



Units Plan Checklist for Surveyors

This checklist must accompany the Units Plan and forms part of the Unit Title Application

Block(s) Section(s) Division District

ITEM:	YES	EXEMPT	N/A
LEGISLATION			
1. Compliance with relevant sections of the <i>Unit Titles Act 2001</i> , the <i>Unit Titles Regulation 2001</i> , the <i>Land Titles (Unit Titles) Act 1970</i> and <i>Guideline No. 17 - Standards and Specifications for Units Plans</i>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
FORM 1 – SITE PLAN			
2. Surveyors Declaration	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Title panel - sheet number, parcel identifiers, DP number, vol/foI, class	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Boundary dimensions of parcel	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Parcel identifier, DP number and area of parcel	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Identifiers of all adjoining lands	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. North Point, graphic scale bar and ratio	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Position of buildings and their relationship to the parcel boundary	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Description of existing buildings/structures	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Site and nature of any easements affecting the parcel and references to the instrument by which it was created	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
11. Offsets to all permanent features relevant to unit boundaries	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Offsets to relevant walls, fences etc erected on or within 1 metre of parcel boundaries	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. The nature and extent of lawful encroachments and their relationship to the parcel boundary	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
FORM 2 – SCHEDULE OF UNIT ENTITLEMENTS			
14. Parcel identifier	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Unit numbers	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
16. Corresponding unit entitlements	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
17. Aggregate of unit entitlements	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
18. The number of unit subsidiaries - must be reconciled with Item 22	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
FORM 3 – FLOOR PLAN			
19. Title panel - sheet number, parcel identifiers, floor number	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
20. Extent and shape of units and unit subsidiaries each of which to be clearly identified	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
21. North Point, graphic scale bar and ratio, reference to adjoining sheet numbers	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
22. Distinguishing number of each unit and unit subsidiary	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
23. Height limitation of any units or unit subsidiaries that are not implied in the provision of the Unit Titles Act	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
24. Sufficient annotation and/or dimensions to ensure that each unit or unit subsidiary is fully and unambiguously defined	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
25. Sufficient details to identify the location of units, and unit subsidiaries to the parcel boundary	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
26. Where units occupy more than one level, that there is a plan of each level, each being described as part (pt)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
27. Approximate floor areas of Class A units and unit subsidiaries, derived from dimensions to the inside face of the walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
28. Sufficient connections between the boundaries of the parcel, Class B units and unit subsidiaries so that each unit and unit subsidiary can be identified in relation to the parcel boundary	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
29. Sufficient connections between units on large subdivisions consisting of multi-line common property areas	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
30. Ensure access to each unit is available	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
31. Offsets to relevant walls, fences etc. erected on or near the internal boundaries (Class B)	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
32. The nature, extent of encroachments and their relationship to the internal unit boundaries (Class B)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

I certify that I have checked the Units Plan, all relevant items have been addressed and the plan complies with all relevant legislation and guidelines.

Name:

Signature:

Surveyors Reference:

Date:

[Print](#)

[Reset Form](#)



ACT
Government
Environment, Planning and
Sustainable Development

Unit Titles Act 2001, s180

APPLICATION FOR UNIT TITLE Form 1

Lease details please print

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

Block/s	<input type="text" value="11"/>	Section	<input type="text" value="58"/>	Suburb	<input type="text" value="Denman Prospect"/>
Street Address	<input type="text" value="63-73 Trinca Street"/>				

Applicant Details Please Print

Title	Mr/Mrs/Ms/Other _____				
Surname	<input type="text" value="Asadi"/>	First Name	<input type="text" value="Ben"/>		
Company Name	<input type="text" value="CONFIDENT BUILDING SERVICES PTY LTD"/>				
Postal Address	<input type="text" value="U6 53-55 Townsville Street"/>				
Suburb	<input type="text" value="FYSHWICK"/>	State	<input type="text" value="ACT"/>	Postcode	<input type="text" value="2609"/>
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text" value="0424 896 853"/>		
Email Address	<input type="text" value="ben@confidentbuilding.com.au"/>				

Lessee Details Please Print

1st Lessee's Details

Title	Mr/Mrs/Ms/Other _____				
Surname	<input type="text" value="Asadi"/>	First Name	<input type="text" value="Ben"/>		
Company Name	<input type="text" value="Ben Asadi Investements Pty Ltd - Trustee for Ben Asadi Family Trust"/>				
Position held in company	<input type="text" value="Director"/>	Australian Company Number (A.C.N.)	<input type="text" value="665 529 117"/>		
Postal Address	<input type="text" value="73 Coaldrake Ave Denman Prospect, ACT 2611"/>				
Phone Number Business Hours	<input type="text"/>	Mobile	<input type="text" value="0424896853"/>		
Email Address	<input type="text" value="ben@confidentbuilding.com.au"/>				

2nd Lessee's Details

Title **Mr/Mrs/Ms/Other** _____

Surname First Name

Company Name

Position held in company Australian Company Number (A.C.N.)

Postal Address

Phone Number Business Hours Mobile

Email Address

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

Surveyor Authorisation

Do you authorise Environment, Planning and Sustainable Development Directorate to deal directly with your surveyor? YES NO

Company Name

Phone Number

Email Address

Unit Details

Type of units

Class A Number of Units 6

OR

Class B Number of Units _____

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

The development is

Residential Commercial/Industrial

Unstaged Staged (minimum of 4 units can be staged)

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

Stage 1 Unit No. _____ to _____

Stage 2 Unit No. _____ to _____

Stage 3 Unit No. _____ to _____

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

Cost of total development \$ _____

Cost of outstanding building works \$ _____

Cost of outstanding site works \$ _____

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

Name of Financial Institution _____

Address of Financial Institution _____

Building Management Statement - BMS

The registrar-general may register a statement about how the building as a whole and the common facilities of the building will be managed between the lessees under each Crown lease (*building management statement*). **Please attach building management statement.**

Is the unit plan you are applying for contained within a multi-lease building? YES NO

NOTE: If yes, you are required to attach a Building management statement and application form for the land specific in this application

Crown Lease

Is the Crown Lease for the land specified in this application registered at the Land Titles Office? NO YES

Conflict of Interest Declaration

Does the applicant or lessee have any association with Environment, Planning and Sustainable Development Directorate staff? NO YES

If YES - please provide details:

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

Use of the Land

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

YES NO

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

RZ1

Note: The Crown lease of all blocks falling under the Residential and Industrial Zones in the Territory Plan must specify the number of units. If this is not specified, a lease variation is required.

Do you have a development application or development application amendment being assessed?

YES NO

Note: An unapproved development application will hold up the processing of your Unit Title.

Are you limiting any uses within the units plan?

YES NO

If yes, please specify in section below.

Is there more than 50 years remaining on the Crown Lease?

YES NO

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

Please specify how many years remaining on the Crown Lease:

granted on 04/07/2018, terminating on 03/07/2117

Is the block heritage listed?

YES NO

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

Unit Plan checklist

All below documentation is required to process this application.

Unit Title Assessment Report for the land specific in this application



Form 1 – Site Plan and Surveyors Declaration;

Form 2 – Schedule of Unit Entitlement;

Form 3 – Floor Plan;

Certification of Unit Entitlements;

Certificate of Occupancy and Use;

Fitness for Unit Title Certificate;

Certification that no encroachment exists (if required);

Certification of encroachment over parcel boundary (if required); and

Any other further information obtained by the Unit Title Works Assessor.

Surveyor's Checklist



Development Statement for the land specified in this application

NOTE: For staged developments only.



Certificate of Operational Acceptance from Transport Canberra & City Services for the land specified in this application (for commercial or 3 or more residential unit developments)

NOTE: A Certificate of Operational Acceptance is obtained from the Development Coordination Branch within the Department of Transport Canberra & City Services.



Certificate of Operational Acceptance from Icon Water for the land specified in this application

NOTE: A Certificate of Operational Acceptance is obtained from Icon water.



If applicable, Building Management Statement



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

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

You will need to provide a declaration stating that the driveway has not been changed since the Certificate of Occupancy or use was issued.

(Declaration is required from the lessee)

OR

2. Construction of additional entrance

Modification of existing entrance

Relocation of existing entrance

Construction of two separate entrances

You will need to provide a copy of the Verge/Driveway Inspection Certificate which is issued after an inspection of the form work for the driveway / verge/s by Transport Canberra and City Services

OR

3. Other (please specify) _____

Other Application for Unit Title Requirements

LODGEMENT & PAYMENT

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

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

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

DOCUMENTATION AND PLANS

All required documentation must be provided in hard copy.

ADVISORY NOTES

Multi-lease buildings: A building or buildings that are subdivided to include multiple crown leases. Multi-lease buildings may also share common facilities and infrastructure that service the whole building/s. A multi-lease building may also include one or more units plans. From 1 July 2021, it is compulsory for multi-lease developments which contain a units plan to register a Building Management Statement.

Applicant and Lessee Declaration

I/we the undersigned, hereby apply for approval for unit title as described on the land specified in this application.

I/we declare that this application is accompanied by all of the required information or documents for it to be considered for approval.

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the application for unit title by Environment, Planning and Sustainable Development Directorate.

I/we understand that this application will be considered lodged once the relevant application fees have been paid.

I/we understand that the documentation provided will be considered to be the relevant documentation associated with this application.

I/we understand that further information may be requested after the application for unit title is lodged with Environment, Planning and Sustainable Development Directorate.

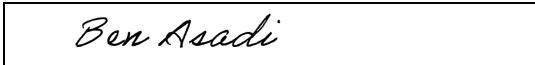
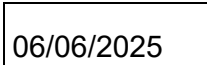

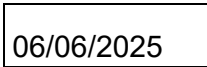
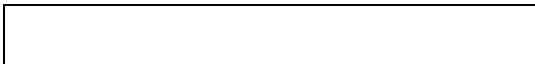
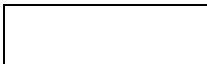
I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal.

I/we the undersigned (lessee) appoint the applicant whose signature appears below to act on my/our behalf in relation to this application for unit title. This authorises the applicant to pay all application fees, bonds and securities, liaise with Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this application for unit title.

I/we declare that all the information given on this form and its attachments is true and complete.

If signing on behalf of a company or organisation:

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

Applicant Signature (s)		Date	
1 st Lessee's Signature		Date	
2 nd Lessee's Signature		Date	

Privacy Notice

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

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
480 Northbourne Avenue Dickson ACT 2602
Business Hours: 9:00am to 5:00pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 **TTY:** (02) 6207 2622
Email: epdcustomerservices@act.gov.au **Website:** www.environment.act.gov.au



UNIT TITLE APPLICATION REPORT

**UNIT TITLES ACT 2001
UNIT TITLES REGULATION 2001**

11/58 Denman Prospect
N/A N/A
Block 11 / Section 58 Denman Prospect

ISSUED: 14 July 2025
REFERENCE: 32358-02



PREPARED FOR:

Confident Building Services Pty Ltd

ACT

PREPARED BY:

Sch 2.2(a)(ii)

Principal Building Surveyor
CBS Residential Certifiers Pty Ltd
14 July 2025

CBS Building Surveyors
(02) 6253 9911
www.cbscanberra.com.au
Level 1, 53 Bowman Street
Macquarie ACT 2614

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Liability limited by a scheme approved under professional standards legislation



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6. COPY OF LEASE (LAND TITLES SEARCH)
7. CERTIFICATE(S) OF OCCUPANCY AND USE
8. FITNESS FOR UNIT TITLE CERTIFICATE
9. TCCS OPERATIONAL ACCEPTANCE (OR DRIVEWAY DECLARATION)
10. ICON OPERATIONAL ACCEPTANCE
11. CERTIFICATE OF UNIT ENTITLEMENTS (VALUER)
12. APPROVED DOCUMENTATION & NOTICE OF DECISION



1. INTRODUCTION

CBS Building Surveyors have been requested by the applicant to undertake the preparation of this report.

This report has been prepared in accordance with Part 3, Division 31A of the *Unit Titles Act 2001* with the following details.

Site Details	
Name	11/58 Denman Prospect
Address	N/A N/A
Block	11
Section	58
Suburb	Denman Prospect

2. STATEMENT OF COMPLIANCE

A site inspection was conducted and the development is complete.

The unit entitlements shown on the certification of unit entitlements are the same as those shown on the schedule of unit entitlement form and the total number of unit entitlements shown on the form is 5000000.

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

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

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

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

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

A site inspection was conducted of the development and there is a letter box for–

- For Each Unit – Yes
- For Owners Corporation (Over 3 units Only) – Yes

The numbers on the letter boxes correspond to the numbers for the units.

As part of this report, the following information and documents have been relied on and form part of this report.



3. FORM 9 UNIT TITLE ASSESSMENT REPORT FOR UNIT PLANS



Unit Titles Act 2001, s180

Form 9 Unit Title Assessment Report for Unit Plans

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

LEASE/SITE DETAILS:

Block(s)	Section	Suburb/District
11	58	Denman Prospect

Street Address:

N/A N/A

UNIT TITLES WORKS ASSESSOR DETAILS:

Name

[Redacted]

Company Name

CBS Residential Certifiers Pty Ltd

Australian Company Number (A.C.N.)

66 635 944 044

Street Address

Level 1, 53 Bowman Street, Macquarie ACT 2614

Telephone Number

(02) 6253 9911

Fax Number

Email Address – Please Print

[Redacted]@cbscertifiers.com.au

Date Report Prepared

14/07/25

Date Report Given to Applicant

14/07/25

Applicant's Name

Confident Building Services Pty Ltd

Signature of Assessor

[Redacted Signature]

Date

14/07/25

License no.

[Redacted License No.]



4. SITE INSPECTION REPORT



UTAR INSPECTION REPORT

Unit Title Site Assessment Code of Practice
Part 3. Site Assessment

Block 11, Section 58 Denman Prospect
N/A N/A, Denman Prospect ACT 2611

PROPOSAL

Description of Work(s):	UTAR
Applicant:	
CBS Reference:	32358-02

INSPECTION DETAILS

Inspection date and time:	06/06/2025 01:15 PM
Appointed Certifier:	CBS Residential Certifiers Pty Ltd
ACT Licence No:	2019937

INSPECTION SUMMARY

An Inspection of the building work has been carried out:

As a result of that inspection, the proposed works are consistent with the approved plans and the Unit Title Site Assessment Code of Practice.

INSPECTION RESULTS

The areas inspected and the overall outcome of the inspection are listed below.

Inspection Item	Inspection Item Outcome
All aspects of the proposal correlate with the respective site plan and relevant Development Approval (Item 8)	Satisfactory
All units are numbered in accordance with the site plan or an address schedule (Item 9)	Satisfactory
All buildings at the parcel shown in the respective site plan or registered surveyors certifications (Item 10)	Satisfactory
There are no encroachments onto unleased land Eg. Awnings, gates, footings, eaves, gutters, downpipes etc. (Item 11)	Satisfactory
There are no encroachments onto leased land Eg. Awnings, gates, footings, eaves, gutters, downpipes etc. (Item 12)	Satisfactory
There are no encroachments over other subsidiaries; or if there are encroachments they are noted on the survey Eg. Eaves, gutters, downpipes etc (Item 13).	Satisfactory
Letterboxes within the boundary and on common property (Item 14.(1)(b))	Satisfactory
Mail can be placed & retrieved without entering another unit (Item 14.(1)(c))	Satisfactory
There is a letter box for each unit and for Owners Corporation (if applicable) (Item 14.(1)(d))	Satisfactory
Letterboxes are legibly & durably labelled (Item 14.(1)(d))	Satisfactory
Unit and street numbers are durable and visible (Item 15.(1)(a))	Satisfactory

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CBS Building Surveyors consists of
CBS Management Pty Ltd ABN: 14 637 114 697
CBS Residential Certifiers Pty Ltd ABN: 66 635 944 044
CBS Commercial Certifiers Pty Ltd ABN: 85 635 944 124

Project No.: 32358-02
Version 1.3 – 12/09/2022



Visitor car parking spaces are identified Eg. "visitor parking", "visitor", "v". (Item 15)(1)(b))	N/A
Vehicle spaces and storage spaces are provided as per plan (Item 16)	Satisfactory
Vehicle spaces & storage spaces are delineated & numbered (Item 16)	Satisfactory
Required outdoor lighting for common areas provided (Item 17)	Satisfactory
Are required fence(s), including a gate(s) as per plan (Item 17)	Satisfactory
Waste enclosure or area designated for rubbish are provided as per plan (Item 17)	N/A
Retaining walls (if any) are provided as per plan (Item 17)	Satisfactory
Water tanks are located as per plan and wholly within common property, or noted on the site plan that it encroaches a proposed unit (Item 18)	Satisfactory
Service areas are screened from public view Including building plant, building service, waste collection, clothes drying, airconditioning plant, etc (Item 19)	Satisfactory
Access to common property is readily accessible within the parcel without having to pass through a subsidiary (Item 20)	Satisfactory
All units and subsidiaries are accessible (Item 20)	Satisfactory
Footpaths are continuous at public roads & Pedestrian crossing Note: Driveway must not interrupt footpath if constructed of the same material. (La 23)	Satisfactory
Paved paths are free from trip hazards Eg. Suitable for wheelchairs etc (La 25)	Satisfactory
The requirements of any Post Construction Development Consent conditions been completed (Regs. 2D.(1)(i))	Satisfactory

SIGNED BY:



CBS Residential Certifiers Pty Ltd
06/06/2025

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APPENDIX

All units are numbered in accordance with the site plan or an address schedule (Item 9)



There are no encroachments onto unleased land Eg. Awnings, gates, footings, eaves, gutters, downpipes etc. (Item 11)



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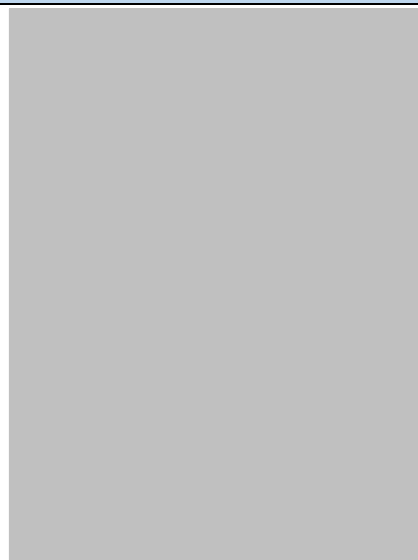
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Retaining walls (if any) are provided as per plan (Item 17)



Service areas are screened from public view Including building plant, building service, waste collection, clothes drying, airconditioning plant, etc (Item 19)



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5. LANDSCAPE INSPECTION REPORT



UTAR INSPECTION REPORT

Unit Title Site Assessment Code of Practice
Part 3. Landscaping Inspection

Block 11, Section 58 Denman Prospect
N/A N/A, Denman Prospect ACT 2611

PROPOSAL

Description of Work(s): UTAR
Applicant:
CBS Reference: 32358-02

INSPECTION DETAILS

Inspection date and time: 06/06/2025 01:15 PM
Appointed Certifier: CBS Residential Certifiers Pty Ltd
ACT Licence No: 2019937

INSPECTION SUMMARY

An Inspection of the building work has been carried out:

As a result of that inspection, the landscaping are consistent with the approved plans and the Unit Title Site Assessment Code of Practice.

INSPECTION RESULTS

The areas inspected and the overall outcome of the inspection are listed below.

