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# BARRY O'RYAN PTY. LTD.

*Licensed Real Estate Agent*

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SOUTHLANDS, MAWSON PLACE' MAWSON, A.C.T. 2607 TELEPHONE: 86 2200,

*31st March, 1981*

*The Secretary,  
Urambi Body Corporate Committee,  
12 Urambi Village,  
KAMBAH. A.C.T. 2902.*

*Dear Sir,*

*We act as Managing Agents for the owners, Mr. & Mrs. P.J.N. Fox, of Unit 63, Urambi Village, Kambah.*

*The unit is at present vacant and will remain so until the owners return to Canberra about 21st April, 1981.*

*It would be appreciated if you could occasionally check the premises for any vandalism and inform this office if any is observed.*

*Yours faithfully,*

A handwritten signature in cursive script, appearing to read 'Barry O'Ryan', written in dark ink.

BARRY O'RYAN PTY. LTD.

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## REQUEST FOR STRUCTURES APPROVAL

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**TO:** URAMBI VILLAGE BODY CORPORATE  
**FROM:** PETER & JANINA FOX OF 63 URAMBI VILLAGE  
**SUBJECT:** REQUEST FOR APPROVAL TO INSTALL A SPLIT SYSTEM  
REVERSE CYCLE HEAT PUMP  
**DATE:** 10 JUNE 1998

*Approval at  
meeting  
15/6/98  
[Signature]*

I seek your approval to install a Daikin split system reverse cycle heater and air conditioner in our unit at 63 Urambi Village. The model proposed is a FTY60G which has a heating capacity of 7.16kW and a cooling capacity of 6.15kW. This is the same model that has been installed by Thomas Leffers in house 67 and by Paul Mulquiney in house 53.

This model has been selected by all of us because it is the quietest unit available of the required capacity. The two units already installed in Urambi do not generate any noise problems for the neighbours.

I have discussed this application with your Structures Officer, David Keightley, who believes that the proposed installation would produce no noise or other detrimental effects on our neighbours, however he advises that the written consent of our immediate neighbours is required. This is attached.

Our neighbours to the East, Michael and Cecile Burton, have seen the product brochures and understand the proposed location of the outdoor unit which will be against our outside rear wall midway between the boundary wing walls. Their letter of consent is attached.

Our neighbours to the West, Hugh Nelson and Jannine James are currently overseas for a few years. I have been able to contact Hugh by phone in London and fully explain the proposal to him. He has Faxed consent to the proposal to David Keightley – it is attached.

In order for us to take advantage of the ACTEW \$500 Cash Back scheme (which expires on 30 June) the unit would have to be installed by that date. I therefore seek your urgent approval of this application.

Yours sincerely,

Peter Fox



Janina Fox



*4 support this submission*

*[Signature]*  
#55



Hugh Nelson

0181 871 1723

10/06/1998 15:58:45

P.1

*Fax*

To: Urambi Village Body Corporate Committee  
Structures Officer

Your fax no.: (06) 296 1874

From: Hugh Nelson and Jenene James  
Owners of 64 Urambi Village

Our telephone no.: London, UK (0181) 871 1723

Date: 10 June

This page only

Dear Sir Madam,

We approve of Peter Fox's plan to install a heat pump at number 63 Urambi Village. The heat pump is to be installed on the ground floor rear wall of the house, against the brick wall.

We can be contacted on the above telephone number in London, UK.

Yours sincerely,

Hugh Nelson & Jenene James



Michael and Cecile Burton

62 Urambi Village

Wednesday, 10 June 1998

Structures Officer

Urambi Village Body Corporate

Dear Structures Officer:

***RE: Consent to the installation of a split system heat pump in house 63***

Peter and Janina Fox of 63 Urambi village have discussed with us their proposal to install a Daikin Split System Heat Pump Model FTY60G.

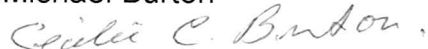
We have considered the product brochure and the proposed location of the unit. We understand that other identical models have been installed in Urambi houses with no noise nuisance

We have no objection and consent to this proposal.

