

Dear Mr/s Slapp

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201732800

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 13, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au) to send an email.

Environment, Planning and Sustainable Development Directorate

<http://www.environment.act.gov.au>

Dear Mr/s Slapp

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

**DA Number:** 201732800  
Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Site Details:**  
Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp  
From: Elizabeth Slapp  
[mailto:Elizabeth@CanberraTownPlanning.com.au] Sent: Monday, 16 October 2017 1:00 PM To: Thornhill, Kevin <Kevin.Thornhill@act.gov.au> Subject: FW: APP-201732800-01 (A14220827).pdf [SEC=UNCLASSIFIED]

**Matters to address:** Hi Kevin, I confirm that you have our permission to amend the DA form to include Block 9 Section 48 Belconnen. I apologise, but this was a typo... Also, please find attached a copy of the revised Authority Form. Please do not hesitate to contact me should you need anything further. Ta. -E

#### **Fees for Completeness Check Failure Notices from 1 July 2017**

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$187.00\*
- Two failure notices issued \$558.00\*
- Three failure notices issued \$1,304.00\*
- Four failure notices issued \$2,791.00\*

PLUS a further \$1,482.00 for each additional failure notice

**Note:** If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team  
Environment, Planning and  
Sustainable Development  
Directorate

Dear Mr/s Slapp

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

**DA Number:** 201732800

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

**Site Details:**

Block: 13, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:**

Elizabeth Slapp

\* Please provide a separate subdivision plan/s with dimensions, bearings and sizes and elevations. Please provide a separate easement plan/s with similar information. (subdivision plan/s to be prepared subject to survey later in the process). \* A number of plans refer to DA201630707. This does not appear to be a correct reference. Please review this and update the relevant plans. \* Please dimension proposed works to the new entryway on the west elevation plan. This will assist in understanding the full extent of the works being proposed in this location. \* Please dimension the southern building link plan and the water meter plan. These are shown on the Ground Floor Plan. It is noted these dimensions are shown on the site plan however this information is also required on the floor plan. \* Please dimension the section plan B to show the height of the structure. The height of the structure is shown on Section A. \* Please provide an area plan. If the development is over 5000 square metres it would appear to trigger the need for community consultation. If so, please provide evidence of pre community consultation.

**Matters to address:**

### **Fees for Completeness Check Failure Notices from 1 July 2017**

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$187.00\*
- Two failure notices issued \$558.00\*
- Three failure notices issued \$1,304.00\*
- Four failure notices issued \$2,791.00\*

PLUS a further \$1,482.00 for each additional failure notice

**Note:** If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are

payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team  
Environment, Planning and  
Sustainable Development  
Directorate

Dear Mr/s Slapp

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

**DA Number:** 201732800  
Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Site Details:** Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

**Matters to address:** \*Please dimension proposed works to the new entryway on the west elevation plan. This will assist in understanding the full extent of the works being proposed in this location. \*Please provide a separate subdivision plan/s with dimensions, bearings and sizes and elevations. Please provide a separate easement plan/s with similar information. (subdivision plan/s to be prepared subject to survey later in the process). Plans responding to the failure reasons have not been provided. The easements and stratum block/s have not been identified.

### **Fees for Completeness Check Failure Notices from 1 July 2017**

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$187.00\*
- Two failure notices issued \$558.00\*
- Three failure notices issued \$1,304.00\*
- Four failure notices issued \$2,791.00\*

PLUS a further \$1,482.00 for each additional failure notice

**Note:** If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team  
Environment, Planning and

Sustainable Development  
Directorate

Dear Mr/s Slapp

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

**DA Number:** 201732800

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

**Site Details:** Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

<b>Fees Payable:</b>	Completeness Check Fee	\$187 (includes GST)
	Development Fee	\$14431
	Crown Lease Variation	\$2990
	Public Notification	\$1556
	Lease Search	\$114 (includes GST)
	Home Business Fee	\$0
	<b>TOTAL FEES</b>	<b>\$19278</b>

**Payments Site:** <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment Planning and Land Shopfront at **16 Challis Street Dickson**. The Shopfront is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

Payment for your development application has been received.  
Your application will now proceed to the assessment stage.

**DA Number:** 201732800  
**Block:8, Section:48**  
**Suburb:BELCONNEN,**  
**District:BELCONNEN**

**Site Details:** **Block:13, Section:48**  
**Suburb:BELCONNEN,**  
**District:BELCONNEN**

**Block:9, Section:48**  
**Suburb:BELCONNEN,**  
**District:BELCONNEN**

**Applicant Name:** Elizabeth Slapp

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and  
Sustainable Development  
Directorate

Notifications closed for application id 201732800

Unit(s):  Block(s):  Section:  Suburb:

## 1. Documentation

<u>Task</u>	<u>Select</u>	<u>Comments/Failure Reasons</u>
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes	
e) Is there a Lease Variation component to this DA	Yes	
f) Has a list of interested parties been supplied (Lease Variation)?	Yes	

## 2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPI	Yes	
b) Check lessee details are correct – TARQUIN	Yes	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	No	
d) Is a Land Custodian signature required?	NA	
e) Check correct Zone and nominate overlays ( <i>If on Designated Land the application may not be accepted – See supervisor</i> )	Yes	
f) Correct/Sufficient Description of Proposal	Yes	
g) Assessment Track	Merit	
h) Exclusion from Public Register ( <i>if yes, allocate to supervisor in edevelopment</i> )	No	
i) Conflict of Interest ( <i>notify supervisor</i> )	No	

### 3. Block information on PALM

\*Add information to lodgement checklist

#### PALM – Land Blocks

Heritage	No	Compliance	No
Bushfire	No	Future Urban Area	No
Asbestos Flag If( yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email to <a href="mailto:Linda.Southwell@act.gov.au">Linda.Southwell@act.gov.au</a> and <a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a> weekly		No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program - If de-registered DO NOT refer to the Taskforce</i>	

#### PALM – Tenure Leases

Unit Titled	No	Unleased	No
Holding Lease	No		

### 4. General Information

a) Select Lodgement Checklist	LODGEMENTCHECKLIST - Meri
b) Complete Part A of Lodgement Checklist	Pass
c) Number of Public Notification Signs (Part B)	1
d) Complete Dispatch Advice Checklist	Saved to Decision Folder
e) Lease  <i>Download the lease via the Volume folio link shown in Tarquin.  Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	NA
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application?  <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	No
<b>Processed by:</b>	<b>KEVIN</b>
<b>DATE:</b>	<b>16/10/2017</b>

UNIT/S BLOCK/S 8,9,13 SECTION 48

SUBURB BELCONNEN DA NUMBER 201732800

VOLUME 1963/2055/1880 FOLIO 3/3/35 UNITS PLAN Number

*CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B*

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES  Pass  Fail  
OFFICER KEVIN DATE 16/10/2017

**Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

- 1. DATE
- 2. DATE
- 3. DATE
- 4. DATE
- 5. DATE

**Comments**

**Do any of the following apply to the block?**

- Heritage listed
- Bushfire affected
- Compliance action
- Unleased
- Subject to holding lease
- Unit titled
- Future Urban Area

**Is/was this a "Mr Fluffy" Asbestos affected block NO**  
**Is this a "Mr Fluffy" private sale Make Selection**  
**Has the Asbestos affected block's Lease been surrendered Make Selection**  
**Has the Asbestos affected block been deregistered. Make Selection**

Is a Lease Search fee (Dial-a-search) applicable for this application?

Yes

If a Lease Search fee is applicable, number of **additional** leased blocks?

Is a scanning fee required for this application?

**Exemption S411/412:**

Has the Applicant requested exemption for part of the Development Application? **NO**

Is this a **Concurrent** Development Application under Division 7.3.2A of the *Planning and Development Act 2007*? **NO**

**Note:** the public notification period is not less than 35 working days for Concurrent Development Application.

**Part B (i): Public Notification Requirements**

The development application requires:

**IF MAJOR NOTIFICATION:**

Number of **additional small** signs required is

Number of **additional large** signs required is

Number of days for notification:

**15 - Major**

**NB:** Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

**Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m2, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.**

**Part B (ii) Public Notification Wording**

**Customer Services to complete** - Insert wording for public notification:

**DA Leasing to complete lease variation component** – Insert Lease Variation public notification wording component:

**PROPOSAL FOR 3 STOREY CAR PARK & LEASE VARIATION - Additions and alterations to existing building including construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising 197 car parking spaces and pedestrian lift access. Construction of a new pedestrian entry to the existing Canberra Labour Club and associated works. Vary the Crown leases over blocks 8, 9 and 10 to facilitate access to the proposed car park structure above block 13.**



Is this a land rent lease?

NO

Is a Lease Variation fee applicable? \$ Yes

If yes, how many **additional** Lease Variation components? 3Type of Lease: **Mixed-Use** Proposal is Consistent with all clauses in the Lease: **No**Type of Lease Variation: **Consolidation Clause Change** Initial referral to AVO: Yes

Most Recent Variation Date:

<b>Building and Development Provisions - Not Applicable</b>	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
<b>LVC</b>	
LVC is s276E <input checked="" type="checkbox"/> OR LVC is s277 <input checked="" type="checkbox"/> :	
Valuation Report Supplied: <input checked="" type="checkbox"/>	
Valuation Certificate Supplied: <input checked="" type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	
<b>Relevant Clauses</b>	
<p>Purpose: Block 8: To use the premises only for one or more of the following purposes:</p> <p>i) club;</p> <p>ii) commercial accommodation use;</p> <p>iii) community use excluding child care centre and hospital;</p> <p>iv) drink establishment;</p> <p>v) indoor recreation facility limited to a maximum gfa of 280 sqm;</p> <p>vi) non retail commercial use;</p> <p>vii) residential limited to multi unit housing;</p> <p>viii) restaurant limited to a max gfa of 197 sqm</p> <p>ix) shop</p> <p>provided that the max gfa per shop is 200 sqm and</p> <p>further provided always that upon redevelopment of the premises clauses 3 c, d, e and f shall apply</p> <p>Block 9: : To use the land for the purpose one or more of the following:</p> <p>i) club;</p> <p>ii) commercial accommodation use excluding tourist resort;;</p> <p>iii) community use excluding child care facility and hospital:</p> <p>iv) drink establishment;</p> <p>v) indoor recreation facility;</p> <p>vi) non retail commercial use;</p> <p>vii) residential limited to multi unit housing;</p> <p>viii) restaurant</p> <p>ix) shop</p> <p>provided always that</p> <p>A: the max gfa per shop is 200 sqm</p> <p>B: any building on the premises fronting a main pedestrian area will incorporate uses on the ground floor that generate activity in the public space;</p> <p>C: prior to the commencement of ..... see full purpose</p> <p>Block 13: To use the premises only for the purpose of a club and subsidiary thereto motel units;</p>	
Gross Floor Area:	

Car Parking:	
Other:	
<b>Units Plan</b>	
Endorsement by Owners Corporation:	
Written evidence from a Certified Practicing Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practicing Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):	
<b>Consolidation</b>	
Existing Lease Details:	Issues to be noted:
<b>Subdivision</b>	
Existing Lease Details:	Issues to be noted:
<b>Land Use</b>	
Details: CZ2 business zone	
<b>Other Comments:</b>	
<ul style="list-style-type: none"> <li>- Subdivision of Blocks 8 and 9 Section 48 Belconnen (consolidated as per approved DA201630289) to create a Stratum Block and the consolidation of this Block into Block 13 Section 48 Belconnen.</li> <li>- Lease variation of the consolidated Block 8 and 9 Crown Lease (as approved in DA201630289) and the Crown Lease for Block 13 Section 48 to create a number of easements to formalise the proposed pedestrian and vehicular access arrangements.</li> <li>- Construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising: 197 car parking spaces and pedestrian lift access.</li> <li>- Construction of a new pedestrian entry to the existing Canberra labour Club building from the Chandler Street frontage.</li> <li>- Site services, waste management and access arrangements, off-site works and other works as documented in this proposal and in the documentation attached.</li> </ul>	

Public Notification wording checked by DA Leasing officer

*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD*

*(Before commencing completeness check: complete and check Part B: Public Notification)*

### Part D: DA Officer Completeness Check

DA OFFICER:           Alexanda Adkins

DATE:           24/10/2017

INITIAL CHECK BY DEVELOPMENT ASSESSMENT

Pass

Fail

#### DA Officer Failure reasons

Resubmission

Accepted?     List each failure reason separately

1.

A number of plans refer to DA201630707. This does not appear to be a correct reference.

