

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:
DAVID C. D. HARPER, B.A., LL.B.

PAMELA M. COWARD, B.A., LL.B. (ASSOCIATE)

SYDNEY:
JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
KENNETH LEA ADDISON
VICTOR FRANCIS KELLY LL.B.
KENNETH JOHN PALMER, B.A., LL.B.
ROBERT WILLIAM MCCORMACK
WILLIAM JAMES HENTY, LL.B.
MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788
CANBERRA DOCUMENT EXCHANGE 22

PLEASE ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 828
CANBERRA CITY, A.C.T. 2601

YOUR REF.
OUR REF. PC.8367

21 July, 1976

The Secretary,
Urambi Co-operative Community
Advancement Society Limited
P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

Dear Sir,

Re: WITHDRAWAL OF MR. DAWES and MS. BOOW, HOUSE NO.36

We thank you for your letter of 26 May, 1976 and confirm that we advised Mr. Dawes and Ms. Boow's solicitors of the amount of expenses incurred in respect of the proposed purchase, and that the balance of the deposit returnable to them is \$3,050. We have now received a request from the solicitors as to when it is likely that their clients will receive a cheque in that sum.

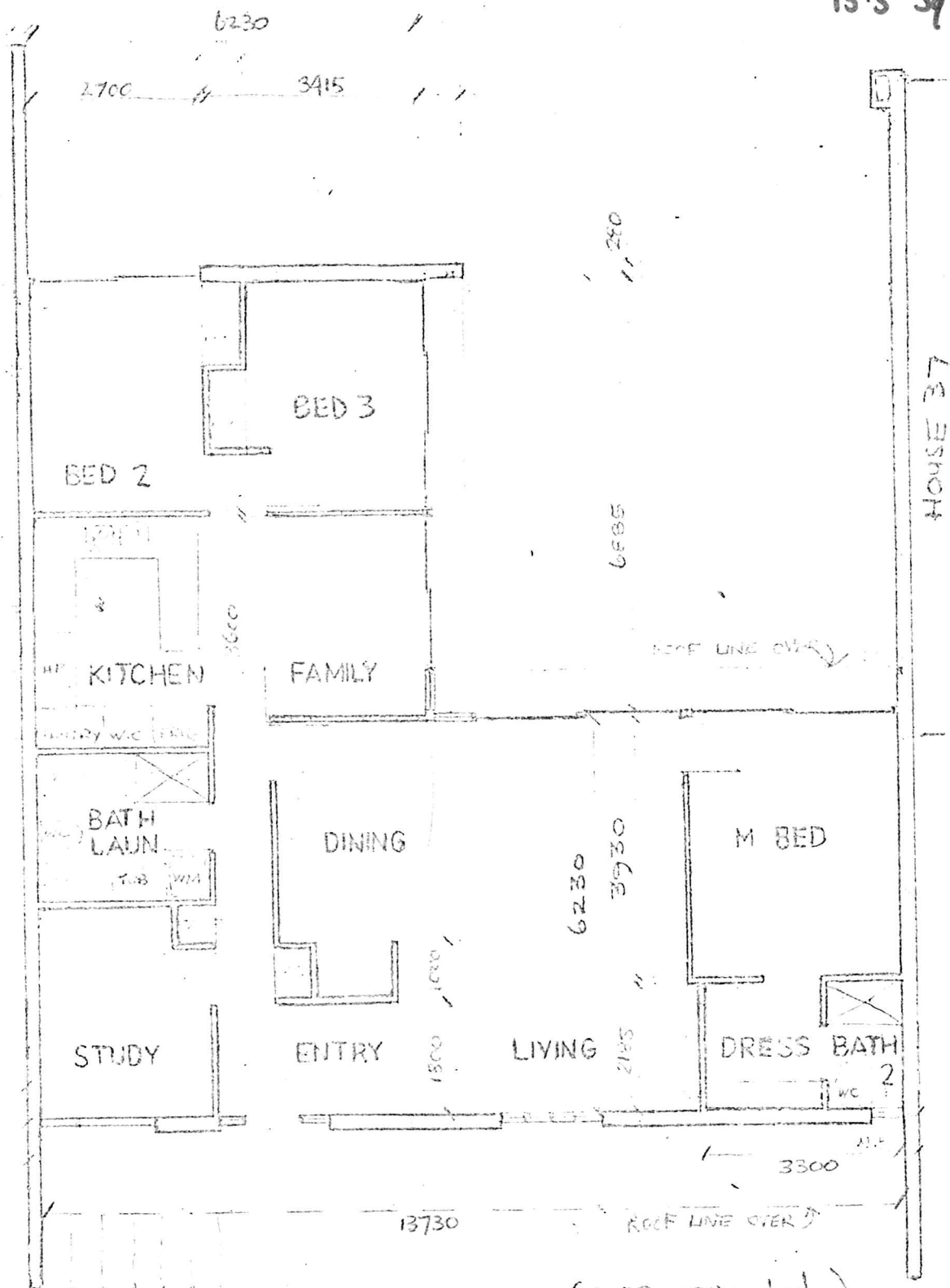
Please let us have your instructions.

