actlawsociety

The Law Society of the Australian Capital Territory: Contract for Sale

Schedule

Land	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
		71	16350	11	75	Denman Prospect
		and known as C218/1 Holborow Avenue, Denman Prospect, ACT, 2611				
Seller	Full name	Ashrafur Rahman				
	ACN/ABN					
	Address	52 Kavel Street, Torrens, ACT, 2607				
Seller Solicitor	Firm	Legal World				
	Email	teams@legalworld.com.au				
	Phone	0285997918	Ref 73323			
	DX/Address	P.O Box 1099, Wahroonga, NSW, 2076				
Stakeholder	Name	Hive Property (act) Pty Ltd				
Seller Agent	Firm	Hive Property (ACT) Pty Ltd				
	Email	hello@hiveproperty.co / sarah@hiveproperty.co				
	Phone	0429 331 456	Ref Sarah Turnbull			
	DX/Address	Level 1, 4 Campion Street, DEAKIN ACT 2600				
Restriction on Transfer	*Mark as applicable*	☒ Nil	☐ section 370	☐ section 280	☐ section 306	☐ section 351
Land Rent	*Mark one*	☒ Non-Land Rent Lease	☐ Land Rent Lease			
Occupancy	*Mark one*	☐ Vacant possession	☒ Subject to tenancy			
Breach of covenant or unit articles	Description *(Insert other breaches)*	As disclosed in the Required Documents				
Goods	Description	As inspected				
Date for Registration of Units Plan						
Date for Completion		On or before 30 days from the Contract Date				
Electronic Transaction?		☐ No	☒ Yes, using Nominated ELN:	PEXA		
Land Tax to be adjusted?		☐ No	☒ Yes			
Residential Withholding Tax		New residential premises?	☒ No	☐ Yes		
		Potential residential land?	☒ No	☐ Yes		
		Buyer required to make a withholding payment?	☒ No	☐ Yes (insert details on p.3)		
Foreign Resident Withholding Tax		Relevant Price more than $750,000.00?	☐ No	☐ Yes		
		Clearance Certificates attached for all the Sellers?	☒ No	☐ Yes		

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.				
Buyer	Full name			
	ACN/ABN			
	Address			
Buyer Solicitor	Firm			
	Email			
	Phone		Ref	
	DX/Address			
Price	Price	$	(GST inclusive unless otherwise specified)	
	Less deposit	$	(10% of Price)	☐ Deposit by Instalments (clause 52 applies)
	Balance	$		
Date of this Contract				

Co-Ownership	*Mark one (show shares)*	☐ Joint tenants	☐ Tenants in common in the following shares:

Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	**Buyer signature**
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- ☐ Crown lease of the Land (including variations)
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Property
- ☒ Deposited Plan for the Land
- ☒ Energy Efficiency Rating Statement
- ☐ Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- ☐ If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- ☒ Lease Conveyancing Inquiry Documents for the Property
- ☐ Building Conveyancing Inquiry Document (except if:
  - the Property is a Class A Unit
  - the residence on the Property has not previously been occupied or sold as a dwelling; or
  - this Contract is an "off-the-plan purchase")
- ☐ Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- ☐ Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- ☐ Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- ☐ Proposed plan
- ☐ Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- ☐ Inclusions list
- ☐ Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- ☒ Units Plan concerning the Property
- ☒ Current certified extract from the land titles register showing all registered interests affecting the Common Property
- ☒ Unit Title Certificate
- ☐ Registered variations to rules of the Owners Corporation
- ☐ (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- ☐ (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- ☐ Section 67 Statement, as first or top sheet
- ☐ Community Title Master Plan
- ☐ Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- ☐ Proposed Community Title Master Plan or sketch plan
- ☐ Proposed Community Title Management Statement

GST

- ☒ Not applicable
- ☐ Input taxed supply of residential premises
- ☐ Taxable supply (including new residential premises)
- ☐ GST-free supply of going concern
- ☐ Margin scheme applies

Tenancy

- ☐ Tenancy Agreement
- ☐ No written Tenancy Agreement exists

Invoices

- ☐ Building and Compliance Inspection Report
- ☐ Pest Inspection Report

Asbestos

- ☒ Asbestos Advice
- ☐ Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	% per annum
Interest rate if the defaulting party is the Buyer	8 % per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	$ 330 (GST inclusive)

Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name	Civium	Phone	1300 724 256
Address	levies@civium.com.au		

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:			$
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):			$
	Is any of the consideration not expressed as an amount in money?			☐ No ☐ Yes
	If 'Yes', the GST inclusive market value of the non-monetary consideration:			$
	Other details (including those required by regulation or the ATO forms):			

Cooling Off Period

(for residential property only)

1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.

2 There is no cooling off period if:

- the Buyer is a corporation; or
- the Property is sold by tender; or
- the Property is sold by auction; or
- before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
- this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.

3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Block 1 Section 75 Denman Prospect
Unit 7 / 1 UP No. 16350
6218/1 Illoura Avenue, Denman
Prospect ACT, 2611

Warnings

1 The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).

2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.

3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.

4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.

5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.

6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.

7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

1 An Agent, authorised by the Seller, may:

- insert:
  - the name and address of, and contact details for, the Buyer;
  - the name and address of, and contact details for, the Buyer Solicitor;
  - the Price;
  - the Date of this Contract,
- insert in, or delete from, the Goods; and
- exchange this Contract.

2 An Agent must not otherwise insert, delete or amend this Contract.

3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;
- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act* 2007,Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Unit 71 UP No. 1655 Proposed Section 75 Dalrymple Holborow Avenue Denman Prospect ACT 2611

Default Notice means a notice in accordance with clause 18.5 and clause;18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Unit 171 JP No. 1889 Block 11 Section 75 Denman Prospect
62 8/1 Holborow Avenue, Chapman
Prospect ACT 2611

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970;* and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to "this Contract" extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the Electronic Transactions Act 1999 (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller's property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to $3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to $200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

Block 1 Section 75 Dickson Unit 171 UP No. 1670
6218/ Holborow Ave, Dickson
Prospect ACT 2611

3. Title to the Lease

3.1 The Lease is or will before Completion be granted under the Planning Act.

3.2 The Lease is transferred subject to its provisions.

3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.

3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.

3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.

4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.

4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.

4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.

4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.

5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.

5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:

6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and

6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.

6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:

6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or

6.2.2 the Buyer is not entitled to vacant possession,

then the Buyer may either:

6.2.3 rescind; or

6.2.4 complete and sue the Seller for damages.

6.3 The Buyer is not entitled to make any requisitions on the title to the Property.

6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:

6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;

6.4.2 a wall being or not being a party wall or the Property being affected by an

Unit 1 UP No. 1690 Section 75 Denman Prospect, ACT 2611 Block 18/ Tolborow Avenue Denman

easement for support or not having the benefit of an easement for support;

6.4.3 any change in the Property due to fair wear and tear before Completion;

6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;

6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;

6.4.6 the ownership or location of any dividing fence;

6.4.7 the ownership of any fuel storage tank; and

6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

7.1.1 the Seller will be able to complete at Completion;

7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;

7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and

7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;

7.2.2 the Seller will have the capacity to complete;

7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;

7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;

7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;

7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and

7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a Non-Land Rent Lease and not a Land Rent Lease.

7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.

8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.

8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.

8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.

8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.

9.2 If the Property is sold subject to a tenancy, the Seller has:

9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or

9.2.2 completed the tenancy summary on page 2 of this Contract.

9.3 If the Property is sold subject to a tenancy:

9.3.1 the Seller warrants that except as disclosed in this Contract:

(a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;

(b) if applicable, the Seller has complied with the Residential Tenancies Act;

Block 1 Section 75 Denman Prospect
Unit 71 SP No. 16359
Borrowdale Pl
2913 Australian Capital Territory

(c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;

(d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;

(e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and

(f) if applicable, the Tenancy Agreement incorporates:

(i) the Prescribed Terms; and

(ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

(a) any written Tenancy Agreement to which this Contract is subject;

(b) a notice of attornment;

(c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and

(d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.

10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:

11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:

12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;

12.1.2 obtain approval for any Development conducted on the Land;

12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;

12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and

12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020* (ACT);

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

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Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:

13.2.1 this Contract says that it is an Electronic Transaction; or

13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.

13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible be lodged electronically; or

13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.

13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:

13.4.1 each party must:

(a) bear equally any disbursements or fees; and

(b) otherwise bear that party's own costs;

incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and

13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.

13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:

13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;

13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;

13.5.3 the parties must conduct the Electronic Transaction:

(a) in accordance with the Participation Rules and the ECNL; and

(b) using the Nominated ELN, unless the parties otherwise agree;

13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

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Land Registry as a result of this transaction being an Electronic Transaction; and

13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.

13.6 The Seller must within 7 days of the Effective Date:

13.6.1 create an Electronic Workspace;

13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and

13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.

13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:

13.7.1 Populate the Electronic Workspace with Title Data;

13.7.2 create and Populate the Electronic Transfer;

13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and

13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.

13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:

13.8.1 join the Electronic Workspace;

13.8.2 create and Populate the Electronic Transfer;

13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and

13.8.4 Populate the Electronic Workspace with a nominated Completion Time.

13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:

13.9.1 join the Electronic Workspace;

13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and

13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.

13.10 To complete the financial settlement schedule in the Electronic Workspace:

13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;

13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and

13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.

13.11 Before Completion, the parties must ensure that:

13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;

13.11.2 all certifications required by the ECNL are properly given; and

13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.

13.12 If Completion takes place in the Electronic Workspace:

13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and

13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.

13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.

13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:

13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

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the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

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the Stakeholder in trust for the Seller and the Buyer;

(c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;

(d) the decision of the arbitrator is final and binding;

(e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;

(f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;

(g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and

(h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.

18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.

18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:

18.3.1 not be in default; and

18.3.2 be ready willing and able to complete but for some default or omission of the other party.

18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.

18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.

18.6 A Default Notice:

18.6.1 must specify the default;

18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and

18.6.3 cannot be used to require a party to complete this Contract.

18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.

18.8 The time specified in a Default Notice to rectify the specified default is an essential term.

18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.

18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.

18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:

19.1.1 sue the Buyer for breach; or

19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

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recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination — Seller default

20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

20.1.1 terminate and seek damages; or

20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and

21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;

22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and

22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not at fault if Completion occurs later than 7 days after the Date for Completion.

22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

22.3 The parties agree that:

22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and

22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

23.2 This clause is an essential term.

24. GST

24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but

24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

24.4 If this Contract says this sale is the supply of a going concern:

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24.4.1 the parties agree the supply of the Property is the supply of a going concern;

24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;

24.4.3 the Seller must carry on the enterprise until Completion;

24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and

24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:

(a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and

(b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).

24.5 If this Contract says the margin scheme applies:

24.5.1 the Seller warrants that it can use the margin scheme; and

24.5.2 the Buyer and Seller agree that the margin scheme is to apply,

in respect of the sale of the Property.

24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.

24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.

26.2 To serve a notice a party must:

26.2.1 leave it at; or

26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,

the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or

26.2.3 serve it on that party's solicitor in any of the above ways; or

26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or

26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.

26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.

28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

29.1 Clauses 3.1, 3.2 and 3.3 do not apply.

29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).

29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

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lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

(a) defects arising through fair wear and tear; and

(b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

(a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970 (repealed)* and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

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37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.

37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.

37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.

37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.

37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or

37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.

37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.

37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners Corporation from those set out in Schedule 4 of the Unit Title Management Act.

37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.

37.9 The parties acknowledge that the following must form part of the Contract:

37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and

37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.

37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:

38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or

38.1.2 there would be a breach of a warranty provided in clause 37.10:

(a) were this Contract completed at the time it is rescinded; and

(b) the Buyer is significantly prejudiced by the breach,

and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.

38.2 A notice must be given:

38.2.1 under clause 38.1.1:

(a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

(b) in any other case — not later than 14 days after the later of the following happens:

(i) the Date of this Contract; and

(ii) another period agreed between the Buyer and Seller ends; or

Block 7 Section 75 Unit 70 UP No. 16350
Denman Prospect
75 Denman Avenue
Denman Prospect, ACT, 2611

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

(a) about the breach; and

(b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case — not later than 14 days after the later of the following happens:

(a) the Buyer's copy of the Contract is received by the Buyer;

(b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Block 1 Section 75 Holborow Avenue Prospect ACT 2611 Unit Title No. 16350 Prospect Common 02181

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.

46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.

46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.

47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.

47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.

47.4 The Buyer must:

47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and

47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.

48.2 The Section 67 Statement must:

48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;

48.2.2 state the name and address of:

(a) the body corporate of the scheme; or

(b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates — the manager;

48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;

48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;

48.2.5 be signed by the Seller or a person authorised by the Seller; and

48.2.6 be substantially complete.

48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.

48.4 The Buyer may rescind this Contract if:

48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and

48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.

50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

Block 1 Section 75 Dennison Street Prospect ACT 2611 UP No. 16350 Harborow Avenue, Belconnen

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

(a) lodge a purchaser payment notification form with the ATO; and

(b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

Lot 1 Section 75 Denham Street Holdrow Avenue Prospect ACT, UP No. 16450 Document Preview

52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion,

whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

* Alter as necessary

53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.

53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:

53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and

53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Unit 71 UP No. 16350
Block 11 Section 75 Denman Prospect
C218/1 Holborow Avenue, Denman
Prospect, ACT, 2611

Product	Title Details
Date/Time	01/05/2026 03:04PM
Customer Reference	73323
Order ID	20260501001300
Cost	$35.00

Volume 3021 **Folio** 817 **Edition** 5

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Denman Prospect Section 75 Block 11 on Deposited Plan 15716 with 396 units on Unit Plan 16350

Unit 71 (Class A) entitlement 22 of 10000, 4 subsidiaries

Lease commenced on 06/09/2024, terminating on 16/02/2122

Proprietor

ASHRAFUR RAHMAN

4 CHESTER CLOSE, HOLT ACT 2615

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

Registered Date	Dealing Number	Description
11/09/2024	3338936	Caveat by Homes for Homes Limited (ACN: 143 151 544)
15/10/2024	3343766	Mortgage to Westpac Banking Corporation (ACN: 007 457 141)
07/11/2024	3349324	Overriding First Charge in favour of Commissioner for Revenue under Section 56H (1) of the Taxation Administration Act 1999 with first priority

End of interests

ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202138884	Development Application	22/10/2021	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	28/07/2022

Description
PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of two 7 storey buildings comprising 260 apartments, basement car parking, landscaping and associated works.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App,

This data (excluding administrative interests) is certified correct by the Registrar-General at 15:05:35 on 01/05/2026

Unregistered dealings have not been formally recorded in the register.

decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202240495	Development Application	17/08/2022	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	29/09/2022

Description
LEASE VARIATION - The consolidation of blocks 2, 9 and 10 section 75 Denman Prospect

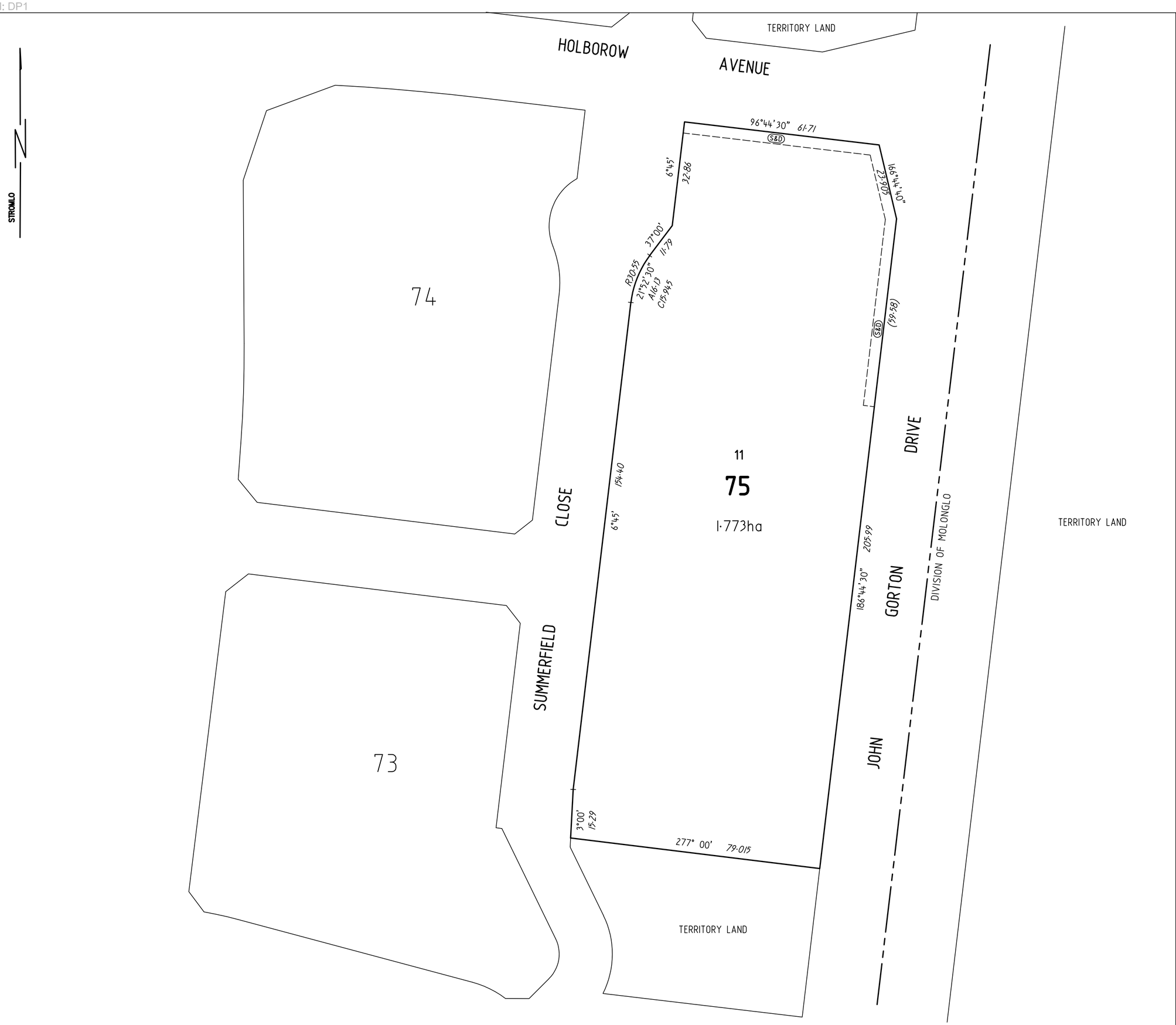
Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202138651	Development Application	17/05/2021	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	10/09/2021

Description
PROPOSAL FOR MULTI UNIT DEVELOPMENT ¿ Construction of six storey car park, includes basement parking and associated works.

This data (excluding administrative interests) is certified correct by the Registrar-General at 15:05:35 on 01/05/2026
Unregistered dealings have not been formally recorded in the register.

FORM: DP1



DEPOSITED PLAN

15716/1

TITLE INFORMATION

AMENDS	DP15373
X PLAN	X22581

PLAN OF BLOCK 11 SECTION 75 BEING A CONSOLIDATION OF BLOCKS 2, 9 AND 10

DIVISION : DENMAN PROSPECT

DISTRICT : MOLONGLO VALLEY

AUSTRALIAN CAPITAL TERRITORY

SCALE 1:800

0 10 20 40 60 METRES

I, DAVID AMBROSE STONE of VERIS Australia Pty Ltd a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented on this plan is accurate and has been made in accordance with Surveyors Practice Directions and was completed on 05/10/2022

04 January 2023

Surveyors Ref 22022.211

I certify that this plan has been examined in accordance with the Districts Act 2002

5/1/2023

Surveyor-General of the ACT Date

LEGEND AND NOTES

Subject Boundary
Adjoining Boundary
Easement
Territorial Boundary
Division Boundary
Structures major minor

S&D PROPOSED SEWER AND DRAINAGE SERVICE EASEMENT 3.5 WIDE

Deposited in the office of the Registrar of Titles at Canberra

In the Australian Capital Territory at

10:34 am, 24/01/2023

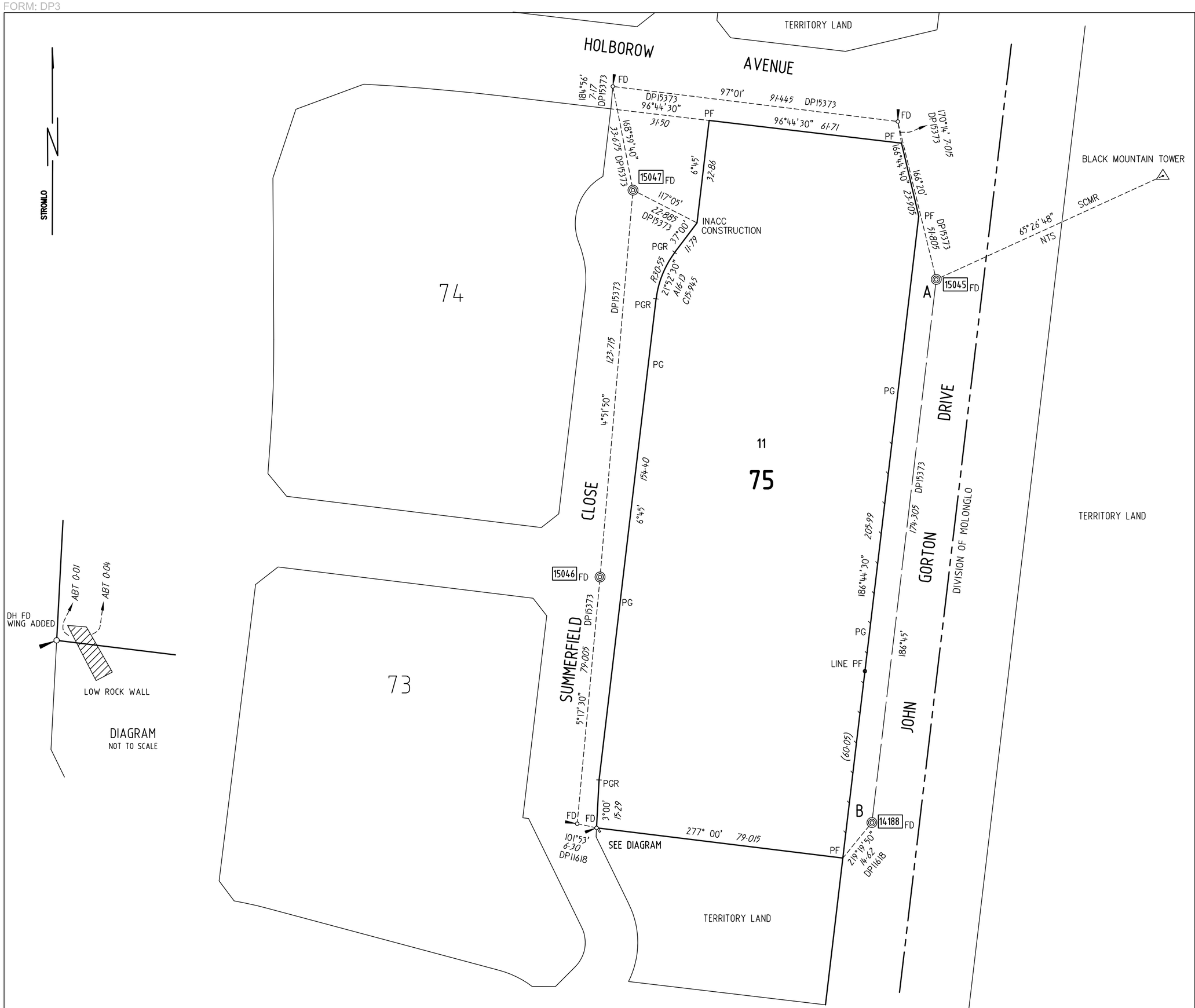
Approved

David Pryce

Registrar-General

Registrar of Titles

FORM: DP3



DEPOSITED PLAN

15716/2

SURVEY INFORMATION

AMENDS	DP15373
X PLAN	X22581

PLAN OF BLOCK 11 SECTION 75 BEING A CONSOLIDATION OF BLOCKS 2, 9 AND 10

DIVISION : DENMAN PROSPECT

DISTRICT : MOLONGLO VALLEY

AUSTRALIAN CAPITAL TERRITORY

SCALE 1:800

0 10 20 40 60 METRES

I, DAVID AMBROSE STONE of VERIS Australia Pty Ltd a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented on this plan is accurate and has been made in accordance with Surveyors Practice Directions and was completed on 05/10/2022

04 January 2023

Surveyors Ref 22022.211

I certify that this plan has been examined in accordance with the Surveyors Practice Directions and Surveyor-General Guideline No. 6.

5/1/2023

Surveyor-General of the ACT Date

LEGEND AND NOTES

ALL FENCES ARE METAL MESH
UNLESS OTHERWISE NOTED

Orientation Datum Line A – B 186°45' DP15373
CRM15045 – CRM14188
All Easements are 3.5 metres wide
(except as otherwise shown)

PLANS USED

DP11618 DP15373

SHEET 2 OF 2 SHEETS

Product	Title Details
Date/Time	01/05/2026 03:15PM
Customer Reference	73323
Order ID	20260501001344
Cost	$35.00

Volume 3021 **Folio** 746 **Edition** 2

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

LAND

Denman Prospect Section 75 Block 11 on Deposited Plan 15716 with 396 units on Unit Plan 16350

Lease commenced on 06/09/2024, terminating on 16/02/2122

COMMON PROPERTY

Proprietor

The Owners - Units Plan No 16,350

Civium Property Group, 3 Lonsdale Street Braddon ACT 2612

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume** N/A **Folio** N/A

Restrictions

Purpose Clause: Refer Units Plan

S. 20 Unit Titles Act 2001 - Subject to a Staged Development Approval: Released By ALUP 3348259

Easements

Subject To Easement In Units Plan

Registered Date	Dealing Number	Description
06/09/2024	3336194	Miscellaneous Application - Alternative Rules - Refer Instrument
15/07/2025	3394729	Application to Note Special Resolution - Refer Instrument
04/02/2026	3435072	Application to Note Special Resolution - Refer Instrument

End of interests

ADMINISTRATIVE INTERESTS

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Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202138884	Development Application	22/10/2021	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	28/07/2022

This data (excluding administrative interests) is certified correct by the Registrar-General at 15:16:13 on 01/05/2026

Unregistered dealings have not been formally recorded in the register.

Description
PROPOSAL FOR MULTI UNIT DEVELOPMENT - Construction of two 7 storey buildings comprising 260 apartments, basement car parking, landscaping and associated works.

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202240495	Development Application	17/08/2022	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	29/09/2022

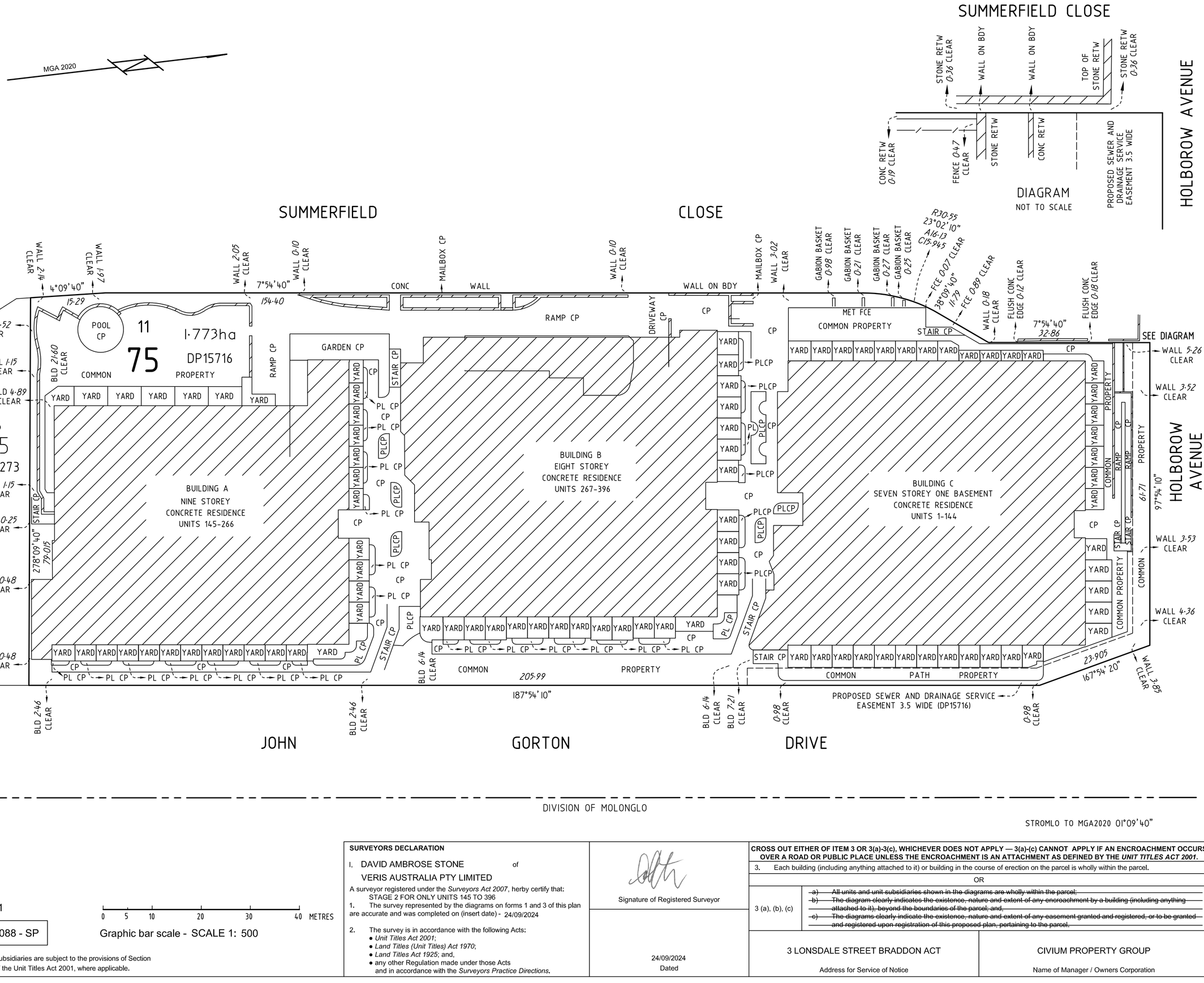
Description
LEASE VARIATION - The consolidation of blocks 2, 9 and 10 section 75 Denman Prospect

Territory Planning Authority - For further information concerning the following administrative interests, please refer to decided development application information available at https://www.planning.act.gov.au/ or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
202138651	Development Application	17/05/2021	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	10/09/2021

Description
PROPOSAL FOR MULTI UNIT DEVELOPMENT ¿ Construction of six storey car park, includes basement parking and associated works.

This data (excluding administrative interests) is certified correct by the Registrar-General at 15:16:13 on 01/05/2026
Unregistered dealings have not been formally recorded in the register.



Form 1

Form 088 - SP

0 5 10 20 30 40 METRES

Graphic bar scale - SCALE 1: 500

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

SURVEYORS DECLARATION

I, DAVID AMBROSE STONE of VERIS AUSTRALIA PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, herby certify that:

STAGE 2 FOR ONLY UNITS 145 TO 396

1. The survey represented by the diagrams on forms 1 and 3 of this plan are accurate and was completed on (insert date) - 24/09/2024

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001*;
   - *Land Titles (Unit Titles) Act 1970*;
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

Signature of Registered Surveyor

24/09/2024
Dated

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY — 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~
~~b) The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,~~
~~c) The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.~~

3 LONSDALE STREET BRADDON ACT
Address for Service of Notice

CIVIUM PROPERTY GROUP
Name of Manager / Owners Corporation

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 1A of 52

SITE PLAN

LAND DETAILS

Block
11

Section
75

Division
DENMAN PROSPECT

Deposited Plan Number
15716

Volume/Folio
3015:904

Class of Units (A or B)
A

Land Owner 7 Pty Ltd
ACN: 633 662 236
Sole Director / Company Secretary

MARTINE ELSKE CAPPELLO
Signature of Lessee

Lyn Tankey

Lyn Tankey 30th Octobr 2024

Delegate of the
ACT Planning and Land Authority

APPROVED UNDER THE *UNIT TITLES ACT 2001*, AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

Leanne Taunton
Deputy Registrar-General

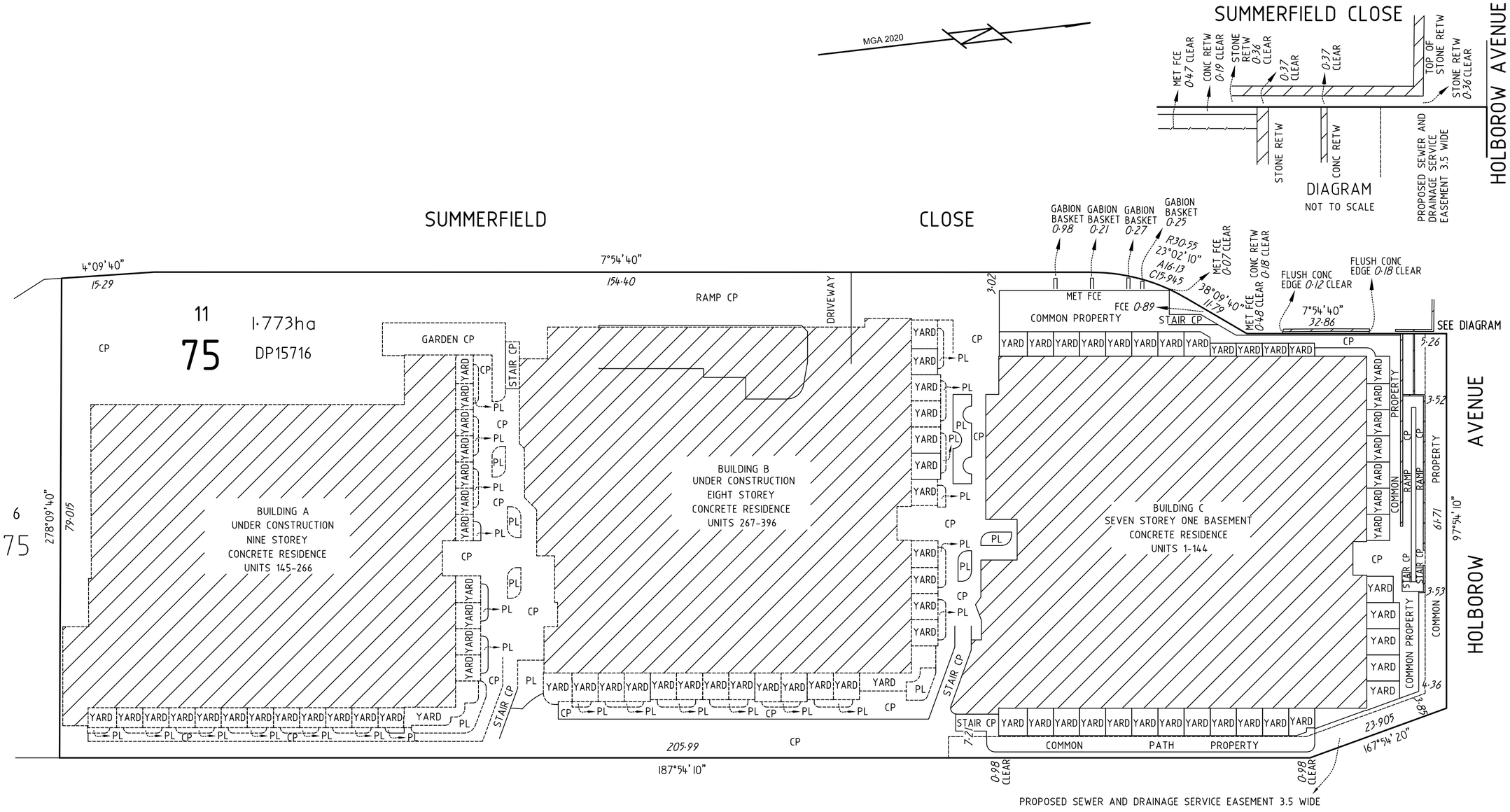
05/11/2024

UNITS PLAN No.

16350

REF: 22022.196_UP

XUP: 22927



DIVISION OF MOLONGLO

STROMLO TO MGA2020 01°09'40"

Form 1

Form 088 - SP

0 5 10 20 30 40 METRES

Graphic bar scale - SCALE 1: 500

Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.

SURVEYORS DECLARATION

I, DAVID AMBROSE STONE of VERIS AUSTRALIA PTY LIMITED

A surveyor registered under the *Surveyors Act 2007*, herby certify that:

STAGE 1 FOR ONLY UNITS 1 TO 144

1. The survey represented by the diagrams on forms 1 and 3 of this plan are accurate and was completed on (insert date) - 18/06/2024

2. The survey is in accordance with the following Acts:
   - *Unit Titles Act 2001*;
   - *Land Titles (Unit Titles) Act 1970*;
   - *Land Titles Act 1925*; and,
   - any other Regulation made under those Acts and in accordance with the *Surveyors Practice Directions*.

Signature of Registered Surveyor

Dated 20/08/2024

CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY — 3(a)-(c) CANNOT APPLY IF AN ENCROACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCROACHMENT IS AN ATTACHMENT AS DEFINED BY THE *UNIT TITLES ACT 2001*.

3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.

OR

3 (a), (b), (c)

~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~
~~b) The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,~~
~~c) The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.~~

3 LONSDALE STREET BRADDON ACT	CIVIUM PROPERTY GROUP
Address for Service of Notice	Name of Manager / Owners Corporation

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 1 of 52

SITE PLAN

LAND DETAILS

Block 11

Section 75

Division DENMAN PROSPECT

Deposited Plan Number 15716

Volume/Folio 3015:904

Class of Units (A or B) A

Land Owner 7 Pty Ltd
ACN: 633 662 236
Sole Director / Company Secretary

MARTINE ELSKE CAPPELLO
Signature of Lessee

Lyn Tankey

Lyn Tankey 23rd August 2024
Delegate of the
ACT Planning and Land Authority

APPROVED UNDER THE *UNIT TITLES ACT 2001*, AS THE UNITS PLAN FOR THE SUBDIVISION OF THE ABOVE MENTIONED PARCEL OF LAND

Leanne Taunton
Deputy Registrar-General

06/09/2024

UNITS PLAN No. 16350

REF: 22022.196_UP

XUP: 22927

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 2 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	23	3	3021	747
2	20	3	3021	748
3	20	3	3021	749
4	20	3	3021	750
5	20	3	3021	751
6	20	3	3021	752
7	20	3	3021	753
8	20	3	3021	754
9	20	3	3021	755
10	20	3	3021	756
11	20	3	3021	757
12	20	3	3021	758
13	26	3	3021	759
14	20	3	3021	760
15	20	3	3021	761
16	20	3	3021	762
17	20	3	3021	763
18	20	3	3021	764
19	20	3	3021	765
20	20	3	3021	766
21	20	3	3021	767
22	20	3	3021	768
23	20	3	3021	769
24	26	3	3021	770
25	20	3	3021	771
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

Date 26 June 2024

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:

Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 3 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	20	3	3021	772
27	20	3	3021	773
28	20	3	3021	774
29	20	3	3021	775
30	20	3	3021	776
31	20	3	3021	777
32	20	3	3021	778
33	20	3	3021	779
34	20	3	3021	780
35	20	3	3021	781
36	20	3	3021	782
37	29	4	3021	783
38	30	3	3021	784
39	31	4	3021	785
40	23	5	3021	786
41	31	4	3021	787
42	31	3	3021	788
43	22	3	3021	789
44	22	3	3021	790
45	22	3	3021	791
46	36	4	3021	792
47	19	4	3021	793
48	23	4	3021	794
49	23	4	3021	795
50	24	3	3021	796
Aggregate				

VALUER'S CERTIFICATION

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Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

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Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 4 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	24	3	3021	797
52	22	3	3021	798
53	33	3	3021	799
54	29	4	3021	800
55	30	3	3021	801
56	30	3	3021	802
57	23	4	3021	803
58	30	3	3021	804
59	31	3	3021	805
60	22	3	3021	806
61	22	3	3021	807
62	22	4	3021	808
63	36	4	3021	809
64	19	4	3021	810
65	23	4	3021	811
66	23	4	3021	812
67	23	4	3021	813
68	24	3	3021	814
69	22	3	3021	815
70	30	4	3021	816
71	22	4	3021	817
72	29	4	3021	818
73	30	3	3021	819
74	30	3	3021	820
75	23	4	3021	821
Aggregate				

VALUER'S CERTIFICATION

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Date 26 June 2024

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3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 5 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
76	30	3	3021	822
77	31	3	3021	823
78	22	3	3021	824
79	22	3	3021	825
80	22	3	3021	826
81	36	4	3021	827
82	19	4	3021	828
83	23	4	3021	829
84	23	4	3021	830
85	23	4	3021	831
86	24	3	3021	832
87	22	4	3021	833
88	30	4	3021	834
89	22	4	3021	835
90	29	4	3021	836
91	30	3	3021	837
92	30	3	3021	838
93	23	4	3021	839
94	30	3	3021	840
95	56	4	3021	841
96	22	4	3021	842
97	22	3	3021	843
98	36	4	3021	844
99	43	5	3021	845
100	23	4	3021	846
Aggregate				

VALUER'S CERTIFICATION

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Signature

Date 26 June 2024

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Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 6 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DNEMAN PROSPECT	75	11

Unit Plan No: 16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
101	23	5	3021	847
102	24	3	3021	848
103	22	4	3021	849
104	30	4	3021	850
105	22	4	3021	851
106	29	4	3021	852
107	30	3	3021	853
108	30	3	3021	854
109	23	4	3021	855
110	30	5	3021	856
111	56	5	3021	857
112	22	3	3021	858
113	22	3	3021	859
114	36	4	3021	860
115	43	6	3021	861
116	23	4	3021	862
117	23	5	3021	863
118	24	3	3021	864
119	22	3	3021	865
120	30	4	3021	866
121	22	5	3021	867
122	29	4	3021	868
123	30	3	3021	869
124	30	3	3021	870
125	23	5	3021	871
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

Date 26 June 2024

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:

Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 7 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
126	30	3	3021	872
127	56	5	3021	873
128	22	3	3021	874
129	22	3	3021	875
130	36	4	3021	876
131	43	6	3021	877
132	23	4	3021	878
133	23	5	3021	879
134	24	3	3021	880
135	22	3	3021	881
136	30	4	3021	882
137	22	5	3021	883
138	29	4	3021	884
139	30	3	3021	885
140	30	3	3021	886
141	56	6	3021	887
142	53	7	3021	888
143	30	4	3021	889
144	22	4	3021	890
145	20	3	3021	891
146	20	3	3021	892
147	20	3	3021	893
148	20	3	3021	894
149	20	3	3021	895
150	20	3	3021	896
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

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Date 26 June 2024

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3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 8 of 52 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
151	20	3	3021	897
152	20	3	3021	898
153	20	3	3021	899
154	20	3	3021	900
155	20	3	3021	901
156	20	3	3021	902
157	25	3	3021	903
158	20	3	3021	904
159	20	3	3021	905
160	20	3	3021	906
161	20	3	3021	907
162	20	3	3021	908
163	20	3	3021	909
164	20	3	3021	910
165	20	3	3021	911
166	20	3	3021	912
167	20	3	3021	913
168	20	3	3021	914
169	29	4	3021	915
170	31	3	3021	916
171	32	4	3021	917
172	22	4	3021	918
173	31	4	3021	919
174	30	3	3021	920
175	22	3	3021	921
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

Date 26 June 2024

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Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

Sheet No 9 of 51 Sheets

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
176	22	3	3021	922
177	22	3	3021	923
178	36	4	3021	924
179	19	4	3021	925
180	24	4	3021	926
181	24	4	3021	927
182	24	4	3021	928
183	26	3	3021	929
184	24	3	3021	930
185	34	3	3021	931
186	29	4	3021	932
187	31	3	3021	933
188	31	3	3021	934
189	22	3	3021	935
190	30	3	3021	936
191	30	3	3021	937
192	22	3	3021	938
193	22	3	3021	939
194	22	3	3021	940
195	36	4	3021	941
196	19	4	3021	942
197	22	4	3021	943
198	22	4	3021	944
199	22	4	3021	945
200	24	3	3021	946
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

Date 26 June 2024

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:

Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
201	22	3	3021	947
202	31	4	3021	948
203	22	4	3021	949
204	29	4	3021	950
205	31	3	3021	951
206	31	3	3021	952
207	22	3	3021	953
208	30	3	3021	954
209	30	3	3021	955
210	22	3	3021	956
211	22	3	3021	957
212	22	3	3021	958
213	36	4	3021	959
214	19	4	3021	960
215	22	4	3021	961
216	22	4	3021	962
217	22	5	3021	963
218	24	3	3021	964
219	22	3	3021	965
220	31	4	3021	966
221	22	4	3021	967
222	29	4	3021	968
223	31	3	3021	969
224	31	3	3021	970
225	22	3	3021	971
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

Date 26 June 2024

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3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
226	30	3	3021	972
227	30	3	3021	973
228	22	3	3021	974
229	22	3	3021	975
230	22	3	3021	976
231	36	4	3021	977
232	19	4	3021	978
233	22	4	3021	979
234	22	4	3021	980
235	22	4	3021	981
236	24	3	3021	982
237	22	3	3021	983
238	31	4	3021	984
239	22	4	3021	985
240	31	3	3021	986
241	31	3	3021	987
242	22	3	3021	988
243	30	3	3021	989
244	30	3	3021	990
245	22	3	3021	991
246	22	3	3021	992
247	22	3	3021	993
248	36	4	3021	994
249	19	4	3021	995
250	22	4	3021	996
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

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3021	746

Leanne Taunton
Deputy Registrar-General

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Land Titles (Unit Titles) Act 1970
Access Canberra

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PRSOPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
251	22	4	3021	997
252	22	4	3021	998
253	24	3	3021	999
254	25	5	3022	1
255	31	3	3022	2
256	22	3	3022	3
257	30	3	3022	4
258	45	5	3022	5
259	20	3	3022	6
260	23	3	3022	7
261	49	4	3022	8
262	19	4	3022	9
263	22	4	3022	10
264	22	5	3022	11
265	22	4	3022	12
266	28	5	3022	13
267	20	3	3022	14
268	20	3	3022	15
269	20	3	3022	16
270	20	3	3022	17
271	20	3	3022	18
272	20	3	3022	19
273	20	3	3022	20
274	20	3	3022	21
275	20	3	3022	22
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001*.