Inspection Item	Inspection Item Outcome
Plant species consistent with approved plan or suitably substituted (Item 10, 11 & 12)	Satisfactory
Mature plants/trees consistent with plan (Item 13)	Satisfactory
Landscaping free from weeds or plants not identified on plan (Item 13)	Satisfactory
Plant numbers suitable for proposed area (Item 14)	Satisfactory
Number and location of plants as per plan (Item 14)	Satisfactory
Finished landscaping levels minimise ponding (Item 16)	Satisfactory
Plants/trees have been planted correctly & all plants are correctly supported (Item 15 & 18)	Satisfactory
All plants/trees healthy (item 17)	Satisfactory
Soil depth in garden beds consistent with landscaping details (Item 19)	Satisfactory
Site been cleared of rubbish or builders rubble (Item 20)	Satisfactory
Mulch been placed with minimum 50mm depth (Item 21)	Satisfactory
Edging been provided to garden beds (Item 22)	Satisfactory
Grassed areas been turfed or seeded & stabilised (Item 24)	Satisfactory
There is no signs of subsidence. (Item 26)	Satisfactory
All areas been protected from erosion (Item 27)	Satisfactory

(02) 6253 9911
thai@cbscertifiers.com.au
www.cbscertifiers.com.au
Level 1, 53 Bowman Street
Macquarie ACT 2614

CBS Building Surveyors consists of
CBS Management Pty Ltd ABN: 14 637 114 697
CBS Residential Certifiers Pty Ltd ABN: 66 635 944 044
CBS Commercial Certifiers Pty Ltd ABN: 85 635 944 124

Project No.: 32358-02
Version 1.3 – 12/09/2022





SIGNED BY:



CBS Residential Certifiers Pty Ltd
06/06/2025



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APPENDIX

Plant species consistent with approved plan or suitably substituted (Item 10, 11 & 12)



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Project No.: 32358-02
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Mature plants/trees consistent with plan (Item 13)



Plants/trees have been planted correctly & all plants are correctly supported (Item 15 & 18)



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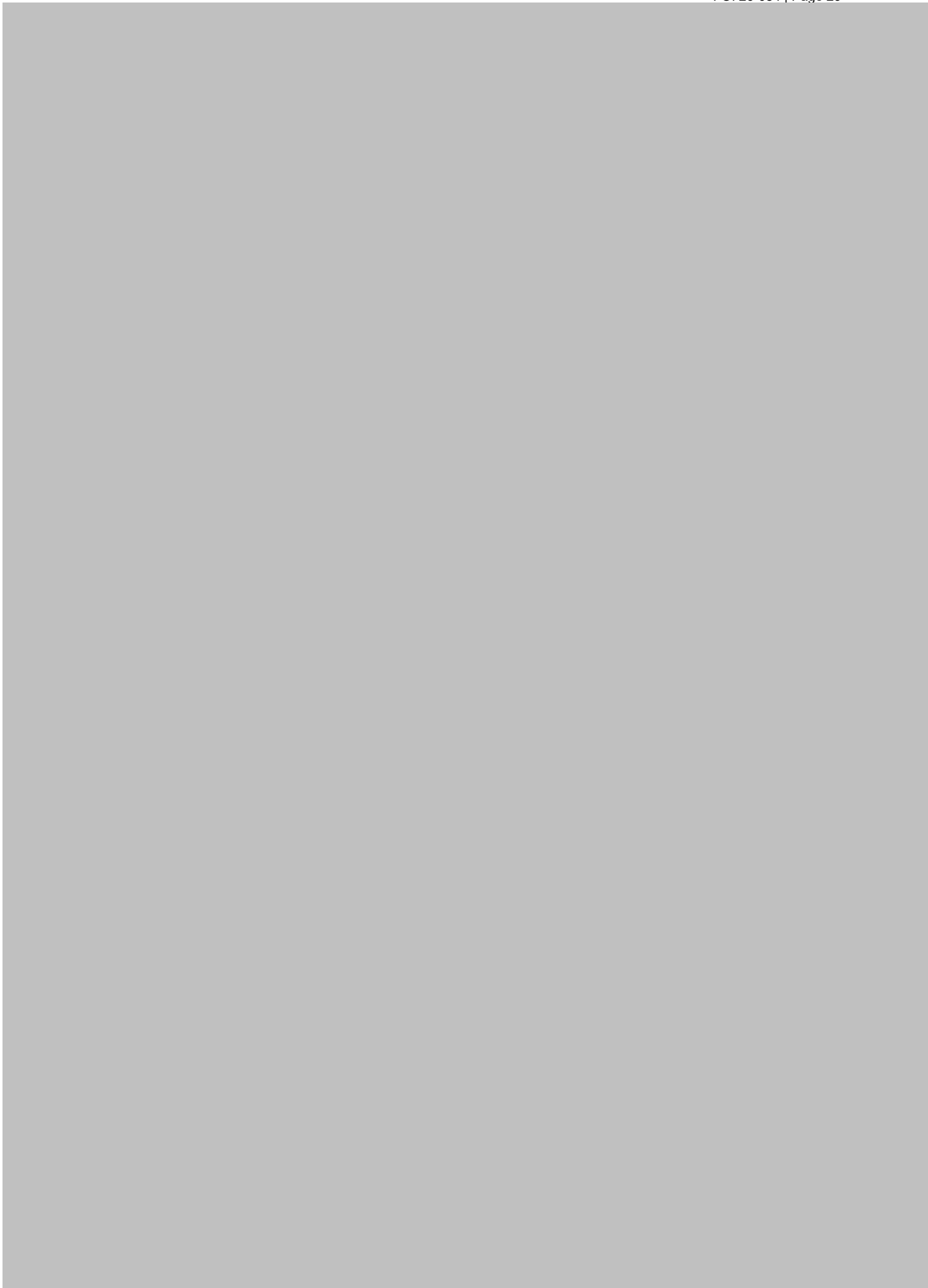
Project No.: 32358-02
Version 1.3 – 12/09/2022



6. COPY OF LEASE (LAND TITLES SEARCH)

Refused to deal with under s43(1)(d) and s45(g)







7. CERTIFICATE(S) OF OCCUPANCY AND USE



Certificate of Completion of a Structure

Certificate No.: **B20213161C1**

**Access Canberra Land, Planning and
Building Services**

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 72 (2) of the Building Act 2004.

The structure listed on this certificate has been erected and completed in accordance with the prescribed requirements.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	58	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B20213161/A
B20213161/B

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT		A	1 to 6	B20213161N1	CONFIDENT BUILDING SERVICES PTY LTD
7a	New	CAR PARK		A		B20213161N1	CONFIDENT BUILDING SERVICES PTY LTD

Comments

Important Note:

Refer to B2025926 for completion of work This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Madeline Maguire

Issued on: 14/04/2025

Delegate of the ACT Construction
Occupations Registrar.



Certificate of Occupancy and Use

Certificate No.: **B2025926C1**

**Access Canberra Land, Planning and
Building Services**

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	58	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2025926/A

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT	Completion of Units 1 to 6 previously approved under B20213161	A		B2025926N1	CONFIDENT BUILDING SERVICES PTY LTD
7a	New	CAR PARK	Completion of Basement Carpark previously approved under B20213161	A		B2025926N1	CONFIDENT BUILDING SERVICES PTY LTD

Comments

Important Note:

Refer to B20213161 original approval This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Lee Liao

Issued on: 14/04/2025

Delegate of the ACT Construction
Occupations Registrar.



8. FITNESS FOR UNIT TITLE CERTIFICATE



CBS Building Surveyors consists of
CBS Management Pty Ltd
ABN: 14 637 114 697
CBS Residential Certifiers Pty Ltd
ABN: 66 635 944 044
CBS Commercial Certifiers Pty Ltd
ABN: 85 635 944 124

FITNESS FOR UNIT TITLE CERTIFICATE

In accordance with Part 2 Division 2.1A of the Unit Titles Regulation 2001.

This certificate certifies that each unit in the parcel is suitable for separate occupancy and is issued for the following:

Description of property to which this certificate relates

Site Details Block: 11 Section: 58
 Suburb/District: Denman Prospect
 Unit numbers: 6

Unit Title Assessor



Signature

for CBS Residential Certifiers Pty Ltd

ABN: 66 635 944 044

Licence Number: 2019937.

Dated: 14 July 2025



9. TCCS OPERATIONAL ACCEPTANCE (OR DRIVEWAY DECLARATION)



CERTIFICATE OF OPERATIONAL ACCEPTANCE

Developer/Client: Confident Building Pty Ltd
Address: McMichael Terrace, Denman Prospect ACT 2611
Contact: Ben Asadi
Project Title: **DENMAN PROSPECT - SECTION 58 - BLOCK 11 (Multi Unit Development)**
Applicant: ACT Consulting Engineers Pty Ltd
Address: 5 Torrens Street, Braddon ACT 2612
Contact: [REDACTED]
TCCS Project Lead: Jotish Roy (Civil) and Richard Noble (Landscape)

Dear Luka,

Date: 19/06/2025

On behalf of the Transport Canberra and City Services (TCCS) Directorate, this ***Certificate of Operational Acceptance*** is issued in accordance with the "Letter of Design Review" on 03/08/2021 to confirm TCCS acceptance of the **Works** subject to the completion of all outstanding works identified in Attachment A to the satisfaction of TCCS.

The defects liability period for the works commenced on 19/06/2025 and is due for Final Acceptance in the week commencing 12 months or more adjust to suit. The Applicant is to confirm in writing that all items listed in Attachment A have been closed out when requesting the Certificate of Final Acceptance.

Kind Regards,

Anand Joshi
Anand Joshi | Director

Design Review & Asset Acceptance | Transport Canberra and City Services | ACT Government

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

Attachments:

Attachment A: List of Outstanding Works

Attachment B: Conditions for Final Acceptance



ATTACHMENT A

LIST OF OUTSTANDING WORKS

Nil

ATTACHMENT B

CONDITIONS FOR FINAL ACCEPTANCE

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

1. Satisfactory submission of WAE Drawings and test certificates which were not included in the *Certificate of Operational Acceptance* or for any rectification works carried out during the defects liability period.
2. Certification and evidence by the Consultant that the sub soil drainage systems (SSDS) were regularly monitored and satisfactorily maintained during the defects liability period and are in good working order.
3. Certification and evidence by the Consultant that all the backfilled trenches were regularly monitored for any settlement or defects and made good if necessary during the defects liability period.
4. All Outstanding Works listed in Attachment A are completed to the satisfaction of TCCS.



10. ICON OPERATIONAL ACCEPTANCE



File Ref: F2019-010500
HACS Ref :6871
Contact: [REDACTED]
Tel: [REDACTED]

29 January 2025

Design Studio
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir, Madam

**CERTIFICATE OF OPERATION
WATER SUPPLY & SEWERAGE ASSETS**

This is to advise that the following development passed the final inspection carried out on 29 January 2025. Issue of this certificate signifies the conclusion of the developer's obligations with respect to Icon Water owned water supply and sewerage assets.

Denman Prospect Section 58 Block 11

This Certificate of Operation is to be forwarded to the Developer.

Yours faithfully

PP/ [REDACTED]

[REDACTED]
Team Leader Developer Services



11. CERTIFICATE OF UNIT ENTITLEMENTS (VALUER)



National Valuation Group Pty Ltd
ABN 93 658 855 906 **ACN** 658 855 906

VALUATION REPORT



63-73 TRINCA STREET DENMAN PROSPECT ACT 2611

FOR THE SOLE USE OF : Ben Confident
ADDRESSEE : ben@confidentbuilding.com.au
VALUATION NO :
DATE OF INSPECTION : 27 June 2025
DATE OF VALUATION : 27 June 2025
PURPOSE OF VALUATION : CURRENT MARKET VALUE FOR
UNIT ENTITLEMENT PURPOSES

T: (02) 6189 2232
W: www.valuationsact.com.au

"Liability limited by a scheme approved under Professional Standards Legislation".



**Pro-forma
Valuation Report**



**RESIDENTIAL
VALUATION FOR
UNIT ENTITLEMENT
PURPOSES**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)

I hereby certify that I personally inspected this property on the date below and carried out the assessments above as at that date. Neither I, or to the best of my knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.

This Report is for the use only of the party to which it is addressed for **UNIT ENTITLEMENT** purposes only and is not to be used for any other purpose. No responsibility is accepted or undertaken to third parties in respect thereof. No responsibility is accepted or undertaken in the event that the party to which it is addressed uses this Report for any other purpose apart from that expressly outlined above.

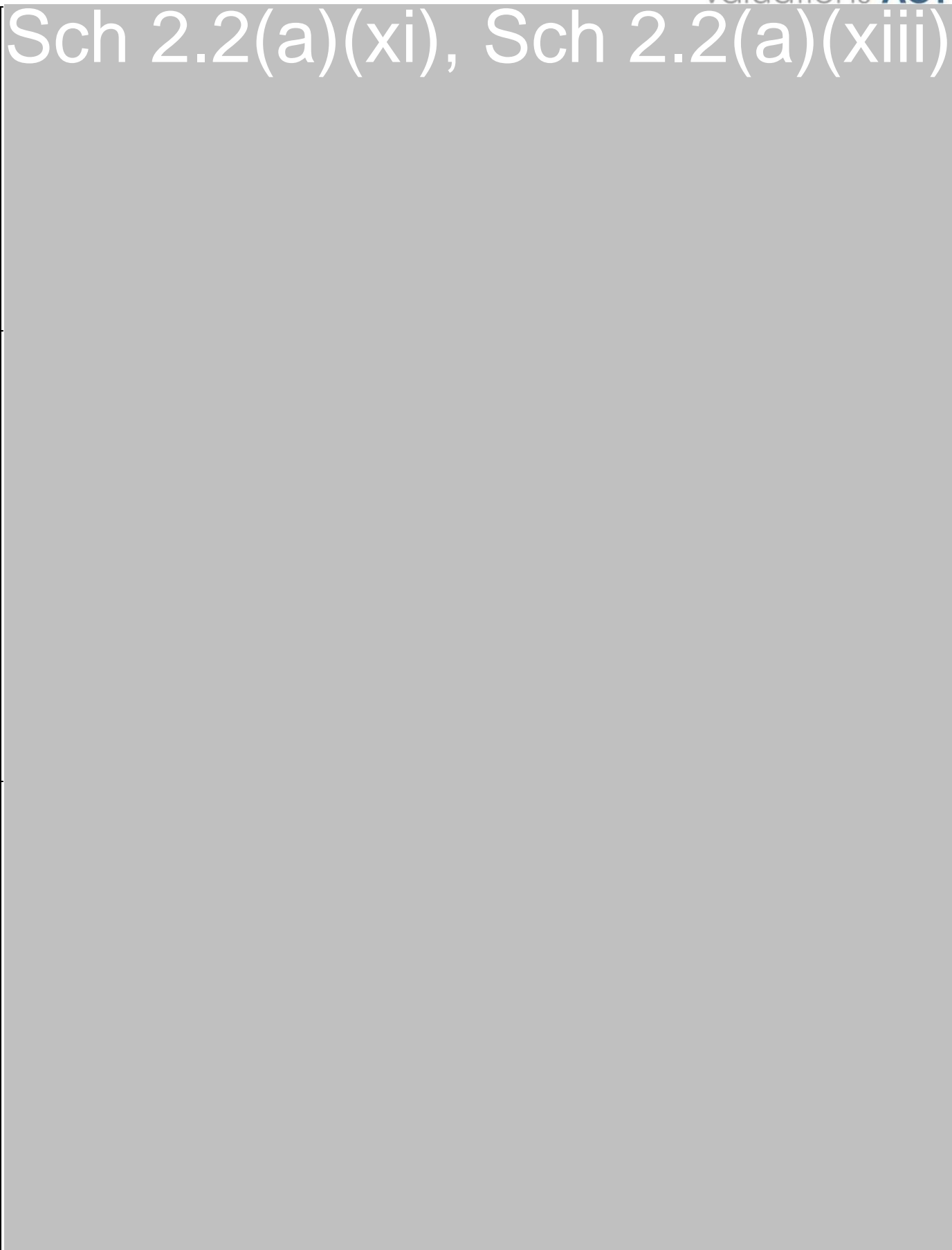
This Report is made in accordance with the PropertyPRO Residential Valuation and Security Assessment Pro-forma Supporting Memorandum and must be interpreted with that Memorandum. The agreed parties are bound by the provisions of the Supporting Memorandum.

Valuer: Sch 2.2(a)(ii)
Valuer - Membership No. Sch 2.2(a)(ii)
Qualifications: Royal Institution of Chartered Surveyors
Inspection Date: 27 June 2025
Valuation Date: 27 June 2025
Signature: Sch 2.2(a)(ii)



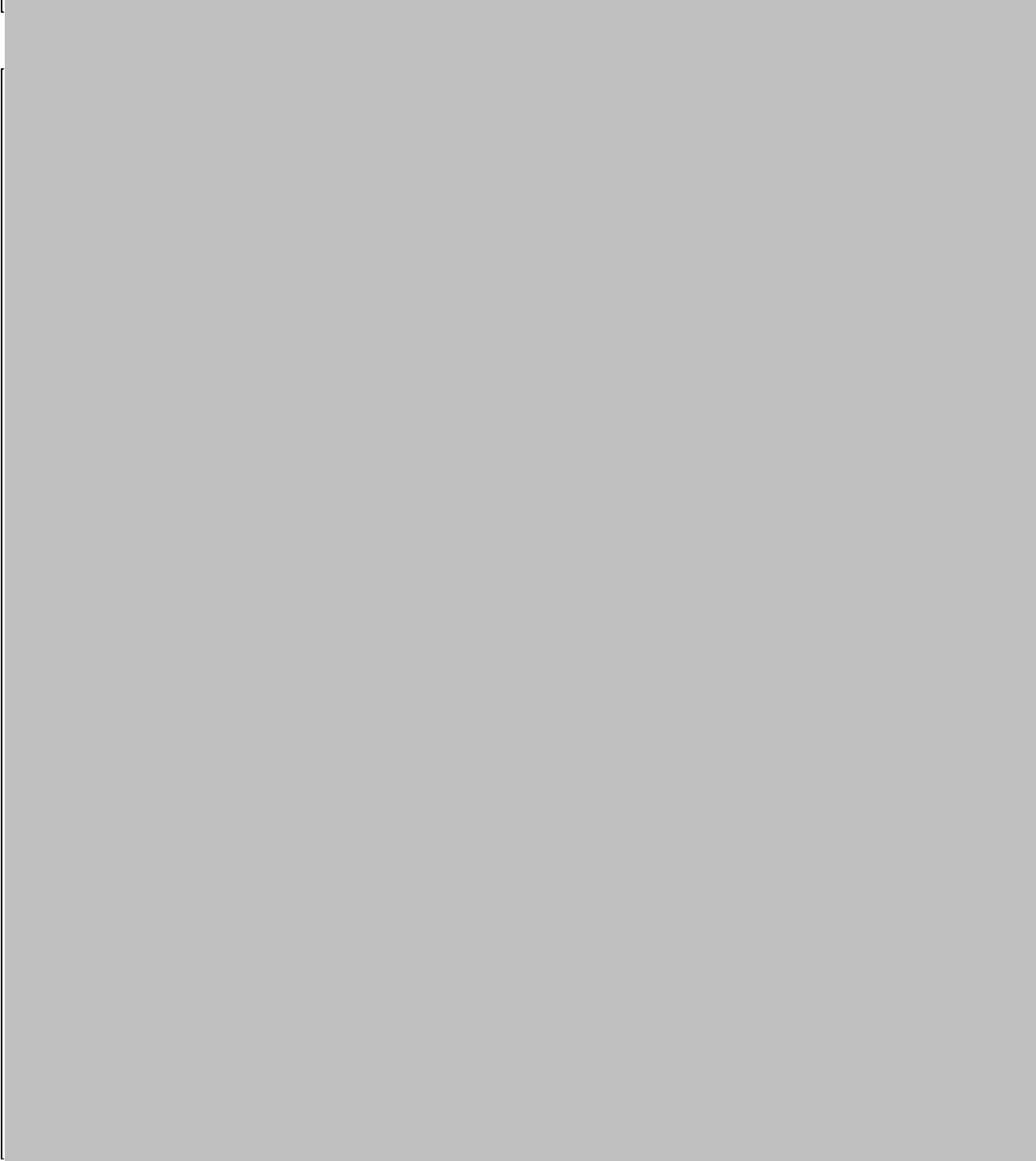
Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





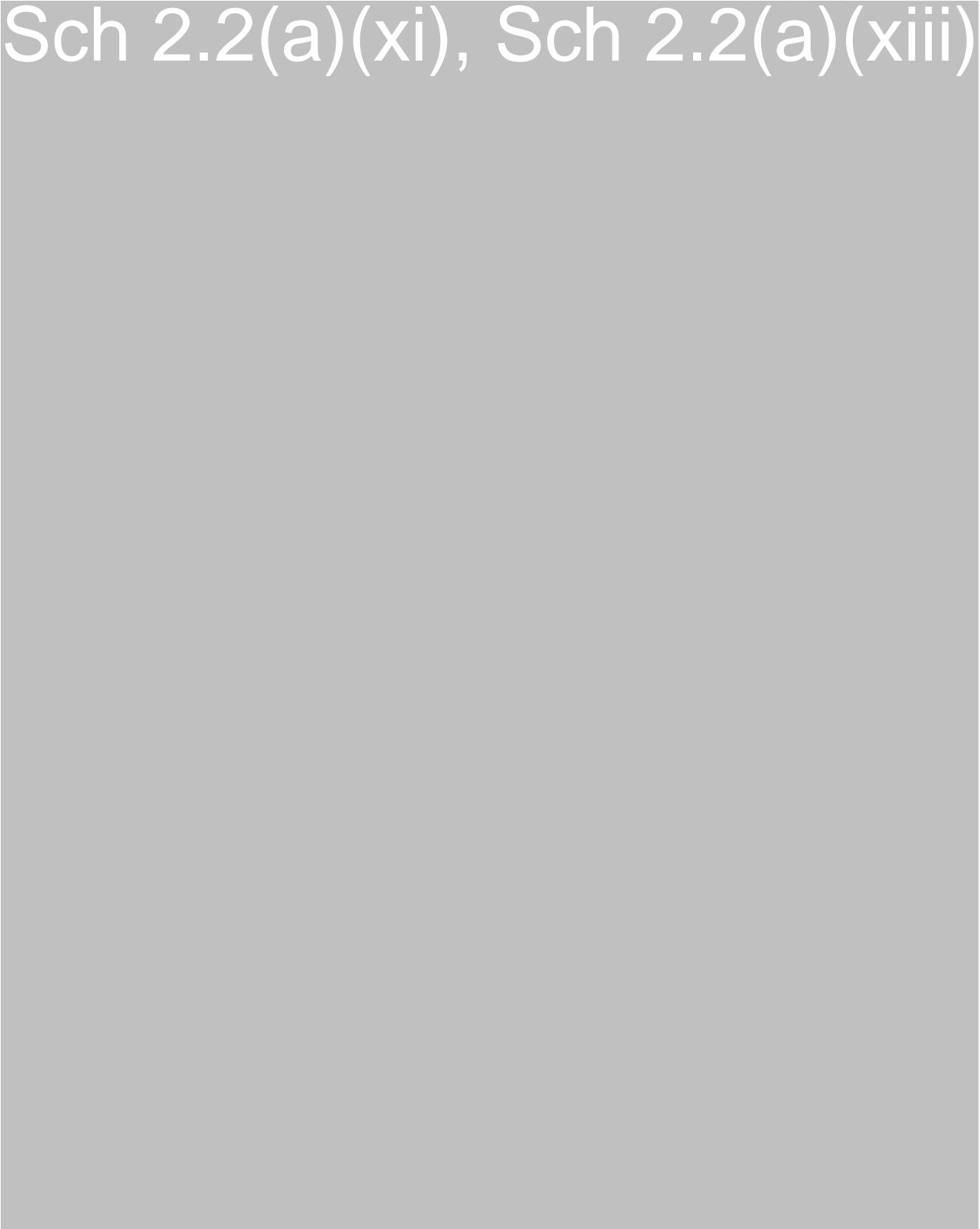
Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)