Sincerely yours,

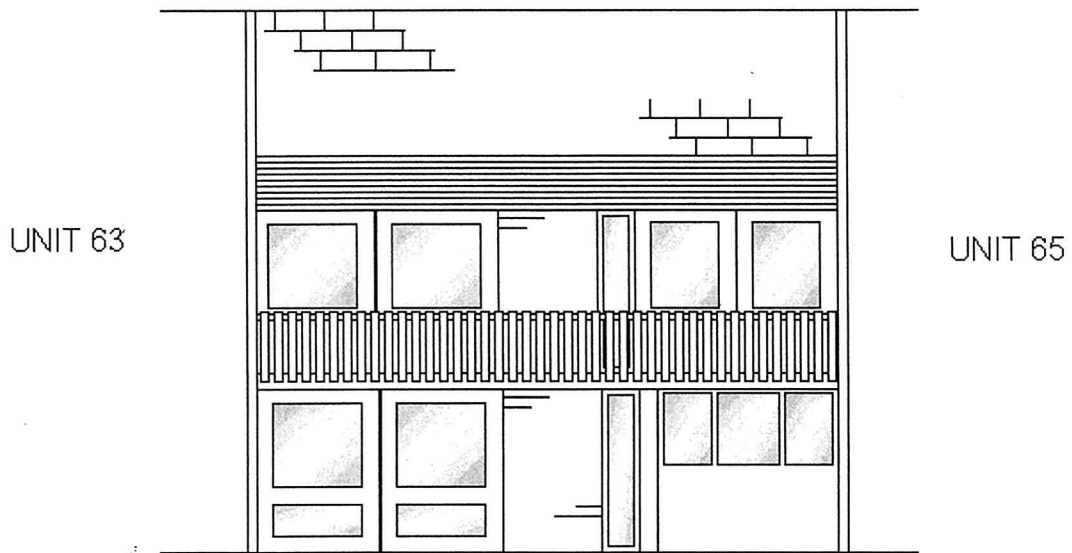


Michael Burton

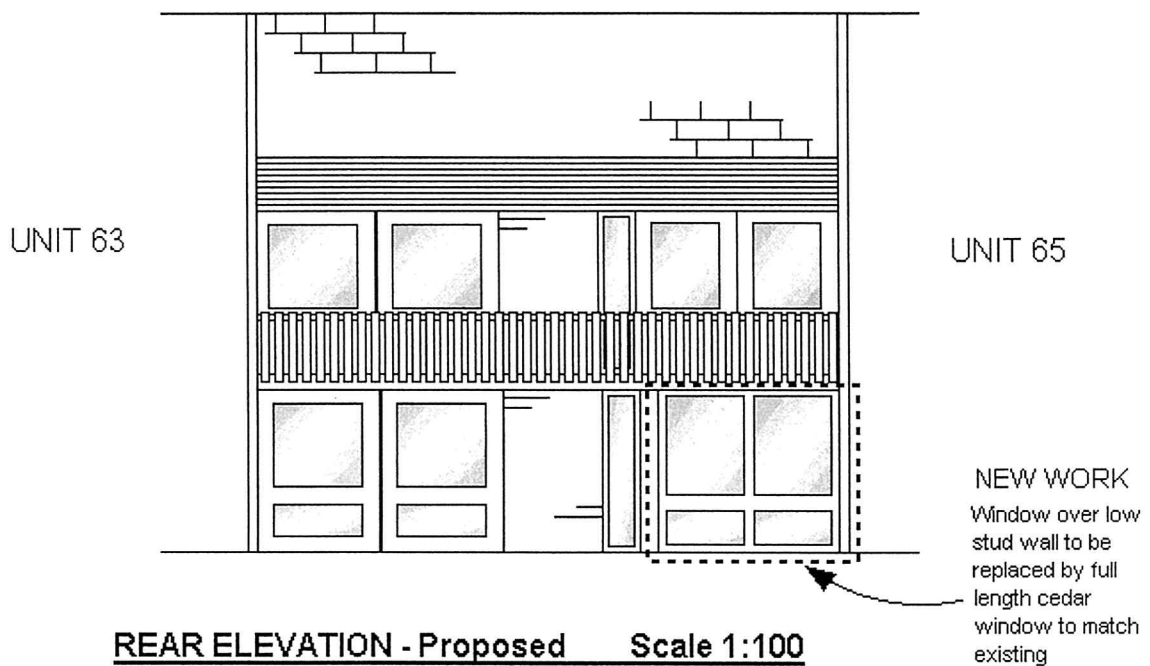


Cecile Burton



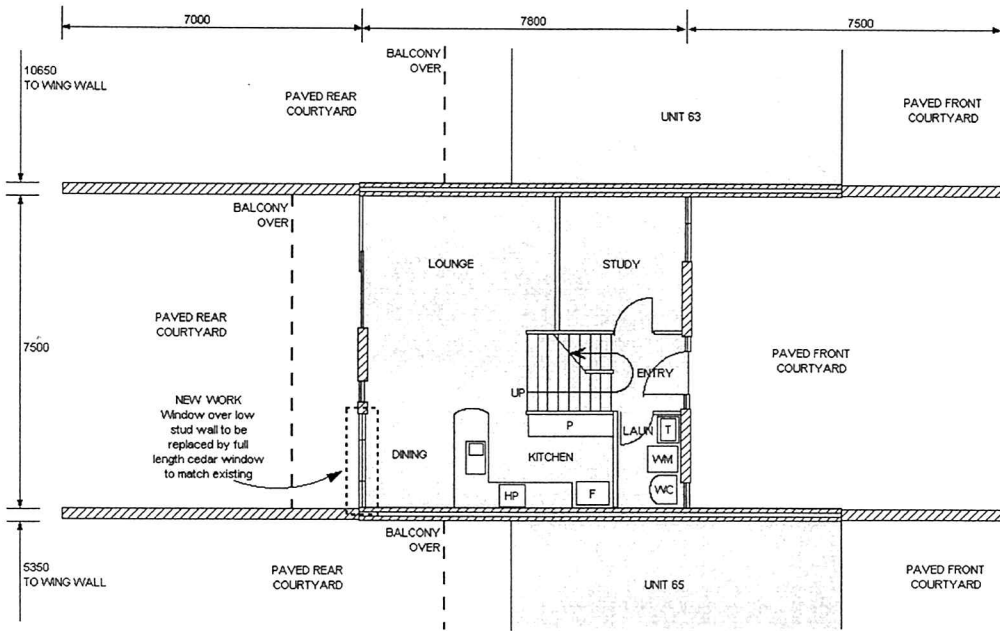


**REAR ELEVATION - EXISTING**      **Scale 1:100**

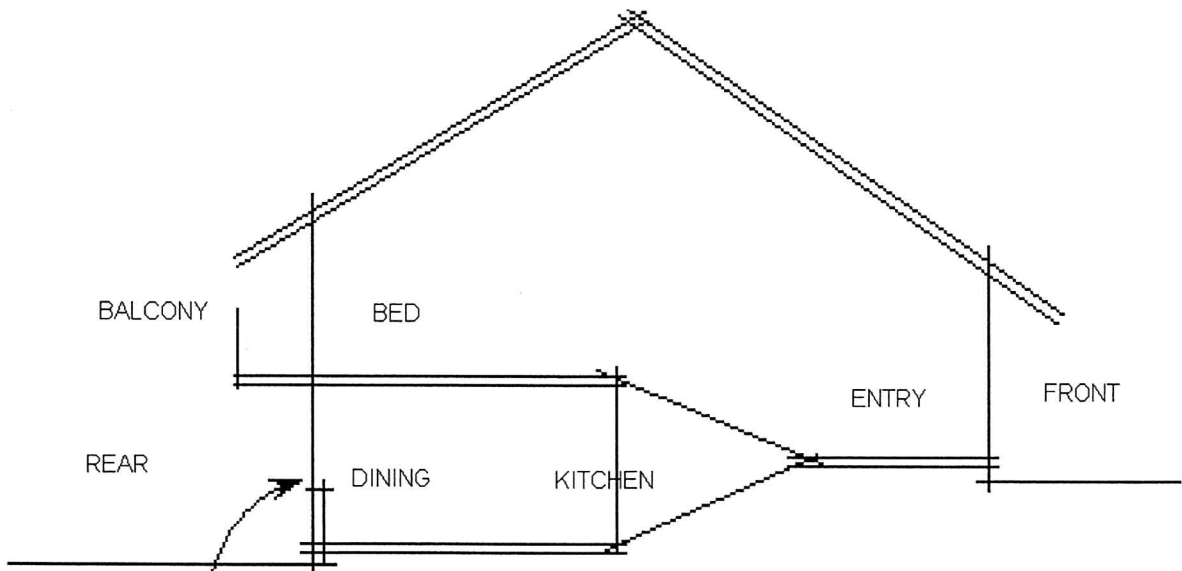


**REAR ELEVATION - Proposed**      **Scale 1:100**

PROJECT	Window Replacement
PROPERTY	Unit 64 Urambi Village, Crozier Circuit Kambah 2902
CLIENT	H Nelson & J James
DATE	09 September 2003



**FLOOR PLAN Scale 1:200**



NEW WORK  
Window over low stud wall to be replaced by full length cedar window to match existing

**SECTION Scale 1:100**



APPROVED HOUSE 63  
janni fox

*W. West 29*

*65*  
*30*

18 Sep 03

**From:** Peter Fox foxy@grapevine.com.au  
**Subject:** RE: Your structures application is approved  
**Date:** 7 January 2017 at 3:05 pm  
**To:** David Keightley david@dara.com.au



Dear David,  
Thanks so much for looking after that.  
I have forwarded it to Simon Lette.