Signature

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Land Titles (Unit Titles) Act 1970
Access Canberra

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
276	20	3	3022	23
277	20	3	3022	24
278	20	3	3022	25
279	25	3	3022	26
280	20	3	3022	27
281	20	3	3022	28
282	20	3	3022	29
283	20	3	3022	30
284	20	3	3022	31
285	20	3	3022	32
286	20	3	3022	33
287	20	3	3022	34
288	20	3	3022	35
289	20	3	3022	36
290	20	3	3022	37
291	29	4	3022	38
292	31	3	3022	39
293	32	4	3022	40
294	22	4	3022	41
295	31	4	3022	42
296	30	3	3022	43
297	22	3	3022	44
298	22	3	3022	45
299	22	3	3022	46
300	36	4	3022	47
Aggregate				

VALUER'S CERTIFICATION

I Greg Cummins of Knight Frank Valuations and Advisory Canberra Being a certified practising member of the Australian property Institute, certify the value of unit entitlements for the parcel in accordance with S2E(1)(b) of the *Unit Title Regulation 2001.*

Signature

Date 26 June 2024

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:

Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

Form 2

ACT GOVERNMENT
Land Titles (Unit Titles) Act 1970
Access Canberra

SUE
Form U78

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
301	19	4	3022	48
302	22	6	3022	49
303	22	4	3022	50
304	22	4	3022	51
305	24	3	3022	52
306	22	3	3022	53
307	33	3	3022	54
308	29	4	3022	55
309	31	3	3022	56
310	31	3	3022	57
311	22	3	3022	58
312	30	3	3022	59
313	30	3	3022	60
314	22	3	3022	61
315	22	3	3022	62
316	22	3	3022	63
317	36	4	3022	64
318	19	4	3022	65
319	22	4	3022	66
320	22	4	3022	67
321	22	4	3022	68
322	24	3	3022	69
323	22	3	3022	70
324	31	4	3022	71
325	22	4	3022	72
Aggregate				

VALUER'S CERTIFICATION

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SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block	Unit Plan No
DENMAN PROSPECT	75	11	16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
326	29	4	3022	73
327	31	3	3022	74
328	31	3	3022	75
329	22	3	3022	76
330	30	3	3022	77
331	30	3	3022	78
332	22	3	3022	79
333	22	3	3022	80
334	22	3	3022	81
335	36	4	3022	82
336	19	4	3022	83
337	22	4	3022	84
338	22	4	3022	85
339	22	4	3022	86
340	24	3	3022	87
341	22	3	3022	88
342	31	4	3022	89
343	22	4	3022	90
344	29	4	3022	91
345	31	3	3022	92
346	31	3	3022	93
347	22	3	3022	94
348	30	4	3022	95
349	30	3	3022	96
350	22	3	3022	97
Aggregate				

VALUER'S CERTIFICATION

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Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	75	11

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
351	22	3	3022	98
352	22	3	3022	99
353	36	5	3022	100
354	19	4	3022	101
355	22	4	3022	102
356	22	6	3022	103
357	22	4	3022	104
358	24	3	3022	105
359	22	3	3022	106
360	31	4	3022	107
361	22	4	3022	108
362	29	4	3022	109
363	31	3	3022	110
364	31	4	3022	111
365	22	3	3022	112
366	30	4	3022	113
367	30	4	3022	114
368	22	5	3022	115
369	22	3	3022	116
370	22	3	3022	117
371	36	4	3022	118
372	19	4	3022	119
373	22	4	3022	120
374	22	4	3022	121
375	22	4	3022	122
Aggregate				

VALUER'S CERTIFICATION

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Signature

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Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

Deputy Registrar-General

Unauthorised version prepared by ACT Parliamentary Counsel's Office

SUE
Form 078

SCHEDULE OF UNIT ENTITLEMENTS

1. LAND

District/Division	Section	Block
DENMAN PROSPECT	**75**	**11**

Unit Plan No
16350

COLUMN 1			COLUMN 2	
UNIT NO	**UNIT ENTITLEMENT**	**UNIT SUBSIDIARIES**	**VOLUME**	**FOLIO**
376	24	3	3022	123
377	22	5	3022	124
378	31	4	3022	125
379	22	4	3022	126
380	29	4	3022	127
381	31	3	3022	128
382	31	3	3022	129
383	22	3	3022	130
384	30	4	3022	131
385	45	4	3022	132
386	20	3	3022	133
387	23	3	3022	134
388	49	4	3022	135
389	19	4	3022	136
390	22	5	3022	137
391	22	4	3022	138
392	22	5	3022	139
393	24	3	3022	140
394	22	4	3022	141
395	31	4	3022	142
396	22	4	3022	143
Aggregate	**10000**	**1389**		

VALUER'S CERTIFICATION

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Signature

Date 26 June 2024

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Volume	Folio
3021	746

Leanne Taunton
Deputy Registrar-General

.....
Deputy Registrar-General

PL PLANTER BOX - BEING COMMON PROPERTY
UR UTILITY ROOM - BEING COMMON PROPERTY
UC UTILITY CUPBOARD - BEING COMMON PROPERTY
D DENOTES DUCT - BEING COMMON PROPERTY
C DENOTES COLUMN
B DENOTES BALCONY
S DENOTES STOREROOM
CP DENOTES COMMON PROPERTY
# DENOTES BOUNDARY IS FACE OR LINE OF FACE OF COLUMN
* DENOTES BOUNDARY THROUGH CENTRE OR LINE OF CENTRE OF COLUMN
◧ DENOTES BOUNDARY IS FACE OR LINE OF FACE OF WALL

WHERE A YARD/BALCONY ABUTS THE MAIN BUILDING WALL, THIS YARD/BALCONY SUBSIDIARY BOUNDARY IS THE EXTERNAL FACE OF SUCH WALL, OTHERWISE THE YARD/BALCONY SUBSIDIARY BOUNDARIES ARE CENTRELINE OF WALL

YARDS/BALCONYS ARE LIMITED IN DEPTH TO THE MEDIAN OF THE CONCRETE SLAB WHICH FORMS THE LOWER SURFACE OF THE YARD

YARDS/BALCONYS ARE LIMITED IN HEIGHT TO THE PROJECTION OF THE UPPER BOUNDARY OF THE RESPECTIVE UNIT

UNITS AND SUBSIDIARIES ARE SUBJECT TO RIGHTS OF ENTRY FOR INSPECTION AND MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

UNIT AREAS HAVE BEEN DETERMINED WITH REFERENCE TO THE CENTRELINES OF WALL, UNLESS NOTED OTHERWISE

THE POSITION OF WALL CENTRELINES MAY HAVE BEEN ESTIMATED (DEDUCED) TO DETERMINE THE UNIT AREA

ALL AREAS ARE APPROXIMATE. UNITS AND SUBSIDIARIES MAY CONTAIN COLUMNS AND SERVICES DUCTS, WHICH ARE COMMON PROPERTY AND MAY NOT BE SHOWN ON THE UNITS PLAN

THE OWNERS CORPORATION OR OTHER UNIT OWNERS HAVE RIGHTS OVER THESE COLUMNS AND SERVICE DUCTS UNDER SECTIONS 34 AND 35 OF THE UNIT TITLES ACT 2001

AREAS ARE SHOWN FOR THE PURPOSES OF THE UNITS PLAN ONLY & MUST NOT BE USED FOR ANY OTHER PURPOSE

ADDRESS: 1 HOLBOROW AVENUE

UNIT IDENTIFIER				SUBSIDIARIES								
				YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
1	22, 23	GROUND/UG	C.G01	1	22			2	22	3	22	3
2	22, 23	GROUND/UG	C.G02	1	22			2	22	3	22	3
3	22, 23	GROUND/UG	C.G03	1	22			2	22	3	22	3
4	22, 23	GROUND/UG	C.G04	1	22			2	22	3	22	3
5	22, 23	GROUND/UG	C.G05	1	22			2	22	3	22	3
6	22, 23	GROUND/UG	C.G06	1	22			2	22	3	22	3
7	22, 23	GROUND/UG	C.G07	1	22			2	22	3	22	3
8	22, 23	GROUND/UG	C.G08	1	22			2	22	3	22	3
9	22, 23	GROUND/UG	C.G09	1	22			2	22	3	22	3
10	22, 23	GROUND/UG	C.G10	1	22			2	22	3	22	3
11	22, 23	GROUND/UG	C.G11	1	22			2	22	3	22	3
12	22, 23	GROUND/UG	C.G12	1	22			2	22	3	22	3
13	22, 23	GROUND/UG	C.G13	1	22			2	22	3	22	3
14	22, 23	GROUND/UG	C.G14	1	22			2	22	3	22	3
15	22, 23	GROUND/UG	C.G15	1	22			2	22	3	22	3
16	22, 23	GROUND/UG	C.G16	1	22			2	22	3	22	3
17	22, 23	GROUND/UG	C.G17	1	22			2	22	3	22	3
18	22, 23	GROUND/UG	C.G18	1	22			2	22	3	22	3
19	22, 23	GROUND/UG	C.G19	1	22			2	22	3	22	3
20	22, 23	GROUND/UG	C.G20	1	22			2	22	3	22	3
21	22, 23	GROUND/UG	C.G21	1	22			2	22	3	22	3
22	22, 23	GROUND/UG	C.G22	1	22			2	22	3	22	3
23	22, 23	GROUND/UG	C.G23	1	22			2	22	3	22	3
24	22, 23	GROUND/UG	C.G24	1	22			2	22	3	22	3
25	22, 23	GROUND/UG	C.G25	1	22			2	22	3	22	3
26	22, 23	GROUND/UG	C.G26	1	22			2	22	3	22	3
27	22, 23	GROUND/UG	C.G27	1	22			2	22	3	22	3
28	22, 23	GROUND/UG	C.G28	1	22			2	22	3	22	3
29	22, 23	GROUND/UG	C.G29	1	22			2	22	3	22	3
30	22, 23	GROUND/UG	C.G30	1	22			2	22	3	22	3
31	22, 23	GROUND/UG	C.G31	1	22			2	22	3	22	3
32	22, 23	GROUND/UG	C.G32	1	22			2	22	3	22	3
33	22, 23	GROUND/UG	C.G33	1	22			2	22	3	22	3
34	22, 23	GROUND/UG	C.G34	1	22			2	22	3	22	3
35	22, 23	GROUND/UG	C.G35	1	22			2	22	3	22	3
36	22, 23	GROUND/UG	C.G36	1	22			2	22	3	22	3
37	26	FIRST	C101			1, 2	26, 26	3	21	4	21	4
38	26	FIRST	C102			1	26	2	21	3	21	3
39	26	FIRST	C103	1	26	2	26	3	21	4	21	4
40	26	FIRST	C104	1	26	2	26	3,5	21,22	4	21	5
41	26	FIRST	C105	1	26	2	26	3	21	4	21	4
42	26	FIRST	C106			1	26	2	21	3	21	3
43	26	FIRST	C107			1	26	2	21	3	21	3
44	26	FIRST	C108			1	26	2	21	3	21	3
45	26	FIRST	C109			1	26	2	21	3	21	3
46	26	FIRST	C110			1, 2	26, 26	3	22	4	22	4
47	26	FIRST	C111	1	26	2	26	3	21	4	21	4
48	26	FIRST	C112	1	26	2	26	3	21	4	21	4
49	26	FIRST	C113	1	26	2	26	3	21	4	21	4
50	26	FIRST	C114			1	26	2	22	3	22	3
51	26	FIRST	C115			1	26	2	21	3	21	3
52	26	FIRST	C116			1	26	2	21	3	21	3
53	26	FIRST	C117			1	26	2	21	3	21	3
54	28	SECOND	C201			1, 2	28, 28	3	22	4	22	4
55	28	SECOND	C202			1	28	2	21	3	21	3
56	28	SECOND	C203			1	28	2	21	3	21	3
57	28	SECOND	C204			1	28	2,4	21,22	3	21	4
58	28	SECOND	C205			1	28	2	21	3	21	3
59	28	SECOND	C206			1	28	2	21	3	21	3
60	28	SECOND	C207			1	28	2	21	3	21	3
61	28	SECOND	C208			1	28	2	21	3	21	3
62	28	SECOND	C209			1	28	2,4	21,22	3	21	4
63	28	SECOND	C210			1, 2	28, 28	3	21	4	21	4
64	28	SECOND	C211	1	28	2	28	3	21	4	21	4
65	28	SECOND	C212	1	28	2	28	3	21	4	21	4
66	28	SECOND	C213	1	28	2	28	3	21	4	21	4
67	28	SECOND	C214	1	28	2	28	3	21	4	21	4
68	28	SECOND	C215			1	28	2	21	3	21	3
69	28	SECOND	C216			1	28	2	21	3	21	3
70	28	SECOND	C217			1, 2	28, 28	3	21	4	21	4
71	28	SECOND	C218	1	28	2	28	3	21	4	21	4
72	31	THIRD	C301			1, 2	31, 31	3	21	4	21	4
73	31	THIRD	C302			1	31	2	21	3	21	3
74	31	THIRD	C303			1	31	2	22	3	22	3
75	31	THIRD	C304			1	31	2,4	21,22	3	21	4
76	31	THIRD	C305			1	31	2	21	3	21	3
77	31	THIRD	C306			1	31	2	21	3	21	3
78	31	THIRD	C307			1	31	2	21	3	21	3
79	31	THIRD	C308			1	31	2	21	3	21	3
80	31	THIRD	C309			1	31	2	21	3	21	3

Form 3

Form 091 - FP

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 18 of 52

FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
LEGEND/INDEX

UNITS PLAN No.
16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

ADDRESS

1 HOLBOROW AVENUE

UNIT IDENTIFIER				SUBSIDIARIES								
				YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
81	31	THIRD	C310			1, 2	31, 31	3	21	4	21	4
82	31	THIRD	C311	1	31	2	31	3	21	4	21	4
83	31	THIRD	C312	1	31	2	31	3	21	4	21	4
84	31	THIRD	C313	1	31	2	31	3	21	4	21	4
85	31	THIRD	C314	1	31	2	31	3	21	4	21	4
86	31	THIRD	C315			1	31	2	21	3	21	3
87	31	THIRD	C316			1	31	2	21	3,4	21,21	4
88	31	THIRD	C317			1, 2	31, 31	3	21	4	21	4
89	31	THIRD	C318	1	31	2	31	3	21	4	21	4
90	33	FOURTH	C401			1, 2	33, 33	3	21	4	21	4
91	33	FOURTH	C402			1	33	2	21	3	21	3
92	33	FOURTH	C403			1	33	2	21	3	21	3
93	33	FOURTH	C404			1	33	2,4	21,22	3	21	4
94	33	FOURTH	C405			1	33	2	22	3	22	3
95	33	FOURTH	C406			1, 2	33, 33	3	23	4	23	4
96	33	FOURTH	C407			1	33	2,4	21,22	3	21	4
97	33	FOURTH	C408			1	33	2	21	3	21	3
98	33	FOURTH	C409			1, 2	33, 33	3	22	4	22	4
99	33	FOURTH	C410	1	33	2, 3	33, 33	4	22	5	22	5
100	33	FOURTH	C411	1	33	2	33	3	21	4	21	4
101	33	FOURTH	C412	1	33	2	33	3,5	21,22	4	21	5
102	33	FOURTH	C413			1	33	2	22	3	22	3
103	33	FOURTH	C414			1	33	2,4	21,22	3	21	4
104	33	FOURTH	C415			1, 2	33, 33	3	21	4	21	4
105	33	FOURTH	C416	1	33	2	33	3	21	4	21	4
106	35	FIFTH	C501			1, 2	35, 35	3	21	4	21	4
107	35	FIFTH	C502			1	35	2	21	3	21	3
108	35	FIFTH	C503			1	35	2	22	3	21	3
109	35	FIFTH	C504			1	35	2,4	21,22	3	21	4
110	35	FIFTH	C505			1	35	2,4	21,21	3,5	21,21	5
111	35	FIFTH	C506			1, 2	35, 35	3,5	22,22	4	22	5
112	35	FIFTH	C507			1	35	2	21	3	21	3
113	35	FIFTH	C508			1	35	2	22	3	22	3
114	35	FIFTH	C509			1, 2	35, 35	3	22	4	22	4
115	35	FIFTH	C510	1	35	2, 3	35, 35	4,6	22,22	5	22	6
116	35	FIFTH	C511	1	35	2	35	3	22	4	22	4
117	35	FIFTH	C512	1	35	2	35	3	21	4,5	21,22	5
118	35	FIFTH	C513			1	35	2	22	3	21	3
119	35	FIFTH	C514			1	35	2	21	3	21	3
120	35	FIFTH	C515			1, 2	35, 35	3	21	4	21	4
121	35	FIFTH	C516	1	35	2	35	3,5	21,22	4	21	5
122	37	SIXTH	C601			1, 2	37, 37	3	23	4	23	4
123	37	SIXTH	C602			1	37	2	23	3	23	3
124	37	SIXTH	C603			1	37	2	23	3	23	3
125	37	SIXTH	C604			1	37	2,4	21,22	3,5	21,22	5
126	37	SIXTH	C605			1	37	2	21	3	21	3
127	37	SIXTH	C606			1, 2	37, 37	3,5	22,22	4	22	5
128	37	SIXTH	C607			1	37	2	22	3	22	3
129	37	SIXTH	C608			1	37	2	22	3	22	3
130	37	SIXTH	C609			1, 2	37, 37	3	23	4	23	4
131	37	SIXTH	C610	1	37	2, 3	37, 37	4,6	21,22	5	21	6
132	37	SIXTH	C611	1	37	2	37	3	23	4	23	4
133	37	SIXTH	C612	1	37	2	37	3,5	23,22	4	23	5
134	37	SIXTH	C613			1	37	2	23	3	23	3
135	37	SIXTH	C614			1	37	2	21	3	21	3
136	37	SIXTH	C615			1, 2	37, 37	3	21	4	21	4
137	37	SIXTH	C616	1	37	2	37	3,5	21,22	4	21	5
138	39	SEVENTH	C701			1, 2	39, 39	3	21	4	21	4
139	39	SEVENTH	C702			1	39	2	21	3	21	3
140	39	SEVENTH	C703			1	39	2	21	3	21	3
141	39	SEVENTH	C704	1	39	2	39	3,5	21,21	4,6	21,21	6
142	39	SEVENTH	C705	1	39	2, 3	39, 39	4,5	21,21	6,7	21,21	7
143	39	SEVENTH	C706			1, 2	39, 39	3	23	4	23	4
144	39	SEVENTH	C707	1	39	2	39	3	21	4	21	4
145	27, 29	SECOND/THIRD	A.G01	1	27			2	27	3	27	3
146	27, 29	SECOND/THIRD	A.G02	1	27			2	27	3	27	3
147	27, 29	SECOND/THIRD	A.G03	1	27			2	27	3	27	3
148	27, 29	SECOND/THIRD	A.G04	1	27			2	27	3	27	3
149	27, 29	SECOND/THIRD	A.G05	1	27			2	27	3	27	3
150	27, 29	SECOND/THIRD	A.G06	1	27			2	27	3	27	3
151	27, 29	SECOND/THIRD	A.G07	1	27			2	27	3	27	3
152	27, 29	SECOND/THIRD	A.G08	1	27			2	27	3	27	3
153	27, 29	SECOND/THIRD	A.G09	1	27			2	27	3	27	3
154	27, 29	SECOND/THIRD	A.G10	1	27			2	27	3	27	3
155	27, 29	SECOND/THIRD	A.G11	1	27			2	27	3	27	3
156	27, 29	SECOND/THIRD	A.G12	1	27			2	27	3	27	3
157	27, 29	SECOND/THIRD	A.G13	1	27			2	27	3	27	3
158	27, 29	SECOND/THIRD	A.G14	1	27			2	27	3	27	3
159	27, 29	SECOND/THIRD	A.G15	1	27			2	27	3	27	3
160	27, 29	SECOND/THIRD	A.G16	1	27			2	27	3	27	3

ADDRESS

17 SUMMERFIELD CLOSE

UNIT IDENTIFIER				SUBSIDIARIES								
				YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
161	27, 29	SECOND/THIRD	A.G17	1	27			2	27	3	27	3
162	27, 29	SECOND/THIRD	A.G18	1	27			2	27	3	27	3
163	27, 29	SECOND/THIRD	A.G19	1	27			2	27	3	27	3
164	27, 29	SECOND/THIRD	A.G20	1	27			2	27	3	27	3
165	27, 29	SECOND/THIRD	A.G21	1	27			2	27	3	27	3
166	27, 29	SECOND/THIRD	A.G22	1	27			2	27	3	27	3
167	27, 29	SECOND/THIRD	A.G23	1	27			2	27	3	27	3
168	27, 29	SECOND/THIRD	A.G24	1	27			2	27	3	27	3
169	32	FOURTH	A101			1, 2	32, 32	3	27	4	27	4
170	32	FOURTH	A102			1	32	2	27	3	27	3
171	32	FOURTH	A103	1	32	2	32	3	27	4	27	4
172	32	FOURTH	A104	1	32	2	32	3	27	4	27	4
173	32	FOURTH	A105	1	32	2	32	3	27	4	27	4
174	32	FOURTH	A106			1	32	2	27	3	27	3
175	32	FOURTH	A107			1	32	2,5	27	3	27	3
176	32	FOURTH	A108			1	32	2	27	3	27	3
177	32	FOURTH	A109			1	32	2	27	3	27	3
178	32	FOURTH	A110			1, 2	32, 32	3	27	4	27	4
179	32	FOURTH	A111	1	32	2	32	3	27	4	27	4
180	32	FOURTH	A112	1	32	2	32	3	27	4	27	4
181	32	FOURTH	A113	1	32	2	32	3	27	4	27	4
182	32	FOURTH	A114	1	32	2	32	3	27	4	27	4
183	32	FOURTH	A115			1	32	2	27	3	27	3
184	32	FOURTH	A116			1	32	2	24	3	24	3
185	32	FOURTH	A117			1	32	2	27	3	27	3
186	34	FIFTH	A201			1, 2	34, 34	3	27	4	27	4
187	34	FIFTH	A202			1	34	2	27	3	27	3
188	34	FIFTH	A203			1	34	2	27	3	27	3
189	34	FIFTH	A204			1	34	2	27	3	27	3
190	34	FIFTH	A205			1	34	2	27	3	27	3
191	34	FIFTH	A206			1	34	2	24	3	24	3
192	34	FIFTH	A207			1	34	2	27	3	27	3
193	34	FIFTH	A208			1	34	2	24	3	24	3
194	34	FIFTH	A209			1	34	2	24	3	24	3
195	34	FIFTH	A210			1, 2	34, 34	3	24	4	24	4
196	34	FIFTH	A211	1	34	2	34	3	24	4	24	4
197	34	FIFTH	A212	1	34	2	34	3	24	4	24	4
198	34	FIFTH	A213	1	34	2	34	3	24	4	24	4
199	34	FIFTH	A214	1	34	2	34	3	24	4	24	4
200	34	FIFTH	A215			1	34	2	27	3	27	3
201	34	FIFTH	A216			1	34	2	24	3	24	3
202	34	FIFTH	A217			1, 2	34, 34	3	24	4	24	4
203	34	FIFTH	A218	1	34	2	34	3	24	4	24	4
204	36	SIXTH	A301			1, 2	36, 36	3	24	4	24	4
205	36	SIXTH	A302			1	36	2	24	3	24	3
206	36	SIXTH	A303			1	36	2	24	3	24	3
207	36	SIXTH	A304			1	36	2	24	3	24	3
208	36	SIXTH	A305			1	36	2	27	3	27	3
209	36	SIXTH	A306			1	36	2	24	3	24	3
210	36	SIXTH	A307			1	36	2	24	3	24	3
211	36	SIXTH	A308			1	36	2	24	3	24	3
212	36	SIXTH	A309			1	36	2	24	3	24	3
213	36	SIXTH	A310			1, 2	36, 36	3	24	4	24	4
214	36	SIXTH	A311	1	36	2	36	3	24	4	24	4
215	36	SIXTH	A312	1	36	2	36	3	24	4	24	4
216	36	SIXTH	A313	1	36	2	36	3	24	4	24	4
217	36	SIXTH	A314	1	36	2	36	3,5	24,27	4	24	5
218	36	SIXTH	A315			1	36	2	27	3	27	3
219	36	SIXTH	A316			1	36	2	24	3	24	3
220	36	SIXTH	A317			1, 2	36, 36	3	24	4	24	4
221	36	SIXTH	A318	1	36	2	36	3	24	4	24	4
222	38	SEVENTH	A401			1, 2	38, 38	3	29	4	29	4
223	38	SEVENTH	A402			1	38	2	29	3	29	3
224	38	SEVENTH	A403			1	38	2	24	3	24	3
225	38	SEVENTH	A404			1	38	2	24	3	24	3
226	38	SEVENTH	A405			1	38	2	24	3	24	3
227	38	SEVENTH	A406			1	38	2	24	3	24	3
228	38	SEVENTH	A407			1	38	2	24	3	24	3
229	38	SEVENTH	A408			1	38	2	24	3	24	3
230	38	SEVENTH	A409			1	38	2	24	3	24	3
231	38	SEVENTH	A410			1, 2	38, 38	3	24	4	24	4
232	38	SEVENTH	A411	1	38	2	38	3	24	4	24	4
233	38	SEVENTH	A412	1	38	2	38	3	24	4	24	4
234	38	SEVENTH	A413	1	38	2	38	3	24	4	24	4
235	38	SEVENTH	A414	1	38	2	38	3	24	4	24	4
236	38	SEVENTH	A415			1	38	2	24	3	24	3
237	38	SEVENTH	A416			1	38	2	24	3	24	3
238	38	SEVENTH	A417			1, 2	38, 38	3	24	4	24	4
239	38	SEVENTH	A418	1	38	2	38	3	24	4	24	4
240	40	EIGHTH	A501			1	40	2	24	3	24	3

Form 3

Form 091 - FP

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 19 of 52

FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
INDEX

UNITS PLAN No.
16350

ADDRESS	UNIT IDENTIFIER				SUBSIDIARIES								
					YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
1 HOLBOROW AVENUE	81	31	THIRD	C310			1, 2	31, 31	3	21	4	21	4
	82	31	THIRD	C311	1	31	2	31	3	21	4	21	4
	83	31	THIRD	C312	1	31	2	31	3	21	4	21	4
	84	31	THIRD	C313	1	31	2	31	3	21	4	21	4
	85	31	THIRD	C314	1	31	2	31	3	21	4	21	4
	86	31	THIRD	C315			1	31	2	21	3	21	3
	87	31	THIRD	C316			1	31	2	21	3, 4	21, 21	4
	88	31	THIRD	C317			1, 2	31, 31	3	21	4	21	4
	89	31	THIRD	C318	1	31	2	31	3	21	4	21	4
	90	33	FOURTH	C401			1, 2	33, 33	3	21	4	21	4
	91	33	FOURTH	C402			1	33	2	21	3	21	3
	92	33	FOURTH	C403			1	33	2	21	3	21	3
	93	33	FOURTH	C404			1	33	2, 4	21, 22	3	21	4
	94	33	FOURTH	C405			1	33	2	22	3	22	3
	95	33	FOURTH	C406			1, 2	33, 33	3	23	4	23	4
	96	33	FOURTH	C407			1	33	2, 4	21, 22	3	21	4
	97	33	FOURTH	C408			1	33	2	21	3	21	3
	98	33	FOURTH	C409			1, 2	33, 33	3	22	4	22	4
	99	33	FOURTH	C410	1	33	2, 3	33, 33	4	22	5	22	5
	100	33	FOURTH	C411	1	33	2	33	3	21	4	21	4
	101	33	FOURTH	C412	1	33	2	33	3, 5	21, 22	4	21	5
	102	33	FOURTH	C413			1	33	2	22	3	22	3
	103	33	FOURTH	C414			1	33	2, 4	21, 22	3	21	4
	104	33	FOURTH	C415			1, 2	33, 33	3	21	4	21	4
	105	33	FOURTH	C416	1	33	2	33	3	21	4	21	4
	106	35	FIFTH	C501			1, 2	35, 35	3	21	4	21	4
	107	35	FIFTH	C502			1	35	2	21	3	21	3
	108	35	FIFTH	C503			1	35	2	22	3	21	3
	109	35	FIFTH	C504			1	35	2, 4	21, 22	3	21	4
	110	35	FIFTH	C505			1	35	2, 4	21, 21	3, 5	21, 21	5
	111	35	FIFTH	C506			1, 2	35, 35	3, 5	22, 22	4	22	5
	112	35	FIFTH	C507			1	35	2	21	3	21	3
	113	35	FIFTH	C508			1	35	2	22	3	22	3
	114	35	FIFTH	C509			1, 2	35, 35	3	22	4	22	4
	115	35	FIFTH	C510	1	35	2, 3	35, 35	4, 6	22, 22	5	22	6
	116	35	FIFTH	C511	1	35	2	35	3	22	4	22	4
	117	35	FIFTH	C512	1	35	2	35	3	21	4, 5	21, 22	5
	118	35	FIFTH	C513			1	35	2	22	3	21	3
	119	35	FIFTH	C514			1	35	2	21	3	21	3
	120	35	FIFTH	C515			1, 2	35, 35	3	21	4	21	4
	121	35	FIFTH	C516	1	35	2	35	3, 5	21, 22	4	21	5
	122	37	SIXTH	C601			1, 2	37, 37	3	23	4	23	4
	123	37	SIXTH	C602			1	37	2	23	3	23	3
	124	37	SIXTH	C603			1	37	2	23	3	23	3
	125	37	SIXTH	C604			1	37	2, 4	21, 22	3, 5	21, 22	5
	126	37	SIXTH	C605			1	37	2	21	3	21	3
	127	37	SIXTH	C606			1, 2	37, 37	3, 5	22, 22	4	22	5
	128	37	SIXTH	C607			1	37	2	22	3	22	3
	129	37	SIXTH	C608			1	37	2	22	3	22	3
	130	37	SIXTH	C609			1, 2	37, 37	3	23	4	23	4
	131	37	SIXTH	C610	1	37	2, 3	37, 37	4, 6	21, 22	5	21	6
	132	37	SIXTH	C611	1	37	2	37	3	23	4	23	4
	133	37	SIXTH	C612	1	37	2	37	3, 5	23, 22	4	23	5
	134	37	SIXTH	C613			1	37	2	23	3	23	3
	135	37	SIXTH	C614			1	37	2	21	3	21	3
	136	37	SIXTH	C615			1, 2	37, 37	3	21	4	21	4
	137	37	SIXTH	C616	1	37	2	37	3, 5	21, 22	4	21	5
	138	39	SEVENTH	C701			1, 2	39, 39	3	21	4	21	4
	139	39	SEVENTH	C702			1	39	2	21	3	21	3
	140	39	SEVENTH	C703			1	39	2	21	3	21	3
	141	39	SEVENTH	C704	1	39	2	39	3, 5	21, 21	4, 6	21, 21	6
	142	39	SEVENTH	C705	1	39	2, 3	39, 39	4, 5	21, 21	6, 7	21, 21	7
	143	39	SEVENTH	C706			1, 2	39, 39	3	23	4	23	4
	144	39	SEVENTH	C707	1	39	2	39	3	21	4	21	4
17 SUMMERFIELD CLOSE	145	27, 29	SECOND/THIRD	A.G01	1	27			2	27	3	27	3
	146	27, 29	SECOND/THIRD	A.G02	1	27			2	27	3	27	3
	147	27, 29	SECOND/THIRD	A.G03	1	27			2	27	3	27	3
	148	27, 29	SECOND/THIRD	A.G04	1	27			2	27	3	27	3
	149	27, 29	SECOND/THIRD	A.G05	1	27			2	27	3	27	3
	150	27, 29	SECOND/THIRD	A.G06	1	27			2	27	3	27	3
	151	27, 29	SECOND/THIRD	A.G07	1	27			2	27	3	27	3
	152	27, 29	SECOND/THIRD	A.G08	1	27			2	27	3	27	3
	153	27, 29	SECOND/THIRD	A.G09	1	27			2	27	3	27	3
	154	27, 29	SECOND/THIRD	A.G10	1	27			2	27	3	27	3
	155	27, 29	SECOND/THIRD	A.G11	1	27			2	27	3	27	3
	156	27, 29	SECOND/THIRD	A.G12	1	27			2	27	3	27	3
	157	27, 29	SECOND/THIRD	A.G13	1	27			2	27	3	27	3
	158	27, 29	SECOND/THIRD	A.G14	1	27			2	27	3	27	3
	159	27, 29	SECOND/THIRD	A.G15	1	27			2	27	3	27	3
	160	27, 29	SECOND/THIRD	A.G16	1	27			2	27	3	27	3

ADDRESS	UNIT IDENTIFIER				SUBSIDIARIES								
					YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
17 SUMMERFIELD CLOSE	161	27, 29	SECOND/THIRD	A.G17	1	27			2	27	3	27	3
	162	27, 29	SECOND/THIRD	A.G18	1	27			2	27	3	27	3
	163	27, 29	SECOND/THIRD	A.G19	1	27			2	27	3	27	3
	164	27, 29	SECOND/THIRD	A.G20	1	27			2	27	3	27	3
	165	27, 29	SECOND/THIRD	A.G21	1	27			2	27	3	27	3
	166	27, 29	SECOND/THIRD	A.G22	1	27			2	27	3	27	3
	167	27, 29	SECOND/THIRD	A.G23	1	27			2	27	3	27	3
	168	27, 29	SECOND/THIRD	A.G24	1	27			2	27	3	27	3
	169	32	FOURTH	A101			1, 2	32, 32	3	27	4	27	4
	170	32	FOURTH	A102			1	32	2	27	3	27	3
	171	32	FOURTH	A103	1	32	2	32	3	27	4	27	4
	172	32	FOURTH	A104	1	32	2	32	3	27	4	27	4
	173	32	FOURTH	A105	1	32	2	32	3	27	4	27	4
	174	32	FOURTH	A106			1	32	2	27	3	27	3
	175	32	FOURTH	A107			1	32	2	27	3	27	3
	176	32	FOURTH	A108			1	32	2	27	3	27	3
	177	32	FOURTH	A109			1	32	2	27	3	27	3
	178	32	FOURTH	A110			1, 2	32, 32	3	27	4	27	4
	179	32	FOURTH	A111	1	32	2	32	3	27	4	27	4
	180	32	FOURTH	A112	1	32	2	32	3	27	4	27	4
	181	32	FOURTH	A113	1	32	2	32	3	27	4	27	4
	182	32	FOURTH	A114	1	32	2	32	3	27	4	27	4
	183	32	FOURTH	A115			1	32	2	27	3	27	3
	184	32	FOURTH	A116			1	32	2	24	3	24	3
	185	32	FOURTH	A117			1	32	2	27	3	27	3
	186	34	FIFTH	A201			1, 2	34, 34	3	27	4	27	4
	187	34	FIFTH	A202			1	34	2	27	3	27	3
	188	34	FIFTH	A203			1	34	2	27	3	27	3
	189	34	FIFTH	A204			1	34	2	27	3	27	3
	190	34	FIFTH	A205			1	34	2	27	3	27	3
	191	34	FIFTH	A206			1	34	2	24	3	24	3
	192	34	FIFTH	A207			1	34	2	27	3	27	3
	193	34	FIFTH	A208			1	34	2	24	3	24	3
	194	34	FIFTH	A209			1	34	2	24	3	24	3
	195	34	FIFTH	A210			1, 2	34, 34	3	24	4	24	4
	196	34	FIFTH	A211	1	34	2	34	3	24	4	24	4
	197	34	FIFTH	A212	1	34	2	34	3	24	4	24	4
	198	34	FIFTH	A213	1	34	2	34	3	24	4	24	4
	199	34	FIFTH	A214	1	34	2	34	3	24	4	24	4
	200	34	FIFTH	A215			1	34	2	27	3	27	3
	201	34	FIFTH	A216			1	34	2	24	3	24	3
	202	34	FIFTH	A217			1, 2	34, 34	3	24	4	24	4
	203	34	FIFTH	A218	1	34	2	34	3	24	4	24	4
	204	36	SIXTH	A301			1, 2	36, 36	3	24	4	24	4
	205	36	SIXTH	A302			1	36	2	24	3	24	3
	206	36	SIXTH	A303			1	36	2	24	3	24	3
	207	36	SIXTH	A304			1	36	2	24	3	24	3
	208	36	SIXTH	A305			1	36	2	27	3	27	3
	209	36	SIXTH	A306			1	36	2	24	3	24	3
	210	36	SIXTH	A307			1	36	2	24	3	24	3
	211	36	SIXTH	A308			1	36	2	24	3	24	3
	212	36	SIXTH	A309			1	36	2	24	3	24	3
	213	36	SIXTH	A310			1, 2	36, 36	3	24	4	24	4
	214	36	SIXTH	A311	1	36	2	36	3	24	4	24	4
	215	36	SIXTH	A312	1	36	2	36	3	24	4	24	4
	216	36	SIXTH	A313	1	36	2	36	3	24	4	24	4
	217	36	SIXTH	A314	1	36	2	36	3, 5	24, 27	4	24	5
	218	36	SIXTH	A315			1	36	2	27	3	27	3
	219	36	SIXTH	A316			1	36	2	24	3	24	3
	220	36	SIXTH	A317			1, 2	36, 36	3	24	4	24	4
	221	36	SIXTH	A318	1	36	2	36	3	24	4	24	4
	222	38	SEVENTH	A401			1, 2	38, 38	3	29	4	29	4
	223	38	SEVENTH	A402			1	38	2	29	3	29	3
	224	38	SEVENTH	A403			1	38	2	24	3	24	3
	225	38	SEVENTH	A404			1	38	2	24	3	24	3
	226	38	SEVENTH	A405			1	38	2	24	3	24	3
	227	38	SEVENTH	A406			1	38	2	24	3	24	3
	228	38	SEVENTH	A407			1	38	2	24	3	24	3
	229	38	SEVENTH	A408			1	38	2	24	3	24	3
	230	38	SEVENTH	A409			1	38	2	24	3	24	3
	231	38	SEVENTH	A410			1, 2	38, 38	3	24	4	24	4
	232	38	SEVENTH	A411	1	38	2	38	3	24	4	24	4
	233	38	SEVENTH	A412	1	38	2	38	3	24	4	24	4
	234	38	SEVENTH	A413	1	38	2	38	3	24	4	24	4
	235	38	SEVENTH	A414	1	38	2	38	3	24	4	24	4
	236	38	SEVENTH	A415			1	38	2	24	3	24	3
	237	38	SEVENTH	A416			1	38	2	24	3	24	3
	238	38	SEVENTH	A417			1, 2	38, 38	3	24	4	24	4
	239	38	SEVENTH	A418	1	38	2	38	3	24	4	24	4
	240	40	EIGHTH	A502			1	40	2	24	3	24	3

Form 3

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LAND TITLES

ACCESS CANBERRA

Chief Minister, Treasury and Economic Development Directorate

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FLOOR PLAN

Block

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Section

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Division

DENMAN PROSPECT

FLOOR NUMBER

INDEX

UNITS PLAN No.

