a sign placed on the property and a notice in the Canberra Times.

The public notification period for your application will commence on **22 December 2014** and end at the close of business on **27 January 2015**. 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 28 January 2015.**

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](mailto:epdcustomerservices@act.gov.au)

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

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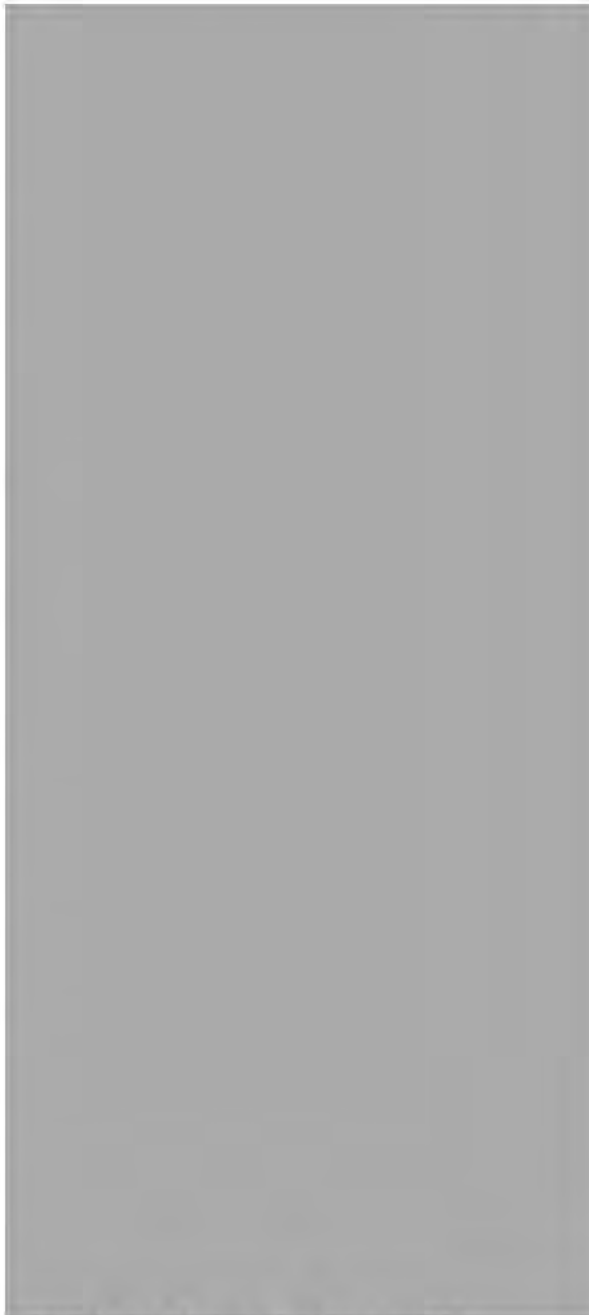
Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



**LIST OF INTERESTED PARTIES**

**Suburb: BRADDON Block(s): 25 Section: 21  
Development Application Number: 201426689  
18 December 2014**

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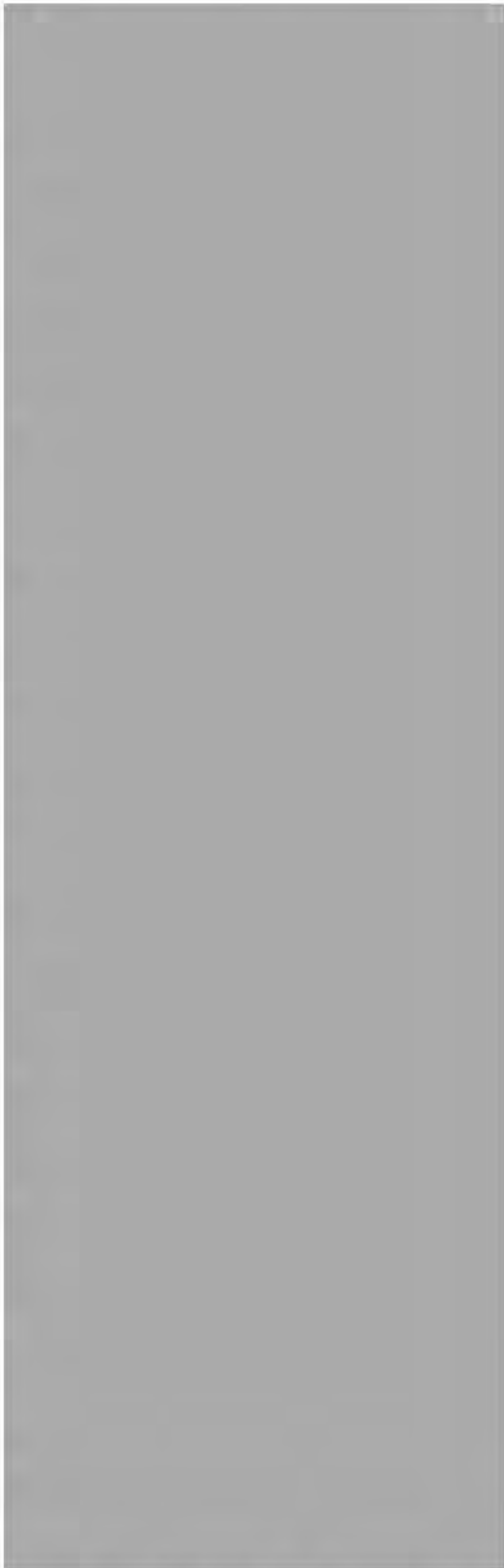
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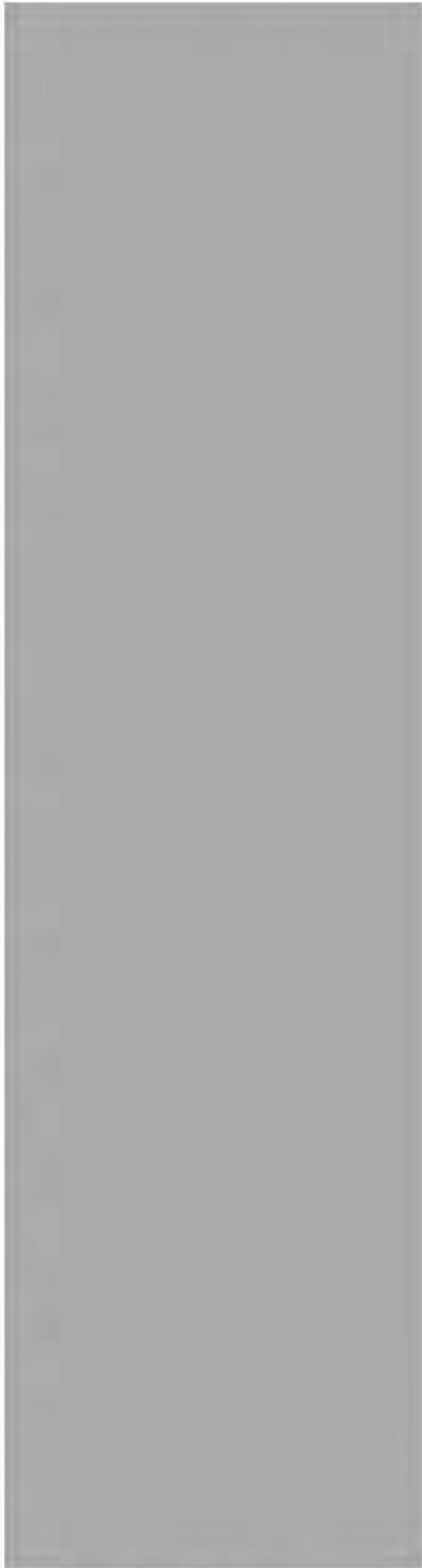
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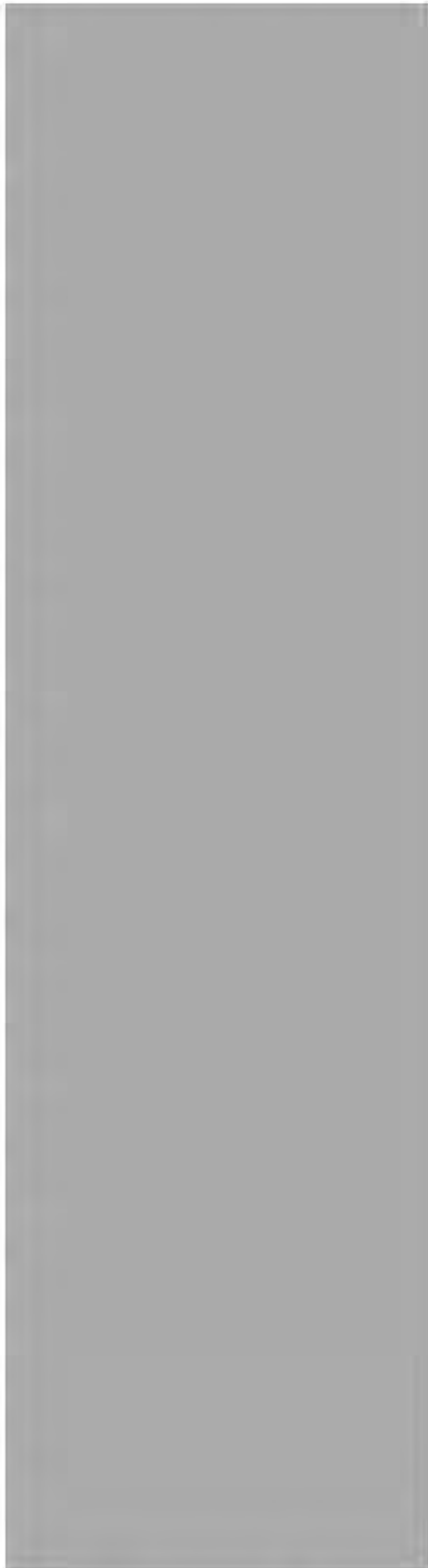
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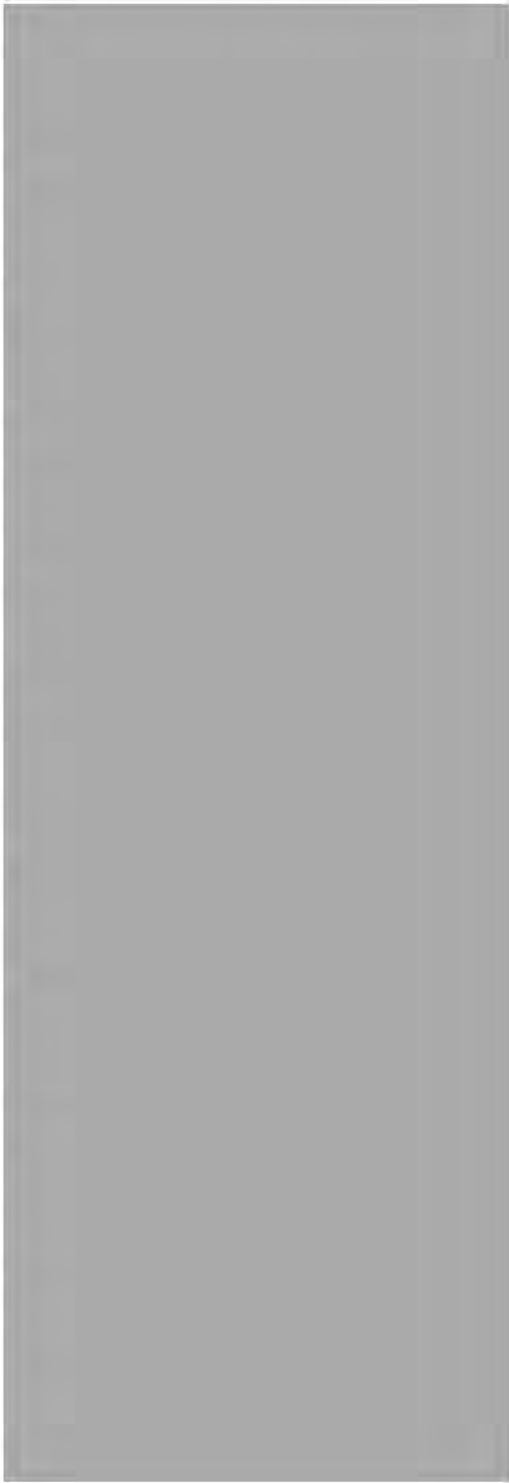
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Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