Yours faithfully,
ABBOTT TOUT CREER & WILKINSON

Per: *Pamela Coward*

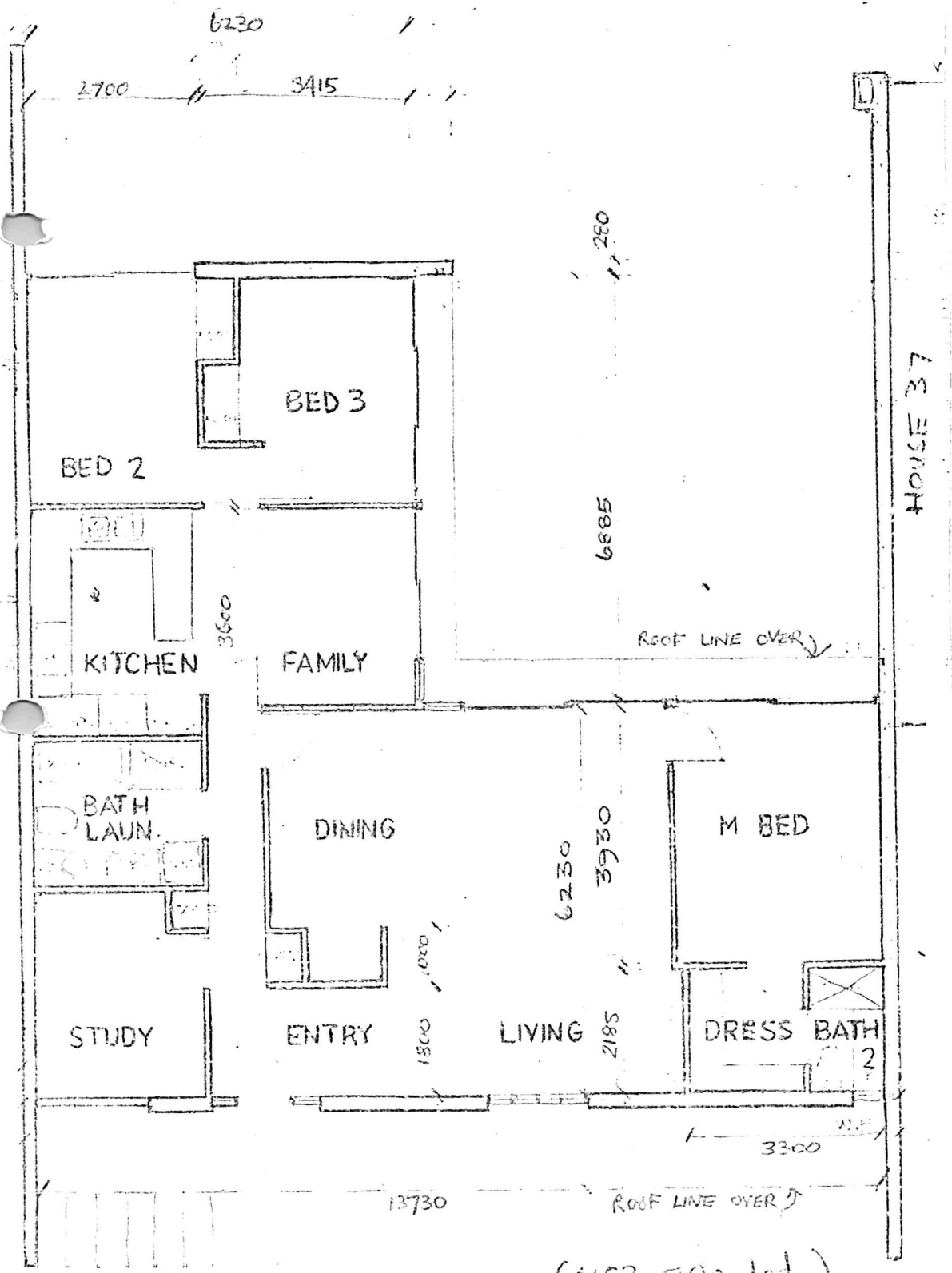
No 36
UC-3 (SP)

15.5 Squared



UC3-36 (UC3 Extended)
(in Living, Main Bed)

No 36



UC3-36 (UC3 Extended)
(in Living, Main Bed)

28 September 1976.

Mr. H.S. Dean,
1 Harpur Street,
GARRAN. A.C.T. 2605

Dear Mr. Dean,

Thank you for your letter of 23 August in which you inform the Society of your decision not to proceed with the purchase of House No. 36.

On behalf of the Society, I would like to say that we are sorry you have decided not to proceed. Perhaps we may be able to arouse your interest at a later date? I enclose a cheque for \$300 being the refundable portion of your deposit.

Yours sincerely,



A.G. CHRISTIE
(Secretary)

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:
DAVID C. D. HARPER, B.A., LL.B.

