

24 September, 1976.


Mr. Jim Hilson,  
Department of E.H.C.D.,  
CANBERRA. A.C.T. 2601.

Dear Jim,

I enclose a cheque for \$300 being the balance of deposit payable following your advice that you will not be proceeding with purchase of House 42.

On behalf of the Society, I would like to say that we are sorry you could not proceed, and hope that in the future you might be interested in a house for later completion. As discussed, we will keep you informed by leaving your name on the mailing list for the time being.

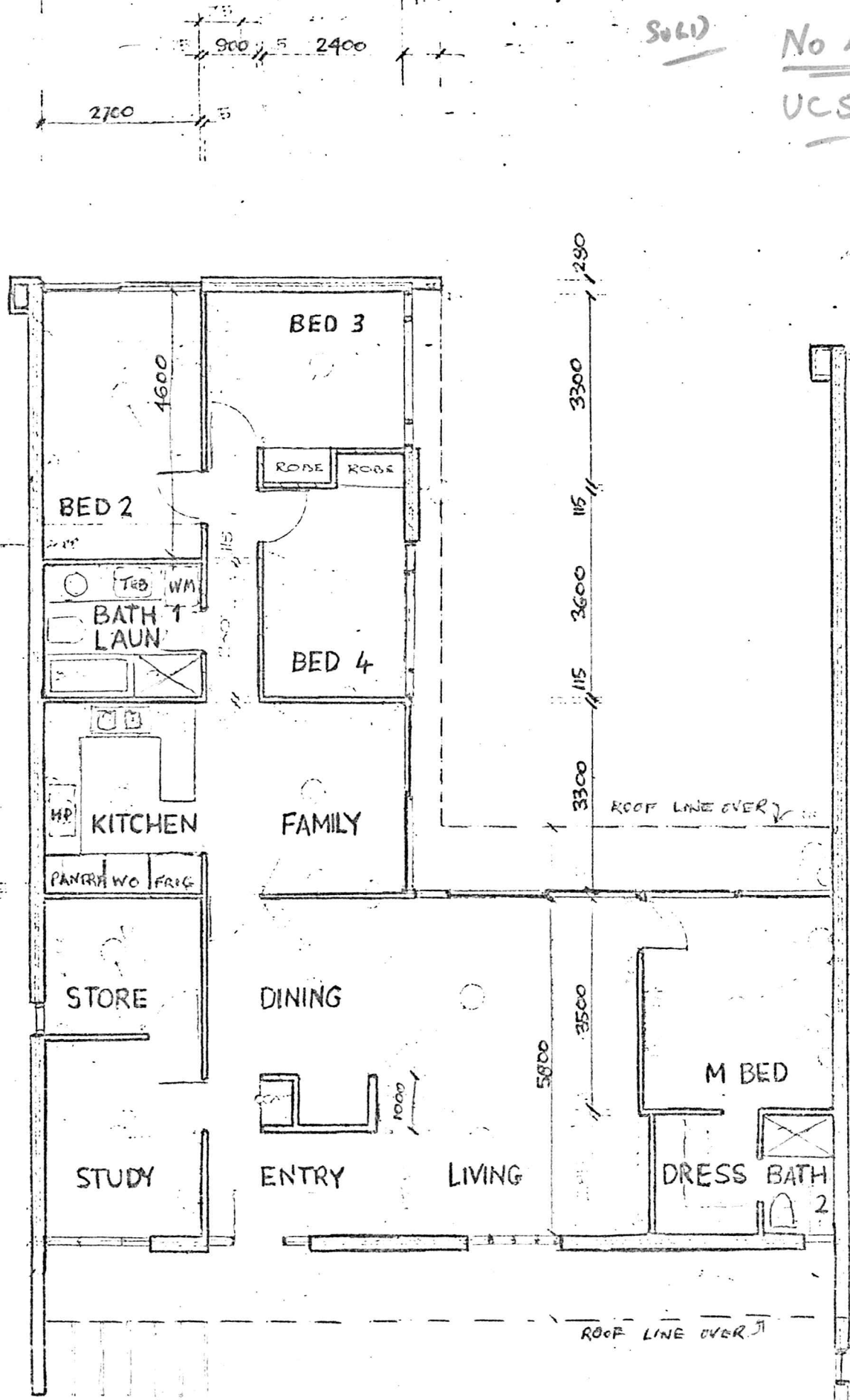
Yours sincerely,

 A.G. Christie  
(Secretary)