Please review this and update the relevant plans.     **DATE 06/11/2017**

2. Please dimension proposed works to the new entryway on the west elevation plan. This will assist in understanding the full extent of the works being proposed in this location. **DATE 04-12-2017**
3. Please dimension the southern building link plan and the water meter plan. These are shown on the Ground Floor Plan. It is noted these dimensions are shown on the site plan however this information is also required on the floor plan. **DATE 06/11/2017**
4. Please dimension the section plan B to show the height of the structure. The height of the structure is shown on Section A. **DATE 06/11/2017**
5. Please provide an area plan. If the development is over 5000 square metres it would appear to trigger the need for community consultation. If so, please provide evidence of pre community consultation. **DATE 06/11/2017**

### Comments

The development appears to rely on an adjoining DA. Submitted floor plans appear to refer to this. See also DA-201630289. Assessing officer to request if further information required. Please Note: Applicant has stated Screening for multi story not meeting definition of wall under BCA and therefore does not add to GFA.

***Please include Customer Services and DA Leasing failure reasons to development if applicable.***

### **Part E: General and requirements under Section 139 of the Act**

Is the proposed development assessable (i.e. not exempt or prohibited development)? **Assessable Development**

#### Comment:

Does the application state the intended land use?	<b>YES</b>
Which is the chosen assessment track?	<b>MERIT</b>
Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?	<b>EXEMPT</b>
Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)?	<b>NO</b>
<p>If the application is for a single unit(s) on a unit titled block, is works being carried out on common property?</p> <p><i>(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)</i></p>	<b>NOT APPLICABLE</b>
<p>Is the land undeveloped?</p> <p><i>(if yes, a referral to DA Leasing is required)</i></p>	<b>NO</b>
<p>Is the land subject to a FUA layer? <i>(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)</i></p>	<b>NO</b>
<p>Has this application been subject to an Environmental Significance Opinion?</p> <p><i>(if yes, a additional fee component is applicable – see part i)</i></p>	<b>NO</b>
Are any blocks impacted by the development a Reserved Area - public land under	<b>NO</b>

S315 of the Planning and Development Act 2007 for any one of the following purposes:

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

**NO**

Is this application subject to pre-lodgement community consultation?  
(if yes, select the relevant number of days for notification in part B(i))

**NO**

If this application is a Concurrent Development Application, is it accompanied by a concurrent document?

### **Part F: Track Specific requirements**

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation?

**YES**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?

**NOT APPLICABLE**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)?

**NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)?

**NOT APPLICABLE**

Public notification requirements and wording checked and amended?  
*See Notification Requirements (Page 2, Part B)*

**YES**

*Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.*

### **Part G: GFA and Cost of Works**

Costs of works are calculated in accordance with Building (General) (Cost of Building Work) Determination 2015 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2015-16. The calculator is located in objective in the assessment tools folder, under development assessment team.

**Note:** Where a bill of quantities has been provided, please ensure GST is not included in the cost of works.

Total Cost of Works:           **\$ 6,245,000.00 (as per the application) (ex GST)**

Development fee payable: \$

### **Part H: Entity Referrals**

*For guidance please refer to [Work Instruction – Entity Referrals](#)*

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.

Indicate referral requirements by checking appropriate box/es:

<b>Asset Acceptance</b> (Transport Canberra and City Services)	<input checked="" type="checkbox"/> Referral to TCCS is required <b>(NB: no need to send a separate email for referral to the Land Custodian for TCCS)</b>  <b>Notes for referral: General referral and referral to transport policy</b>
<b>ICON Water/ACTEW Corporation</b>	<input checked="" type="checkbox"/> Demolition works – utilities <input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas <input checked="" type="checkbox"/> Liquid Trade Waste  <b>Notes for referral:</b>
<b>Conservator of Flora and Fauna</b>	<input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) <input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)  <b>Notes for referral:</b>
<b>City Renewal Authority</b> <a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>	<input type="checkbox"/> <b>Notes for referral:</b>
<b>Custodian of the Land (unleased)</b>	<input type="checkbox"/> <b>Identify Custodian:</b> <b>Notes for referral:</b>
<b>Environment Protection Agency</b>	<input checked="" type="checkbox"/> Noise <input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input checked="" type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises <input type="checkbox"/> Other – please specify  <b>Notes for referral:</b>
<b>Heritage</b>	<input type="checkbox"/> Heritage – Registered Land or Building  <b>Notes for referral:</b>
<b>Tree Protection</b>	<input type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees  <b>Notes for referral:</b>
<b>Worksafe</b> <a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a> Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>	<input type="checkbox"/> Private demolition of loose fill affected residence  <b>Notes for referral:</b>
<b>Asbestos Response Task force Coordinator General</b> <a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a> CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a>	<input type="checkbox"/> Asbestos affected “Mr Fluffy” block <b>(Do not refer if the block has been deregistered)</b>  <b>Notes for referral:</b>

<input type="checkbox"/> ACT Health	
<input checked="" type="checkbox"/> ACT Valuation Office	easements being added
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Breach Management Any development applications that relate to rectification of Service Station sites.	
<input type="checkbox"/> Capital Metro	
<input type="checkbox"/> Department of Education and Training (Childcare Centres) To be referred to <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning)	
<input type="checkbox"/> Department of Education and Training (School Planning section) Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office) Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Plan Implementation Team at EDD All EDP's in Gungahlin District	
<input type="checkbox"/> Police	
<input type="checkbox"/> Queanbeyan City Council	
<input type="checkbox"/> EPD Utilities Team Proposals involving utility scale power generation e.g. solar farm	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Yass Valley Council	
<input checked="" type="checkbox"/> Other (please specify)	reg gen
<b>Internal</b>	<b>Provide Reason for Referral</b>
<input type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a> All Merit Track applications with encroachments or works on unleased Territory Land	
<input checked="" type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a> All Merit Track applications with combined design and siting and lease variation component	lease variations included
<input type="checkbox"/> Rural Leasing Proposals on all agricultural rural blocks or in Pialligo	
<input type="checkbox"/> DA Merit Assessment team – Commercial	
<input type="checkbox"/> DA Merit Assessment team – Residential	
<input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)	

<input type="checkbox"/> Deed Management Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.	
<input checked="" type="checkbox"/> Strategic Planning – <a href="mailto:esddstrategicplanningreferrals@act.gov.au">esddstrategicplanningreferrals@act.gov.au</a>	<input type="checkbox"/> Social Infrastructure Planning <input type="checkbox"/> Infrastructure Policy <input type="checkbox"/> Design Policy <input type="checkbox"/> Land Policy <input checked="" type="checkbox"/> Land and Infrastructure Group <input checked="" type="checkbox"/> Major projects - <input checked="" type="checkbox"/> Parking
<input type="checkbox"/> Water Policy EPSDD <input type="checkbox"/> WSUD Code Requirements <a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>	
<input type="checkbox"/> Utilities Technical Regulation team <a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>	

**Part I: Calculation of fees for the development application (Merit or Impact Track)**

<b>Completeness Check:</b>	<b>187</b>
<b>Development (Cost of Works Fee or EDP Fee):</b>	<b>14,431.10</b>
<b>Merit Track with ESO:</b>	<b>0</b>
<b>Impact Track Fee/s:</b>	<b>0</b>
<b>Lease Variation:</b>	<b>2990</b>
<b>Public Notification:</b>	<b>1556</b>
<b>Lease Search:</b>	<b>114</b>
<b>Scanning Fee:</b>	<b>0</b>

*Scanning fee to be added to completeness check fee in edevelopment*

*Note: Please see fees and charges schedule 2015-2016 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.*

*Note: An additional fee of \$1156.00 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

**I (i) Home Business Fee**

Is this application a new application or renewal?	N/A
How many years is the applicant applying for?	0
<b>Home Business Fee:</b>	<b>0</b>

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$34,091.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,813.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,564.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,564.00**

*Note: Other fee components are still applicable*

**Part J: Resubmissions** (if application to be failed)

- Resubmission to be checked by Customer Services**
- Resubmission to be checked by DA Leasing**
- Resubmission to be checked by DA officer**

Numbers of Completeness check failures:

**Public Notification wording checked by DA officer**



**Tax Invoice / Receipt**

Canberra Labor Club  
51 Chandler St  
BELCONNEN, ACT 2617

ABN: 68 367 113 536  
Receipt Reference: 312611.1031.3  
Date: 05-Dec-2017 12:16  
Cashier: LMI  
Counter: Counter 5  
Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 31 432 729 493 - Completeness Check Resubmission Fee Canberra Labor Club 51 Chandler St BELCONNEN, ACT 2617 Suburb/Section/Block - BELCONNEN-48-13; BELCONNEN-48-8; BELCONNEN-48-9	\$187.00 *
ABN: 66 893 463 785 - Development Applications Canberra Labor Club 51 Chandler St BELCONNEN, ACT 2617 Suburb/Section/Block - BELCONNEN-48-13; BELCONNEN-48-8; BELCONNEN-48-9 DA No. - 201732800	\$14,431.00
ABN: 66 893 463 785 - DA Lease Variation Canberra Labor Club 51 Chandler St BELCONNEN, ACT 2617 Suburb/Section/Block - BELCONNEN-48-13; BELCONNEN-48-8; BELCONNEN-48-9 DA No. - 201732800	\$2,990.00
ABN: 31 432 729 493 - Public Notification Canberra Labor Club 51 Chandler St BELCONNEN, ACT 2617 Suburb/Section/Block - BELCONNEN-48-13; BELCONNEN-48-8; BELCONNEN-48-9 DA No. - 201732800	\$1,556.00
ABN: 31 432 729 493 - Lease Search Canberra Labor Club 51 Chandler St BELCONNEN, ACT 2617 Suburb/Section/Block - BELCONNEN-48-13; BELCONNEN-48-8; BELCONNEN-48-9	\$114.00 *
<b>Total</b>	<b>*Include GST: \$27.36</b> <b>\$19,278.00</b>
<b>Payment Details:</b> Cheque	<b>\$19,278.00</b>

Unit(s):  Block(s):  Section:  Suburb:

\* This checklist is to be used after the DA has been allocated

### **1. Documentation**

Can all uploaded documents be opened and are correctly showing in objective? <i>Open, check, rename any documents using the appropriate document type. Add a '%' sign in front any documents with a residential component displaying the internal layout</i>	Yes	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout) <i>(Yes-and Public register version provided) (No-Fail and request Public register version)</i>	Yes	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>	<input checked="" type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	<input checked="" type="checkbox"/>	

### **2. Customer Service failure reasons (Lodgement Checklist)**

Are there customer service failure reasons? <i>If no, go to part 3</i>	No	
Has resubmission satisfied customer service failure reasons?	NA	

### **3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

<b>Exemption S411/412:</b> Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>

<b>Processed by:</b>	<b>TONY</b>	<b>DATE:</b>	<b>02/11/2017</b>
----------------------	-------------	--------------	-------------------

Unit(s):  Block(s):  Section:  Suburb:

\* This checklist is to be used after the DA has been allocated

### **1. Documentation**

Can all uploaded documents be opened and are correctly showing in objective? <i>Open, check, rename any documents using the appropriate document type. Add a '%' sign in front any documents with a residential component displaying the internal layout</i>	Yes	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout) <i>(Yes-and Public register version provided) (No-Fail and request Public register version)</i>	N/A	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>	<input type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	<input type="checkbox"/>	

### **2. Customer Service failure reasons (Lodgement Checklist)**

Are there customer service failure reasons? <i>If no, go to part 3</i>	No	
Has resubmission satisfied customer service failure reasons?	NA	