16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

ADDRESS

17 SUMMERFIELD CLOSE

UNIT IDENTIFIER				SUBSIDIARIES								
				YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
241	40	EIGHTH	A502			1	40	2	29	3	29	3
242	40	EIGHTH	A503			1	40	2	24	3	24	3
243	40	EIGHTH	A504			1	40	2	24	3	24	3
244	40	EIGHTH	A505			1	40	2	29	3	29	3
245	40	EIGHTH	A506			1	40	2	24	3	24	3
246	40	EIGHTH	A507			1	40	2	24	3	24	3
247	40	EIGHTH	A508			1	40	2	24	3	24	3
248	40	EIGHTH	A509			1, 2	40, 40	3	24	4	24	4
249	40	EIGHTH	A510	1	40	2	40	3	24	4	24	4
250	40	EIGHTH	A511	1	40	2	40	3	24	4	24	4
251	40	EIGHTH	A512	1	40	2	40	3	24	4	24	4
252	40	EIGHTH	A513	1	40	2	40	3	29	4	29	4
253	40	EIGHTH	A514			1	40	2	24	3	24	3
254	40	EIGHTH	A515			1, 2	40, 40	3,5	29,25	4	29	5
255	41	NINTH	A601			1	41	2	29	3	29	3
256	41	NINTH	A602			1	41	2	29	3	29	3
257	41	NINTH	A603			1	41	2	24	3	24	3
258	41	NINTH	A604			1	41	2, 3	24, 24	4, 5	24, 24	5
259	41	NINTH	A605			1	41	2	29	3	29	3
260	41	NINTH	A606			1	41	2	29	3	29	3
261	41	NINTH	A607			1, 2	41, 41	3	29	4	29	4
262	41	NINTH	A608	1	41	2	41	3	29	4	29	4
263	41	NINTH	A609	1	41	2	41	3	24	4	24	4
264	41	NINTH	A610	1	41	2	41	3,5	24,25	4	24	5
265	41	NINTH	A611	1	41	2	41	3	24	4	24	4
266	41	NINTH	A612			1, 2	41, 41	3,5	24,24	4	24	5
267	25, 28	FIRST/SECOND	B.G01	1	25			2	24	3	24	3
268	25, 28	FIRST/SECOND	B.G02	1	25			2	25	3	24	3
269	25, 28	FIRST/SECOND	B.G03	1	25			2	25	3	25	3
270	25, 28	FIRST/SECOND	B.G04	1	25			2	25	3	25	3
271	25, 28	FIRST/SECOND	B.G05	1	25			2	25	3	25	3
272	25, 28	FIRST/SECOND	B.G06	1	25			2	25	3	25	3
273	25, 28	FIRST/SECOND	B.G07	1	25			2	25	3	25	3
274	25, 28	FIRST/SECOND	B.G08	1	25			2	25	3	25	3
275	25, 28	FIRST/SECOND	B.G09	1	25			2	25	3	25	3
276	25, 28	FIRST/SECOND	B.G10	1	25			2	25	3	25	3
277	25, 28	FIRST/SECOND	B.G11	1	25			2	25	3	25	3
278	25, 28	FIRST/SECOND	B.G12	1	25			2	25	3	25	3
279	25, 28	FIRST/SECOND	B.G13	1	25			2	25	3	25	3
280	25, 28	FIRST/SECOND	B.G14	1	25			2	24	3	24	3
281	25, 28	FIRST/SECOND	B.G15	1	25			2	25	3	25	3
282	25, 28	FIRST/SECOND	B.G16	1	25			2	25	3	25	3
283	25, 28	FIRST/SECOND	B.G17	1	25			2	24	3	24	3
284	25, 28	FIRST/SECOND	B.G18	1	25			2	25	3	25	3
285	25, 28	FIRST/SECOND	B.G19	1	25			2	25	3	25	3
286	25, 28	FIRST/SECOND	B.G20	1	25			2	25	3	25	3
287	25, 28	FIRST/SECOND	B.G21	1	25			2	25	3	25	3
288	25, 28	FIRST/SECOND	B.G22	1	25			2	25	3	25	3
289	25, 28	FIRST/SECOND	B.G23	1	25			2	25	3	25	3
290	25, 28	FIRST/SECOND	B.G24	1	25			2	25	3	25	3
291	30	THIRD	B101			1, 2	30, 30	3	25	4	25	4
292	30	THIRD	B102	1	30			2	25	3	25	3
293	30	THIRD	B103	1	30	2	30	3	25	4	25	4
294	30	THIRD	B104	1	30	2	30	3	24	4	24	4
295	30	THIRD	B105	1	30	2	30	3	24	4	24	4
296	30	THIRD	B106			1	30	2	24	3	24	3
297	30	THIRD	B107			1	30	2	22	3	22	3
298	30	THIRD	B108			1	30	2	22	3	22	3
299	30	THIRD	B109			1	30	2	23	3	23	3
300	30	THIRD	B110			1, 2	30, 30	3	25	4	25	4
301	30	THIRD	B111	1	30	2	30	3	24	4	24	4
302	30	THIRD	B112	1	30	2	30	3,5	24,23	4,6	24,23	6
303	30	THIRD	B113	1	30	2	30	3	24	4	24	4
304	30	THIRD	B114	1	30	2	30	3	24	4	24	4
305	30	THIRD	B115			1	30	2	25	3	25	3
306	30	THIRD	B116			1	30	2	24	3	24	3
307	30	THIRD	B117			1	30	2	25	3	25	3
308	32	FOURTH	B201			1, 2	32, 32	3	25	4	25	4
309	32	FOURTH	B202			1	32	2	25	3	25	3
310	32	FOURTH	B203			1	32	2	25	3	25	3
311	32	FOURTH	B204			1	32	2	25	3	28	3
312	32	FOURTH	B205			1	32	2	25	3	28	3
313	32	FOURTH	B206			1	32	2	25	3	25	3
314	32	FOURTH	B207			1	32	2	28	3	28	3
315	32	FOURTH	B208			1	32	2	28	3	28	3
316	32	FOURTH	B209			1	32	2	28	3	28	3
317	32	FOURTH	B210			1, 2	32, 32	3	25	4	25	4
318	32	FOURTH	B211	1	32	2	32	3	25	4	28	4
319	32	FOURTH	B212	1	32	2	32	3	28	4	28	4
320	32	FOURTH	B213	1	32	2	32	3	28	4	28	4

ADDRESS

15 SUMMERFIELD CLOSE

UNIT IDENTIFIER				SUBSIDIARIES								
				YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
321	32	FOURTH	B214	1	32	2	32	3	28	4	28	4
322	32	FOURTH	B215			1	32	2	25	3	25	3
323	32	FOURTH	B216			1	32	2	28	3	28	3
324	32	FOURTH	B217			1, 2	32, 32	3	25	4	25	4
325	32	FOURTH	B218	1	32	2	32	3	28	4	28	4
326	34	FIFTH	B301			1, 2	34, 34	3	25	4	25	4
327	34	FIFTH	B302			1	34	2	25	3	25	3
328	34	FIFTH	B303			1	34	2	25	3	25	3
329	34	FIFTH	B304			1	34	2	28	3	28	3
330	34	FIFTH	B305			1	34	2	25	3	25	3
331	34	FIFTH	B306			1	34	2	25	3	25	3
332	34	FIFTH	B307			1	34	2	28	3	28	3
333	34	FIFTH	B308			1	34	2	28	3	28	3
334	34	FIFTH	B309			1	34	2	28	3	28	3
335	34	FIFTH	B310			1, 2	34, 34	3	25	4	25	4
336	34	FIFTH	B311	1	34	2	34	3	23	4	23	4
337	34	FIFTH	B312	1	34	2	34	3	23	4	23	4
338	34	FIFTH	B313	1	34	2	34	3	23	4	23	4
339	34	FIFTH	B314	1	34	2	34	3	23	4	23	4
340	34	FIFTH	B315			1	34	2	24	3	24	3
341	34	FIFTH	B316			1	34	2	23	3	23	3
342	34	FIFTH	B317			1, 2	34, 34	3	23	4	23	4
343	34	FIFTH	B318	1	34	2	34	3	23	4	23	4
344	36	SIXTH	B401			1, 2	36, 36	3	23	4	23	4
345	36	SIXTH	B402			1	36	2	23	3	23	3
346	36	SIXTH	B403			1	36	2	23	3	23	3
347	36	SIXTH	B404			1	36	2	23	3	23	3
348	36	SIXTH	B405			1	36	2, 3	24, 24	4	24	4
349	36	SIXTH	B406			1	36	2	23	3	23	3
350	36	SIXTH	B407			1	36	2	23	3	23	3
351	36	SIXTH	B408			1	36	2	23	3	23	3
352	36	SIXTH	B409			1	36	2	23	3	23	3
353	36	SIXTH	B410			1, 2	36, 36	3, 4	23, 23	5	23	5
354	36	SIXTH	B411	1	36	2	36	3	23	4	23	4
355	36	SIXTH	B412	1	36	2	36	3	23	4	23	4
356	36	SIXTH	B413	1	36	2	36	3,5	23,23	4,6	23,23	6
357	36	SIXTH	B414	1	36	2	36	3	23	4	23	4
358	36	SIXTH	B415			1	36	2	24	3	24	3
359	36	SIXTH	B416			1	36	2	23	3	23	3
360	36	SIXTH	B417			1, 2	36, 36	3	23	4	23	4
361	36	SIXTH	B418	1	36	2	36	3	23	4	23	4
362	38	SEVENTH	B501			1, 2	38, 38	3	23	4	23	4
363	38	SEVENTH	B502			1	38	2	23	3	23	3
364	38	SEVENTH	B503			1	38	2, 3	23,23	4	23	4
365	38	SEVENTH	B504			1	38	2	23	3	23	3
366	38	SEVENTH	B505			1	38	2, 3	23	4	23	4
367	38	SEVENTH	B506			1	38	2, 3	23,23	4	23	4
368	38	SEVENTH	B507			1	38	2,4	23,23	3,5	23	5
369	38	SEVENTH	B508			1	38	2	23	3	23	3
370	38	SEVENTH	B509			1	38	2	23	3	23	3
371	38	SEVENTH	B510			1, 2	38, 38	3	23	4	23	4
372	38	SEVENTH	B511	1	38	2	38	3	23	4	23	4
373	38	SEVENTH	B512	1	38	2	38	3	23	4	23	4
374	38	SEVENTH	B513	1	38	2	38	3	23	4	23	4
375	38	SEVENTH	B514	1	38	2	38	3	23	4	23	4
376	38	SEVENTH	B515			1	38	2	24	3	24	3
377	38	SEVENTH	B516			1	38	2,4	23,23	3,5	23,23	5
378	38	SEVENTH	B517			1, 2	38, 38	3	23	4	23	4
379	38	SEVENTH	B518	1	38	2	38	3	23	4	23	4
380	40	EIGHTH	B601			1, 2	40, 40	3	22	4	23	4
381	40	EIGHTH	B602			1	40	2	22	3	22	3
382	40	EIGHTH	B603			1	40	2	22	3	23	3
383	40	EIGHTH	B604			1	40	2	22	3	22	3
384	40	EIGHTH	B605			1	40	2, 3	22,22	4	23	4
385	40	EIGHTH	B606			1	40	2, 4	24,25	3	24	4
386	40	EIGHTH	B607			1	40	2	23	3	23	3
387	40	EIGHTH	B608			1	40	2	23	3	23	3
388	40	EIGHTH	B609			1, 2	40, 40	3	24	4	24	4
389	40	EIGHTH	B610	1	40	2	40	3	22	4	22	4
390	40	EIGHTH	B611	1	40	2	40	3,5	22,22	4	22	5
391	40	EIGHTH	B612	1	40	2	40	3	22	4	22	4
392	40	EIGHTH	B613	1	40	2	40	3,5	22,22	4	22	5
393	40	EIGHTH	B614			1	40	2	22	3	23	3
394	40	EIGHTH	B615			1	40	2,4	22,23	3	22	4
395	40	EIGHTH	B616			1, 2	40, 40	3	22	4	22	4
396	40	EIGHTH	B617	1	40	2	40	3	23	4	23	4

Form 3

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REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 20 of 52

FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
INDEX

UNITS PLAN No.
16350

ADDRESS	UNIT IDENTIFIER				SUBSIDIARIES								
					YARD		BALCONY		CAR SPACE / GARAGE		STORE ROOM		
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUBSIDIARY TOTAL
17 SUMMERFIELD CLOSE	241	40	EIGHTH	A503			1	40	2	29	3	29	3
	242	40	EIGHTH	A504			1	40	2	24	3	24	3
	243	40	EIGHTH	A505			1	40	2	24	3	24	3
	244	40	EIGHTH	A506			1	40	2	29	3	29	3
	245	40	EIGHTH	A507			1	40	2	24	3	24	3
	246	40	EIGHTH	A508			1	40	2	24	3	24	3
	247	40	EIGHTH	A509			1	40	2	24	3	24	3
	248	40	EIGHTH	A510			1, 2	40, 40	3	24	4	24	4
	249	40	EIGHTH	A511	1	40	2	40	3	24	4	24	4
	250	40	EIGHTH	A512	1	40	2	40	3	24	4	24	4
	251	40	EIGHTH	A513	1	40	2	40	3	24	4	24	4
	252	40	EIGHTH	A514	1	40	2	40	3	29	4	29	4
	253	40	EIGHTH	A515			1	40	2	24	3	24	3
	254	40	EIGHTH	A516			1, 2	40, 40	3, 5	29, 25	4	29	5
	255	41	NINTH	A603			1	41	2	29	3	29	3
	256	41	NINTH	A604			1	41	2	29	3	29	3
	257	41	NINTH	A605			1	41	2	24	3	24	3
	258	41	NINTH	A606			1	41	2, 3	24, 24	4, 5	24, 24	5
	259	41	NINTH	A607			1	41	2	29	3	29	3
	260	41	NINTH	A608			1	41	2	29	3	29	3
	261	41	NINTH	A609			1, 2	41, 41	3	29	4	29	4
	262	41	NINTH	A610	1	41	2	41	3	29	4	29	4
	263	41	NINTH	A611	1	41	2	41	3	24	4	24	4
	264	41	NINTH	A612	1	41	2	41	3, 5	24, 25	4	24	5
	265	41	NINTH	A613	1	41	2	41	3	24	4	24	4
	266	41	NINTH	A614			1, 2	41, 41	3, 5	24, 24	4	24	5
15 SUMMERFIELD CLOSE	267	25, 28	FIRST/SECOND	B.G01	1	25			2	24	3	24	3
	268	25, 28	FIRST/SECOND	B.G02	1	25			2	25	3	24	3
	269	25, 28	FIRST/SECOND	B.G03	1	25			2	25	3	25	3
	270	25, 28	FIRST/SECOND	B.G04	1	25			2	25	3	25	3
	271	25, 28	FIRST/SECOND	B.G05	1	25			2	25	3	25	3
	272	25, 28	FIRST/SECOND	B.G06	1	25			2	25	3	25	3
	273	25, 28	FIRST/SECOND	B.G07	1	25			2	25	3	25	3
	274	25, 28	FIRST/SECOND	B.G08	1	25			2	25	3	25	3
	275	25, 28	FIRST/SECOND	B.G09	1	25			2	25	3	25	3
	276	25, 28	FIRST/SECOND	B.G10	1	25			2	25	3	25	3
	277	25, 28	FIRST/SECOND	B.G11	1	25			2	25	3	25	3
	278	25, 28	FIRST/SECOND	B.G12	1	25			2	25	3	25	3
	279	25, 28	FIRST/SECOND	B.G13	1	25			2	25	3	25	3
	280	25, 28	FIRST/SECOND	B.G14	1	25			2	24	3	24	3
	281	25, 28	FIRST/SECOND	B.G15	1	25			2	25	3	25	3
	282	25, 28	FIRST/SECOND	B.G16	1	25			2	25	3	25	3
	283	25, 28	FIRST/SECOND	B.G17	1	25			2	24	3	24	3
	284	25, 28	FIRST/SECOND	B.G18	1	25			2	25	3	25	3
	285	25, 28	FIRST/SECOND	B.G19	1	25			2	25	3	25	3
	286	25, 28	FIRST/SECOND	B.G20	1	25			2	25	3	25	3
	287	25, 28	FIRST/SECOND	B.G21	1	25			2	25	3	25	3
	288	25, 28	FIRST/SECOND	B.G22	1	25			2	25	3	25	3
	289	25, 28	FIRST/SECOND	B.G23	1	25			2	25	3	25	3
	290	25, 28	FIRST/SECOND	B.G24	1	25			2	25	3	25	3
	291	30	THIRD	B101			1, 2	30, 30	3	25	4	25	4
	292	30	THIRD	B102			1	30	2	25	3	25	3
	293	30	THIRD	B103	1	30	2	30	3	25	4	25	4
	294	30	THIRD	B104	1	30	2	30	3	24	4	24	4
	295	30	THIRD	B105	1	30	2	30	3	24	4	24	4
	296	30	THIRD	B106			1	30	2	24	3	24	3
	297	30	THIRD	B107			1	30	2	22	3	22	3
	298	30	THIRD	B108			1	30	2	22	3	22	3
	299	30	THIRD	B109			1	30	2	23	3	23	3
	300	30	THIRD	B110			1, 2	30, 30	3	25	4	25	4
	301	30	THIRD	B111	1	30	2	30	3	24	4	24	4
	302	30	THIRD	B112	1	30	2	30	3, 5	24, 23	4, 6	24, 23	6
	303	30	THIRD	B113	1	30	2	30	3	24	4	24	4
	304	30	THIRD	B114	1	30	2	30	3	24	4	24	4
	305	30	THIRD	B115			1	30	2	25	3	25	3
	306	30	THIRD	B116			1	30	2	24	3	24	3
	307	30	THIRD	B117			1	30	2	25	3	25	3
	308	32	FOURTH	B201			1, 2	32, 32	3	25	4	25	4
	309	32	FOURTH	B202			1	32	2	25	3	25	3
	310	32	FOURTH	B203			1	32	2	25	3	25	3
	311	32	FOURTH	B204			1	32	2	25	3	28	3
	312	32	FOURTH	B205			1	32	2	25	3	28	3
	313	32	FOURTH	B206			1	32	2	25	3	25	3
	314	32	FOURTH	B207			1	32	2	28	3	28	3
	315	32	FOURTH	B208			1	32	2	28	3	28	3
	316	32	FOURTH	B209			1	32	2	28	3	28	3
	317	32	FOURTH	B210			1, 2	32, 32	3	25	4	25	4
	318	32	FOURTH	B211	1	32	2	32	3	25	4	28	4
	319	32	FOURTH	B212	1	32	2	32	3	28	4	28	4
	320	32	FOURTH	B213	1	32	2	32	3	28	4	28	4
15 SUMMERFIELD CLOSE	321	32	FOURTH	B214	1	32	2	32	3	28	4	28	4
	322	32	FOURTH	B215			1	32	2	25	3	25	3
	323	32	FOURTH	B216			1	32	2	28	3	28	3
	324	32	FOURTH	B217			1, 2	32, 32	3	25	4	25	4
	325	32	FOURTH	B218	1	32	2	32	3	28	4	28	4
	326	34	FIFTH	B301			1, 2	34, 34	3	25	4	25	4
	327	34	FIFTH	B302			1	34	2	25	3	25	3
	328	34	FIFTH	B303			1	34	2	25	3	25	3
	329	34	FIFTH	B304			1	34	2	28	3	28	3
	330	34	FIFTH	B305			1	34	2	25	3	25	3
	331	34	FIFTH	B306			1	34	2	25	3	25	3
	332	34	FIFTH	B307			1	34	2	28	3	28	3
	333	34	FIFTH	B308			1	34	2	28	3	28	3
	334	34	FIFTH	B309			1	34	2	28	3	28	3
	335	34	FIFTH	B310			1, 2	34, 34	3	25	4	25	4
	336	34	FIFTH	B311	1	34	2	34	3	23	4	23	4
	337	34	FIFTH	B312	1	34	2	34	3	23	4	23	4
	338	34	FIFTH	B313	1	34	2	34	3	23	4	23	4
	339	34	FIFTH	B314	1	34	2	34	3	23	4	23	4
	340	34	FIFTH	B315			1	34	2	24	3	24	3
	341	34	FIFTH	B316			1	34	2	23	3	23	3
	342	34	FIFTH	B317			1, 2	34, 34	3	23	4	23	4
	343	34	FIFTH	B318	1	34	2	34	3	23	4	23	4
	344	36	SIXTH	B401			1, 2	36, 36	3	23	4	23	4
	345	36	SIXTH	B402			1	36	2	23	3	23	3
	346	36	SIXTH	B403			1	36	2	23	3	23	3
	347	36	SIXTH	B404			1	36	2	23	3	23	3
	348	36	SIXTH	B405			1	36	2, 3	24, 24	4	24	4
	349	36	SIXTH	B406			1	36	2	23	3	23	3
	350	36	SIXTH	B407			1	36	2	23	3	23	3
	351	36	SIXTH	B408			1	36	2	23	3	23	3
	352	36	SIXTH	B409			1	36	2	23	3	23	3
	353	36	SIXTH	B410			1, 2	36, 36	3, 4	23, 23	5	23	5
	354	36	SIXTH	B411	1	36	2	36	3	23	4	23	4
	355	36	SIXTH	B412	1	36	2	36	3	23	4	23	4
	356	36	SIXTH	B413	1	36	2	36	3, 5	23, 23	4, 6	23, 23	6
	357	36	SIXTH	B414	1	36	2	36	3	23	4	23	4
	358	36	SIXTH	B415			1	36	2	24	3	24	3
	359	36	SIXTH	B416			1	36	2	23	3	23	3
	360	36	SIXTH	B417			1, 2	36, 36	3	23	4	23	4
	361	36	SIXTH	B418	1	36	2	36	3	23	4	23	4
	362	38	SEVENTH	B501			1, 2	38, 38	3	23	4	23	4
	363	38	SEVENTH	B502			1	38	2	23	3	23	3
	364	38	SEVENTH	B503			1	38	2, 3	23, 23	4	23	4
	365	38	SEVENTH	B504			1	38	2	23	3	23	3
	366	38	SEVENTH	B505			1	38	2, 3	23, 23	4	23	4
	367	38	SEVENTH	B506			1	38	2, 3	23, 23	4	23	4
	368	38	SEVENTH	B507			1	38	2, 4	23, 23	3, 5	23, 23	5
	369	38	SEVENTH	B508			1	38	2	23	3	23	3
	370	38	SEVENTH	B509			1	38	2	23	3	23	3
	371	38	SEVENTH	B510			1, 2	38, 38	3	23	4	23	4
	372	38	SEVENTH	B511	1	38	2	38	3	23	4	23	4
	373	38	SEVENTH	B512	1	38	2	38	3	23	4	23	4
	374	38	SEVENTH	B513	1	38	2	38	3	23	4	23	4
	375	38	SEVENTH	B514	1	38	2	38	3	23	4	23	4
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	379	38	SEVENTH	B518	1	38	2	38	3	23	4	23	4
	380	40	EIGHTH	B601			1, 2	40, 40	3	22	4	23	4
	381	40	EIGHTH	B602			1	40	2	22	3	22	3
	382	40	EIGHTH	B603			1	40	2	22	3	23	3
	383	40	EIGHTH	B604			1	40	2	22	3	22	3
	384	40	EIGHTH	B605			1	40	2, 3	22, 22	4	23	4
	385	40	EIGHTH	B606			1	40	2, 4	24, 25	3	24	4
	386	40	EIGHTH	B607			1	40	2	23	3	23	3
	387	40	EIGHTH	B608			1	40	2	23	3	23	3
	388	40	EIGHTH	B609			1, 2	40, 40	3	24	4	24	4
	389	40	EIGHTH	B610	1	40	2	40	3	22	4	22	4
	390	40	EIGHTH	B611	1	40	2	40	3, 5	22, 22	4	22	5
	391	40	EIGHTH	B612	1	40	2	40	3	22	4	22	4
	392	40	EIGHTH	B613	1	40	2	40	3, 5	22, 22	4	22	5
	393	40	EIGHTH	B614			1	40	2	22	3	23	3
	394	40	EIGHTH	B615			1	40	2, 4	22, 23	3	22	4
	395	40	EIGHTH	B616			1, 2	40, 40	3	22	4	22	4
	396	40	EIGHTH	B617	1	40	2	40	3	23	4	23	4

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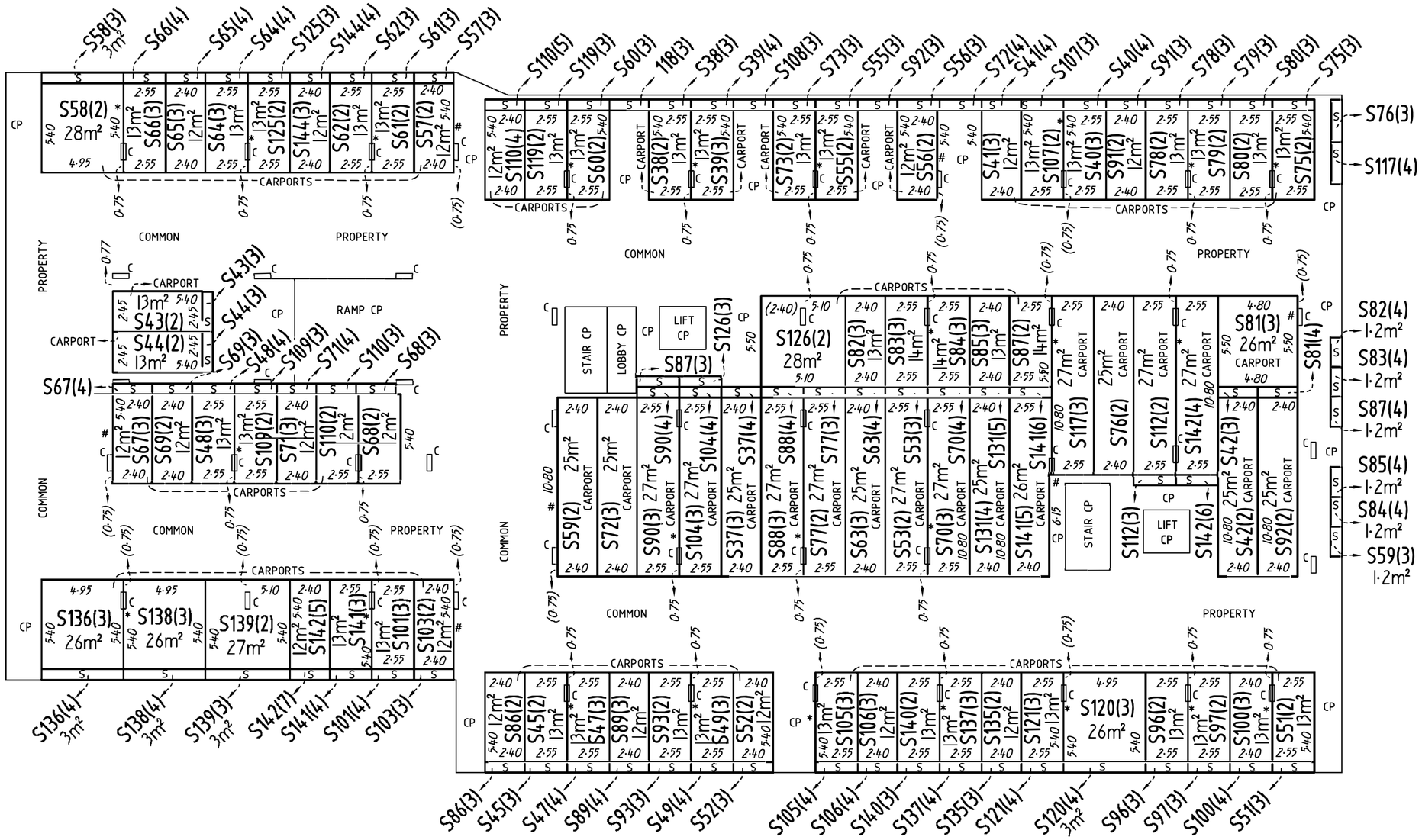
BASEMENT



CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

LOCATION DIAGRAM

NOT TO SCALE

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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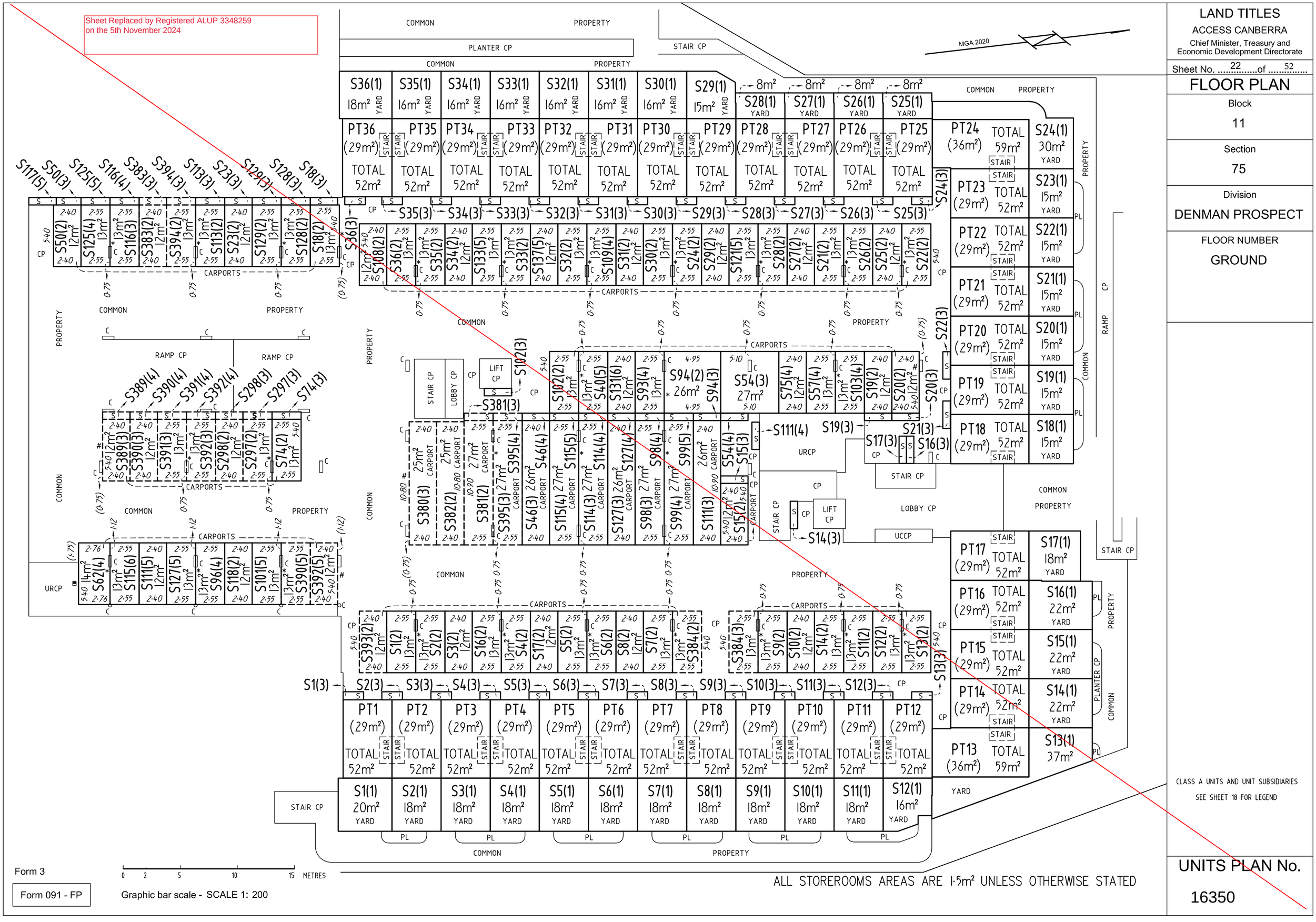

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

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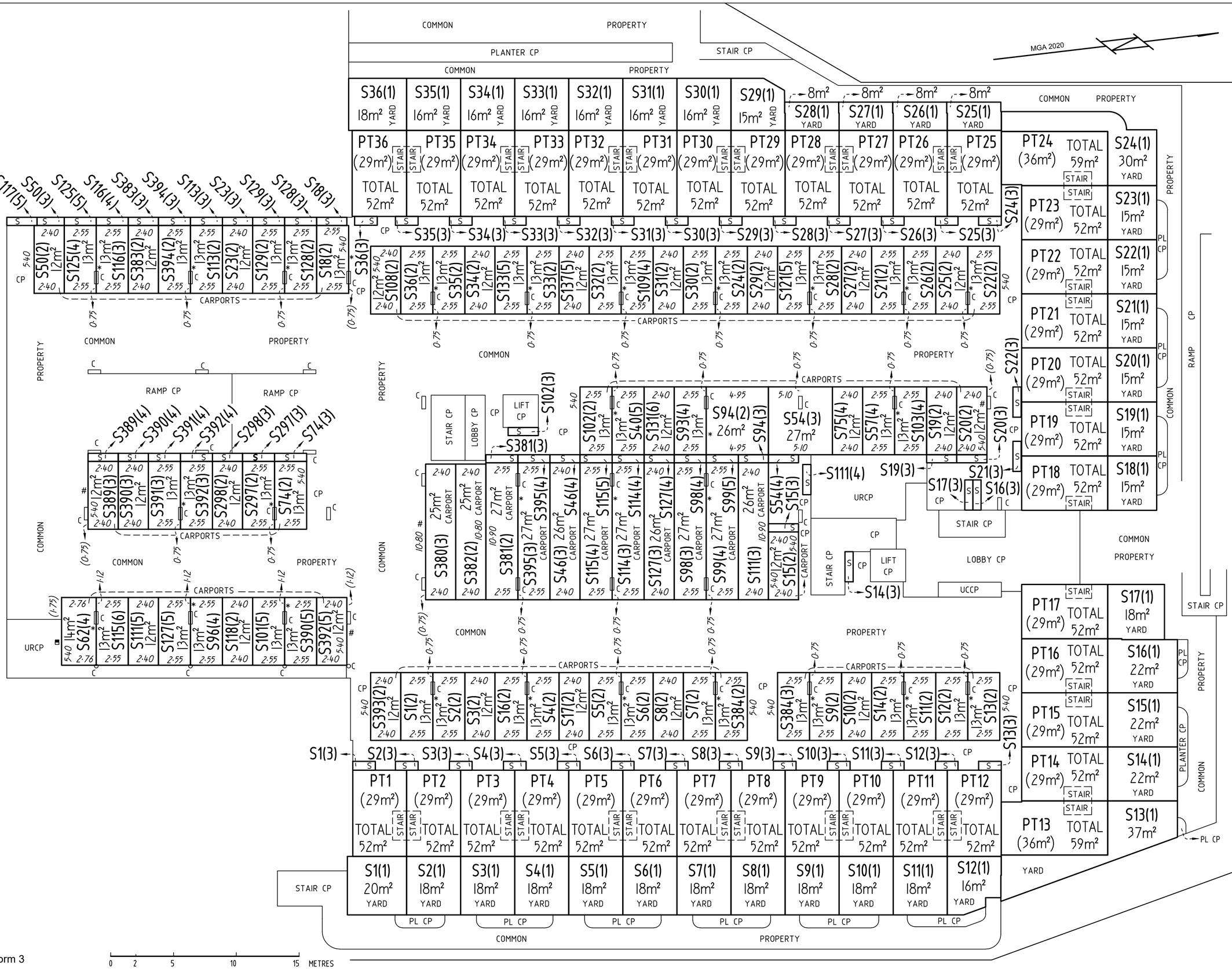

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

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Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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PT36	PT35	PT34	PT33	PT32	PT31	PT30	PT29	PT28	PT27	PT26	PT25
CP S396(4)	S341(3)	S372(4)	S373(4)	S374(4)	S378(4) (3m²)	S379(4)	S299(3)	S386(3)	S343(4)	S130(4) (3m²)	S124(3) (3m²)	S123(3) (3m²)	S122(4) (3m²)
S396(3)	S341(2)	S372(3)	S373(3)	S374(3)	S378(3)	S379(3)	S299(2)	S386(2)	S343(3)	S130(3)	S124(2)	S123(2)	S122(3)

DIAGRAM A
NOT TO SCALE

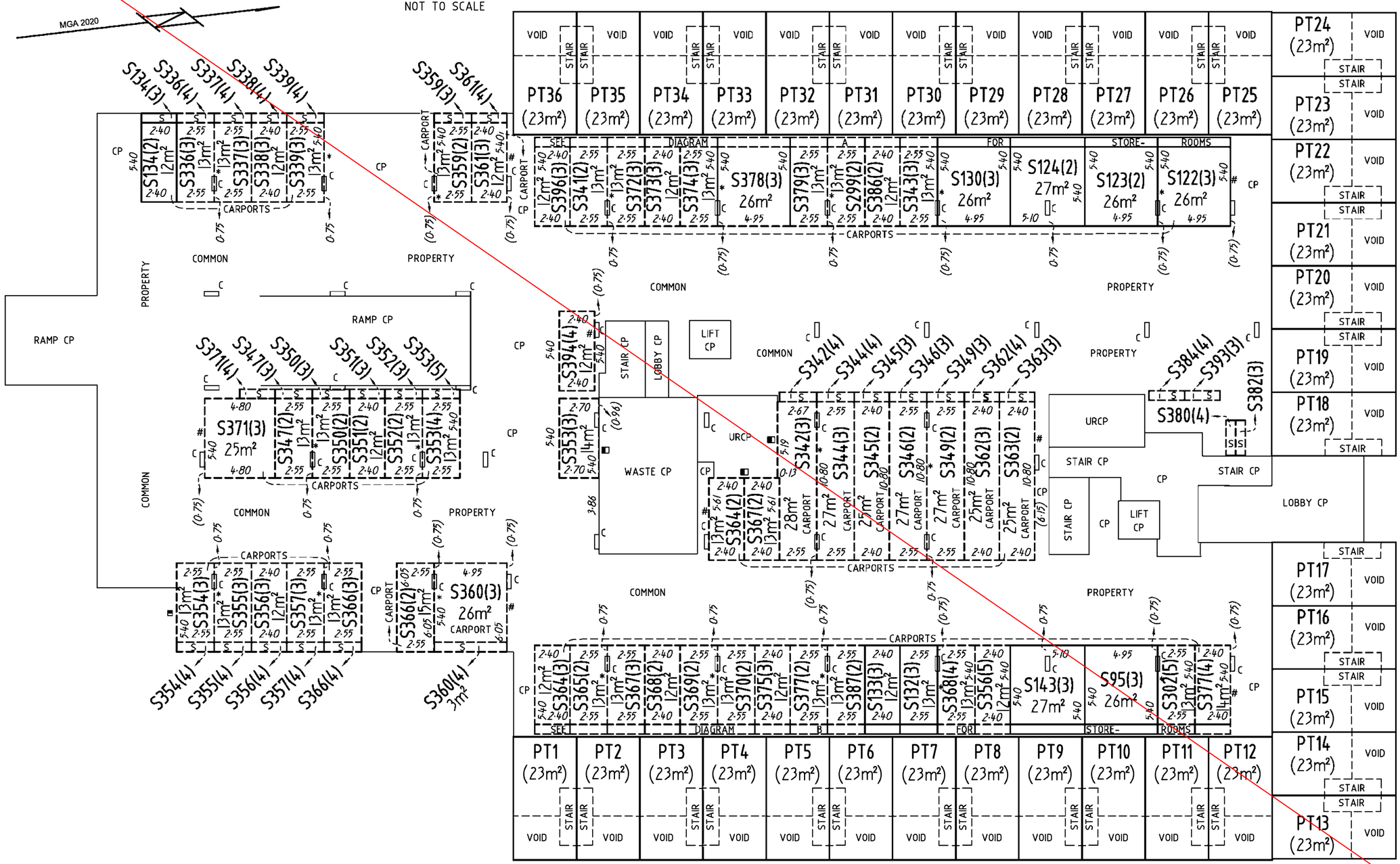

DIAGRAM B
NOT TO SCALE

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES
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PT36	PT35	PT34	PT33	PT32	PT31	PT30	PT29	PT28	PT27	PT26	PT25
CP	S396(4)	S341(3)	S372(4)	S373(4)	S374(4)	S378(4) 3m²	S379(4)	S299(3)	S386(3)	S343(4)	S130(4) 3m²	S124(3) 3m²	S123(3) 3m²	S122(4) 3m²	
	S396(3)	S341(2)	S372(3)	S373(3)	S374(3)	S378(3)	S379(3)	S299(2)	S386(2)	S343(3)	S130(3)	S124(2)	S123(2)	S122(3)	

DIAGRAM A
NOT TO SCALE

DIAGRAM B
NOT TO SCALE

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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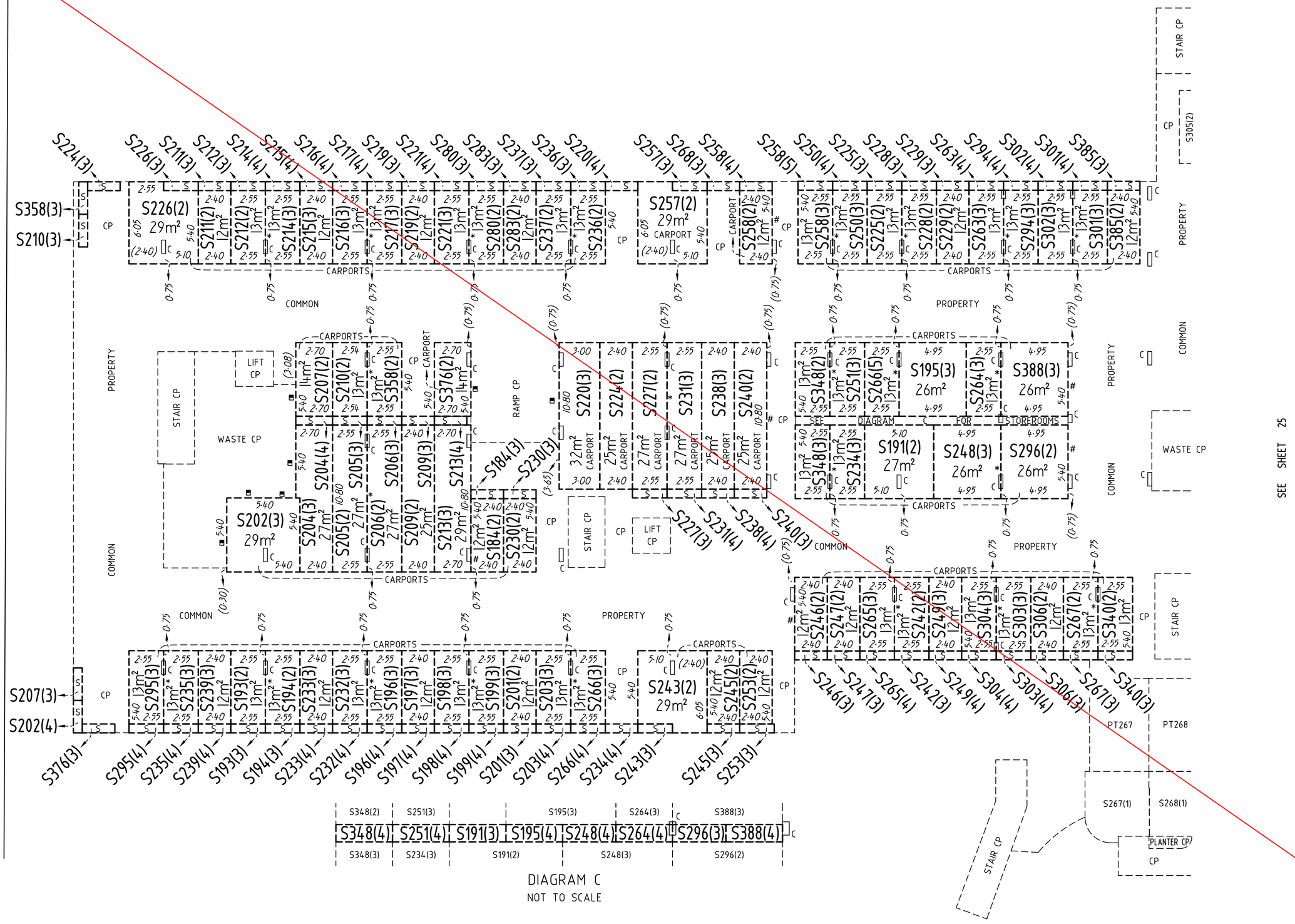

DIAGRAM C
NOT TO SCALE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

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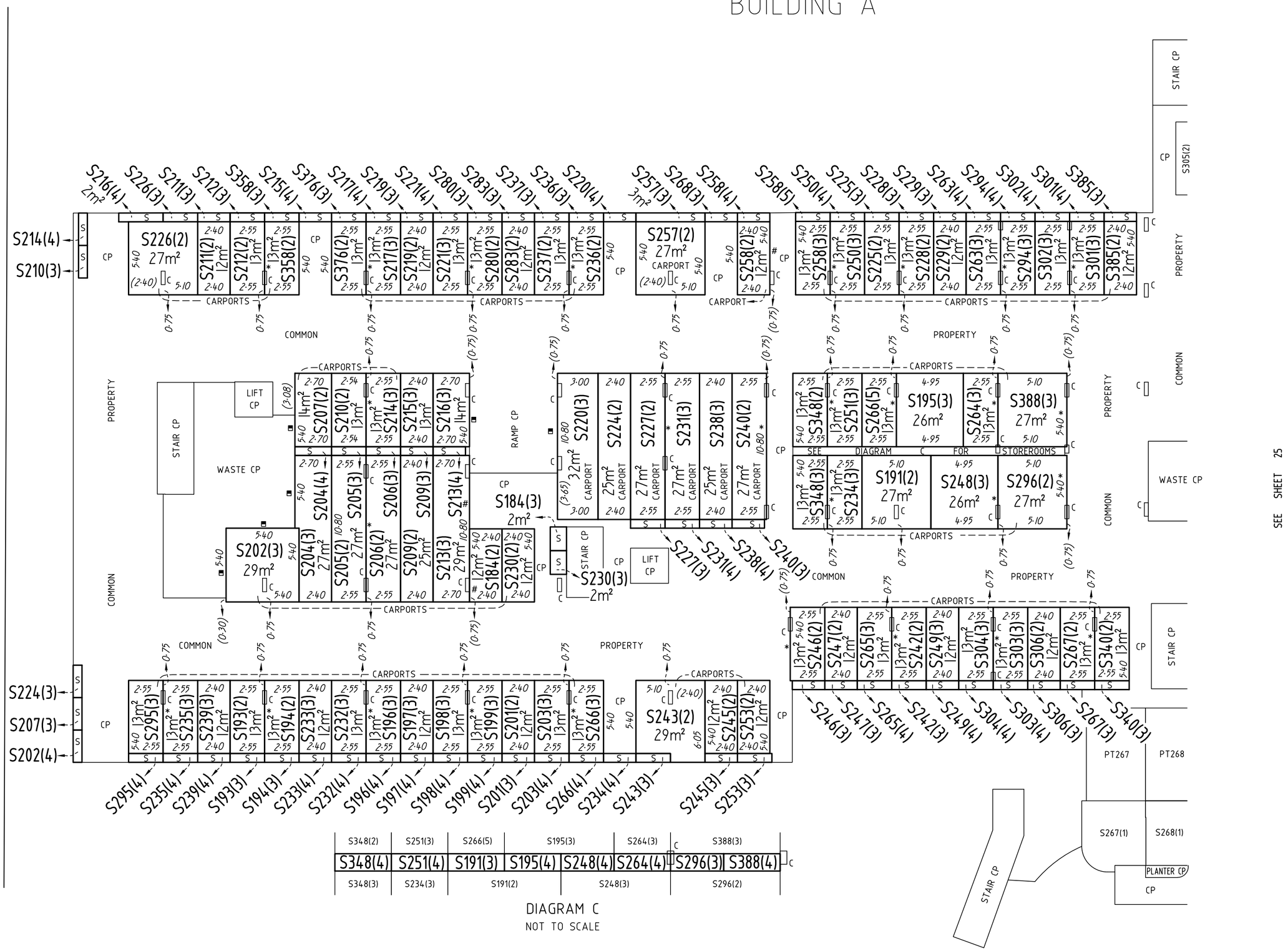