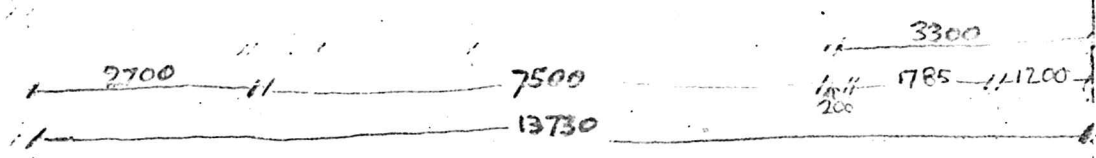
SOLD

No 42

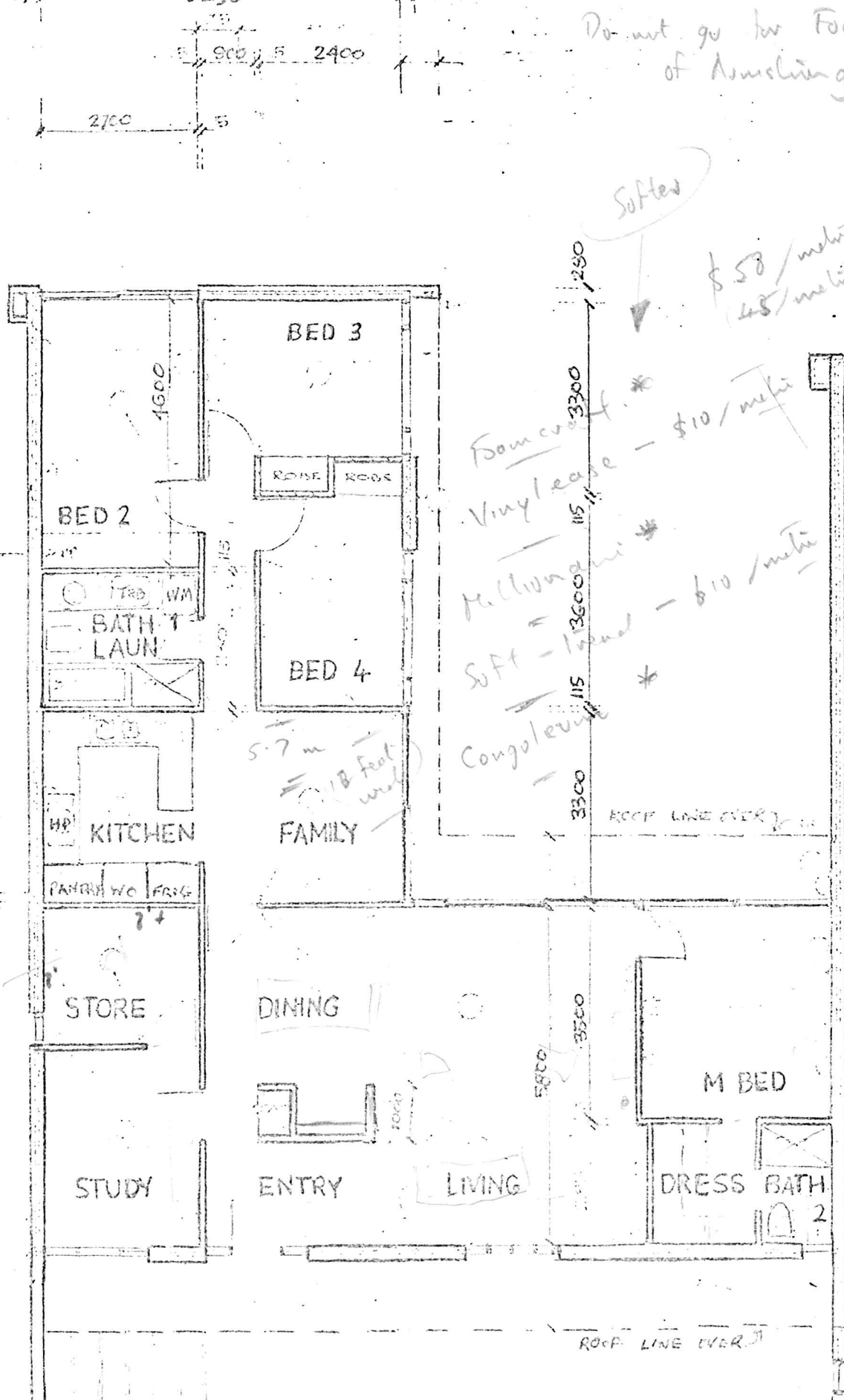
UCS



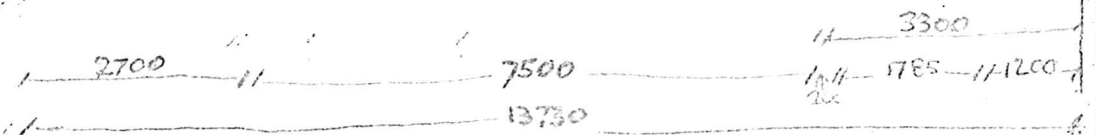
TYPE UC-5 HOUSE 42  
 162 m<sup>2</sup> = 17.4 squares