~~RAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)~~

SYDNEY:
JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
KENNETH LEA ADDISON
VICTOR FRANCIS KELLY LL.B.
KENNETH JOHN PALMER, B.A., LL.B.
ROBERT WILLIAM MCCORMACK
WILLIAM JAMES HENTY, LL.B.
MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788
CANBERRA DOCUMENT EXCHANGE 22

PLEASE ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 828
CANBERRA CITY, A.C.T. 2601

2nd November 1976

YOUR REF.

OUR REF. RM.9198

The Secretary,
Urambi Co-operative Community Advancement
Society Limited,
P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

Dear Sir,

re: YOUR SALE TO MORAN - UNIT 36

We advise that unconditional Contracts were
exchanged in this matter on the 26th October 1976.

We enclose herewith a Civic Co-operative
Permanent Building Society cheque in the sum of \$3,600.00
payable to Mr. Moran which he has endorsed to the Society
by way of payment of the balance of his deposit.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



P.S. Please acknowledge receipt of the enclosed cheque.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:
DAVID C. D. HARPER, B.A., LL.B.

~~PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)~~

SYDNEY: ROBERT JOHN McCOURT, B.A., LL.B.
(ASSOCIATE)

JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
KENNETH LEA ADDISON
VICTOR FRANCIS KELLY LL.B.
KENNETH JOHN PALMER, B.A., LL.B.
ROBERT WILLIAM McCORMACK
WILLIAM JAMES HENTY, LL.B.
MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

PLEASE ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 828
CANBERRA CITY, A.C.T. 2601

23rd May, 1977.

YOUR REF.

OUR REF. RM.9198

The Secretary,
Urambi Co-operative Community Advancement Society Limited,
P.O. Box 666,
CIVIC SQUARE, A.C.T. 2608

Dear Sir,

Re: SALE OF UNIT 36 TO MORAN

We confirm that settlement of this matter was effected on the 18th January, 1977. A settlement statement giving financial details of the transaction is enclosed.

As you are aware, the rates on the unit had not been paid at the time of settlement, and accordingly an appropriate undertaking was handed over at settlement. No doubt you will sort this matter out with purchasers in due course.

We have notified the Department of the Capital Territory of the change of ownership of the unit, and all future rates and notices should be forwarded to the new owners at their home address.

We enclose a memorandum of our costs and disbursements for acting for you on this sale.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



T. MORAN

36 Urambi Village, Kambah
1 September 1980

The Secretary,
Urambi Body Corporate Committee

I wish to construct a pergola and a screen for an existing shed integrated with it in the courtyard of House 36.

A rough sketch is attached. Features of the proposal are that:

(a) Oregon timber 6" x 2" will be used for the main pergola beams.

(b) The screen to conceal the existing shed will be to the height of the shed (1.8m) on its northern and eastern faces. There will be a small area between the shed and screen which will be used for storage of wood and clothes drying. Creepers will be grown over the horizontal wooden slats of the screen.

(c) The pergola is in two sections. The first in the area extending from the lounge room for approximately seven meters and the second from the northernmost wall for approximately 3.6 meters.

Mr Roberto Millucci will arrange for the preparation of detailed plans and their submission to D.C.T.

I would be grateful for early consideration of this proposal. If approved, I ask that the Body Corporate issue a written authority for the structure as soon as possible so that an application to the department may be expedited.

Terry Moran

The Committee of Units Plan 119,
Urambi Village,
KAMBAH A.C.T. 2902

5 September 1981

To: Mr T.Moran,
36 Urambi Village,
KAMBAH A.C.T. 2902

Dear Sir,

Your proposal for the construction of a pergola and screen, received at our meeting of 3 September, has been duly examined. I am authorised to inform you that permission to build the structure is hereby granted.

Yours faithfully,



S E C R E T A R Y



17 MAY, 1982

Pamela Coward & Associates
P.O. Box 1180
CANBERRA CITY. A.C.T. 2601.

Dear Sirs,

Re: Unit 36 Unit Plan 119 - Urambi Village

We refer to your letter dated 28/4/82 which was received in our office on 11/5/82 and list below our replies to your requisitions:

1. Enclosed.
2. No. Certificates of Currency enclosed.
3. See above.
4. Not to our knowledge.
5. Books are at 10th floor, Canberra House, Marcus Clarke Street Canberra City. Committee are: K. McIntyre, M. Hodge, A. Skeates, M. Powell, T. Healy, M. Stewart, J. Maher, J. Vickary.
6. Not to our knoweldge.
7. Yes.
8. No.
9. Not to our knowledge.

Our account is enclosed for your attention along with the 39(2) Certificate.

Yours faithfully,

K.L. LOUDON (MRS)
STRATA MANAGEMENT DEPARTMENT

PRINCIPAL:
PAMELA BURTON, B.A., LL.M.