Valuations **ACT**

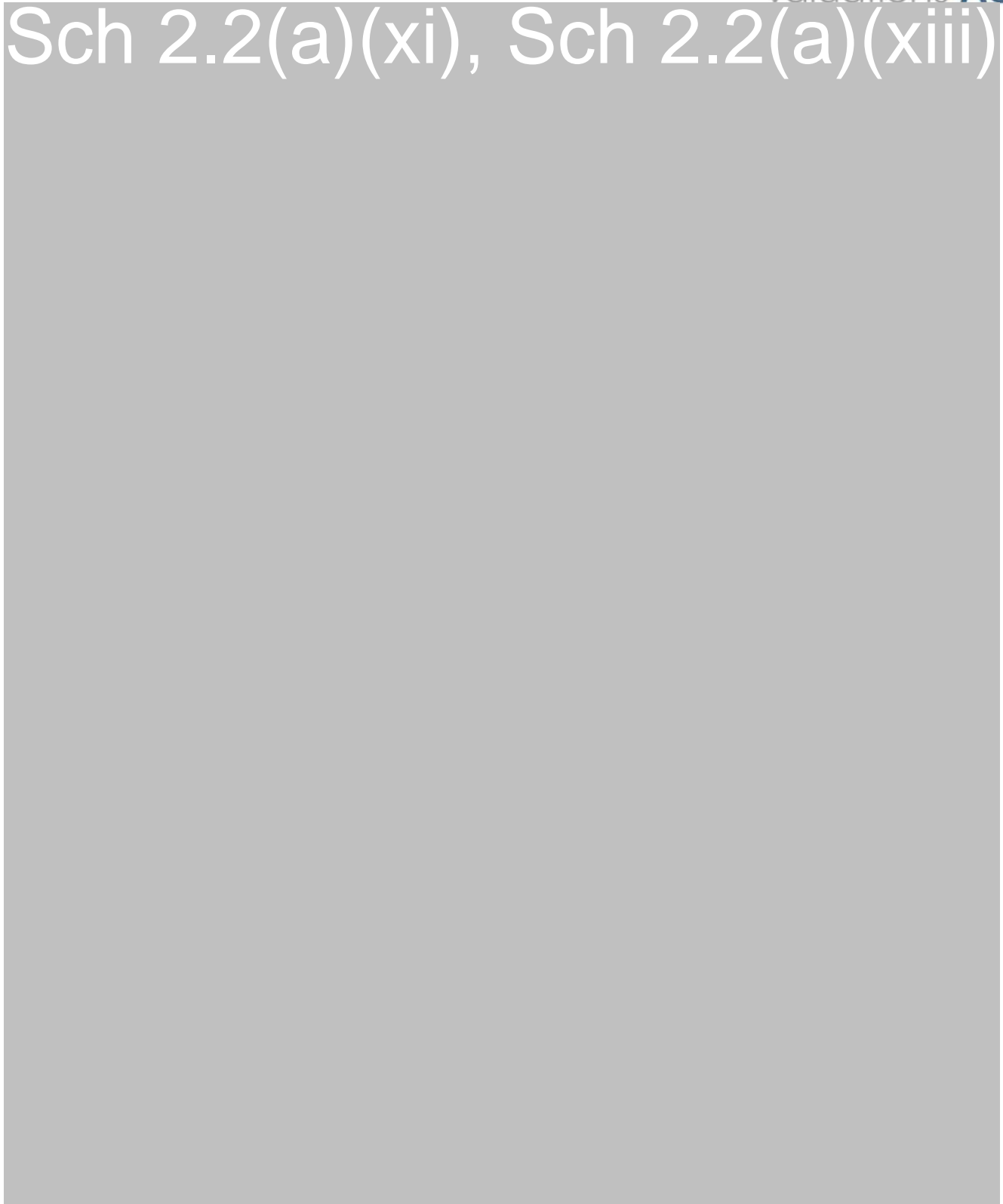
Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





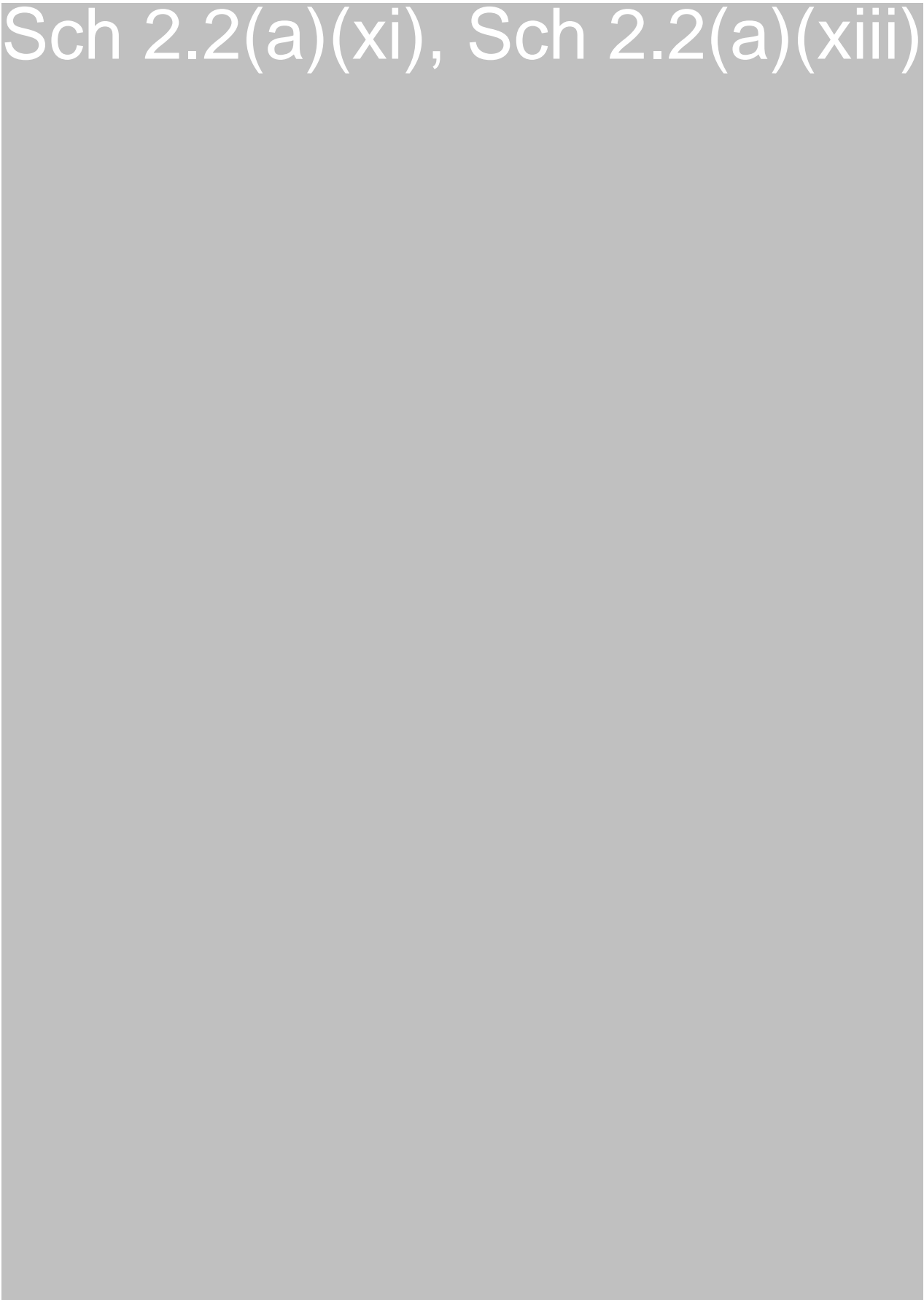
Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





Sch 2.2(a)(xi), Sch 2.2(a)(xiii)



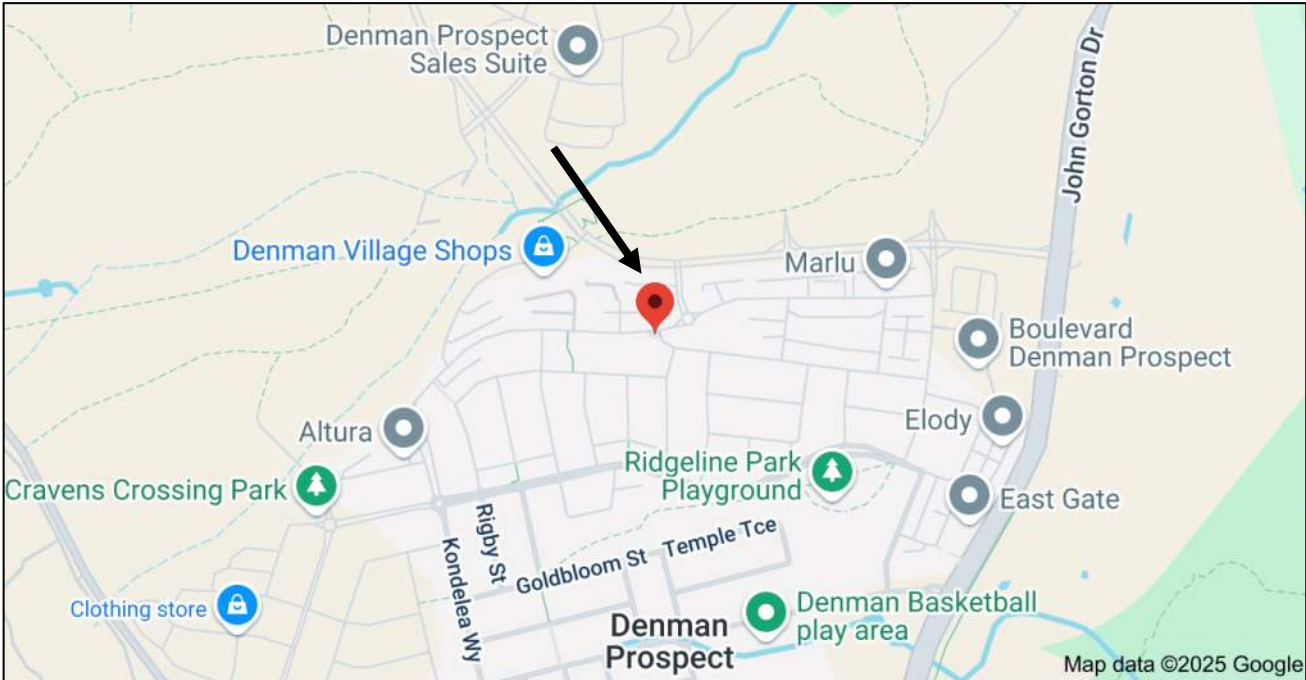


Sch 2.2(a)(xi), Sch 2.2(a)(xiii)



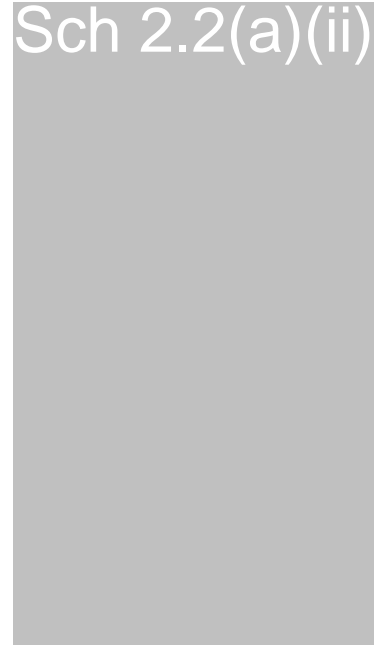
ENCLOSURES:

**Location Map
Photographs
Letter of Instruction**





Valuations ACT

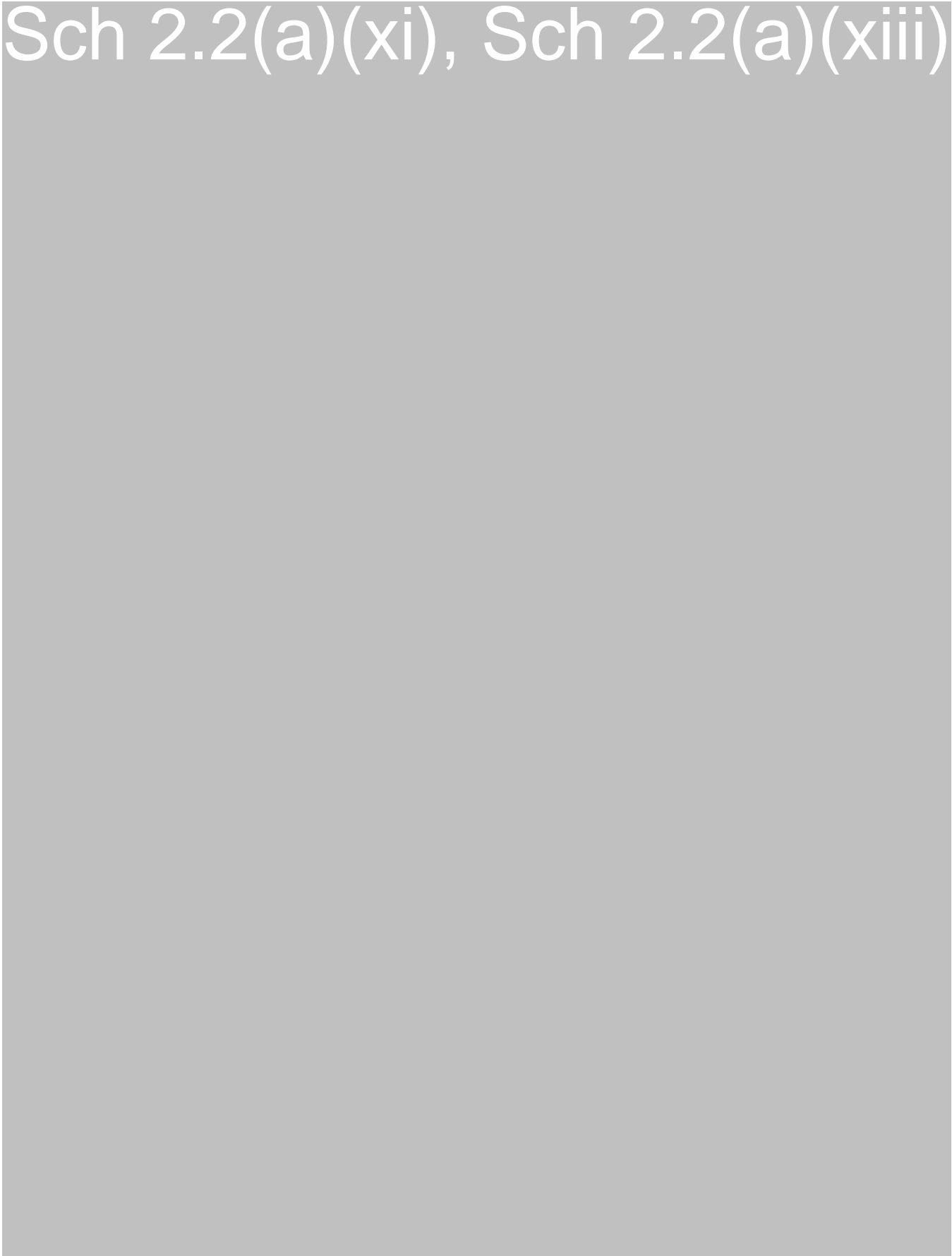


Sch 2.2(a)(ii)



Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)





Valuations **ACT**

Sch 2.2(a)(xi), Sch 2.2(a)(xiii)



Aggregate	100	-	The Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Title for the common property is:				
VALUER'S CERTIFICATION							
I [Sch 2.2(a)(ii)] of Valuation Group (Australia) Pty Ltd, being a certified practicing member of the Royal Institute of Chartered Surveyors, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the <i>Unit Title Regulation 2001</i> . We thank you for your instructions. [Sch 2.2(a)(ii)] Signature [Sch 2.2(a)(ii)] Valuer - Membership No. [Sch 2.2(a)(ii)] ROYAL INSTITUTION OF CHARTERED SURVEYORS Date – 7 July 2025			<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Volume</th> <th style="width: 50%;">Folio</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">11</td> <td style="text-align: center;">88</td> </tr> </tbody> </table>	Volume	Folio	11	88
			Volume	Folio			
11	88						
		 Deputy Registrar-General				



12. APPROVED DOCUMENTATION & NOTICE OF DECISION

Refer copies of

- All notice of decisions
- All stamped Development Approval Plans including Amendments (if applicable)
- All stamped Building Approval Plans including Amendments (if applicable)



NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Fawzia Majid, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions**, the proposal for **construction of 6 new two storey town houses with basement parking, landscaping, new verge crossing and with associated site works**, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 201935602
Block: 11
Section: 58
Suburb: DENMAN PROSPECT
Application lodged: 24 June 2019
Assessment track: Merit

This decision contains the following information:

- Part A – conditions of approval
- Part B – reasons for the Decision
- Part C – public notification & entity advice
- Attachment 1 – administrative information

A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 16 Challis Street, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Fawzia Majid

Delegate of the planning
and land authority
6 February 2020

NOTICE OF DECISION

DA 201935602

PART A – CONDITIONS OF APPROVAL

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

1. FURTHER INFORMATION

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval:

- (a) revised site plan, landscape plan and architectural drawings, based on the relevant drawings submitted as part of the application, showing:
 - (i) Revised basement plans demonstrating sufficient access for 2 vehicles per garage and a revised placement of the basement stairs showing the landing not being within an area required for car parking (in accordance with plan as per Attachment A);
 - (ii) Site plan that identifies the storage location for all waste bins. Storage location must be screened from public areas to comply with Criteria 43 of the Multi Unit Housing Development Code;
 - (iii) All balustrades are either obscure glass panels or solid panels with a total of all openings or clear glass panels of no more than 25% of the surface area of the balustrade;
 - (iv) Privacy screening applied to windows in bedrooms 2 and 3 of units 5 and 6 to 1700mm above floor level to prevent overlooking into adjoining blocks;
 - (v) Relocation of rainwater tank clear from the driveway or revise as an underground tank;
- (b) Turning templates that demonstrate that car can enter and exit all relevant parking spaces safely consistent with the Parking and Vehicular Access General Code and relevant standards.

2. SIGHTLINE

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with AS 2890.1).

3. SERVICES

Any service connections e.g. point of entry, meter boxes, gas meters are to be located clear of areas approved for car parking space(s) to ensure these services do not reduce the minimum area of the parking spaces and/or restrict vehicular access.

Location of any air conditioning/heat pumps for all dwellings-outdoor units must be suitably screened and are not to result in detrimental impacts on the amenity of on-site residents.

NOTICE OF DECISION

DA 201935602

4. ENVIRONMENT PROTECTION AUTHORITY (EPA)

All works must be carried out in accordance with Environment and Sustainable Development Information Sheet 1 Prevent Pollution from Residential Building Sites, February 2014 and *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*, available by calling 132281.

5. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all of the conditions imposed by each of the relevant entities as stated in each of their advice.

6. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following conditions to the satisfaction of TCCS:

- a) The driveway must be designed and constructed in accordance with TCCS Design Standards.
- b) The pedestrian walkway / footpath must take precedence over the driveway.
- c) All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is provided at all times.
- d) A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination – TCCS prior to commencement and on completion of the work.

Note: standard TCCS conditions (attached to this Notice of Decision) also apply. Please refer to attached TCCS Standard Conditions for further information.

7. WASTE MANAGEMENT

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

8. FENCING CONDITION

Pursuant to sub paragraph 165(3) (o) (ii) of the *Planning and Development Act 2007*, at the lessee's expense and before the completion of building work, a 1.8m high timber lapped and capped fence must be installed (or to another standard acceptable to the subject lessees) between Block 11 and adjoining Blocks 10, 12, 13 and 14 of Section 58. New fencing shall not extend further forward than the new building line.

ADVISORY NOTES

1. EPA

Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005.

NOTICE OF DECISION

DA 201935602

All excavations that collect rain water during a rain storm event would be considered as a sediment control pond, and must meet the following condition:

- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

For further information please contact the Environment Protection Authority Planning Liaison at EPAPlanningLiaison@act.gov.au or on 02 6207 5642.

PART B – REASONS FOR THE DECISION

The application was approved because it was found to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007*.

The following evidence formed part of the assessment of this application:

Development Application:	201935602
Territory Plan Zones:	RZ1 Suburban Zone
Development Codes:	Residential Zones Development Code and Multi-Unit Housing Development Code
Precinct Code:	Denman Prospect Precinct Map and Code
Crown Lease:	Volume 2357 and Folio 88
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i>
Entity advice:	addressed in Part C of this Decision

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 1 July 2019 to 19 July 2019. No written representations were received during public notification period.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of entity comments can be found below.

1. Transport Canberra and City Services (TCCS)
TCCS supported the proposed development with conditions. Refer to conditions in Part A.
2. Environment Protection Authority (EPA)
The EPA supported the proposed development with conditions and advice. Refer to conditions in Part A.

NOTICE OF DECISION

DA 201935602

3. Evoenergy

Evoenergy supported the proposed development with conditions. Refer to conditions in Part A. A copy of the Evoenergy advice is attached to this Notice of Decision.

4. Jemena Gas

Jemena Gas supported the proposed development with conditions. Refer to conditions in Part A. A copy of the Jemena advice is attached to this Notice of Decision.

5. Icon Water

Icon Water supported the proposed development with conditions. Refer to conditions in Part A. A copy of the Icon Water advice is attached to this Notice of Decision.