### **3. Finalise Completeness Check**

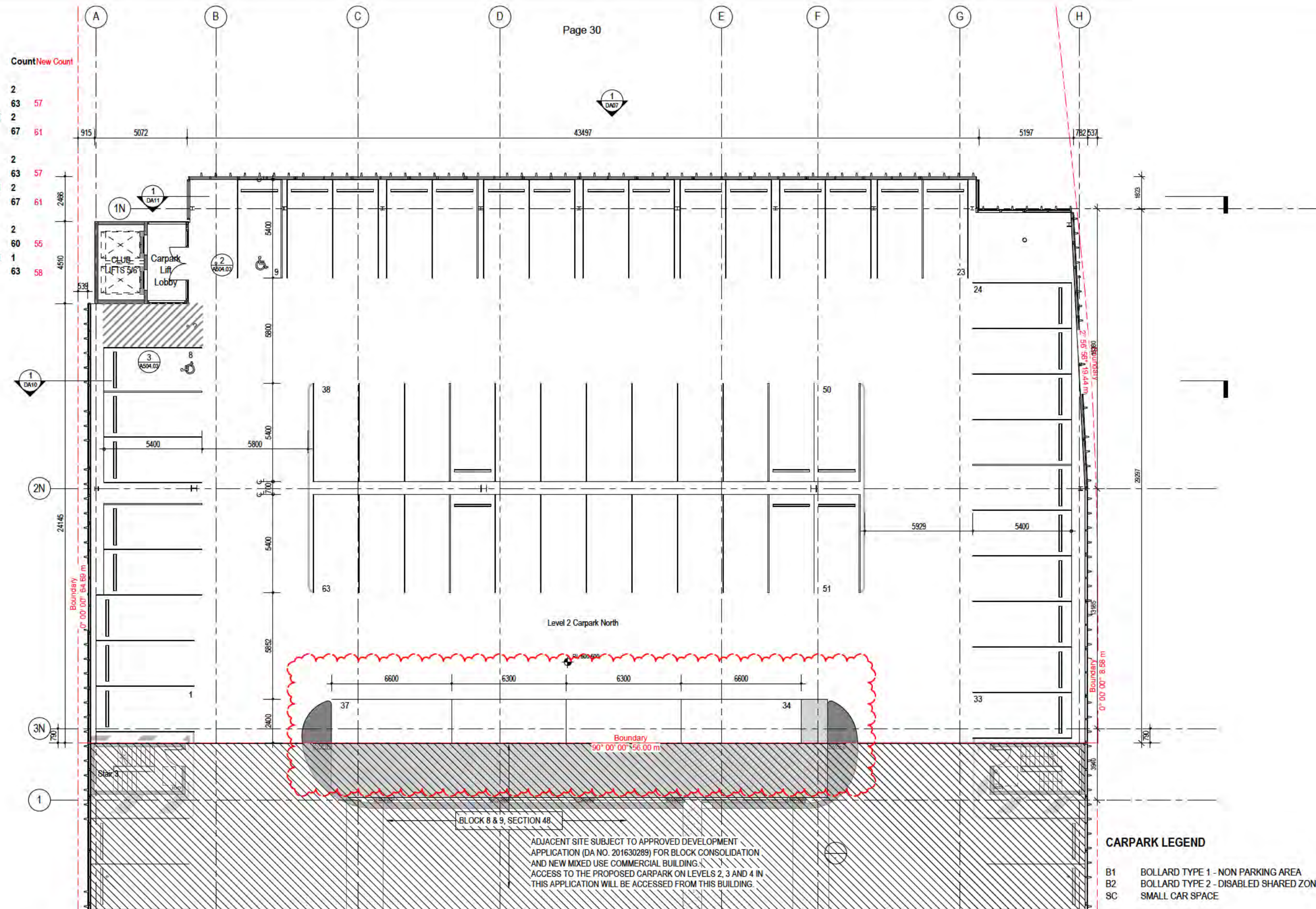
*(See Lodgement Checklist on who is to perform completeness check)*

<b>Exemption S411/412:</b> Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>

<b>Processed by:</b>	<b>Tony</b>	<b>DATE:</b>	<b>04/12/2017</b>
----------------------	-------------	--------------	-------------------

**DA Parking Schedule**

Level	Description	Count	New Count
Level 2 Carpark	Accessible Carspace	2	
Level 2 Carpark	Standard Carspace	63	57
Level 2 Carpark	Small Carspace Type 1	2	
		67	61
Level 3 Carpark	Accessible Carspace	2	
Level 3 Carpark	Standard Carspace	63	57
Level 3 Carpark	Small Carspace Type 1	2	
		67	61
Level 4 Carpark	Accessible Carspace	2	
Level 4 Carpark	Standard Carspace	60	55
Level 4 Carpark	Small Carspace Type 1	1	
		63	58



ADJACENT SITE SUBJECT TO APPROVED DEVELOPMENT APPLICATION (DA NO. 201630289) FOR BLOCK CONSOLIDATION AND NEW MIXED USE COMMERCIAL BUILDING. ACCESS TO THE PROPOSED CARPARK ON LEVELS 2, 3 AND 4 IN THIS APPLICATION WILL BE ACCESSED FROM THIS BUILDING.

**CARPARK LEGEND**

B1	BOLLARD TYPE 1 - NON PARKING AREA
B2	BOLLARD TYPE 2 - DISABLED SHARED ZONE
SC	SMALL CAR SPACE

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA
15/05/18	C	Carpark DA Amendment

DRN: Author	CIC: Checker	APP: Approver
-------------	--------------	---------------

Key Plan/North Point

File name: C:\Users\m.russell\Documents\2016\DA\2016\DA04.dwg  
 May + Russell Architects PTY Ltd 2017  
 NOTE: Contractor must verify all dimensions on the job before commencing any work or drawing of any stop drawings.  
 Do not scale drawings.

Contractor

Project Manager

**DOWSE PROJECTS PTY LTD**

Client

Consultants

- Planner - Canberra Town Planning
- Architect - May + Russell Architects
- Landscape - EnviroLinks
- Structure - Sellick Consultants
- Civil - Sellick Consultants
- Traffic - Shoobridge
- Electrical - S4B
- Mechanical - NDY
- Hydraulic - THCS
- Fire Safety - NDY

Architect

**may + russell architects**

Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 62813340  
 e prmp@mayrussell.com.au

Project

Canberra Labor Club  
 Carpark & Entry

Blocks 13 Section 48 Division Belconnen

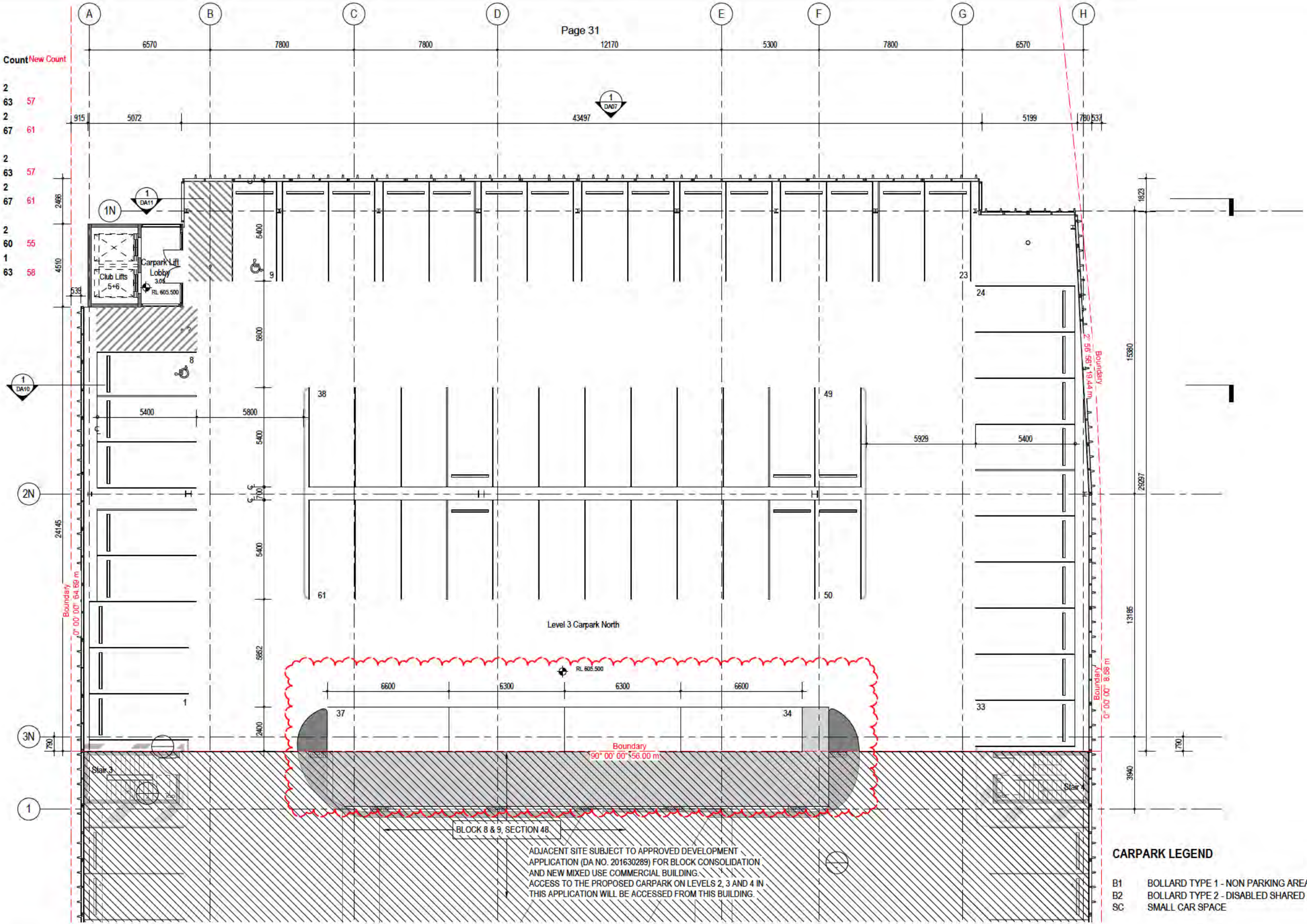
Drawing Title

**Level 2 Plan**

Job No.	Drawing No.	Scale	Rev.
16_35	DA04	As Indicated	C

**DA Parking Schedule**

Level	Description	Count	New Count
Level 2 Carpark	Accessible Carspace	2	
Level 2 Carpark	Standard Carspace	63	57
Level 2 Carpark	Small Carspace Type 1	2	
		67	61
Level 3 Carpark	Accessible Carspace	2	
Level 3 Carpark	Standard Carspace	63	57
Level 3 Carpark	Small Carspace Type 1	2	
		67	61
Level 4 Carpark	Accessible Carspace	2	
Level 4 Carpark	Standard Carspace	60	55
Level 4 Carpark	Small Carspace Type 1	1	
		63	58



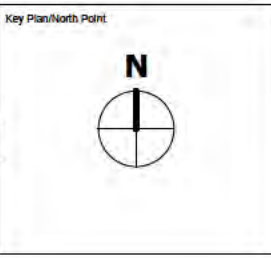
**CARPARK LEGEND**

B1	BOLLARD TYPE 1 - NON PARKING AREA
B2	BOLLARD TYPE 2 - DISABLED SHARED ZONE
SC	SMALL CAR SPACE

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA
15/05/18	C	Carpark DA Amendment

DRN: Author	CIC: Checker	APP: Approver
-------------	--------------	---------------

File name:  
 C:\Users\m.russell\Documents\CENTRAL\_parking\m.russell\DA05.dwg  
 © May + Russell Architects PTY Ltd 2017  
 NOTE: Contractor must verify all dimensions on the job before commencing any work or drawing of any stop drawings.  
 Do not scale drawings.