PAMELA COWARD & ASSOCIATES

BARRISTERS AND SOLICITORS

8TH FLOOR, CANBERRA HOUSE, MARCUS CLARKE STREET, CANBERRA CITY, A.C.T.

ASSOCIATES:

ADRIENNE O'CONNOR, B.A., LL.B.
IAN JOHNSON, B.A., LL.B.
MARGARET POSTLETHWAITE, B.A., LL.B.
ROBERT CROWE, B.A., LL.B.

TEL.: 47 6855

P.O. BOX 1180, CANBERRA CITY 2601
DX 5643 CANBERRA CITY

*Ref to Allen Carter
for action
MS
11/5/82*

OUR REF.: MP:JB:3846 YOUR REF.: Mr. M. Stewart

28th April, 1982

The Secretary,
Proprietors of Units Plan No.119,
Unit 49,
Urambi Village,
KAMBAH

*Alc 39(2) 82-00
12-00
Reg on Tit
Cont of evs*

Dear Sir,

Re: Moran sale to Rutter
Unit 36 Block 1 Section 149 Kambah

We advise that we have received instructions from the proprietor of the above property to act on his behalf in the sale of this unit. Would you kindly provide the following information:

- Enclosed* 1. Would you kindly supply us with a Section 39(2) Certificate.
- NO.* 2. Has there been any unanimous resolution pursuant to Section 82(3) of the Ordinance relating to insurance? If not, please provide copies of Certificates of Currency of policies effected by the corporation pursuant to Section 82(1) and (2) of the Ordinance.
- cent of currency level*
- See above* 3. Does the corporation employ any persons? If so, please provide copies of Certificates of Currency of workers compensation insurance.
- not to our knowledge* 4. Are there any monies owing or recoverable pursuant to Sections 45, 47 or 48 of the Ordinance? If so please provide details.
- 5. Who are the committee members of the corporation? Where may the books of the corporation be inspected? *Books with Fl Canberra House Marcus Clarke St Car*
- not to our knowledge* 6. Has any resolution been passed by the corporation pursuant to Section 42, 44, 45 or 46? If so, please provide particulars.
- Yes* 7. Has Section 36, 37, 50, 58, 60, 82 and 106 of the Ordinance been complied with?
- no* 8. Has any administrator been appointed or an application been made or proceedings commenced to the appointment of an administrator or corporation pursuant to Section 92 of the Ordinance?

S. Committee: K MacLynne, M. Hodge, A. Skeates

...2/

IN ASSOCIATION WITH:

HOLDING REDLICH & CO.
174 VICTORIA PARADE
EAST MELBOURNE, VICTORIA 3002

GEOFFREY EDWARDS & CO.
302 PITT STREET
SYDNEY, N.S.W. 2000

M Powell T Kealy M Stewart J Maher J Vickham

9. Has any resolution(s) been passed or proposed by the proprietors or any order been made by the court regarding the destruction of the building pursuant to Section 100 or 101 of the said Ordinance?

not to our knowledge

We undertake to pay your reasonable fee for the preparation of these answers.

Yours faithfully,
PAMELA COWARD & ASSOCIATES

Per: *M. Postlewaite*

AUTHORITY

To: The Body Corporate
Urambi Village

We, as solicitors for Mr Terrence Francis Moran, authorise Mr Christopher Rutter, proposed purchaser of Unit 36 Urambi Village to inspect the books and records of the Body Corporate.

DATED this 28th day of APRIL 1982.


Pamela Coward & Associates

Solicitors for Mr T Moran

THE PROPRIETORS - UNITS PLAN NO 119

CERTIFICATE OF MEMBER'S LIABILITY

UNIT NO 36

THE ABOVE CORPORATION HEREBY CERTIFIES PURSUANT TO THE UNITS
TITLE ORDINANCE SECTION 39 (2) AS FOLLOWS:

NO AMOUNT IS PAYABLE UNDER SECTION 38 BY WAY OF CONTRIBUTION
IN RESPECT OF THE ABOVE UNIT AND IS UNPAID.

ANNUAL ADMINISTRATION LEVY FOR ABOVE UNIT IS \$ 213.88

AND IS PAID TO 30/6/82 (PAID ON A QUARTERLY BASIS)

*W/B levy is \$51.32 per annum & ~~electee~~ ans.
levy is \$64.08 was due 1/11/81 & is paid*

DATED AT CANBERRA THIS 17th DAY OF *May* 1982

THE COMMON SEAL OF THE PROPRIETORS OF

UNITS PLAN 119 WAS HERETO

AFFIXED WITH THE AUTHORITY OF THE

BODY CORPORATE BY ITS REPRESENTA-

TIVE AND AGENTS: ALLEN CURTIS &

PARTNERS PTY LTD

P T STEVENSON FOR THE
MANAGING AGENT.

with The SOUTH BRITISH

Insurance Company Limited

CANBERRA

The South British Insurance Company Limited Inc. N.S.W.

The United Insurance Company Limited Inc. N.S.W.