DIAGRAM C
NOT TO SCALE

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES
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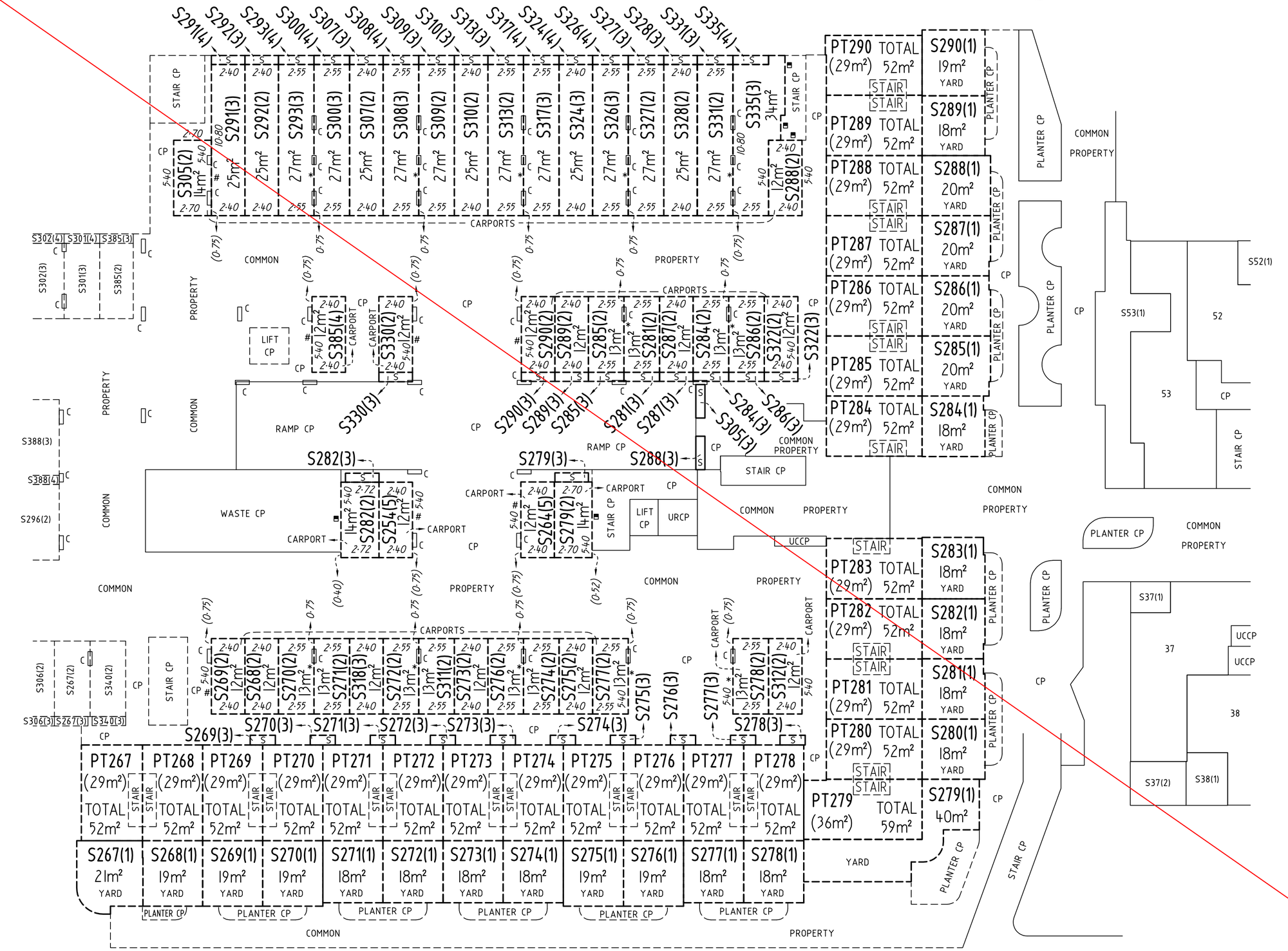

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CLASS A UNITS AND UNIT SUBSIDIARIES
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ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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S291(4) S292(3) S293(4) S300(4) S307(3) S308(4) S309(3) S310(3) S313(3) S317(4) S324(4) S326(4) S327(3) S328(3) S331(3) S335(4)

S305(2) 13m² | S291(3) 27m² | S292(2) 25m² | S293(3) 27m² | S300(3) 27m² | S307(2) 25m² | S308(3) 27m² | S309(2) 27m² | S310(2) 25m² | S313(2) 27m² | S317(3) 27m² | S324(3) 25m² | S326(3) 27m² | S327(2) 27m² | S328(2) 25m² | S331(2) 27m² | S335(3) 34m² | S288(2) 12m²

STAIR CP · CP · CARPORTS · COMMON PROPERTY · PLANTER CP

S302(4) S301(4) S385(3) · S302(3) S301(3) S385(2) · S385(4) 14m² · S330(2) 12m² · S290(2) 12m² · S289(2) 12m² · S285(2) 13m² · S281(2) 13m² · S287(2) 12m² · S284(2) 13m² · S286(2) 13m² · S322(2) 12m² · S322(3)

LIFT CP · CARPORT · RAMP CP · PROPERTY · COMMON

S330(3) S290(3) S289(3) S285(3) S281(3) S287(3) S284(3) S286(3) S305(3)

S388(3) · S388(4) · S296(2) · WASTE CP · S282(3) · S282(2) 14m² · S254(5) · S279(3) · S264(5) 14m² · S279(2) 14m² · S288(3) · STAIR CP · LIFT CP · URCP · UCCP

S306(3) S267(3) S340(3) · S306(2) S267(2) S340(2) · S269(2) 12m² · S268(2) 12m² · S270(2) 13m² · S271(2) 13m² · S318(3) 12m² · S272(2) 13m² · S311(2) 12m² · S273(2) 12m² · S276(2) 13m² · S274(2) 13m² · S275(2) 12m² · S277(2) 13m² · S275(3) · S276(3) · S277(3) · S278(2) 13m² · S312(2) 12m² · S278(3)

S269(3) S270(3) S271(3) S272(3) S273(3) S274(3)

PT267 (29m²) TOTAL 52m²	PT268 (29m²) TOTAL 52m²	PT269 (29m²) TOTAL 52m²	PT270 (29m²) TOTAL 52m²	PT271 (29m²) TOTAL 52m²	PT272 (29m²) TOTAL 52m²	PT273 (29m²) TOTAL 52m²	PT274 (29m²) TOTAL 52m²	PT275 (29m²) TOTAL 52m²	PT276 (29m²) TOTAL 52m²	PT277 (29m²) TOTAL 52m²	PT278 (29m²) TOTAL 52m²
S267(1) 21m² YARD	S268(1) 19m² YARD	S269(1) 19m² YARD	S270(1) 19m² YARD	S271(1) 18m² YARD	S272(1) 18m² YARD	S273(1) 18m² YARD	S274(1) 18m² YARD	S275(1) 19m² YARD	S276(1) 19m² YARD	S277(1) 18m² YARD	S278(1) 18m² YARD

PLANTER CP · COMMON PROPERTY

PT290 TOTAL (29m²) 52m² | S290(1) 19m² YARD

PT289 TOTAL (29m²) 52m² | S289(1) 18m² YARD

PT288 TOTAL (29m²) 52m² | S288(1) 20m² YARD

PT287 TOTAL (29m²) 52m² | S287(1) 20m² YARD

PT286 TOTAL (29m²) 52m² | S286(1) 20m² YARD

PT285 TOTAL (29m²) 52m² | S285(1) 20m² YARD

PT284 TOTAL (29m²) 52m² | S284(1) 18m² YARD

PT283 TOTAL (29m²) 52m² | S283(1) 18m² YARD

PT282 TOTAL (29m²) 52m² | S282(1) 18m² YARD

PT281 TOTAL (29m²) 52m² | S281(1) 18m² YARD

PT280 TOTAL (29m²) 52m² | S280(1) 18m² YARD

PT279 (36m²) TOTAL 59m² | S279(1) 40m² YARD

S52(1) · S53(1) · 52 · 53 · S37(1) · 37 · UCCP · 38 · S37(2) · S38(1)

SEE SHEET 24

SEE SHEET 26

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

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BUILDING C

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AVENUE

HOLBOROW

JOHN GORTON DRIVE

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PT289 S289(1) PT288 S288(1) PT287 S287(1) PT286 S286(1) PT285 S285(1) PT284 S284(1) PT283 S283(1) PT282 S282(1) PT281 S281(1) PT280 S280(1) PT279 S279(1)

PLANTER CP, COMMON PROPERTY, CP, BALCONY, PLANTER, SEAT CP, LIFT CP, STAIR CP, UCCP, WASTE CP, YARD

S53(1) 50m² — 53 74m²

S52(1) 9m² B — 52 55m²

S51(1) 9m² B — 51 59m²

S50(1) 9m² B — 50 59m²

S49(2) 9m² B — 49 55m²

S48(2) 9m² B — 48 55m²

S47(2) 7m² B — 47 47m²

46 90m² — S46(1) 5m² B

S46(2) 7m² B

45 55m² — S45(1) 9m² B

44 54m² — S44(1) 7m² B

43 55m² — S43(1) 9m² B

42 76m² — S42(1) 5m² B

S49(1) 3m² — S48(1) 3m² — S47(1) 3m²

S37(1) 5m² B — 37 72m²

S37(2) 11m² B — 38 77m² — S38(1) 10m² B

S39(1) 13m² Y — 39 77m² — S39(2) 10m² B

S40(1) 9m² Y — 40 56m² — S40(2) 6m² B

S41(1) 13m² Y — 41 77m² — S41(2) 9m² B

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

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BUILDING C

MGA 2020

AVENUE

HOLBOROW

JOHN GORTON DRIVE

SEE SHEET 25

PT289 S289(1) PL CP
PT288 S288(1) PLANTER CP
PT287 S287(1)
PT286 S286(1) PLANTER CP
PT285 S285(1)
PT284 S284(1) PLANTER CP
PT283 S283(1) PLANTER CP
PT282 S282(1)
PT281 S281(1) PLANTER CP
PT280 S280(1)
PT279 S279(1)

COMMON PROPERTY
CP
PLANTER CP
PLANTER CP
PLANTER CP
PLANTER CP
PLANTER CP
PLANTER CP
PLANTER CP
PLANTER CP
STAIR CP

S53(1) 50m² BALCONY
53 74m²
52 55m²
51 59m²
50 59m²
49 55m²
48 55m²
47 47m²
46 90m²
45 55m²
44 54m²
43 55m²
42 76m²
37 72m²
38 77m²
39 77m²
40 56m²
41 77m²

S52(1) 9m² B
S51(1) 9m² B
S50(1) 9m² B
S49(2) 9m² B
S48(2) 9m² B
S47(2) 7m² B
5m² B → S46(1)
7m² B → S46(2)
9m² B → S45(1)
7m² B → S44(1)
9m² B → S43(1)
5m² B → S42(1)

YARD
YARD
YARD

S49(1) 3m²
S48(1) 3m²
S47(1) 3m²

STAIR CP D UCCP D
LIFT CP
PL CP
SEAT CP
PL CP
SEAT CP
PL CP
PL CP
PLANTER CP
PLANTER CP
STAIR CP
LIFT CP
WASTE CP
UCCP
UCCP

S37(1) 5m² B
S37(2) 11m² B
10m² B → S38(1)
S39(1) 13m² Y
10m² B → S39(2)
S40(1) 9m² Y
6m² B → S40(2)
S41(1) 13m² Y
9m² B → S41(2)

COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY
COMMON PROPERTY

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0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

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FLOOR NUMBER
FIRST

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

UNITS PLAN No.
16350

REF: 22022.196_UP

Sheet Replaced by Registered ALUP 3348259 on the 5th November 2024

BUILDING A

MGA 2020

JOHN GORTON DRIVE

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

REF: 22022.196_UP

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LAND TITLES

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FLOOR PLAN

Block 11

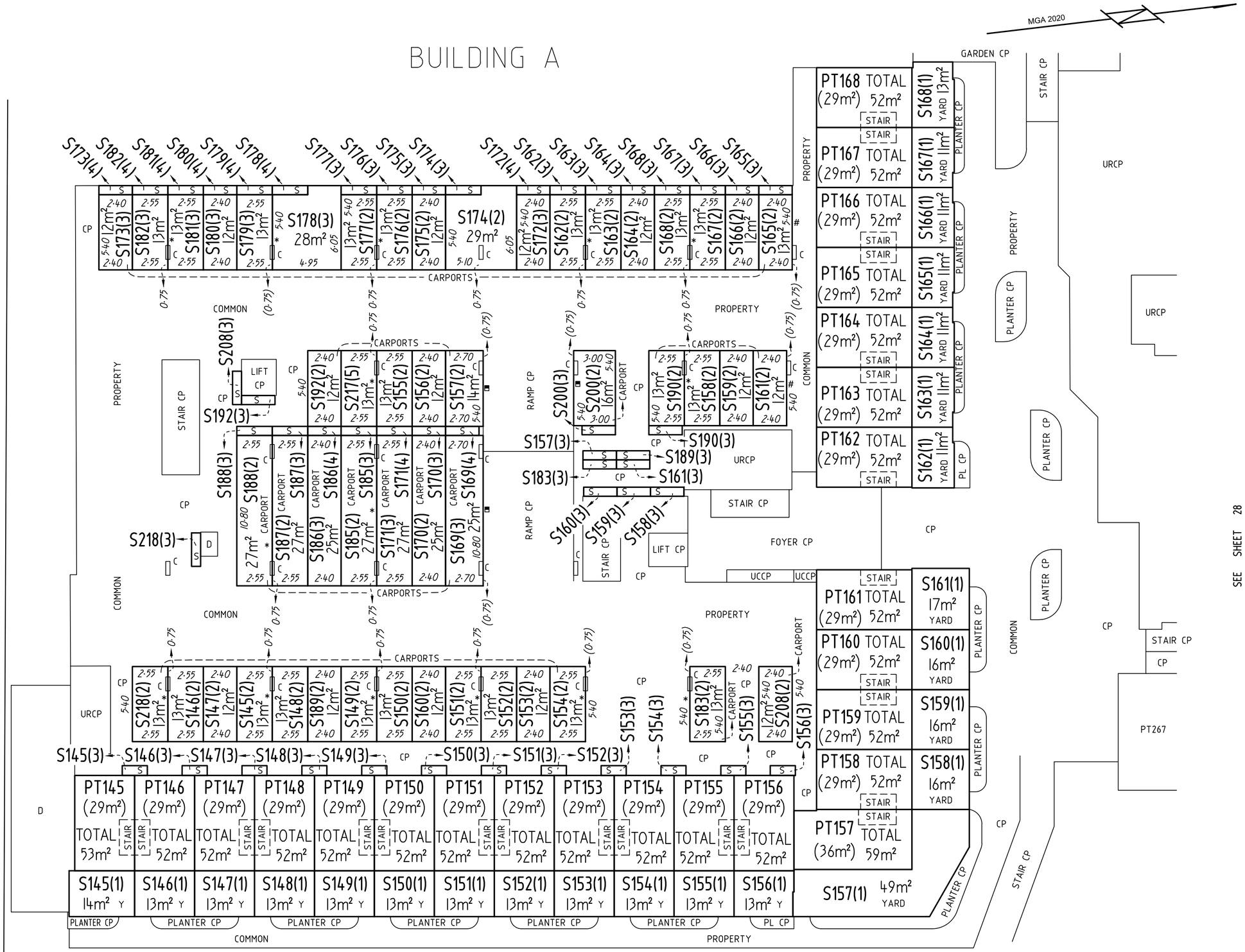
Section 75

Division DENMAN PROSPECT

FLOOR NUMBER SECOND

UNITS PLAN No. 16350

BUILDING A



SEE SHEET 28

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

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Form 3

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FLOOR NUMBER

SECOND

UNITS PLAN No.

16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

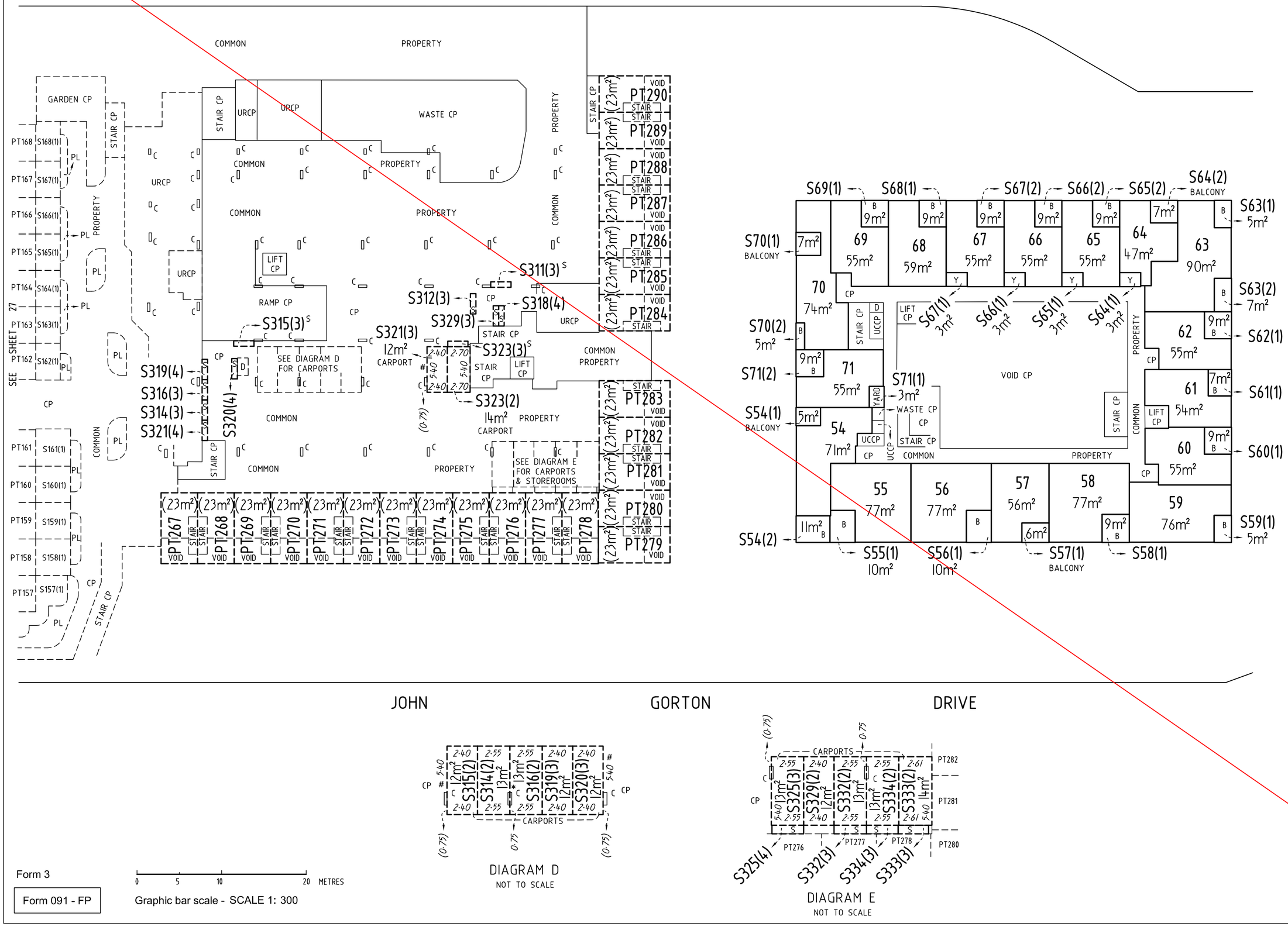
BUILDING B

SUMMERFIELD

BUILDING C

CLOSE

MGA 2020



Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

LAND TITLES
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FLOOR NUMBER
SECOND

UNITS PLAN No.
16350

REF: 22022.196_UP

BUILDING B

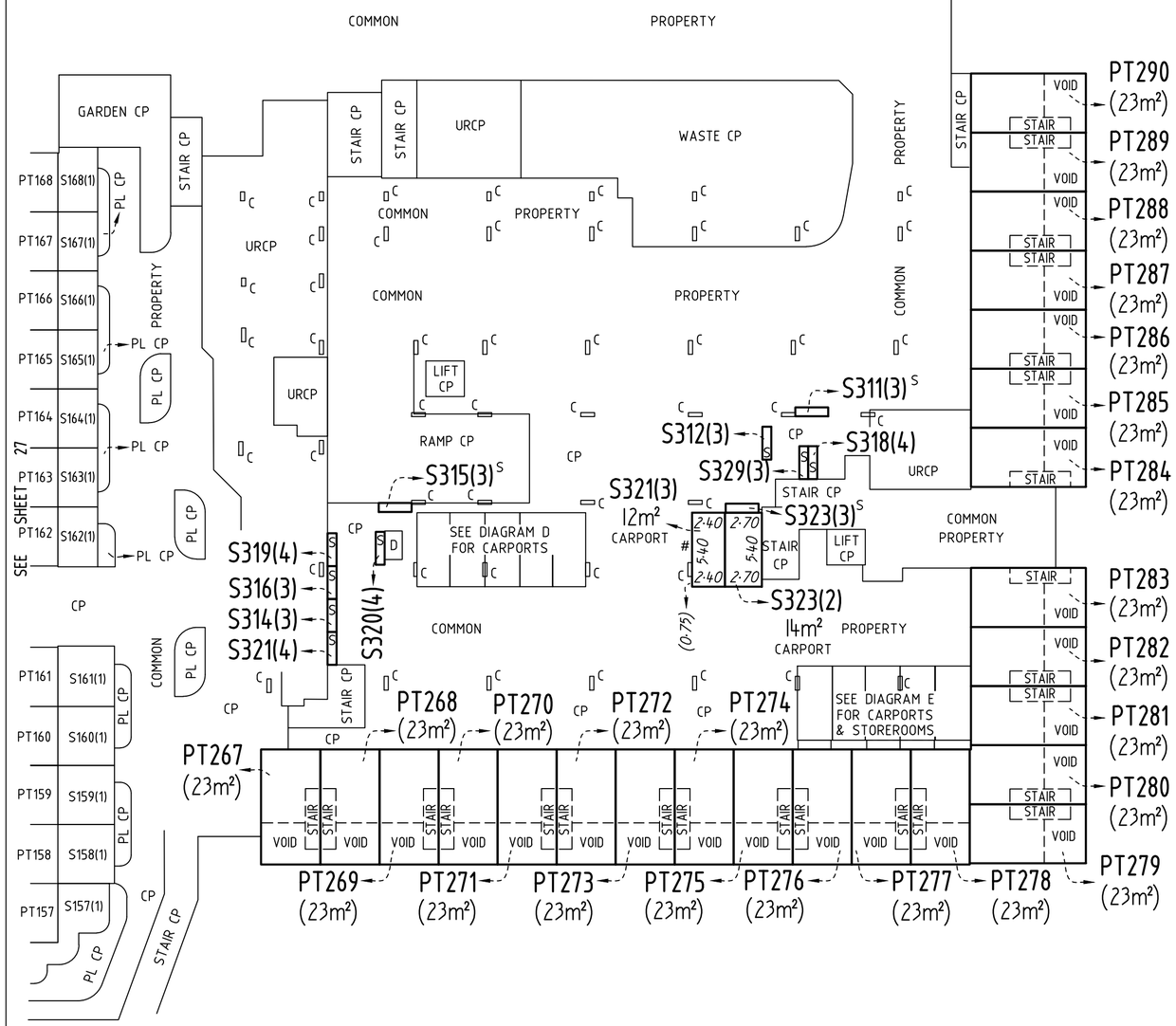
SUMMERFIELD

BUILDING C

CLOSE

MGA 2020

JOHN GORTON DRIVE



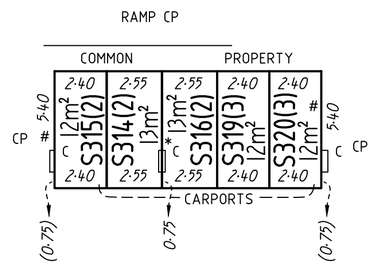


DIAGRAM D
NOT TO SCALE

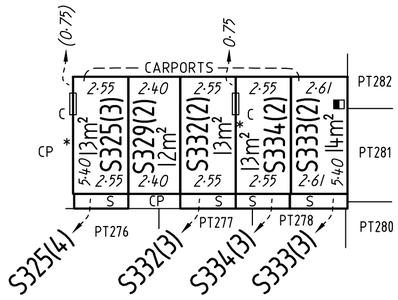


DIAGRAM E
NOT TO SCALE

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES
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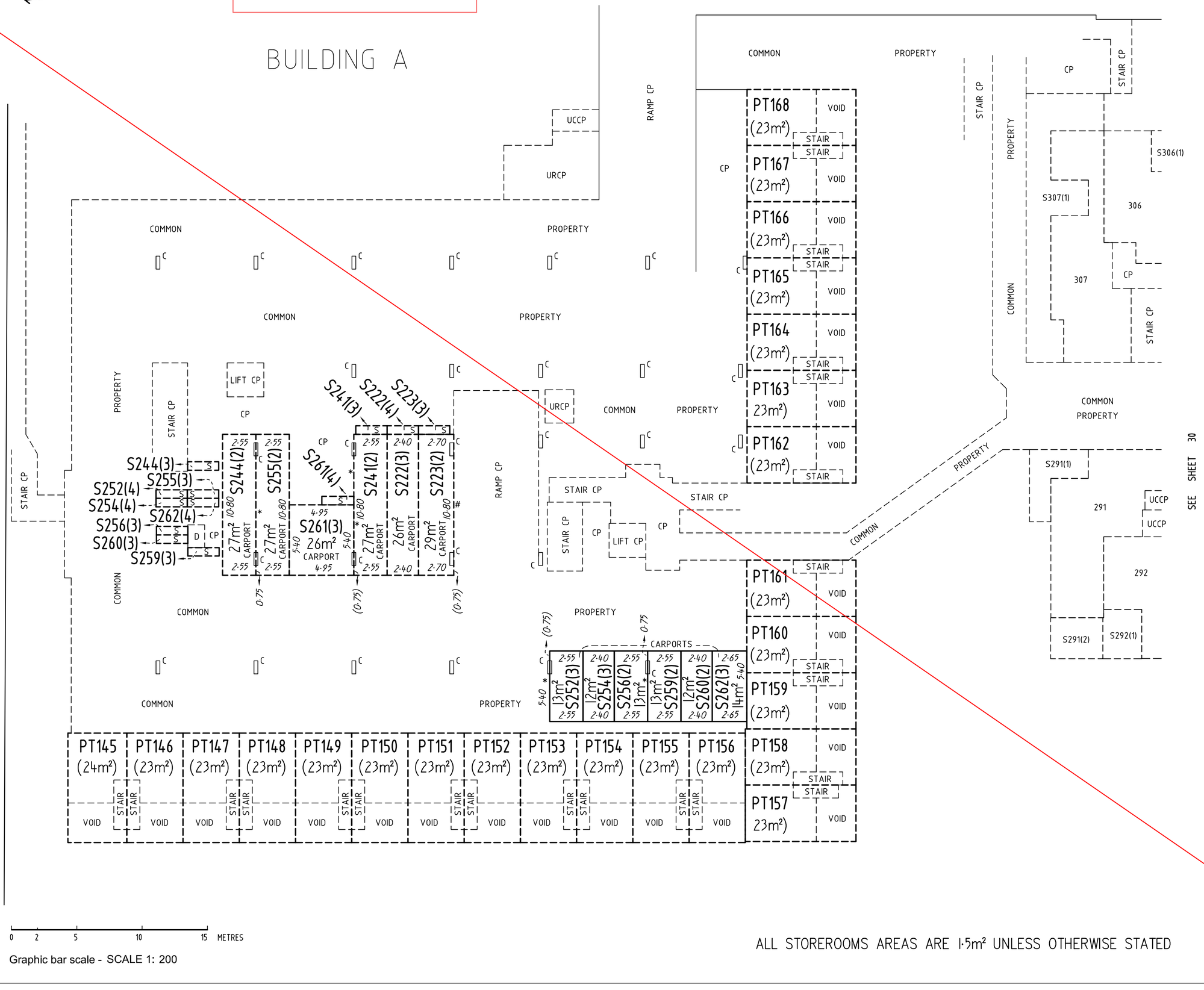
UNITS PLAN No.
16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

MGA 2020

BUILDING A



6
75

Form 3

Form 091 - FP

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

LAND TITLES
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THIRD

CLASS A UNITS AND UNIT SUBSIDIARIES

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16350

REF: 22022.196_UP

MGA 2020

BUILDING A

UCCP
URCP
RAMP CP
COMMON
PROPERTY
STAIR CP
LIFT CP
CP
S244(3)
S255(3)
S252(4)
S254(4)
S262(4)
S256(3)
S260(3)
S259(3)
S244(2) 27m² CARPORT 10·80
S255(2) 27m² CARPORT 10·80
S261(4)
S261(3) 26m² CARPORT 4·95 5·40
S241(3)
S222(4)
S223(3)
S241(2) 27m² CARPORT 10·80
S222(3) 26m² CARPORT
S223(2) 29m² CARPORT 10·80
D
S
2·55
2·40
2·70
0·75
(0·75)
PT168 (23m²) VOID STAIR
PT167 (23m²) VOID STAIR
PT166 (23m²) VOID STAIR
PT165 (23m²) VOID STAIR
PT164 (23m²) VOID STAIR
PT163 23m²) VOID STAIR
PT162 (23m²) VOID STAIR
PT161 (23m²) VOID STAIR
PT160 (23m²) VOID STAIR
PT159 (23m²) VOID STAIR
PT158 (23m²) VOID STAIR
PT157 23m²) VOID STAIR
CARPORTS
S252(3) 13m² 2·55
S254(3) 12m² 2·40
S256(2) 13m² 2·55
S259(2) 13m² 2·55
S260(2) 12m² 2·40
S262(3) 14m² 2·65 5·40
PT145 (24m²) VOID STAIR
PT146 (23m²) VOID STAIR
PT147 (23m²) VOID STAIR
PT148 (23m²) VOID STAIR
PT149 (23m²) VOID STAIR
PT150 (23m²) VOID STAIR
PT151 (23m²) VOID STAIR
PT152 (23m²) VOID STAIR
PT153 (23m²) VOID STAIR
PT154 (23m²) VOID STAIR
PT155 (23m²) VOID STAIR
PT156 (23m²) VOID STAIR
S306(1)
306
S307(1)
307
S291(1)
291
UCCP
292
S291(2)
S292(1)
SEE SHEET 30

6
75

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

ALL STOREROOMS AREAS ARE 1·5m² UNLESS OTHERWISE STATED

CLASS A UNITS AND UNIT SUBSIDIARIES

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Section 75

Division DENMAN PROSPECT

FLOOR NUMBER THIRD

UNITS PLAN No. 16350

Sheet Replaced by Registered ALUP 3348259
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BUILDING B

MGA 2020

SUMMERFIELD CLOSE

LOBBY CP
MAILBOX CP
COMMON PROPERTY
COMMON PROPERTY
STAIR CP
CP
STAIR CP
PROPERTY

PT168
PT167
PT166
PT165
PT164
PT163
PT162
PT161
PT160
PT159

S307(1)
307
75m²
CP
STAIR CP
D
UCCP
LIFT CP
59m² BALCONY

S306(1) 9m² B — 306 55m²
S305(1) 9m² B — 305 59m²
S304(2) 9m² B — 304 55m²
S303(2) 9m² B — 303 55m²
S302(2) 9m² B — 302 55m²
S301(2) 7m² B — 301 47m²
5m² B — S300(1) — 300 90m²

YARD
S304(1) 3m²
S303(1) 3m²
S302(1) 3m²
S301(1) 3m²
PL

7m² B — S300(2)
9m² B — S299(1) — 299 55m²
7m² B — S298(1) — 298 54m²
9m² B — S297(1) — 297 55m²
296 76m²
5m² B — S296(1)

PROPERTY
COMMON
CP
LIFT CP
STAIR CP

COMMON PROPERTY
COMMON PROPERTY

S291(1) 14m² B — 291 72m²
WASTE CP
UCCP
UCCP
CP

S293(1) 13m² Y — 293 77m²
S294(1) 9m² Y — 294 56m²
S295(1) 13m² Y — 295 77m²
292 77m²

S291(2) 11m² B
10m² B — S292(1)
10m² B — S293(2)
6m² B — S294(2)
9m² B — S295(2)

PROPERTY
COMMON

SEE SHEET 29
SEE SHEET 31

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

Form 3

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CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

UNITS PLAN No.
16350

BUILDING B

MGA 2020

SUMMERFIELD CLOSE

LOBBY CP

MAILBOX CP

COMMON PROPERTY

COMMON PROPERTY

STAIR CP

CP

PROPERTY

COMMON

PT168

PT167

PT166

PT165

PT164

PT163

PT162

PT161

PT160

PT159

S307(1)

S306(1) S305(1) S304(2) S303(2) S302(2) S301(2)

9m² B | 9m² B | 9m² B | 9m² B | 9m² B | 7m² B | 5m² B → S300(1)

59m² BALCONY

306 55m² | 305 59m² | 304 55m² | 303 55m² | 302 55m² | 301 47m² | 300 90m²

YARD | YARD | YARD | YARD

307 75m²

CP

S304(1) 3m² | S303(1) 3m² | S302(1) 3m² | S301(1) 3m²

PL CP | PL CP | PL CP

7m² B → S300(2)

9m² B → S299(1)

299 55m²

CP

7m² B → S298(1)

298 54m²

LIFT CP

9m² B → S297(1)

297 55m²

CP

296 76m²

5m² B → S296(1)

D

STAIR CP

UCCP

LIFT CP

COMMON PROPERTY

COMMON PROPERTY

PL CP

CP

PL CP

CP

PL CP

PL CP

STAIR CP

STAIR CP

PROPERTY

COMMON

CP

WASTE CP

S291(1) 14m² B

UCCP

UCCP

291 72m²

CP

S293(1) 13m² Y | S294(1) 9m² Y | S295(1) 13m² Y

292 77m² | 293 77m² | 294 56m² | 295 77m²

S291(2) 11m² B | 10m² B | 10m² B | 6m² B | 9m² B

S292(1) S293(2) S294(2) S295(2)

SEE SHEET 29

SEE SHEET 31

0 2 5 10 15 METRES

Graphic bar scale - SCALE 1: 200

Form 3

Form 091 - FP

CLASS A UNITS AND UNIT SUBSIDIARIES

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LAND TITLES

ACCESS CANBERRA

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DENMAN PROSPECT

FLOOR NUMBER

THIRD

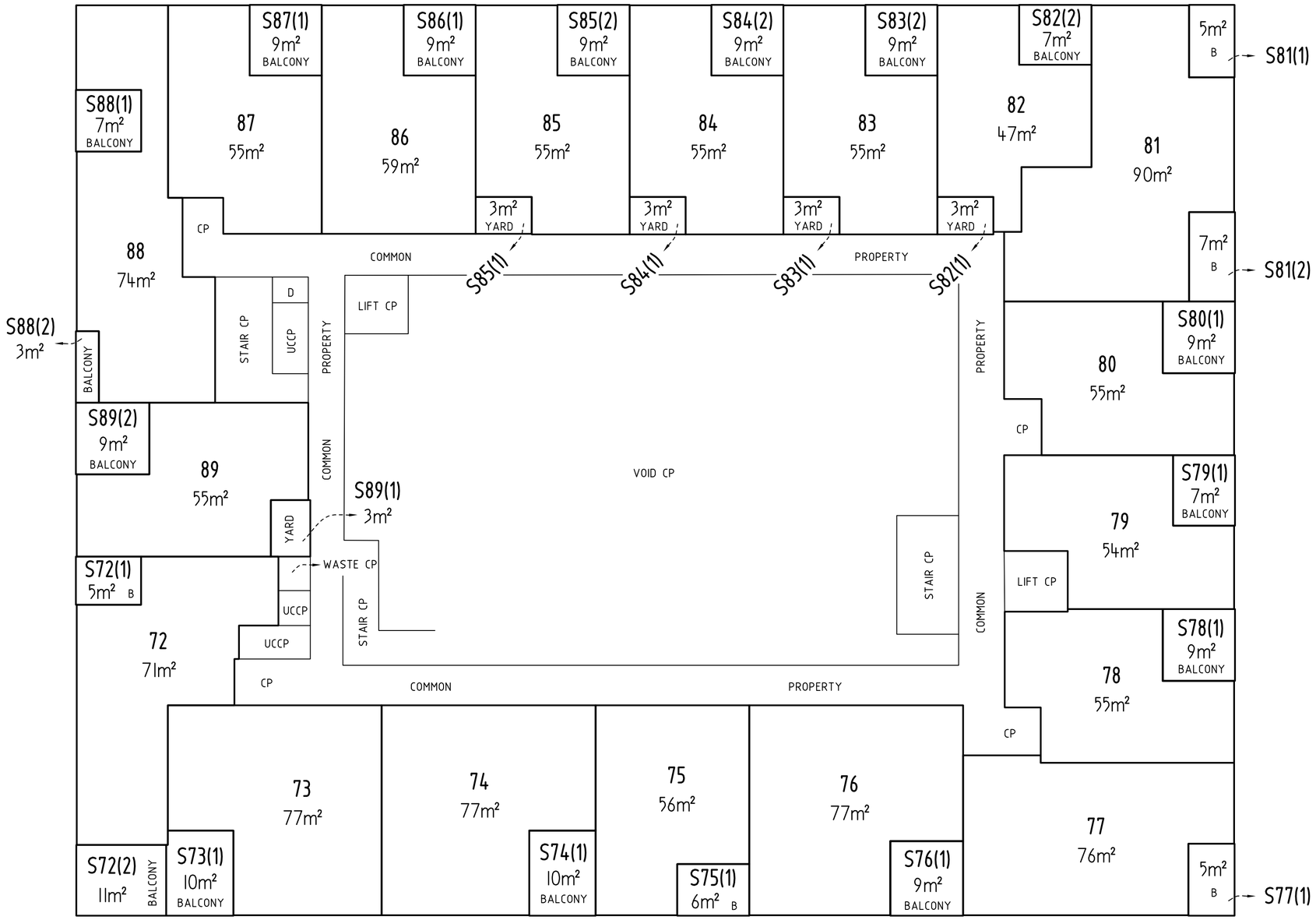
UNITS PLAN No.

16350

REF: 22022.196_UP

BUILDING C

MGA 2020



SEE SHEET 30

0 1 2 4 6 8 10 12 METRES

Graphic bar scale - SCALE 1: 150

Form 3

Form 091 - FP

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

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THIRD

CLASS A UNITS AND UNIT SUBSIDIARIES
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UNITS PLAN No.
16350

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on the 5th November 2024

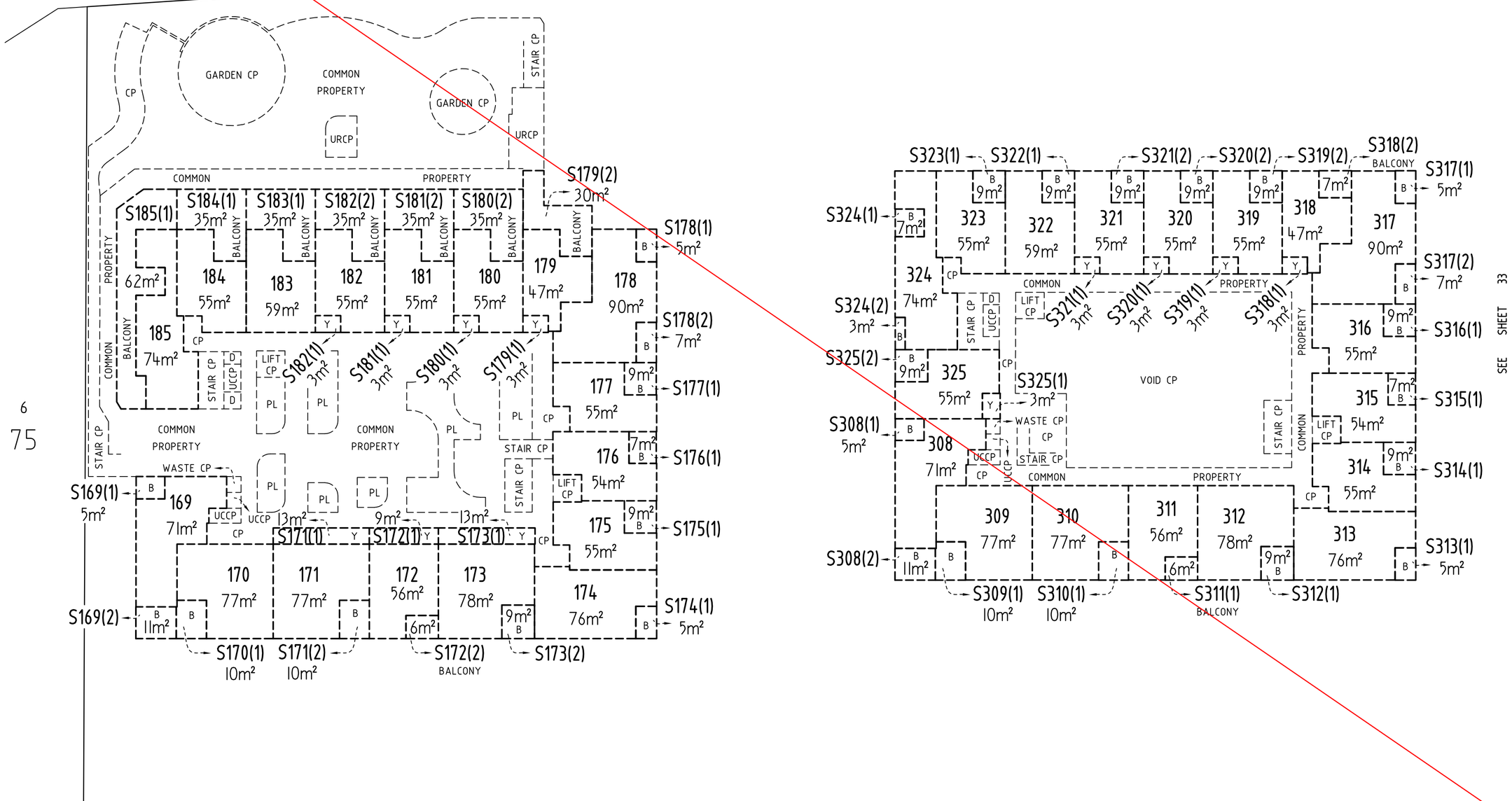
BUILDING A

BUILDING B

MGA 2020

SUMMERFIELD

CLOSE



6
75

JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

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Division
DENMAN PROSPECT

FLOOR NUMBER
FOURTH

UNITS PLAN No.
16350

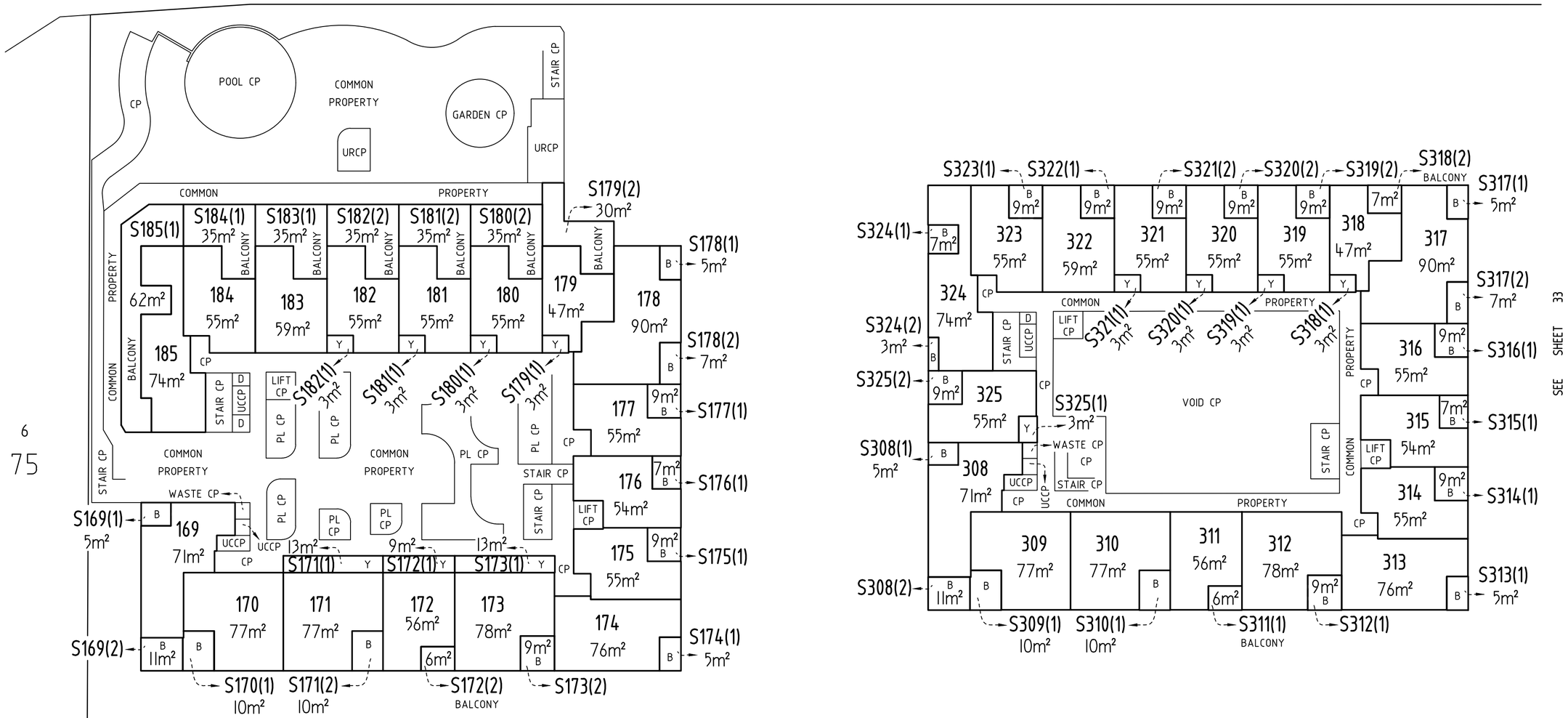
BUILDING A

BUILDING B

MGA 2020

SUMMERFIELD

CLOSE



JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

LAND TITLES

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Section 75

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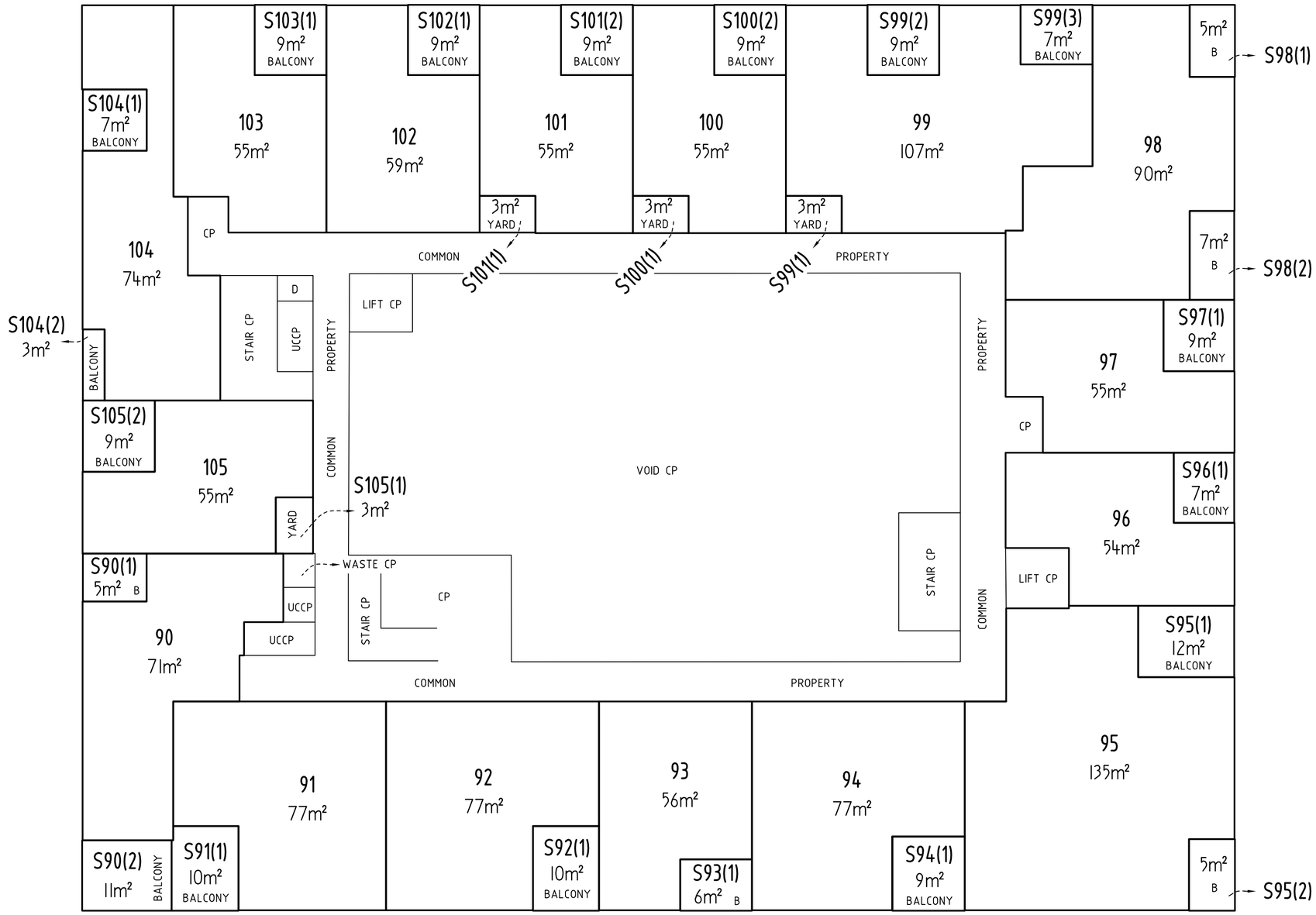
FLOOR NUMBER FOURTH