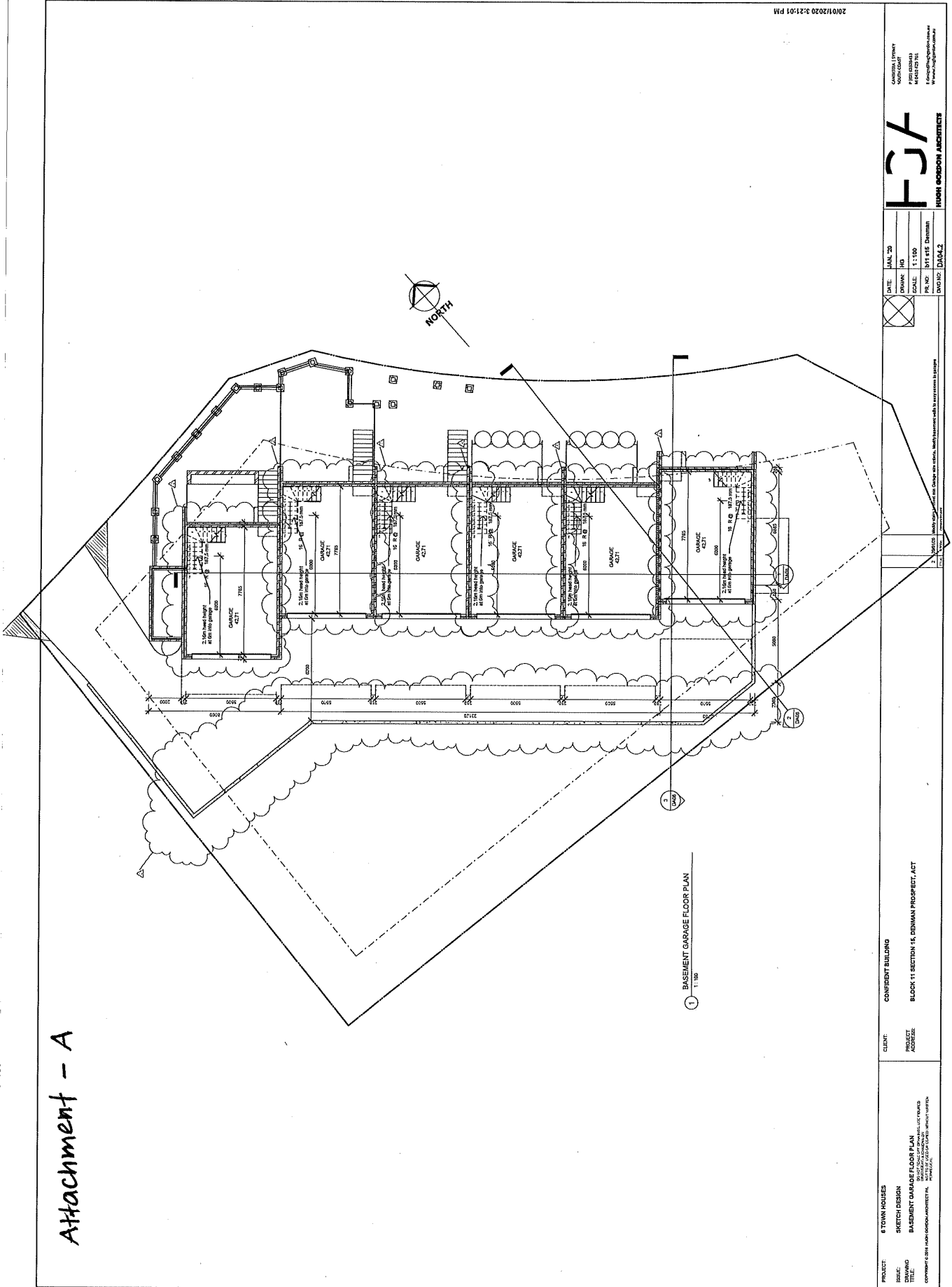
Translation and interpretation services

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

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

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

Attachment - A



2001/2020 3:21:01 PM

DATE: JAN '20
 SCALE: 1:100
 PR. NO: DFT 616 Drawing
 DWG NO: DA04.2

HGF
 HOOD GORDON ARCHITECTS

CLIENT: CONFIDENT BUILDING
 PROJECT ADDRESS: BLOCK 11 SECTION 16, DENMAN PROSPECT ACT

PROJECT: 6 TOWN HOUSES
 ISSUE: SKETCH DESIGN
 TITLE: BASEMENT GARAGE FLOOR PLAN

COMPANY: HOOD GORDON ARCHITECTS
 1000 GARDNER STREET, VANCOUVER, BC V6C 1G7
 TEL: 604-681-1111
 WWW.HOODGORDONARCHITECTS.COM

DATE: JAN '20
 SCALE: 1:100
 PR. NO: DFT 616 Drawing
 DWG NO: DA04.2

CLIENT: CONFIDENT BUILDING
 PROJECT ADDRESS: BLOCK 11 SECTION 16, DENMAN PROSPECT ACT

PROJECT: 6 TOWN HOUSES
 ISSUE: SKETCH DESIGN
 TITLE: BASEMENT GARAGE FLOOR PLAN

COMPANY: HOOD GORDON ARCHITECTS
 1000 GARDNER STREET, VANCOUVER, BC V6C 1G7
 TEL: 604-681-1111
 WWW.HOODGORDONARCHITECTS.COM

3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. If you think you have a right of appeal, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the ACAT at the website listed below. You can also download the form from the ACT Legislation Register.
5. If you are unsure of whether you have a right of appeal, you may contact Access Canberra Customer Services who can provide you with assistance.
6. More information on appeal rights is available online at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision>.
7. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
8. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).
9. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
10. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
11. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Attorney-General, write to the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601
 - the ACT Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
12. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

13. You may apply for access to any documents you consider relevant to this decision under the ACT *Freedom of Information Act 2016*. Information about Freedom of information requests is available on the planning and land authority's web site at <https://www.environment.act.gov.au/about/access-government-information> or by contacting us by phone on 02 6207 1923.
14. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Review by the ACT Supreme Court

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

Other approvals

A notice of decision under the *Planning and Development Act 2007* grants development approval only. Other approvals may be required, including:

1. **Building Approval**
Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the Environment, Planning and Sustainable Development Directorate.
2. **Tree damaging activity approval**
A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.
3. **Use of verges or other unleased Territory Land**
In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at https://www.tccs.act.gov.au/city-living/public_land_use.
4. **Works on unleased Territory Land**

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Contact details for relevant agencies

<p>ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601</p>	<p>www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855</p>
<p>ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601</p>	<p>www.courts.act.gov.au 02 6205 0000</p>
<p>Health Directorate</p>	<p>www.health.act.gov.au 02 6205 1700</p>
<p>Environment, Planning and Sustainable Development Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management</p>	<p>www.planning.act.gov.au 02 6207 1923 www.environment.act.gov.au 132 281 www.environment.act.gov.au 132 281</p>
<p>Transport Canberra and City Services - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets</p>	<p>www.tccs.act.gov.au 132 281 02 6207 0019 (place coordination)</p>
<p>Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation</p>	<p>02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738</p>

Translation and interpretation services

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

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

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



NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

S197 Amendment

I, Nicole Di-Campoli, delegate of the planning and land authority, pursuant to section 198 of the *Planning and Development Act 2007*, **approve subject to conditions**, to amend the development approval, in accordance with the application made under section 197 of the Act, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

Pursuant to section 197 of the Planning and Development Act 2007, approval is sought to amend development approval No. 201935602 dated 6 February 2020 by:

- a) Modifying stairs; and
- b) Adding additional fire stair exit from basement carpark.

DA Number:	201935602 / S197B
Block:	11
Section:	58
Suburb:	Denman Prospect
Address:	McMichael Terrace
Application lodged:	25 March 2021
Assessment track:	Merit

This decision contains the following information:

Part A– conditions of approval

Part B - reasons for the Decision

Part C – public notification & entity advice

A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Nicole Di-Campoli

Delegate of the planning
and land authority

4 June 2021

PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval may require attention before work commences.

1. **BUILDINGS, STRUCTURES AND ASSOCIATED WORKS**

All buildings, structures and associated works including the substructure (i.e. footings etc.) and all drainage e.g. gutters are to be wholly contained within the property boundaries of Block 11 Section 58 Denman Prospect.

Note: Access onto adjoining blocks to facilitate construction is subject to consent of the respective lessee(s) to enter their premises.

2. **EXTERNAL LIGHTING**

All external lighting is to comply with AS 4282 – *Control of the Obtrusive Effects of Outdoor Lighting*.

ADVISORY NOTES

This amended approval is to be read in conjunction with the original decision, its associated conditions and all advisory notes.

ENTITY REQUIREMENTS

Relevant entities to be consulted to ensure the proposed works do not impact on easements/services on adjoining blocks.

SIGNAGE

All signage installed at the site, including advertising signage and hoarding, should comply with the Australian Association of National Advertisers (AANA) Code of Ethics and the ACT Government's Hoarding Signage Advertising Guidelines available online at <https://www.planning.act.gov.au/build-buy-renovate/for-industry/industry-resources/hoarding-signage-guidelines>

PART B – REASONS FOR THE DECISION

The application was approved because based on the documentation and in the form modified by the imposed conditions it was considered to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007*.

The following evidence formed part of the assessment of this application:

Development Application:	201935602 / S197B
Territory Plan Zones:	RZ1 Suburban zone
Development Codes:	Residential Zones Development Code Multi Unit Housing Development Code
Precinct Code:	Denman Prospect Precinct Map and Code
Crown Lease:	Volume 2357 and Folio 88
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i>
Entity advice:	N/A

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 1 April 2021 to 16 April 2021. No written representations were received during the public notification period.

ENTITY ADVICE

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

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

Translation and interpretation services

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

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
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GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

Hugh Gordon Architects Pty Ltd
Attention: Hugh Gordon
24 Bluebell Street
O'CONNOR ACT 2602

BLOCK 11 SECTION 58 – DENMAN PROSPECT
Application Number: 201935602-S165A

Dear Mr Gordon,

I refer to the plans and information you submitted in response to condition **A1** of the Notice of Decision with respect to the above Development Application.

The plans and information now satisfy condition **A1** of the Decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note, there are other outstanding conditions of approval in the Notice of Decision that need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Yours sincerely



Hayden Pini
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
31 March 2020



ACT
Government

Environment, Planning and
Sustainable Development

Ben Asadi

email: ben@confidentbuilding.com.au

EXTENSION OF TIME TO COMPLETE CONSTRUCTION UNDER A DEVELOPMENT APPROVAL

Location: Block 11 Section 58 Division of **DENMAN PROSPECT**

Development Application: **DA 201935602**

Date of Decision: 6 February 2020

Original date the approval took effect: 7 February 2020

Dear Ben,

Thank you for your request for an extension of time to complete the construction works in accordance with **DA 201935602** for Block 11 Section 58 Division of **DENMAN PROSPECT**.

Pursuant to section 184(3) of the *Planning and Development Act 2007*, an extension of 18 months is granted to complete the construction works approved by the subject development application. The construction works are now required to be completed by 18 December 2024.

A further extension to the completion timeframe may be considered upon request. However, such a request must be lodged with the planning and land authority for review prior to the expiry of the extended completion timeframe.

If you would like to discuss this matter further, please telephone the DA Co-ordinator on 6207 6383 or email DAcoordinator@act.gov.au

Yours sincerely

Nicole Di-Campfi

Delegate of the planning and land authority

Environment, Planning and Sustainable Development Directorate

7 March 2023

Sch 2.2(a)(ii)



Sch 2.2(a)(ii)

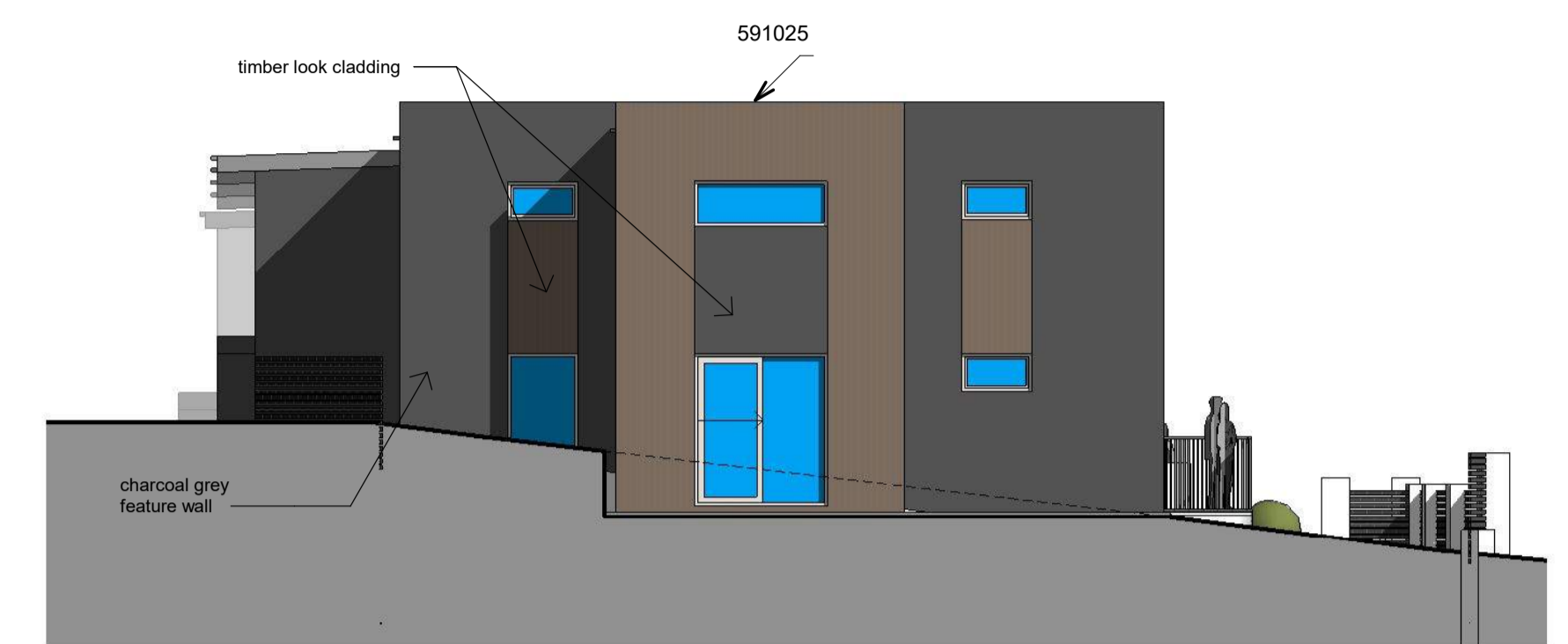


Sch 2.2(a)(ii)

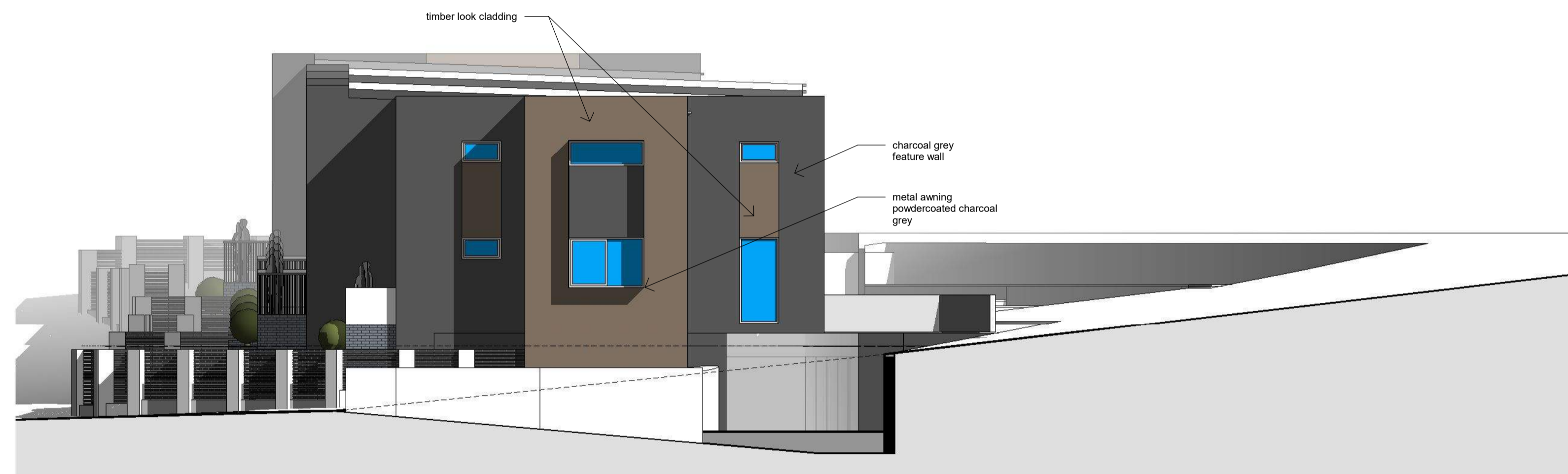




1 NORTH EAST ELEVATION
1:100



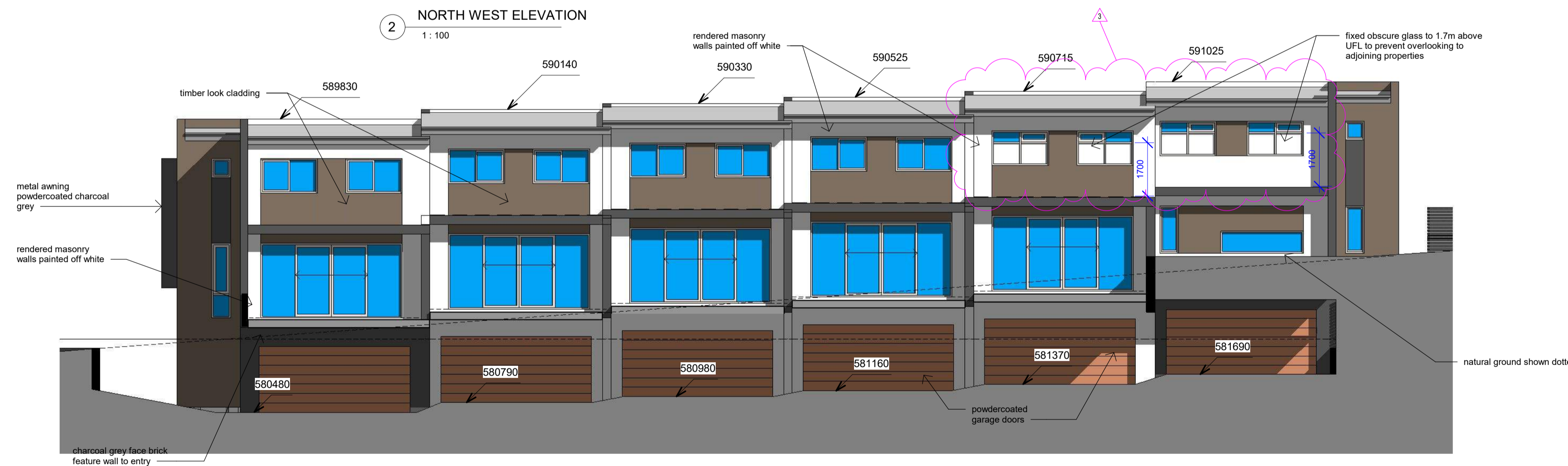
3 SOUTH EAST ELEVATION
1:100



2 NORTH WEST ELEVATION
1:100



5 AUSTRAL METALLIX BRONZE BRICK
1:100



4 SOUTH WEST ELEVATION
1:100

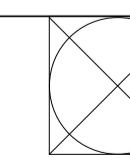
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name HAYDEN PINI
Date 31/3/2020

PROJECT: 6 TOWN HOUSES
ISSUE: SKETCH DESIGN
DRAWING TITLE: ELEVATIONS

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CLIENT: CONFIDENT BUILDING
PROJECT ADDRESS: BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT

issue	date	amendment
3	18/03/20	Modify windows to UFL Bedrooms to Units 5 & 6 to prevent overlooking. Modify metal balustrades
2	20/01/20	Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages



DATE: MARCH '20
DRAWN: HG
SCALE: 1:100
PR. NO: b11 s15 Denman
DWG NO: DA07.3



CANBERRA | SYDNEY
SOUTH COAST
P 02 62636433
M 0410 625 701
E design@hughgordon.com.au
W www.hughgordon.com.au

18/03/2020 4:52:10 PM

Hugh Gordon Architects Pty Ltd
Attention: Hugh Gordon
24 Bluebell Street
O'CONNOR ACT 2602

BLOCK 11 SECTION 58 – DENMAN PROSPECT
Application Number: 201935602-S165A

Dear Mr Gordon,

I refer to the plans and information you submitted in response to condition **A1** of the Notice of Decision with respect to the above Development Application.

The plans and information now satisfy condition **A1** of the Decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note, there are other outstanding conditions of approval in the Notice of Decision that need to be addressed prior to development commencing on the site.