A Member Company of



SOUTH BRITISH UNITED INSURANCE GROUP

This is to certify that

Policy No. PK1071-3905 In the Name of UNIT PLAN N°119

Has Been Renewed/~~Entered~~ to 1 1 11 182

Sum Insured S 750,000

Property Insured PROPERTY OWNERS LIABILITY

Situation AT SECTION 149 KAMBRAH

Premium of \$ Has ~~Not~~ Not Been Paid

 22 3 182
Agent Manager

with The SOUTH BRITISH

Insurance Company Limited

at CANBERRA

The South British Insurance Company Limited (inc. in N.S.W.)

The United Insurance Company Limited (inc. in N.S.W.)

Member of the Group



SOUTH BRITISH UNITED INSURANCE GROUP

This is to certify that

Policy No. WC 1074 - 4247 In the Name of UNIT PLAN NO 119

Has Been Renewed/Effectuated to 19/09/82

Sum Insured SUNLIMITED

Property Insured WORKERS COMPENSATION (CARETAKER)

Situation AT SECTION 149 KAMBRAH

Premium of \$ Has/Has Not Been Paid

[Signature] 19/09/82
pro Manager

Form No. 417 3/76

with The SOUTH BRITISH

Insurance Company Limited

at CANBERRA

The South British Insurance Company Limited (inc. in N.S.W.)

The United Insurance Company Limited (inc. in N.S.W.)

Member of the Group



SOUTH BRITISH UNITED INSURANCE GROUP

This is to certify that

Policy No. HS 1078 - 0211 In the Name of UNIT PLAN NO 119

Has Been Renewed/Effectuated to 1/11/82

Sum Insured \$ 3,847,129

Property Insured BUILDING AT SECTION 149 KAMBRAH

Situation SECTION 149 KAMBRAH

Premium of \$ Has/Has Not Been Paid

ALLEN CURTIS + PARTNERS

PO Box 1854

Canberra City

[Signature] 22/03/82
pro Manager

Form No. 417 3/76

41 Urambi Village
Crozier Circuit
KAMBAH
ACT 2902

22nd February 2010

David Keightley
Structures Officer
Urambi Village Body Corporate Committee
55 Urambi Village
Crozier Circuit
KAMBAH
ACT 2902

Dear David

**UNIT 36 – PROPOSED EXTENSIONS
STRUCTURES NON COMPLIANCE**

Thank you for distributing the details of the proposed extensions to Unit 36.

Please advise the Executive Committee that I object to the design of the proposed extension as it is substantially non-compliant with our Structures Guidelines.

Non Compliances

Roof pitch.

The Structures Guidelines require roof pitches to match existing roof pitches. The roof pitch of the extension proposal matches the existing roof pitch in part only.

The second part of the new roof is "flat" and therefore does not comply with the Structures Guidelines. No other house in Urambi contains a "flat roof", and as a result the proposed design for House 36 introduces a "foreign" and undesirable design element into the architecture of the Village.

Roof material

The pitched roof portion of the design should be tiled in concrete tiles to match the existing tiles and be consistent with our Guidelines.

The roof material for the "flat" portion of the design will be metal deck roofing – necessary for a flat roof – although this is not indicated on the drawing.

The use of metal deck roof in Urambi is contrary to our Guidelines and should be rejected as a cheap and inappropriate material.

Wall Cladding

The vertical wall portion of the design contains shiplap boards. This material is contrary to the Guidelines which require wall materials to be constructed in brickwork matching the existing. No other courtyard house in Urambi contains shiplap boarding as its wall material and therefore this proposal should be rejected.

Eaves and Fascia Lines

The fascia and eaves lines of the courtyard houses are strong horizontal elements that produce strong shadows to the walls below. This design element is recognised in our colour palettes where the darkest colour in each range is used on the fascia to emphasise the strong horizontal elements of our houses.

The design of the extension to house 36 pushes the window-line out to the face of the horizontal fascia negating a key architectural element in the design of the Village. This design is the first in the Village to make the window line flush with the fascia line negating the strong horizontal character of the courtyard houses and inconsistent with the architectural quality of the Village.

Water Heater

The location of the instantaneous water heater on the northern façade of the extension is crude and should be relocated to a less visible position to maintain the architectural integrity of the Village.

Commentary

Urambi Village was awarded the Australian Institute of Architecture CS Daley Medal for domestic architecture in 1977 and was subsequently awarded the Institute's 25 Year Award. Urambi Village is listed on the Institute's Register of Significant Twentieth Century Architecture (RSTCA) again demonstrating the architectural significance of our Village. RSTCA listing is often a precursor to projects being listed by the ACT Heritage Council.

In assessing the Development Application, ACTPLA will be cognisant of the architectural importance of our Village and its place in the development of domestic architecture in Canberra. You should be aware that ACTPLA always circulates Development Applications to relevant ACT Government Agencies for consideration and comment. Given the significance of Urambi's domestic architecture ACTPLA may refer this application to ACT Heritage for comment on the appropriateness of the design.