Project Manager  
**Lift Lobby 1**  
 3.02  
**DOWSE PROJECTS PTY LTD**

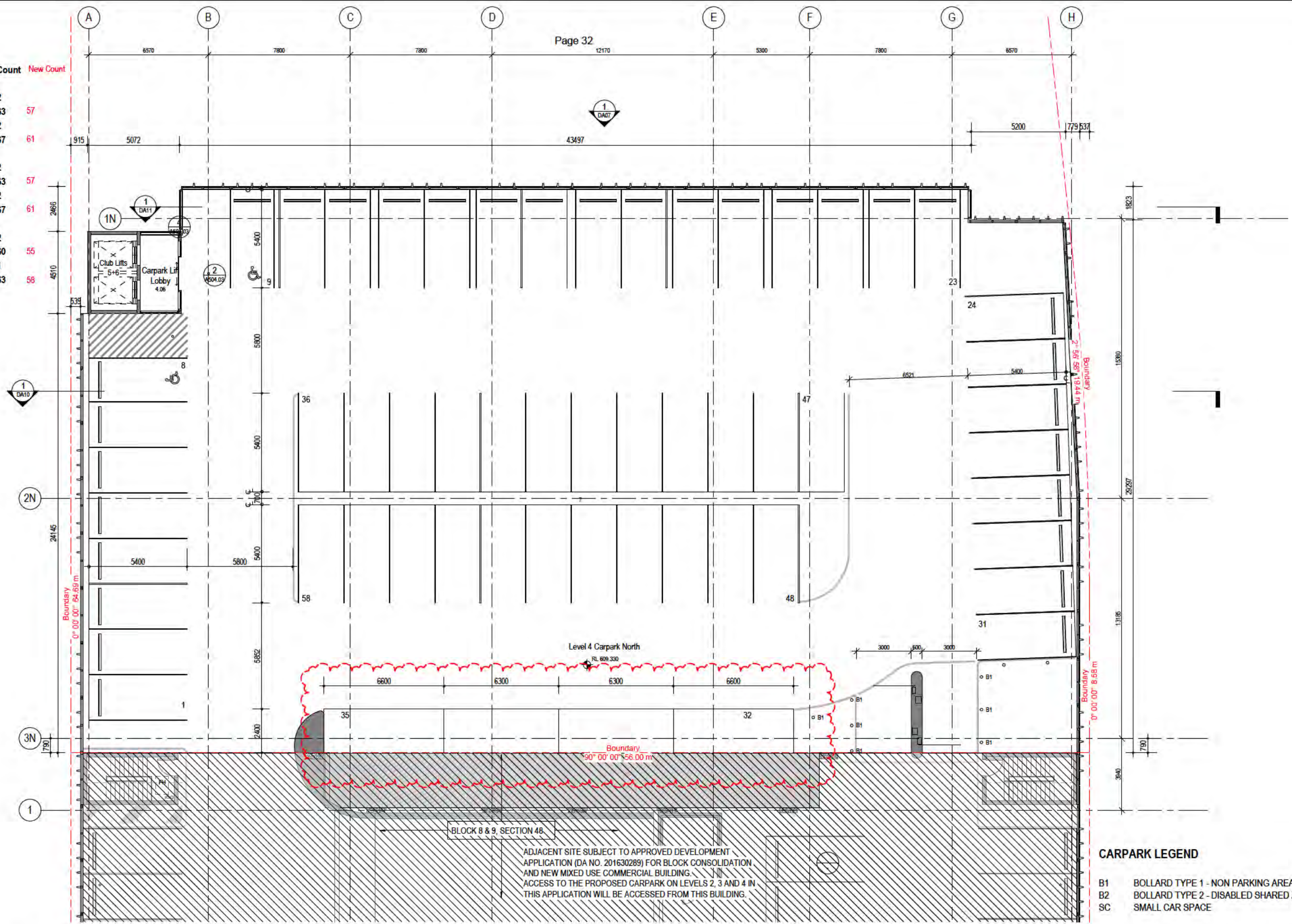


Consultants  
 Planner - Canberra Town Planning  
 Architect - May + Russell Architects  
 Landscape - Envirolinks  
 Structure - Selick Consultants  
 Civil - Selick Consultants  
 Traffic - Shooridge  
 Electrical - S4B  
 Mechanical - NDY  
 Hydraulic - THCS  
 Fire Safety - NDY

Architect  
**may + russell**  
 architects  
 may + russell architects pty ltd  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 62813340  
 e prmp@mayrussell.com.au

Project Canberra Labor Club Carpark & Entry		
Blocks 13	Section 48	Division Belconnen
Drawing Title Level 3 Plan		
Job No. 16_35	Drawing No. DA05	Scale As indicated @ A1
Rev. C		

Level	Description	Count	New Count
Level 2 Carpark	Accessible Carspace	2	
Level 2 Carpark	Standard Carspace	63	57
Level 2 Carpark	Small Carspace Type 1	2	
		67	61
Level 3 Carpark	Accessible Carspace	2	
Level 3 Carpark	Standard Carspace	63	57
Level 3 Carpark	Small Carspace Type 1	2	
		67	61
Level 4 Carpark	Accessible Carspace	2	
Level 4 Carpark	Standard Carspace	60	55
Level 4 Carpark	Small Carspace Type 1	1	
		63	58



**CARPARK LEGEND**

- B1 BOLLARD TYPE 1 - NON PARKING AREA
- B2 BOLLARD TYPE 2 - DISABLED SHARED ZONE
- SC SMALL CAR SPACE

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA
15/05/18	C	Carpark DA Amendment

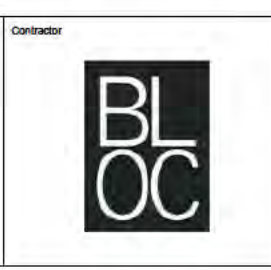
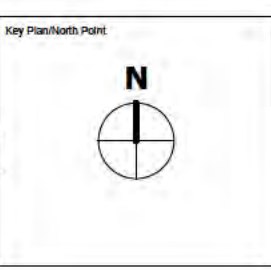
DRN Author	CIC Checker	APP Approver
------------	-------------	--------------

File name:  
C:\projects\201630289\DA\DA06\_Level4\_Carpark.dwg

© May + Russell Architects PTY Ltd 2017

NOTE  
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.



Contractor  
**BLOC**

Project Manager  
Lift Lobby 1  
4.02

**DOWSE PROJECTS PTY LTD**



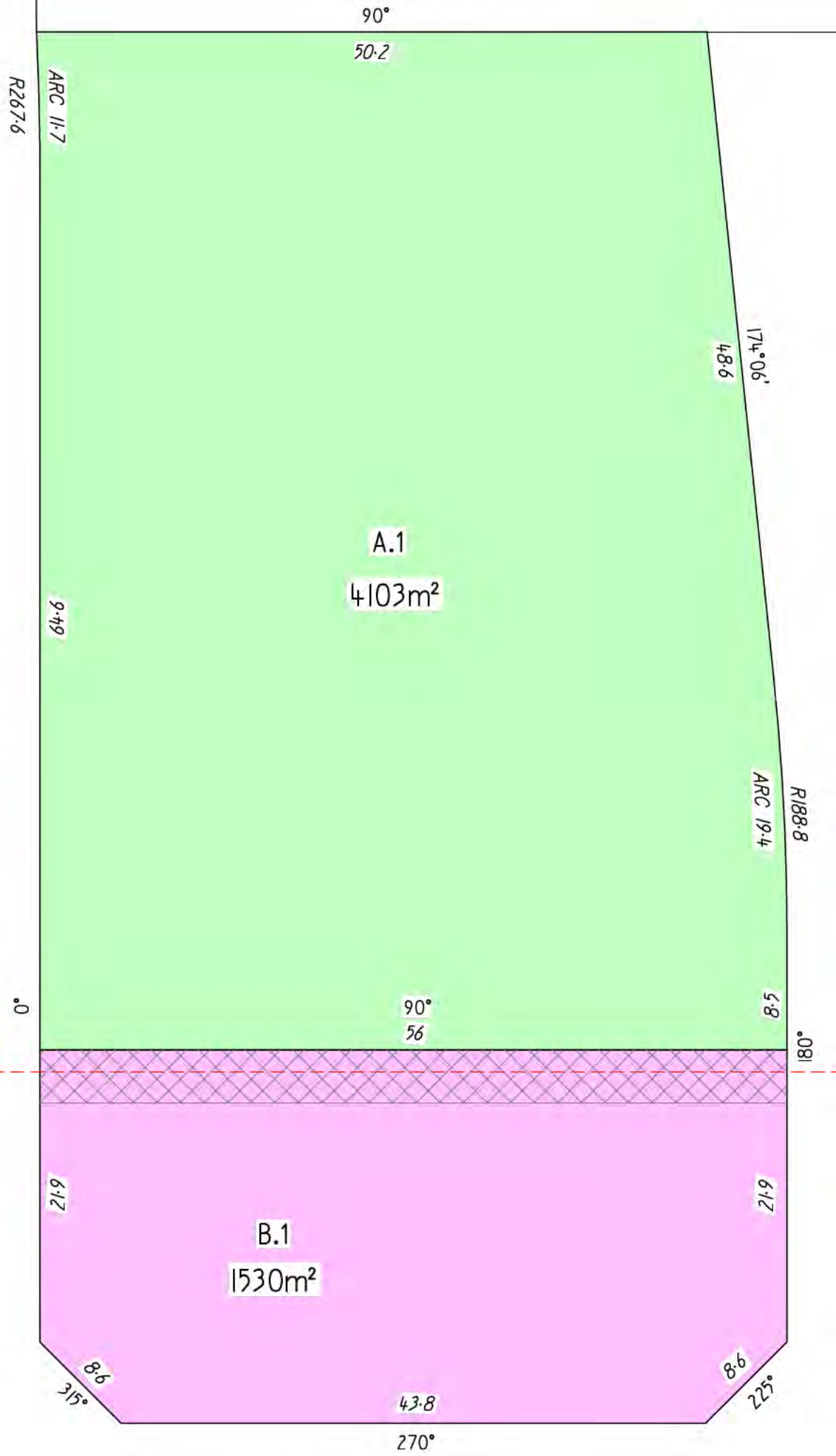
Client  
**CANBERRA LABOR CLUB**

Consultants  
Planner - Canberra Town Planning  
Architect - May + Russell Architects  
Landscape - Envirolinks  
Structure - Selick Consultants  
Civil - Selick Consultants  
Traffic - Shooridge  
Electrical - S4B  
Mechanical - NDY  
Hydraulic - THCS  
Fire Safety - NDY

Architect  
**may + russell architects**  
may + russell architects pty ltd  
Unit 5, 7 Napier Close, Deakin ACT 2600  
PO Box 268, Deakin West 2600  
p 02 6285 3077 f 02 62813340  
e prmp@mayrussell.com.au

Project Canberra Labor Club Carpark & Entry		
Blocks 13	Section 48	Division Belconnen
Drawing Title Level 4 Plan		
Job No. 16_35	Drawing No. DA06	Scale As Indicated @ A1
		Rev. C

19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

CAMERON AVENUE

CHANDLER STREET

EDMONDSTONE PLACE

Scale 1:400 
0
4
8
16

Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved .....

23/08/2017



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

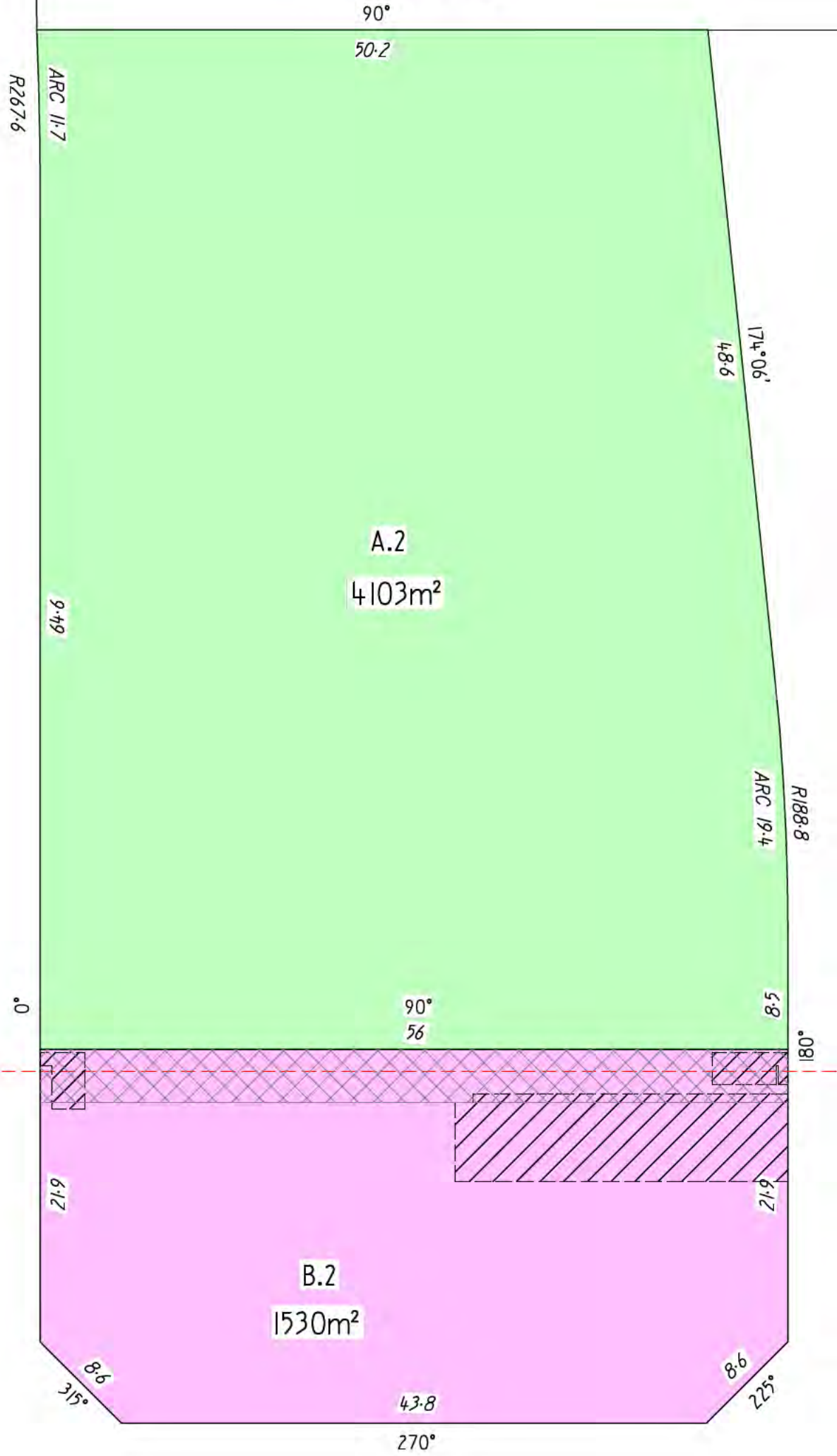
**PLAN OF PROPOSED EASEMENTS**  
 BASEMENT AND BELOW  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06

Rev B

Sheet No. 1 of 7  
 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

19  
48  
COHEN STREET



CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

- BLOCK A
- BLOCK B
- EASEMENT FOR ACCESS
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400 0 4 8 16

Surveyed  
 Drawn R. FITZSIMMONS 23/08/2017  
 Checked  
 Approved .....