18 December 2014



Dear Sir/Madam

The following application has been made in relation to 30 LONSDALE STREET. As you have a registered interest in this property, you may wish to comment on the application.

**Development Application 201426689:**

LEASE VARIATION - Please see application for full description of proposal.

**Lessee:** MULTI DWELLING BLOCK

**Location:** **Block: 25 Section: 21 Suburb: BRADDON**  
30 LONSDALE STREET

The application is available for public inspection between 8.30am and 4.30pm weekdays at:

**Environment and Planning 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.

Representations must be received by the Authority by close of business **27 January 2015**.

**Environment and Planning Directorate  
Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

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

Representations can be submitted in the following ways:

**Email:**

epdcustomerservices@act.gov.au

**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](mailto:epdcustomerservices@act.gov.au)

Yours faithfully

Customer Services  
Environment and Planning Directorate



18 December 2014

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



**Dear Property Owner**

The following Development Application in relation to 30 LONSDALE STREET has been lodged with the Planning and Land Authority for consideration.

**Development Application 201426689:**

**LEASE VARIATION - Please see application for full description of proposal.**

**Location: Block: 25 Section: 21 Suburb: BRADDON  
30 LONSDALE STREET**

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

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment and Planning 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 public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

Representations must be received by the Authority by close of business **27 January 2015**.

Representations can be submitted in the following ways:

**Email:**  
epdcustomerservices@act.gov.au

**Post:**  
Customer Service  
Centre  
PO Box 365

**By Hand:**  
Dame Pattie Menzies  
House  
16 Challis Street,

**Environment and Planning Directorate  
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PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au  
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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](mailto:epdcustomerservices@act.gov.au)

Yours faithfully

Customer Services  
Environment and Planning Directorate



**ACT**  
Government

Environment and Planning

## NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201426689:**

LEASE VARIATION - Please see application for full description of proposal.

**Location: Block: 25 Section: 21 Suburb: BRADDON**  
30 LONSDALE STREET

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

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **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 and Planning website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **27 January 2015.**

Representations can be submitted in the following ways:

**Email:**

epdcustomerservices@act.gov.au

**Post:**

Customer Services  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
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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***

# CANBERRA TIMES ADVERTISEMENT

DATE: 19 Dec 2014



**ACT**  
Government

Environment and Planning

THE Planning and Land Authority has received the following development applications:

**DA 201426702CT: MULTI UNIT RESIDENTIAL - DEMOLITION - 3 UNITS.**

**Location:** Block: 18 Section: 6  
**Suburb:** MAWSON  
**17 AURORA CLOSE**  
Proposed demolition of existing residence and erection of 3 double storey units with double garages. Lease variation to specify the number of dwellings as 3.

**DA 201426604CT: PUBLIC WORKS - SEWER VENT.**

**Location:** Block: 1 Section: 67, 68  
**Suburb:** KINGSTON  
**DAWES STREET, EYRE STREET, HONEYSETT VIEW, THE CAUSEWAY**  
Proposed demolition of the existing sewer odour control unit on block 1, section 68. Construction of a new sewer vent facility including a 23 metre vent tower and feature fencing around the facility; new pipes along Eyre Street and the Causeway; paving, footpath and pram crossing; verge crossing and driveway; mound reshaping and associated landscaping to the Causeway.

**DA 201426717CT: MIXED USE - DEMOLITION - COMMERCIAL - 155 RESIDENTIAL UNITS.**

**Location:** Block: 21 Section: 30  
**Suburb:** DICKSON  
**ANTILL STREET**  
Demolition of existing structures and removal of regulated trees. Proposed construction of mixed use development comprising of two super markets and other commercial tenancies; 155 dwellings; and associated site works.

**DA 201426772CT: INDUSTRIAL - NEW BUILDING**

**Location:** Block: 94 Section: 7  
**Suburb:** HUME  
**104 SAWMILL CIRCUIT**  
Proposed construction of a new industrial warehouse and ancillary office, new signage and associated site works.

**DA 201426760CT: MIXED USE - LEASE VARIATION - 3 NEW BUILDINGS**

**Location:** Block: 4 Section: 57  
**Suburb:** GREENWAY  
**ANKETELL STREET**  
Proposed construction of a staged mixed use development comprising of 3 buildings with 276 dwellings and commercial areas and associated site works. For detail of the lease variation please see the application form.

**DA 201426690CT: COMMUNITY FACILITY - SCHOOL - ADDITIONS**

**Location:** Block: 3 Section: 81  
**Suburb:** MACGREGOR  
**25 HIRSCHFELD CRESCENT**  
Proposed construction of overflow carpark at Macgregor Primary School.

**DA 201426701CT: SECONDARY RESIDENCE**

**Location:** Block: 31 Section: 58  
**Suburb:** DOWNER  
**179 ATHERTON STREET**  
Proposal to convert existing approved building with garage, workshop and toilet to a secondary residence.

**DA 201426693CT: COMMUNITY FACILITY - MELROSE HIGH SCHOOL - TANK REMOVAL**

**Location:** Block: 1 Section: 49  
**Suburb:** PEARCE  
**41 MARR STREET**  
Proposed removal and decommissioning of underground storage tank, associated soil testing in regard to contamination and reinstatement of the site.

**DA 201426740CT: LEASE VARIATION**

**Location:** Block: 4 Section: 124  
**Suburb:** YARRALUMLA  
**9 PESCOTT LANE**  
Please see the application form for the description.

Full details of the applications are available for public inspection at [www.planning.act.gov.au](http://www.planning.act.gov.au) (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm, Monday to Friday. Written representations **MUST** be received by **COB 27 January 2015** to be considered during the assessment of the application. Representations can be submitted to [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) or posted to EPD Representations - PO Box 365, Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.

**PLEASE NOTE:**  
DAs notified between Monday 15th December & Friday 19th December 2014 will have five additional working days added to the public notification period. DAs will NOT be notified between Monday 22nd December & Friday 2nd January 2015 inclusive. Public notification of DAs will recommence on Monday 5th January 2015. Normal notification periods will apply.

**DA 201426793CT: INDUSTRIAL - WAREHOUSE**

**Location:** Block: 10 Section: 4  
**Suburb:** BEARD  
**29 SPONGOLITE STREET**  
Proposed demolition of a new storage warehouse on a vacant site with car park and associated areas.

**DA 201426809CT: LEASE VARIATION - CONSOLIDATION**

**Location:** Block: 3, 12, 16 Section: 49  
**Suburb:** PEARCE  
**27, 29 MARR STREET**  
Please see application form for description.

**DA 201426475CT: LEASE VARIATION**

**Location:** Block: 10 Section: 83  
**Suburb:** FYSHWICK  
**BEACONSFIELD STREET**  
Please see application form for details.

**DA 201426689CT: LEASE VARIATION**

**Location:** Block: 25 Section: 21  
**Suburb:** BRADDON  
**30 LONSDALE STREET**  
Please see application for full description of proposal.

**DA 201426659CT: MULTI DWELLING - LEASE VARIATION - 6 NEW DWELLINGS**

**Location:** Block: 16, 17 Section: 36  
**Suburb:** NARRABUNDAH  
**50, 52 BOOLIMBA CRESCENT**  
Proposed construction of 4 two-storey residences with attached double garages; 2 single storey residences with attached single garages; and associated site works. For Lease variation please see development application for full details.

**DA 201426812CT: COMMERCIAL - CHILD CARE FACILITY**

**Location:** Block: 9 Section: 107  
**Suburb:** SYMONSTON  
**101 JERRABOMBERRA AVENUE**  
Proposed construction of a single storey childcare centre ancillary to the primary use (existing scientific research facility) of the land; waste enclosure; car park; changes to internal driveway access; removal of a regulated tree, associated landscaping and site works.

**DA 201426734CT: SINGLE RESIDENTIAL - ADDITIONS & ALTERATIONS - WALLS**

**Location:** Block: 24 Section: 93  
**Suburb:** LYNEHAM  
**24 MCCLINTOCK STREET**  
Proposed constructions of courtyard walls and alterations to existing dual occupancy dwelling.