UNITS PLAN No. 16350

REF: 22022.196_UP

BUILDING C

MGA 2020



SEE SHEET 32

Form 3

Form 091 - FP

0 1 2 4 6 8 10 12 METRES

Graphic bar scale - SCALE 1: 150

REF: 22022.196_UP

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UNITS PLAN No.
16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

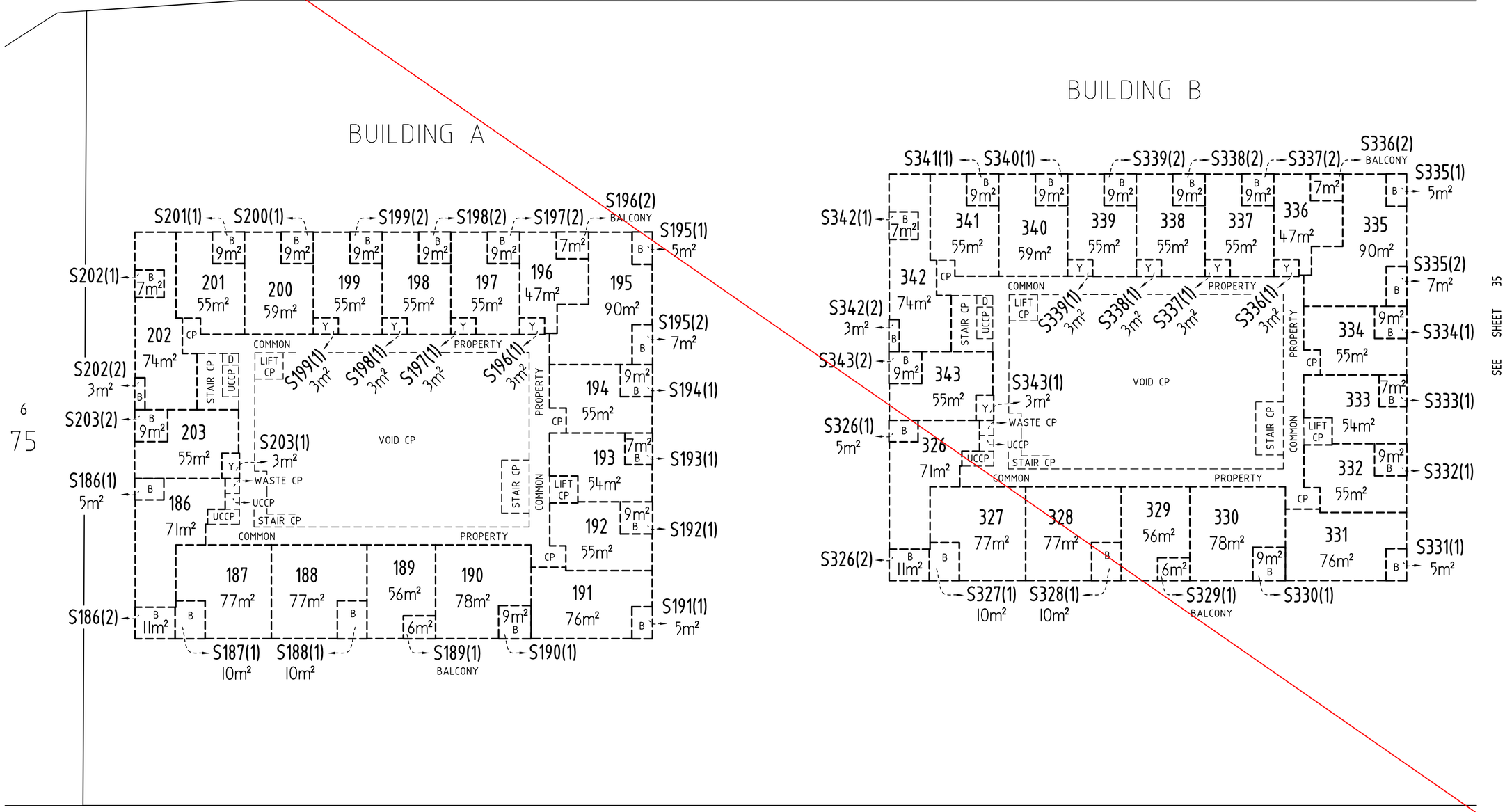
MGA 2020

SUMMERFIELD

CLOSE

BUILDING A

BUILDING B



SEE SHEET 35

6
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JOHN

GORTON

DRIVE

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

CLASS A UNITS AND UNIT SUBSIDIARIES

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FLOOR NUMBER

FIFTH

UNITS PLAN No.

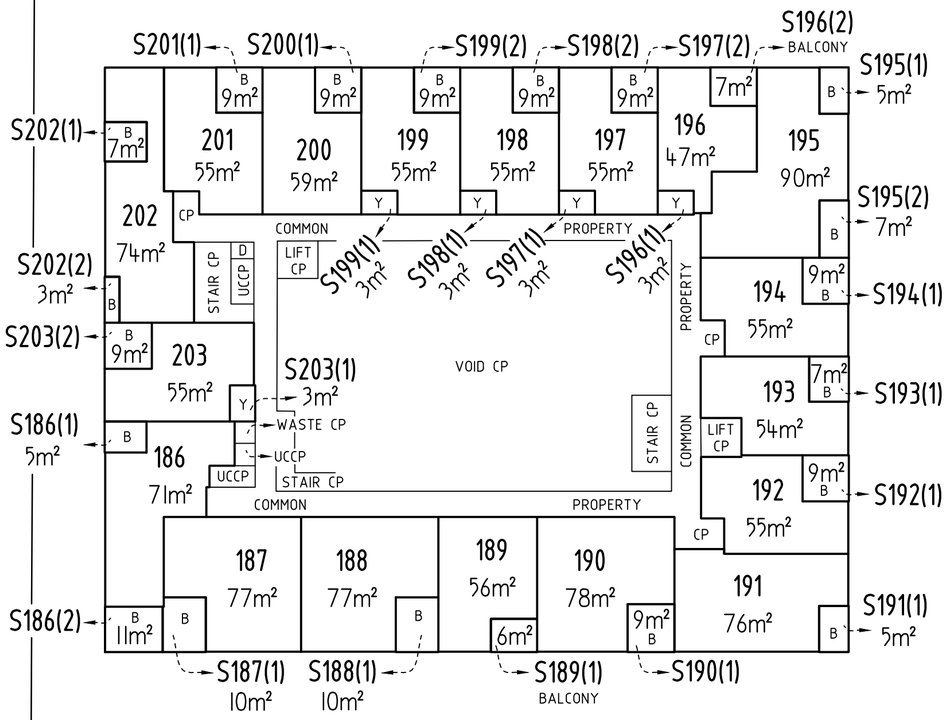
16350

MGA 2020

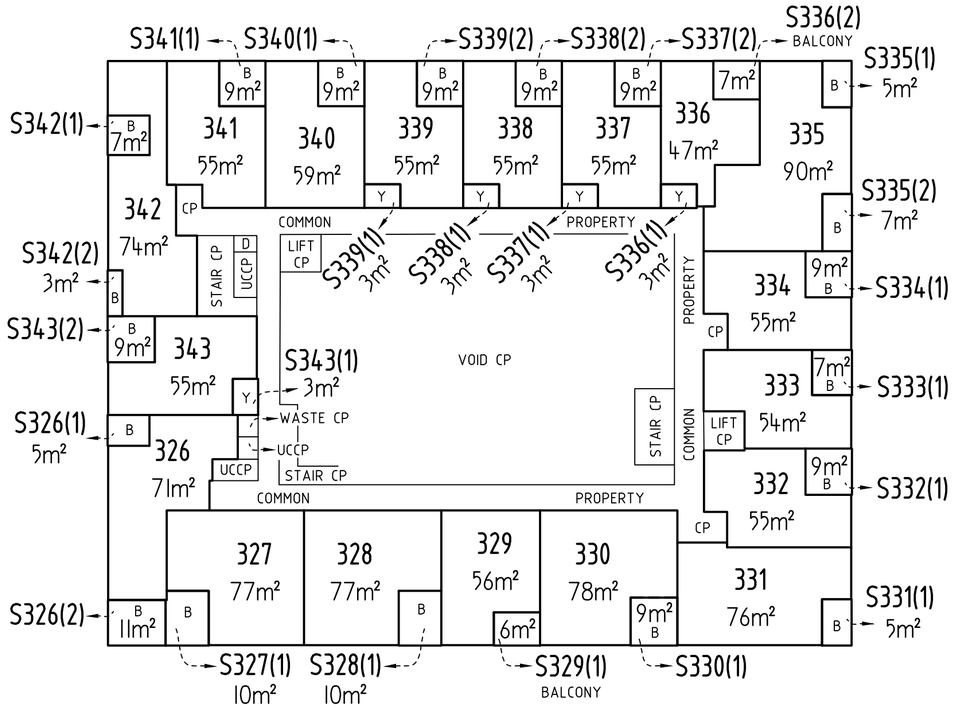
SUMMERFIELD

CLOSE

BUILDING A



BUILDING B



SEE SHEET 35

6
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JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

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DENMAN PROSPECT

FLOOR NUMBER

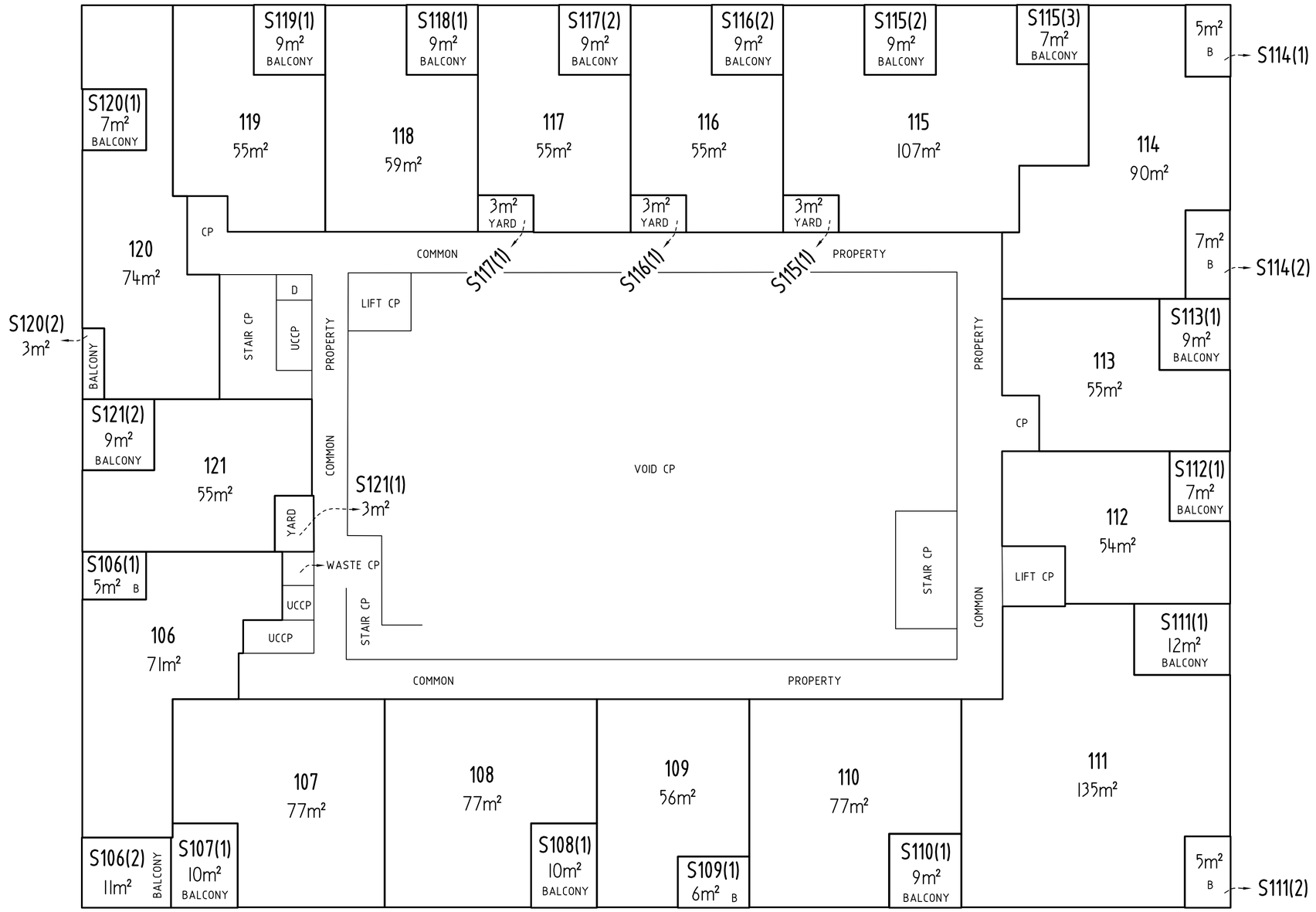
FIFTH

UNITS PLAN No.

16350

BUILDING C

MGA 2020



SEE SHEET 34

Form 3

Form 091 - FP

0 1 2 4 6 8 10 12 METRES

Graphic bar scale - SCALE 1: 150

REF: 22022.196_UP

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FIFTH

CLASS A UNITS AND UNIT SUBSIDIARIES
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16350

Sheet Replaced by Registered ALUP 3348259
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MGA 2020

SUMMERFIELD CLOSE

JOHN GORTON DRIVE

6
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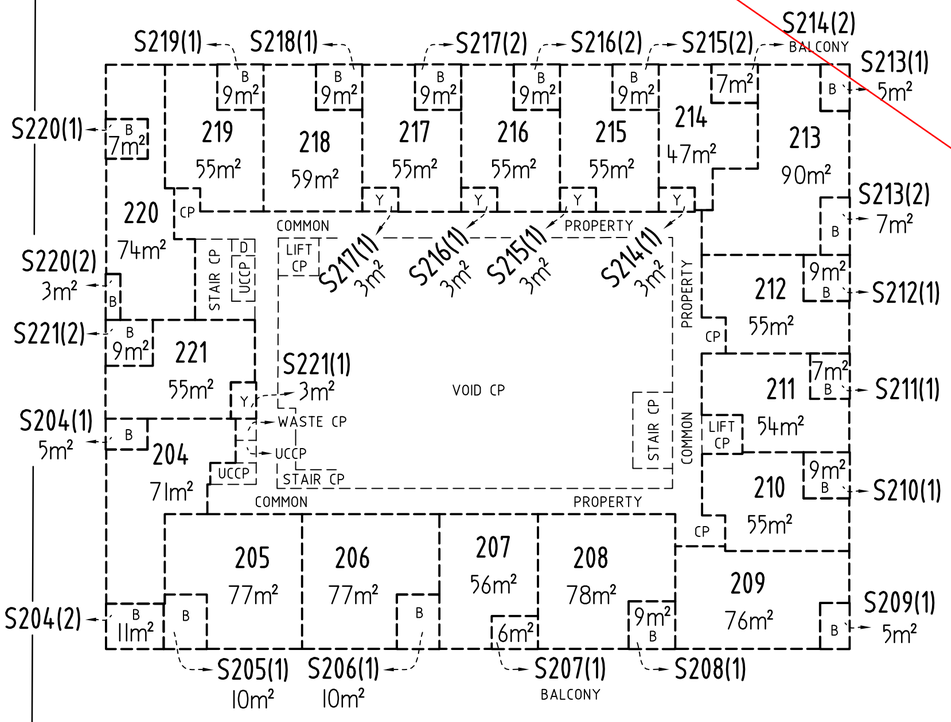
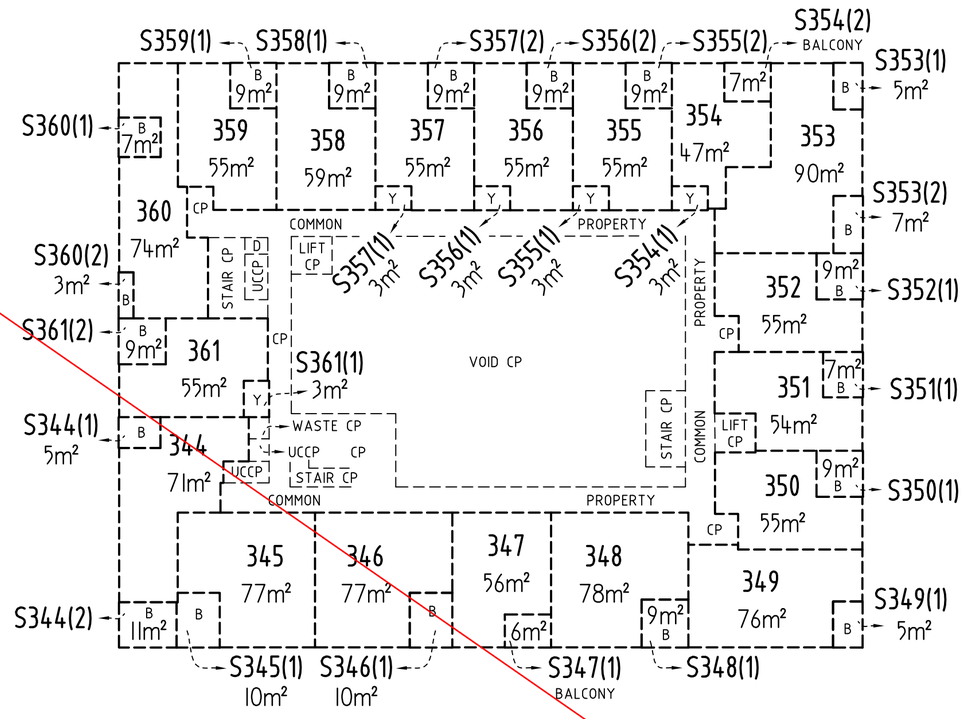
BUILDING A



BUILDING B



SEE SHEET 37

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

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Division
DENMAN PROSPECT

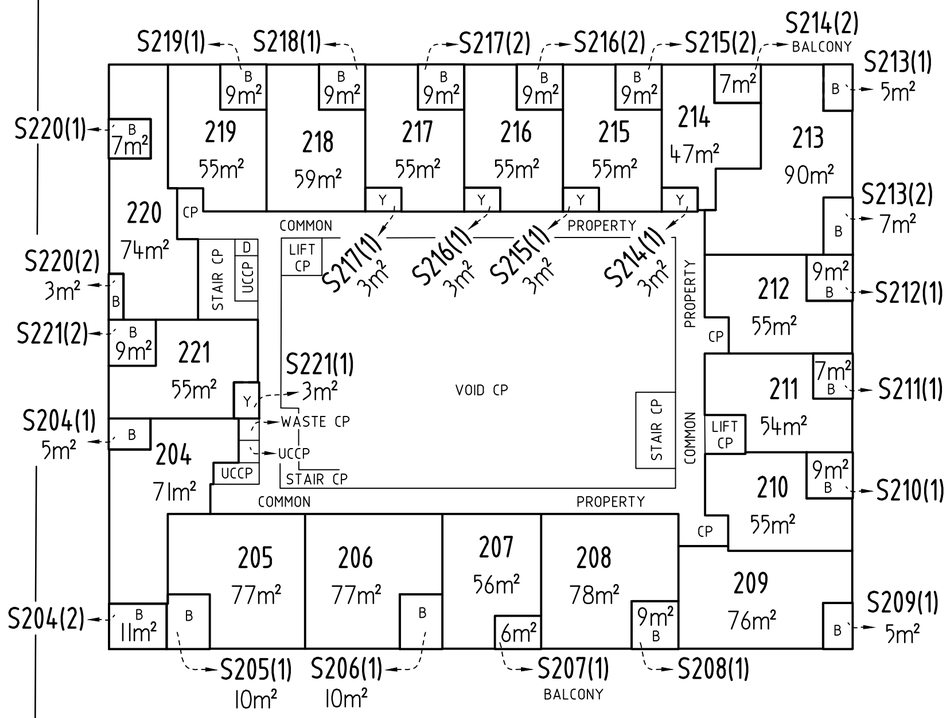
FLOOR NUMBER
SIXTH

UNITS PLAN No.
16350

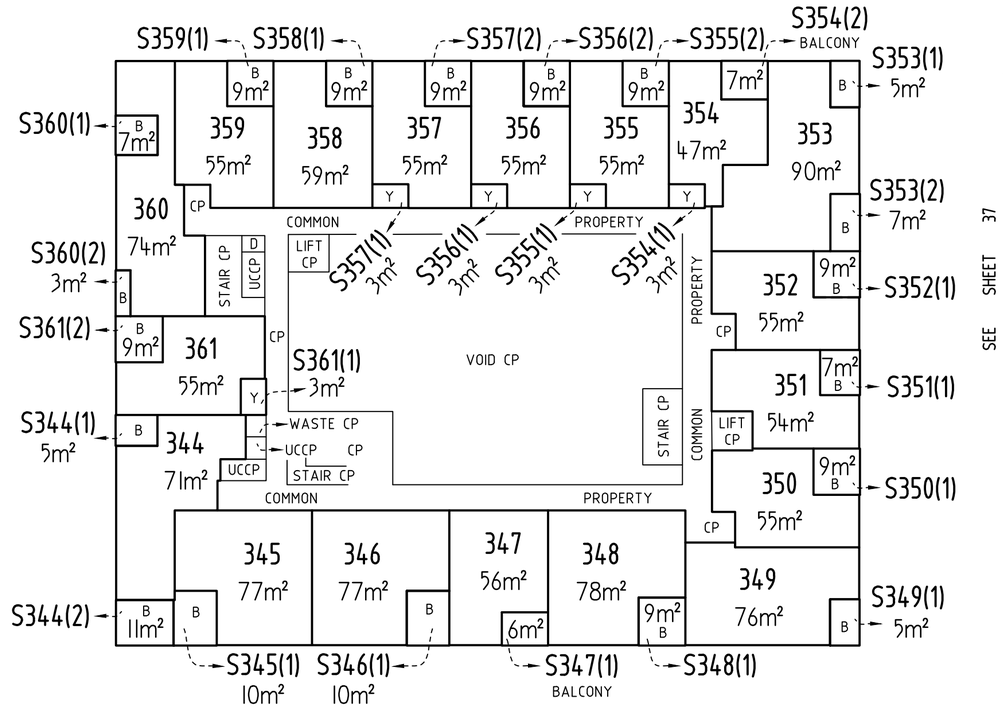
MGA 2020

SUMMERFIELD CLOSE

BUILDING A



BUILDING B



SEE SHEET 37

6
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JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

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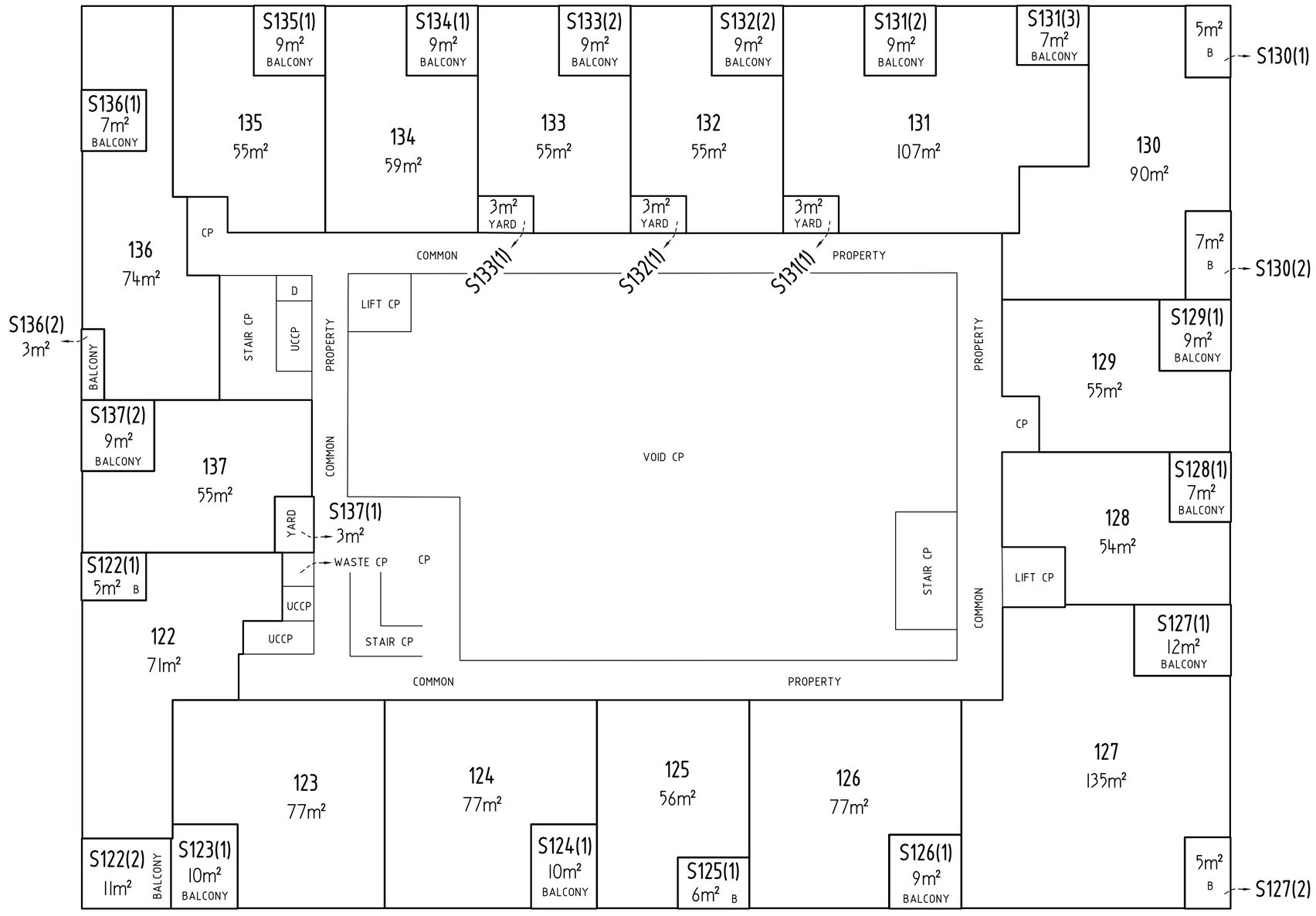
DENMAN PROSPECT

FLOOR NUMBER
SIXTH

UNITS PLAN No.
16350

BUILDING C

MGA 2020



SEE SHEET 36

0 1 2 4 6 8 10 12 METRES

Graphic bar scale - SCALE 1: 150

Form 3

Form 091 - FP

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FLOOR NUMBER
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CLASS A UNITS AND UNIT SUBSIDIARIES

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UNITS PLAN No.
16350

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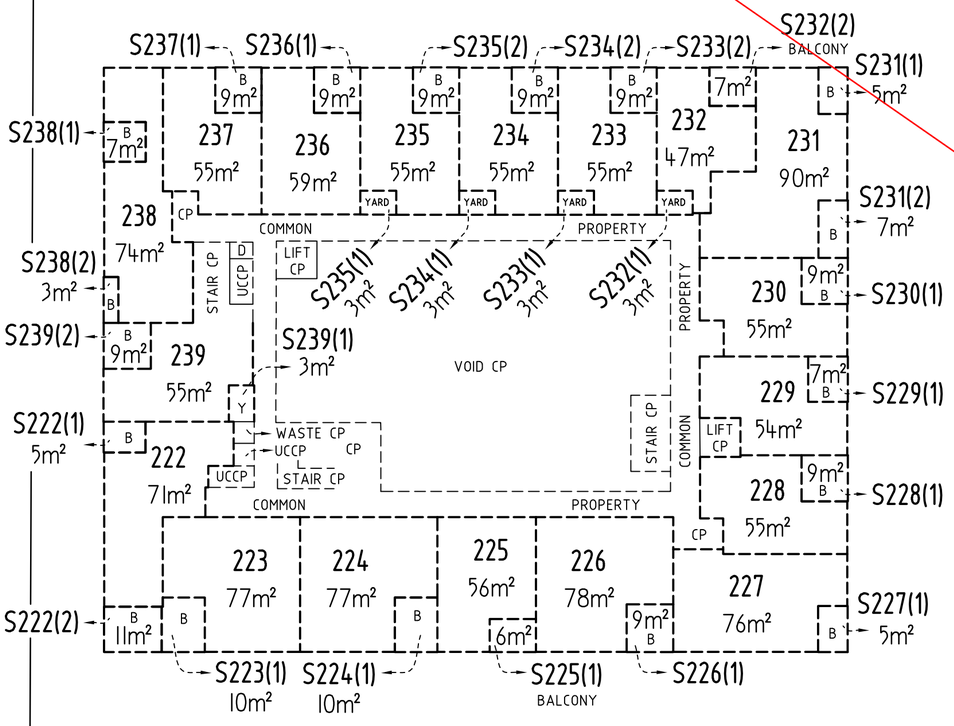
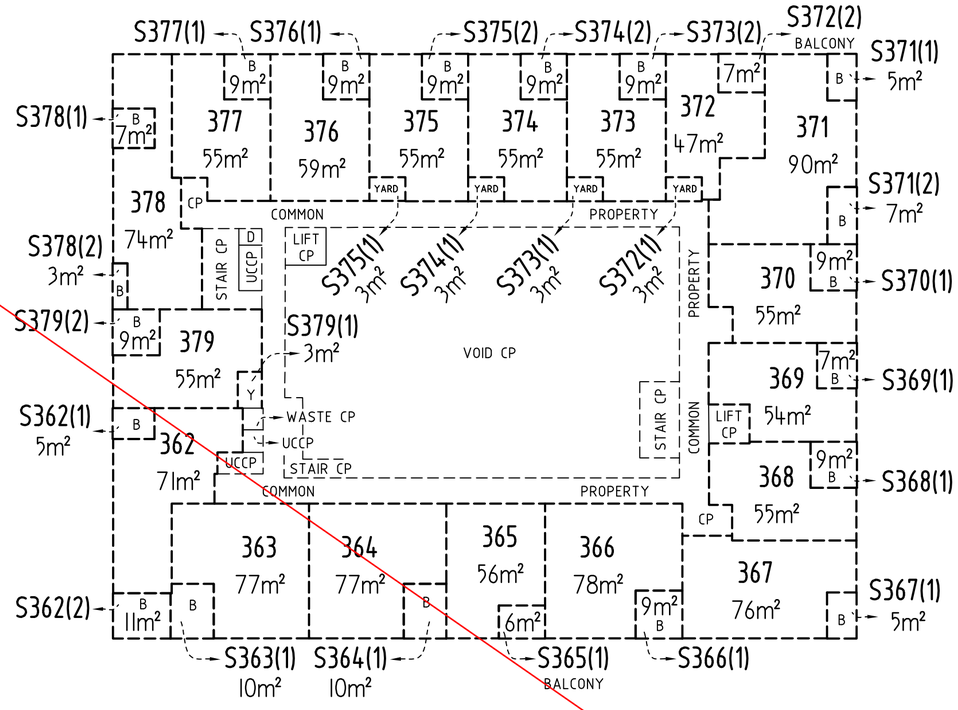
MGA 2020

SUMMERFIELD CLOSE

BUILDING A



BUILDING B



SEE SHEET 39

6
75

JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 38 of 52

FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
SEVENTH

UNITS PLAN No.
16350

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

Sheet No. 38 of 52

FLOOR PLAN

Block
11

Section
75

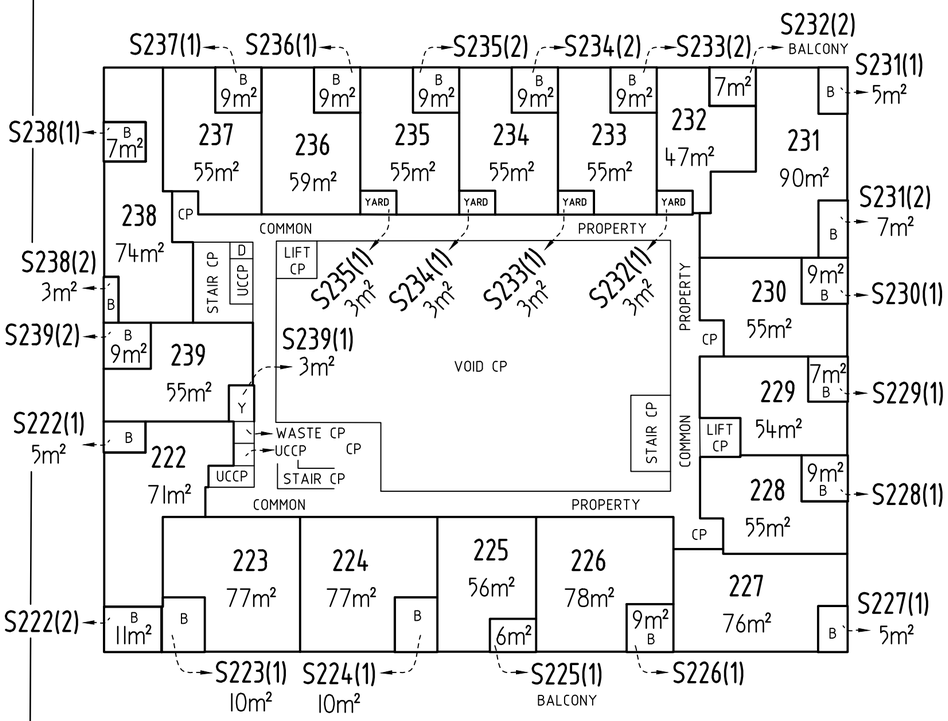
Division
DENMAN PROSPECT

FLOOR NUMBER
SEVENTH

MGA 2020

SUMMERFIELD CLOSE

BUILDING A



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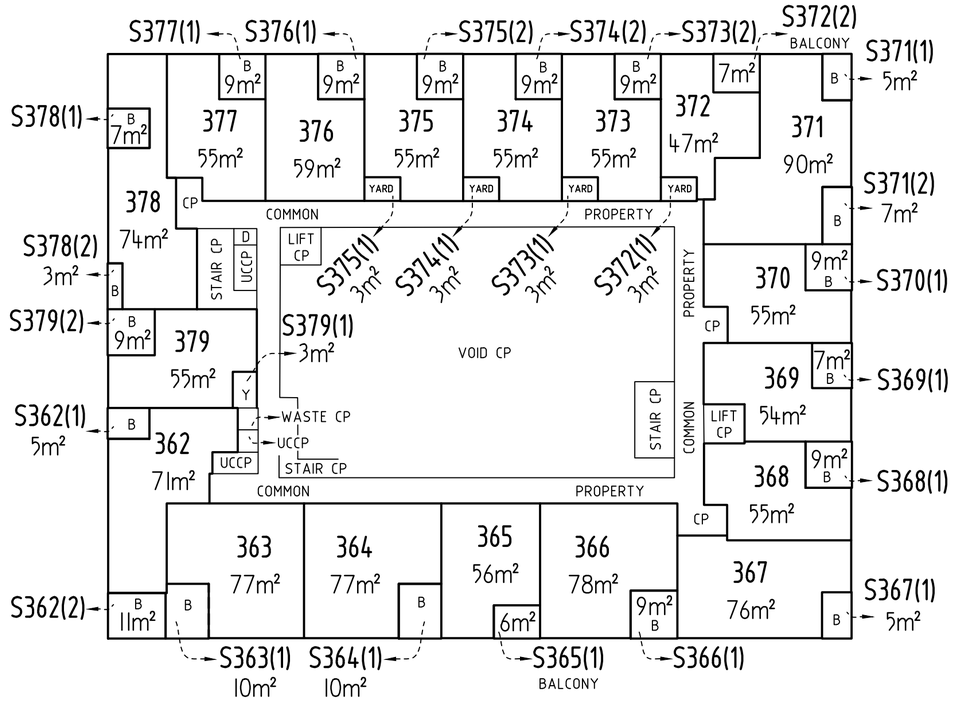


SEE SHEET 39

6
75

JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

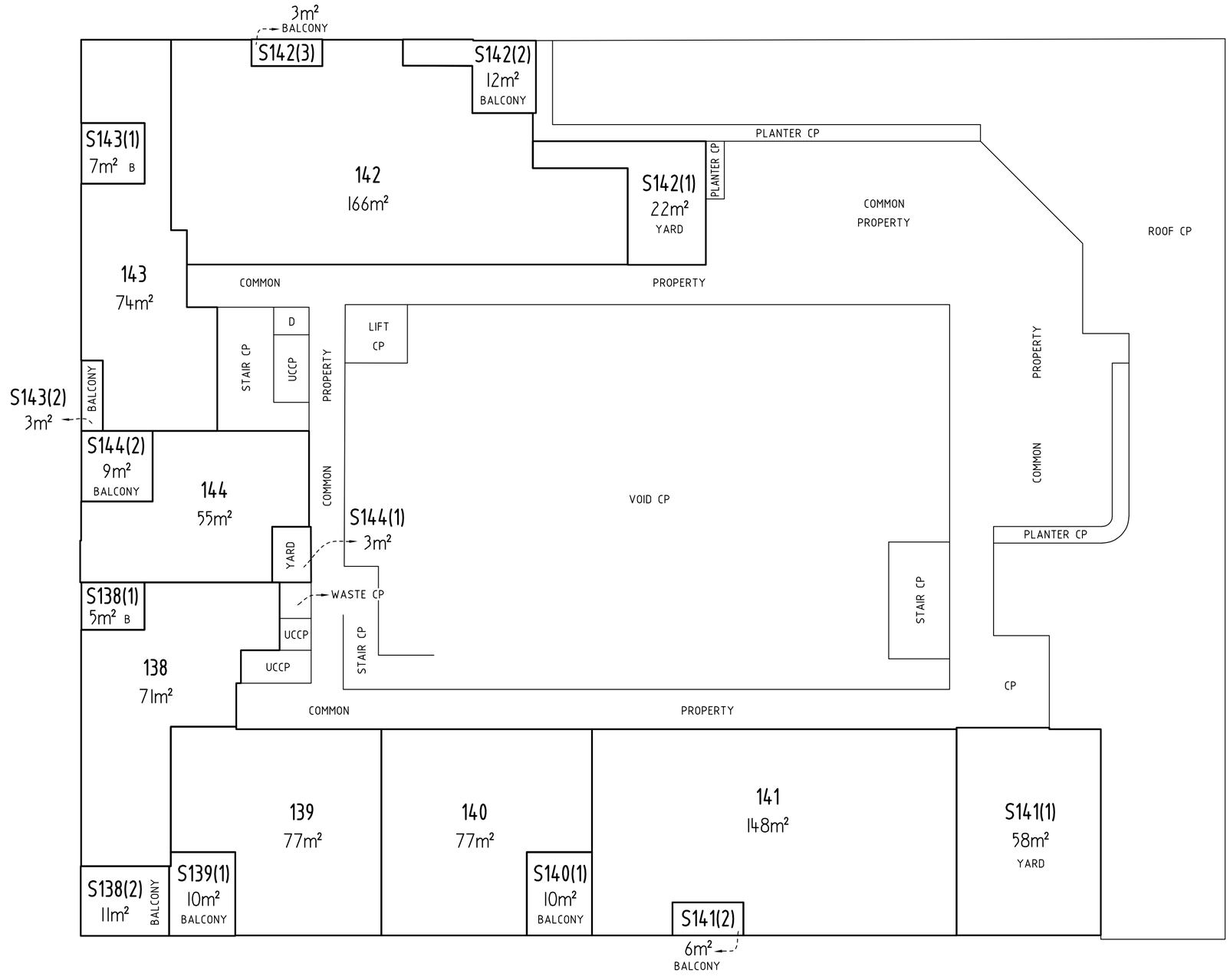
Graphic bar scale - SCALE 1: 300

UNITS PLAN No.
16350

REF: 22022.196_UP

BUILDING C

MGA 2020



SEE SHEET 38

Form 3

Form 091 - FP

0 1 2 4 6 8 10 12 METRES

Graphic bar scale - SCALE 1: 150

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

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FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
SEVENTH