As a community we have a responsibility to maintain the design integrity of our architecture and landscape and prevent it being corrupted by unwelcome structures. The proposal for House 36 does not comply with our Structures Guidelines, and significantly diminishes the architectural integrity of the Village by introducing new and unwelcome elements.

Exemplars of extensions in the Village are the 2 storey extension to the Kays' House, and the sun room extensions by the Muttons' and Langs', each of which is compliant with our Guidelines with respect to roof pitch and use of materials.

Governance

Given the obvious non-compliances of the House 36 proposal, I am surprised that the EC can claim to have approved a design that ignores our Guidelines and before a proper period of consultation has been undertaken in the Village. If the EC has in fact endorsed the proposal, then it has done so in total disregard of its own consultative processes.

Approval of Neighbours

The immediate neighbours of House 36 may not have objected to the proposal for the extension, but in terms of the compliance with our Guidelines, such observations and comments are not relevant to ensuring compliance with our Guidelines.

Conclusion

I formally request that you, as Structures Officer, ask the proponents of the extension to address the issues discussed in this letter and redesign their extension to comply with our Guidelines.

Kind regards



Alastair Swayn
Chartered and Registered Architect,

Structures application by house 36

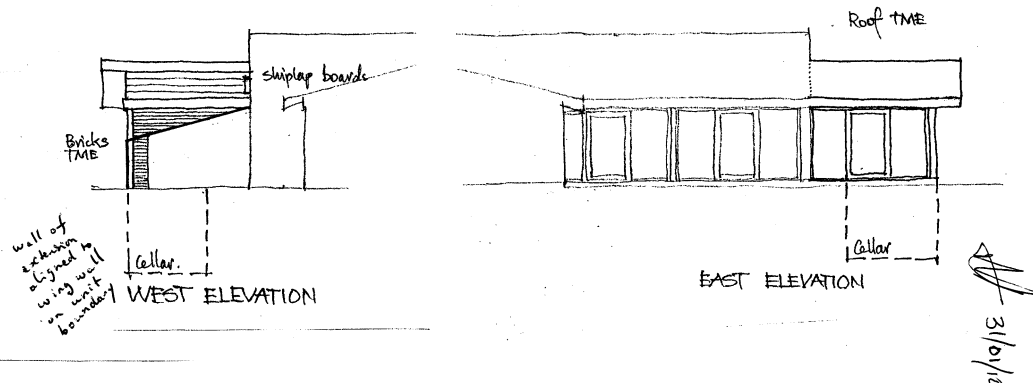
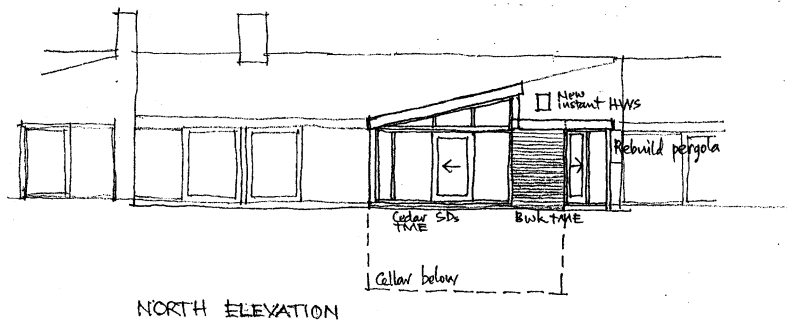
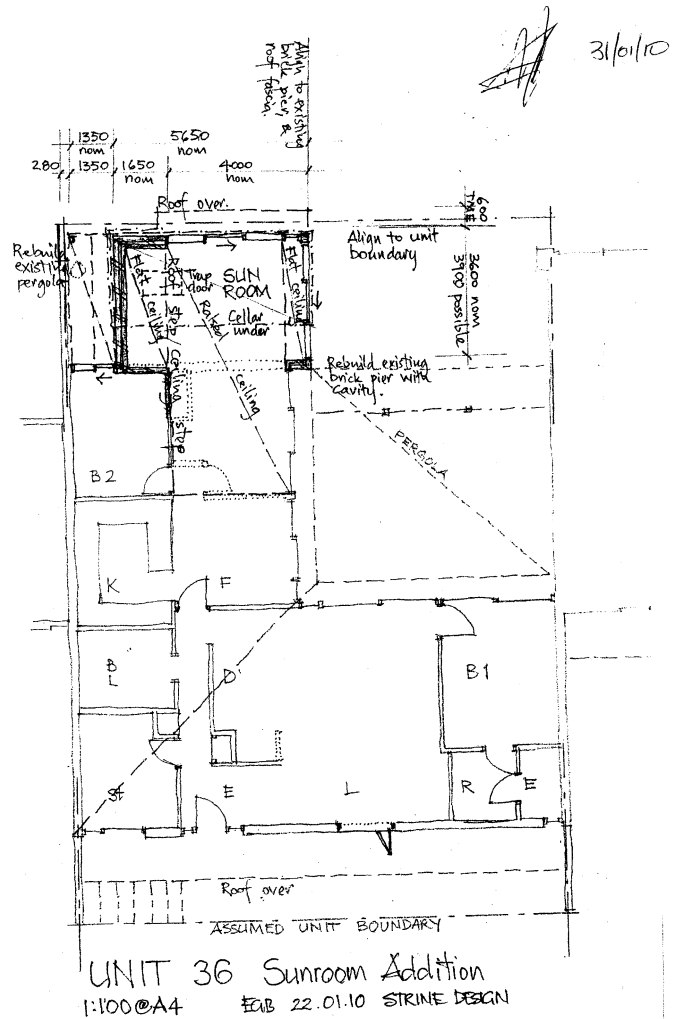
Nic Brown and Suzanne Davey (house 36) wish to construct a sunroom with a cellar underneath it on the north (golf course) end of their house.