**DA 201426807CT: MULTI DWELLING - DEMOLITION - 59 UNITS**

**Location:** Block: 8, 9, 10 Section: 20  
**Suburb:** KINGSTON  
**GILES STREET AND LEICHHARDT STREET**  
Demolition of existing dwellings and construction of a 4 storey development consisting of 59 residential units.  
**LEASE VARIATION - CONSOLIDATION - CLAUSE CHANGES** - Please see application form for description.

Full details of the applications are available for public inspection at [www.planning.act.gov.au](http://www.planning.act.gov.au) (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm, Monday to Friday. Written representations **MUST** be received by **COB 27 January 2015** to be considered during the assessment of the application. Representations can be submitted to [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) or posted to EPD Representations - PO Box 365, Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.

**PLEASE NOTE:**  
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**From:** [REDACTED] actewagl.com.au>  
**Sent:** Friday, 19 December 2014 3:21 PM  
**To:** EPD, Customer Services  
**Subject:** FW: REFERRAL-ACTEWAGL-LIQUID TRADE WASTE-201426689-25/21-BRADDON-01  
**Attachments:** NOISE-201426689-01#2.pdf; %LEASE-201426689-01.pdf; APP-201426689-01#2.pdf; APPOINT-201426689-01#2.pdf; ENTITYADVICE-201426689-EPA ADVICE ON PHASE 2-01#2.pdf; INTPARTY-201426689-01#2.pdf; SCRITERIA-201426689-01#2.pdf; SUPP-201426689-Lease Variation report-01#2.pdf; SUPP-201426689-PHASE 2-01#2.pdf; VALUE-201426689-01#2.pdf

Hi E.P.D,

ActewAGL Distribution have no objections and support the lease variation of block 25 section 21 Braddon.

Kind regards

[REDACTED]  
Technical Team Leader  
Supply Connection Services  
Customer Connections Branch  
**ActewAGL Distribution**

[REDACTED]  
[www.actewagl.com.au](http://www.actewagl.com.au)

Please consider our environment before printing this email.



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**From:** EPD, Customer Services [<mailto:EPDCustomerServices@act.gov.au>]  
**Sent:** Thursday, 18 December 2014 12:01 PM  
**To:** Development Applications  
**Subject:** REFERRAL-ACTEWAGL-LIQUID TRADE WASTE-201426689-25/21-BRADDON-01

**DEVELOPMENT APPLICATION NO: 201426689**  
**BLOCK: 25 SECTION: 21 DIVISION: BRADDON**

Description - LEASE VARIATION - Please see application for full description of proposal.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (16/1/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch | Environment and Planning | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** BSubmission\_watersewer@actewagl.com.au  
**Sent:** Monday, 22 December 2014 8:14 AM  
**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 145559. Braddon - 25/21 (Email 1 of 2)  
**Attachments:** Conditional Approval145559.pdf; %LEASE-201426689-01.pdf; APP-201426689-01#2.pdf; APPOINT-201426689-01#2.pdf; ENTITYADVICE-201426689-EPA ADVICE ON PHASE 2-01#2.pdf; INTPARTY-201426689-01#2.pdf; NOISE-201426689-01#2.pdf; SCRITERIA-201426689-01#2.pdf; SUPP-201426689-Lease Variation report-01#2.pdf

## **ACTEWAGL - WATER DIVISION**

### **Approval ID : 145559, Braddon 25 /21**

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

Please find attached an ActewAGL 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 ActewAGL 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**

ActewAGL 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.

ActewAGL 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**  
**ActewAGL Water Division**

**Telephone** 02 6248 3555 then press 2 for Water  
**Facsimile** 02 6242 1459

Email [devapp@ActewAGL.com.au](mailto:devapp@ActewAGL.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.ActewAGL.com.au](http://www.ActewAGL.com.au)

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## STATEMENT OF CONDITIONAL COMPLIANCE

**Application No:** 145559 **Suburb:** Braddon

**Block/Section** 25 / 21

**Applcn Type:** Other/Addition Inclusions : of Other

### Attached Plans

%LEASE-201426689-01.pdf

APP-201426689-01#2.pdf

APPOINT-201426689-01#2.pdf

ENTITYADVICE-201426689-EPA ADVICE ON PHASE 2-01#2.pdf

INTPARTY-201426689-01#2.pdf

NOISE-201426689-01#2.pdf

SCRITERIA-201426689-01#2.pdf

SUPP-201426689-Lease Variation report-01#2.pdf

SUPP-201426689-PHASE 2-01#2.pdf

### Conditions

This conditional compliance is for the variation of lease only. It does not approve any previously submitted or proposed Development or Building Applications for this lease.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

### WARNING

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Date

22 Dec 2014

For further information please phone ActewAGL 6248 3555 (then 2).

---

**From:** [REDACTED]  
**Sent:** Tuesday, 23 December 2014 11:49 AM  
**To:** EPD, Customer Services; ACTPLA DA Leasing  
**Cc:** Messer, Sue; [REDACTED] Barnes, Deb @ Canberra;  
**Subject:** Block 25 Section 21 Braddon  
**Importance:** High

To Whom It May Concern

CBRE are the applicant for DA 201426689, Block 25 Section 21 Braddon. Could we please withdraw this application effective immediate. Could you please send a reply to all the ccd in this email to confirm the withdrawal of this application.

Should you have any questions please don't hesitate in call [REDACTED] or myself on [REDACTED].

Kind regards,

[REDACTED]  
[REDACTED] | Town Planner - Crown Leasing Advisor  
CBRE | Town Planning  
Level 12, 14 Moore Street | City, ACT 2601 | GPO Box 1987 | Canberra, ACT 2601  
[REDACTED] | [www.cbre.com.au](http://www.cbre.com.au)



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Notifications closed for application id 201426689

Dear Mr/s Judd

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201527229

Unit: 75

Block: 25, Section: 21

Suburb: BRADDON, District: CANBERRA CENTRAL

Applicant Name: Nathan Judd

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](mailto:EPDcustomerservices@act.gov.au) to send an email.

Environment and Planning Directorate

<http://www.environment.act.gov.au>

**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)?<br><i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i> | Yes           |                                 |
| 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) Has the Lease Variation Documents correctly been supplied (Lease Variation Only)?                                                                                                  | Select        |                                 |
| f) Has a correct list of interested parties been supplied (Lease Variation Only)?                                                                                                     | Select        |                                 |

**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<br>If( yes – Loose Fill) please email details of the application to <a href="mailto:graham.sandeman@act.gov.au">graham.sandeman@act.gov.au</a> and cc: Linda Southwell |    |                   | Select<br><i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program</i> |

PALM – Tenure Leases

|               |     |          |    |
|---------------|-----|----------|----|
| Unit Titled   | Yes | Unleased | No |
| Holding Lease | No  |          |    |

**4. General Information**

|                                                                                                                                                                                                                                                                                                                                                   |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| a) Select Lodgement Checklist                                                                                                                                                                                                                                                                                                                     | LODGEMENTCHECKLIST - Meri     |
| b) Complete Part A of Lodgement Checklist                                                                                                                                                                                                                                                                                                         | Fail                          |
| c) Number of Public Notification Signs (Part B)                                                                                                                                                                                                                                                                                                   | 1                             |
| d) Complete Dispatch Advice Checklist                                                                                                                                                                                                                                                                                                             | Saved to Decision Folder      |
| e) DA Leasing referral<br><br><i>Download the lease via the Volume folio link shown in Tarquin.</i><br><br><i>Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i><br><br><i>Send email with objective ref to DA Leasing then drag that sent email into objective.</i><br><b>LEASING CHECK FOR DA-201221063-B/S SUBURB-01</b> | Yes                           |
| f) Allocated to technical officer                                                                                                                                                                                                                                                                                                                 | Merit North - George Cilliers |
| g) Is there a completed Environmental Significance Opinion with this application?<br><br><i>(Document name would start ESO, If yes, allocate to Impact team)</i>                                                                                                                                                                                  | No                            |

|                      |               |              |                   |
|----------------------|---------------|--------------|-------------------|
| <b>Processed by:</b> | <b>PORTIA</b> | <b>DATE:</b> | <b>18/03/2015</b> |
|----------------------|---------------|--------------|-------------------|

---

**From:** EPD, Customer Services  
**Sent:** Wednesday, 18 March 2015 10:28 AM  
**To:** ACTPLA DA Leasing  
**Subject:** LEASING CHECK FOR DA-201527229-25/21 BRADDON-01  
**Attachments:** DA-201527229.obr

**A leasing check is required for the following.**

**BLOCK/S: 25**  
**SECTION: 21**  
**SUBURB: BRADDON**

**DESCRIPTION: COMMERCIAL-ADDITION-GYMNASIUM. Proposed addition of gym facility to existing multi-use commercial building.**

**Kind regards**

Portia Mufute | Customer Services Officer  
Phone 02 6207 2075 | Fax 02 6207 1925  
Client Services Branch | Environment and Planning | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)