Happy New Year  
Cheers,  
Peter

-----Original Message-----  
From: David Keightley [mailto:david@dara.com.au]  
Sent: Saturday, 7 January 2017 11:16 AM  
To: Peter Fox  
Cc: Tanya Wordsworth; Nicolas Brown  
Subject: Your structures application is approved

Hi Peter and Janina

As there have been no objections to your application to extend your ensuite bathroom and add a storage area, and the time for objections has passed, you can proceed to the next stage in the process. You will need a Urambi Village stamp on the plans you submit to ACTPLA, and the signature of either Tanya or Nic.

I wish you well with your renovations and hope they proceed smoothly.

All the best to you both.

David

-----  
David Keightley  
55/85 Crozier Circuit  
Kambah ACT 2902  
02-6296.1092  
0414-927.591  
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## **Urambi Structures Application House 63**

An application has been made to extend the ensuite bathroom of house 63 to make it suitable for disabled use. A store room is being added to the extension.

During construction it may be necessary to alter the plans in minor ways to take account of site conditions.

The neighbours have indicated that they have no objections to these plans.

Objections must be submitted to the Executive Committee or to me by **5pm on Friday 6 January**.

Detailed plans are on the Community Centre noticeboard.

David Keightley  
House 55 (david@dara.com.au)  
12 December 2016

## **Urambi Structures Application House 63**

An application has been made to extend the ensuite bathroom of house 63 to make it suitable for disabled use. A store room is being added to the extension.

During construction it may be necessary to alter the plans in minor ways to take account of site conditions.

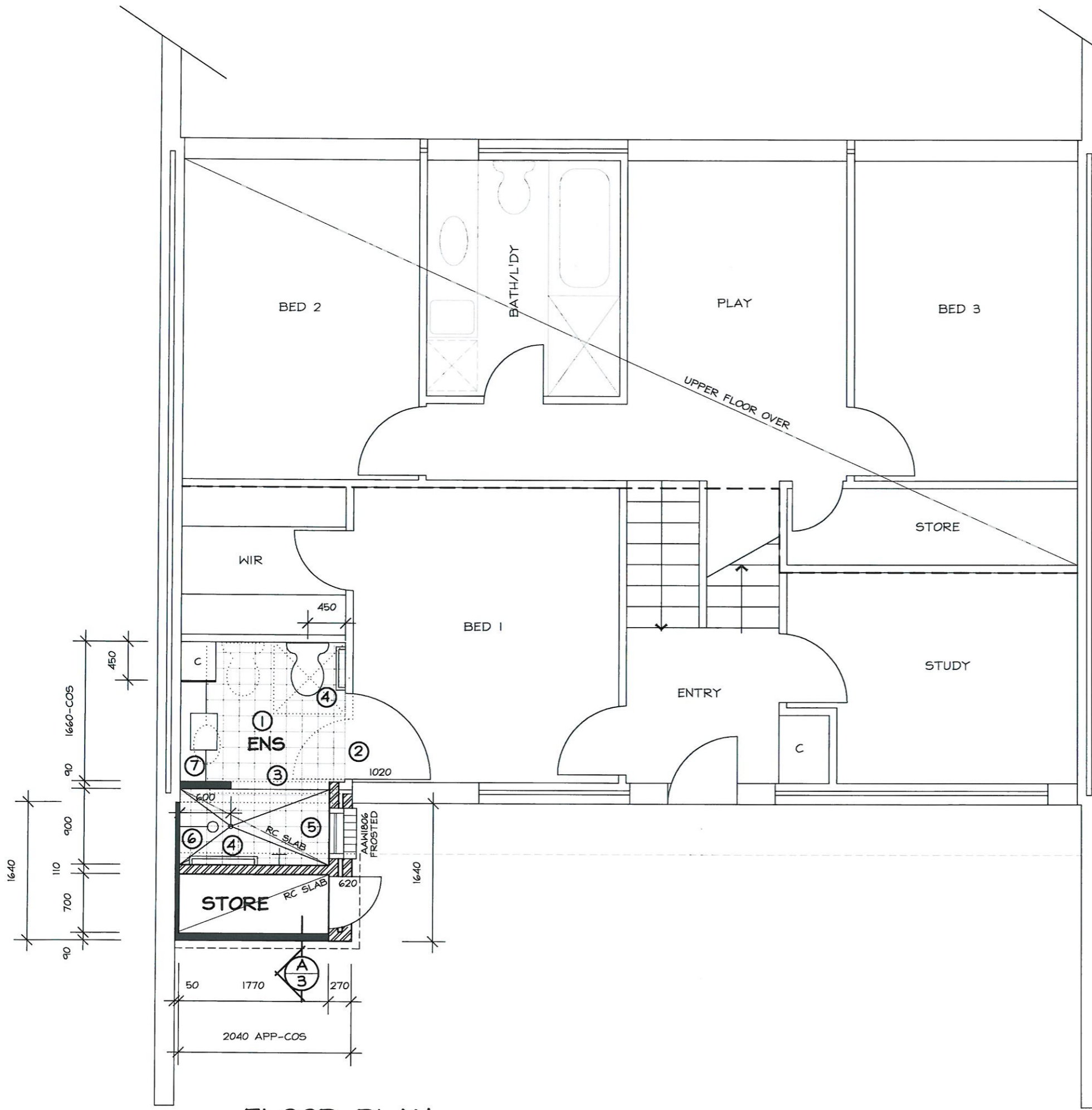
The neighbours have indicated that they have no objections to these plans.