This structure application has the approval of the EC, and meets structures guidelines for Urambi Village. The neighbours who are affected approve this proposal.

The plans for this proposal are on this page. They also are posted at the Community Centre.

If you have any problems with this application, please provide your objection in writing to David Keightley (house 55) who is the structures officer for Urambi. Objections must be lodged by 5pm Monday 1 March 2010.

Should you wish to discuss these plans please get in touch with Nic or Suzanne.



This notice has been put out by David Keightley, house 55, the structures officer of the Urambi Village Executive Committee

From: Nicolas Brown daveybrown@netspeed.com.au
Subject: re: Brown: 36 Urambi: sunroom sketch plans and elevations
Date: 9 April 2010 at 9:20 AM
To: ric@strinedesign.com.au
Cc: Suzanne Davey daveybrown@netspeed.com.au

SD

Dear Ric

Sorry to take so long to get back to you.

Alastair Swayn objected to our plans. His concerns were:

- (1) the proposed flat portion of the roof and consequent use of metal roofing material;
- (2) pushing out of the window line to be flush with the horizontal fascia;
- (3) use of ship boards as wall cladding; and
- (4) the placing of the water heater.

I have attached his letter setting out his concerns.

Since then, Suzanne and I have mulled over various options, resulting in the attached sketches. Apologies in advance for taking the liberty of snowing out bits of your drawings and superimposing (not very deftly) our suggested changes.

The result is a floor plan that is not all that different from the one you drew up back in January. The pitch of the roof lines up with the existing roof, with the eaves on the east side lower than on the existing building. (This was suggested by Alastair.) You will also notice some other changes, including:

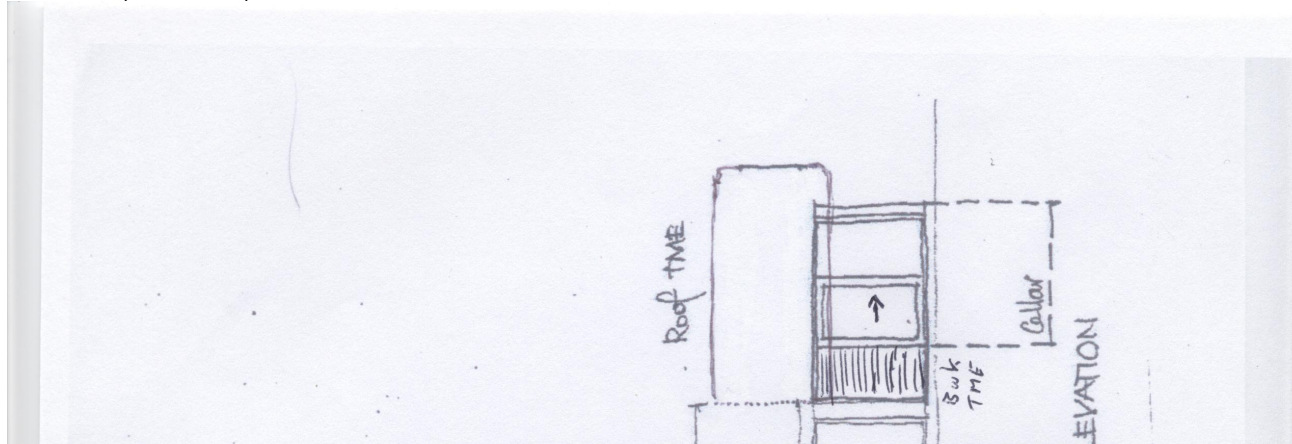
- (1) raked (rather than flat) ceilings in the alcoves of the sunroom;
- (2) floor to ceiling windows in part of the north facing wall of the west alcove;
- (3) the north facing windows framed by 710 mm brick 'pillars' (3 brick lengths wide);
- (4) the water heater placed close to the gas meter (though, could it be placed inside the roof?); and
- (5) a skylight in B2/study.

I have also enclosed a copy of the 'structures guidelines' referred to by Alastair. The most relevant section is that covering roof and wall lines.