# CHECKLIST

## DA Lodgement Checklist

### Merit and Impact Track

### Referral to Leasing required

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UNIT/S 75                      BLOCK/S 25                      SECTION 21  
 SUBURB BRADDON              DA NUMBER 201527229  
 VOLUME                      FOLIO                      UNITS PLAN Number 4082

~~~~~  
 CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES                       Pass                       Fail  
 OFFICER PORTIA                      DATE 18/03/2015

**Initial Check Failure Reasons**

Resubmission

Accepted?      List each failure reason separately

- 1.      Application form-Please provide lessee details as they appear on the land Titles database  
**DATE**
- 2.      Provide Lessees' email address      **DATE**
- 3.      Please print lessee details on letter of appointment      **DATE**
- 4.                      **DATE**
- 5.                      **DATE**

**Comments** special requirements apply under N.C.P

**Do any of the following apply to the block?**

- Heritage listed
- Bushfire affected
- Compliance action
- Unleased
- Subject to holding lease
- Unit titled
- Future Urban Area

Is a Lease Search fee (Dial-a-search) applicable for this application?

If a Lease Search fee is applicable, number of **additional** leased blocks?

Is a scanning fee required for this application?

No

### **Part B (i): Public Notification Requirements**

The development application requires:

Major - S155

IF MAJOR NOTIFICATION: Number of **additional small** signs required is

0

Number of **additional large** signs required is

0

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 7000m<sup>2</sup>, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.**

### **Part B (ii) Public Notification Wording**

**Customer Services to complete** - Insert wording for public notification:

**DA Leasing to complete lease variation component** – Insert Lease Variation public notification wording component:

**COMMERCIAL-ADDITION-GYMNASIUM. Proposed addition of gym facility to existing multi-use commercial building.**



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	
<b>Relevant Clauses</b>	
<p>Purpose:3(c) To use Units 1 to 76 for the following purposes:</p> <ul style="list-style-type: none"> <li>(i) community use LIMITED to educational establishment and health facility;</li> <li>(ii) indoor recreation facility;</li> <li>(iii) industrial trades;</li> <li>(iv) light industry;</li> <li>(v) non retail commercial use;</li> <li>(vi) plant and equipment hire establishment;</li> <li>(vii) restaurant;</li> <li>(viii) shop PROVIDED THAT the combined maximum gross floor area used for the purpose of supermarket or shops selling food shall not exceed 200 square metres;</li> <li>(ix) vehicle sales; and</li> <li>(x) warehouse;</li> </ul> <p>AND IN ADDITION</p> <ul style="list-style-type: none"> <li>(xi) Units 1 to 52 may also be used for the purpose of residential use;</li> </ul> <p>PROVIDED ALWAYS THAT:</p> <p>should the premises be used for residential use, the use of industrial trades and plant and equipment hire establishment shall not be permitted on the premises; and</p> <p>that prior to the use of the premises for indoor recreation facility, residential use and/or restaurant, a noise management plan is provided in accordance with clause 3(e);</p>	
Gross Floor Area: na	
Car Parking: na	
<p>Other: NOISE MANAGEMENT: 3(e) That the Lessee shall provide a noise management plan to the Environment Protection Authority or its successor, for assessment and approval prior to the alteration or construction of a building(s) on the premises or use of the premises as listed in Clause 3(c). The noise management plan must be prepared by a person suitably qualified in the assessment of environmental noise and state that building(s) to be constructed on the premises comply with all relevant Australian standards and all legislation in force at that time and detail the design and siting, and construction methods which will be used to minimise the impact of noise generated from activities conducted on the premises and/or the impact of external noise affecting residents inside the premises;</p>	
<b>Units Plan</b>	
Endorsement by Owners Corporation: No	
<p>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</p> <p>Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3): No</p>	
<b>Consolidation</b>	
Existing Lease Details: na	Issues to be noted: na
<b>Subdivision</b>	
Existing Lease Details: na	Issues to be noted: na
<b>Land Use</b>	
Details: CZ3	
<p><b>Other Comments:</b> The proposed development seeks to add an additional BCA class to the existing BCA classes of the building (known as 'Ori') on block 25, Section 21 of Lonsdale Street, Braddon.</p> <p>The change sought is to include a class 9(b) use, being a Gym Facility, within the current multi-use</p>	

configuration encompassing 7a (carpark), 10a (garbage areas, substation, etc), 5 (Offices), 6 (Restaurant, Retail, etc)

Public Notification wording checked by DA Leasing officer

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD*

*(Before commencing completeness check: complete and check Part B: Public Notification)*

### **Part D: DA Officer Completeness Check**

**DA OFFICER:**

**DATE:**

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**

**Pass**       **Fail**

#### **DA Officer Failure reasons**

Resubmission

Accepted?      List each failure reason separately

- 1.                      **DATE**
- 2.                      **DATE**
- 3.                      **DATE**
- 4.                      **DATE**
- 5.                      **DATE**

#### **Comments**

*Please include Customer Services and DA Leasing failure reasons to edevelopment if applicable.*

### **Part E: General and requirements under Section 139 of the Act**

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

#### **Comment:**

Does the application state the intended land use?      **Make Selection**

Which is the chosen assessment track?      **Make Selection**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?      **Make Selection**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)?      **Make Selection**

Is the land undeveloped?  
(if yes, a referral to DA Leasing is required) **Make Selection**

Is the land subject to a FUA layer? (Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137) **Make Selection**

Has this application been subject to an Environmental Significance Opinion?  
(if yes, a additional fee component is applicable – see part i) **Make Selection**

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: **Make Selection**

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

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? **Make Selection**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **Make Selection**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **Make Selection**

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)? **Make Selection**

Public notification requirements and wording checked and amended?  
See Notification Requirements (Page 2, Part B) **Make Selection**

*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**

In accordance with Building (General) (Cost of Building Work) Determination 2014 (No 1).

Fees can be determined using the Residential DA Fees Calculator 2014-15 or the Commercial-Mixed Use DA Fees Calculator 2014-15. The calculators are located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works:           \$

Development fee payable: \$

### **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:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset Acceptance</b><br>(Territory and Municipal Services)                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Referral to TAMS is required                                                                                                                                                                                                                                             |
| Check if referral should additionally highlight any of the following:<br><input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works<br><input type="checkbox"/> Single Residential Driveways Only<br><input type="checkbox"/> Waste Management<br><input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones<br><input type="checkbox"/> Traffic Management<br><input type="checkbox"/> Urban Treescapes<br><input type="checkbox"/> Action Buses |                                                                                                                                                                                                                                                                                                   |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>ActewAGL/ACTEW Corporation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Demolition works – utilities<br><input type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste                                                                                                                   |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)                                                                                                                                                                                 |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> <b>Identify Custodian:</b>                                                                                                                                                                                                                                               |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Environment Protection Agency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> Noise<br><input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input type="checkbox"/> Other – please specify |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> Heritage – Registered Land or Building                                                                                                                                                                                                                                   |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                   |
| <b>Tree Protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <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                                                                                               |

|                                                                                                                                                                                                                                         |                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Notes for referral:</b>                                                                                                                                                                                                              |                                                                                                                                                       |
| <b>EPD Transport Planning</b><br>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"/> Traffic<br><input type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise<br><br><b>Notes for referral:</b>      |
| <b>Land and Infrastructure Group</b>                                                                                                                                                                                                    | <input type="checkbox"/> WSUD Code Requirements<br><input type="checkbox"/> Prescribed Conditions for offsite works<br><br><b>Notes for referral:</b> |
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                     |                                                                                                                                                       |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                           |                                                                                                                                                       |
| <input type="checkbox"/> Australian National University                                                                                                                                                                                 |                                                                                                                                                       |
| <input type="checkbox"/> Breach Management<br>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)<br>To be referred to Sarah Edwards, <a href="mailto:DETSchoolplanning@act.gov.au">DETSchoolplanning@act.gov.au</a> and Social Infrastructure Plannng) |                                                                                                                                                       |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers    |                                                                                                                                                       |
| <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 (Registrar Generals Office)<br>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"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                             |                                                                                                                                                       |
| <input type="checkbox"/> Police                                                                                                                                                                                                         |                                                                                                                                                       |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                        |                                                                                                                                                       |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                       |                                                                                                                                                       |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                      |                                                                                                                                                       |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                            |                                                                                                                                                       |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                         |                                                                                                                                                       |
| <b>Internal</b>                                                                                                                                                                                                                         | <b>Provide Reason for Referral</b>                                                                                                                    |
| <input type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on                                                               |                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> <b>unleased Territory Land</b><br><input type="checkbox"/> DA Leasing team –<br><a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting and lease variation component |  |
| <input type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                                                                                                                                                                               |  |
| <input type="checkbox"/> DA Merit Assessment team – North                                                                                                                                                                                                                         |  |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                                                                                                                                                                         |  |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                                                                                                                                                                    |  |
| <input type="checkbox"/> DA Impact Assessment team                                                                                                                                                                                                                                |  |
| <input type="checkbox"/> Design Policy                                                                                                                                                                                                                                            |  |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed for off-site works (cost of offsite works > \$300,000)                                                                                                                                                          |  |
| <input type="checkbox"/> Infrastructure Policy<br>Applications for public or civil works over \$1M or involving flood mitigation.                                                                                                                                                 |  |

**Part I: Calculation of fees for the development application (Merit or Impact Track)**

|                                                    |                                   |
|----------------------------------------------------|-----------------------------------|
| <b>Completeness Check:</b>                         | <input type="text" value="0"/>    |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <input type="text"/>              |
| <b>Merit Track with ESO:</b>                       | <input type="text" value="0"/>    |
| <b>Impact Track Fee/s:</b>                         | <input type="text" value="0"/>    |
| <b>Lease Variation:</b>                            | <input type="text" value="0"/>    |
| <b>Public Notification:</b>                        | <input type="text" value="1066"/> |
| <b>Lease Search:</b>                               | <input type="text" value="35.8"/> |
| <b>Scanning Fee:</b>                               | <input type="text" value="0"/>    |

*Scanning fee to be added to completeness check fee in edevelopment*

*Note: Please see fees and charges schedule 2014-2015 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 \$1112.00 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**

|                                                   |                                  |
|---------------------------------------------------|----------------------------------|
| Is this application a new application or renewal? | <input type="text" value="N/A"/> |
| How many years is the applicant applying for?     | <input type="text" value="0"/>   |
| <b>Home Business Fee:</b>                         | <input type="text" value="0"/>   |

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$32,780.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,320.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,465.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,465.00**

*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**
- Resubmission to be checked by DA officer**

Numbers of Completeness check failures:

**Public Notification wording checked by DA officer**



**ACT**  
Government

Environment and Planning

# CHECKLIST

## Dispatch Advice Checklist

DA Number: 201527229 Block(s): 25 Section: 21 District/Division: BRADDON

Case Officer: Contact Number: Decision Date:

Application Type: **Make Selection**

Dispatch Plans: **Make Selection** Dispatch by: **Make Selection**

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: **Make Selection**

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: **Make Selection** Decision By: **Make Selection**

Representations: **Make Selection**

### Appeal Rights

Applicant: **Make Selection** Person who made Representation: **Make Selection**

### Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **Make Selection**  
*(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?

**Make Selection**

*(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)*

Entities to be advised

**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”.**

Entity Referral Required: **Make Selection**

DA Leasing Referral Required: **Make Selection**

Deed Mgt. Referral Required: **Make Selection**

Land Reg. Referral Required: **Make Selection**

|                          |                                                                                                                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Action Buses (refer to Asset Acceptance)                                                                                                                                                             |
| <input type="checkbox"/> | ActewAGL                                                                                                                                                                                             |
| <input type="checkbox"/> | Actew Corporation                                                                                                                                                                                    |
| <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                                                                                                                                                                       |
| <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"/> | 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<br><a href="#">Encroachments and Licences</a>                                                                                                                              |
| <input type="checkbox"/> | Office of Regulatory Services -<br><a href="#">All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</a> |
| <input type="checkbox"/> | Owners Corporation<br><a href="#">Lease variation for single units – please use relevant letter template</a>                                                                                         |
| <input type="checkbox"/> | National Capital Authority                                                                                                                                                                           |
| <input type="checkbox"/> | Police                                                                                                                                                                                               |
| <input type="checkbox"/> | Queanbeyan City Council                                                                                                                                                                              |
| <input 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"/> | Other -                                                                                                                                                                                              |

Comments



---

**From:** office.nathangibsonjudd@gmail.com on behalf of Office Nathan Gibson Judd  
<office@gibsonjudd.com.au>  
**Sent:** Thursday, 19 March 2015 11:55 AM  
**To:** EPD, Customer Services  
**Cc:** Nathan Judd  
**Subject:** Block 25, Section 21 - DA application number 201527229

Good-morning,

We have recently submitted a DA for a fit-out project, in the Ori Building in Braddon (Block 25, Section 21), application number 201527229.

Due to a change of circumstances for the client, we need to withdraw the application.

Please do not hesitate to contact me if there are any questions.

Regards,



[www.gibsonjudd.com.au](http://www.gibsonjudd.com.au)

Nominated Architect, Nathan Gibson Judd, ACT Reg No. 2232, NSW Reg No. 7838

This e-mail is intended for the individual or entity to which it is addressed and could contain information that is privileged, confidential or copyright.

If you have received this message in error and/or are not the intended recipient, please delete and notify us of this error by return mail, Thank you.

Dear Mr/s Liew

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201527925

Unit: 20

Block: 25, Section: 21

Suburb: BRADDON, District: CANBERRA CENTRAL

Applicant Name: Sheila Liew

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](mailto:EPDcustomerservices@act.gov.au) to send an email.

Environment and Planning Directorate

<http://www.environment.act.gov.au>

**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)?<br><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) Has the Lease Variation Documents correctly been supplied (Lease Variation Only)?                                                                                                  | Select        |                                 |
| f) Has a correct list of interested parties been supplied (Lease Variation Only)?                                                                                                     | Select        |                                 |

**2. Application Form and Lessee Requirements**

|                                                                                                                                 |       |  |
