

QUESTIONS AND ANSWERS FOR BLOCK 1 SECTION 199 BELCONNEN

ISSUED IN ACCORDANCE WITH PARAGRAPH 6.7 OF THE GENERAL SALES INFORMATION

The sales agent will circulate all questions and answers, addenda or supplementary information by email to persons registered with the sales agent without revealing the source of the enquiry.

Q1. Does the Crown Lease take precedence over the design report?

A1. The Specimen Crown Lease for this site takes precedence over the Design Concept Report.

Q2. What is the status of the Design concept report?

A2. The Contract requires the Buyer take the Design Concept Report into consideration; the Buyer is not required to *comply* with the Design Concept report.

Q3. The *Design Concept Report for Belconnen Town Centre Public Transport Improvements and Transit Oriented Development March 2008* at page 33 states that “Setbacks – refer illustrative plan”. To which plan is this referring to?

A3. *The Design Concept Report for Belconnen Town Centre Public Transport Improvements and Transit Oriented Development March 2008* has omitted setback diagrams for site G (Block 1 Section 199).

The Deposited Plan (10775) requires a 3m right of way easement in from the Benjamin Way Boundary, and a 5m easement in from the Cohen Street boundary. Increased setbacks could be considered to accommodate outdoor eating areas etc.

Prospective purchasers should be aware that new buildings on the site will be required to consider the existing streetscape character in their design.

Prospective purchasers should also be aware of Rule 241 of the Multi-unit housing code, which requires at least one side boundary setback should be available for deep root planting.

Q4. The Traffic and Parking Statement 25 March 2011 Executive Summary refers to the Cox Architects and Planners urban design study. This study document is referenced in greater detail in section 2. This study document does not appear to be referenced in the Design Concept Report. Please advise the status of the Cox Architects and Planners urban design study.

A4. The Cox Architects Report was undertaken by the LDA for internal information only and should not be relied upon by proposed purchasers.

Q5. What is the height limit for development on this site?

A5. Page 33 of the 'Design Concept report for Belconnen Town Centre public transport improvements and transit orientated development' specifies a height limit of 60m maximum (18 storeys) for site G (Block 1 section 199 Belconnen).

This height is restricted to the tower element, as indicated on Figure 14: Site G proposed building footprint, and Figure 16: Site G Indicative elevation to Benjamin Way, and does not apply to the whole site area.

While the concept report is a guide only, the proposed outcomes were extensively considered.

In applying the Territory Plan CZ2 controls, Criteria C24 of the Town Centres Development Code requires Building heights in the CZ2 area of Belconnen to comply with all of the following:

- a) are compatible with existing, or future desired character of, adjacent development
- b) are appropriate to the scale and function of the use
- c) minimise detrimental impacts, including overshadowing and excessive scale.

In assessing any application, The DA team will take into account the recommendations of the Concept Report, particularly in relation to C24 a).