To my mind, these plans are clearly consistent with Urambi's guidelines and they address all of Alastair's comments. I am copying the sketches separately to Alastair asking him whether he still has any concerns. Pending his response, I hope we will soon be in a position to draw up plans for final approval by the body corporate and submission to ACTPLA.

I will follow up by phone later today (Friday).

Regards
Nic Brown (& Suzanne)



From: Nicolas Brown daveybrown@netspeed.com.au
Subject: Re: Urambi: #36 extension
Date: 15 April 2010 at 9:45 AM
To: Alastair Swayn ASwayn@djas.com.au
Cc: David Keightley david@dara.com.au

SD

Thanks Alastair, much appreciated.

Cheers
Nic

----- Original Message -----

From: [Alastair Swayn](#)
To: [Nicolas Brown](#)
Sent: Wednesday, April 14, 2010 4:58 PM
Subject: RE: Urambi: #36 extension

Nic

Apologies for the time take to get back to you, but work has been very pressured over the last couple of weeks.

I have had a look at you sketches and your proposal appears to be consistent with the structures guidelines, in terms of roof shape, roof materials and wall materials.

If it is presented to the EC in this form I will have no objection.

I will let you pass this email onto David.

Regards

Alastair

From: Nicolas Brown [mailto:daveybrown@netspeed.com.au]
Sent: Friday, 9 April 2010 9:17 AM
To: Alastair Swayn
Cc: David Keightley; Suzanne Davey
Subject: Urambi: #36 extension

Hi Alastair

I have sent the attached drawings to Ric Butt. They are the same as the drawings sent to you early last week, except for a 1.35 metre wide brick wall replacing a window on the eastern side (many of the courtyard houses have similar walls and of varying width).

I have sought to address all your concerns. The flat roof has been removed and eaves reinstated under an extended roof, meaning lower eaves, as you suggested. There are no shipboards and the water heater has been moved.

Grateful if you could let me know if you have any concerns based on these sketches, before they are circulated more widely.

Cheers
Nic

From: Alastair Swayn aswayn@actewagl.net.au
Subject: Re: Structures approval for your courtyard renovations
Date: 24 May 2010 at 7:42 AM
To: David Keightley david@dara.com.au



Dear David.

Thank you for your email regarding my landscape works.

I advise that the works that you will have seen being undertaken by large machinery at the rear of my House comprise Stage 2 in the storm proofing of the house with works comprising new subsoil drainage, new overland water routes to ensure that my courtyard does not flood.

These works are to prevent a recurrence of the very high level of internal damage that was caused to my house in the storms of January 2008, the cost of which was only partly covered by Urambi Insurance.

The new landscape will also provide drought resistant planting requiring the minimum use of water which will benefit our overall water bills.

On the technical matters raised in your email:

- 1 No part of the new landscape works encroach on the Unit Entitlement of House 40
- 2 All the new landscape works are contained within the original landscape mounds and grass areas that were planted in 1975.
- 3 I cannot find any reference in the structures guidelines to seats in landscape areas requiring Body Corporate approval. (In precedent, I am advised that no Body Corporate approval was sought or requested for the landscape walls created on common land in front of House 30).
- 4 For the record, the screens that have been erected around my study and clothes line, consist of one direct replacement of a screen on the boundary with House 40 and one replacing another that screened the hot water heater unit, both of which were part of the now demolished pergola. The third screen is an addition.

My understanding of the Structures Guidelines is that these screens and their paint colour will be fully compliant with the Guidelines.

Approval for the new screens.

The design of the screens is currently the subject of some redesign work by my landscape architect which will not be completed for about two weeks. When the re-design is complete I will be in a position to submit the new design to the Body Corporate for approval in the normal way.

I will keep you informed of progress.

Kind Regards

Alastair

----- Original Message ----- From: "David Keightley" <david@dara.com.au>
To: "Alastair Swayn" <aswayn@djas.com.au>; "Alastair Swayn" <aswayn@actewagl.net.au>
Cc: "Nicolas Brown" <nic.k.a.brown@home.netspeed.com.au>
Sent: Friday, May 21, 2010 8:21 AM
Subject: Structures approval for your courtyard renovations

Hi Alastair

This note is a follow-up of the phone call I made to you about two weeks ago regarding the need to have structures approval for the fences you are constructing on the north side of your house.

This was discussed at last night's EC meeting.

The fences either side of your clothes line and heater are new structures, and as such should have approval of the body corporate. The seats outside your window also may need approval, although I am uncertain as to whether they are on your title or on the golf course. Can you clarify this for me please? It appears that the seats extend onto the title of house 40. Is this correct?

I am assuming that the seats will not remain as bare blocks as I notice they are at the moment.

I urge you to submit a structures proposal for the structures in your renovations.

The extent of your courtyard renovations is impressive, and I am sure they will look splendid when completed. I look forward to seeing the completed job, but probably not as much as you do!

All the best.

David

David Keightley
55 / 85 Crozier Circuit
Kambah ACT 2902
Phone: 02-6296.1092
Mobile: 0414-927.591