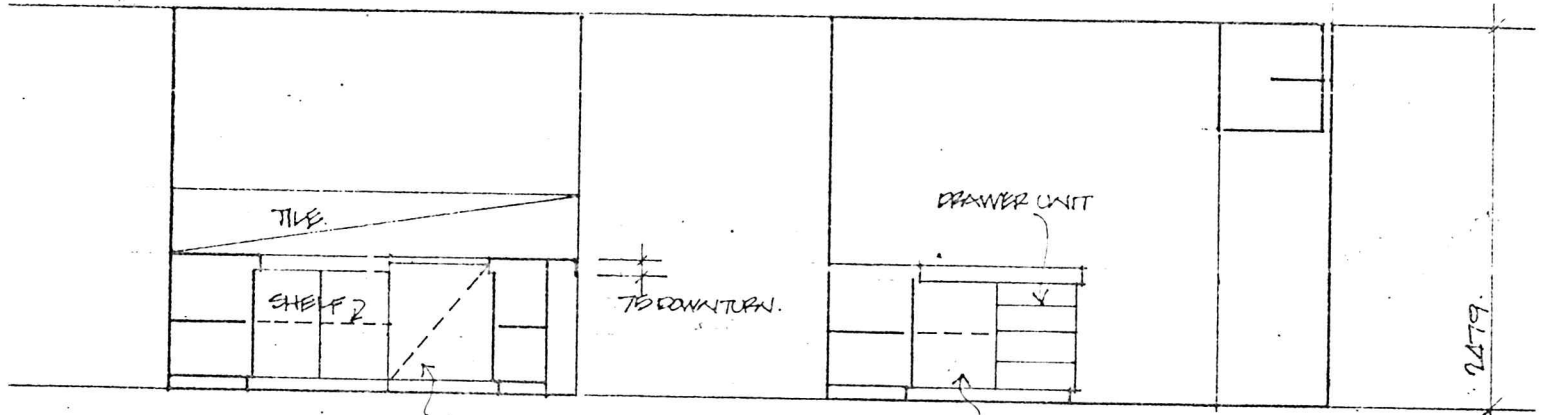
Do not go for Foam-back of Anseling - Mylar



TYPE UC-5 House 42  
 162m<sup>2</sup> = 17.4 squares

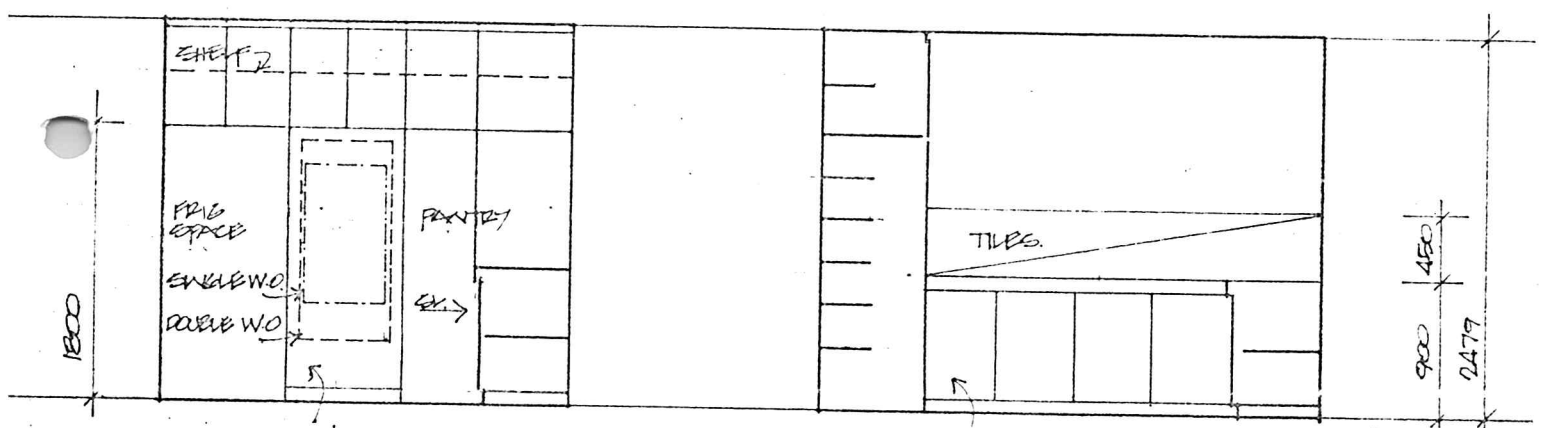


COURTYARD KITCHEN



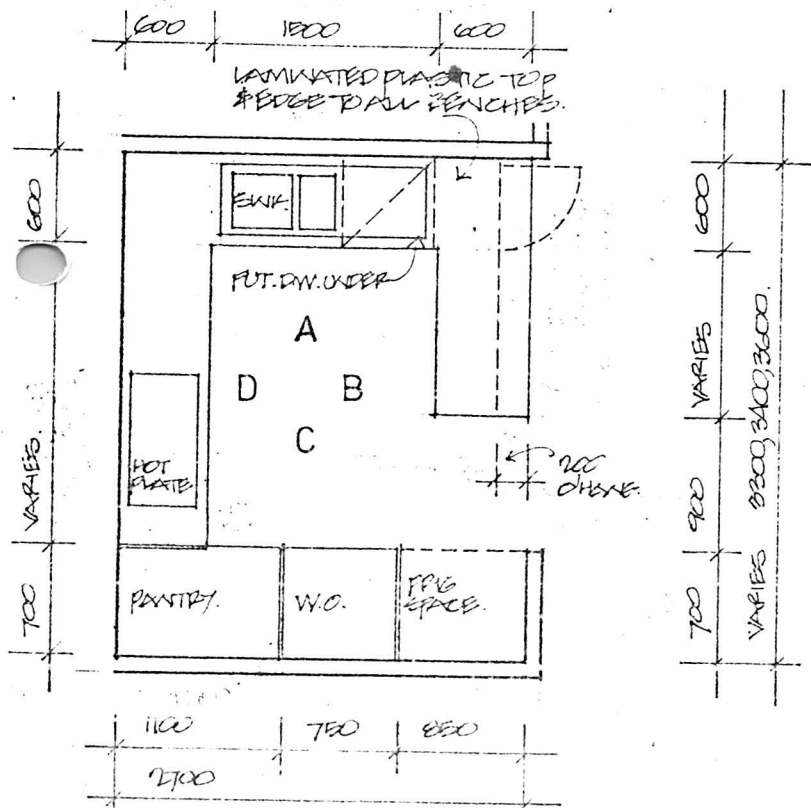
A REMOVABLE CUP'D FOR FUT. DW.