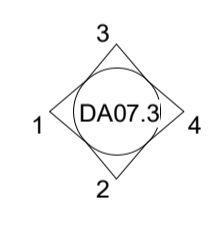
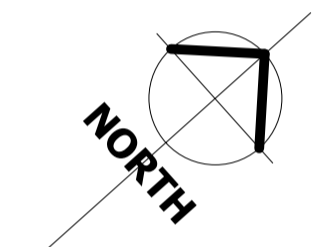
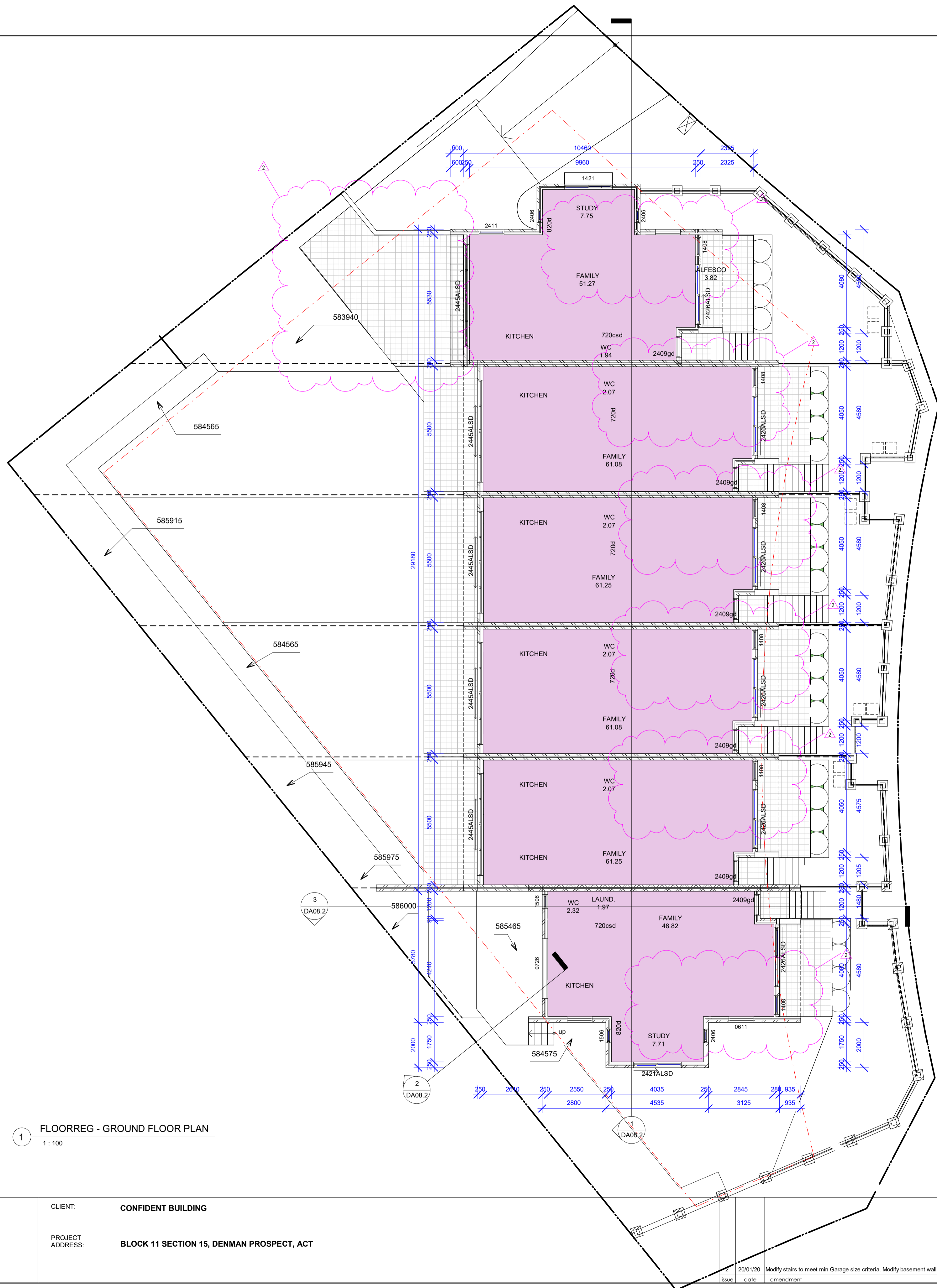
If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Yours sincerely



Hayden Pini
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
31 March 2020

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 31/3/2020

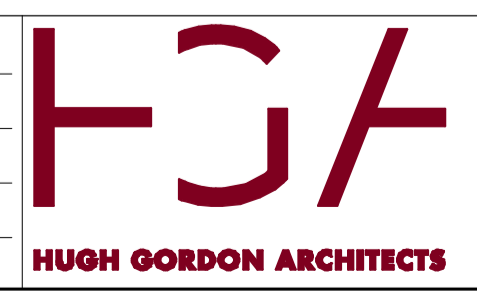


1 FLOORREG - GROUND FLOOR PLAN
1:100

PROJECT: **6 TOWN HOUSES**
 ISSUE: **SKETCH DESIGN**
 DRAWING TITLE: **FLOORREG- GROUND FLOOR PLAN**
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CLIENT: **CONFIDENT BUILDING**
 PROJECT ADDRESS: **BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT**

DATE:	JAN. '20
DRAWN:	Author
SCALE:	1:100
PR. NO.:	b11 s15 Denman
DWG NO.:	DA14.2

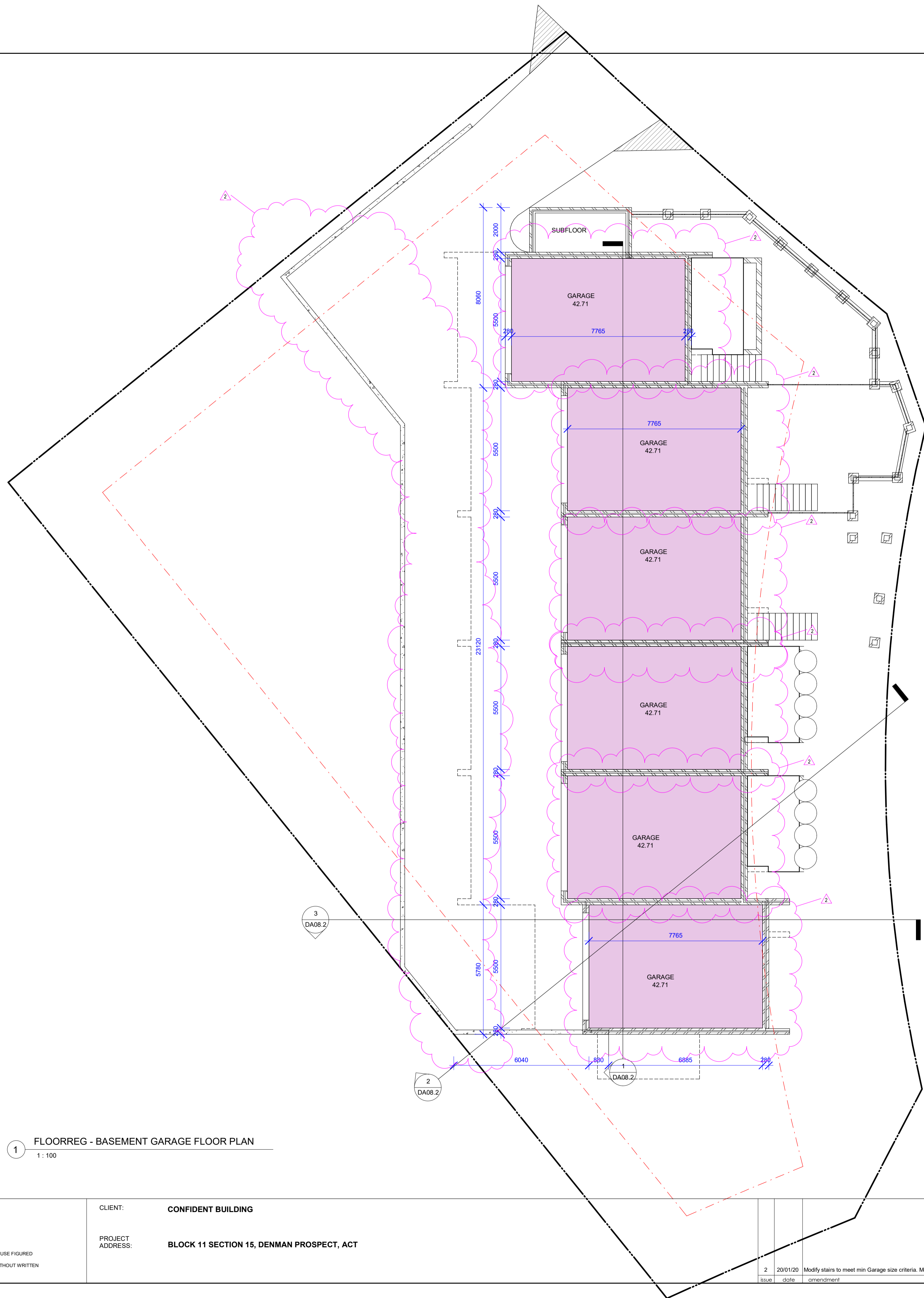


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 SOUTH COAST
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 M 0410 625 701
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20/01/20 20/01/20
 issue date amendment
 Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages

18/03/2020 4:00:12 PM

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 31/3/2020



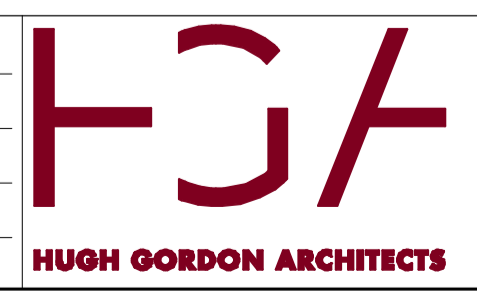
1 FLOORREG - BASEMENT GARAGE FLOOR PLAN
1:100

PROJECT: 6 TOWN HOUSES
 ISSUE: SKETCH DESIGN
 DRAWING TITLE: FLOORREG - BASEMENT PLAN
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CLIENT: CONFIDENT BUILDING
 PROJECT ADDRESS: BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT

2	20/01/20	Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages
Issue	date	amendment

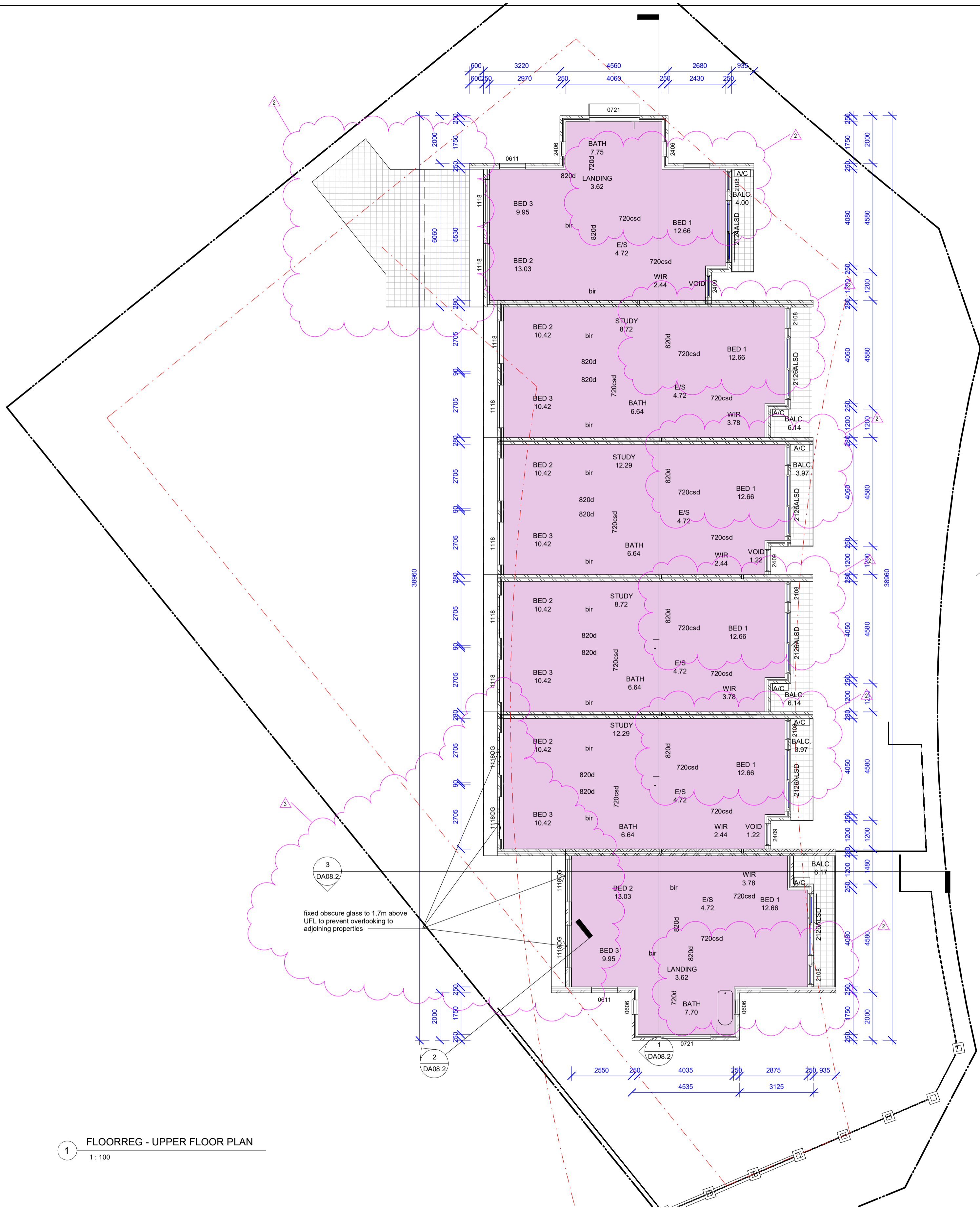
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DRAWN:	Author
SCALE:	1:100
PR. NO.:	b11 s15 Denman
DWG NO.:	DA13.2



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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 31/3/2020



1 FLOORREG - UPPER FLOOR PLAN
1:100

PROJECT: 6 TOWN HOUSES
 ISSUE: SKETCH DESIGN
 DRAWING TITLE: FLOORREG - UPPER FLOOR PLAN
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CLIENT: CONFIDENT BUILDING
 PROJECT ADDRESS: BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT

issue	date	amendment
4	18/03/20	Show bins in front courtyards
3	18/03/20	Modify windows to UFL Bedrooms to Units 5 & 6 to prevent overlooking
2	20/01/20	Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages

DATE:	MARCH '20
DRAWN:	Author
SCALE:	1:100
PR. NO.:	b11 s15 Denman
DWG NO.:	DA15.3

HGA
 HUGH GORDON ARCHITECTS
 CANBERRA | SYDNEY
 SOUTH COAST
 P 02 62636433
 M 0410 625 701
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 W www.hughgordon.com.au

18/03/2020 4:00:43 PM

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 31/3/2020

NOTES: LANDSCAPE

LANDSCAPE WORK TO BE IN ACCORDANCE TO CANBERRA LANDSCAPE GUIDELINES AND THE ACTPW BASIC SPECIFICATION FOR ROADS, HYDRAULICS AND LANDSCAPE 1991, INCL CORRIGENDA 1+2. IN PARTICULAR, NOTE:
-THE PROTECTION REQUIREMENTS FOR EXISTING TREES TO BE MAINTAINED
-THE REMOVAL OF ALL LANTANA, PRIVET, RUBBER TREES, PARATERIA AND OTHER DECLARED NOXIOUS PLANTS ON THE SITE, SHALL BE ERADICATED BEFORE THE COMMENCEMENT OF LANDSCAPE WORKS.

MAKE GOOD ANY DAMAGE TO DISTURBED AREAS AND INCLUDE ALL OBVIOUS WORK.

THE CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL SERVICES WITH THE RELEVANT AUTHORITIES PRIOR TO EARTHWORKS AND PLANTING.

SUBGRADE EARTHWORKS: TRIM AND FINISH SITE TO FORM SUBGRADE LEVELS
CULTIVATION & GYPSUM: CULTIVATE ALL GARDEN AND GRASSED AREAS TO 300mm DEPTH. DO NOT CULTIVATE WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED.

TOPSOILING GRASSED AREAS: PLACE 200mm DEPTH STOCKPILED SITE TOPSOIL AND/OR IMPORTED TYPE 'B' TOPSOIL OVER CULTIVATED SUBGRADE.
TOPSOILING GARDEN AREAS: SPREAD STOCKPILED SITE TOPSOIL WITH 30% AGED COW MANURE THOROUGHLY MIXED PRIOR TO SPREADING TO 300mm DEPTH UNTIL SUPPLIES ARE EXHAUSTED. THEN SUPPLY AND SPREAD TYPE 'S' TOPSOIL AS REQUIRED SO THAT ALL GARDEN BEDS HAVE 300mm DEPTH TOPSOIL. THEN INCORPORATE INTO CULTIVATED SUBSOIL. RAKE OVER TO REMOVE ANY VIABLE ORGANIC MATTER OR STONES / CLODS GREATER THAN 50mm DIAMETER.

PLANTING: SUPPLY AND PLANT AS PER SCHEDULE. FERTILISE ALL PLANTS WITH 30gms LOW PHOSPHOROUS 'OSMOCOTE' AT TIME OF PLANTING. EXCAVATE PLANTING HOLE 100mm WIDER AND DEEPER THAN POT SIZE, SET PLANT LEVEL IN HOLE, AND BACKFILL WITH TOPSOIL MIX.
STAKE ALL DECIDUOUS TREES WITH TWO 1800x50x50mm HARDWOOD STAKES EMBEDDED 600mm, 300mm AWAY FROM TRUNK. WHERE SUPPORT IS NECESSARY, TIE TRUNK TO STAKE WITH 2 NO. 50mm WIDE HESSIAN TIES, TIED AS LOW TO GROUND AS POSSIBLE.

MULCHING: SUPPLY AND PLACE 75mm 'FINE EUCHI WOOD CHIPS' MULCH TO ALL GARDEN AREAS. FORM 1000mm DIA MULCHED WATERING BASINS TO ALL TREES IN DRY GRASS.

GRASSING: CULTIVATE, TOPSOIL, PREPARE FOR AND SOW DRYLAND GRASS MIX 'TYPE C' SPREAD BITUMENT / STRAW MULCH, AND FERTILISE


NOTE: VERGE TO BE FULLY RE-INSTATED AS PART OF OVERALL LANDSCAPE WORKS



LEGEND

Code	Name	Common	Pot Size (mm)
PROPOSED TREES			
Plant Schedule			
Trees			
Ap	Acer palmatum 'Purpurea'	Purple Japanese	Min 2.5m high at time of planting
Pu	Pyrus ussuriensis	Manchurian Pear	Min 2.5m high at time of planting
Shrubs and Groundcovers			
Lm	Liriodendron muscari	Liriope	140mm
Ptp	Phormium tenax 'Purpurea'	Purple Flax	140mm
Pjp	Pittosporum 'Green Pinar' (Advance Stock)	Pittosporum	140mm
Pjs	Pittosporum 'James Stirling'	Pittosporum	140mm
Am	Acanthus Mollis	Oyster Plant	140mm
GROUND COVERS & ACCENT PLANTS			
SHRUBS & SCREENING PLANTS			
TILED OR CONCRETE TERRACE			
LAWN (NO SYNTHETIC TURF PERMITTED)			
MULCH			
PIGMENTED CONCRETE DRIVEWAY OR PAVING (NO PLAIN CONCRETE PERMITTED FOR DRIVEWAY, PATHWAYS OR STAIRS)			
CLOTHES LINE			

1 LANDSCAPE PLAN
1:150

PROJECT: 6 TOWN HOUSES	CLIENT: CONFIDENT BUILDING	DATE: MARCH '20	 <p>CANBERRA SYDNEY SOUTH COAST P 02 62626433 M 0410 625 701 E design@hughgordon.com.au W www.hughgordon.com.au</p>											
ISSUE: SKETCH DESIGN	PROJECT ADDRESS: BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT	DRAWN: HG												
DRAWING TITLE: LANDSCAPE PLAN		SCALE: 1:150												
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COPYRIGHT © 2016 HUGH GORDON ARCHITECT P/L		DWG NO: DA03.4												
		<table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Amendment</th> </tr> <tr> <td>4</td> <td>18/03/20</td> <td>Show bins in front courtyards</td> </tr> <tr> <td>3</td> <td>18/03/20</td> <td>Modify windows to UFL Bedrooms to Units 5 & 6 to prevent overlooking</td> </tr> <tr> <td>2</td> <td>20/01/20</td> <td>Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages</td> </tr> </table>	Issue	Date	Amendment	4	18/03/20	Show bins in front courtyards	3	18/03/20	Modify windows to UFL Bedrooms to Units 5 & 6 to prevent overlooking	2	20/01/20	Modify stairs to meet min Garage size criteria. Modify basement walls to easy access to garages
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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 31/3/2020



1 ROOF PLAN
1:100

PROJECT: **6 TOWN HOUSES**
 ISSUE: **SKETCH DESIGN**
 DRAWING TITLE: **ROOF PLAN**
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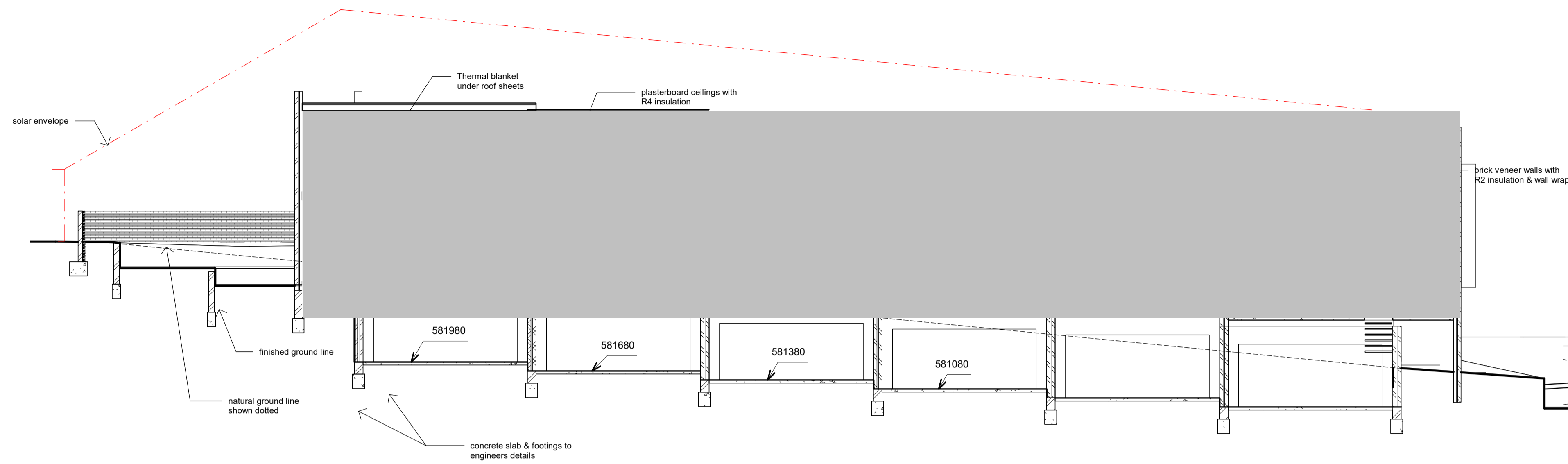
CLIENT: **CONFIDENT BUILDING**
 PROJECT ADDRESS: **BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT**

issue	date	amendment

DATE:	APRIL '19
DRAWN:	HG
SCALE:	1 : 100
PR. NO.:	b11 s15 Denman
DWG NO.:	DA09

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HUGH GORDON ARCHITECTS
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 P (02) 62626433
 M 0410 625 701
 E design@hughgordon.com.au
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1 SECTION A
1:100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
Date 31/3/2020