|---------------------------------------------------------------------------------------------------------------------------------|-------|--|
| a) Street address matches block & section ACTMAPi                                                                               | Yes   |  |
| b) Check lessee details are correct – TARQUIN                                                                                   | No    |  |
| c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee                                                    | No    |  |
| d) Is a Land Custodian signature required?                                                                                      | NA    |  |
| 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<br>If( yes – Loose Fill) please email details of the application to <a href="mailto:graham.sandeman@act.gov.au">graham.sandeman@act.gov.au</a> and cc: Linda Southwell |    |                   | No<br><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                                                                                                                                                                                                                                                                                                                     | LODGEMENTCHECKLIST - Meri |
| b) Complete Part A of Lodgement Checklist                                                                                                                                                                                                                                                                                                         | Fail                      |
| c) Number of Public Notification Signs (Part B)                                                                                                                                                                                                                                                                                                   | 1                         |
| d) Complete Dispatch Advice Checklist                                                                                                                                                                                                                                                                                                             | Select                    |
| e) DA Leasing referral<br><br><i>Download the lease via the Volume folio link shown in Tarquin.</i><br><br><i>Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i><br><br><i>Send email with objective ref to DA Leasing then drag that sent email into objective.</i><br><b>LEASING CHECK FOR DA-201221063-B/S SUBURB-01</b> | Yes                       |
| f) Allocated to technical officer                                                                                                                                                                                                                                                                                                                 | Merit North - Ray Brown   |
| g) Is there a completed Environmental Significance Opinion with this application?<br><br><i>(Document name would start ESO, If yes, allocate to Impact team)</i>                                                                                                                                                                                  | No                        |

|                      |               |              |                   |
|----------------------|---------------|--------------|-------------------|
| <b>Processed by:</b> | <b>PORTIA</b> | <b>DATE:</b> | <b>16/06/2015</b> |
|----------------------|---------------|--------------|-------------------|

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 16 June 2015 4:44 PM  
**To:** ACTPLA DA Leasing  
**Subject:** LEASING CHECK FOR DA-201527925-U20-25/21 BRADDON-01  
**Attachments:** DA-201527925.obr

**A leasing check is required for the following.**

**UNIT 20**  
**BLOCK/S: 25**  
**SECTION: 21**  
**SUBURB: BRADDON**

**DESCRIPTION: COMMERCIAL-SIGNAGE. Proposed installation of a 2.5m x 500mm H internally illuminated under awning sign and a 500x500mm internally illuminated projecting sign.**

**Kind regards**

Portia Mufute | Customer Services Officer  
Phone 02 6207 2075 | Fax 02 6207 1925  
Client Services Branch | Environment and Planning | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)



Dear Mr/s Liew

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201527925

Unit: 20

**Site Details:** Block: 25, Section: 21

Suburb: BRADDON, District: CANBERRA CENTRAL

**Applicant Name:** Sheila Liew

**MORE INFORMATION REQUIRED:** 1. Lessee details incorrect, they do not match the unit number on application form

**Rejection Reasons:**

2. Application form incomplete, please provide cost of works on the application form  
3. Layout of the tenancy appears to be Unit 72, not Unit 20.  
4. Noise management plan required for restaurant use in unit 72 - Please provide a noise management plan.

**PLEASE NOTE:** Fees and charges will increase from **1 July 2015**. If you do not pay the completeness check fee applicable by **30 June 2015** please contact the Customer Service Centre on (02) 6207 1923 or [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) for a revised fee advice.

#### **Fees for Completeness Check Failure Notices from July 1, 2014**

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.

- Initial lodgement Nil
- One failure notice issued \$173.00\*
- Two failure notices issued \$518.00\*
- Three failure notices issued \$1,210.00\*
- Four failure notices issued \$2,590.00\*

PLUS a further \$1,375.00 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 and Planning Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

**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?                                                                                                          | Yes                                 |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder.                                                                                     | <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?<br><i>If no, go to part 3</i>                                                                                                                     | Yes                                 |  |
| Has resubmission satisfied customer service failure reasons?                                                                                                                                  | No                                  |  |
| Create a Failed Documents folder (if there already isn't a folder) within Application Lodged folder in objective and move the unsatisfactory resubmitted documents (if any) to this location. | <input checked="" type="checkbox"/> |  |

**3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Allocated to DA Officer                                                                                           | Yes                                |
| Is referral sent to DA Leasing after resubmission?                                                                | NA                                 |
| Finalise completeness check in edevelopment<br><i>(e.g. failure reasons sent to applicant or fee advice sent)</i> | NA - to be completed by DA Officer |

|                      |                        |              |                   |
|----------------------|------------------------|--------------|-------------------|
| <b>Processed by:</b> | <b>KEVIN THORNHILL</b> | <b>DATE:</b> | <b>14/07/2015</b> |
|----------------------|------------------------|--------------|-------------------|

Dear Mr/s Liew

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201527925  
Unit: 72  
**Site Details:** Block: 25, Section: 21  
Suburb: BRADDON, District: CANBERRA CENTRAL  
**Applicant Name:** Sheila Liew  
**Rejection Reasons:** Lessee details incorrect, they do not match the Lessee information on the Land Titles Database. Please contact Land Titles on 62073000

### **Fees for Completeness Check Failure Notices from 1 July 2015**

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.

- Initial lodgement Nil
- One failure notice issued \$180 00\*
- Two failure notices issued \$538.00\*
- Three failure notices issued \$1,258 00\*
- Four failure notices issued \$2,693.00\*

PLUS a further \$1,430.00 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 and Planning Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate



If a Lease Search fee is applicable, number of **additional** leased blocks?

Is a scanning fee required for this 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 7000m<sup>2</sup>, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.*

**Part B (ii) Public Notification Wording**

**Customer Services to complete** - Insert wording for public notification:

**DA Leasing to complete lease variation component** – Insert Lease Variation public notification wording component:

**COMMERCIAL-SIGNAGE.** Proposed installation of a 2.5m x 500mm H internally illuminated under awning sign and a 500x500mm internally illuminated projecting sign.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Commencement of development by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Completion of development by:      |
| Commencement of associated works by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Completion of associated works by: |
| <b>LVC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
| LVC is s276E <input 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| <b>Relevant Clauses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |
| <p>Purpose: To use Units 1 to 76 for the following purposes:</p> <ul style="list-style-type: none"> <li>(i) community use LIMITED to educational establishment and health facility;</li> <li>(ii) indoor recreation facility;</li> <li>(iii) industrial trades;</li> <li>(iv) light industry;</li> <li>(v) non retail commercial use;</li> <li>(vi) plant and equipment hire establishment;</li> <li>(vii) restaurant;</li> <li>(viii) shop PROVIDED THAT the combined maximum gross floor area used for the purpose of supermarket or shops selling food shall not exceed 200 square metres;</li> <li>(ix) vehicle sales; and</li> <li>(x) warehouse;</li> </ul> <p>AND IN ADDITION</p> <ul style="list-style-type: none"> <li>(xi) Units 1 to 52 may also be used for the purpose of residential use;</li> </ul> <p>PROVIDED ALWAYS THAT:</p> <p>should the premises be used for residential use, the use of industrial trades and plant and equipment hire establishment shall not be permitted on the premises;</p> <p>and</p> <p>that prior to the use of the premises for indoor recreation facility, residential use and/or restaurant, a noise management plan is provided in accordance with clause 3(e);</p> |                                    |
| Gross Floor Area:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
| Car Parking:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
| Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |
| <b>Units Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
| 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):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| <b>Consolidation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |
| Existing Lease Details: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Issues to be noted: N/A            |
| <b>Subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |
| Existing Lease Details: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Issues to be noted: N/A            |
| <b>Land Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
| Details: CZ3: Service zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
| <b>Other Comments:</b> Proposal includes one 2.5m x 500mm H internally illuminated under awning sign and one 500x500mm internally illuminated projecting sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |



*in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)*

Has this application been subject to an Environmental Significance Opinion?  
*(if yes, a additional fee component is applicable – see part i)* **NO**

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**

In accordance with Building (General) (Cost of Building Work) Determination 2014 (No 1).

Fees can be determined using the Residential DA Fees Calculator 2014-15 or the Commercial-Mixed Use DA Fees Calculator 2014-15. The calculators are located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works: **\$ 6000**

Development fee payable: \$

**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><b>Asset Acceptance</b><br/>(Territory and Municipal Services)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><input type="checkbox"/> Referral to TAMS is required</p>                                                                                                                                                                                                                                                                                                          |
| <p>Check if referral should additionally highlight any of the following:</p> <p><input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works</p> <p><input type="checkbox"/> Single Residential Driveways Only</p> <p><input type="checkbox"/> Waste Management</p> <p><input type="checkbox"/> Verge crossovers or modifications in RZ3 &amp; RZ4 zones</p> <p><input type="checkbox"/> Traffic Management</p> <p><input type="checkbox"/> Urban Treescapes</p> <p><input type="checkbox"/> Action Buses</p> |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>ActewAGL/ACTEW Corporation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><input type="checkbox"/> Demolition works – utilities</p> <p><input type="checkbox"/> Utilities – electricity, water &amp; sewer and gas</p> <p><input type="checkbox"/> Liquid Trade Waste</p>                                                                                                                                                                    |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Conservator of Flora and Fauna</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><input type="checkbox"/> Declared site only</p> <p><input type="checkbox"/> Plan of Management (works on public land)</p>                                                                                                                                                                                                                                          |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Custodian of the Land (unleased)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><input type="checkbox"/> <b>Identify Custodian:</b></p>                                                                                                                                                                                                                                                                                                            |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Environment Protection Agency</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><input checked="" type="checkbox"/> Noise</p> <p><input type="checkbox"/> Erosion and Sediment Control (if site &gt; 0.3 of a hectare)</p> <p><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises</p> <p><input checked="" type="checkbox"/> Other – please specify <b>illuminated sign</b></p> |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Heritage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><input type="checkbox"/> Heritage – Registered Land or Building</p>                                                                                                                                                                                                                                                                                                |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Tree Protection</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><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</p>                                                                                                                                                            |
| <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                 |                                                                                                                                              |                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <p><b>EPD Transport Planning</b><br/>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.</p>                                                                  | <input type="checkbox"/> Traffic<br><input type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise                               | <p><b>Notes for referral:</b></p> |
| <p><b>Land and Infrastructure Group</b></p>                                                                                                                                                                                                                     | <input type="checkbox"/> WSUD Code Requirements<br><input type="checkbox"/> Prescribed Conditions for offsite works                          | <p><b>Notes for referral:</b></p> |
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                                             |                                                                                                                                              |                                   |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                                                   |                                                                                                                                              |                                   |
| <input type="checkbox"/> Australian National University                                                                                                                                                                                                         |                                                                                                                                              |                                   |
| <input type="checkbox"/> Breach Management<br>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)<br>To be referred to Sarah Edwards,<br><a href="mailto:DETSchoolplanning@act.gov.au">DETSchoolplanning@act.gov.au</a> and Social Infrastructure Plannng)                      |                                                                                                                                              |                                   |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers                            |                                                                                                                                              |                                   |
| <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 (Registrar Generals Office)<br>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"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                                                     |                                                                                                                                              |                                   |
| <input type="checkbox"/> Police                                                                                                                                                                                                                                 |                                                                                                                                              |                                   |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                                                |                                                                                                                                              |                                   |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                                               |                                                                                                                                              |                                   |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                                              |                                                                                                                                              |                                   |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                                                    |                                                                                                                                              |                                   |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                                                 |                                                                                                                                              |                                   |
| <p style="text-align: center;"><b>Internal</b></p> <input checked="" type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on unleased Territory Land | <p style="text-align: center;"><b>Provide Reason for Referral</b></p> Encroaching awnings changed FYI - may not be included in this approval |                                   |
| <input type="checkbox"/> DA Leasing team –<br><a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting                                                                        |                                                                                                                                              |                                   |

|                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>and lease variation component</b>                                                                                              |  |
| <input type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                               |  |
| <input type="checkbox"/> DA Merit Assessment team – North                                                                         |  |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                         |  |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                    |  |
| <input type="checkbox"/> DA Impact Assessment team                                                                                |  |
| <input type="checkbox"/> Design Policy                                                                                            |  |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed for off-site works (cost of offsite works > \$300,000)          |  |
| <input type="checkbox"/> Infrastructure Policy<br>Applications for public or civil works over \$1M or involving flood mitigation. |  |

**Part I: Calculation of fees for the development application (Merit or Impact Track)**

|                                                    |                                     |
|----------------------------------------------------|-------------------------------------|
| <b>Completeness Check:</b>                         | <input type="text" value="0"/>      |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <input type="text" value="138.18"/> |
| <b>Merit Track with ESO:</b>                       | <input type="text" value="0"/>      |
| <b>Impact Track Fee/s:</b>                         | <input type="text" value="0"/>      |
| <b>Lease Variation:</b>                            | <input type="text" value="0"/>      |
| <b>Public Notification:</b>                        | <input type="text" value="264"/>    |
| <b>Lease Search:</b>                               | <input type="text" value="35.8"/>   |
| <b>Scanning Fee:</b>                               | <input type="text" value="0"/>      |

*Scanning fee to be added to completeness check fee in edevelopment*

*Note: Please see fees and charges schedule 2014-2015 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 \$1112.00 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**

|                                                   |                                  |
|---------------------------------------------------|----------------------------------|
| Is this application a new application or renewal? | <input type="text" value="N/A"/> |
| How many years is the applicant applying for?     | <input type="text" value="0"/>   |
| <b>Home Business Fee:</b>                         | <input type="text" value="0"/>   |

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$32,780.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,320.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,465.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,465.00**

*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**
- Resubmission to be checked by DA officer**

Numbers of Completeness check failures:

**Public Notification wording checked by DA officer**



Future Urban Area

Is a Lease Search fee (Dial-a-search) applicable for this application?

If a Lease Search fee is applicable, number of **additional** leased blocks?

Is a scanning fee required for this 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:

10 - Minor

**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.**

**Part B (ii) Public Notification Wording**

**Customer Services to complete** - Insert wording for public notification:

**DA Leasing to complete lease variation component** – Insert Lease Variation public notification wording component:

**COMMERCIAL-SIGNAGE. Proposed installation of a 2.5m x 500mm H internally illuminated under awning sign and a 500x500mm internally illuminated projecting sign.**