B 2200 KITCHEN - DRAWER UNIT + 1 DOOR  
3400, 3600 " - DRAWER UNIT + 2 DOORS.



C CUP'D UNDER ENCLAVE W.O. ONLY.

D 2200, 3400 KITCHENS - 4 DOORS  
2600 " - 5 "



NOTE  
ALL RE. ITEMS TO BE SUPPLIED & FIXED BY CONTRACTOR.  
ALL DIMENSIONS TO BE VERIFIED ON SITE

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

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

~~PAMELA 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.9120

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

Dear Sir,

re: SALE TO HODGE - UNIT 42

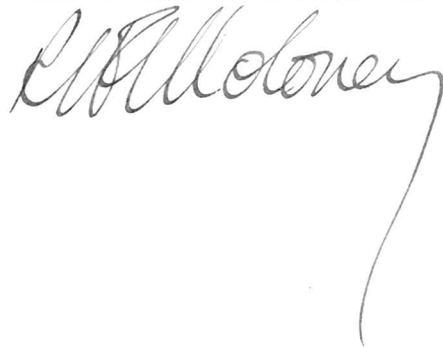
We advise that unconditional Contracts for Sale were exchanged in this matter on the 2nd November 1976, and we enclose herewith a cheque from the trust account of the solicitors for the purchaser for the balance of the deposit, \$3,600.00.

Kindly acknowledge receipt in due course.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



"Members"

15 November 1976.

Dr. R.L. Hodge,  
6 Markham Street,  
MAWSON. A.C.T. 2607.

Dear Dr. Hodge,

Re: House 42 - Cupboard in Bedroom 2.

Your prompt response dated 10 November, 1976 to the Society's letter dated 4 November, 1976, is appreciated. The Board has considered the situation in the light of your response, and finds that the payment of \$189.00 will be acceptable as the owner's contribution to the cupboard provided in Bedroom 2. Your co-operation in this matter is appreciated.

The amount to be paid at the time of settlement is thus -

Contract price	\$50,900.00
Variation for cupboard	<u>189.00</u>
	\$51,089.00
Less deposit	<u>4,000.00</u>
Balance to pay	<u><u>\$47,089.00</u></u>

On behalf of the Society,



D.J. Watson  
(Board Member)

~~Mr Lang,~~

16/11/76.

To note & return, pls,



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.  
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CANBERRA CITY, A.C.T. 2601

YOUR REF.  
OUR REF. RM.9120

23rd May, 1977.

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 42 TO HODGE

We confirm that settlement of this matter was effected on the 10th December, 1976. 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:



R. L. HODGE  
M.D., F.R.A.C.P.

owner/occupation

80 GOUGER STREET  
TORRENS,  
A.C.T. 2607

TELEPHONE 86 1265

The Secretary  
Body Corporate  
Urambi Village, 42 Urambi  
Village  
27/6/77

Dear Madam,

I wish to use the  
study of my house on  
a part-time basis as  
a doctor's surgery for  
not more than 8 hrs.  
a week.

From enquiries I have  
received, the patients  
are likely to be drawn  
largely from Urambi  
Village but not neces-  
sarily exclusively so.

I will be lodging  
an appropriate application  
with the Dept. of the Cap-  
ital Territory.

Yours faithfully

R. L. Hodge



Re Bob Hodge's <sup>owner/occupation</sup> proposal for a surgery in his house :-

① We don't object to the principle of the idea of a part-time surgery — in fact we welcome having a doctor on the site, as long as parking problems are not caused. However, we'd want to make it clear that we would feel differently about a full-time surgery and we'd be against most kinds of commercial enterprise in Urambi — over the years, each proposal will have to be considered separately.

② Our only concern is the privacy of the path. We see this as part of our (Urambi) private property. Children can be on it unsupervised and it is already a very pleasant part of living here. There aren't many 'strangers' on it. Those who don't belong here, are generally someone's visitors — i.e. it has quite a different character from a public footpath in suburbia.

