

To Future Owners,

We're writing on behalf of Fixed Price Extensions about the deck at 58 Macleay Street, Turner, which is currently listed through Auction Advantage.

As part of preparing the property for sale, a compliance report showed that the deck sits just within the front setback and is slightly over 400mm high. Under planning rules, this means the deck does require a Development Application (yes—even for a structure just over 40cm).

Our clients have asked us to manage this process for them, and we are. This is the only structure on the block that needs approval, and it does not require Building Approval—just DA approval. Importantly, the deck meets NCC requirements, is fully insurable, and does not impact the transfer of the sale. We're simply lodging the DA because we can secure the formal approval, and we will.

These applications generally take around 3–4 months, and we've already started the process to have it finalised. Based on advice from our Planning Manager, Emily Keane, we expect approval to be wrapped up by November. This will give you peace of mind knowing the property is fully compliant and ready to go.

Thanks for your patience while we get this finalised. We'll continue to oversee the process until approvals are in place.

If you have any questions, just email planning@cgfb.com.au.

Kind regards,
Emily Keane

Planning Manager
Fixed Price Extensions