Objections must be submitted to the Executive Committee or to me by **5pm on Friday 6 January**.

Detailed plans are on the Community Centre noticeboard.

David Keightley  
House 55 (david@dara.com.au)  
12 December 2016





FLOOR PLAN

**ALTERATIONS**

- 1 DEMOLISH EX. ENSUITE FITOUT AND REWORK DRAINAGE TO SUIT NEW LAYOUT AS SHOWN. NEW WPM AND WATERPROOFING TO BCA
- 2 REMOVE EX. DOOR AND PROVIDE WIDER DOOR AS SHOWN AND TO CLIENTS DIRECTION
- 3 DEMOLISH EXTERNAL WALL AS SHOWN AND PROVIDE LINTEL OVER TO SUPPORT EXISTING ROOF. EXTEND EXISTING ROOF DOWN IN SAME PLANE TO EXTEND TO FORM SHOWER AREA AND STORE AS SHOWN AND AS PER SECTION A-A. PROVIDE NEW ROD AND CURTAIN FOR SHOWER. BUILD STUD NIB AND TILE TO FCL AND FLOORS AS DIRECTED BY CLIENT
- 4 PROVIDE GRAB RAILS TO ASI428.1 AND CLIENTS DIRECTION
- 5 EXTEND THIS WALL IN BRICK CAVITY AS SHOWN. PROVIDE NEW FROSTED WINDOW AND STORE DOOR AS SHOWN.
- 6 BATTEN OUT EXISTING 230mm WALL TO ALIGN INTERNAL WALL WITH EXISTING AS SHOWN AND LINE IN VILLABOARD
- 7 PROVIDE NEW WALL MOUNTED MIRROR OVER VANITY TO CLIENTS DIRECTION