If Bob's surgery were to be part-time only, we feel that we could ~~accept~~ accept the intrusion that this would mean, but we'd like to ~~hear~~ hear more about Bob's own ideas of how it would be organised, and also our approval of this scheme shouldn't be taken as approval of a full-time operation.

owner/occupation

27 Urambi Villages  
Kambah, 2902.  
July 10, 1977.

Ms. Marion Powell,  
Secretary,  
Body Corporate Committee,  
Proprietors: Units Plan 119.

Dear Ms. Powell,

Application of Dr. R. Hodge to Conduct a Part-Time General  
Krachie (Medical) at Unit 42, Urambi Villages

Following the July 1977 edition of URAMBI NEWS which notified all members of the Body Corporate of Dr. Hodge's proposal, I would like to take this opportunity to place on record my strong support for this proposal.

I take this view for a variety of reasons. Perhaps the main ones can be summarised as follows:

- the operation of a General Krachie, <sup>especially</sup> during ~~the~~ some of the times when medical services are more difficult to obtain, would be advantageous to residents and a service to our community;
- residents of Urambi should be free to pursue their livelihood, hobbies and other pursuits in a manner broadly similar to that allowed in conventional suburban development, provided that this action does not seriously impose on their neighbours;
- significant imposition on neighbours (broadly defined) does not exist in this proposal;

Phil.  
---P2

To my knowledge, only three suggestions have been made which are contrary to the proposal of Dr. Hodge. These are parking problems, access of non-residents to the Urambi Village and the use of a residence in Urambi for commercial purposes. In my view none of these assertions against the proposal are valid:

- parking: all parking ~~of~~ of cars belonging to patients from outside the Village would be on the street. There is no difference for the parking of other visitors;
- access of non-residents: full and unrestricted access of non-residents to the Village is already, and is likely to ~~be~~ remain, in existence. I do not believe that the part-time practice proposed would add significantly to this;
- use of a residence for commercial purposes: in my view this is an irrelevant objection. Use of residential premises for professional purposes (as proposed) is commonly accepted throughout Canberra. I see no reason to suggest that Urambi Village should impose a lower level of this basic freedom than elsewhere in residential developments in Canberra.

I look forward to your approval of Dr. Hodge's proposal and early communication of the decision of the Body Corporate Committee on this matter to both the Dept. of Capital Territory and to Dr. Hodge

Yours sincerely

Alastair G. Chisholm

Secretary  
Uwambi Body Corporate,  
Dear Mr Powell

owner/occupation  
No 25 Uwambi Village,  
Loozer Point, 15  
Kambah, 11/7/77.

Re: Proposal by Dr Hodge

I would like to express my views on the request by Dr Hodge to use his study ~~for~~ part-time ~~use~~ as a surgery.

FIRSTLY I believe that a resident in Uwambi Village should be encouraged "to do his or her thing" unless this is considered to be against the <sup>overall</sup> interests of the residents.

SECONDLY I would commend Dr Hodge for the considerable way in which he has kept other residents in the picture as his plans develop; he has been frank and open.

THIRDLY I can see no reason in principle why this particular request should be impeded; on the contrary, I see every reason to encourage a popular resident to practice his profession where he chooses.

FOURTHLY I would be disturbed if a small minority was allowed to thwart the plans outside the due processes of the Body Corporate, and request the Committee to carefully monitor how the authorities draw on representative views.

Faithfully  
David Watson

owner/occupation

Urambi 39

Crozier Circuit

KAMBAH 2902

11 July 1977

The Secretary

Body Corporate - Urambi

Crozier Circuit

KAMBAH 2902

Dear Maxine

Urambinews July 1977 - Dr Hodges' proposal

I am opposed to the principle which would be implemented if Bob Hodges' proposal is agreed by the Department of Capital Territory, i.e. the commercialization of Urambi. I believe the implementation of such a principle is inimical to the long-term residential amenity of Urambi: problems with parking, strangers in the Urambi Village (other than visitors to residents), allegations that such-and-such is "using Urambi", concern about the "business next door", — all these factors are detrimental to the community spirit of Urambi residents and work to decrease its residential amenity.

While Bob Hodges' proposal may seem unexceptionable to some (although I regard it as very significant in that, if agreed, it would provide a precedent for the implementation of a principle which I regard as anathema to the long-term goals of Urambi), an agreement to it at this stage will make any future proposal to commercialize Urambi that much more difficult to refuse. At the limit, such an issue could polarise residents into one group which vehemently supported commercialization of the Village facing another group

which would be just as strongly opposed to it. I believe it would be short-sighted of the Body Corporate Committee not to consider such potential for divisiveness. In fact, if it went ahead aware that such potential exists it would be neglecting its duty in responsibly managing the affairs of Urambi residents. In believing as I do that such potential does exist on this issue of residential amenity, I would urge that the Committee inform ~~that~~ the Department of Capital Territory that it is opposed to any commercialization of Urambi in commenting on Bob's proposal to it.

However, before making any comment to the Department on this issue you may wish to pursue a more systematic consultation with residents: something which has been noticeably lacking to date.