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

**PLAN OF PROPOSED EASEMENTS**  
 GROUND FLOOR  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06 Rev B

Sheet No. 2 of 7 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

19  
48  
COHEN STREET

R267.6

ARC 11.7

90°  
50.2

174.06'  
48.6

A.3  
4103m<sup>2</sup>

64.9

CHANDLER STREET

EDMONDSTONE PLACE

ARC 19.4  
R188.8

0°

90°  
56

180°

A

A

61.9

B.3  
1530m<sup>2</sup>

61.9

8.6

315°





43.8

270°

8.6

225°

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY



Scale 1:400 0 4 8 16

Surveyed  
Drawn R. FITZSIMMONS 23/08/2017  
Checked  
Approved .....



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PLAN OF PROPOSED EASEMENTS**  
FIRST FLOOR  
SECTION 48  
BELCONNEN

Proj No. 01109.06

Rev B

Sheet No. 3 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

19  
48

COHEN STREET

90°  
50.2

R267.6

ARC 11.7

48.6  
174.06°

A.4  
4180m<sup>2</sup>

64.9

CHANDLER STREET

EDMONDSTONE PLACE

ARC 19.4  
R188.8

0°  
A

90°  
56

180°  
A

61.2

B.4  
1530m<sup>2</sup>





61.2

8.6  
315°

43.8  
270°

8.6  
225°

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY



Scale 1:400



Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved .....

23/08/2017



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

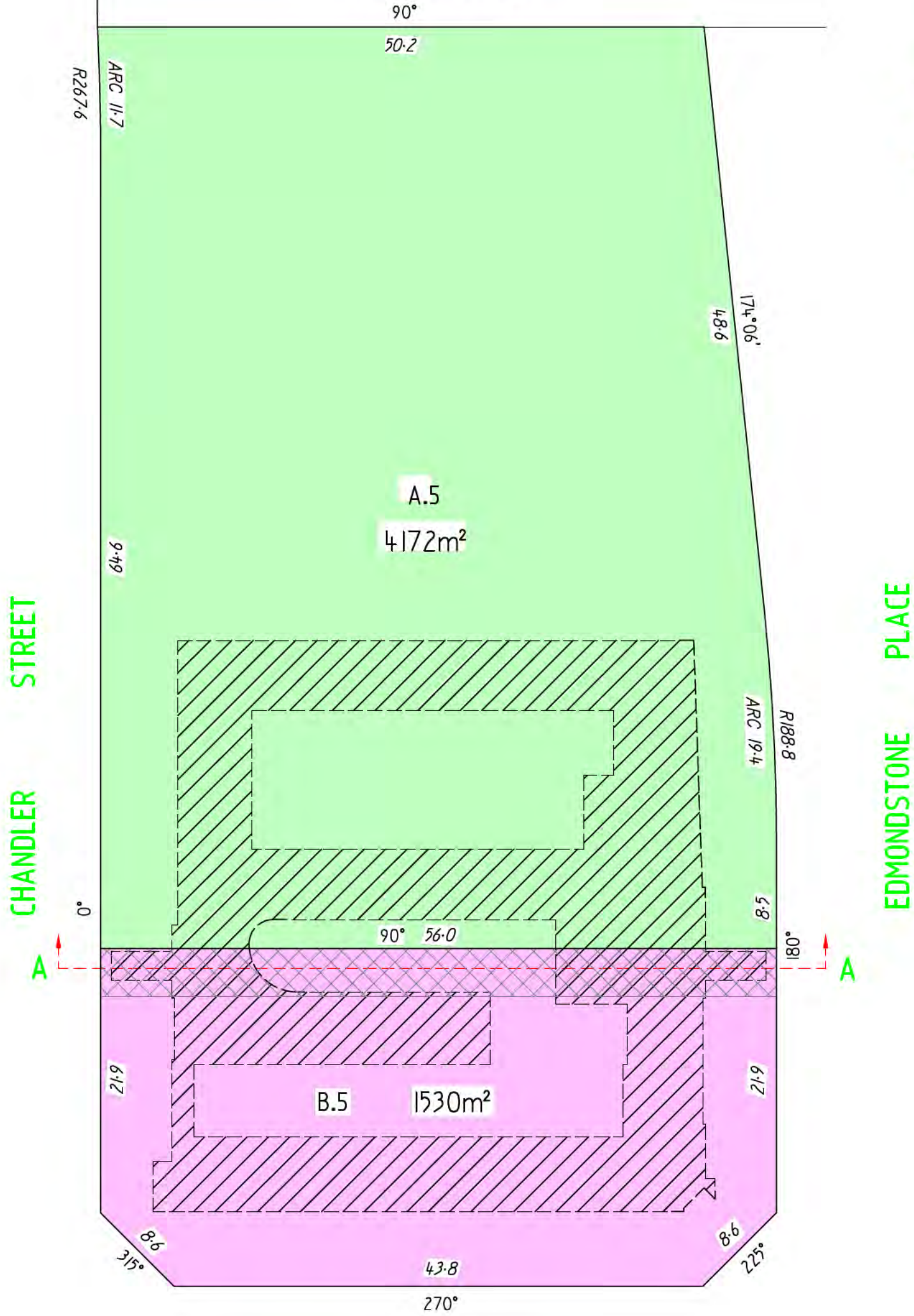
**PLAN OF PROPOSED EASEMENTS**  
 SECOND AND THIRD FLOOR  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06

Rev B

Sheet No. 4 of 7  
 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

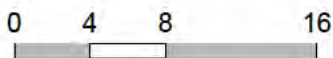
19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR ACCESS
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400



Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved ..... 23/08/2017



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

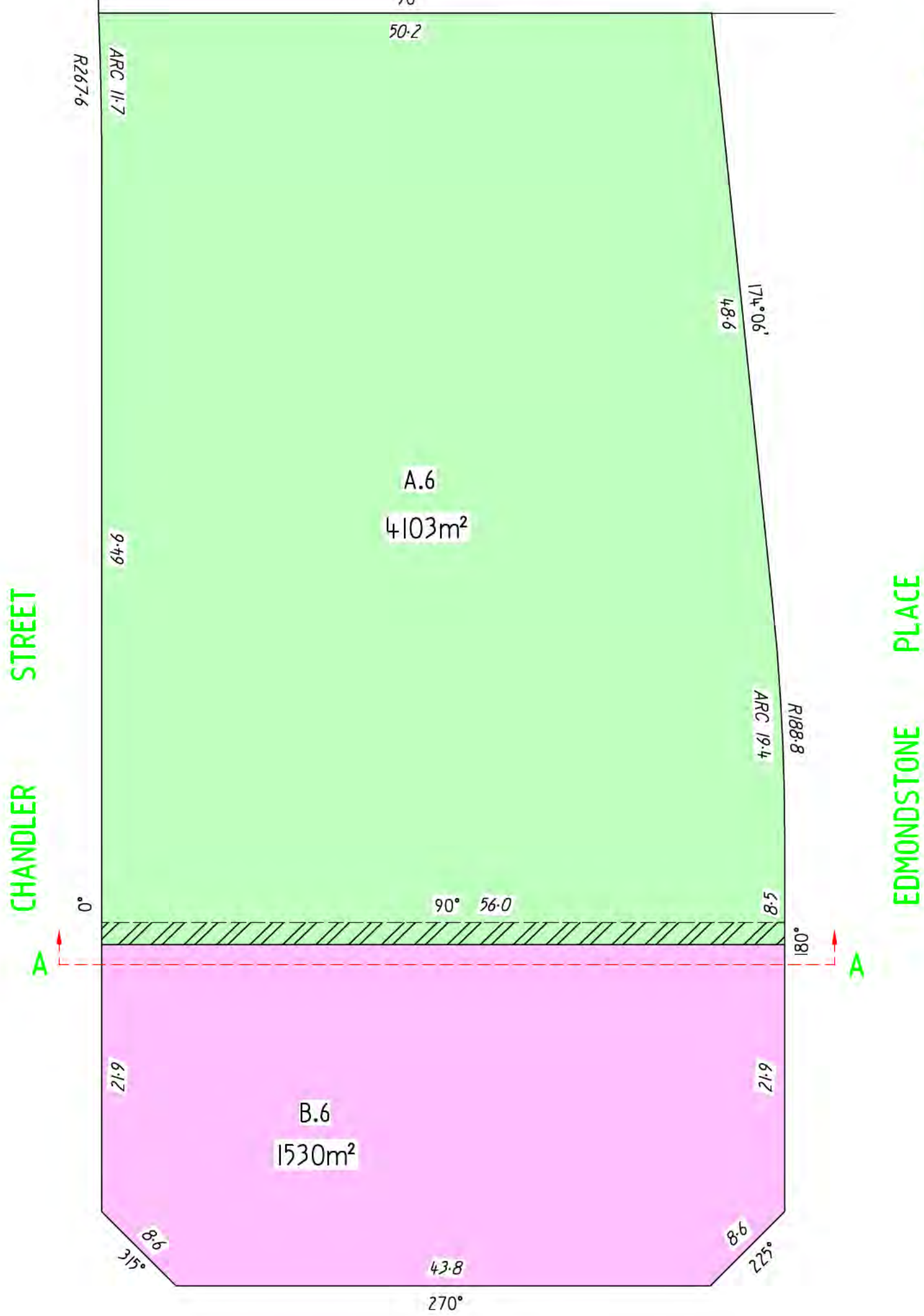
**PLAN OF PROPOSED EASEMENTS**  
 FOURTH FLOOR  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06

Rev B

Sheet No. 5 of 7  
 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR LIGHT, AIR & FIRE SEPARATION
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY



Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved .....

23/08/2017



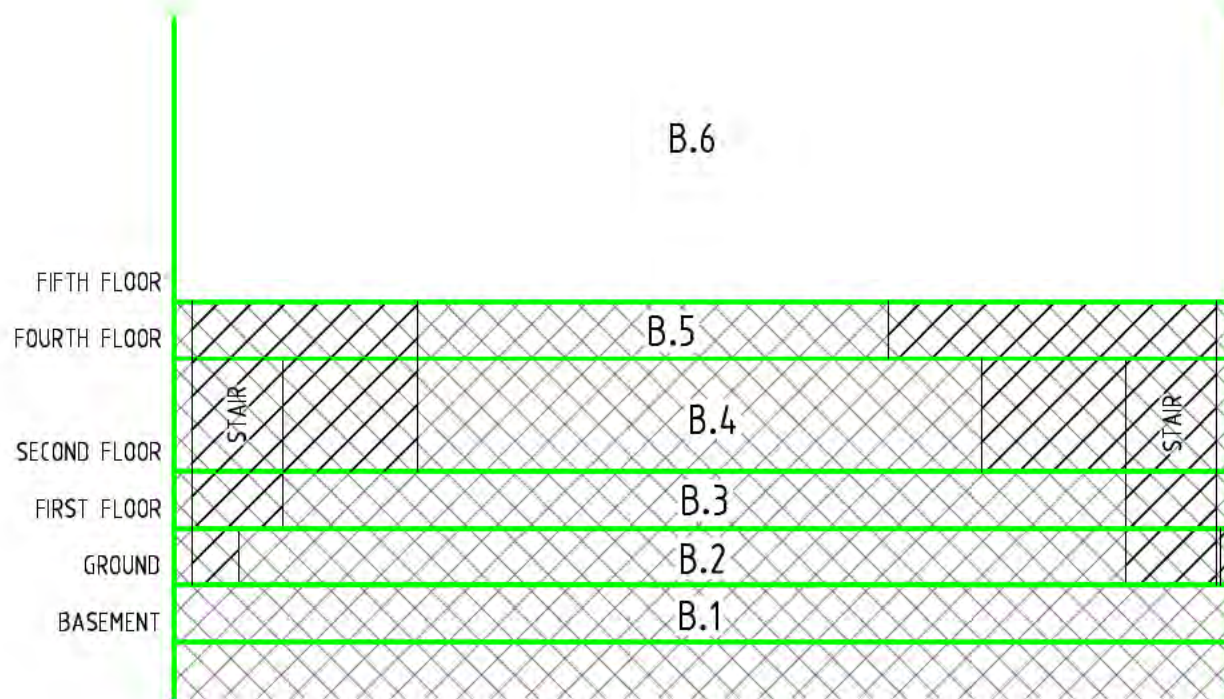
OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