**PROPOSED EXTENSION:**

**BLOCK: 1**

**SECTION: 149 KAMBAH**

**CLIENT: J & P FOX of  
63 Urambi Village Kambah**



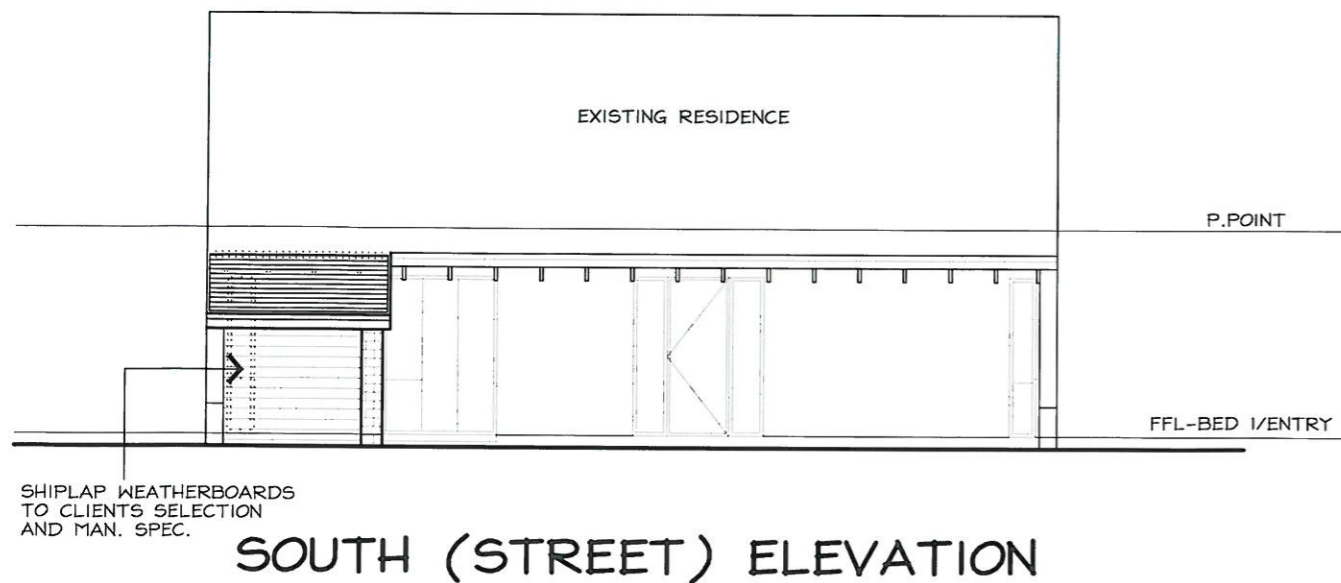
