



ACT
Government

Environment, Planning and
Sustainable Development

Blak Plan Pty Ltd/Trading As Knight Frank Town Planning
PO Box 248
CANBERRA CITY ACT 2608

Dear Blak Plan Pty Ltd

BLOCK 7 SECTION 62 - CURTIN
Application Number: 201630437
Lessee: Sophia Haridemos

I refer to the Notice of Decision dated 7 December 2018 concerning the above application.

It has come to the attention of the planning and land authority that conditions A1 and A12 of that decision require correction.

Condition A1 is considered to be incorrect with regard to decision's effect being contingent on the granting of a consolidated Crown lease, rather than prior to occupancy and use of the consolidated site – noting that no work may commence on Block 26 Section 62 until a direct sale has occurred.

Condition A12 requires approval by TCCS of off-site works prior to commencing any on-site works. This is considered a typographical error.

Consequently, in accordance with section 196 of the *Planning and Development Act 2007*, the Notice of Decision dated 7 December 2018 is formally corrected as follows:

Deleted condition:

A1 APPROVAL DOES NOT TAKE EFFECT – GRANT OF CROWN LEASE

This approval, apart from demolition and basement excavation work, does not take effect until a Crown lease consolidating Block 7 Section 62 Curtin and Block 26 Section 62 Curtin, which permits the approved development, is granted and registered at Access Canberra (Land Titles and Rental Bonds).

Note that no work (including demolition) is to be undertaken on Block 26 Section 62 Curtin until evidence of a direct sale is provided, such as a lease transfer.

Note: A new development application for the consolidation of the blocks is required.

Replacement condition:

A1 **REGISTRATION OF A CONSOLIDATED CROWN LEASE PRIOR TO OCCUPANCY AND USE**

A certificate of occupancy for the building, enabling occupancy and use, will not be issued until a Crown lease consolidating Block 7 Section 62 Curtin and Block 26 Section 62 Curtin is granted and registered at Access Canberra (Land Titles and Rental Bonds).

Note that no work (including demolition) is to be undertaken on Block 26 Section 62 Curtin until evidence of a direct sale is provided, such as a lease transfer.

Note: A new development application for the consolidation of the blocks is required.

Amended condition:


A12 **TRANSPORT CANBERRA & CITY SERVICES (TCCS)**

- (a) Prior to the commencement of any off-site work, the applicant/lessee must obtain a Letter of Design Review for all off-site works from the Senior Manager, Development Review and Coordination, TCCS; amended by removing the words 'work on the site,' and inserting the words 'off-site work'.

The remaining conditions of approval set out in the previous Notice of Decision will continue to apply.

If you would like to discuss this matter further please telephone the contact officer on 6207 2642.

Yours sincerely


George Cilliers
Delegate ACT Planning and Land Authority
1 August 2019