**PLAN OF PROPOSED EASEMENTS**  
 FIFTH FLOOR AND ABOVE  
 SECTION 48  
 BELCONNEN



Proj No. 01109.06 Rev B

Sheet No. 6 of 7 01109.06\_PROPOSED\_DP.dwg

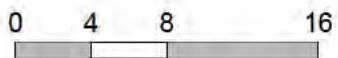
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3



**SECTION A-A**

-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

Scale 1:400



Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved ..... 23/08/2017



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

**PLAN OF PROPOSED EASEMENTS**  
 ELEVATIONS  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06

Rev B

Sheet No. 7 of 7  
 © LANDdata SURVEYS Pty Limited ABN 97 118 899 728  
 01109.06\_PROPOSED\_DP.dwg  
 A3

**INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL**

**Block: 8      Section: 48      Suburb: bELCONNEN**

**ORIGINAL DA Number: 201732800**

**eDevelopment**

- Click on the Development Application – Application Menu.
- Click on ‘My Work List’ and click on the S165 application which should have the status of ‘Waiting for Assessment’, or find the DA and allocate to yourself while processing

<b>Ensure that lessee details are correct</b> – Check that the lessee has not changed from the original DA lodgement form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy?</b> - This information can be placed on the application form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>If the application is for residential the applicant is required to have a floor plan both with internal layout and one for the Public Register, no internal walls shown. Has this been provided?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A

<b>Initial Check</b>	<input type="checkbox"/> <b>Pass</b>	<input checked="" type="checkbox"/> <b>Fail</b>
----------------------	--------------------------------------	---

**Initial Check Failure Reasons**

No public register floor plans provided

**ADMINISTRATION CHECKLIST**  
**S165 CONDITIONAL APPROVAL**

**Objective**

The amendment will be automatically created in objective (i.e.S165 folder), and DARTS

- Check orientation and rename plans and documents, if required
- Save the ‘Initial Checklist’ into the S165 Folder  
(save as ‘INITIALCHECKLIST-201XXXXX-S165X-01’)
- Move plans to the ‘Plans’ folder and move the documents to the ‘Supporting Docs’ folder (except for the ‘Initial Checklist’)

**Intelledox**

- Create and save the ‘Dispatch Advice Checklist’ to the ‘Decision’ folder  
(save as ‘DISPATCHADVICECHECKLIST-201XXXXX-S165X-01’)

**eDevelopment**

- Allocate the Amendment back to the Assessing Officer for assessment

Processed By: keryn

Date: 22/5/18

Dear Mr/s Slapp

You have successfully completed the first step in the electronic development application (eDA) process.

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201732800 S197B

Site Details:

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au) to send an email.

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

An initial check of your S197 amendment has been undertaken and it is now ready to proceed to the next stage in the process.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged. An acknowledgment will be emailed to you once this step has been completed. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

**DA Number:** 201732800 S197B

**Site Details:**

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

<b>Fees Payable:</b>	Completeness Check Fee:	\$0 (including GST)
	Development Fee:	\$767
	Crown Lease Variation:	\$0
	Public Notification:	\$0
	Lease Search:	\$0 (including GST)
	Home Business Fee:	\$0
	<b>TOTAL FEES</b>	<b>\$767</b>

**Payments Site:** <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

If you lodged this application at the Environment, Planning and Sustainable Development Directorate's customer services centre and have paid the relevant application fees above, please disregard this notice.

## **IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS**

**Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the EPSDD website at <http://www.planning.act.gov.au/>, then click on eDevelopment from quick links.

This email was automatically generated - **please do not respond**. If you need to

contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services

Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

The Directorate has received full payment for your S197 amendment. Your application is now lodged and will proceed to the assessment stage.

**DA Number:** 201732800 S197B

**Site Details:**

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and Sustainable Development Directorate

# INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

**ORIGINAL DA Number:** 201732800

Unit(s):  Block(s):  Section:  Suburb:

## 1. eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the S197 Amendment which should have the status of 'Waiting for Completeness Check', or search for the DA and allocate the S197 application to yourself for processing.
- Has the amendment folder been created (i.e.S197X subfolder).

## 2. Checklist

- Create, complete and save the 'S197 Lodgement Checklist' (LOGEMENTCHECKLIST-201XXXXX-S197X-01') into the 'S197X' subfolder.
- Create, complete and save the 'Dispatch Advice Checklist' to the Decision folder (save as DISPATCHADVICECHECKLIST-201XXXXX-S197X-01')
- Save the 'S197 ASSESSMENT-201XXXXX-S197X-01' to the Decision folder.

## 3. Documentation - Task

a)	Has a Certificate of Occupancy been issued for the DA?	No - Continue with
b)	Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
c)	Has the applicant listed all amendments on the DA Form and clearly identified amendments on plans? (Identified each amendment, labelled them, and area on plan clouded where change to occur.)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
d)	Are the plans correctly named and been orientated correctly? <i>Leave all the documents in the S197 subfolder</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
e)	Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

### 4. Application Form and Lessee Requirements - Tarquin

a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided. (If the Lessee/s have not changed from the original DA lodgement this form is not required)	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

### 5. ACTMAPI

a) Check that the street address matches the block and section on the form.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
b) Are there any special overlays on the block eg.NCP	Yes: <input type="checkbox"/> No: <input type="checkbox"/>

### 6. PALM

Holding Lease	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Bushfire	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Unleased	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Asbestos Flag	No
Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	NCA – Designated Area	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Heritage	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Compliance	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

### 7. General Information

Exclusion from Public Register (Has the Applicant applied for exemption of part of the Development Application Amendment under sections S411/S412)	No—Allocate to the appropriate Technical Co-ordi		
Processed by:	Emily	DATE:	12/04/2019



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## S197 Amendment Submission

DA: 201732800

UNIT: BLOCK/S: 8,9,13 SECTION/S: 48 SUBURB: BELCONNEN

~~~~~  
**CUSTOMER SERVICES TO COMPLETE PARTS A & B**

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES  Pass  Fail

OFFICER Emily DATE 12/04/2019

**Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

1.

2.

**Comments**

Is/was this a "Mr Fluffy" Asbestos affected block NO

Is this a "Mr Fluffy" private sale Make Selection

Has the Asbestos affected block's Lease been surrendered Make Selection

Has the Asbestos affected block been deregistered. Make Selection

**Exemption S411/412:**

Has the Applicant previously requested exemption for part of the original DA? NO

**Part B (i): Public Notification Requirements**

Does this amendment require public notification?

IF MAJOR NOTIFICATION: Number of additional small signs required is

Number of additional large signs required is

**Part B (ii): Public Notification Wording**

Customer Services to complete - Insert wording for public notification:

Notification wording: AMENDMENT TO APPROVED DA 201732800. Amendment to the development application for proposal for 3 storey car park and lease variation - the amendment is to

Public Notification wording checked by DA officer   
 Public Notification wording checked by DA Leasing officer

*DA LEASING OFFICER TO COMPLETE PART C  
 (Before commencing Leasing Check: complete and check off Part B(ii) Public Notification Wording if necessary)*

**Part C: Leasing Check**

**LEASING OFFICER**

**DATE:**

**INITIAL CHECK BY DA LEASING**

**Pass**       **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted?      List each failure reason separately

- 1.                                      **DATE**
- 2.                                      **DATE**

**Comments**

Is the application for a combined lease variation and design and siting? **Make Selection**  
*If YES complete Part B(ii) – lease variation public notification wording component*

Is the application to vary the lease to remove the concessional status? **Make Selection**

If yes, has a Social Impact Assessment report been provided? **Make Selection**

Type of Lease:                                      Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation:                                      Initial referral to AVO:

Most Recent Variation Date:

|                                                     |                                    |
|-----------------------------------------------------|------------------------------------|
| <b><u>Building and Development Provisions -</u></b> |                                    |
| Commencement of development by:                     | Completion of development by:      |
| Commencement of associated works by:                | Completion of associated works by: |
| <b><u>Valuation Report</u></b>                      |                                    |
| Supplied:                                           | Valuation Certificate Supplied:    |
| Information Sufficient:                             |                                    |
| Comments:                                           |                                    |
| <b><u>Relevant Clauses</u></b>                      |                                    |
| Purpose:                                            |                                    |
| Gross Floor Area:                                   |                                    |

|                                            |                     |
|--------------------------------------------|---------------------|
| Car Parking:                               |                     |
| Other:                                     |                     |
| <b>Units Plan</b>                          |                     |
| Endorsement by Owners Corporation:         |                     |
| New Schedule of Unit Entitlement required: |                     |
| <b>Consolidation</b>                       |                     |
| Existing Lease Details:                    | Issues to be noted: |
| <b>Subdivision</b>                         |                     |
| Existing Lease Details:                    | Issues to be noted: |
| <b>Land Use</b>                            |                     |
| Details:                                   |                     |
| <b>Other Comments:</b>                     |                     |

~~~~~  
*CASE OFFICER TO COMPLETE FROM THIS POINT FORWARD*

**PART D – DA Case Officer further information requests**

**Case Officer:** Minh **DATE:** 03/05/19

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**  Pass  Fail

**Case Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

1.

2.

**Comments**

*Please include Customer Services failure reasons to edevelopment if applicable.*

**Part E: Requirements under Section 198 of the Act**

Has the original DA Approval expired? **No**

Are the amendments applied for substantially the same as the development applied for originally? **Yes**

Is this consistent with what was stated by the applicant on the s197 application form? **Yes**  
**Comment:**

Will the assessment track for the application change if the application is amended? **No**  
Is this consistent with what was stated by the applicant on the s197 application form? **Yes**  
**Comment:**

Will the amended proposal be in breach of a condition imposed (rather than confirmed or varied) by a court or tribunal? **No**  
**Comment:**

Has a Certificate of Occupancy been issued in respect of the development approval? **No**  
**Note:** If Yes, amendment cannot be considered under s197. A new development application is required, with the exception of developments that are the subject of an active application for unit titling.  
**Comment:**

Public notification wording checked and amended (if required) by DA officer **YES**  
**If public notification is not required select no under part B(i)**

**Part F: Entity Referrals**

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box

Indicate referral requirements by checking appropriate box/es:

Entity	Provide Reason for Referral
<input type="checkbox"/> Refer to all entities as per original DA	
<input type="checkbox"/> Asset Acceptance (TaMS)	
<input type="checkbox"/> ICON Water/ACTEW Corporation	
<input type="checkbox"/> Australian Valuation Office (AVO)	
<input type="checkbox"/> Conservator of Flora and Fauna <ul style="list-style-type: none"> <li><input type="checkbox"/> General referral</li> <li><input type="checkbox"/> Declared site only</li> <li><input type="checkbox"/> Plan of Management (works on public land)</li> <li><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)</li> </ul>	
<input type="checkbox"/> Custodian of the Land	
<input type="checkbox"/> City Renewal Authority <a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>	
<input type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> ESDD Transport Planning	
<input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)	
<input type="checkbox"/> Tree Protection	
<input type="checkbox"/> Water Policy EPD <input type="checkbox"/> WSUD Code Requirements <a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>	
<input type="checkbox"/> Worksafe <a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a> Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>	<input type="checkbox"/> Private demolition of loose fill affected residence
<input type="checkbox"/> Asbestos Response Task force Coordinator General <a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a> CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a>	<input type="checkbox"/> Asbestos affected "Mr Fluffy" block (Do not refer if the block has been deregistered)  <b>Notes for referral:</b>
<input type="checkbox"/> Suburban Land Agency <a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and <a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a>	
<input type="checkbox"/> Other (please specify)	

**Part G: Development Fees**

Does the s197 amendment entail a fee? **Yes**

A fee is not required when requested by the ACT Planning and Land Authority or the ACT Civil and Administrative Tribunal (A letter from the Authority or the ACAT requesting the information must be shown when lodging the amendment).