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

UNITS PLAN No.
16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

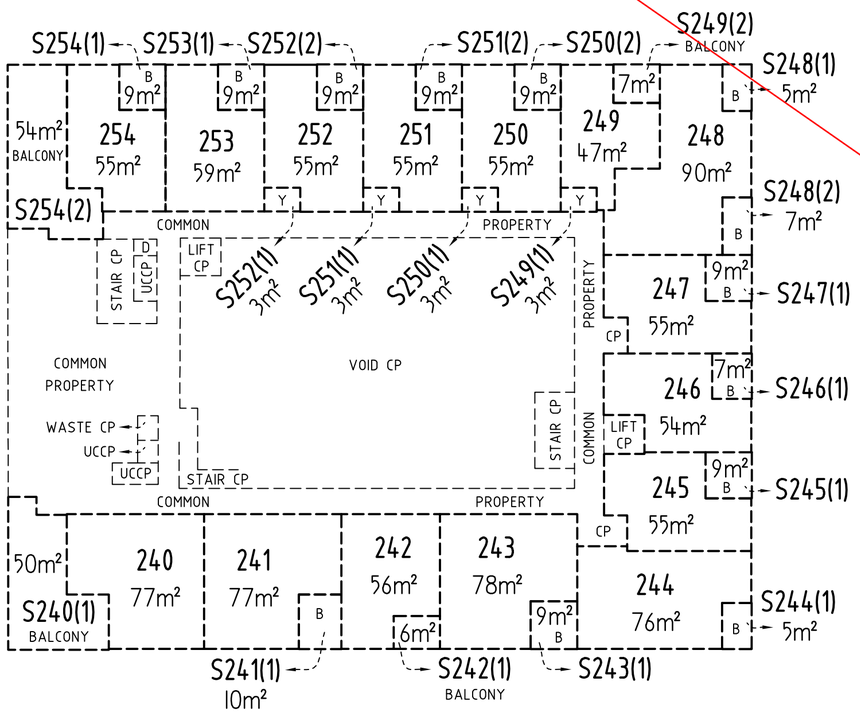
MGA 2020

SUMMERFIELD CLOSE

JOHN GORTON DRIVE

6
75

BUILDING A



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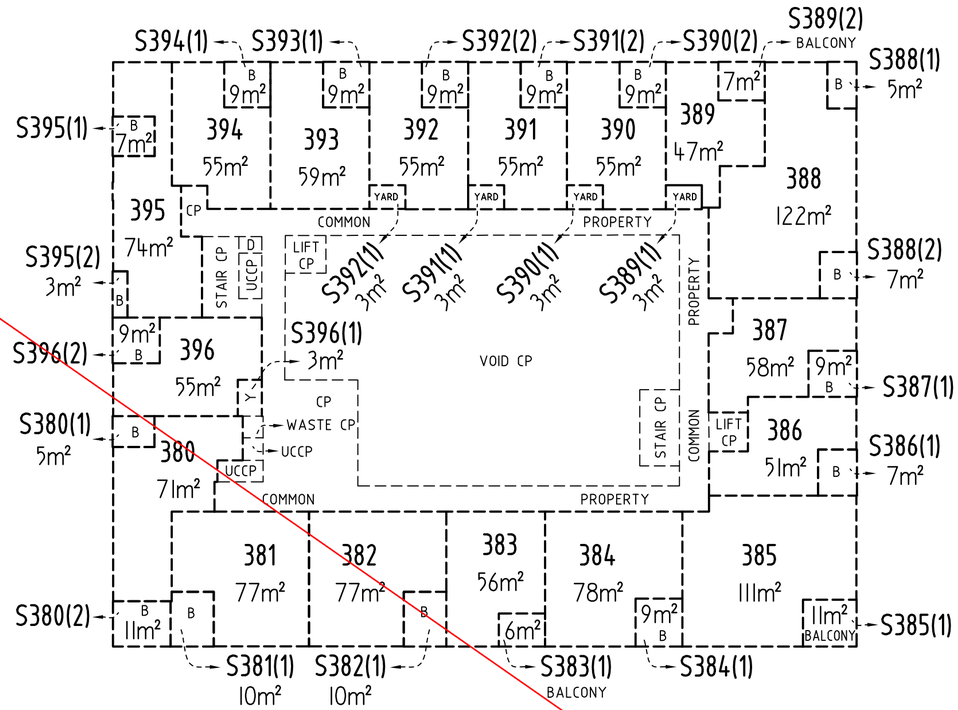

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

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FLOOR PLAN

Block
11

Section
75

Division
DENMAN PROSPECT

FLOOR NUMBER
EIGHTH

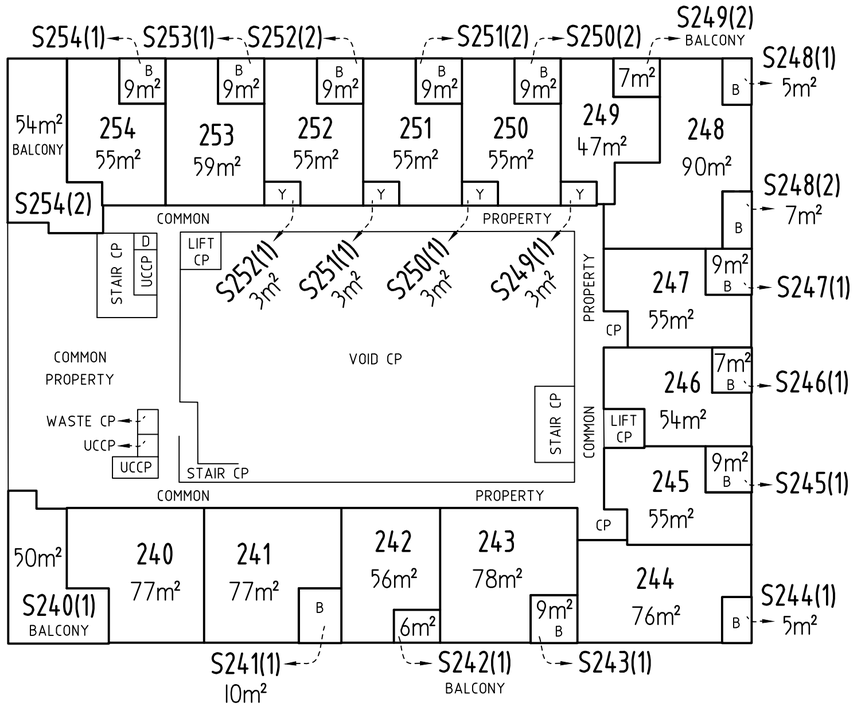
UNITS PLAN No.
16350

MGA 2020

SUMMERFIELD

CLOSE

BUILDING A



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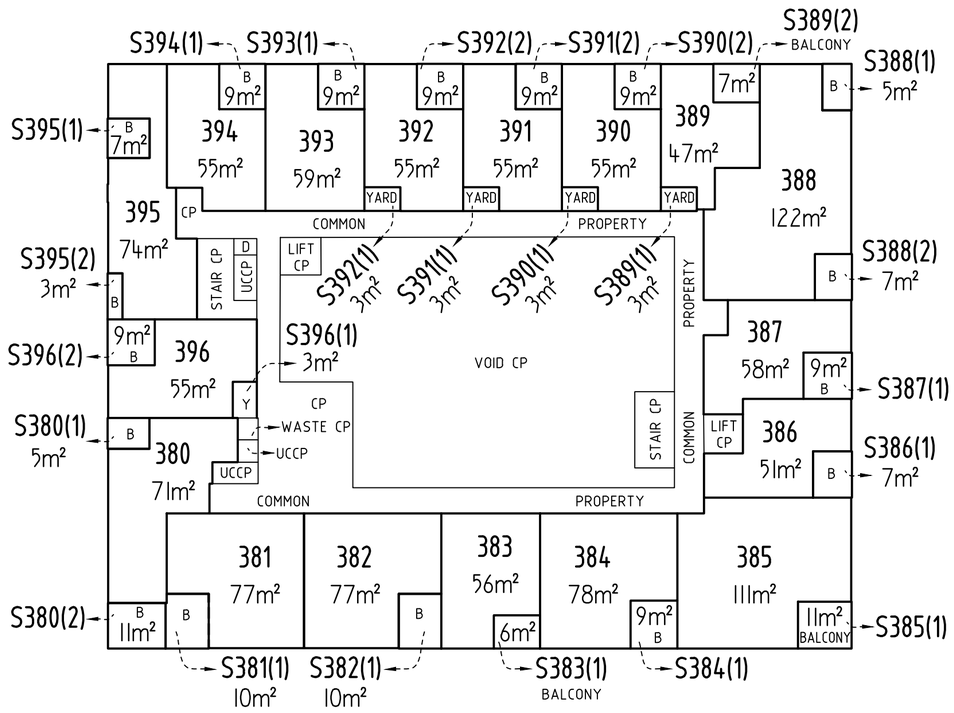

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JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES

SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES

ACCESS CANBERRA

Chief Minister, Treasury and Economic Development Directorate

Sheet No. 40 of 52

FLOOR PLAN

Block

11

Section

75

Division

DENMAN PROSPECT

FLOOR NUMBER

EIGHTH

UNITS PLAN No.

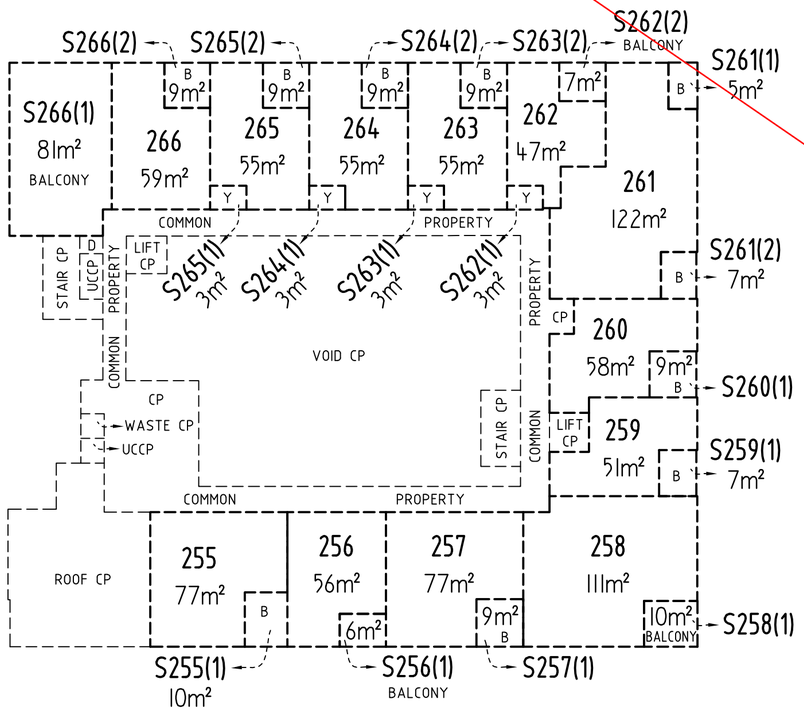
16350

Sheet Replaced by Registered ALUP 3348259
on the 5th November 2024

MGA 2020

SUMMERFIELD CLOSE

BUILDING A



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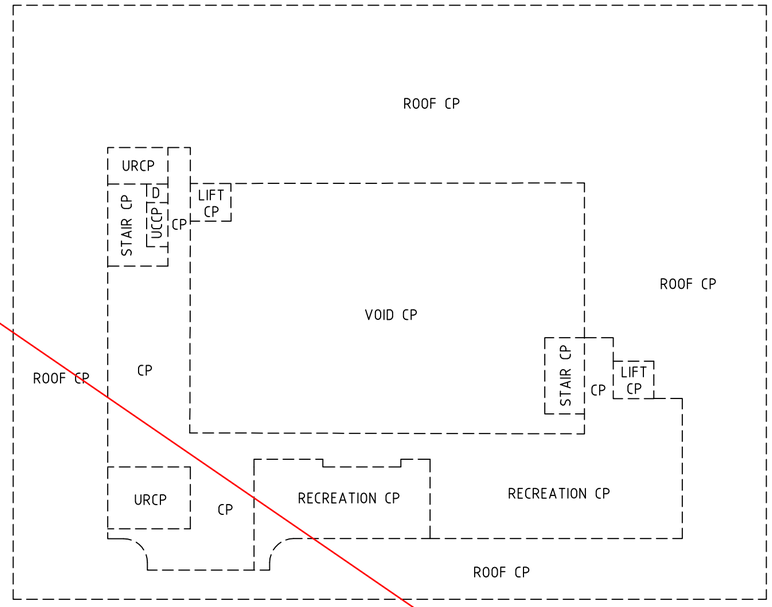

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JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

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FLOOR PLAN

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Section
75

Division
DENMAN PROSPECT

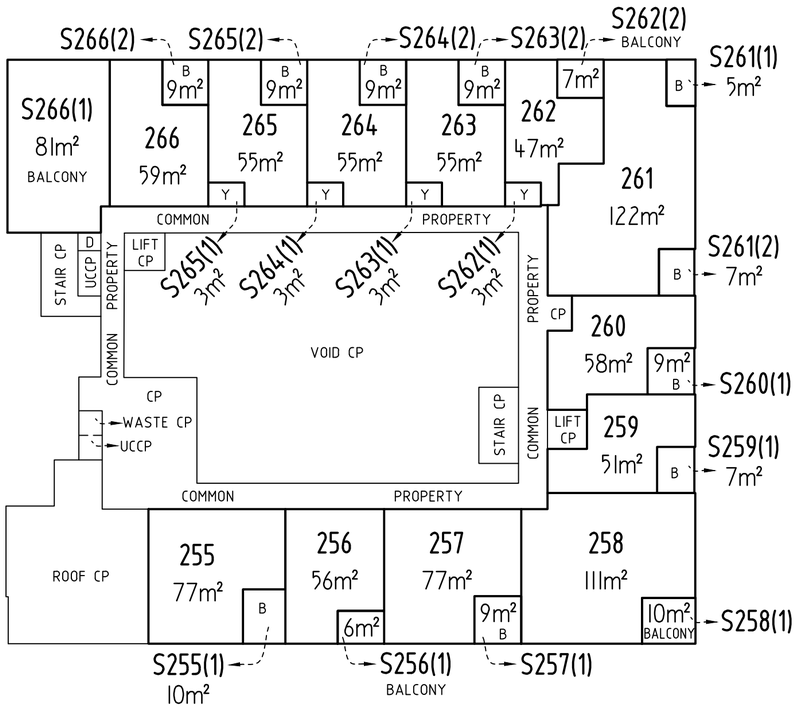
FLOOR NUMBER
NINTH

UNITS PLAN No.
16350

MGA 2020

SUMMERFIELD CLOSE

BUILDING A



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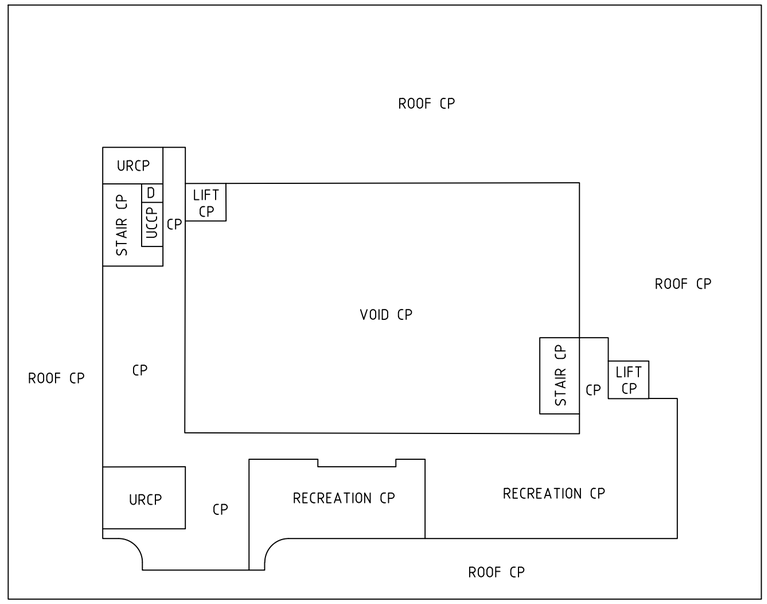

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75

JOHN GORTON DRIVE

CLASS A UNITS AND UNIT SUBSIDIARIES
SEE SHEET 18 FOR LEGEND

Form 3

Form 091 - FP

0 5 10 20 METRES

Graphic bar scale - SCALE 1: 300

REF: 22022.196_UP

LAND TITLES
ACCESS CANBERRA
Chief Minister, Treasury and Economic Development Directorate

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FLOOR PLAN

Block
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Section
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Division
DENMAN PROSPECT

FLOOR NUMBER
NINTH

UNITS PLAN No.
16350

FORM 4

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 16350

Block 11 Section 75 Division of DENMAN PROSPECT

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD

1. The term of the lease of each of the units expires on the sixteenth day of February Two thousand one hundred and twenty two.

2. The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded.

3. Each Lessee of each of the Units Nos 1 - 396 inclusive shall on or before the seventeenth day of February Two thousand and twenty six or within such further time as may be approved in writing by the Territory Planning Authority ("the Authority") complete the erection of each unit (with the necessary and usual appurtenances outbuildings and fences) in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority and in accordance with every applicable Statute Ordinance or Regulation.

4. Each Lessee of each of the Units Nos. 1 - 396 inclusive covenants with the Authority on behalf of the Commonwealth of Australia ("the Commonwealth") in respect of each Lessee's relevant unit as follows:

   (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

   (b) to use the unit as a single dwelling only;

   (c) that any outbuildings erected on the parcel of land shall not be used as a habitation;

   (d) not to use any unit subsidiary to that unit as a habitation;

   (e) the Lessee shall not install or use a solid fuel heating system on the premises without the prior written approval of the Authority;

   (f) not to make any structural alterations to the unit without the previous approval in writing of the Authority, except where exempt by law;

(g) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority the unit excluding any defined parts under the provisions of the Unit Titles Act 2001;

(h) if and whenever the Lessee fails to maintain repair or keep in repair the unit the Authority may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement is beyond reasonable repair the Authority may require the Lessee to remove a building or part of a building or other improvement and if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Lessee has not effected the said repairs or removed the said building part of the building or other improvement any person or persons duly authorised by the Authority with such equipment as is necessary may enter the unit and effect the said repairs or demolish and remove the building part of the building or other improvement and all expenses incurred by the Authority in effecting such repairs or demolition and removal shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

(i) to permit any person or persons authorised by the Authority to enter the unit at all reasonable times and in any reasonable manner and inspect the unit;

(j) to pay to the Authority or any statutory authority the proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the Planning Act 2023 and the Unit Titles Act 2001;

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

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

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

  (ii) to which the Urban Forest Act 2023, applies;

(m) all minerals on or in the unit and the right to the use, flow and control of ground water under the surface of the unit are reserved to the Territory.

5. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

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

(b) that if:

(i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or

(ii) the unit to be constructed by the Lessee pursuant to this lease is not completed by the Lessee within the time specified in Clause 3 of this lease; or

(iii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or

(iv) the Lessee shall commit or suffer a breach of any other covenant contained or implied in this lease

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

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

(d) that any extension of the term of all the leases shall be in accordance with the provisions of the Planning Act 2023;

(e) any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the unit or at its registered office or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the unit;

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

(i) the Authority;

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

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning Act 2023.

6. In this schedule unless the contrary intention appears:

(a) "Authority" means the Territory Planning Authority established by section 16 of the Planning Act 2023;

(b) "building" means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;

(c) "dual occupancy housing" means the use of the parcel of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;

(d) "dwelling" has the same meaning as in the Planning (General) Regulation 2023;

(e) "Lessee" shall:

(i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;

(ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and

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

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

(g) "premises" means the parcel of land and any building or other improvements on the parcel of land;

(h) "RL" (Reduced Level) means the vertical height in metres related to the Australian Height Datum;

(i) "Territory" means:

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

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

(j) "unit" means the parcel of land and the building and other improvements including any unit subsidiaries constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;

(k) "unit subsidiaries" has the same meaning as in the Unit Titles Act 2001;

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

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

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

DATED the Twenty third day of August 2024.

Lyn Tankey

Lyn Tankey
a delegate of the Territory Planning Authority in exercising its functions

LESSEE: **LAND OWNER 7 PTY LTD ACN 633 662 236**

Martine Cappello
Sole Director / Company Secretary

FORM 5

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 16350

Block 11 Section 75 Division of DENMAN PROSPECT

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH THE LEASE OF THE COMMON PROPERTY IS HELD

1. The term of the lease expires on the sixteenth day of February Two thousand one hundred and twenty two.

2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.

3. That:

   (a) the Authority, on behalf of the Commonwealth, grants over that part of the parcel of land identified as a services easement on the Deposited Plan a reservation ("Reservation") in favour of the relevant provider (referred to as the "service provider");

   (b) the service provider may:

      (i) provide, maintain and replace services supplied by that service provider through the parcel of land within the site of the Reservation; and

      (ii) do anything reasonably necessary for that purpose, including without limitation:

         (A) entering or passing through the parcel of land;

         (B) taking anything on to the parcel of land; and

         (C) carrying out work, including without limitation, constructing, placing, repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment;

   (c) in exercising the powers in Clause 3(b), the service provider must take all reasonable steps to:

      (i) ensure that the work carried out on the parcel of land causes as little disruption, inconvenience and damage as is practicable; and

      (ii) ensure that the parcel of land is restored as soon as practicable to a condition that is similar to its condition before the work was carried out;

   (d) Clause 3(c)(ii), does not require the service provider to restore:

(i) the parcel of land to a condition that would result in:

(A) an interference with:

(1) any service on or through the parcel of land; or

(2) access to any service on or through the parcel of land; or

(B) a contravention of a law of the Territory; or

(ii) any building or structure placed or constructed on any part of the parcel of land comprising the Reservation;

(e) the Owners Corporation must not place or construct, nor permit to be placed or constructed, a building or structure or any part of a building or structure on any part of the parcel of land comprising the Reservation UNLESS written advice from the service provider is obtained;

(f) for the purposes of the Reservation, “services”, includes, without limitation, communication services, the supply of water, gas, electricity and discharge or drainage of water, stormwater and sewerage; and

(g) nothing in this clause diminishes or affects any rights or powers of a service provider conferred under any statute, regulation or law.

4. The Owners - Units Plan No. 16350 (“the Owners Corporation”) covenants with the Territory Planning Authority (“the Authority”) on behalf of the Commonwealth of Australia (“the Commonwealth”) as follows:

(a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;

(b) to permit the builders their servants and agents to build construct erect and provide by the seventeenth day of February Two thousand and twenty six or within such further time as may be approved in writing by the Authority the following services and facilities on the common property:

(i) storage areas covered car parking hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants water supply pipes hardstanding car parking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

(ii) landscaping work in accordance with plans and specifications prepared by the builders and previously submitted to and approved in writing by the Authority;

(iii) all necessary electrical and telephone cables and wires to be placed underground in accordance with plans and specifications prepared by

the builders and previously submitted to and approved in writing by the Authority; and

(iv) all other necessary improvements and services that the Authority may require the builders to build erect construct or provide;

(c) to use the common property for some or all of the following uses; carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other use approved by the Owners Corporation **PROVIDED THAT** these uses are consistent with the permitted purposes of the units;

(d) the Owners Corporation shall not install or use a solid fuel heating system on the premises without the prior written approval of the Authority;

(e) not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing of the Authority, except where exempt by law;

(f) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority all buildings parts of buildings landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the parcel of land forming the common property;

(g) except where necessary for compliance with Clause 4(f) of this clause not to install any services or make any alterations in any of the services or any part of the services situated in or on the parcel of land forming the common property without the previous approval in writing of the Authority;

(h) if and whenever the Owners Corporation fails to maintain repair or keep in repair any building part of a building landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives or other improvements on the common property or to repair or keep in good working order the services or any parts thereof situated in or on the land forming the common property the Authority may by notice in writing to the Owners Corporation specifying the wants of repairs require the Owners Corporation to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement or any part or parts of the services are beyond reasonable repair the Authority may require the Owners Corporation to remove a building part of a building or improvement or to replace the part or parts of the services and if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Owners Corporation has not effected the said repairs or removed the said building part of the building or the improvement or replaced the part or parts of the services any person or persons duly authorised by the Authority with such equipment as is necessary may enter the common property and effect the said repairs or demolish and remove the building part of the building or the improvement or

replace the part or parts of the service and all expenses incurred by the Authority in effecting such repairs or demolition or removal or replacement shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;

(i) to permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the parcel of land forming the common property;

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

(k) that the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:

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

(ii) to which the Urban Forest Act 2023, applies;

(l) all minerals on or in the common property and the right to the use, flow and control of ground water under the surface of the common property are reserved to the Territory

5. It is mutually covenanted and agreed by the Commonwealth and the Owners Corporation as follows:

(a) that if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;

(b) that any extension of terms for all the leases shall be in accordance with the provisions of the Planning Act 2023;

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

(i) the Authority;

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

(iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning Act 2023.

6. In this schedule unless the contrary intention appears:

(a) “Authority” means the Territory Planning Authority established by section 16 of the Planning Act 2023;

(b) “builders” means Land Owner 7 Pty Ltd of Unit 3, 57 Darce Street Mitchell, ACT their servants and agents and the servants and agents of each of them;

(c) “building” means any building or structure, constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;

(d) “owners corporation” means the body corporate under the name of ‘The Owners - Units Plan No. 16350 ‘;

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

(f) “services” means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;

(g) “Territory” means:

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

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

(h) “unit” means the parcel of land and the building and other improvements including any unit subsidiaries constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;

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

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

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

DATED the Twenty third day of August 2024.

Lyn Tankey

Lyn Tankey
a delegate of the Territory Planning Authority in exercising its functions

LESSEE: **LAND OWNER 7 PTY LTD ACN 633 662 236**

Martine Cappello
Sole Director / Company Secretary

STEVE WATSON
& PARTNERS

BLVD – Building C & Associated Areas

1 Holborow Avenue, Denman Prospect ACT

Block 11 Section 75

Development Statement for Staged Developments

Report 2021/0709 R1.1

Prepared for Core Dev

10 July 2024

Steve Watson and Partners Pty Ltd

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BRISBANE	Level 4, 276 Edward Street, Brisbane, QLD 4000	Phone: +61 7 3088 2333	Fax: +61 7 3088 2444
CANBERRA	Level 1, Unit 14, 27 Hopetoun, Circuit, Deakin ACT 2600	Phone: +61 2 6100 6606	Fax: +61 2 6100 6609

info@swpartners.com.au www.swpartners.com.au

ABN 33 600 478 402

Principal Certifying Authority - Steve Watson & Partners

Project Contacts

Client: Core Dev

Revision History

Revision No:	R1.1
Date:	10 July 2024
Revision details:	Development Statement for Staged Developments
Author:	David Cartwright
Verifier:	Anton Gulyas

Development Statement for Staged Developments

This Statement has been prepared by Steve Watson and Partners (ACT) Pty Ltd pursuant to the *Unit Titles Regulation 2001* which requires that a Unit Title Application for a staged development be accompanied by a Development Statement that articulates the staging of the development.

1. Property details

Address	**1 HOLBOROW AVENUE, DENMAN PROSPECT**
Block/s	11
Section	75
Division	Denman Prospect
District	Molonglo Valley
Sublease plan number	N/A
Land use zone	RZ5

2. Unit Title Assessor details

Unit title assessor	**Name:** Steve Watson and Partners (ACT) Pty Ltd **License number:** 2017444
Assessor's nominee	**Name:** David Cartwright **License number:** 2012136
ACN	618 784 580
Address	Level 1, Unit 14, 27 Hopetoun Circuit, Deakin ACT 2600
Phone	(02) 6100 6606
Email	dcartwright@swpartners.com.au

3. Site inspection details

Inspected by	David Cartwright on behalf of Steve Watson and Partners (ACT) Pty Ltd
Inspection date	27 June 2024
Stage	Stage 1: 144 residential units as contained within Building C and associated subsidiaries. Stage 2: Units 145 to 396 as contained within Building A and Building B and associated subsidiaries. Completion 30 November 2024

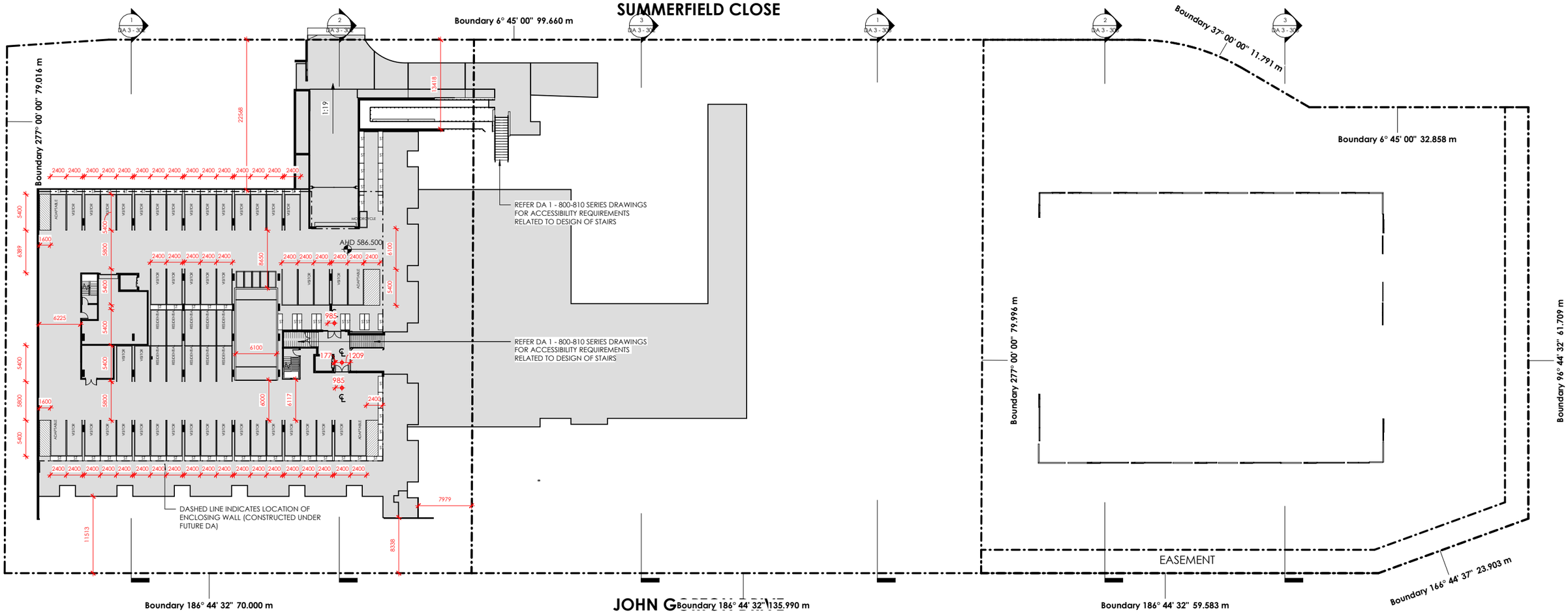
4. Stage 1 – Units 1 to 141 Unit Title Application

Requirement/Comment	
Block/s: 11 **Section:** 75 **Address:** 1 Holborow Avenue, Denman Prospect	
Division: Denman Prospect **District:** Molonglo Valley	
Sublease plan number: -	
Assessor: Steve Watson and Partners (ACT) Pty Ltd **License number:** 2017444 **Assessor's nominee:** David Cartwright **License number:** 2012136 **ACN:** 618 784 580 **Address:** Level 1, Unit 14, 27 Hopetoun Circuit, Deakin ACT 2600 **Phone:** (02) 6100 6606 **Email:** dcartwright@swpartners.com.au	
Staging The Unit Title Application for the development is proposed to be staged over two stages that include: • Stage 1: 144 residential units as contained within Building C and associated subsidiaries. • Stage 2: Units 145 to 396 as contained within Building A and Building B and associated subsidiaries. Completion 30 November 2024 Refer to Appendix A for staging plans.	
In making the Unit Title Application for Stage 1, the following aspects have been considered:	
Requirement	**Comment**
Include a copy of the plans relating to the development, and any amendment of the plans, as approved in the development approval under the *Planning and Development Act 2007*	Attached
State how the staged development is to be carried out, including:	-
- a description of the work (including common property amenities) to be completed in each stage of the development	**Stage 1**: 144 residential units as contained within Building C and associated subsidiaries. **Stage 2**: Units 145 to 396 as contained within Building A and Building B and associated subsidiaries. Completion 30 November 2024
- a schedule of commencement and completion dates for each stage	Stage 1 Commencement 13/05/22 Stage 1 Completion 05/07/24 Stage 2 Commencement 13/05/22 Stage 2 Completion 30/11/24
- the arrangements for access to the parcel during the development	Stage 1 Units 1 to 144 will have access to all common and designated property areas shown in the Appendix A staging plans including: • Building access from footpaths connecting to

Requirement/Comment	
	the surrounding streets. • Letterboxes • The vehicular driveway to access the basement carparking areas • The buildings waste enclosure.
- the permitted uses of the common property during the development	Stage 1 will have unrestricted access to common property areas except for common property areas within Stage 2
- landscaping of the parcel	Stage 1 – Complete Stage 2 – Completion 30/11/24
State that the developer must pay the reasonable expenses incurred by the owners corporation:	-
- in repairing any damage to the common property, or to units, in the completed stages of the development that is caused in carrying out the development	Access to the common property areas within Stage 1 is not expected to complete Stage 2, however should any damage occur prior to the completion of Stage 2, the developer acknowledges their responsibilities.
- for any water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service used in carrying out the development	The developer acknowledges their responsibilities in relation to any damage water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service used in carrying out the Stage 2 works.
State that the developer must make good, as soon as practicable, any damage to the common property or units in the completed stages of the development caused in carrying out the development	Access to areas within Stage 1 is not expected to complete Stage 2, however should any damage occur prior to the completion of Stage 2, the developer acknowledges their responsibilities.
State that the standard of materials used, finishes effected, common property improvements, landscaping, roadways and paths to be carried out in the development must not be inferior to or substantially different from those of the buildings and other works in the completed stages of the development	All materials and finishes will be consistent with the DA and BA approved designs.
Include a requirement that after the completion of any stated stages of the development, and after the completion of the entire development, the planning and land authority must be provided with a report by a registered surveyor about the position of fully or partially completed buildings in relation to the boundaries of the units and of the parcel.	Upon completion of the development, ACTPLA will be provided with a surveyors report in line with this requirement.
The development statement may apportion the liability for expenses for the use or maintenance of the common property of the staged development differently from the way that liability would otherwise be apportioned by the schedule of unit entitlement.	Access to areas within Stage 1 is not expected to complete Stage 2, however should any damage occur prior to the completion of Stage 2, the developer acknowledges their responsibilities to address the damage.

David Cartwright (2012136) signed on behalf of **Steve Watson & Partners (ACT) Pty Ltd (2017444)**
Accreditation Body: COLA **Accreditation No:** 2017444 **Date of Endorsement:** 10 July 2024

STEVE WATSON
& PARTNERS



1 DA - FLOORPLAN - BASEMENT LEVEL 1
SCALE: 1 : 300

BASEMENT STRUCTURE

NOTE:
BASEMENT PERIMETER STRUCTURE DIMENSIONED TO INSIDE FACE. PIERING AND/OR WALL STRUCTURAL THICKNESS TO MEET ENGINEERS REQUIREMENTS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 8/4/2022

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E: office@juddstudio.com.au
W: juddstudio.com.au

NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 1**

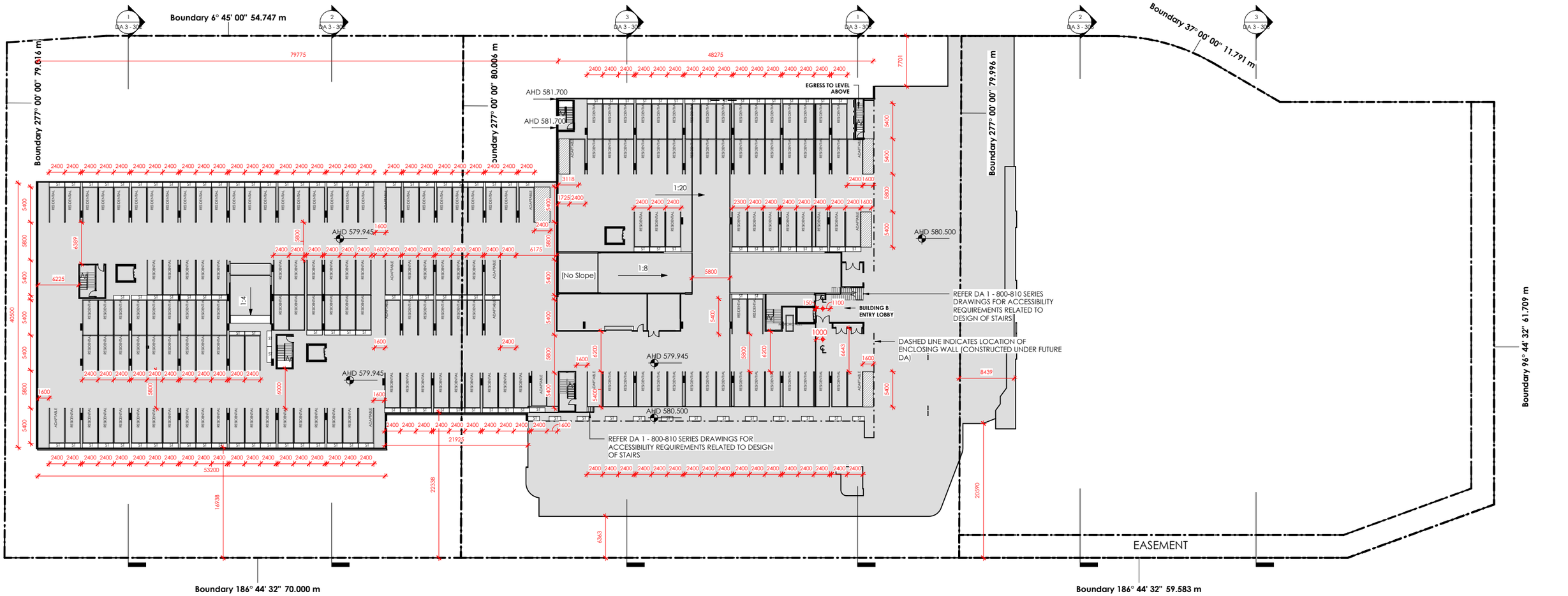
REVISIONS:

No.	Description	Date
2	DA ISSUE	22/06/2021
3	DA ISSUE	25/06/2021
4	REVISED BASEMENT DETAILS	29/07/2021
5	BLVD - BASEMENT DA - ADDITIONAL INFORMATION	24/08/2021

SCALE: As indicated @ A1

DA 3 - 105

SIZE: A1



1 DA - FLOORPLAN - BASEMENT LEVEL 3
SCALE: 1 : 300

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name RICHARD DAVIES

Date 8/4/2022

BASEMENT STRUCTURE

NOTE:
BASEMENT PERIMETER STRUCTURE DIMENSIONED TO INSIDE FACE. PIERING AND/OR WALL STRUCTURAL THICKNESS TO MEET ENGINEERS REQUIREMENTS

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 3**

REVISIONS:

No.	Description	Date
3	DA ISSUE	22/06/2021
4	DA ISSUE	25/06/2021
5	REVISED BASEMENT DETAILS	29/07/2021
6	BLVD - BASEMENT DA - ADDITIONAL INFORMATION	24/08/2021

SCALE: As indicated @ A1

DA 3 - 103

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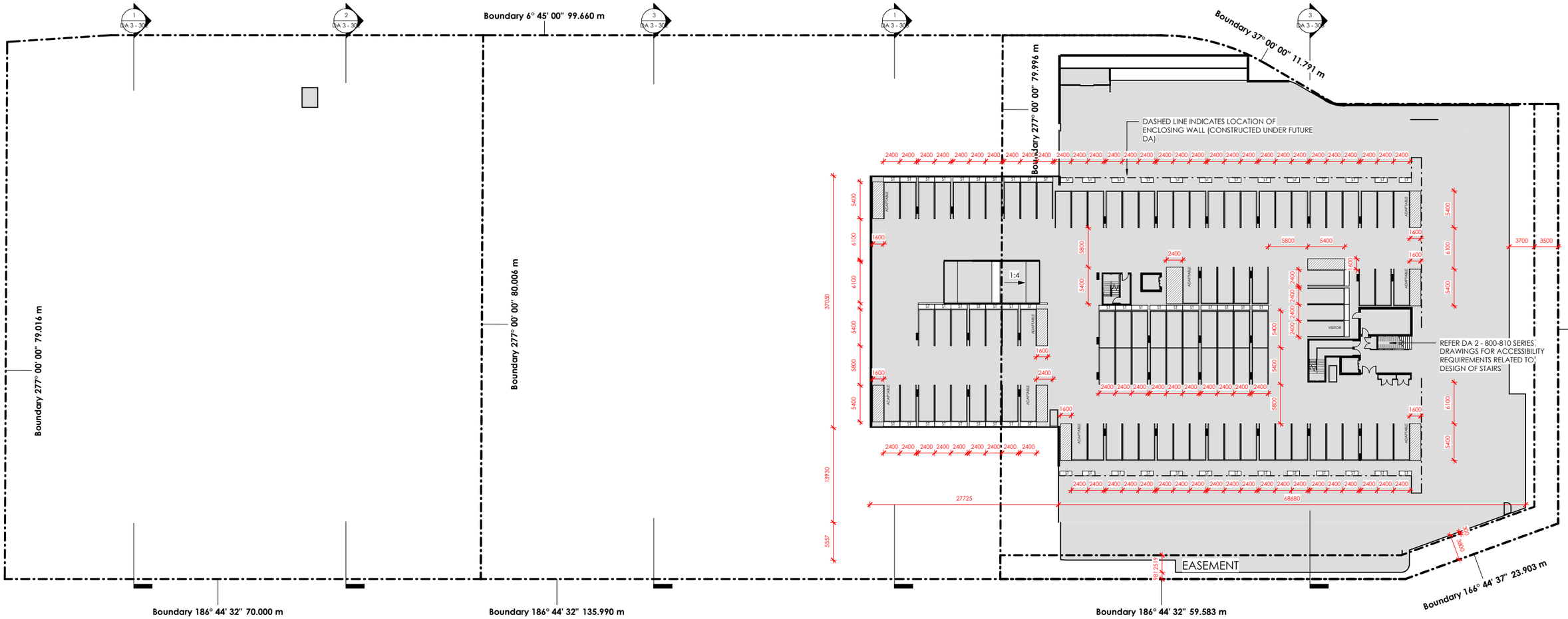

1 DA - FLOORPLAN - BASEMENT LEVEL 5
SCALE: 1 : 300

BASEMENT STRUCTURE

NOTE:
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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 8/4/2022

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 5**

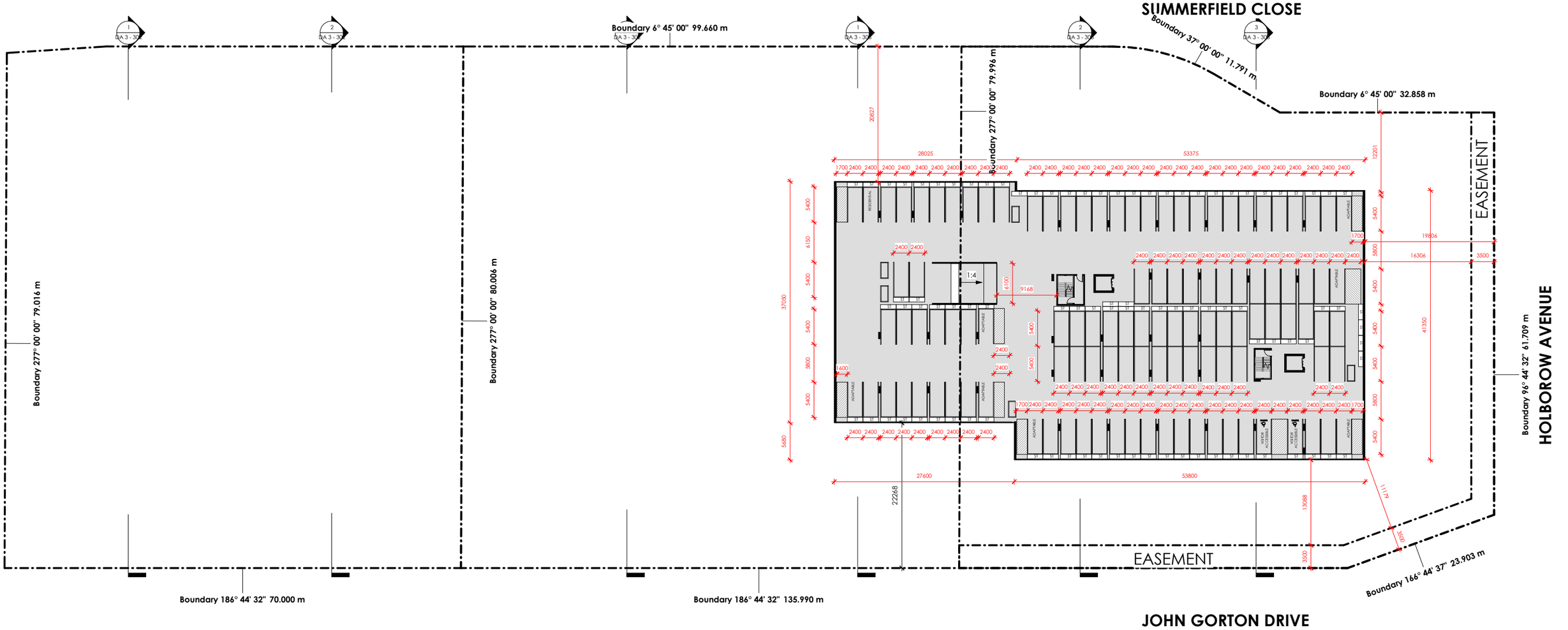
REVISIONS:

No.	Description	Date
2	DA ISSUE	22/06/2021
3	DA ISSUE	25/06/2021
4	REVISED BASEMENT DETAILS	29/07/2021
5	BLVD - BASEMENT DA - ADDITIONAL INFORMATION	24/08/2021

SCALE: As indicated @ A1

DA 3 - 101

SIZE: A1



1 DA - FLOORPLAN - BASEMENT LEVEL 6
SCALE: 1 : 300

BASEMENT STRUCTURE

NOTE:
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PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name RICHARD DAVIES

Date 8/4/2022

DA BASEMENT - PARKING SCHEDULE - OVERALL

BUILDING - NAME	Level	Count
A	B - LEVEL 01	56
A	B - LOFT	68
B	B - LOFT	43
A	B - GROUND	77
B	B - GROUND	97
C	C - LOFT	90
C	C - GROUND	99
C	C - BASEMENT	112
		642

DA BASEMENT - PARKING SCHEDULE - OVERALL Copy 1

Count	Family and Type
5	SITE - Parking Space (JS18): 5400 mm x 2400 mm VISITOR ACCESSIBLE
110	SITE - Parking Space (JS18): 5400 mm x 2400 mm VISITOR
154	SITE - Parking Space (JS18): 5400 mm x 2400 mm RESIDENTIAL TANDEM
49	SITE - Parking Space (JS18): 5400 mm x 2400 mm RESIDENTIAL ADAPTABLE
324	SITE - Parking Space (JS18): 5400 mm x 2400 mm RESIDENTIAL
19	Motorbike Space: MOTORCYCLE
661	

BICYCLE PARKING

Count	Description
7	6x BICYCLE SPOT

PARKING PROVISIONS

Use	Required*	Num	Req.	Provided
1 BED	1.0 PER UNIT	303	303	303
2 BED	1.5 PER UNIT	141	212	213
3 BED	2.0 PER UNIT	6	12	12
VISITOR	1.0 PER 4.0 UNIT	450/4	113	113
TOTAL			**640**	**642**

(INCL 50 PWD RES ADAPTABLE)

MOTORBIKE	3 PER 100 CAR	0	19	19
BICYCLE VIS	1 PER 12 UNITS**	0**	38	42

Provision for Residential Bicycle Storage to be accommodated in Residential Storage Units.