~~~~~  
**DA LEASING OFFICER TO COMPLETE PART C**  
*(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)*

**Part C: Leasing Check**

**LEASING OFFICER**      **OWEN**      **DATE:**      **18/06/2015**

**INITIAL CHECK BY DA LEASING**       **Pass**       **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted?      List each failure reason separately

- 1.      Layout of the tenancy appears to be Unit 72, not Unit 20.      **DATE**
- 2.      Noise management plan required for restaurant use in unit 72      **DATE**
- 3.      **DATE**

**Comments**

DA officer may wish to exclude the ground floor awnings encroachments shown in the section. They appear to differ in height from the previous approval (DA-201018904).

Proposed signage is within leased boundaries and lease permits restaurant. DA officer can accept the DA if the above matters are addressed. No further referral to DA Leasing required once the above matters are addressed.

Is the application for a combined lease variation and design and siting?      **Make Selection**  
*If YES complete Part B(ii) – lease variation public notification wording component*

Is the application to vary the lease to remove the concessional status?      **Make Selection**

If yes, has a Social Impact Assessment report been provided?      **Make Selection**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of Lease:      Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation:      Initial referral to AVO:

Most Recent Variation Date:

<b><u>Building and Development Provisions -</u></b>	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
<b><u>LVC</u></b>	
LVC is s276E <input 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	
<b><u>Relevant Clauses</u></b>	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
<b><u>Units Plan</u></b>	
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):	
<b><u>Consolidation</u></b>	
Existing Lease Details:	Issues to be noted:
<b><u>Subdivision</u></b>	
Existing Lease Details:	Issues to be noted:
<b><u>Land Use</u></b>	
Details:	
<b><u>Other Comments:</u></b>	