Development type of Amendment -

Number of Amendments (or number of blocks affected by the amendment for EDP's)

COMPLETENESS CHECK FEE =

DEVELOPMENT FEE PAYABLE =

NOTIFICATION FEE PAYABLE =

*Note: development proposals on individual residential units within a unit complex will be charged the single residential amendment fee.*

**Part H: Resubmissions** (if application to be failed)

- Resubmission to be checked by Customer Services
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA Case Officer

Number of Completeness Check Failures:

## Development Application payment - Tax invoice

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

Date and time

06 May 2019 9:59:19 AM

Reference code

PZRJMP

Payment receipt number

2425268096

Quantity

1

Description of service

Design and Siting ABN 66 893 463 785

Unit value

\$767.00

GST

Total

\$767.00

Total amount paid

\$767.00

Total amount includes GST of

\$0.00

Environment and Planning Directorate  
ABN 66 893 463 785GPO BOX 158  
Canberra ACT 2601

Phone: (02) 6207 1923

## Payer contact details

Organisation name

Canberra Labor Club limited

Title

Mr

Given name \*

Arthur

Family name \*

Roufogalis

Address line 1 \*

PO Box 167

Address line 2

Suburb \*

BELCONNEN

State \*

ACT

Postcode \*

2616

Contact phone number \*

0262515522

## Development application details

Proposal number \*

201732800

Suburb/District \*

Section \*

Block \*

Unit

BELCONNEN

48

13

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

## Fee details

**Please note: the lease variation charge (LVC) cannot be paid through this form.**

Please enter at least one value: \*

Completeness check fee

Development fee

\$767.00

Crown lease variation fee

Public notification fee

Lease search fee

Home business fee

Total fee

\$767.00

Dear Mr/s Slapp

You have successfully completed the first step in the electronic development application (eDA) process.

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201732800 S197C

Site Details:

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au) to send an email.

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

An initial check of your S197 amendment has been undertaken and it is now ready to proceed to the next stage in the process.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged. An acknowledgment will be emailed to you once this step has been completed. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

**DA Number:** 201732800 S197C

**Site Details:**

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

<b>Fees Payable:</b>	Completeness Check Fee:	\$0 (including GST)
	Development Fee:	\$767
	Crown Lease Variation:	\$0
	Public Notification:	\$0
	Lease Search:	\$0 (including GST)
	Home Business Fee:	\$0
	<b>TOTAL FEES</b>	<b>\$767</b>

**Payments Site:** <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

If you lodged this application at the Environment, Planning and Sustainable Development Directorate's customer services centre and have paid the relevant application fees above, please disregard this notice.

**IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS**

**Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the EPSDD website at <http://www.planning.act.gov.au/>, then click on eDevelopment from quick links.

This email was automatically generated - **please do not respond.** If you need to

contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services

Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

The Directorate has received full payment for your S197 amendment. Your application is now lodged and will proceed to the assessment stage.

**DA Number:** 201732800 S197C

**Site Details:**

Block: 13, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 9, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48  
Suburb: BELCONNEN, District: BELCONNEN

**Applicant Name:** Elizabeth Slapp

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and Sustainable Development Directorate

# INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

**ORIGINAL DA Number:** 201732800

**Unit(s):**

**Block(s):**

8,9,13

**Section:**

48

**Suburb:**

BELCONNEN

## 1. eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the S197 Amendment which should have the status of 'Waiting for Completeness Check', or search for the DA and allocate the S197 application to yourself for processing.
- Has the amendment folder been created (i.e.S197X subfolder).

## 2. Checklist

- Create, complete and save the 'S197 Lodgement Checklist' (LOGEMENTCHECKLIST-201XXXXX-S197X-01') into the 'S197X' subfolder.
- Create, complete and save the 'Dispatch Advice Checklist' to the Decision folder (save as DISPATCHADVICECHECKLIST-201XXXXX-S197X-01')
- Save the 'S197 ASSESSMENT-201XXXXX-S197X-01' to the Decision folder.

## 3. Documentation - Task

a)	Has a Certificate of Occupancy been issued for the DA?	No - Continue with
b)	Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
c)	Has the applicant listed all amendments on the DA Form and clearly identified amendments on plans? (Identified each amendment, labelled them, and area on plan clouded where change to occur.)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
d)	Are the plans correctly named and been orientated correctly? <i>Leave all the documents in the S197 subfolder</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
e)	Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

### 4. Application Form and Lessee Requirements - Tarquin

a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided. (If the Lessee/s have not changed from the original DA lodgement this form is not required)	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

### 5. ACTMAPI

a) Check that the street address matches the block and section on the form.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
b) Are there any special overlays on the block eg.NCP	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

### 6. PALM

Holding Lease	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Bushfire	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Unleased	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Asbestos Flag	No
Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	NCA – Designated Area	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Heritage	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Compliance	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

### 7. General Information

Exclusion from Public Register (Has the Applicant applied for exemption of part of the Development Application Amendment under sections S411/S412)	No—Allocate to the appropriate Technical Co-ordi		
Processed by:	Emily	DATE:	05/06/2019



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## S197 Amendment Submission

DA: 201732800

UNIT:                      BLOCK/S: 8,9,13              SECTION/S: 48              SUBURB: BELCONNEN

~~~~~  
*CUSTOMER SERVICES TO COMPLETE PARTS A & B*

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES               Pass               Fail

OFFICER Emily                                      DATE 05/06/2019

**Initial Check Failure Reasons**

Resubmission

Accepted?      List each failure reason separately

1.

2.

**Comments**

8/48 and 9/48 not results in actmap  
check wording

Is/was this a "Mr Fluffy" Asbestos affected block NO

Is this a "Mr Fluffy" private sale Make Selection

Has the Asbestos affected block's Lease been surrendered Make Selection

Has the Asbestos affected block been deregistered. Make Selection

**Exemption S411/412:**

Has the Applicant previously requested exemption for part of the original DA? NO

**Part B (i): Public Notification Requirements**

Does this amendment require public notification?             

IF MAJOR NOTIFICATION: Number of additional small signs required is

Number of additional large signs required is

**Part B (ii): Public Notification Wording**

Customer Services to complete - Insert wording for public notification:

Notification wording: AMENDMENT TO APPROVED DA201732800. Amendment to the development application for proposal for 3 storey carpark and lease variation - the amendment

is to state the existing paving treatment within the adjoining Chandler Street verge will be retained

Public Notification wording checked by DA officer

Public Notification wording checked by DA Leasing officer

DA LEASING OFFICER TO COMPLETE PART C  
(Before commencing Leasing Check: complete and check off Part B(ii) Public Notification Wording if necessary)

**Part C: Leasing Check**

**LEASING OFFICER**

**DATE:**

**INITIAL CHECK BY DA LEASING**

**Pass**       **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted?      List each failure reason separately

1.                                      **DATE**

2.                                      **DATE**

**Comments**

Is the application for a combined lease variation and design and siting?  
*If YES complete Part B(ii) – lease variation public notification wording component*

**Make Selection**

Is the application to vary the lease to remove the concessional status?

**Make Selection**

If yes, has a Social Impact Assessment report been provided?

**Make Selection**

Type of Lease:                              Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation:                              Initial referral to AVO:

Most Recent Variation Date:

|                                                     |                                    |
|-----------------------------------------------------|------------------------------------|
| <b><u>Building and Development Provisions -</u></b> |                                    |
| Commencement of development by:                     | Completion of development by:      |
| Commencement of associated works by:                | Completion of associated works by: |
| <b><u>Valuation Report</u></b>                      |                                    |
| Supplied:                                           | Valuation Certificate Supplied:    |
| Information Sufficient:                             |                                    |
| Comments:                                           |                                    |
| <b><u>Relevant Clauses</u></b>                      |                                    |
| Purpose:                                            |                                    |

|                                            |                     |
|--------------------------------------------|---------------------|
| Gross Floor Area:                          |                     |
| Car Parking:                               |                     |
| Other:                                     |                     |
| <b>Units Plan</b>                          |                     |
| Endorsement by Owners Corporation:         |                     |
| New Schedule of Unit Entitlement required: |                     |
| <b>Consolidation</b>                       |                     |
| Existing Lease Details:                    | Issues to be noted: |
| <b>Subdivision</b>                         |                     |
| Existing Lease Details:                    | Issues to be noted: |
| <b>Land Use</b>                            |                     |
| Details:                                   |                     |
| <b>Other Comments:</b>                     |                     |

~~~~~  
*CASE OFFICER TO COMPLETE FROM THIS POINT FORWARD*

**PART D – DA Case Officer further information requests**

**Case Officer:** Matt **DATE:** 12/6/19

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**  **Pass**  **Fail**

**Case Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1.
- 2.

**Comments**

application seeking statement that Design Review and Operational Acceptance are not required

*Please include Customer Services failure reasons to edevelopment if applicable.*

**Part E: Requirements under Section 198 of the Act**

---

Has the original DA Approval expired?	<b>No</b>
Are the amendments applied for substantially the same as the development applied for originally?	<b>Yes</b>
Is this consistent with what was stated by the applicant on the s197 application form? <b>Comment:</b>	<b>Yes</b>
Will the assessment track for the application change if the application is amended? Is this consistent with what was stated by the applicant on the s197 application form? <b>Comment:</b>	<b>No</b> <b>Yes</b>
Will the amended proposal be in breach of a condition imposed (rather than confirmed or varied) by a court or tribunal? <b>Comment:</b>	<b>No</b>
Has a Certificate of Occupancy been issued in respect of the development approval?  <b>Note:</b> If Yes, amendment cannot be considered under s197. A new development application is required, with the exception of developments that are the subject of an active application for unit titling. <b>Comment:</b>	<b>No</b>
Public notification wording checked and amended (if required) by DA officer <b>If public notification is not required select no under part B(i)</b>	<b>NO</b>

**Part F: Entity Referrals**

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box

Indicate referral requirements by checking appropriate box/es:

Entity	Provide Reason for Referral
<input type="checkbox"/> Refer to all entities as per original DA	
<input checked="" type="checkbox"/> Asset Acceptance (TaMS)	application seeking statement that Design Review and Operational Acceptance are not required - pavement changes are no longer proposed
<input type="checkbox"/> ICON Water/ACTEW Corporation	
<input type="checkbox"/> Australian Valuation Office (AVO)	
<input type="checkbox"/> Conservator of Flora and Fauna  <input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) <input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)	
<input type="checkbox"/> Custodian of the Land	
<input type="checkbox"/> City Renewal Authority <a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>	
<input type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> ESDD Transport Planning	
<input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)	
<input type="checkbox"/> Tree Protection	
<input type="checkbox"/> Water Policy EPD <input type="checkbox"/> WSUD Code Requirements <a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>	
<input type="checkbox"/> Worksafe <a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a> Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>	<input type="checkbox"/> Private demolition of loose fill affected residence
<input type="checkbox"/> Asbestos Response Task force Coordinator General <a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a> CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a>	<input type="checkbox"/> Asbestos affected "Mr Fluffy" block (Do not refer if the block has been deregistered)  <b>Notes for referral:</b>
<input type="checkbox"/> Suburban Land Agency <a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and <a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a>	
<input type="checkbox"/> Other (please specify)	

---

--	--

**Part G: Development Fees**

Does the s197 amendment entail a fee? **Make Selection**

A fee is not required when requested by the ACT Planning and Land Authority or the ACT Civil and Administrative Tribunal (A letter from the Authority or the ACAT requesting the information must be shown when lodging the amendment).