Yours faithfully

Christopher M Lang

19 July, 1977.

The Assistant Secretary,  
Land Management Branch,  
Department of the Capital Territory,  
P.O. Box 158,  
CANBERRA CITY A.C.T. 2601

ATTENTION: MR. V. DAWSON

Dear Sir,

The Urambi Body Corporate Committee has been informed by Dr. R. Hodge that he has applied to Department of the Capital Territory for permission to use the study of his house at 42 Urambi Village to practise his medical profession on a part-time basis.

The Committee notes the following features of Dr. Hodge's proposal:

- There will be a maximum of 8 Hours' surgery per week : 4 hours on Wednesday evenings and 4 hours on Saturday mornings.
- Most prospective patients will be Urambi residents.
- There will be little or no demand for parking facilities.
- There will be no doctor's red light, only a discreet name-plate.

The Committee supports Dr. Hodge's proposal for these reasons:

- It will provide a service of benefit to the Urambi community.
- The limited surgery hours and restricted clientele will result in a minimal loss of privacy or amenity for adjacent residents.
- Very few patients (generally personal friends) will be from outside Urambi.
- Parking for those few patients coming from outside Urambi is available on Crozier Circuit as for normal visitors; no parking problems will be created within Urambi.

The Committee believes that the operation of a part-time doctor's surgery will be a positive advantage to the residents of Urambi. It is understood that quite a few residents will welcome the opportunity to consult a doctor close at hand.

Yours sincerely,

*Maurice A. Powell*

(M. POWALL)  
Secretary

Urambi Body Corporate Committee

AUSTRALIAN CAPITAL TERRITORY


INSTRUMENT OF APPROVAL

I HEREBY approve of ROBERT LEY HODGE (hereinafter called 'the Applicant') carrying on his profession, trade, occupation or calling of Medical Practitioner (hereinafter called 'the business') on Block 1, Section 149, Division of Kambah known as Unit 42 of the Urambi Village (hereinafter called 'the land') and I specify the following conditions relating to the use of the land to be observed by the Applicant in carrying on the business -

- (1) That this approval will remain valid only while the Applicant continues to be a bona fide resident of the land;
- (2) that this approval relates to the conduct of a medical surgery between the hours of 6 p.m. to 10 p.m. Wednesday and 9 a.m. to 1 p.m. Saturday inclusive;
- (3) that the Applicant will not, without the prior approval of the Minister, employ any more than one (1) assistant for the purpose of conducting or carrying on the business on the land and that assistant shall only be employed in the capacity of a nurse/receptionist;
- (4) that no person other than the Applicant will conduct or in any way carry on the business on the land without the prior approval of the Minister;
- (5) that the Applicant ensures that the conduct of the business does not cause an annoyance, a nuisance or a danger and is not offensive to any tenants or occupiers of the land or the tenants or occupiers of adjoining lands;
- (6) that the Applicant does not erect or permit or suffer to be displayed or erected upon the land or any building thereon, any advertising sign or hoarding whatever without the consent in writing of the National Capital Development Commission and the Building Controller;
- (7) that this approval will terminate on 1 October, 1978.

Should there be any failure to comply with the foregoing conditions, the Minister may give notice to the Applicant requiring him to show cause within a period of fourteen (14) days why this approval should not be revoked.

Dated this *twelfth* day of *October*, 1977

  
.....  
M.M. Van Gelder  
Delegate of the Minister of  
State for the Capital Territory



DEPARTMENT  
OF THE  
CAPITAL TERRITORY



POST OFFICE BOX 158  
CANBERRA CITY, A.C.T. 2601  
TELEPHONE 462211

*In reply please quote L601/149/1*  
Your reference no:

The Secretary  
Urambi Body Corporate Committee  
13 Urambi Village  
KAMBAH 2902

Dear Madam

I refer to your letter of 19 July 1977 concerning the Urambi Body Corporate Committee's support to the application lodged by Dr Hodge for approval to conduct a part-time Doctor's surgery from Unit 42 of the Village.

I wish to advise that the application has been approved. An appropriate Instrument of Approval specifying the conditions under which the approval is granted will shortly be published in the Australian Government Gazette, a copy of which is enclosed for your information.

One factor in the approval was the Committee's support for the proposal. You should be aware however that there was one objection from a resident of Urambi Village and it would be highly desirable to contain any commercial activity which intruded on the residential amenity of the residents.

Yours faithfully



V.C. Dawson  
for Assistant Secretary  
Land Management

13 OCT 1977

ORIGINAL

The Body Corporate Committee  
thru

42 URAMBI

4-2-86

~~Mr. Terry Brooks  
Chairman  
Structures Committee~~

GLASS EXTENSION IN COURT-YARD

We seek approval to build a glass and timber frame pavilion extension in our courtyard.

The construction, according to the plan attached, would be on a concrete floor, with glass walls and roof and timber frame (similar to existing Urambi timber-frames in outside sliding door). As shown on the plan, the roof would be covered by a pergola carrying shade cloth by similar material. Our immediate neighbours - houses 41 & 43 have given their written approval on the attached plan.