** First 12 Units not required to be counted.

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 6**

REVISIONS:

No.	Description	Date
2	DA ISSUE	22/06/2021
3	DA ISSUE	25/06/2021
4	REVISED BASEMENT DETAILS	29/07/2021
5	BLVD - BASEMENT DA - ADDITIONAL INFORMATION	24/08/2021

SCALE: As indicated @ A1

DA 3 - 100

SIZE: A1

ACT Government
Environment and Planning

Emily Leemhuis
Cappello Administrative Service Pty Ltd
Emily.leemhuis@coredev.com.au

Dear Emily,

BLOCKS 2, 9 & 10, SECTION 75 DENMAN PROSPECT
Application Number: 202138651
s165 G, H, I & J

I refer to the plans/information you submitted in response to conditions:

- S165 G – condition 8 for the Construction Period Parking Plan (CPPP);
- S165 H – condition A5.c) for landscaping and pervious areas;
- S165 I - conditions 5 a)ii and 6 for service connections and EvoEnergy information; and
- S165 J – conditions 5 a)ii and 6 for service connections and EvoEnergy information noting this replicates the S165 I application but provides additional information.

of the Authority's conditional approval dated 10 September 2021. The plans/information have been assessed and determined and advised as follows:

S165 G – condition 8 for the Construction Period Parking Plan (CPPP)
The updated information has been accepted. The revised plans have had additional markings/commentary added. The car park is to be utilised by staff and contractors for this development until additional options become available to minimise local parking impacts during construction. Based on this occurring and that a licence for use of the block will be extended if required so that the part block can continue as the car park, this condition is considered to be met.

S165 H – condition A5.c) for landscaping and pervious areas
The Authority still has concerns that some areas marked as pervious may be either above or below other development elements which renders the permeability as not achieving the intent of the Territory Plan requirement. However noting the zoning, areas provided and that some future development requirements may potentially add further pervious areas, the nominated areas are supported. The plans are endorsed on that basis.
Note that the perimeter areas should not be minimise the permeable areas for future stages of this development.

S165 I & J – conditions 5 a)ii and 6 for service connections and EvoEnergy information.
The landscaping and visual screening for the service are supported noting at this stage, no gas connections and/or meters are proposed. Note too that the Evoenergy information was received with the initial DA entity referral (in support) and further plans/requirements in the S165E application. The plans are supported on this basis. In the event the substation requires expansion/amendment/relocation or the like, please ensure the suitable information and application is applied for. I would be happy to discuss process issues in advance of any application lodgement.

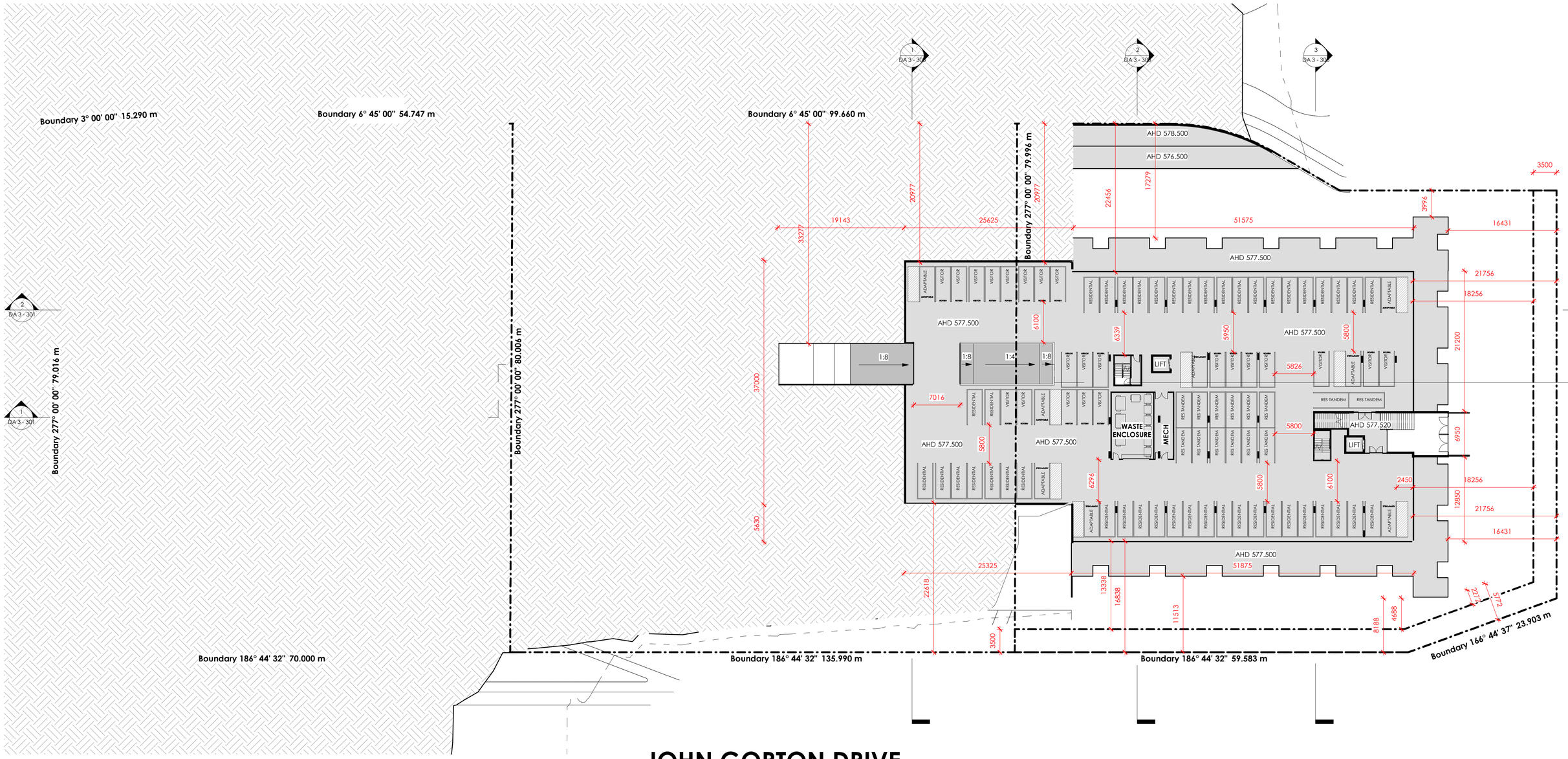
The plans have been stamped and are provided as attached.

Note that the release of stamped plans is not an endorsement that all conditions have been satisfied. The developer is still required to met relevant conditions throughout the development process.

Yours sincerely

Richard Davies
Senior Assessment Officer and
Delegate of the ACT Planning and Land Authority
Statutory Planning - EPSDD – ACT Government
16 March 2022

SUMMERFIELD CLOSE



BASEMENT STRUCTURE

NOTE:
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PIERING AND/OR WALL STRUCTURAL THICKNESS TO MEET ENGINEERS REQUIREMENTS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 8/4/2022

DA BASMENT - PARKING SCHEDULE - OVERALL

BUILDING - NAME	Level	Count
A	B - LEVEL 01	54
A	B - LOFT	68
B	B - LOFT	43
A	B - GROUND	77
B	B - GROUND	97
C	C - LOFT	89
C	C - GROUND	99
C	C - BASEMENT	113
		640

PARKING PROVISIONS

Use	Required*	Num	Req.	Provided
1 BED	1.0 PER UNIT	303	303	303
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3 BED	2.0 PER UNIT	6	12	12
VISITOR	1.0 PER 4.0 UNIT	450/4	113	113
TOTAL (INCL 13 PWD RES ADAPTABLE)			**640**	**641**
MOTORBIKE	3 PER 100 CAR	0	14	0
BICYCLE VIS	1 PER 12 UNITS**	0**	38	0

Provision for Residential Bicycle Storage to be accommodated in Residential Storage Units.

** First 12 Units not required to be counted.

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBURROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS UU,VV, WW, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 4**

REVISIONS:

No.	Description	Date
1	BLVD - BASEMENT DA	23/04/2021

SCALE: As indicated @ A1

DA 3 - 102

SIZE:A1

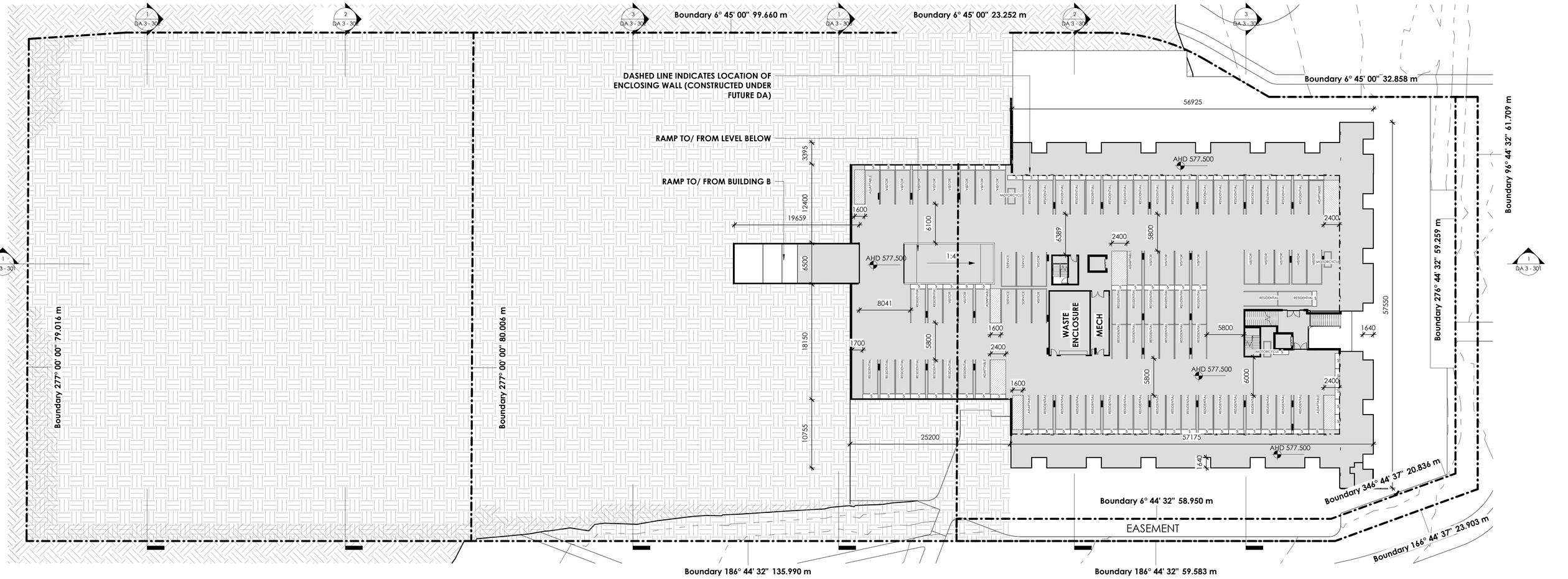
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name RICHARD DAVIES

Date 16/3/2022



NB: REFER DA - 800-820 SERIES DRAWINGS FOR ACCESSIBILITY REQUIREMENTS RELATED TO DESIGN OF STAIRS

1 DA - FLOORPLAN - BASEMENT LEVEL 4
SCALE: 1 : 300

BASEMENT STRUCTURE

NOTE:
BASEMENT PERIMETER STRUCTURE DIMENSIONED TO INSIDE FACE.
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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 4**

REVISIONS:

No.	Description	Date
1	REVISED SERVICE ENCLOSURES	21/09/2021

SCALE: As indicated @ A1

DA 3 - 102

SIZE:A1

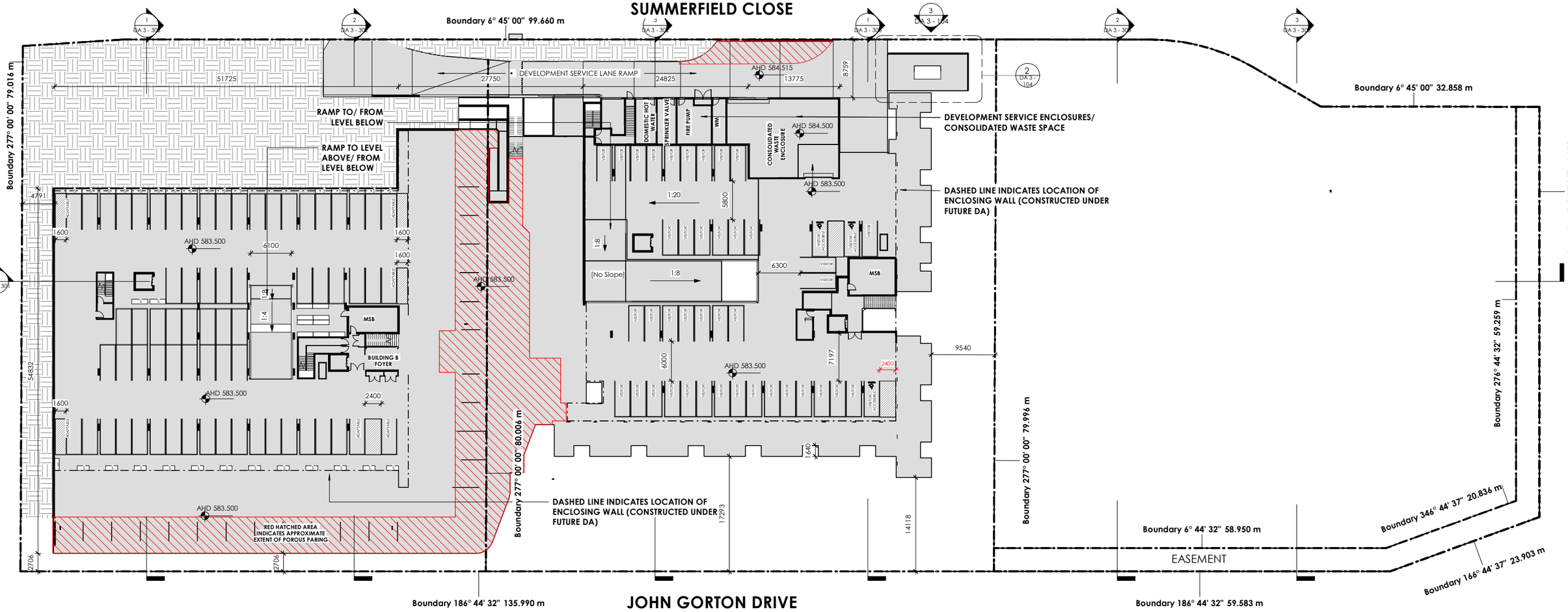
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

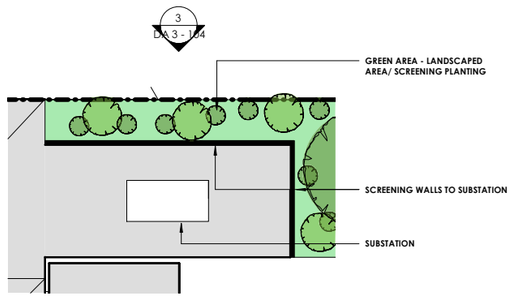
PURSUANT TO SECTION 165

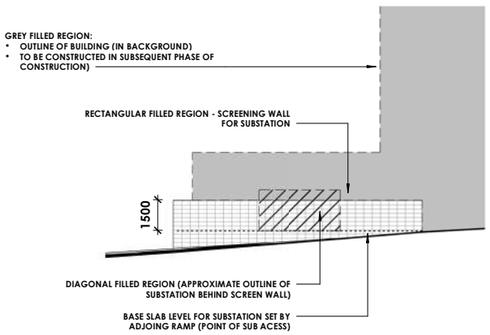
Delegate name RICHARD DAVIES

Date 16/3/2022



NB: REFER DA - 800-820 SERIES DRAWINGS FOR ACCESSIBILITY REQUIREMENTS RELATED TO DESIGN OF STAIRS





1 DA - FLOORPLAN - BASEMENT LEVEL 2
SCALE: 1 : 300

2 DA - FLOORPLAN - BASEMENT LEVEL 2 - Callout 1
SCALE: 1 : 150

3 WEST ELEVATION - SUBSTATION - WEST
SCALE: 1 : 150

BASEMENT STRUCTURE

NOTE:
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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 2**

REVISIONS:

No.	Description	Date
1	REVISED SERVICE ENCLOSURES	21/09/2021

SCALE: As indicated @ A1

DA 3 - 104

SIZE:A1

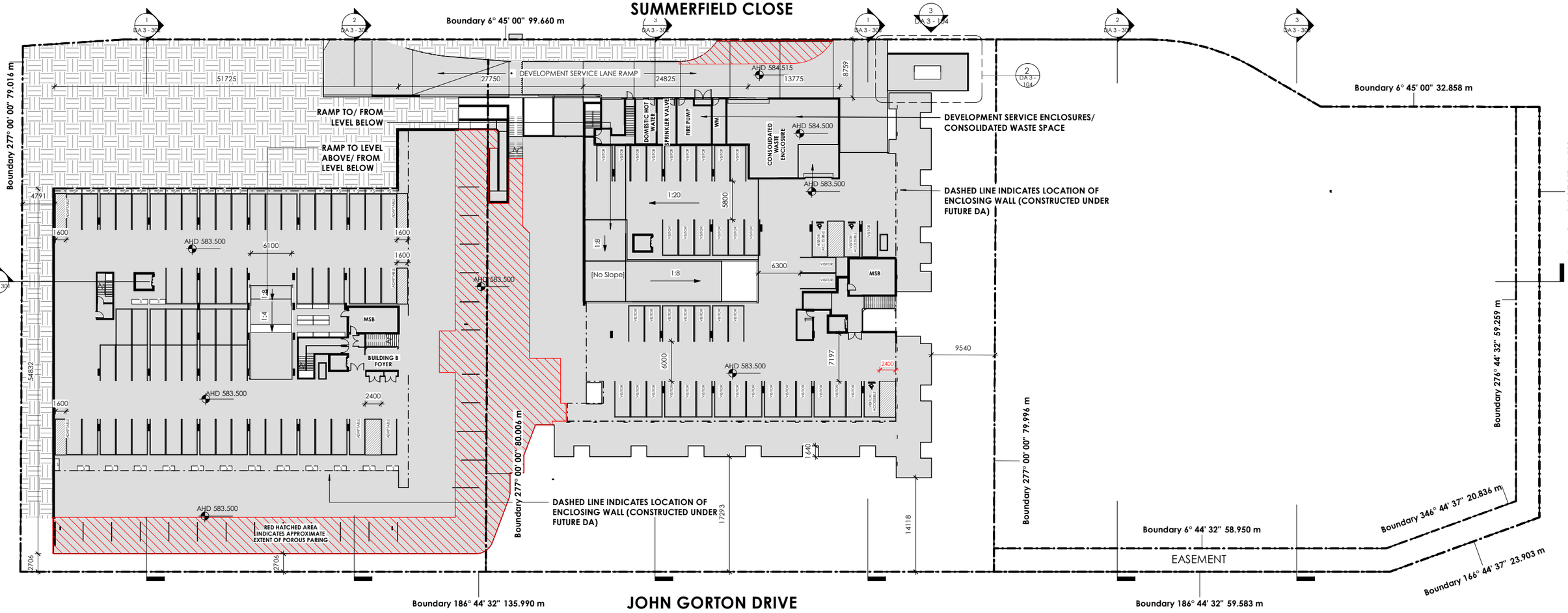
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

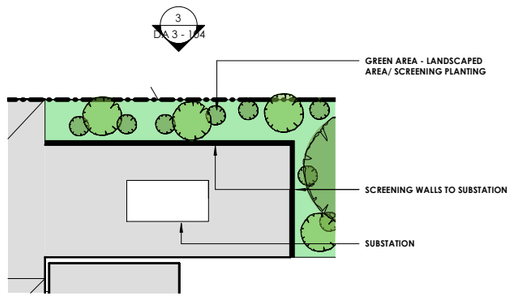
PURSUANT TO SECTION 165

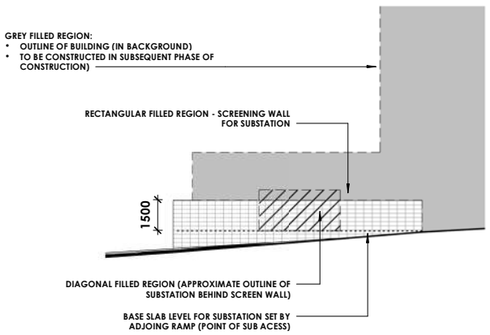
Delegate name RICHARD DAVIES

Date 16/3/2022



NB: REFER DA - 800-820 SERIES DRAWINGS FOR ACCESSIBILITY REQUIREMENTS RELATED TO DESIGN OF STAIRS





1 DA - FLOORPLAN - BASEMENT LEVEL 2
SCALE: 1 : 300

2 DA - FLOORPLAN - BASEMENT LEVEL 2 - Callout 1
SCALE: 1 : 150

3 WEST ELEVATION - SUBSTATION - WEST
SCALE: 1 : 150

BASEMENT STRUCTURE

NOTE:
BASEMENT PERIMETER STRUCTURE DIMENSIONED TO INSIDE FACE. PIERING AND/OR WALL STRUCTURAL THICKNESS TO MEET ENGINEERS REQUIREMENTS

- DO NOT SCALE OFF DRAWINGS -

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 2,10, 9, DENMAN PROSPECT**

DRAWING TITLE: **FLOOR PLAN - BASEMENT LEVEL 2**

REVISIONS:

No.	Description	Date
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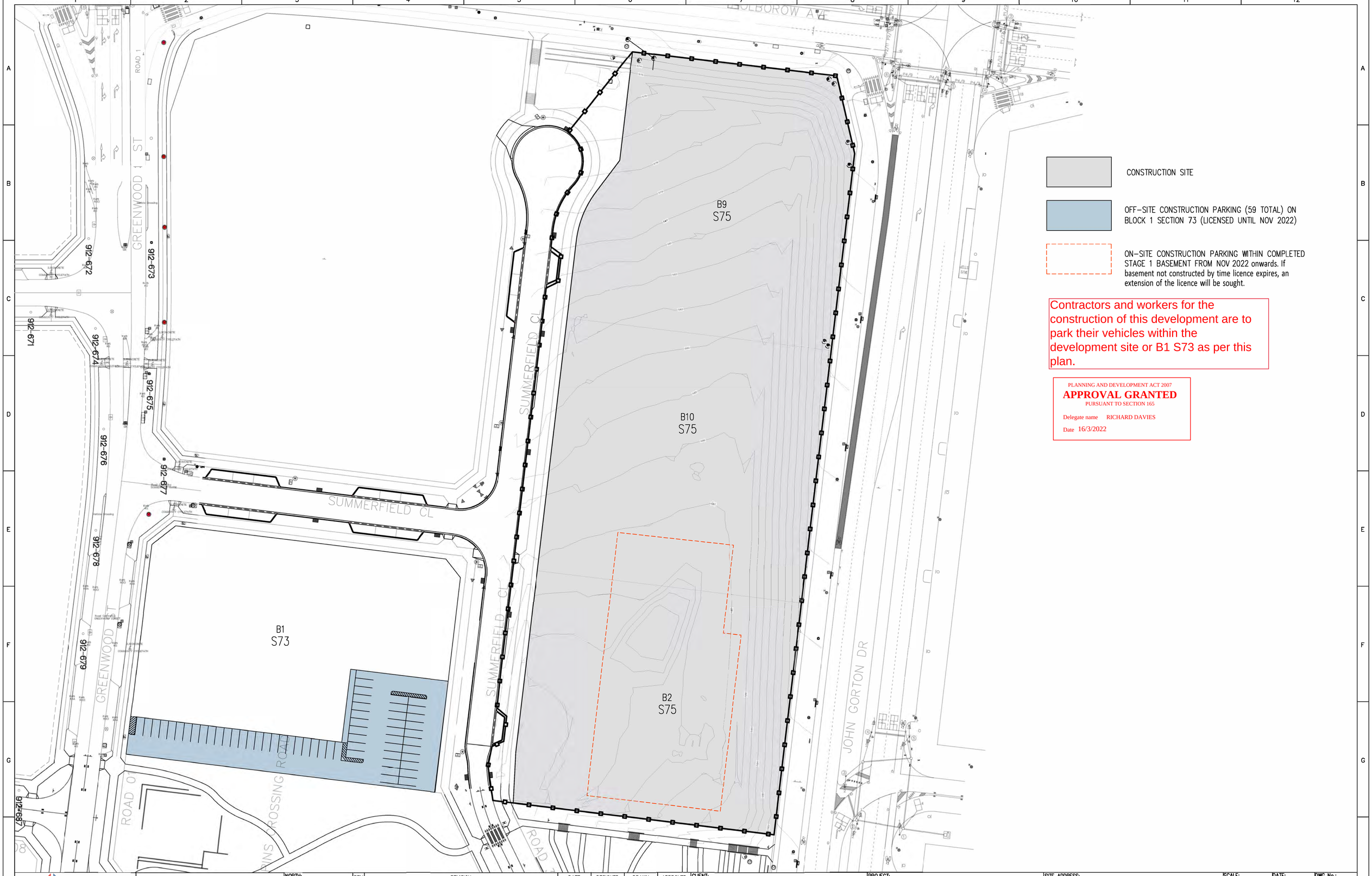
SCALE: As indicated @ A1

DA 3 - 104

SIZE:A1



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1:500 @A1 1:1000 @A3

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NORTH:

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR INFORMATION	03.11.2021	L.K	L.K	L.K
B	FOR INFORMATION	18.02.2022	L.K	L.K	L.K
C					
D					
E					

CLIENT: CORE DEVELOPMENTS PTY LTD

PROJECT: MULTI UNIT DEVELOPMENT

SITE ADDRESS: BLOCK 2/9 & 10 SECTION 75 SUMMERFIELD CLOSE DENMAN

SCALE: AS SHOWN
DATE: 03.11.2021
DWG No.: C21
PROJECT No.: 21–218
REVISION: B
DRAWING TITLE.: CONSTRUCTION PERIOD PARKING PLAN

Date Plotted: 18/02/2022

LANDSCAPE MANAGEMENT AND PROTECTION

THE FOLLOWING NOTES HAVE BEEN PREPARED IN ACCORDANCE WITH TRANSPORT CANBERRA AND CITY SERVICES REFERENCE DOCUMENT 4 - "REQUIREMENTS FOR THE PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT WORKS".

GENERAL
- BEFORE COMMENCING WORKS, THE COORDINATOR SHALL ADVISE TRANSPORT CANBERRA AND CITY SERVICE IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPE MANAGEMENT PROTECTION PLAN (LMPP).
- WORKS RELATING TO THIS DEVELOPMENT SHALL BE CONTAINED WITHIN THE SUBJECT SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS.
- DURING THIS DEVELOPMENT EXISTING VERGE GRASS COVER SHALL BE MAINTAINED IN ITS PRE-EXISTING CONDITION.

SUPERVISION
- FOR ALL VERGE WORKS, OTHER THAN MINOR WORKS (AS CONFIRMED BY TRANSPORT CANBERRA AND CITY SERVICES), A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE EMPLOYED TO ENSURE THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH RELEVANT REQUIREMENTS. THIS ARCHITECT/HORTICULTURIST SHALL BE PRESENT DURING ANY CULTIVATION OR RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL.

STORAGE OF CONSTRUCTION MATERIALS
- THE STORAGE OF BUILDING MATERIAL AND SUPPLIES ON THE PUBLIC VERGE, OR NEAR BY PUBLIC OPEN SPACE AREAS IS NOT PERMITTED. PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICE SHALL BE OBTAINED FOR THIS ACTIVITY IF IT IS PROPOSED.
- THE PARKING OF CONSTRUCTION VEHICLES ON THE PUBLIC VERGE, OR NEAR BY PUBLIC OPEN SPACE AREAS IS NOT PERMITTED. PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICE SHALL BE OBTAINED FOR THIS ACTIVITY IF IT IS PROPOSED.

SITE ACCOMMODATION
- SITE SHEDS, STORAGE SHEDS, SITE AMENITIES ETC ARE NOT TO BE ERECTED ON THE PUBLIC VERGES OR OPEN SPACE AREA WITHOUT PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICES. PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICE SHALL BE OBTAINED FOR THIS ACTIVITY IF IT IS PROPOSED.

PROTECTIVE FENCING

EXTENT
- TEMPORARY SITE FENCING SHALL BE ERECTED TO PROTECT EXISTING ASSETS IN ACCORDANCE WITH THE APPROVED LMPP DRAWING.
- SITE FENCING SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE AND REMOVED AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- THE FENCE SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
- EXISTING TREES, PLANTINGS AND GRASSED AREAS SHALL BE FENCED OFF AS PER THE BELOW REQUIREMENTS:
  - EACH STREET TREE ALONG THE DRIP-LINE , AND
  - 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG THE APPROVED DRIVEWAY ACCESS

MATERIALS
- TEMPORARY SITE FENCING SHALL BE A MINIMUM OF 1800MM HIGH, CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES.

PEDESTRIAN AND TRAFFIC CONSIDERATIONS
- ALL EXISTING FOOTPATHS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- CONSTRUCTED FOOTPATHS OR CYCLEWAYS WITHIN THE VERGE SHALL BE FENCED OFF WITH PROTECTIVE FENCING (SET BACK OF 0.6M FROM EGDE OF PATH) TO PROVIDE A CLEAR AND UNOBSTRUCTED SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.
- IF THERE IS NO CONSTRUCTED FOOTPATH, A FENCED CLEARWAY OF 1.8M WIDE SHALL BE MAINTAINED.
- ANY DEVIATIONS FROM THE DISTANCES SPECIFIED IN THIS CLAUSE WILL REQUIRE SEPERATE APPROVAL FROM TERRITORY AND MUNICIPAL SERVICES.
- ACCESS GATES SHALL SWING INTO THE SITE.

ACCESS FOR SERVICE INSTALLATIONS
- TEMPORARY FENCING SHALL NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS APPROVED OTHERWISE BY TRANSPORT CANBERRA AND CITY SERVICES.

EXISTING TREES

GENERAL
- ALL TREES LOCATED IN THE ROAD RESERVE, PUBLIC OPEN SPACE AREAS AND ON UNLEASED TERRITORY LAND, SHALL BE RETAINED AND NOT UTILISED FOR THE PROPOSED DEVELOPMENT.
- APPROVAL OF THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN IS SUBJECT TO:
  - EXISTING CANOPY CLEARANCES NOT BEING ALTERED IN ANY WAY;
  - CROWNS AND APEX OF CANOPIES NOT BEING ALTERED OR REDUCED IN ANY WAY.
  - LIFTING EQUIPMENT CLEARS THE HEIGHT AND WIDTH OF THE TREE CANOPY WITHOUT DAMAGING THE CROWN; AND
  - CONSTRUCTION EQUIPMENT SHALL PASS BENEATH THE TREES LOWEST LIMB THROUGH THE DESIGNATED CONSTRUCTION ACCESS POINT.

TREE ROOT PROTECTION
- THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300MM OF SOIL. THESE ROOTS PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS ANY TYPICALLY EXTEND FROM THE TRUNK OF THE TREE TO BEYOND THE TREES 'DRIP-LINE' (EDGE OF CANOPY).
- EXCAVATION BENEATH THE DRIP ZONE OF A TREE SHALL BE RESTRICTED TO ONE SIDE OF THE TREE ONLY AND SHALL HAVE PRIOR APPROVAL FROM TERRITORY AND MUNICIPAL SERVICES.
- WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADHERED TO:
  - DO NOT SEVER LARGE ROOTS (>30MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK;
  - HAND TRENCHING SHALL BE UNDERTAKEN TO A DEPTH OF 300MM BEFORE ANY MECHANICAL TRENCHING IS COMMENCED;
  - ALL TREE ROOTS SHALL BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE;
  - ROOTS EXPOSED BY THE WORKS SHALL BE LIGHTLY WATERED OR COVERED WITH HESSIAN, WHICH MUST BE KEPT MOIST,
  - THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE MUST BE MAINTAINED IN THE GOOD HEALTH BY CONTINUAL WATERING, AND
  - THE DISTURBED AREA SHALL NOT BE ALLOWED TO DRY OUT TO THE DETRIMENT OF THE TREES HEALTH.

SITE ACCESS
- ACCESS TO THE SUBJECT SITE SHALL BE VIA THE EXISTING DRIVEWAY (IF ALREADY CONSTRUCTED).
- ALTERNATIVE OR ADDITIONAL ACCESS POINTS REQUIRE APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICES AND ROADS ACT (FOR TRAFFIC MANAGEMENT PURPOSES).
- IF SEPERATE APPROVAL IS OBTAINED, THE SITE ACCESS SHALL BE POSITIONED MIDWAY BETWEEN EXISTING TREES.
- ACCESS SHALL NOT OCCUR ON TWO SIDES OF A TREE WITHIN THE CLEARANCE ZONES.
- CONSTRUCTION OF SITE ACCESSES SHALL MINIMISE THE NEED FOR EXCAVATION ACROSS THE PUBLIC VERGE AREAS.
- ACCESS ONTO OR ACROSS PUBLIC OPEN SPACE AREAS, PARKS, RECREATIONAL RESERVES, ADJOINING PROPERTIES E.G. SCHOOL PLAYGROUNDS, COMMUNITY HALLS ETC, IS NOT PERMITTED UNLESS PRIOR WRITTEN AUTHORISATION IN OBTAINED FROM TERRITORY AND MUNICIPAL SERVICES, AND/OR ANY OTHER ASSET OWNER AS APPLICABLE.

SERVICES AND UTILITIES

SERVICE CONNECTION TO SITE
- THE DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL RELEVANT APPROVALS FOR PROPOSED SERVICES REQUIRED FOR THIS DEVELOPMENT.
- APPROVAL FOR TRENCH LOCATIONS WITHIN THE PUBLIC VERGE AREA SHALL BE OBTAINED FROM TERRITORY AND MUNICIPAL SERVICES WITH THE FOLLOWING CONDITIONS
  - EXCAVATION FOR TRENCHES WITHIN THE DRIP ZONE OF ANY TREE SHALL BE UNDERTAKEN USING BORING OR TUNNELING TECHNIQUES BELOW THE TREE ROOTS;
  - SHARED TRENCHING FOR SERVICES IS MANDATORY;
  - A MINIMAL NUMBER OF VERGE CROSSINGS IS PERMITTED;
  - EXCAVATION FOR SERVICES ACROSS THE PUBLIC VERGE (I.E. AT RIGHT ANGLES TO KERB OR PROPERTY LINE) SHALL BE MIDWAY BETWEEN THE STREET TREES, AND
  - ANY PROPOSED SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE DRIP ZONE, REQUIRES PRIOR APPROVAL;

SERVICES AND UTILITIES ALONG ROAD RESERVES
- THE DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL RELEVANT APPROVALS FOR PROPOSED SERVICES REQUIRED FOR THIS DEVELOPMENT
- APPROVAL FOR TRENCH LOCATIONS WITHIN THE PUBLIC VERGE AREA SHALL BE OBTAINED FROM TRANSPORT CANBERRA AND CITY SERVICES WITH THE FOLLOWING CONDITIONS
- ANY NEW OR UPGRADED SERVICES PARALLEL TO THE KERB OR PROPERTY LINE SHALL BE INSTALLED ON THE FOLLOWING ALIGNMENTS:
  - WITHIN ROAD PAVED AREA;
  - BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY STREET TREE;
  - BELOW THE EXISTING FOOTPATH OR CYCLEWAY AT THE PROPERTY LINE; AND
  - IMMEDIATELY ADJACENT / BEHIND THE KERB.

IRRIGATION
- THE USE OF IN-GROUND IRRIGATION SYSTEMS IS GENERALLY NOT ENDORSED FOR PUBLIC VERGE AREAS. APPROVAL FOR THE USE OF IRRIGATION IN THE VERGE AREA MUST BE OBTAINED FROM TRANSPORT CANBERRA AND CITY SERVICES.
- AN ALTERNATIVE SOLUTION TO IRRIGATION IS THE PLANTING OF DROUGHT TOLERANT GRASSES AND SHRUBS THAT ARE NOT WATER RELIANT.

VERGE INFRASTRUCTURE CONDITION AND RESTORATION
- THE DEVELOPER SHALL NOTIFY TRANSPORT CANBERRA AND CITY SERVICES AT THE COMPLETION OF WORK AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF ANY VERGE RESTORATION.
- TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES.
- VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED TERRITORY AND MUNICIPAL SERVICES, E.G. DRYLAND GRASS, NATIVE GRASS OR COUCH.
- IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
  - WITHIN THE ROOT ZONE OF TREES
    - LIGHTLY CULTIVATE THE SOIL IN ONE DIRECTION ONLY TO BETWEEN 25MM TO 50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS), AVOID MAJOR ROOTS AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS;
  - OUTSIDE THE ROOT ZONE OF TREES NORMAL CULTIVATION PRACTICE APPLIES;
    - ADD 'B TYPE' TOPSOIL AT 25MM TO 50MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M²; AND
    - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IBY RELEVANT TERRITORY AND MUNICIPAL SERVICES STANDARDS.
- ALL RESTORATION WORK SHALL BE APPROVED BY TERRITORY AND MUNICIPAL SERVICES AND CARRIED OUT BY APPROVED OPERATORS.
- VERGE WORKS ALSO REQUIRE APPROVAL FROM ROADS ACT ALONG WITH A TEMPORARY TRAFFIC MANAGEMENT PLAN (TTMP). IT IS THE RESPONSIBILITY OF THE DEVELOPER / BUILDER TO ENSURE THAT THIS APPROVAL IS OBTAINED PRIOR TO WORKS COMMENCING.

DUST MANAGEMENT
THE FOLLOWING NOTES HAVE BEEN PREPARED IN ACCORDANCE WITH ACT GOVERNMENT - DEPARTMENT OF ENVIRONMENT AND SUSTAINABLE DEVELOPMENT REFERENCE DOCUMENTS 1 - 6 - "ENVIRONMENT PROTECTION GUIDELINES".

WHERE THE PROPOSED BUILDING WORK WILL GENERATE DUST, ALL REASONABLE AND PRACTICABLE MEASURES MUST BE TAKEN TO MINIMISE THAT DUST. THIS CAN BE ACHIEVED BY WATERING/SPRAYING THE GROUND WITH A LIGHT SPRAY OF WATER. SITES THAT REMAIN EXPOSED FOR LONG PERIODS OF TIME MUST HAVE DUST SUPPRESSION PROCESS AND PROCEDURES IN PLACE AT ALL TIMES. IN ADDITION TO THIS, THE BUILDER / DEVELOPER MUST ENSURE THAT LOADS ARE COVERED WHEN TRANSPORTING MATERIAL TO/ FROM AND AROUND THE SITE.

DUST SUPPRESSION METHODS COULD INCLUDE THE FOLLOWING:
- RETAINING EXISTING VEGETATION ON THE SITE WHERE POSSIBLE
- STAGING WORKS TO MINIMISE AREAS OF DISTURBANCE
- USING AN ENVIRONMENTALLY FRIENDLY CHEMICAL SPRAY TO BIND SOIL TOGETHER
- RESTRICTING SPEED OF VEHICLES TO/ FROM AND ON THE SITE
- USING TEMPORARY GRASSING
- USING JUTE MESH
- USING BITUMEN STRAW MULCHING
- USING BITUMEN SPRAYING
- USING HYDRO-MULCHING AND SEEDING
- LOCATING STOCKPILES WHERE THEY ARE PROTECTED FROM THE WIND AND COVERING THEM
- CONSTRUCTING WIND BREAKS AND
- CEASING WORK IN DRY AND WINDY CONDITIONS.

WHEN AN AREA OF WORKS IS COMPLETED, THE AREA SHOULD BE REVEGETATED IMMEDIATELY TO INHIBIT THE GENERATION OF DUST.

NOISE
ENSURE ALL BUILDING WORK THAT GENERATES NOISE IS CONDUCTED WITHIN THE TIME PERIODS DETAILED IN SCHEDULE 2 OF THE ENVIRONMENT PROTECTION REGULATION 2005. IN ADDITION:
- SCHEDULE NOISY ACTIVITIES FOR THE LEAST SENSITIVE TIMES OF THE DAY SUCH AS MID-MORNING AND MID-AFTERNOON;
- SELECT MACHINERY THAT PRODUCE LESS NOISE; AND
- ENSURE MACHINERY IS WELL MAINTAINED.

DISPOSAL OF SPOIL
BEFORE DISPOSAL OF SPOIL (EXCESS MATERIAL WHICH CAN INCLUDE SOIL AND OTHER WASTE) OFF SITE, THE FOLLOWING INFORMATION MUST BE PROVIDED TO THE ENVIRONMENT PROTECTION AUTHORITY (EPA):
- WHERE THE SPOIL WILL ORIGINATE FROM
- WHO IS DISPOSING OF THE SPOIL
- WHERE THE SPOIL WILL BE TAKEN
- THE AMOUNT OF SPOIL TO BE TAKEN AWAY
- A DESCRIPTION OF THE TYPE OF SPOIL TO BE TAKEN AWAY
- DETAILS OF HOW RECORDS WILL BE KEPT
- TIMEFRAME TO COMPLETE THE WORKS TO THE SATISFACTION OF THE EPA

SPOIL MAY BE TAKEN TO AN APPROVED LANDFILL SITE WITHOUT APPROVAL. HOWEVER IF THE SPOIL IS TAKEN TO AN AREA OTHER THAN AN APPROVED LANDFILL SITE, ENSURE THE ACCEPTOR OF THE SPOIL HAS THE NECESSARY APPROVALS IN PLACE IN THE ACT OR THE RELEVANT COUNCIL IN NSW.