NOTES & GENERAL CONDITIONS

ALL CONSTRUCTION IN ACCORDANCE WITH BCA AND RELEVANT SAA CODES

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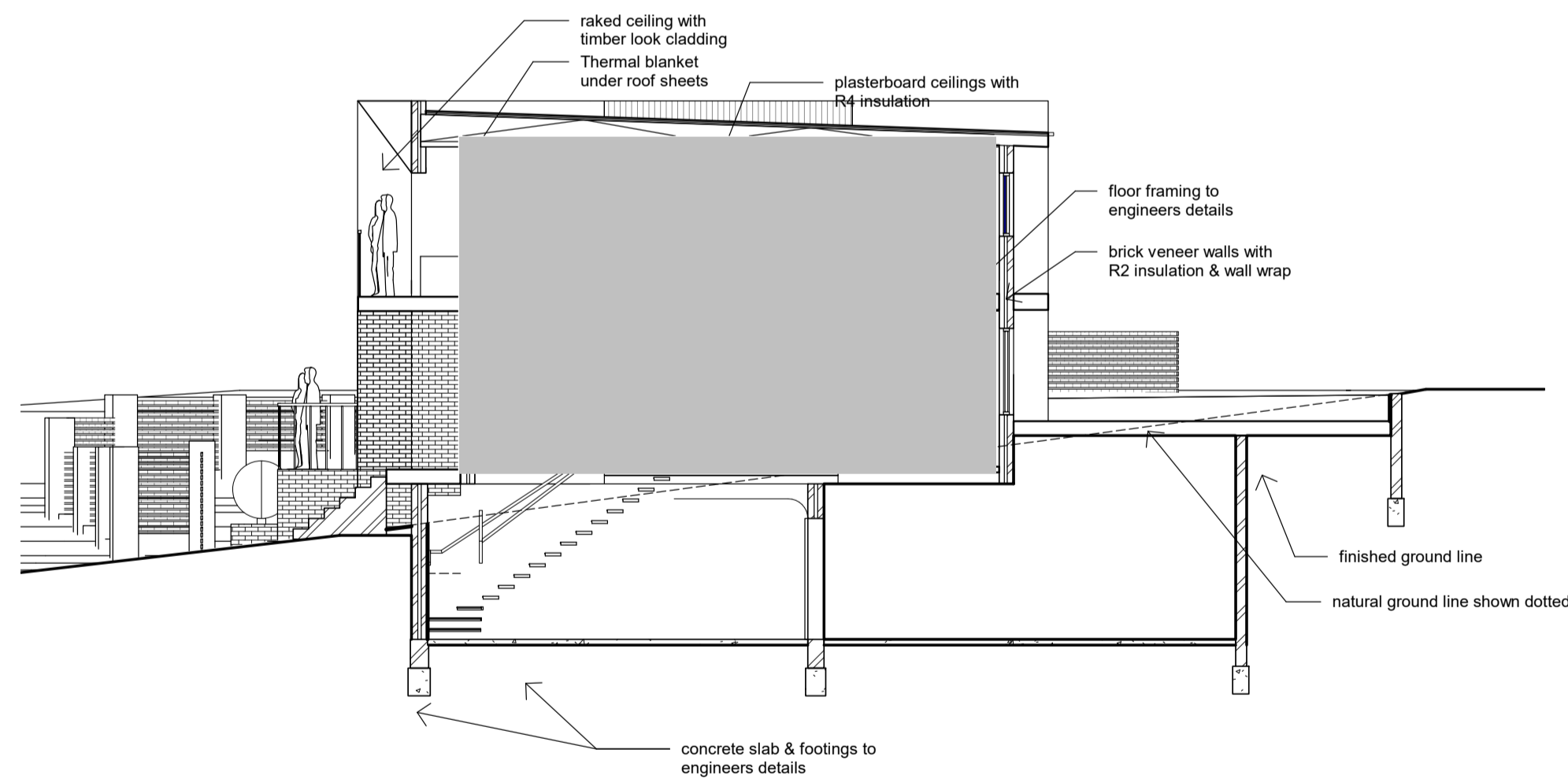
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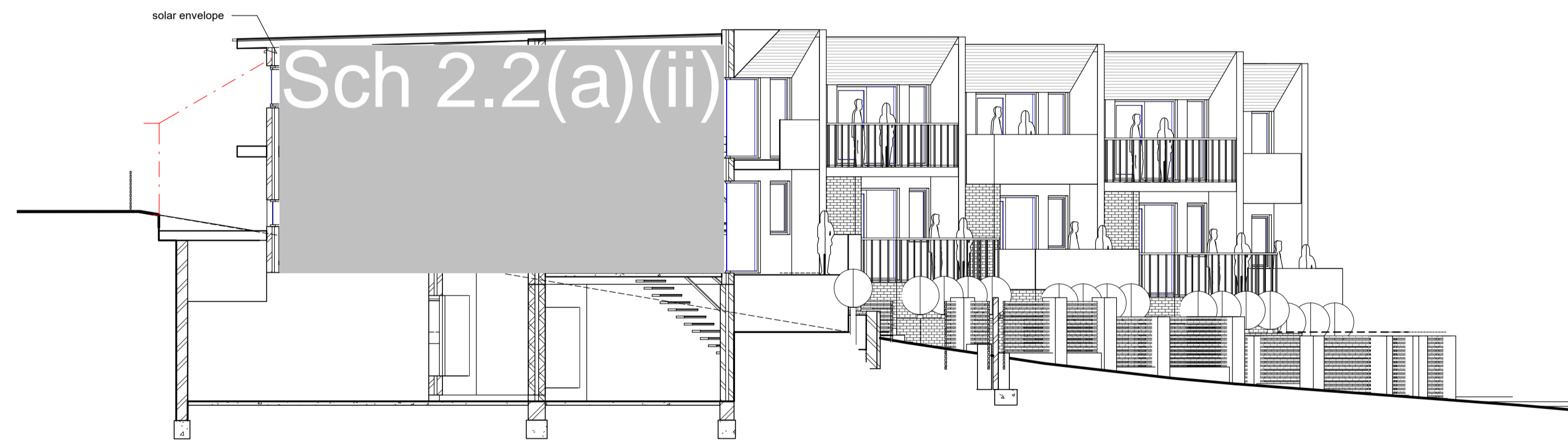
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3 SECTION B
1:100



2 SOLAR ENVELOPE SECTION
1:100

PROJECT: **6 TOWN HOUSES**
ISSUE: **SKETCH DESIGN**
DRAWING TITLE: **SECTIONS**

CLIENT: **CONFIDENT BUILDING**
PROJECT ADDRESS: **BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT**

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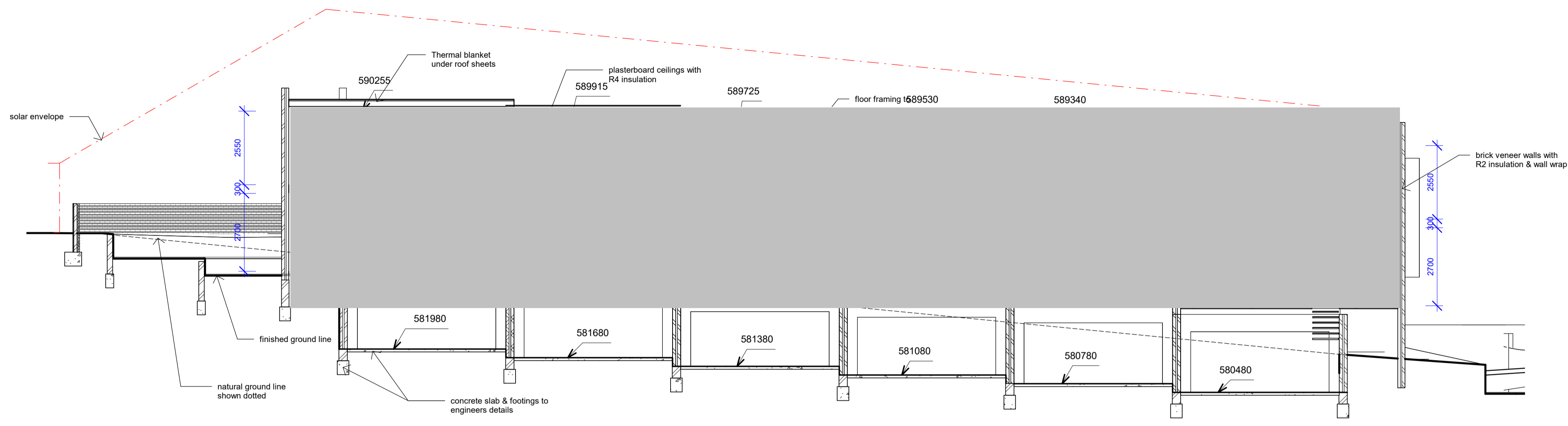
issue	date	amendment

DATE: **APRIL '19**
DRAWN: **HG**
SCALE: **1:100**
PR. NO: **b11 s15 Denman**
DWG NO: **DA08**

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1 SECTION A
1:100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
Date 31/3/2020

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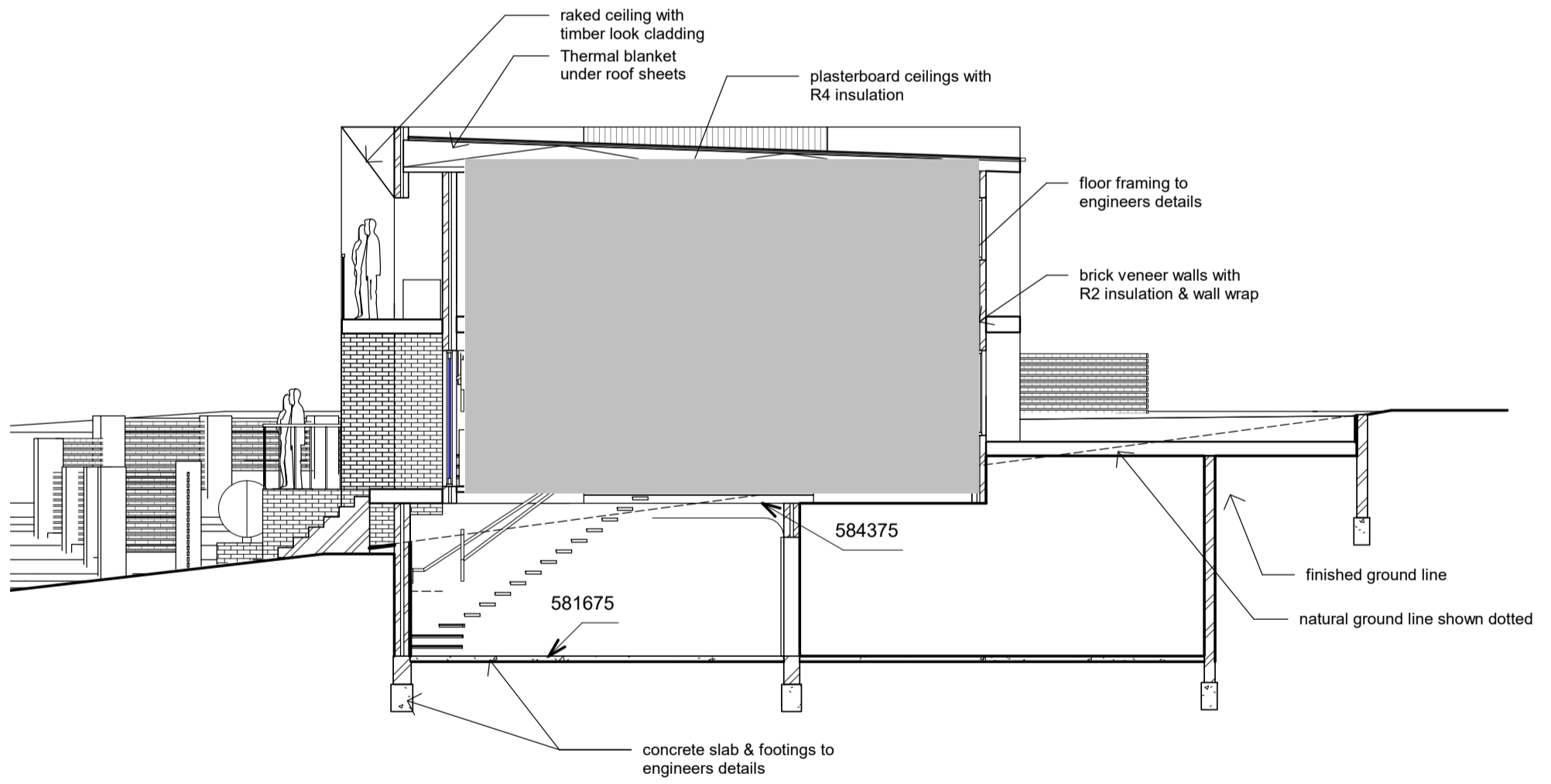
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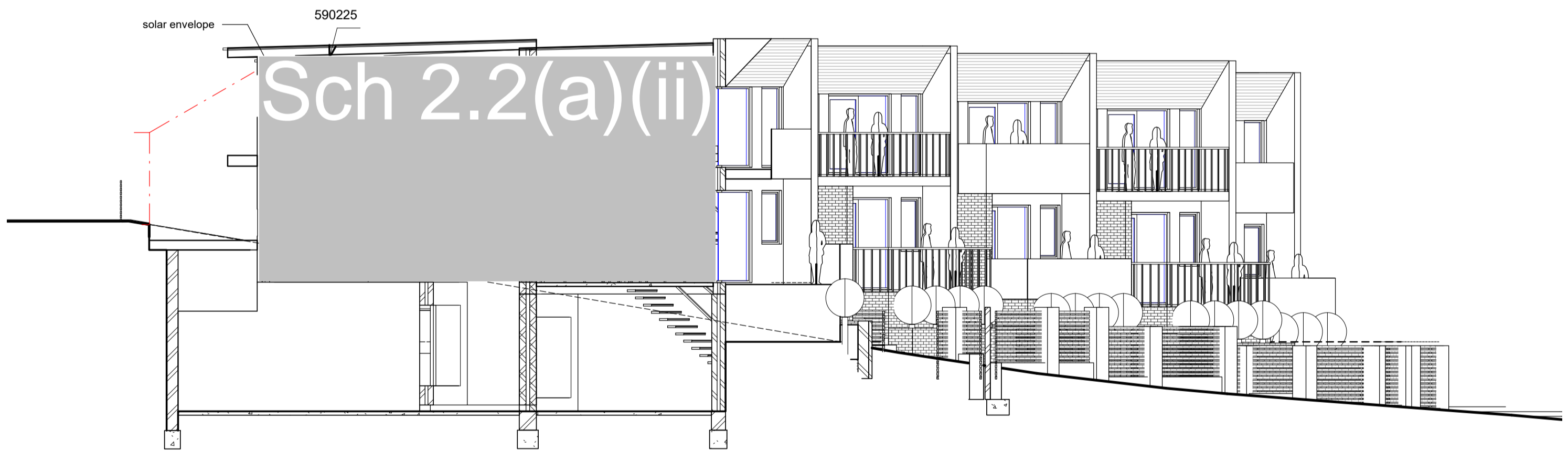
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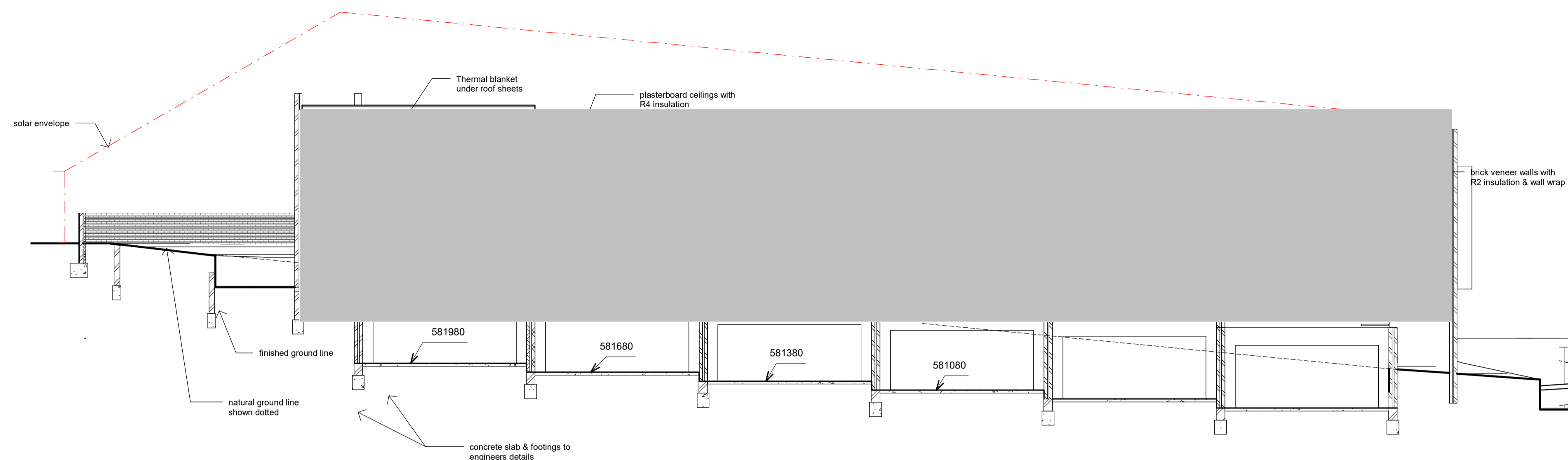
3 SECTION B
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2 SOLAR ENVELOPE SECTION
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PROJECT: 6 TOWN HOUSES	CLIENT: CONFIDENT BUILDING	<table border="1"> <tr><td>DATE:</td><td>APRIL '19</td></tr> <tr><td>DRAWN:</td><td>HG</td></tr> <tr><td>SCALE:</td><td>1:100</td></tr> <tr><td>PR. NO:</td><td>b11 s15 Denman</td></tr> <tr><td>DWG NO:</td><td>DA08</td></tr> </table>	DATE:	APRIL '19	DRAWN:	HG	SCALE:	1:100	PR. NO:	b11 s15 Denman	DWG NO:	DA08	 <p>HUGH GORDON ARCHITECTS</p>	<p>CANBERRA SYDNEY SOUTH COAST</p> <p>P (02) 62626433 M 0410 625 701</p> <p>E design@hughgordon.com.au W www.hughgordon.com.au</p>
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1 SECTION A
1 : 100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
 Date 31/3/2020

NOTES & GENERAL CONDITIONS

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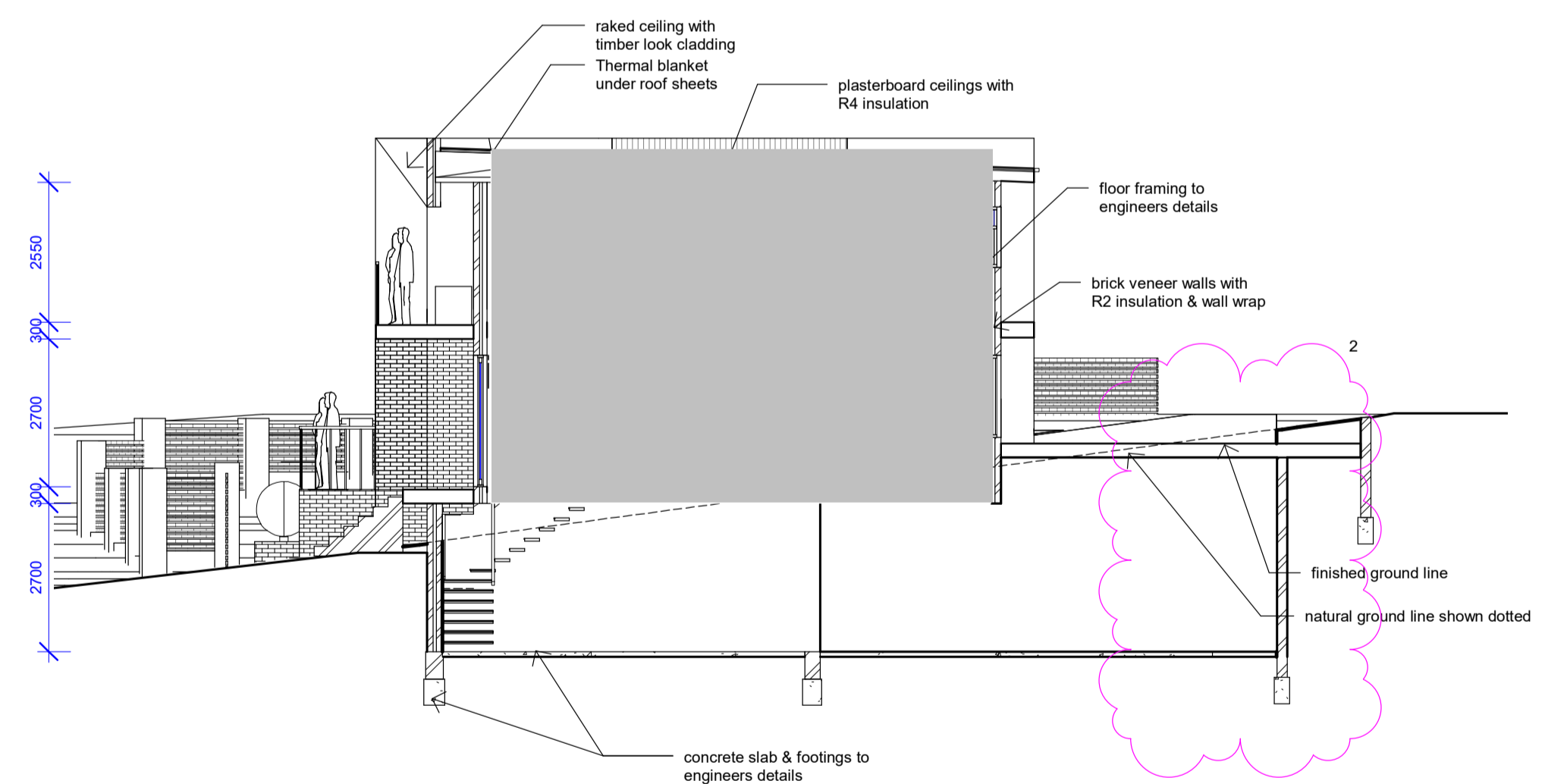
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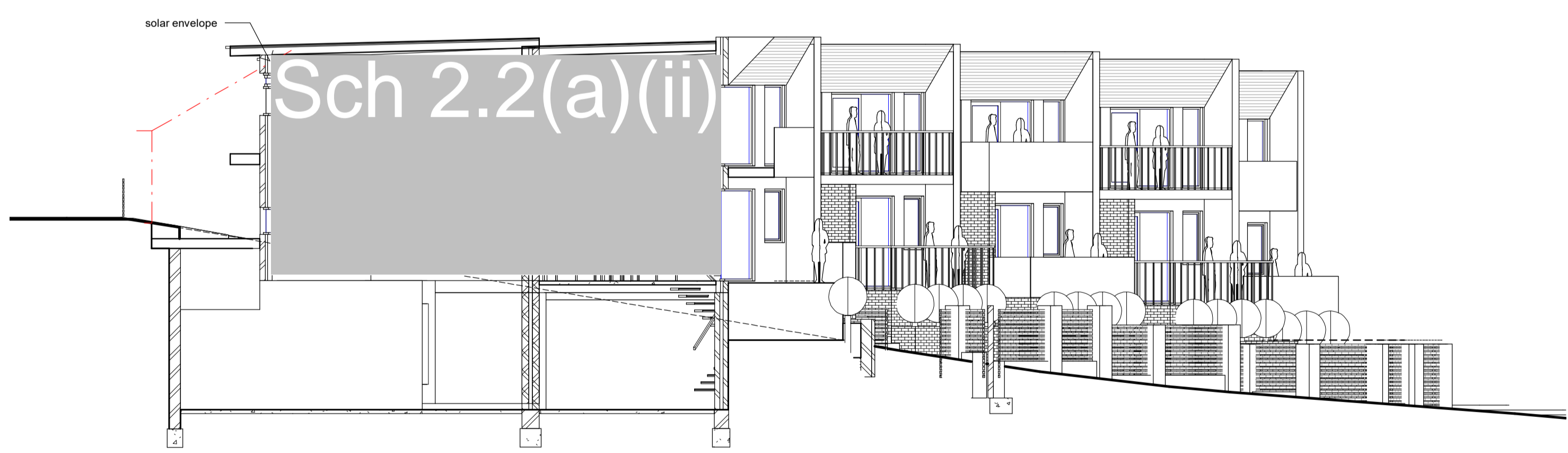
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3 SECTION B
1 : 100