Terry,

Copy of this letter returned to Mary Hodge with the note

"Discussed at committee meeting 5 February 1986

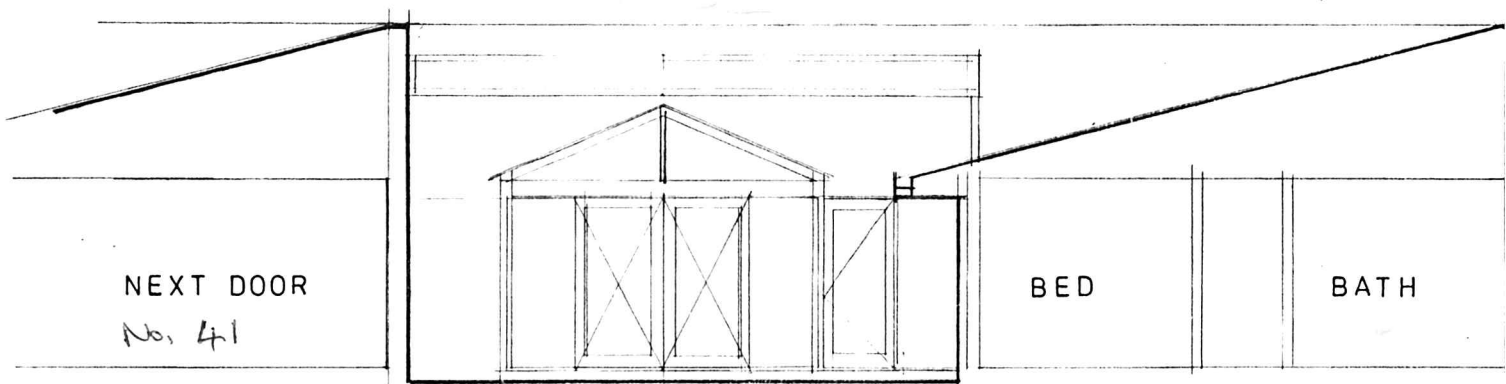
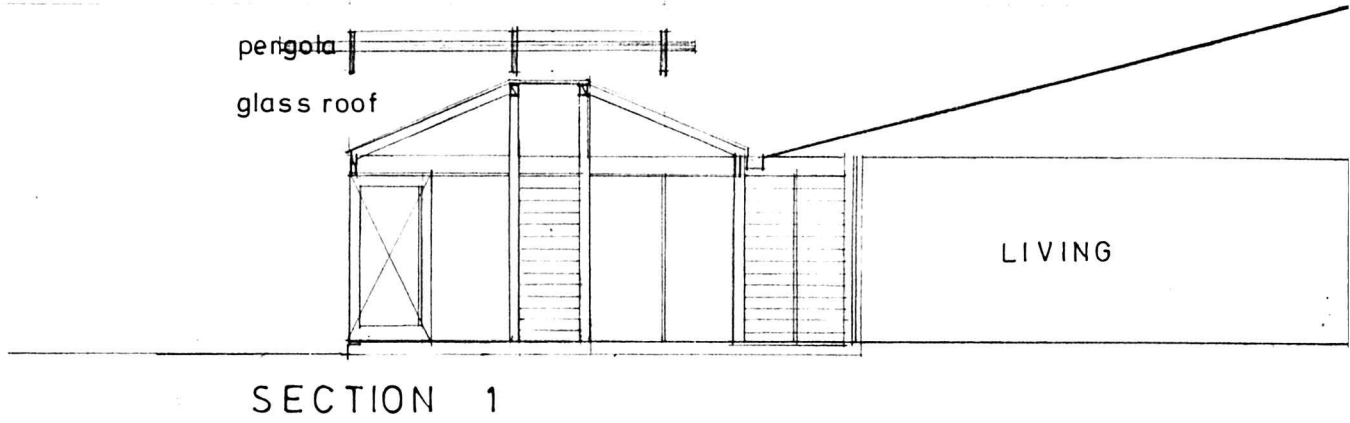
and approved in principle. Final drawings should

be presented for an imprint of the common seal prior to seeking Dept. of Territories approval"