IF SPOIL IS CONTAMINATED, IT MUST BE DISPOSED OF IN ACCORDANCE WITH CONTAMINATED SITES INFORMATION SHEET NUMBER 4 - REQUIREMENTS FOR THE REUSE AND DISPOSAL OF CONTAMINATED SOIL. BUILDERS/DEVELOPERS ARE RESPONSIBLE FOR ENSURING ALL WASTE, INCLUDING DEMOLITION WASTE, EXCAVATED MATERIALS AND SPOIL IS TAKEN TO AN APPROPRIATELY LICENSED WASTE FACILITY.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 16/3/2022

SEDIMENT & EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE
- NO STOCKPILE IS TO BE LOCATED NEAR AN UNDERGOUND OR OVERLAND DRAINAGE LINE.
- A STABILISED CONSTRUCTION ENTRANCE IS TO BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY WORKS, OR ANY CONSTRUCTION VEHICLE ENTERING THE SITE.
- CONSTRUCTION ENTRANCE IS TO BE MONITORED AT ALL TIMES DURING CONSTRUCTION, AND AGGREGATE SHALL BE TURNED WHEN SEDIMENT BUILDS UP TO PREVENT ANY RUNOFF ONTO THE VERGE OR ROAD AREAS. AGGREATE IS TO BE RENEWED AS REQUIRED BY SITE SUPERVISOR.
- GRATED SUMP FILTERS ARE TO BE INSTALLED WHERE STORMWATER DRAINAGE LINES ARE INSTALLED FOR INTERNAL ROADWORKS.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A MAINTENANCE PROGRAM TO ENSURE SEDIMENT CONTROL DEVICES ARE CHECKED, AND RECTIFIED AS REQUIRED, AFTER RAINFALL EVENTS.
- THE BUILDER IS RESPONSIBLE FOR TAKING OUT AN ENVIRONMENT PROTECTION AGREEMENT WITH THE RELEVANT ENVIRONMENTAL AUTHORITY.
- ALL CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE DESIGNATED ALLOTMENT EXCEPT WHERE APPROVED OTHERWISE.
- BUILDER IS RESPONSIBLE FOR INSPECTING THE SURROUNDS OF THE CONSTRUCTION SITE AND REMOVING RUBBISH AND DEBRISH WHICH MAY HAVE LEFT THE CONSTRUCTION SITE.
- THERE IS TO BE NO STORAGE OF CONSTRUCTION MATERIAL, VEHICLES, PLAN, EQUIPMENT, SHEDS, SITE COMPUNDS AND THE LIKE OUTSIDE OF THE SUBJECT ALLOTMENT WITHOUT THE PRIOR APPROVAL FROM THE RELEVANT ROADS AUTHORITY.
- KERBSIDE FILTER ROLLS ARE TO BE INSTALLED AS INDICATED ON THE PLANS. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT THESE FILTER ROLLS ARE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS.
- ANY SERVICE TRENCH REQUIRED FOR THIS DEVELOPMENT IS TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION.
- EXCESS SOIL FROM THIS CONSTRUCTION SITE SHALL BE DISPOSED OF AT AN EPA APPROVED LOCATION.
- THE BUILDER IS RESPONSIBLE FOR CONTACTING THE EPA TO ARRANGE A SITE INSPECTION AND ENDORSEMENT OF SEDIMENT CONTROL MEASURES ON THE SITE PRIOR TO ANY WORKS COMMENCING. ANY PROPOSED CHANGES TO THE SEDIMENT AND CONTROL MEASURES ON THE SITE MUST BE PREAPPROVED BY THE EPA BEFORE IMPLEMENTATION.
- CLEARING OF VEGETATION TO BE CARRIED OUT ONLY WITHIN AREA OF EARTHWORKS.
- ALL CUT AND FILL BATTERS TO BE RE-VEGETATED AFTER COMPLETING EARTHWORKS USING TURF OR SEED MIXTURE OVER TOP SOIL AS REQUIRED BY RELEVANT APPROVING AUTHORITY.

MAINTENANCE SCHEDULE

MONTHLY:
- INSPECT AND MAINTAIN STABILISED CONSTRUCTION ACCESS. MATERIAL TO BE RENEWED AS REQUIRED.

WEEKLY:
- INSPECT AND MAINTAIN SEDIMENT AND SILT CONTROL MEASURES.

DAILY:
- INSPECT AND MAINTAIN KERB, GUTTER, FOOTPATH AND PUBLIC ROAD / VERGE AREAS ADJACENT TO THE SUBJECT SITE.

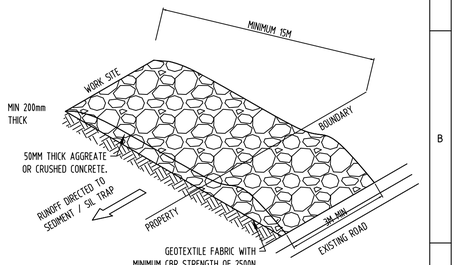
DURING/AFTER WET WEATHER:
- LIMITED ACCESS TO THE SITE SHOULD BE PERMITTED DURING AND AFTER WET WEATHER.
- REPAIR AND REINSTATE ALL SEDIMENT CONTROLS AS REQUIRED.

SEDIMENT CONTROL POND

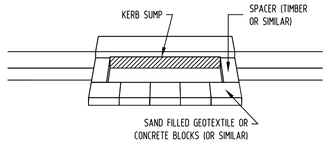
A SEDIMENT CONTROL POND IS A TEMPORARY OR PERMANENT STORM CAPTURE DEVICE CONSISTING OF A BARRIER OR DAM OR AN IN-GROUND BASIN CONSTRUCTED ACROSS THE DRAINAGE OUTLET TO INTERCEPT SEDIMENT LADEN RUN-OFF AND TO TRAP AND RETAIN SEDIMENT. YOU MAY REQUIRE A PERMIT UNDER SECTION 44 OF THE WATER RESOURCES ACT 2007 TO CONSTRUCT. CONTACT THE EPA FOR MORE INFORMATION.
THE SEDIMENT CONTROL POND SHOULD BE LOCATED TO OBTAIN THE MAXIMUM STORAGE BENEFIT FROM THE TERRAIN, AND FOR EASE OF CLEANOUT OF THE TRAPPED SEDIMENT. THE POND/S SHALL BE MONITORED AND MAINTAINED ON A DAILY BASIS THROUGHOUT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL 85% OF THE DEVELOPMENT IS COMPLETE, OR ALL THE DISTURBED AREAS ARE STABILISED.

- DESIGN CRITERIA
  THE STANDARDS AND SPECIFICATIONS OF THE POND INCLUDING BASIN, OUTLET, SPILLWAYS AND EMBANKMENT ARE TO BE IN ACCORDANCE WITH THE BLUE BOOK. INSTALL A WATER LEVEL INDICATOR IDENTIFYING SEDIMENT AT 10% CAPACITY AND WATER AT 20% CAPACITY.
- CAPACITY
  THE DRAINAGE AREA SHOULD NOT EXCEED 40 HA. THE VOLUME OF THE SEDIMENT CONTROL POND SHALL BE AT LEAST 150 CU M PER HA OF TOTAL DRAINAGE AREA. SEDIMENT BUILD-UP SHALL BE CLEANED OUT WHEN IT IS ABOVE THE 10% WATER LEVEL INDICATOR. WATER SHOULD BE MAINTAINED AT 20% CAPACITY.
- STABILISATION
  STABILISE THE EMBANKMENT AND EMERGENCY SPILLWAY IN ACCORDANCE WITH THE APPROPRIATE VEGETATIVE STANDARDS AND SPECIFICATIONS IMMEDIATELY FOLLOWING CONSTRUCTION (I.E. GRASSED, JUTE MESH, MULCH AND BITUMEN SPRAY). IN NO CASE SHALL THE EMBANKMENT REMAIN UNSTABILISED FOR MORE THAN 7 DAYS AFTER COMPLETION. POINTS OF ENTRANCE OF SURFACE RUN-OFF INTO EXCAVATED SEDIMENT CONTROL PONDS SHALL BE PROTECTED TO PREVENT EROSION. LENGTH TO WIDTH RATIO SHOULD BE GREATER THAN 2:1, WHERE LENGTH IS THE DISTANCE BETWEEN THE INLET AND OUTLET. A WEDGE SHAPE IS PREFERRED WITH THE INLET LOCATED AT THE NARROW END. HOWEVER, IT IS ACCEPTED THAT IT WILL NEED TO BE FITTED INTO THE AVAILABLE LAND.
- SAFETY
  CARE SHALL BE TAKEN TO KEEP BASIN SLOPES BELOW WATER LEVEL TO 1 IN 4. THE NEED FOR FENCING CAN THEN BE REVIEWED.
- DEWATERING THE POND
  MANAGE WATER SO DOSING AND DISCHARGE CAN BE ACHIEVED IN A TIMELY MANNER BEFORE THE NEXT RAIN EVENT. WATER SHOULD BE CHEMICALLY DOSED AND DISCHARGED WHEN IT IS ABOVE 20% OF THE POND'S FULL CAPACITY (INDICATED BY THE 20% WATER LEVEL INDICATOR WHICH WAS INSTALLED WHEN THE POND WAS CONSTRUCTED). WATER SHOULD BE CHEMICALLY DOSED WITH GYPSUM TO ACCELERATE SETTLEMENT OF SUSPENDED SOLIDS. GYPSUM MAY BE MIXED EITHER IN A TANK OR TANKER OR INTO A SLURRY IN A CONCRETE MIXER AND THEN DISTRIBUTED TO SEVERAL POINTS IN THE BASIN BY A SPRAY OR SPREADING TECHNIQUE. SPRAYING OVER THE SURFACE IS PREFERRED AND IN-DAM MIXING MAY BE REQUIRED. GYPSUM DOSING RATE SHOULD BE APPLIED AT ABOUT 30 KILOGRAMS PER 100 CUBIC METRES OF STORED WATER. IN SOME INSTANCES HIGHER RATES MAY APPLY, TYPICALLY LESS THAN 50 MG/LITRE. IF DOSING WITH ALUM, ENSURE IT IS DONE IN ACCORDANCE WITH THE BLUE BOOK. DISCHARGE FROM THE POND IS PERMISSIBLE WHEN THE WATER PH IS 6.5-8.5 AND IS CLARIFIED TO AT OR BELOW 60MG/L (50 NTU) FOR URBAN AREAS AND FOR OTHER AREAS ON THE ADVICE OF THE EPA. CLARIFICATION WOULD GENERALLY BE ACHIEVED WITHIN A PERIOD OF 24-36 HOURS. DEWATERING SHALL BE DONE IN SUCH A MANNER AS TO REMOVE THE RELATIVELY CLEAN WATER WITHOUT REMOVING ANY OF THE SEDIMENT THAT HAS SETTLED OUT AND WITHOUT REMOVING ANY APPRECIABLE QUANTITIES OF FLOATING DEBRIS. THE PUMP SHOULD BE MONITORED AT ALL TIMES DURING PUMPING TO ENSURE SEDIMENT IS NOT BEING DISTURBED, CREATING TURBID WATER. IF WATER EXCEEDS 60MG/L (50 NTU) DURING DEWATERING, PUMPING MUST CEASE IMMEDIATELY AND FURTHER TREATMENT SHOULD BE CARRIED OUT BEFORE PUMPING IS RECOMMENCED. RECORDS MUST BE KEPT OF ALL MEASUREMENTS PRIOR TO, DURING AND AFTER DISCHARGE.
- OUTLET
  A GRAVITY OUTLET PIPE IS TO BE UTILISED WITH A FLOATING ARM TO SELECT TOP WATER AND AVOID PICKING UP SEDIMENT. PUMPING OUT OF A SEDIMENT CONTROL POND MAY BE ACCEPTABLE IF A GRAVITY SOLUTION IS NOT PRACTICABLE.

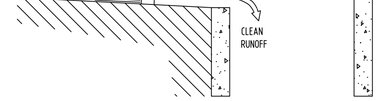
DIAL BEFORE YOU DIG www.1100.com.au



STABILISED CONSTRUCTION ACCESS



KERB INLET FILTER



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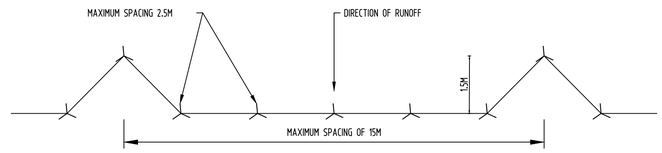
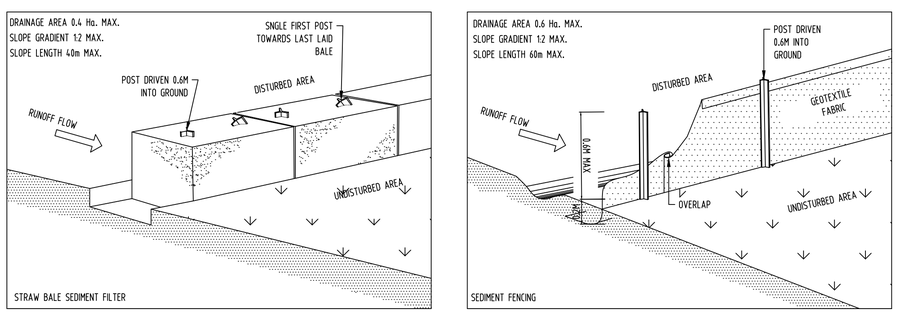


SILT FENCE

WORK HOURS

BUILDING WORK DETAIL	MONDAY TO SATURDAY	SUNDAY AND PUBLIC HOLIDAYS
INDUSTRIAL, CITY AND TOWN CENTRES	6AM TO 8PM	6AM TO 8 PM
ANY OTHER AREA WHEN COMPLETED WITHIN 2 WEEKS	7AM TO 8PM	8AM TO 8PM
ANY OTHER AREA WHEN NOT COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	BUILDING WORK MUST NOT EXCEED NOISE STANDARD

ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT 2011.



SEDIMENT CONTROL DETAILS

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WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - (02) 6163 0671

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NORTH:

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR DEVELOPMENT APPLICATION	06.04.2021	L.K	L.K	L.K
B					
C					
D					
E					

CLIENT: CORE DEVELOPMENTS PTY LTD

PROJECT: MULTI UNIT DEVELOPMENT

SITE ADDRESS: BLOCK 9-11 SECTION 75 SUMMERFIELD CLOSE DENMAN

SCALE: AS SHOWN | DATE: 06.04.2021 | DWG No.: C02
PROJECT No.: 21-218 | REVISION: A
DRAWING TITLE.: CONSTRUCTION MANAGEMENT NOTES AND DETAILS

NOT APPROVED - FOR REVIEW ONLY, NOT APPROVED - FOR REVIEW ONLY

Note for Estate Developer/Civil Contractor

01. This drawing shows only the tentative location of future sub 2. Estate Developer/Civil Contractor to consult block 10 Sec 75 developer and Identify the location of the future sub 2
02. Conduits to be installed as per Evoenergy Conduit Technical Standard PO07107; Install draw ropes and seal conduit ends to prevent blockage
03. Inspection Hold Points: All trenches with conduits to be inspected by Evoenergy prior to backfill. Civil contractor to contact Evoenergy construction supervisor and arrange the inspections
04. Submit the WAE - Conduit drawing after completion of conduit installation; GPS coordinates to be taken as per coordinate system: 5825 AGD66 / ACT Standard Grid, prior to trench backfill. The collected data is to be submitted in DWG file format and submitted to Evoenergy project manager or supervisor
05. Individual block developers to submit separate applications when temp/permanent supply is required
06. Estate developer to contact individual block developers and re-confirm the POE locations shown below. If POE locations are different to what shown below, extension of conduits may be required at estate developer's expense
07. Evoenergy Contacts :Project Engineer: Ravi Kumarasinghe (02 62935133/0420 535080), Project Manager: Tim Shute (02 6248 3021), Construction Supervisor: Paul Rankin (0404 472 092)

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 16/3/2022

125mm UPVC Conduit

150mm UPVC Conduit

Holborow Avenue

Greenwood Street

Denman 2D1 Development boundary

Future Sub 2

Sub 2 Location should meet
01. Siting Requirements
02. Earthing compliance

Proposed POE

Summerfield Close

Future Sub 1

1 MU(99) 74

9 MU(196)

10 MU(130) 75

2 MU(130)

1 MU(98) 73

2 OPEN SPACE

6 73

STAGE 2D-1

No	Revision	Date	Checked	Approved
A	SUB 2 LOCATION CHANGED, CONDUITS REQUIREMENT AMENDED & IFC -RK			

evoenergy
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Drawn: R. Kumarasinghe
Designed: R. Kumarasinghe 4/05/2021
Checked: G. Mufeyaunga
Approved: S. Gamage 2/10/2019
Project No: 20008552

CONDUIT REQUIREMENT STAGE 2D1 DENMAN PROSPECT

A2 | 32912-85-003 | Rev A
Status: Draft
Scale: NTS
Work Pack No: 500730
File: N/A
Date: 3/05/2021
Sheet No: 1 OF 1

Date Plotted: 9/16/2021
Plot Style: Electrical.ctb
Plotted by: Kumarasinghe, Ravi
File Name: C:\Temp\BC-WorkSpace\R_KUMARASINGHE\M-Seapps\prd38_D-Drw\ElecdbP\Work Area\In Progress\Mains\Construction\Denman_Prospect\32912_85_003.dwg

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name RICHARD DAVIES
Date 16/3/2022

SEDIMENT CONTROL POND TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT 2011.

SITE AREA = 17738m2 (1.78Ha)
MINIMUM POND SIZE =264m3
PROPOSED POND SIZE = 300m3

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0m 2 4 6 8 10
1:200 @A1 1:400 @A3

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NORTH:

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR DEVELOPMENT APPLICATION	06.04.2021	L.K	L.K	L.K
B					
C					
D					
E					

CLIENT: CORE DEVELOPMENTS PTY LTD

PROJECT: MULTI UNIT DEVELOPMENT

SITE ADDRESS: BLOCK 9-11 SECTION 75 SUMMERFIELD CLOSE DENMAN

SCALE: AS SHOWN	DATE: 06.04.2021	DWG No.: C04
PROJECT No.: 21-218	REVISION: A	

DRAWING TITLE.: POLLUTION CONTROL AND MANAGEMENT PLAN

NOT APPROVED - FOR REVIEW ONLY, NOT APPROVED - FOR REVIEW ONLY

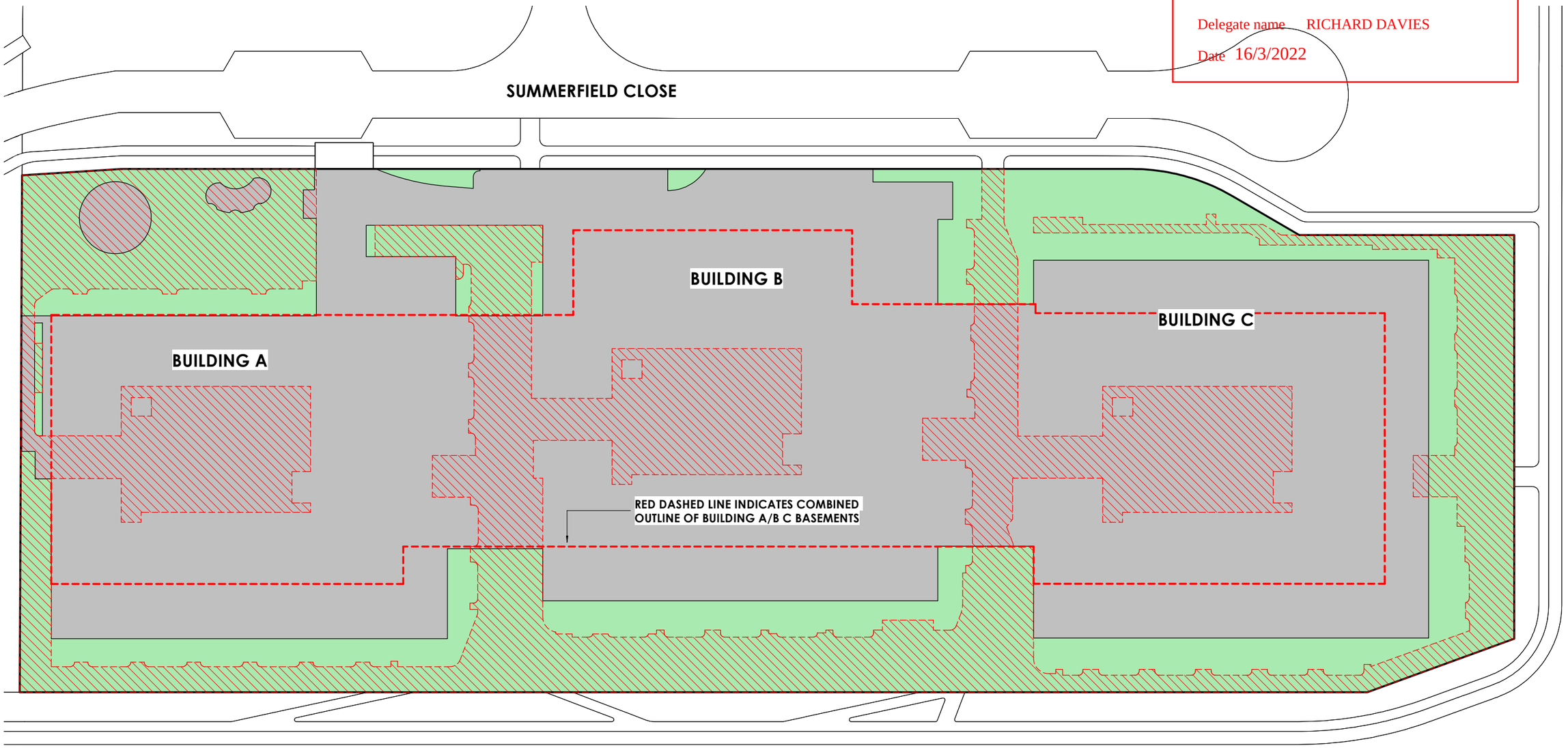
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name RICHARD DAVIES

Date 16/3/2022



AREA

COMMUNAL SPACE = 6124m² (34.5%)

DEFINED AS THOSE AREAS WITH PUBLIC AMENITY THAT ARE ACCESSIBLE TO THE PUBLIC/ RESIDENTS

- DO NOT SCALE OFF DRAWINGS -

JUDD STUDIO

LEVEL 1, 7 Sargood Street
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POST: PO BOX 52 BRADDON ACT 2612
ABN 79 145 074 344

P: 02 6181 4963
E: office@juddstudio.com.au
W: juddstudio.com.au

NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 9 & 10 DENMAN PROSPECT**

DRAWING TITLE: **SITE PLAN - COMMUNAL SPACE**

REVISIONS:
No. Description Date

SCALE: 1 : 320 @ A1

DA - 060

SIZE:A1

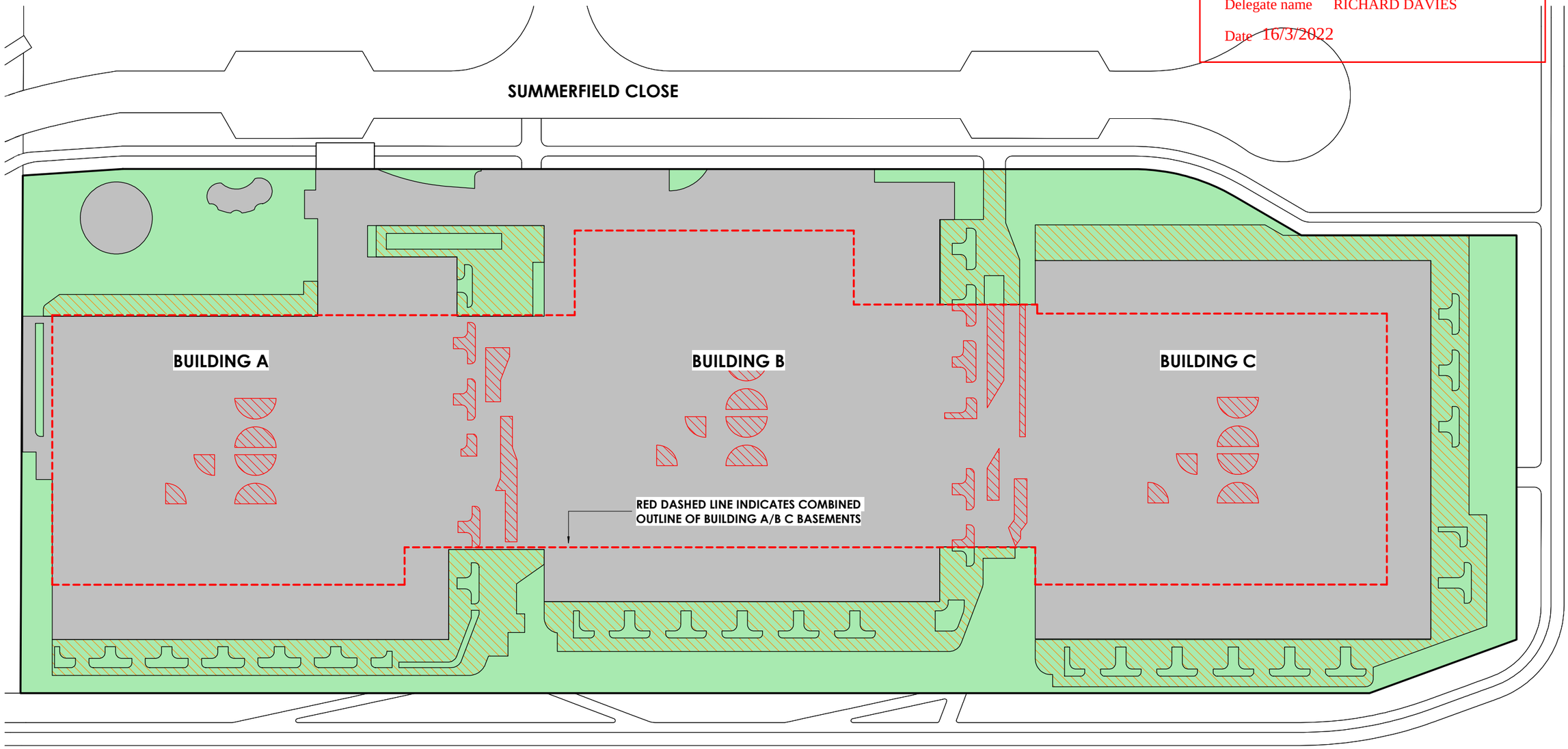
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name RICHARD DAVIES

Date 16/3/2022



AREAS

NON PLANTABLE AREA (a) **= 12230m² (34.5%)** **PERMEABLE PAVING = 2323m² (13.1%)** **PLANTERS ON SLAB = 2323m² (13.1%)** **DEEP ROOTED PLANTING** (b) **= 2719m² (15.3%)**

(a): Area defined by basement/ slab on ground. (b): Site, minus planters on slab plantable area, minus permeable paving, minus areas with strucutre benath NB: Planters on slab. and deep rooted planting areas will be irrigated and connected to inground detention tanks

1 SITE PLAN - DEEP ROOTED PLANTING
SCALE: 1 : 320

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CLIENT: **CORE DEVELOPMENTS**

PROJECT: **BLVD**

ADDRESS: **DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET**

BLOCK & SECTION: **SECTION 75 - BLOCKS 9 & 10 DENMAN PROSPECT**

DRAWING TITLE: **SITE PLAN - DEEP ROOTED PLANTING**

REVISIONS:
No. Description Date

SCALE: 1 : 320 @ A1

DA - 061

SIZE:A1

NOTICE OF DECISION

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

I, Kieran Ives, 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 multi-level basement car parking provided as early works to a future residential development. The basement car parking levels are tiered across the site with a maximum height of 1 storey and no more than 4 levels of basement

at Blocks 2, 9 and 10 Section 75 Denman Prospect in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number:	202138651
Blocks:	2, 9, 10 (Holding lease Block 30 Section 1)
Section:	75
Suburb:	Denman Prospect
Application lodged:	17 May 2021
S144 submission lodged:	29 July 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
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 480 Northbourne Avenue, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383
Online Form:
https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kieran Ives
Delegate of the planning and land authority
10 September 2021

NOTICE OF DECISION

DA 202138651

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. COMMENCEMENT AND COMPLETION

   a) This development must be started (commenced) within **three years** from the date when this approval take effect.

   b) This development must be finished (completed) within **three years** from the date when it started, or within such further time as approved in writing by the planning and land authority.

   Note: The planning and land authority may extend the time to commence or finish the development if an application, to extend the time to commence or finish the development, is made prior to when the development has to be started or finished – refer to section 184(3) and 188 of the Planning and Development Act 2007

2. APPROVAL DOES NOT TAKE EFFECT - GRANT OF A CROWN LEASE

   This approval does not take effect until a Crown lease that permits the approved use is granted over Blocks 2, 9 & 10 Section 75 Division of Denman Prospect.

3. COMPLIANCE WITH CONDITION – END OF APPROVAL

   In accordance with Section 184(2) of the Planning and Development Act 2007, this approval will end if the lessee has not complied with Condition 2 and commenced the approved construction on the site within 36 months from the date of this decision.

4. CERTIFICATE OF OCCUPANCY

   A certificate of occupancy and use must not be issued until the applicant/lessee completes construction of an approved residential development on the blocks.

5. 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, floor plans, elevations, sections and landscape plan, based on the relevant drawings submitted as part of the application, showing:

      i. Convenient and safe turning circles for vehicles indicated in the Turning Movement diagram 3, Drawing C09-01.

         Note: the vehicles overlap with the building foyer entrance and associated cabinets and may also be impacted by the stairwell protrusion.

      ii. Gas meters, water meters and all other utility services integrated into the design of the development and away from public view.

      iii. Supportive information and/or further discussion on how space/ spaces for removalist and delivery vehicle parking will be accommodated.

   b) MUSIC file for review and confirmation (The *.sqz file) and

   c) an updated landscape plan to indicate which areas are the pervious areas remaining (for the 20% requirement) and which areas are proposed for irrigation and the indicative connectivity to the tanks.

6. SUBSTATION-EVOENERGY

A suitable location and size for the substation endorsed by Evoenergy further to the Statement of conditional compliance dated 2 June 2021 including provisions to adequately screen the substation as viewed from the respective street frontage.

Note: Any substantial changes to the development required for the above-mentioned statement(s) will need to be submitted for the approval of the planning and land authority with an application to amend the approval under s197 of the Planning and Development Act 2007.

7. PRIOR TO THE COMMENCEMENT OF WORKS - ICON WATER

Prior to the commencement of building works the lessee/applicant must obtain a Statement of Conditional Acceptance from Icon Water in relation to water and sewer networks.

The lessee must comply with any conditions imposed through such a Statement of Acceptance by Icon Water.

Note: Any substantial changes to the development required for the above-mentioned statement(s) will need to be submitted for the approval of the planning and land authority with an application to amend the approval under s197 of the Planning and Development Act 2007. The planning and land authority may release plans to its discretion prior to compliance with this condition. A copy of the advice received from Icon Water is attached to this Notice of Decision.

8. PRIOR TO THE COMMENCEMENT OF WORKS - CONSTRUCTION PERIOD PARKING PLAN

Site establishment, site works, demolition or building work must not commence until the applicant/lessee produces a Construction Period Parking Plan to the satisfaction of the planning and land authority, which sets out for the construction period:

- the manner in which parking for any other users of the site impacted by the development will be accommodated;
- how parking for construction workers engaged on the approved development will be accommodated outside of the site; and
- how any publicly available parking affected by the development will be accommodated.

Prior to implementing the Construction Period Parking Plan, the applicant/lessee shall liaise with the Territory (EPSDD & TCCS) regarding the detailed implementation of the Construction Period Parking Plan. Prior to implementing the plan, the applicant may also be required to inform or notify representatives of the adjoining sites/buildings and businesses and the local community to the satisfaction of the planning and land authority.

Parking for construction workers, users displaced from existing public parking in proximity to the site, and business owners and staff shall be managed in accordance with the Construction Period Parking Plan.

9. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

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

DRIVEWAY / VERGE CROSSING

a) The driveway must be constructed in accordance with TCCS MIS Design Standards.

b) Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.

STANDARD CONDITIONS

c) Standard conditions will apply as appropriate for the Works and use of Territory land in addition to the above. Refer to attachment 1.

10. ENVIRONMENT PROTECTION AUTHORITY (EPA)

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

a) All spoil identified at the site must be managed in accordance with EPA Information Sheet - Spoil Management in the ACT.

b) No soil is to be disposed from site without EPA approval.

c) As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act, 1997. The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.

d) An Erosion and Sediment Control Plan must be submitted to and be endorsed by the EPA prior to works commencing on site.

11. ACT EMERGENCY SERVICES AGENCY (ESA)

The development must be undertaken in accordance with all the conditions included in the advice received from the ESA (dated 4 January 2021) – attached to this decision.

Note: Advice received from the ESA contains further conditions in relation to water supplies, Fire and Rescue access, hazardous materials, street furniture, landscaping and tree planting, and bushfire protection requirements.

12. ACCESS REQUIREMENTS

The development is to be in accordance with the Access and Mobility report prepared by Eric Martin and Associates for the development titled: Denman Prospect S75 - 21086 dated 29 June 2021.

13. DRIVEWAY

The gradient of the driveway shall be in accordance with AS2890.1 Off-street car parking.

14. SIGHTLINES

The development shall comply with AS 2890.1 - Sightline clearances for the driveways as required by AS 2890.1 -for pedestrian safety. The sightline areas are to be kept clear of obstructions such as retaining walls, letterbox, plant vegetation etc for visibility.

15. WASTE MANAGEMENT

All construction and building waste must 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.

16. COMPLIANCE WITH ENTITY REQUIREMENTS

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

ADVISORY NOTES

1. NUMBER OF DWELLINGS

   The number of dwellings indicated on the drawings for car parking spaces is not an indication or in principle support for future residential dwelling numbers on the blocks.

2. ENVIRONMENT PROTECTION AUTHORITY (EPA)

   a) Noise from equipment which may be installed or used at the site, including air ventilation units 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.

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

   c) No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond 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.*

3. 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

   Refer to Appendix 1 for information about approvals that may be required for construction.

PART B – REASONS FOR THE DECISION

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

Following the assessment of the application and entity referral, additional information was sought from the applicant to address TCCS requirements, non-support from Icon water and non-compliance with parts of relevant codes.

On 29 July 2021, the applicant submitted additional information under s144 of the *Planning and Development Act 2007* (the Act).

The main submissions included, traffic impact assessment report, drawings to demonstrate how the future buildings fit within the site, landscape master plan to demonstrate landscaping on the block, addressing WSUD requirements and access consultant's report to clarify that the design can accommodate the access and mobility requirements.

Further assessment was undertaken by the authority and identified issues that require further detail resolution prior to commencement of construction. These issues included: obtaining lease for the blocks that permits the approved use, obtaining entity endorsement, design aspects raised by the assessment, meeting entity requirements and management of parking associated with the construction process.

Conditions have been included in this decision requiring key details to be addressed prior to commencement of construction.

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

Development Application:	202138651
Territory Plan Zones:	RZ5-High Density Residential Zone
Development Codes:	Multi-Unit Housing Development Code
Precinct Code:	Denman Prospect Precinct Map and Code
Crown Lease:	Volume 3001 and Folio 624 (Holding lease)
Legislative requirements:	Sections 119 and 120 of the *Planning and Development Act 2007*
Entity advice:	Refer to 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

25 May 2021 to 16 June 2021. One written representation was received during public notification period.

The issues raised in the submission were considered in the assessment and decision of the application.

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 CITY SERVICES DIRECTORATE

   TCCS provided advice on 2 June 2021 stating that the proposal is not supported and requires further information. TCCS requested Traffic Impact Assessment to review the traffic interactions with the network and proposed access.

   on 13 August 2021, TCCS provided advice on s144 submission stating that the application is supported subject to compliance with the conditions. Conditions are imposed in Part A of this decision.

2. ENVIRONMENT PROTECTION AUTHORITY (EPA)

   EPA provided advice on 11 June 2021 stating that EPA recommends conditions of approval. Conditions and advice are imposed in Part A of this decision.

3. ACT EMERGENCY SERVICES AGENCY (ESA)

   ESA provided advice on 22 June 2021 stating that the proposal is supported with conditions. A condition is imposed in Part A of this decision. Refer to attachments for ACT ESA conditions and comments.

4. EVOENERGY -ELECTRICITY

   Evo Energy Electricity provided advice on 2 June 2021 stating that the application is approved subject to compliance with the conditions. Refer to attachments for Evo Energy conditions and comments. A condition is imposed in Part A of this decision regarding complying with the entity conditions

5. GAS JEMENA

   Gas Jemena provided advice on 20 May 2021 stating that the application is approved subject to compliance with the conditions. Refer to attachments for Gas Jemena conditions and comments. A condition is imposed in Part A of this decision regarding complying with the entity conditions

6. ICON WATER

Icon Water provided a statement of 'Failed to comply' notice on 27 May 2021, and on 11 August 2021 for s144 submission. A condition is imposed in Part A of this decision to obtain Icon water endorsement prior to commencement of works.

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-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

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

PLANNING AND DEVELOPMENT ACT 2007

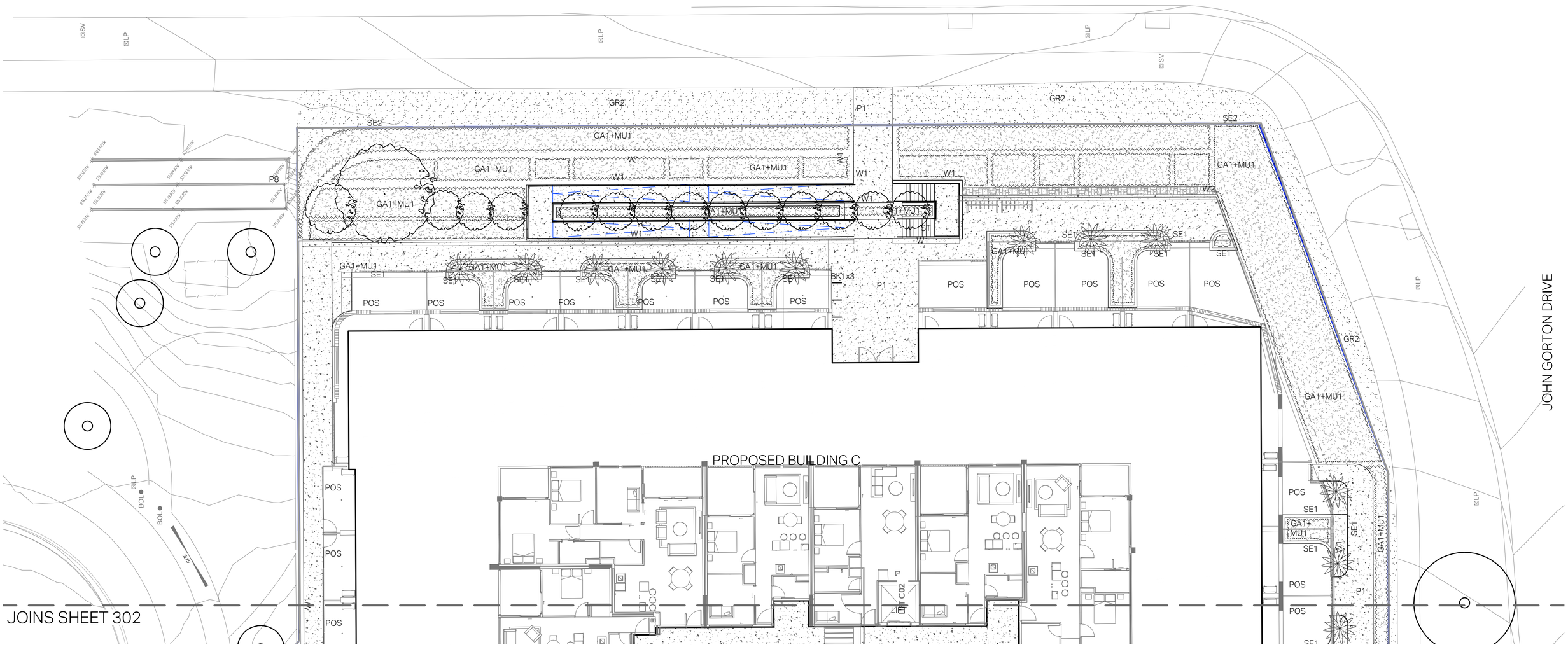
APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name Fawzia Majid

Date 29/11/2022

HOLBOROW AVENUE



REFER SHEET 300 FOR LEGEND AND NOTES

LANDSCAPE ARCHITECT

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inbox@redboxdesigngroup.com.au

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PO Box 4574 Kingston ACT 2604

redboxdesigngroup.com.au

CONSULTANTS

ARCHITECT: JUDD
ENGINEER: ACT CONSULTING ENGINEERS

CLIENT

CORE DEVELOPMENTS

REV	ISSUE	DATE	DRN	CHK
J	DA AMENDMENT	10.08.22	MK	JK
I	DEVELOPMENT APPLICATION AMENDMENT	20.05.22	MK	JK
H	DEVELOPMENT APPLICATION AMENDMENT	16.05.22	MK	JK
G	DEVELOPMENT APPLICATION MINOR AMENDMENT	17.09.21	MK	JK
F	DEVELOPMENT APPLICATION MINOR AMENDMENT	14.09.21	MK	JK
E	DEVELOPMENT APPLICATION MINOR AMENDMENT	02.09.21	MK	JK
D	DEVELOPMENT APPLICATION MINOR AMENDMENT	05.07.21	MK	JK
C	DEVELOPMENT APPLICATION MINOR AMENDMENT	16.06.21	TE	JK
B	REVISED DEVELOPMENT APPLICATION (B+W)	02.06.21	HR	JK
A	DEVELOPMENT APPLICATION (B+W)	30.04.21	LD	JK

NORTH

SCALE 1:125@A1 | 1:250@A3

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PROJECT

BLOCKS 2 & 10
SECTION 75 DENMAN PROSPECT

PROJECT No.	SHEET	ISSUE
1664	**301**	**J**

GENERAL ARRANGEMENTS
Sheet 1

JOINS SHEET 301

AMENDMENT:a(iv)

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

Delegate name Fawzia Majid
~~Date~~ 29/11/2022

SUMMERFIELD CLOSE

JOHN GORTON DRIVE

PROPOSED BUILDING C

BUILDING STAIRS

STAIR C02

STAIR C01

LIFT C01

MECHANICAL EXHAUST

GA1+MU1 GA2+MU1 GA3+MU1 SE1 SE2 POS W1 W3 W4 W6 P1 P2 P3 ST BK1x2 GR2 GA1+MU2

AMENDMENT:a(iv)

JOINS SHEET 303

REFER SHEET 300 FOR LEGEND AND NOTES

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NORTH

SCALE 1:125@A1 | 1:250@A3
0 1 2 3 4 5m

PROJECT
BLOCKS 2 & 10
SECTION 75 DENMAN PROSPECT

PROJECT No.	SHEET	ISSUE
1664	302	J

GENERAL ARRANGEMENTS
Sheet 2

JOINS SHEET 302

JOINS SHEET 304

SUMMERFIELD CLOSE

JOHN GORTON DRIVE

PROPOSED BUILDING B

PROPOSED BUILDING B

SUBSTATION

LIFT

BUILDING STAIRS

BUILDING STAIRS

LIFT

GR2

582.410

584.700

AMENDMENT:a(iii)

GA3+MU1

GA2+MU1

GA3+MU1

GA2+MU1

SE1

SE2

POS

P1

P2

W1

W6

SH1

SG1

SIGN

LANDSCAPE ARCHITECT

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0 1 2 3 4 5m

PROJECT

BLOCKS 2 & 10

SECTION 75 DENMAN PROSPECT

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name Fawzia Majid

Date 29/11/2022

REFER SHEET 300 FOR LEGEND AND NOTES

PROJECT No.	SHEET	ISSUE
1664	303	I

GENERAL ARRANGEMENTS
Sheet 3

JOINS SHEET 304

AMENDMENT:a(vi)

AMENDMENT:a(vii)

AMENDMENT:a(vii)

AMENDMENT:a(ii)

AMENDMENT:a(ii)

SUMMERFIELD CLOSE

JOHN GORTON DRIVE

PROPOSED BUILDING A

CONCRETE SLAB OVER LOFT APARTMENTS
- (WITH LOCALISED FALLS/ MEMBRANE/ BALLAST)

SMALL POOL

MAIN POOL

BUILDING STAIRS

LIFT A02

STAIR A02

STAIR A01

LIFT A01

CONNECTION TO SOUTHERN COMMUNITY OPEN SPACE

OFFSITE CONNECTION
PATH TO FUTURE DETAIL

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162
Delegate name Fawzia Majid
Date 29/11/2022

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PROJECT
BLOCKS 2 & 10
SECTION 75 DENMAN PROSPECT

PROJECT No.	SHEET	ISSUE
1664	305	I

GENERAL ARRANGEMENTS
Sheet 5 - Building 3 and Pool