2 SOLAR ENVELOPE SECTION
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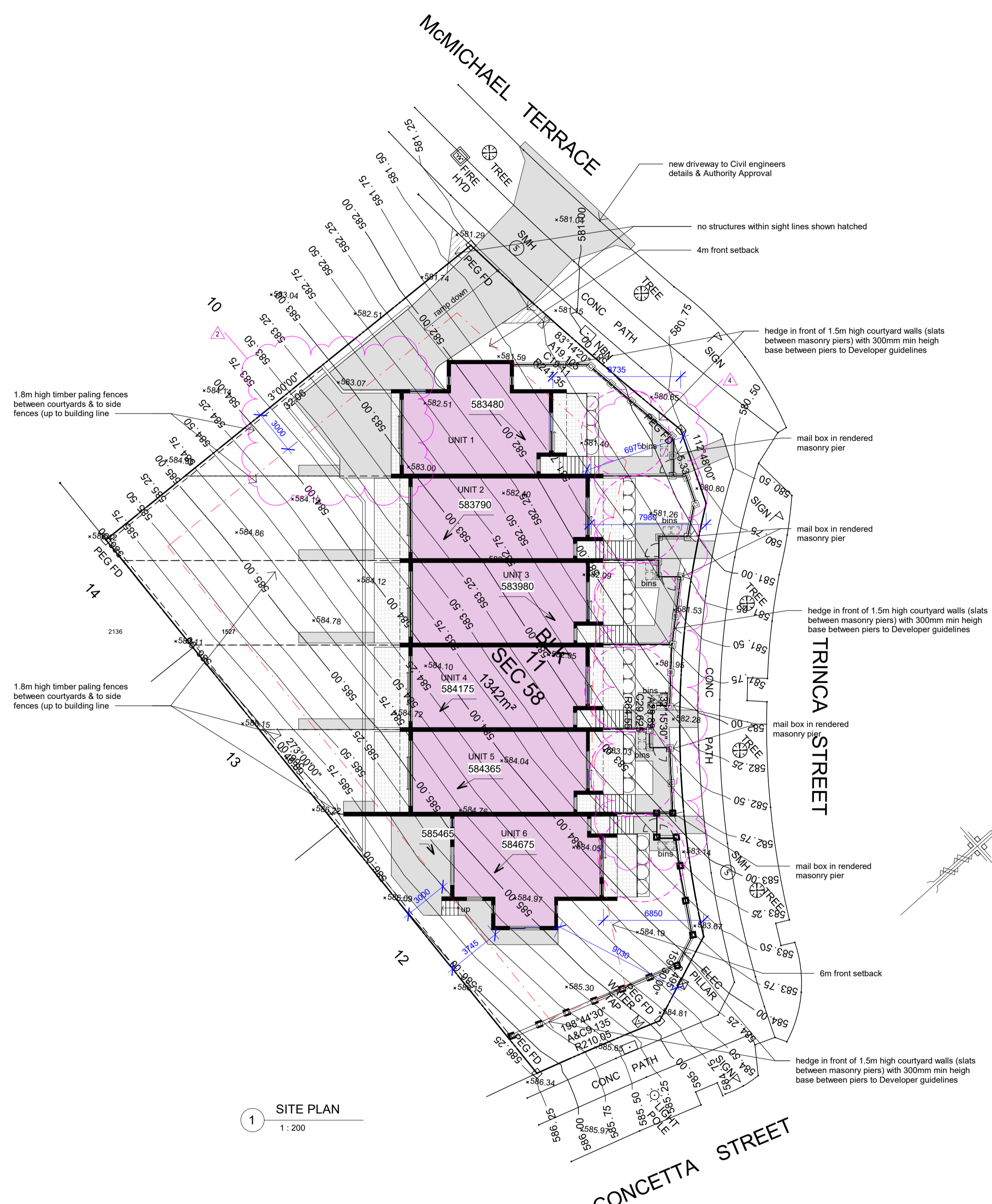
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PLANNING AND DEVELOPMENT ACT 2007
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PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 31/3/2020



1 SITE PLAN
1:200

Area Schedule (Gross Building)	
Name	Area
U6 UFL	66.30
U1 UFL	66.36
U2 UFL	66.45
U3 UFL	66.45
U4 UFL	66.45
U5 UFL	66.56
U6 FFL	70.03
U1 FFL	70.39
U3 FFL	70.42
U4 FFL	70.44
U2 FFL	70.46
U5 FFL	70.84
Grand total: 12	821.14

PROJECT: **6 TOWN HOUSES**
ISSUE: **SKETCH DESIGN**
DRAWING TITLE: **SITE PLAN**
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CLIENT: **CONFIDENT BUILDING**
PROJECT ADDRESS: **BLOCK 11 SECTION 15, DENMAN PROSPECT, ACT**

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SCALE: **1:200**
PR. NO: **b11 s15 Denman**
DWG NO: **DA02.4**

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P (02) 62626433
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NOTICE OF DECISION

Made under part 7.6 of the *Planning Act 2023*

AMENDMENT TO DEVELOPMENT APPROVAL DETAILS

This Decision Notice relates to the proposed amendment of the below development application (DA)

Application number	DA 201935602-S205C
Lodgement date	25 February 2025
Site Description	Block 11 Section 58 Denman Prospect
Crown Lease	Volume: 2357 Folio: 88
Type of Development	Residential – Multi Unit Dwelling
Proposal Amendments	<ol style="list-style-type: none">1. Modify elevation materials, front courtyard and landscaping.2. Remove awnings.3. Adjust floor levels and associated works.

DECISION

The below is made pursuant to section 206 of the *Planning Act 2023*.

Decision	APPROVED SUBJECT TO CONDITIONS
Decision Date	27 March 2025
Reasons for the Decision and Considerations	PART 1: Application and Assessment Summary PART 2: Statutory Considerations: <ul style="list-style-type: none">- Public notification and representations- Entity advice- The Territory Plan and Design Guides- Other Statutory Considerations
Conditions, Administrative Information and other Attachments	APPENDIX A: Conditions of approval and advisory notes APPENDIX B: Attachments of relevant entity advice APPENDIX C: Administrative Information

CONTACT / ENQUIRIES

DA Gateway team

Phone: (02) 6207 6383

Online Form:

<https://services.accesscanberra.act.gov.au/s/forms/land-planning-and-building-enquiry>



Richard Davies

Delegate of the Territory planning authority
27 March 2025

REASONS FOR THE DECISION AND CONSIDERATIONS

PART 1 APPLICATION AND ASSESSMENT SUMMARY

Pursuant to section 206 of the *Planning Act 2023* (the Act) the proposal to amend the development approval (DA201935602-S205C) is **approved subject to conditions**.

In accordance with section 205 of the Act, this decision was made, and the application was considered as if the development originally approved is completed. In other words, this decision only relates to the proposed amendments – the entire development proposal was not re-assessed.

The plans and documentation submitted as part of the amendment application and any subsequent information, as outlined in Table 1 below, were considered throughout the assessment and decision-making process. All conditions of approval and advice are noted in **APPENDIX A**.

Table 1: Timeline of the application

	Reference	Lodgement(L)/ Request (R) Date	Public notification period	Number of representations received	Entity referrals
Amendment Application (S205C)	201935602- S205C	L - 25 February 2025	Waived	Nil	27 February 2025 to 21 March 2025

THE ASSESSMENT

The Territory Planning Authority (the Authority) utilises a 6-stage process when assessing and determining all DAs. This allows different officers to work on different aspects of the same application to ensure probity and integrity is upheld during the assessment process.

More information about the 6-stage assessment process and what’s involved is available online at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/after-you-apply>.

For this DA:

- A total of 3 assessment officers were involved in the assessment and decision-making process;
- Stage 5 (Quality and Outcomes Assurance) consisted of a review and advice by two senior officers.

Internal discussion within the Authority indicated that the amendment timeframe suitable based on the S205 application being lodged prior to the Extension of Time date until 18 March 2025 and hence can be considered and determined. This decision provides further time to complete the development. The Planning and Development Act 2007 and Planning Act 2023 were considered regarding the end of approvals. A new end date for the approval is provided for in this decision. See Appendix A below.

PART 2 STATUTORY CONSIDERATIONS

PUBLIC NOTIFICATION AND REPRESENTATIONS – S186(H)

Pursuant to section 208 of the *Planning Act 2023*, public notification of this amendment application was waived.

Public notification was waived as the authority were satisfied that no essential design elements outlined in the original notice of decision would be changed, and that the amendments will do no more than minimally increase the adverse impacts of the development (other than on the applicant) and the environmental impacts

of the development. In making this decision, the authority considered the representations (if any) received during the initial public notification period and the cumulative impacts of the changes to the development.

ENTITY ADVICE – S186(I) AND S189(1)

Pursuant to Division 7.5.3 of the Act, the application was referred to entities, as outlined below, for the periods outlined in **Table 1 above**.

1. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

TCCS were referred the amendment application S205C for advice.

TCCS provided advice stating that they support the proposal.

2. ICON WATER

ICON Water were referred the amendment application S205C for advice.

ICON Water provided advice stating that they support the proposal subject to conditions.

Please refer to **APPENDIX A** for conditions consistent with the ICON Water advice.

A copy of the Icon Water advice is attached to this Notice of Decision.

3. EVOENERGY (ELECTRICITY)

Evoenergy Electricity were referred the amendment application S205C for advice.

Evoenergy Electricity provided advice stating that they support the proposal subject to conditions.

Please refer to **APPENDIX A** for conditions consistent with the Evoenergy Electricity advice.

A copy of the Evoenergy Electricity advice is attached to this Notice of Decision

4. EVOENERGY (GAS)

Evoenergy Gas were referred the amendment application S205C for advice.

Evoenergy Gas provided advice stating that they support the proposal subject to conditions.

Please refer to **APPENDIX A** for conditions consistent with the Evoenergy Gas advice.

5. ENVIRONMENTAL PROTECTION AUTHORITY (EPA)

The EPA were referred the amendment application S205C for advice.

The EPA provided advice stating that have no comments to offer as there are no matters pertaining to Environment Protection Legislation within this amendment.

THE TERRITORY PLAN AND – S186(A)-(B)

In making this decision, the decision-maker considered the applicable policies in the Territory Plan and applicable guidance in relevant design guides. These include:

- Molonglo District Policy
- Residential Zone Policy
- All applicable Design Guides

The proposed amendments were **approved subject to conditions** as it was found that the proposal was **consistent with** the Territory Plan, including the above Policies.

OTHER STATUTORY CONSIDERATIONS

SUBSTANTIALLY THE SAME – S206(3)

The decision-maker was satisfied that, after the amendment, the development approved would be substantially the same as the development which was originally approved.

In making this decision, the decision-maker made the consideration outlined in Advisory Note 03: Substantially the same – DA amendments, available at <https://www.planning.act.gov.au/professionals/resources>.

SUITABILITY OF THE DEVELOPMENT IN THE CONTEXT OF THE SITE AND SURROUNDS – S186(E)

Considering the nature of the area as primarily a residential and the permissible uses for that area, the proposed amendments were considered to be suitable.

THE PROBABLE IMPACT OF THE PROPOSED DEVELOPMENT – S186(F)

There are no probable impacts considered with the proposed development

THE INTERACTION OF THE PROPOSED DEVELOPMENT WITH ADJOINING OR ADJACENT DEVELOPMENT PROPOSALS – S186(G)

The proposed development does not interact with adjoining or adjacent development proposals.

APPROPRIATE TRANSITION BETWEEN ZONES (WHERE THE SITE ADJOINS ANOTHER ZONE) – S186(D)

The development proposal is located in RZ1: Suburb and adjoins RZ1 and PRZ1: Urban Open Space. The proposed amendments are considered to achieve an appropriate transition between the zones.

APPENDIX A CONDITIONS OF APPROVAL AND ADVISORY NOTES

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

All original approval conditions continue to apply unless superseded by the following conditions.

ADMINISTRATIVE AND GENERAL CONDITIONS

1. ORIGINAL DECISION

The amended approval is to be read in conjunction with the original decision and its associated conditions and advisory notes.

2. CONDITIONS IN THE ORIGINAL DA201935602 TO CONTINUE

- a) Conditions in the existing approval i.e. the Notice of Decision dated 6 February 2020 remain in place and are to be complied with unless in conflict with the following additional conditions.
- b) In the event of any conflict between conditions, the following conditions shall prevail for the extent of the inconsistency.
- c) The development approval, with this amendment decision, will end by **26 March 2026**.

Note: Further administrative information is also available in APPENDIX C.

All work reliant on DA 201935602 and its approval, including this amendment, therefore needs to be completed on or prior to 26 March 2026 ie 1 year after the date of this amendment decision.

ENTITY REQUIREMENTS

3. ICON WATER

The lessee/applicant must address and comply with any additional conditions imposed by ICON Water.

4. EVOENERGY (ELECTRICITY)

The lessee/applicant must address and comply with any additional conditions imposed by Evoenergy Electricity.

5. EVOENERGY (GAS)

The lessee/applicant must address and comply with any additional conditions imposed by Evoenergy Gas.

- a) Jemena has reviewed the location of the Development Application and undertaken a review of the documentation provided. Please note this must comply with the ACT Government regulations & Development/Building Approvals <https://www.legislation.act.gov.au/View/a/2010-41/current/html/2010-41.html>
Jemena has no objection to this development application if it meets these requirements.
- b) It is noted that there is a gas network in the vicinity however, all care is to be taken around our underground assets & please ensure appropriate Before You Dig Australia (BYDA) processes are followed as part of the construction process.
- c) If a meter relocation or service pipe relocation is required, you must comply with Evoenergy standards please contact your gas retailer, only people accredited by Evoenergy can carry out this work.

STANDARD CONDITIONS

6. WASTE MANAGEMENT – DURING CONSTRUCTION PHASE

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

7. ENVIRONMENT PROTECTION

All works shall be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, August 2022*.

8. SIGHTLINE

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with AS 2890.1).

9. SERVICES

Any service connections including, point of entry, meter boxes and gas meters, are to be located clear of areas approved for car parking space(s) to ensure these services do not reduce the minimum area of the parking spaces and/or restrict vehicular access.

ADVISORY NOTES

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

1. Connection to the Gas Network

In accordance with the *Climate Change and Greenhouse Gas Reduction Regulation 2010* (the CCGGR Regulation), this development is likely unable to connect to the gas network, unless an exemption from the CCGGR Regulation is granted. An exemption must be granted prior to seeking Building Approval.

For more information about the Regulation and exemptions from the CCGGR Regulation, please visit the Everyday Climate Choices website: <https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections>.

2. Signage

a) This development application does not include an assessment of any proposed signage.

Any proposed signage at the site must be the subject of a separate DA for approval by territory planning authority, unless exempt in accordance with [the Planning \(Exempt Development\) Regulation 2023](#).

b) All signage installed at the site, including advertising signage and hoarding, should comply with the Australian Association of National Advertisers (AANA) Code of Ethics and the ACT Government's *Hoarding Signage Advertising Guidelines* available online at <https://www.planning.act.gov.au/professionals/resources/resource-articles/hoarding-signage-guidelines>

3. Environment Protection – Noise

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard at the block boundary at all times as per the *Environment Protection Regulation 2005*. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the *Environment Protection Regulation, 2005*.

4. Building Approval

Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from <https://www.planning.act.gov.au/community/build-or-renovate/before-you-start/find-a-professional>.

5. Tree damaging activity approval

A Tree Management Plan under the *Urban Forest Act 2023* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.

6. Use of verges or other unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at <https://www.cityservices.act.gov.au/public-land/use>.

7. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

APPENDIX B ENTITY ADVICE

All entity attachments to this decision must be complied with, any changes may result in non-compliance with entity requirements. Entity advice attached to this decision as follows;

ICON WATER ENDORSEMENT NOTICE

EVOENERGY (ELECTRICITY) ENDORSEMENT NOTICE

APPENDIX C ADMINISTRATIVE INFORMATION

DATE THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval does not impact on the date the original decision and approval takes effect. **Note this approval does contain a new end date for the approval.**

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected on the territory planning authority website and between 9.00am and 4:00pm weekdays at the Land, Planning and Building Shopfront at 8 Darling Street in Mitchell, ACT, 2911.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with a conditional approval or refusal decision made by the territory planning authority, they are entitled to apply to the territory planning authority for reconsideration within 20 working days of being told of this decision (or any longer period allowed by the territory planning authority) in accordance with section 199 of the Act.

A reconsideration application is able to be made electronically through the Access Canberra [SmartForms](#).

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

1. Decisions that are reviewable (sometimes referred to as appealable) by the ACAT are identified in Schedule 5 of the Act, except for matters that are exempted under Schedule 6 of the Act.
2. The time limit to make a request for a third-party review is 20 working days from the date the notice of decision is given to the recipient, pursuant to section 507 of the *Planning Act 2023*. This time limit cannot be extended under the *ACT Civil & Administrative Tribunal Act 2008*.
3. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
4. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
5. More information on appeal rights is available online at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/amend-or-appeal-an-application> and in the *Development Applications: Appeals to a court or tribunal factsheet*, available from <https://www.planning.act.gov.au/professionals/resources>.
6. The ability to review the Authority's decision is a matter of law. If you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the [ACAT website](#). You can also download the form from the [ACT Legislation Register](#). It is recommended you seek independent advice in regard to such reviews (e.g. from a legal practitioner).
7. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in

writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.

9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300
 - ACT Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the territory planning authority's web site at <https://www.environment.act.gov.au/about-us/access-government-information>.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

REVIEW BY THE ACT SUPREME COURT

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

CONTACT DETAILS FOR RELEVANT AGENCIES

ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)
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<p>ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601</p>	<p>www.courts.act.gov.au 02 6205 0000</p>
<p>Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601</p> <ul style="list-style-type: none"> • <i>Territory planning authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Office of the Surveyor-General and Land information</i> <ul style="list-style-type: none"> - <i>Requests for new or amended address</i> • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • <i>Tree Protection Unit</i> <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	<p>www.planning.act.gov.au 02 6207 1923</p> <p>DigitalData@act.gov.au</p> <p>EPAPanningLiaison@act.gov.au 6207 5642</p> <p>worksafe@worksafe.act.gov.au 132 281</p> <p>www.environment.act.gov.au 132 281</p> <p>TCCS.TreeProtectionACTPLARef@act.gov.au</p> <p>TCCS.TreeProtection@Act.gov.au</p>
<p>Transport Canberra and City Services</p> <ul style="list-style-type: none"> • landscape management and protection plan approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets 	<p>www.tccs.act.gov.au 132 281</p> <p>02 6207 0019 (development coordination)</p> <p>tccs.dcdevelopmentcoordination@act.gov.au</p>
<p>Health Directorate</p>	<p>www.health.act.gov.au hps@act.gov.au 02 5124 9700</p>
<p>Education Directorate</p>	<p>www.education.act.gov.au 02 6205 5429</p>
<p>Utilities</p> <ul style="list-style-type: none"> • Telstra (networks) • TransACT (networks) • Icon Water • Electricity reticulation 	<p>02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749</p>

TRANSLATION AND INTERPRETATION SERVICES

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

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

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 223171 **Suburb:** Denman Prospect **Block/Section** 11 / 58

Applcn Type: Multi residential (low rise residential) /New Construction with
Demolition Inclusions : Basement, Car Park/driveway, Courtyard
wall, Landscape

Attached Plans

%FLOORASSESS-201935602-S205C-01.pdf
%FLOORASSESS-201935602-S205C-02.pdf
%TITLE-201935602-S205C-02.pdf
APP-201935602-S205C-01.pdf
AUTHORISATION-201935602-S205C-01.pdf
ELEV-201935602-S205C-01.pdf
FLOORREG-201935602-S205C-01.pdf
FLOORREG-201935602-S205C-02.pdf
INDEX-201935602-S205C-01.pdf
LSCAPE-201935602-S205C-01.pdf
PERSP-201935602-S205C-01.pdf
PLAN-201935602-S205C-LIGHTING-01.pdf
SECTION-201935602-S205C-01.pdf
SITE-201935602-S205C-01.pdf
SUPP-201935602-S205C-RESPONSE-01.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon Water's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation.

Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Manhole in driveway - A Class D gatic lid is to be installed. This work is to be performed by Icon Water at the lessee's expense. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

- ❖ 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 Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends 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 Icon Water may result in connection to Icon Water'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 Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, 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

Sch 2.2(a)(ii)

Date

07 Mar 2025

For further information please phone Icon Water 6248 3111.



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 223153 **Suburb:** Denman Prospect **Block/Section** 11 / 58

Applcn Type: Multi residential (high rise residential) /New Construction with
Demolition Inclusions : Basement, Courtyard wall, Landscape

Attached Plans

%FLOORASSESS-201935602-S205C-01.pdf

%FLOORASSESS-201935602-S205C-02.pdf

ELEV-201935602-S205C-01.pdf

SITE-201935602-S205C-01.pdf

**This application is approved subject to compliance
with the following conditions:**

Conditions

A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.

A new underground service is required.

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Development is to comply with minimum separation requirements to underground assets.
Ref Evoenergy Drawing 3832-018

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form via: <https://www.evoenergy.com.au/Forms/ElecConnectionOrAlteration> prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.