Yours sincerely

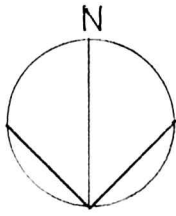
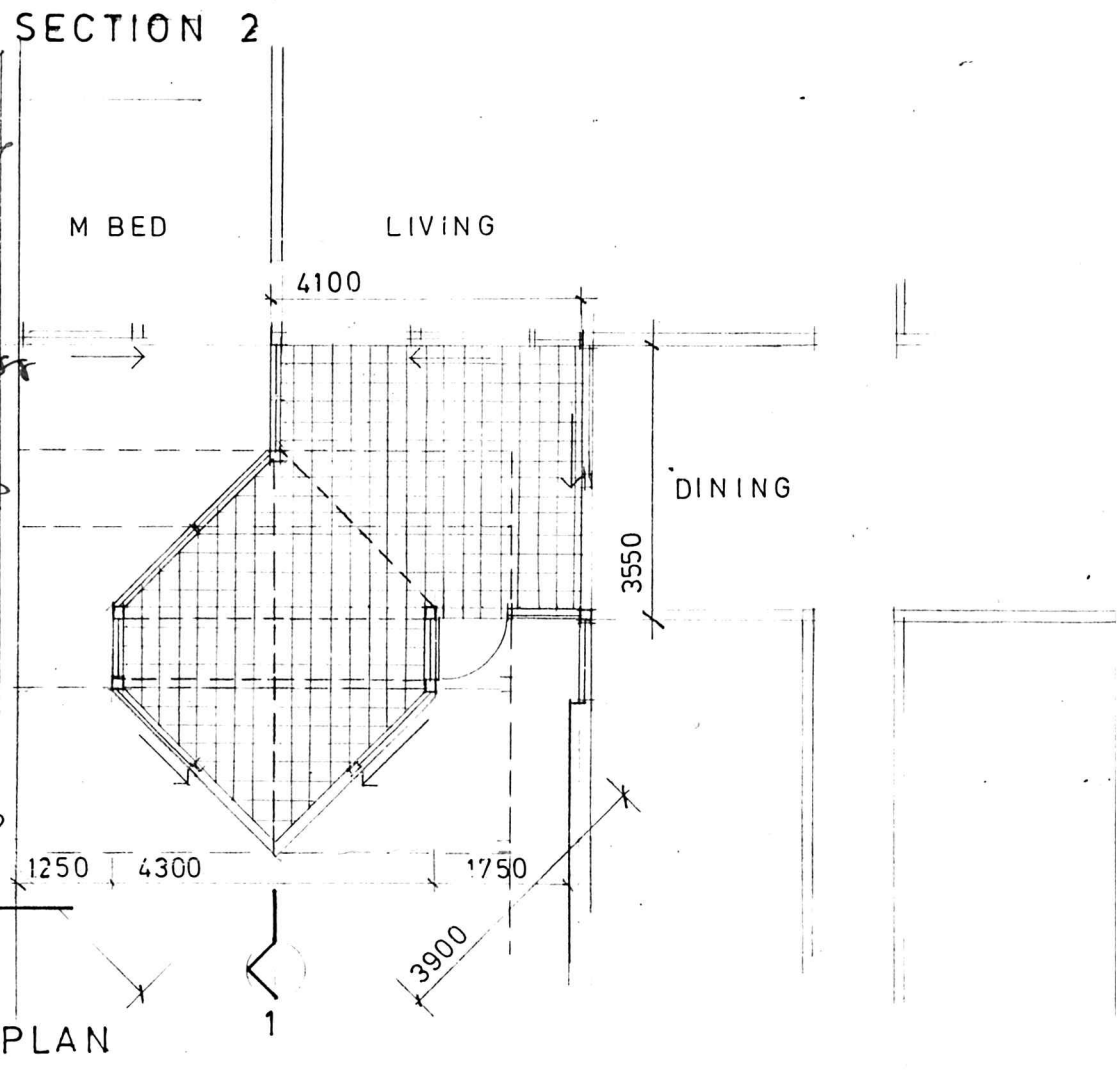
Mary Hodge

Thomas 5 Feb 86



*I have no objection  
to the development  
shown on this drawing  
Alastair Swaney  
House 41. 1.2.86*

*No objection  
Alastair Swaney 2/2/86  
4/2/86*

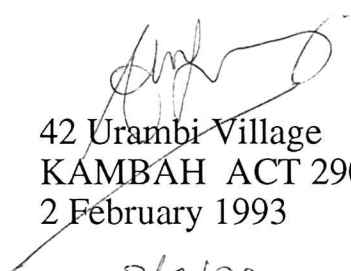


BOB & MARY HODGE HOUSE PAVILION PROPOSAL

JOHN MCNABB ARCHITECT

42 URAMBI VILLAGE 15.12.85 SCALE 1:100 SK1

*Liz*  
*Please list as correspondence*  
*for next meeting.*  
*CM Lang*  
*4/3/93.*

  
42 Urambi Village  
KAMBAH ACT 2902  
2 February 1993

*3/2/93*

The Convenor  
Urambi Village Body Corporate

Dear Chris,

I would like to inform you about a structure outside the front of 42 Urambi Village which has been modified and about which I regret I had no prior written communication with the BC. I have had an area enclosed by Urambi-type tiles which is under beams which continue the line of the front edge of the roof to the ground and which have been in place for quite some years. Previously the beams were covered by dark shade-cloth.

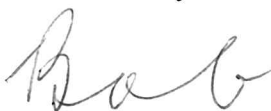
Both ends of this tiled enclosure have been closed in by boards painted "Urambi brown" to make a small storage area and workshop. The pattern of this modified structure generally conforms to several others previously constructed in the front of courtyard houses.

Before this work was done, I checked with the neighbours on either side and with the Sharps opposite who may have a view of it. There were no objections. The "shed" is fairly well screened by existing growth.

There were no plans made of this since it simply enclosed the basic structure which was already in existence.

If I am required to obtain retrospective approval for these modifications, I hereby apply for such approval.

Yours sincerely,



R.L.HODGE