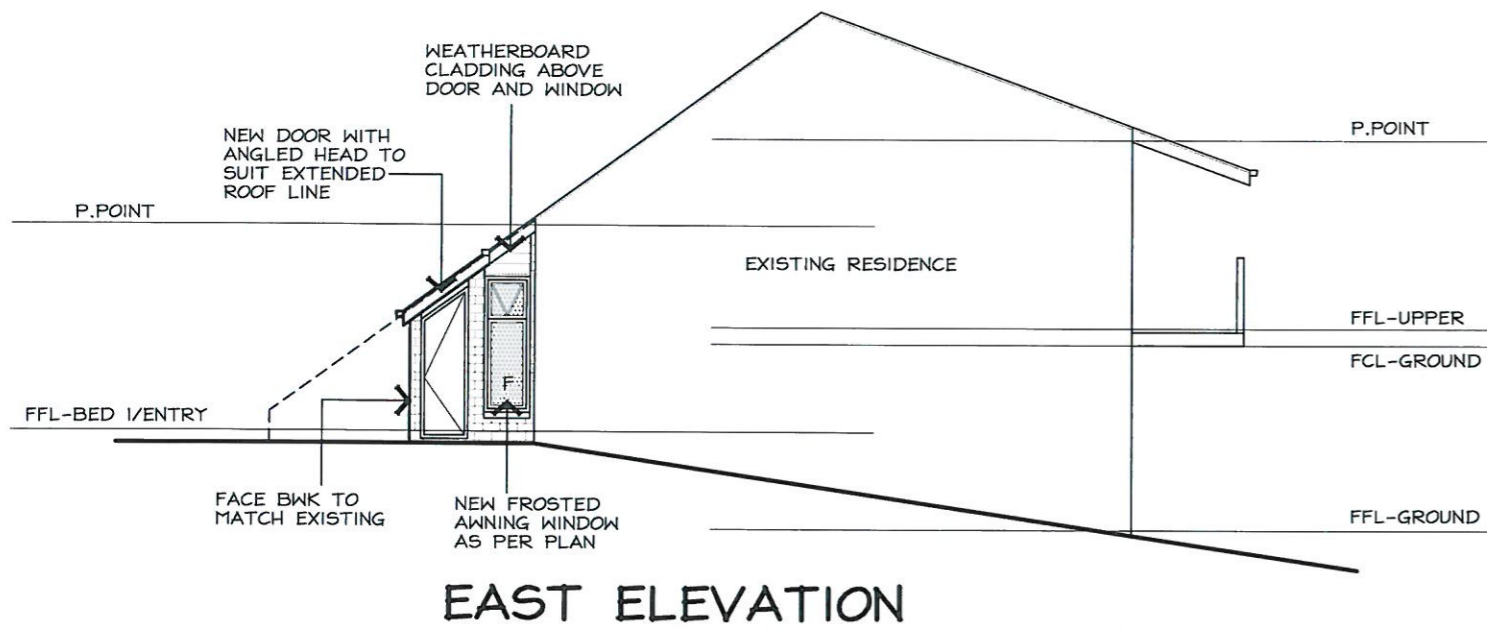
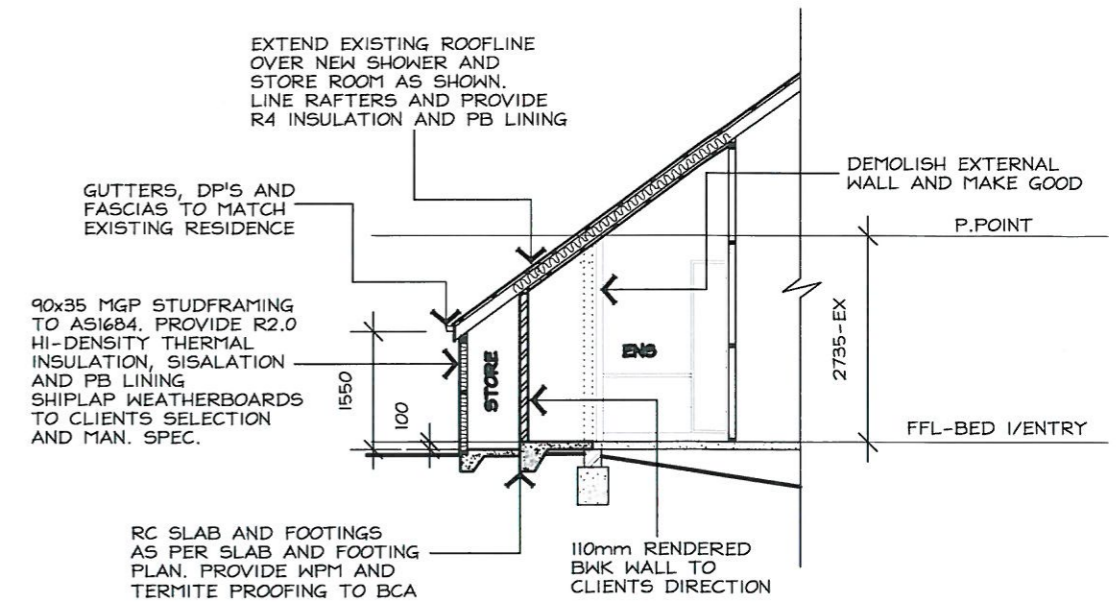
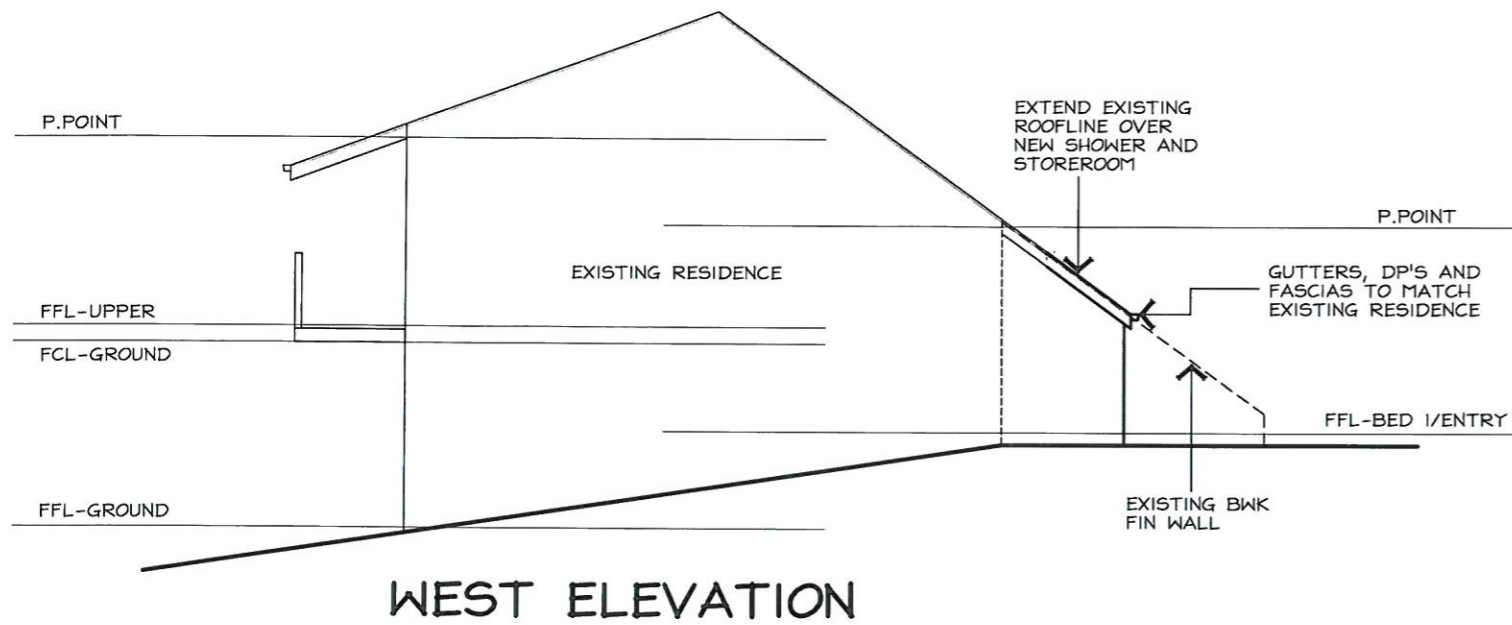
**CARMODY by DESIGN**