Proponent to comply with terms and conditions of Evoenergy project 20012431

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy 's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Sch 2.2(a)(ii)

Date 12 Mar 2025

For further information please phone Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

DEVELOPMENT APPLICATION

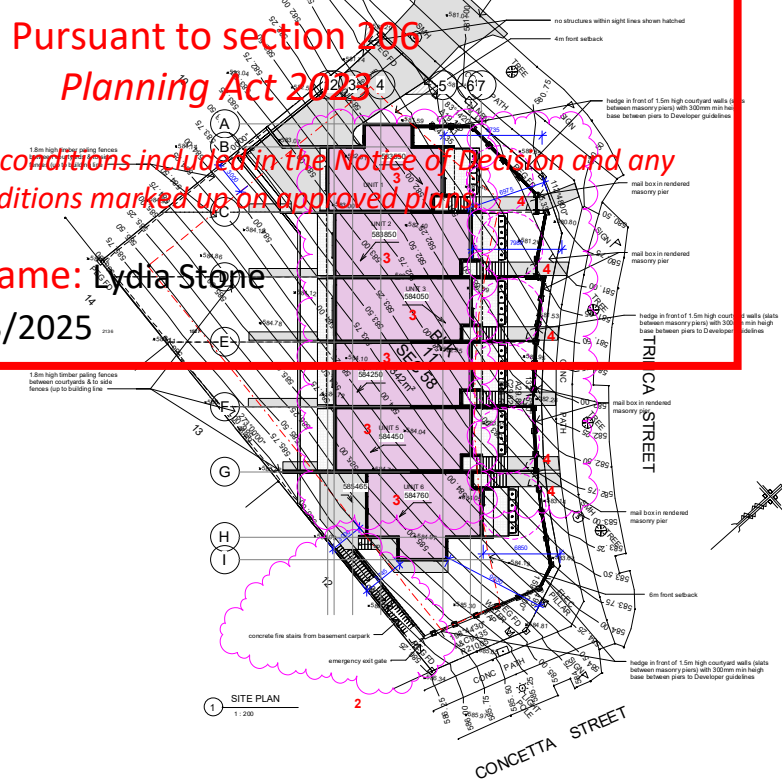
DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any
conditions marked up on approved plans

Delegate name: Lydia Stone

Date: 28/03/2025



New Schedule (Cross Building)	
Name	Area
DT UPL	102.50
DT UPL	102.50
DT UPL	102.45
DT UPL	102.45
DT UPL	102.45
DT UPL	102.45
DT UPL	102.35
DT UPL	102.35
DT UPL	102.42
DT UPL	102.44
DT UPL	102.45
DT UPL	102.84
Grand total:	12 107.14

Amendments 6/01/24

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels
4. Modify front courtyard walls & landscaping

8/01/2025 2:32:47 PM

<p>PROJECT: 6 TOWN HOUSES</p> <p>ISSUE: BA</p> <p>DRAWING TITLE: SITE PLAN</p> <p><small>COPYRIGHT © 2016 HUGH GORDON ARCHITECT P/L</small></p>	<p>CLIENT: CONFIDENT BUILDING</p> <p>PROJECT ADDRESS: BLOCK 11 SECTION 58, DENMAN PROSPECT, ACT</p>	<p>DATE: JAN '25</p> <p>DRAWN: HG</p> <p>SCALE: 1 : 200</p> <p>PR. NO: b11 s15 Denman</p> <p>DWG NO: BA01.6</p>	<p><small>CAUSIBA A STONEY SOUTH COAST P 021 4242443 M 0410 425 701 E design@hughgordon.com.au W www.hughgordon.com.au</small></p>	<p><small>4 2221 Add fire able to basement & fire rating tables</small></p> <p><small>3 10/07/2020 Modify plans & basement sent to DA controller</small></p>
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Sch 2.2(a)(ii)

DEVELOPMENT APPLICATION

DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any conditions marked up on approved plans.

Delegate name: Lydia Stone
Date: 28/03/2025

Amendments 6/01/24

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels
4. Modify front courtyard walls & landscaping

1 FLOORREG - BASEMENT GARAGE FLOOR PLAN
1:100

PROJECT: 6 TOWN HOUSES
ISSUE: BA
DRAWING TITLE: FLOORREG - BASEMENT PLAN
COPYRIGHT © 2016 HUGH GORDON ARCHITECT P/L
OWNER: JANE & ANDREW STONE
DRAWING ADDRESS: 88 DENMAN PROSPECT, ACT
NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION

CLIENT: CONFIDENT BUILDING
PROJECT ADDRESS: BLOCK 11 SECTION 88, DENMAN PROSPECT, ACT

DATE: JAN '25
DRAWN: Author
SCALE: 1:100
PR. NO: bt1 st1 Denman
DWG NO: DA13.6

CAVENDISH J STONE
OWNER/CLIENT
P 021 4243433
M 0410 425 701
E design@hughgordon.com.au
W www.hughgordon.com.au



8/01/2025 2:53:03 PM

DEVELOPMENT APPLICATION

DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any conditions marked up on approved plans.


Delegate name: Lydia Stone

Date: 28/03/2025

Amendments 6/01/24

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels
4. Modify front courtyard walls & landscaping

1 FLOORREG - GROUND FLOOR PLAN
1 : 100

PROJECT: 6 TOWN HOUSES	CLIENT: CONFIDENT BUILDING	DATE: JAN '25	 <p>HUGH GORDON ARCHITECTS</p> <p>CAVENDISH STONEY SOUTH COAST P 012 (0)436433 M 0410 025 791 E hga@hughgordon.com.au W www.hughgordon.com.au</p>
ISSUE: BA	PROJECT ADDRESS: BLOCK 11 SECTION 58, DENMAN PROSPECT, ACT	DRAWN: Author	
DRAWING TITLE: FLOORREG - GROUND FLOOR PLAN		SCALE: 1 : 100	
SMALL PRINT: UNDER SCALE OF DRAWING, SEE NOTES. DIMENSIONS AND LOCATIONS ON THIS DRAWING ARE GIVEN WITHOUT WARRANTY PERMISSION.		PR. NO: b1 s15 Denman	
		DWG NO: DA14.6	

8/01/2025 2:54:35 PM

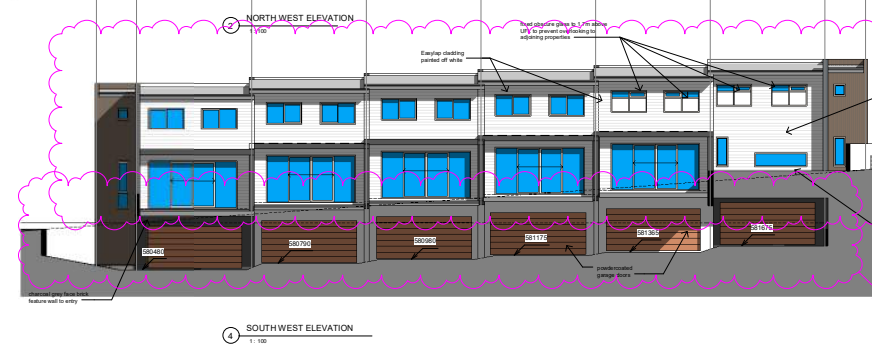
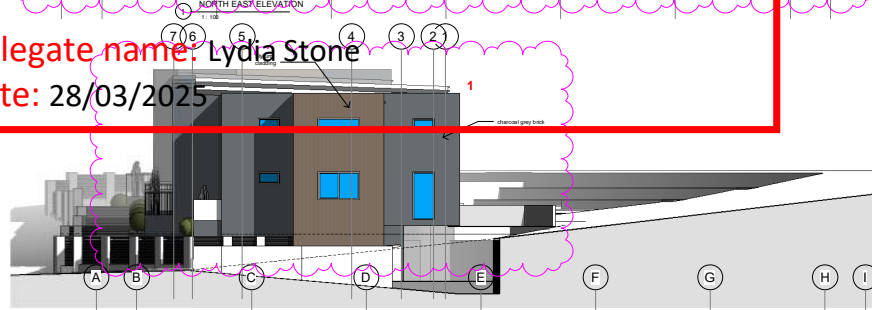
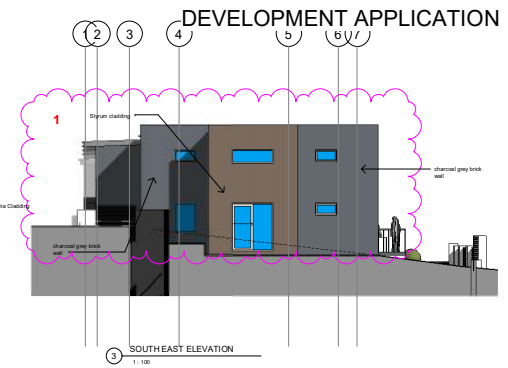
DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any conditions marked up on approved plans.

Delegate name: Lydia Stone

Date: 28/03/2025



5 AUSTRAL METALLIX BRONZE BRICK
1:100

Amendments 6/01/24

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels
4. Modify front courtyard walls & landscaping

<p>PROJECT: 6 TOWN HOUSES ISSUE: BA DRAWING TITLE: ELEVATIONS</p> <p><small>© COPYRIGHT © 2019 HUGH OSBORN ARCHITECTS PTY. LTD. NO PART OF THIS DRAWING OR ANY PART OF THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HUGH OSBORN ARCHITECTS PTY. LTD.</small></p>	<p>CLIENT: CONFIDENT BUILDING</p> <p>PROJECT ADDRESS: BLOCK 11 SECTION 56, DENMAN PROSPECT, ACT</p>	<p>DATE: JAN 25 DRAWING: MD SCALE: 1:100 PLOT NO: D11 815 Denman DWG NO: BA06.6</p>	<p>DESIGNER: HUGH OSBORN ARCHITECTS 10/100 DENMAN PROSPECT ACT 2600 P: 02 6224 6443 M: 08 9424 514 E: info@hughosborn.com.au W: www.hughosborn.com.au</p>
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8/01/2025 2:37:10 PM

DEVELOPMENT APPLICATION

DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206

Amendments 6/01/24
Planning Act 2023

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels

Please refer to the conditions included in the Notice of Decision and any conditions marked up on approved plans.

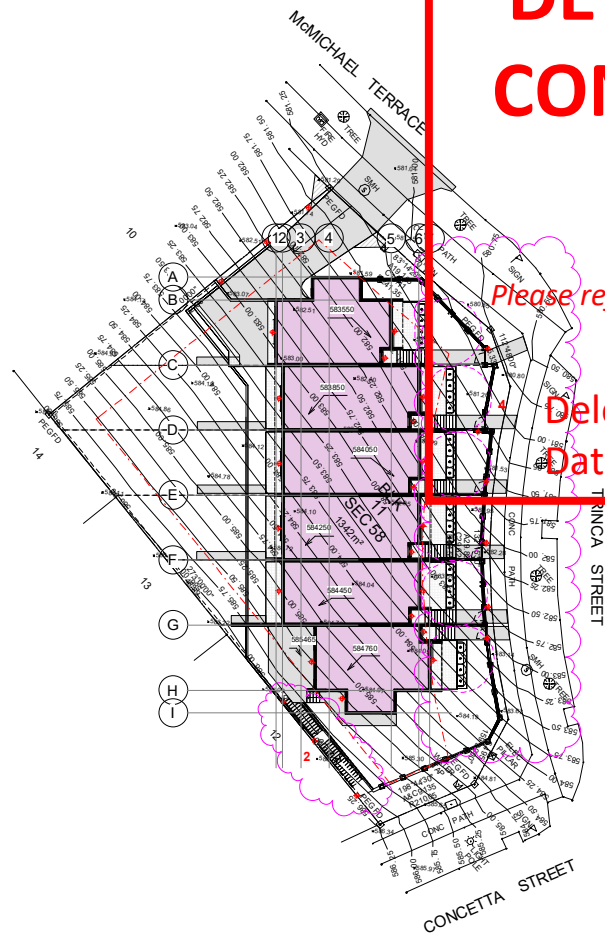
Delegate name: Lydia Stone

Date: 28/03/2025

LEGEND

AS REQUIRED BY AUSTRALIAN STANDARDS

All external lighting to be in accordance with the Australian Standard AS/NZS 1738:2016 Australian Lighting and the Crime Prevention Through Environmental Design (CPTED) General Code.

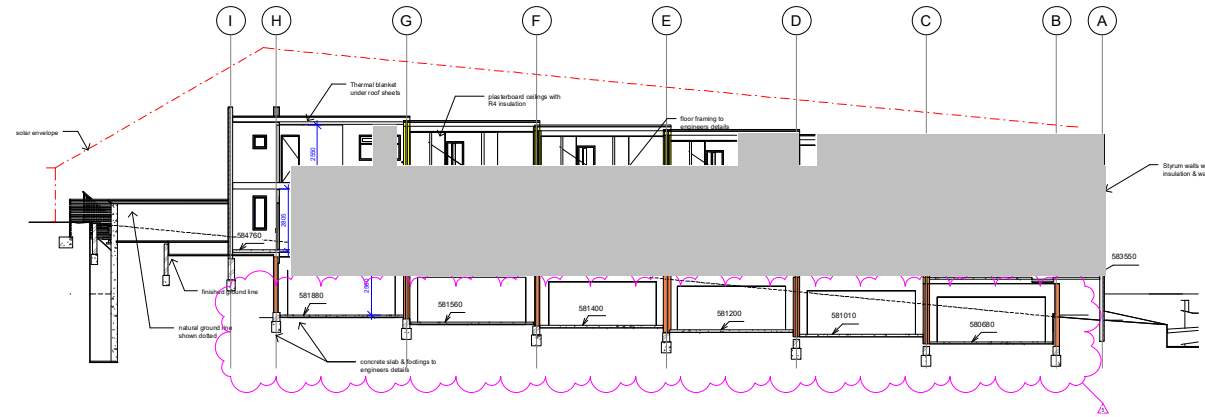


1 EXTERNAL LIGHTING PLAN
1:200

8/01/2025 2:52:28 PM

PROJECT: 6 TOWN HOUSES	CLIENT: CONFIDENT BUILDING	<table border="1"> <tr> <td>4</td> <td>2221</td> <td>Add fire alarm to basement & fire rating index</td> </tr> <tr> <td>3</td> <td>150720</td> <td>Modify plans & document sent to DA controller</td> </tr> </table>	4	2221	Add fire alarm to basement & fire rating index	3	150720	Modify plans & document sent to DA controller	<table border="1"> <tr> <td>GATE:</td> <td>JAN_25</td> </tr> <tr> <td>DRAWN:</td> <td>HG</td> </tr> <tr> <td>SCALE:</td> <td>1:200</td> </tr> <tr> <td>PR. NO.:</td> <td>bt1 s15 Denman</td> </tr> <tr> <td>DWG NO.:</td> <td>BA11.6</td> </tr> </table>	GATE:	JAN_25	DRAWN:	HG	SCALE:	1:200	PR. NO.:	bt1 s15 Denman	DWG NO.:	BA11.6	 <p>CAULDRON STONEY SOUTH COAST P 081 6426433 M 0410 825 701 E design@hughgordon.com.au W www.hughgordon.com.au</p>
4	2221		Add fire alarm to basement & fire rating index																	
3	150720	Modify plans & document sent to DA controller																		
GATE:	JAN_25																			
DRAWN:	HG																			
SCALE:	1:200																			
PR. NO.:	bt1 s15 Denman																			
DWG NO.:	BA11.6																			
ISSUE: BA	PROJECT ADDRESS: BLOCK 11 SECTION 58, DENMAN PROSPECT, ACT	<p>OWNER: PAUL & SHARON, USE REQUIRED: DANIEL'S BARBERSHOP</p> <p>COPYRIGHT © 2016 HUGH GORDON ARCHITECT P/L. NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION.</p>																		

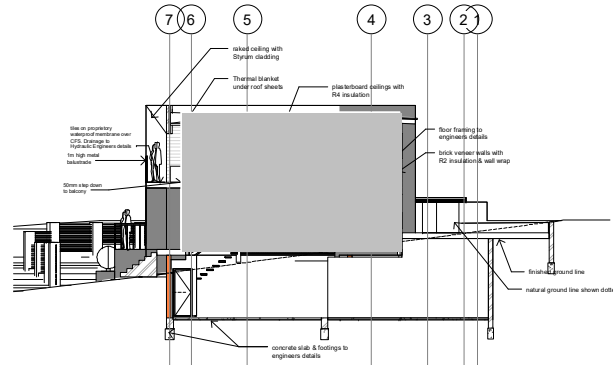
DEVELOPMENT APPLICATION



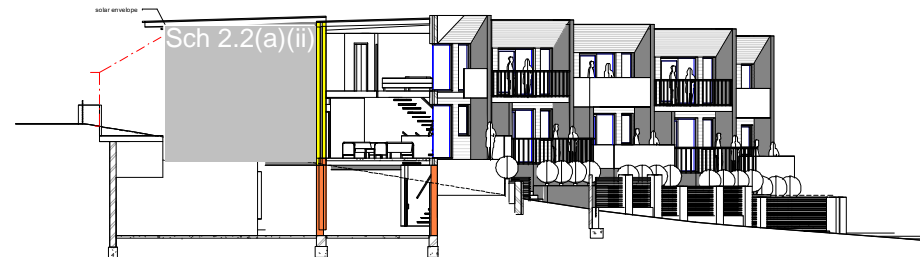
1 SECTION A
1:100

Amendments 6/01/24

1. Modify materials to elevations
2. Remove awnings
3. Adjust floor levels
4. Modify front courtyard walls & landscaping



3 SECTION B
1:100



2 SOLAR ENVELOPE SECTION
1:100

NOTES & GENERAL CONDITIONS
 ALL CONSTRUCTION IN ACCORDANCE WITH BCA AND RELEVANT SNA CODES
 COMPLETE THE WORKS WITHIN THE CONTRACT PERIOD IN ACCORDANCE WITH THE DRAWINGS
 COMPLY WITH REGULATIONS AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. GIVE ALL NOTICES AND PAY ALL FEES REQUIRED BY THE AUTHORITIES.
 WORK SHOWN OR DESCRIBED ON THE DRAWINGS OR IN THE SCHEDULES IS TO BE CARRIED OUT UNLESS DRAWN AND NOT SPECIFIED OR VICE VERSA. THE REQUIREMENTS OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.
 BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS. PRODUCING SHOP DRAWINGS OR FABRICATED COMPONENTS, REPORT ANY DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.
 WRITTEN DIMENSIONS ARE IN MILLIMETERS AND TAKE PRECEDENCE OVER SCALED DIMS
 BUILDER TO CHECK WINDOW DIMENSIONS BEFORE ORDERING
 GROUND LINES SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED ON SITE
 LIMITS & TRUSS MANUFACTURERS TABLES, NEW TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATION
 CONCRETE SLABS AND FOOTINGS TO AS 3601:1998
 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND. TERMITES PROTECTION TO COMPLY WITH AS 1684 PHYSICAL BARRIERS & AS 3660 APPENDIX C AND TO ACT BUILDING CONTROL BUILDING NOTE NO.3. FRAMING TO AS 1854-1992 NATIONAL TIMBER FRAMING CODE AND SUPPORTS. HANDWORK TO AS 3000 FRAMING CODE. STRUCTURAL STEEL TO AS 1170 & AS 1163 (BRIQUE PLAINS TO AS 3796, WET SEAL TO AS 3740, PLUMBING TO AS 3600)
 STEEL FRAMED DOORS & WINDOWS TO AUSTRALIAN STANDARDS
 USE STANDARD SIZED DOORS WHERE POSSIBLE
 ENGINEERING DOCUMENTATION TAKES PRECEDENCE OVER ARCHITECTURAL, STRUCTURAL, SERVICES
 GRADE SITES TO ALLOW FOR SURFACE DRAINAGE
 SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1998

PROJECT: 6 TOWN HOUSES	CLIENT: CONFIDENT BUILDING	3 10/09/23 Correct levels through long section to match basement floor. Plan and CIVL Engineer in @ stamp 4 10/09/23	DATE: JAN '25 DRAWN: HG SCALE: 1:100 PR. NO: b1 s15 Denman DWG NO: BA07.6	CAUSORRA STONEY COUNTRY COLLEGE P 051 432 6433 M 0410 425 791 E design@hughordon.com.au W www.hughordon.com.au
ISSUE: BA	PROJECT ADDRESS: BLOCK 11 SECTION 58, DENMAN PROSPECT, ACT			

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Sch 1 1.3



Sch 1 1.3



Sch 1 1.3



Sch 1 1.3



Sch 1 1.3



Sch 1 1.3



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DEVELOPMENT APPLICATION

DEVELOPMENT APPROVAL CONDITIONALLY AMENDED

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any conditions marked up on approved plans.

Delegate name: **Lydia Stone**
Date: **28/03/2025**

NOTES: LANDSCAPE
THE CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL SERVICES WITH THE RELEVANT AUTHORITIES PRIOR TO EARTHWORKS AND PLANTING.
SUBGRADE EARTHWORKS: TRIM AND FINISH SITE TO FORM SUBGRADE LEVELS.
PLANTING: SUPPLY AND PLANT AS PER SCHEDULE. FERTILISE ALL PLANTS WITH 300mm LOW PHOSPHOROUS...
LEGEND
PROPOSED TREES
ACCENT PLANTS
LAWN (NO SYNTHETIC TURF PERMITTED)
MULCH
PIGMENTED CONCRETE DRIVEWAY OR PAVING (NO PLAN CONCRETE PERMITTED FOR DRIVEWAY, PATHWAYS OR STAIRS)
CLOTHES LINE

TRINCA STREET

- Amendments 6/01/24
1. Modify materials to elevations
 2. Remove awnings
 3. Adjust floor levels
 4. Modify front courtyard walls & landscaping

PROJECT: 6 TOWN HOUSES
ISSUE: BA
DRAWING TITLE: LANDSCAPE PLAN
CONTRACTOR: HUGH GORDON ARCHITECTS
DATE: 28/03/2025

CLIENT: CONFIDENT BUILDING
PROJECT ADDRESS: BLOCK 11 SECTION 56, DENMAN PROSPECT, ACT

4	2/2/21	Add fire able to basement & fire rating tables
3	1/2/20	Blocky garage & basement, add to DA consent

DATE:	JAN '25
DRAWN:	HG
SCALE:	1:150
PR. NO.:	b1 s15 Denman
DWG NO.:	BA02.6

HGA

HUGH GORDON ARCHITECTS

CAULDERA | STONEY SOUTH COAST
P 021 4243643
M 0410 425 791
E h.gordon@hughgordon.com.au
W www.hughgordon.com.au

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