Public Notification wording checked by DA Leasing officer

~~~~~  
**DA OFFICER TO COMPLETE FROM THIS POINT FORWARD**  
*(Before commencing completeness check: complete and check Part B: Public Notification)*

**Part D: DA Officer Completeness Check**

**DA OFFICER:**

**DATE:**

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**

**Pass**       **Fail**

**DA Officer Failure reasons**

Resubmission

Accepted?      List each failure reason separately

- 1. DATE
- 2. DATE
- 3. DATE
- 4. DATE
- 5. DATE

**Comments**

*Please include Customer Services and DA Leasing failure reasons to edevelopment if applicable.*

**Part E: General and requirements under Section 139 of the Act**

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

**Comment:**

Does the application state the intended land use? **Make Selection**

Which is the chosen assessment track? **Make Selection**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **Make Selection**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **Make Selection**

If the application is for a single unit(s) on a unit titled block, is works being carried out on common property? **Make Selection**  
*(if yes, Any works within the common property will require the Owner’s Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)*

Is the land undeveloped? **Make Selection**  
*(if yes, a referral to DA Leasing is required)*

Is the land subject to a FUA layer? *(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)* **Make Selection**

Has this application been subject to an Environmental Significance Opinion? **Make Selection**  
*(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: **Make Selection**

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

**Make Selection**

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? **Make Selection**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **Make Selection**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **Make Selection**

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)? **Make Selection**

Public notification requirements and wording checked and amended?  
See *Notification Requirements (Page 2, Part B)* **Make Selection**

*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**

In accordance with Building (General) (Cost of Building Work) Determination 2014 (No 1).

Fees can be determined using the Residential DA Fees Calculator 2014-15 or the Commercial-Mixed Use DA Fees Calculator 2014-15. The calculators are located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works:           \$

Development fee payable: \$

**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:

**Asset Acceptance**

(Territory and Municipal Services)

Referral to TAMS is required

Check if referral should additionally highlight any of the following:

Stormwater – where there is a stormwater easement – demolition works

Single Residential Driveways Only

Waste Management

Verge crossovers or modifications in RZ3 & RZ4 zones

Traffic Management

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                        | <input type="checkbox"/> Urban Treescapes<br><input type="checkbox"/> Action Buses<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                |
| <b>ICON Water/ACTEW Corporation</b>                                                                                                                                                    | <input type="checkbox"/> Demolition works – utilities<br><input type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste<br><br><b>Notes for referral:</b>                                                                                                                   |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                  | <input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)<br><br><b>Notes for referral:</b>                                                                                                                                                                                 |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                | <input type="checkbox"/> <b>Identify Custodian:</b><br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                               |
| <b>Environment Protection Agency</b>                                                                                                                                                   | <input type="checkbox"/> Noise<br><input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input type="checkbox"/> Other – please specify<br><br><b>Notes for referral:</b> |
| <b>Heritage</b>                                                                                                                                                                        | <input type="checkbox"/> Heritage – Registered Land or Building<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                   |
| <b>Tree Protection</b>                                                                                                                                                                 | <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<br><br><b>Notes for referral:</b>                                                                                               |
| <b>EPD Transport Planning</b><br>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"/> Traffic<br><input type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise<br><br><b>Notes for referral:</b>                                                                                                                                                                                    |
| <b>Land and Infrastructure Group</b>                                                                                                                                                   | <input type="checkbox"/> WSUD Code Requirements<br><input type="checkbox"/> Prescribed Conditions for offsite works<br><br><b>Notes for referral:</b>                                                                                                                                                                               |

|                                                                                                                                                                                                                                         |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                     |                                    |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                           |                                    |
| <input type="checkbox"/> Australian National University                                                                                                                                                                                 |                                    |
| <input type="checkbox"/> Breach Management<br>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)<br>To be referred to Sarah Edwards, <a href="mailto:DETSchoolplanning@act.gov.au">DETSchoolplanning@act.gov.au</a> and Social Infrastructure Plannng) |                                    |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers    |                                    |
| <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 (Registrar Generals Office)<br>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"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                             |                                    |
| <input type="checkbox"/> Police                                                                                                                                                                                                         |                                    |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                        |                                    |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                       |                                    |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                      |                                    |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                            |                                    |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                         |                                    |
| <b>Internal</b>                                                                                                                                                                                                                         | <b>Provide Reason for Referral</b> |
| <input type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on unleased Territory Land                                       |                                    |
| <input type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting and lease variation component                     |                                    |
| <input type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                                                                                                                                     |                                    |
| <input type="checkbox"/> DA Merit Assessment team – North                                                                                                                                                                               |                                    |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                                                                                                                               |                                    |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                                                                                                                          |                                    |
| <input type="checkbox"/> DA Impact Assessment team                                                                                                                                                                                      |                                    |
| <input type="checkbox"/> Design Policy                                                                                                                                                                                                  |                                    |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed for off-site works (cost of offsite works > \$300,000)                                                                                                                |                                    |

Infrastructure Policy  
Applications for public or civil works over \$1M or involving flood mitigation.

**Part I: Calculation of fees for the development application (Merit or Impact Track)**

|                                                    |                                  |
|----------------------------------------------------|----------------------------------|
| <b>Completeness Check:</b>                         | <input type="text" value="180"/> |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <input type="text"/>             |
| <b>Merit Track with ESO:</b>                       | <input type="text" value="0"/>   |
| <b>Impact Track Fee/s:</b>                         | <input type="text" value="0"/>   |
| <b>Lease Variation:</b>                            | <input type="text" value="0"/>   |
| <b>Public Notification:</b>                        | <input type="text" value="275"/> |
| <b>Lease Search:</b>                               | <input type="text" value="37"/>  |
| <b>Scanning Fee:</b>                               | <input type="text" value="0"/>   |

Scanning fee to be added to completeness check fee in development

Note: Please see fees and charges schedule 2015-2016 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 \$1156.00 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**

|                                                   |                                  |
|---------------------------------------------------|----------------------------------|
| Is this application a new application or renewal? | <input type="text" value="N/A"/> |
| How many years is the applicant applying for?     | <input type="text" value="0"/>   |
| <b>Home Business Fee:</b>                         | <input type="text" value="0"/>   |

Note: Other fee components are still applicable.

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

Note: Other fee components are still applicable.

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$34,091.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,813.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,564.00**
- OR**

- Impact Track application with no specific Schedule 4 trigger **\$2,564.00**

*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
- Resubmission to be checked by DA officer

Numbers of Completeness check failures:

**Public Notification wording checked by DA officer**

**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?                                                                                                          | Yes                                 |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder.                                                                                     | <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?<br><i>If no, go to part 3</i>                                                                                                                     | Yes                                 |  |
| Has resubmission satisfied customer service failure reasons?                                                                                                                                  | No                                  |  |
| Create a Failed Documents folder (if there already isn't a folder) within Application Lodged folder in objective and move the unsatisfactory resubmitted documents (if any) to this location. | <input checked="" type="checkbox"/> |  |

**3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Allocated to DA Officer                                                                                           | Yes                                |
| Is referral sent to DA Leasing after resubmission?                                                                | NA                                 |
| Finalise completeness check in edevelopment<br><i>(e.g. failure reasons sent to applicant or fee advice sent)</i> | NA - to be completed by DA Officer |

|                      |                      |              |                   |
|----------------------|----------------------|--------------|-------------------|
| <b>Processed by:</b> | <b>Layne Borrett</b> | <b>DATE:</b> | <b>21/07/2015</b> |
|----------------------|----------------------|--------------|-------------------|

Dear Mr/s Liew

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201527925

Unit: 72

**Site Details:** Block: 25, Section: 21

Suburb: BRADDON, District: CANBERRA CENTRAL

**Applicant Name:** Sheila Liew

**MORE INFORMATION REQUIRED:** 1. Lessee details on application form are incorrect, they do not match the Lessee information on the Land Titles Database. Please contact Land Titles on 62073000. 2. Letter of Authorisation is required with correct lessee details and signatures matching the land titles database. <http://www.legislation.act.gov.au/af/2014-73/current/pdf/2014-73.pdf>

**Rejection Reasons:**

### **Fees for Completeness Check Failure Notices from 1 July 2015**

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.

- Initial lodgement Nil
- One failure notice issued \$180 00\*
- Two failure notices issued \$538.00\*
- Three failure notices issued \$1,258 00\*
- Four failure notices issued \$2,693.00\*

PLUS a further \$1,430.00 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 and Planning Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

Dear Mr/s Liew

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201527925  
**Site Details:** Unit: 72  
Block: 25, Section: 21  
Suburb: BRADDON, District: CANBERRA CENTRAL  
**Applicant Name:** Sheila Liew  
**Rejection Reasons:** NO FEE. Failed As per phone conversation. Applicant to Rectify Lessee Details.

### **Fees for Completeness Check Failure Notices from 1 July 2015**

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.

- Initial lodgement Nil
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Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