ABN 58201170896  
PO BOX 6121 O'CONNOR ACT 2602  
19A FARRER STREET BRADDON  
GINA@CARMODYBYDESIGN.COM.AU  
PH: 02 6230 1284

DWN: A.KWONG G.CARMODY

SCALE: 1:50 DATE: 9/12/16

DWG No.: 1558 SHEET: 2 OF 3



**PROPOSED EXTENSION:**  
**BLOCK: 1**  
**SECTION: 149 KAMBAH**  
**CLIENT: J & P FOX of**  
**63 Urambi Village Kambah**



**CARMODY by DESIGN**

ABN 58201170896  
 PO BOX 6121 O'CONNOR ACT 2602  
 19A FARRER STREET BRADDON  
 GINA@CARMODYBYDESIGN.COM.AU  
 PH: 02 6230 1284

DWN: A.KWONG G.CARMODY  
 SCALE: 1:100 DATE: 9/12/16  
 DWG No.: 1558 SHEET: 3 OF 3

**From:** Michael Robbins mrobbins@home.netspeed.com.au  
**Subject:** Re: Clarification of planned renovation  
**Date:** 16 December 2016 at 2:06 pm  
**To:** Peter Fox foxy@grapevine.com.au  
**Cc:** Simon Lette spl.one@live.com.au, David Keightley david@dara.com.au



Peter,

First, your renovations look like a great idea and I'm glad to see you're making changes that will help you stay in the Village.

As I said I was only looking for clarification, sounds as though you're doing a good job of managing the project.

Well done, not an easy task when lots else is happening.

Cheers, Michael

PS Men who Care aren't meeting next week but will in January (16th)

On 16/12/2016, at 1:22 PM, Peter Fox wrote:

Dear Michael,  
The plans as drawn will need some modification.  
Simon Lette is the builder who has done several jobs in Urambi to general acclaim. He had the plans drawn as preliminary by the drafting firm, but suggested I submit them subject to minor change, to get the process started. And the fact that there may be minor changes is noted on the application posted on the letterboxes.

I too had picked up the problem with having "shiplap weatherboard" facing the spine and have proposed to Simon that all the external finishes be in matching Urambi brick except where there is the full length window and the store room door.

I hope that eases your very valid concerns.

Regards,  
Peter

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

From: Michael Robbins [mailto:mrobbins@home.netspeed.com.au]  
Sent: Thursday, 15 December 2016 9:35 AM  
To: Peter Fox  
Cc: David Keightley; David Hobbes  
Subject: Clarification of planned renovation

Peter,

Please clarify what material is to be used for new outside wall of facing the spine path, and the new wall parallel with the existing wing wall.

I may have interpreted the plans incorrectly, but if not, then the plans for your renovations posted on the UVCC notice board seem to have an internal inconsistency. The East Elevation says "Face Bwk to match existing", whereas the South(Street) Elevation seems to show the same outside wall as "Shiplap weatherboard".

I can imagine that maybe the plan architect's intention was to use Bowral Murray Grey bricks with white flush mortar facing the spine path, and shiplap weatherboard on the east facing wall.

Cheers, Michael