**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?                                                                                                          | Yes                                 |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder.                                                                                     | <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?<br><i>If no, go to part 3</i>                                                                                                                     | Yes                                 |  |
| Has resubmission satisfied customer service failure reasons?                                                                                                                                  | No                                  |  |
| Create a Failed Documents folder (if there already isn't a folder) within Application Lodged folder in objective and move the unsatisfactory resubmitted documents (if any) to this location. | <input checked="" type="checkbox"/> |  |

**3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Allocated to DA Officer                                                                                           | Yes                                |
| Is referral sent to DA Leasing after resubmission?                                                                | NA                                 |
| Finalise completeness check in edevelopment<br><i>(e.g. failure reasons sent to applicant or fee advice sent)</i> | NA - to be completed by DA Officer |

|                      |                      |              |                   |
|----------------------|----------------------|--------------|-------------------|
| <b>Processed by:</b> | <b>Layne Borrett</b> | <b>DATE:</b> | <b>19/08/2015</b> |
|----------------------|----------------------|--------------|-------------------|

Dear Mr/s Liew

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

**DA Number:** 201527925  
**Site Details:** Unit: 72  
Block: 25, Section: 21  
Suburb: BRADDON, District: CANBERRA CENTRAL  
**Applicant Name:** Sheila Liew  
**Rejection Reasons:** NO FEE, As per phone conversation failed so that applicant can upload Authorisation letter with all lessee's signatures.

### **Fees for Completeness Check Failure Notices from 1 July 2015**

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.

- Initial lodgement Nil
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- Two failure notices issued \$538 00\*
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PLUS a further \$1,430.00 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.

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Customer Services  
Regulation Services Branch  
Environment and Planning  
Directorate

---

**From:** EPD, Customer Services  
**Sent:** Monday, 14 December 2015 12:18 PM  
**To:** sheila@biestudio.com.au  
**Subject:** DA - 201527925 - 25/21 Braddon  
**Attachments:** APP-201527925-05.pdf

Good afternoon Sheila,

I am searching our databases for Development applications waiting for further documents and the above has come up as requiring further documents.

I have attached a copy of the application form, could you please advise if you wish to keep the DA open, if you wish to withdraw the DA, can you please send a request to [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Kind 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.



Block 25 Section 21 Braddon (Ori Building)  
Noise Management Plan

Report Number 670.10853.00400-R01

23 October 2017

BT Sales 2220 Pty Ltd  
c/- Bulum Group  
35 Torrens Street ACT 2612

Version: v1.0

## Block 25 Section 21 Braddon (Ori Building)

### Noise Management Plan

**PREPARED BY:**

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
GPO Box 410  
Canberra ACT 2600 Australia

+61 2 6287 0800

canberra@slrconsulting.com www.slrconsulting.com

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of BT Sales 2220 Pty Ltd. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

#### DOCUMENT CONTROL

| Reference                | Date            | Prepared | Checked | Authorised |
|--------------------------|-----------------|----------|---------|------------|
| 670.10853.00400-R01-v1.0 | 23 October 2017 |          |         |            |
|                          |                 |          |         |            |
|                          |                 |          |         |            |
|                          |                 |          |         |            |
|                          |                 |          |         |            |

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## 1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR) has prepared a Noise Management Plan (NMP) for the proposed mixed use development at Block 25 Section 21 (the Ori Building) in Braddon, ACT.

The Ori Building has been constructed and is fully operational as a mixed-use development consisting of residential apartments, a restaurant, a gymnasium, and several cafés and retail and commercial outlets.

It should be noted that this NMP does not include the balcony-level restaurant which has already produced a NMP covering that use.

The site location and surrounds can be seen in **Figure 1**.

**Figure 1 Site and Surrounds**



There are residential receptors immediately to the west, east and south of the ORI Building, together with the residences within the site boundary (Levels 2 and above).

## 2 PLANNING REQUIREMENTS

The site is located within a Commercial Zone 3 (CZ3) zone. Consequently, the following documents will be applicable to the project with regard to noise immission and emission:

- *Commercial Zones Development Code* (CZDC), dated 28 October 2016;
- *CZ3 – Services Zone*, dated 19 August 2016;
- *Braddon Precinct Map and Code*, dated 4 April 2014;
- *Environment Protection Regulation 2005* (“the 2005 Regulations”); and

### 2.1 Commercial Zones Development Code

“Element 6: Noise, 6.1 Potentially noisy uses” (Rule 23) of the CZDC applies to any of the following purposes on commercially-zoned blocks:

- a) club*
- b) drink establishment*
- c) emergency services facility*
- d) hotel*
- e) indoor recreation facility*
- f) industry (except light industry)*
- g) indoor entertainment facility*
- h) outdoor recreation facility*
- i) restaurant.*

*Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).*

*The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.*

### 2.2 CZ3 – Services Zone

There is no specific guidance or criteria relating to noise described in the CZ3 Zone document. The *CZ3 – Services Zone Code* does not prohibit blocks in CZ3 zones to be used for and of the purposes described in the CDZC.

### 2.3 Braddon Precinct Map and Code

The block and all adjoining land is located in the RC1 – City Centre – Braddon Commercial Area as designated in the *Braddon Precinct Map and Code*. There are no specific requirements relating to noise within that code.

### 2.4 ACT Environment Protection Regulation 2005

**Figure 2** shows the ACT Territory Plan zoning for the subject site and the surrounding areas. The block and all adjoining land is within the RC1 – City Centre – Braddon Commercial Area as designated in the *Braddon Precinct Map and Code*.

**Figure 2 ACT Territory Plan Zoning Map – Block 25 Section 21 Braddon**



Table 1 provides the relevant zone information from the 2005 Regulations corresponding to the subject site and the surrounding blocks.

**Table 1 ACT Territory Plan, Zone Noise Standards**

| Assessment Location                      | Planning Zones | Zone Noise Standard, dBA LA10 |                           |                                   |                                   |
|------------------------------------------|----------------|-------------------------------|---------------------------|-----------------------------------|-----------------------------------|
|                                          |                | Mon – Sat<br>7 am – 10 pm     | Mon – Sat<br>10 pm – 7 am | Sun & Public Hols<br>8 am – 10 pm | Sun & Public Hols<br>10 pm – 8 am |
| At the boundary of CZ2 / CZ3             | City Centre    | 60                            | 50                        | 60                                | 50                                |
| Land within the development <sup>1</sup> | City Centre    | 55                            | 45                        | 55                                | 45                                |

1. Because the compliance point and the noise source is within the development lease, the standard is 5dB(A) below the noise standard that would otherwise apply.

## 2.5 Waste Collection

With regard to waste collection, the 2005 Regulations exclude noise emitted in the course of commercial collection of waste from commercial premises provided that the activities comply with the ACT *Commercial Waste Industry Code of Practice*. This Code of Practice is accredited under the *Environment Protection Act 1997*.

Given that waste collection will occur relatively infrequently, and must not occur after 10:00 pm, the risk of such activity causing actual noise disturbance is low. No further consideration of waste collection is required however the Proponent should remain aware of the obligations under the 2005 Regulations and the Code of Practice, particularly in the event of a noise-related complaint.

### 3 NOISE ASSESSMENT

#### 3.1 Noise from Adjoining Land Uses

It is inherent in the ACT that noise sources external to the subject block do not exceed the zone noise standards that apply to that land. Compliant noise from adjoining land uses within the City Centre zone, which may be up to 60 dBA and 50 dBA during the daytime and night-time respectively at the boundary of the subject land, would not affect the internal amenity and use of the proposed purposes where the internal reverberant noise levels would be higher than the zone noise standards.

#### 3.2 Noise from Current Uses

The uses currently operating at the Ori Building are low impact in terms of airborne noise generation. Noise from the cafes and retail and commercial premises was not significant during inspections undertaken by SLR. SLR was not able to measure noise from those sites at the compliance locations due to high levels of ambient noise associated with other Lonsdale Street activity. In addition, those tenancies do not operate between 10:00 pm and 7:00 am. Therefore the likelihood of non-compliance with the zone noise standards is low.

The first-level gymnasium operates 24 hours / 7 days per week and its noise has been a source of complaint by occupants of apartments within the Ori Building. SLR has been involved with this issue and has measured the gymnasium noise levels shown in **Table 2**.

The noises of concern relate to impact-generated noise (eg dropping of equipment) as distinct from airborne noise (eg music or patrons), which was not audible in the spaces immediately above the gymnasium.

**Table 2 Gymnasium Noise Levels within Ori Building Apartments**

| Noise Source               | Measured Impact Noise Level, dBA L <sub>Amax</sub> , at Measurement Location |                           |              |
|----------------------------|------------------------------------------------------------------------------|---------------------------|--------------|
|                            | Apartment 11                                                                 | Apartment 13 <sup>1</sup> | Apartment 25 |
| Medicine ball <sup>2</sup> | 28-29                                                                        | 28-30                     | 21-29        |
| Kettle bell <sup>2</sup>   | 39-42                                                                        | 40-46                     | 33-37        |
| Dead ball <sup>2</sup>     | 31-34                                                                        | 34-36                     | 23-32        |
| Bar racking area           | 53                                                                           | 49                        | 46           |
| Battle ropes <sup>3</sup>  | 32                                                                           | 31                        | 30           |

1. Or in corridor adjacent to Apartment 13.
2. Tests in the Functional area and Plat- loaded weights area
3. Noise levels presented in terms of dBA LA<sub>eq</sub> over a one minute period.

The measured noise levels, which were obtained as part of a separate investigation, are provided in **Table 2** in terms of the L<sub>Amax</sub> level, as that descriptor is more suited to the assessment of short-term impact levels associated with structure-borne noise. The ACT zone noise standards use the LA<sub>10</sub> descriptor which will be of the order of 10 dBA lower than a L<sub>Amax</sub> value for very short term 'maxima' type noise events.

On the basis that the measured L<sub>Amax</sub> levels were generally lower than the most stringent night-time zone noise standard of 45 dBA LA<sub>10</sub>, and the noise levels associated with the bar racking area in terms of the LA<sub>10</sub> descriptor would also be less than the night-time standard, it is concluded that noise from the gymnasium would comply with the zone noise standards.

That conclusion should not be interpreted as deeming the gymnasium noise in the apartments acceptable. The gym noise is generated by impacts which results in structure-borne noise in the apartments, however the zone noise standards are not suitable for assessing such noise. SLR has proposed alternative design objectives for the gymnasium noise in related assessments, which have also provided recommendations to reduce the gymnasium noise in the apartments.

### 3.3 Noise from Permitted Uses

Permitted uses with low acoustic impact (refer to **Section 2.1**), similar to those already in operation, eg cafés and indoor recreation facilities, may require a NMP if the proposal includes activities likely to generate significant levels of noise (from mechanical plant for example), or the proposed operating hours include the 10:00 pm to 7:00 am period.

The uses currently operating at the Ori Building are not “worst-case” in the context of the permitted uses for the site. That is, the activities the gymnasium, retail and commercial premises, and cafes do not emit significant levels of noise compared to relatively “noisy” uses such as an indoor entertainment facility, restaurant, drinks establishment or a club, which are also permitted uses for the site.

Those “noisy” uses could operate in the Ori Building, some already do, however it is expected that any future proposed “noisy” uses can only be approved following assessment for that purpose as per the *Braddon Precinct Map and Code*. That will require a specific and detailed NMP to assess noise emissions associated with that use, and would include any required noise control measures.

It is expected that noise control measures for those uses would be dependent on the location, ie the footprint within the Ori Building, but would likely include one or more of the following:

- upgrades to the glazing;
- upgrades to the ceiling, particularly for a venue located on the first level;
- the provision of sound lock arrangements;
- management controls, eg -
  - closing windows and/or doors after 10:00 pm;
  - regarding the provision of music and entertainment (eg limiting music to low level background type only or incorporating noise limiting devices into the venue sound system); and
- limits on patron numbers, operating hours and so forth.

## 4 CONCLUSION

SLR has prepared a NMP for the Ori Building (Block 21 Section 25) in Braddon, ACT.

The building exists as a multi-use development with the following permitted uses:

- a restaurant (noise has been addressed in a separate NMP);
- a gymnasium;
- cafés; and
- retail and commercial outlets.

Noise from the current uses was deemed to be in compliance with the zone noise standards applicable at the compliance locations.

This NMP has also demonstrated compliance of gymnasium noise with the zone noise standards, however those standards will be considered unsuitable for the assessment of structure-borne noise associated with impact-generating activities. SLR has considered that issue in separate assessments.

Future proposed uses that are “noisier” than the current uses, as defined in the CZDC, will have an inherent risk regarding non-compliance with the zone noise standards. However that level of risk and noise emissions will be dependent on the proposed use and associated activities, and the location and footprint within the Ori Building.

Applications for an indoor entertainment facility, restaurant, drinks establishment or a club, must be accompanied by specific NMP detailing relevant noise levels and any required noise control measures. Examples of likely noise control measures have been shown in **Section 3.3**.