**Development type of Amendment -**

**Number of Amendments (or number of blocks affected by the amendment for EDP's)**

**COMPLETENESS CHECK FEE =**

**DEVELOPMENT FEE PAYABLE =**

**NOTIFICATION FEE PAYABLE =**

*Note: development proposals on individual residential units within a unit complex will be charged the single residential amendment fee.*

**Part H: Resubmissions** (if application to be failed)

- Resubmission to be checked by Customer Services**
- Resubmission to be checked by DA Leasing**
- Resubmission to be checked by DA Case Officer**

Number of Completeness Check Failures:

## Development Application payment - Tax invoice

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

Date and time	Reference code	Payment receipt number
12 Jun 2019 4:39:50 PM	FB77FL	2452552102

Quantity	Description of service	Unit value	GST	Total
1	Design and Siting ABN 66 893 463 785	\$767.00		\$767.00
Total amount paid				\$767.00
Total amount includes GST of				\$0.00

Environment and Planning Directorate  
ABN 66 893 463 785

GPO BOX 158  
Canberra ACT 2601

Phone: (02) 6207 1923

## Payer contact details

Organisation name

Canberra Labor Club Limited

Title

Mr

Given name \*

Arthur

Family name \*

Roufogalis

Address line 1 \*

PO Box 167

Address line 2

Suburb \*

Belconnen

State \*

ACT

Postcode \*

2616

Contact phone number \*

0262515522

## Development application details

Proposal number \*

201732800

Suburb/District \*

Section \*

Block \*

Unit

BELCONNEN

48

13

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

### Fee details

**Please note: the lease variation charge (LVC) cannot be paid through this form.**

Please enter at least one value: \*

Completeness check fee

Development fee

\$767.00

Crown lease variation fee

Public notification fee

Lease search fee

Home business fee

Total fee

\$767.00

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 166337. Belconnen - 8/48 (Email 1 of 6)  
**Date:** Friday, 15 December 2017 11:48:02 AM  
**Attachments:** [Conditional Acceptance166337.pdf](#)  
[%lease\\_variation\\_for\\_Block\\_8\\_dated\\_12\\_2\\_13.pdf](#)  
[APP-201732800-02.pdf](#)  
[AUTHORISATION-201732800-01.pdf](#)  
[DEMO-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-REVISED\\_DP\\_PLAN-01.pdf](#)  
[ELEV-201732800-EAST-01.pdf](#)  
[ELEV-201732800-NORTH-01.pdf](#)

---

## Icon Water

### **Approval ID : 166337, Belconnen 8 /48 , Belconnen 13 /48 , Belconnen 9 /48**

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

## Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**  
Building Approvals and Network Protection  
Icon Water

**Telephone** 02 6248 3111  
**Facsimile** 02 6242 1459  
**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.iconwater.com.au](http://www.iconwater.com.au)

Please consider our environment before printing this email.

\*\*\*\*\*

**\*PLEASE NOTE\*** This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender. **WARNING RE VIRUSES:** Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments. Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

\*\*\*\*\*



## STATEMENT OF CONDITIONAL ACCEPTANCE

**Application No:** 166337    **Suburb:** Belconnen    **Block/Section** 8 / 48

**Applcn Type:** Non residential/New Construction Inclusions : Car Park/driveway,  
Other

**Addtnl Block/Sect**    Belconnen 13/48, Belconnen 9/48

### Attached Plans

%lease variation for Block 8 dated 12\_2\_13.pdf  
APP-201732800-02.pdf  
AUTHORISATION-201732800-01.pdf  
DEMO-201732800-01.pdf  
DRAFTSURVEY-201732800-01.pdf  
DRAFTSURVEY-201732800-REVISED DP PLAN-01.pdf  
ELEV-201732800-EAST-01.pdf  
ELEV-201732800-NORTH-01.pdf  
ELEV-201732800-WEST-01.pdf  
FLOOR-201732800-GROUND FLOOR-01.pdf  
FLOOR-201732800-LEVEL 2-01.pdf  
FLOOR-201732800-LEVEL 3-01.pdf  
FLOOR-201732800-LEVEL 4 -01.pdf  
PERSP-201732800-01.pdf  
SECTION-201732800-A-01.pdf  
SECTION-201732800-B-01.pdf  
SITE-201732800-01.pdf  
SURVEYCERT-201732800-SURVEY CERTIFICATE-01.pdf  
TITLES.pdf  
VERGE-201732800-01.pdf  
BELCONNEN 48- 8,9 DESIGN ACCEPTANCE 2 IN PRINCIPLE - ESP.pdf

**Conditions of Acceptance**

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Lessee to provide unrestricted access to Icon Water meter at all times.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Other

Protection of water and sewer networks to be in accordance with the attached checklist

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

STATEMENT TO BE READ IN CONJUNCTION WITH PREVIOUS APP No. 158465 ( 3 NOV 2016)

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

**WARNING**

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed Eddie Gonzalez Date 15 Dec 2017

*For further information please phone Icon Water 6248 3111.*







**Application Number**  
166337  
**Sheet**  
3 of 54  
Before Starting

**Development Application**

Application Number: 201732800



**WATER**

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

**PLEASE NOTE:** This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

**Type of Application**

Signed Eddie Gonzalez Date 15 Dec 2017

The type of application you are applying for is a **New Application**

Contact phone: 6248 3111

Are you applying for a:

- Development Application

Has a pre-application meeting been held in relation to this proposal?

- Yes

**Lease/Site Details**

**Site Number: 1**

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

- Urban

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	8	

Street Address

55 CHANDLER STREET, BELCONNEN

**Site Number: 2**

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

- Urban

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	13	

Street Address

51 CHANDLER STREET, BELCONNEN

icon



Site Number: 3

Application Number

If rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Sheet

4 of 54

Suburb: BELCONNEN    Section: 43    Block Number:    Unit Number:    **WATER AND SEWERAGE NETWORK**

Street Address: 1 EDMONDSTONE PLACE, BELCONNEN

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Applicant Details

What type of applicant are you:

Business

ACN or ABN

66131577261

Signed Eddie Gonzalez    Date 15 Dec 2017

Contact phone: 6248 3111

Company Name

Canberra Town Planning Pty Ltd

Position held / Title

Town Planner

Salutation

Ms

First Name

Elizabeth

Surname

Slapp

Postal Address 1

2/20 Challis Street

Postal Address 2

Postal Address 3

Suburb

Dickson

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262625091

Fax Number

Mobile Number

Email

admin@canberratownplanning.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company



**icon**  
 Australian Company Number (ACN)  
 92008546030  
 Application Number  
 166337  
 Sheet  
 5 of 34  
 Company Name  
 Canberra Labor Club Limited  
 Salutation  
 Mr  
 First Name  
 Arthur  
 Surname  
 Rufogalis

Position held / Title  
 Chief Executive Officer

Postal Address 1  
 PO Box 167  
 Postal Address 2  
 WATER AND SEWERAGE NETWORK

Postal Address 3

Suburb  
 Belconnen  
 State/Territory  
 ACT  
 Postcode  
 2616  
 Country  
 Australia

Phone Number  
 62515522  
 Fax Number  
 Mobile Number

Email  
 arthur.rufogalis@laborclub.com.au

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

### Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

### Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CZ2 Business zone

If more than one zone is applicable to your application, please specify them below:

### Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal



Application Number

166337

Describe Your Proposal

Sheet

6 of 54

WATER

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

- Subdivision of Blocks 8 and 9 Section 48 Belconnen (WATER AND SEWERAGE NETWORK) into a Stratum Block and the consolidation of this Block into Block 13 Section 48 Belconnen.

- Lease variation of the consolidated Block 8 and 9 Crown Lease (as provided in DA201630289) and the Crown Lease for Block 13 Section 48 to create a number of easements to formalise the proposed pedestrian and vehicular access arrangements.

- Construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising: 197 car parking spaces and pedestrian lift access.

- Construction of a new pedestrian entry to the existing Canberra Labour Club building from the Chandler Street frontage.

- Site services, waste management and access arrangements, off-site works and other works as documented in this proposal and in the documentation attached.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed Eddie Gonzalez

Date 19 Dec 2017

Contact phone: 6248 3111

Proposed Use of the Land

Describe the use of the development. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)  
ancillary car parking

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).

Type of Development

Please indicate which type of development applies to this development application.

Other



WATER

icon

Please specify ancillary car parking

Application Number

166337

Gross Floor Area (GFA) and Cost of Works

7 of 54

Please ensure that all values contain a decimal point followed by two digits

WATER AND SEWERAGE NETWORK

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m<sup>2</sup>)

B - Gross Floor Area to be demolished (m<sup>2</sup>)

C - Gross Floor Area to be added (m<sup>2</sup>)

D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>)

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m<sup>2</sup>)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111



K - TOTAL COST OF WORKS (E+H+I+J)



Application Number

166337

\*Cost of works MUST be calculated in accordance with the current version of Building (General) (Cost of Building Work) Determination OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million.

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

Demolition, Trees

The design submitted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Demolition

Is the Demolition item relevant to your proposal?

Yes

Signed

Eddie Gonzalez

Date 15 Dec 2017

Contact phone: 6248 3111

Have you provided Entity Endorsement?

No

Have you provided required documentation for referral to Entity?

Yes

Trees

Is the Trees item relevant to your proposal?

No

Heritage

Heritage

Is the Heritage item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the Hazardous Materials item relevant to your proposal?

No

Contamination

Is the Contamination item relevant to your proposal?

No



icon

**Erosion and Sediment Control (for sites less than 0.3 of a hectare)**

Application Number

166337

Sheet

9 of 54

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  
 Yes  
 No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with this water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

**Erosion and Sediment Control (for sites greater than 0.3 of a hectare)**

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?  
 Yes  
 No

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

Have you provided Entity Endorsement?  
 No

Have you provided required documentation for [referral](#) to Entity?  
 Yes

Waste Management, Noise

**Waste Management for waste facilities and management**

Is the [Waste Management \(for waste facilities\)](#) item relevant to your proposal?  
 No

**Waste Management for liquid trade waste**

Is the [Waste Management \(for liquid trade waste\)](#) item relevant to your proposal?  
 No

**Noise**

Is the Noise Management item relevant to your proposal?  
 No

Servicing & Site Management, Utilities

**Servicing and Site Management**

Is the Servicing and Site Management item relevant to your proposal?  
 No



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

**National Capital Plan**

Is the *National Capital Plan* item relevant to your proposal?

No

**Crime Prevention through Environmental Design**

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

**Access and Mobility**

Is the Access and Mobility item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

**Traffic Generation**

Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?



WATER

**Application Number**

166337

Site Access, Parking, Landscape, Lighting  
Sheet

11 of 54

**Site Access**

Is the Site Access item relevant to your proposal?

No

**Landscape**

Is the *Landscape* item relevant to your proposal?

No

**Lighting**

Is the *Lighting* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

**Signs, Neighbourhood Plans, Water Sensitive Urban Design**

**Signs**

Is the *Signs* item relevant to your proposal?

No

**Neighbourhood Plans**

Is the *Neighbourhood Plans* item relevant to your proposal?

No

**Water Sensitive Urban Design (Mains Water Consumption)**

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

No

**Water Sensitive Urban Design (Stormwater Quality)**

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

icon

Driveways (For works on verge only)

icon

## Application Number

**PLEASE NOTE:** For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Clearance) as the works will be undertaken on unleased land.

**OCCUPANCY DEVELOPMENT PROPOSALS.** For more information on driveways, garages and carports, please click [here](#).

WATER AND SEWERAGE NETWORK

Does your proposal include construction or modification of driveway/s?

No

**CONDITIONALLY ACCEPTED**

Survey Requirements - S. 139(2)(b) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the *Planning and Development Regulations 2008*.

The design depicted in this document has been assessed by Icon Water and Sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone 6248 3111

Do you have a *survey certificate* with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the *Planning and Development Act 2007**

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

icon

If you wish to apply to have all or part of this development information excluded from public inspection, you must meet the requirements of Section 4(1) or (2) of the Planning and Development Act 2007



Application Number

166337

Are you requesting an exclusion from Public Inspection?

Sheet 13 of 54

WATER AND SEWERAGE NETWORK

Conflict of Interest Declaration

CONDITIONALLY ACCEPTED

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.



icon  
Application Number  
166337  
Sheet  
14 of 54

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways **WATER AND SEWERAGE NETWORK**)

I/we(lessee) appoint the applicant whose signature appears in the attached *Letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and **charges** imposed with the Environment, Planning and Sustainable Development Directorate **Water and Sewerage Network** protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements; **Contact phone: 6248 3111**

**CONDITIONALLY ACCEPTED**  
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.  
Signed Eddie Gonzalez Date 15 Dec 2017

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

I/we declare that all the information given on this form and its attachments is true and complete;

**If lodging on behalf of a company, organisation or Government agency: -**

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

16 Oct 2017

icon

Beers Submitting

## Application Number

icon

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to be performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

### Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at [www.environment.act.gov.au](http://www.environment.act.gov.au)

### Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and

icon

approval system that is separate and distinct from the ACT's system. It does not affect the validity of ACT development assessment and approval processes, but may offer an assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities **WATER AND SEWERAGE NETWORK**  
 Telephone: 62741111

Application Number  
 166337  
 Sheet  
 16 of 54

**Contact Details:** Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601, 16 Challis Street, Dickson ACT 2602  
 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923  
 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

# CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

Application Number  
16633  
Sheet  
17 of 54



ACT Government  
Environment, Planning and Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION  
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block  Section  Suburb

Unit No.  Street Address

Block  Section  Suburb

Unit No.  Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - If more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name  2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the Planning and Development Act 2007 and relates to: (please tick)

- Pre - application meeting
- Development Application
- Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as the Applicant) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name  Email address

OR

Company Name  Email address

Company Nominees - a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1  Nominee 2  Nominee 3

Application Number

166337

Sheet

18 of 54

**LESSEE(S) DECLARATION** If more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 <sup>st</sup> Lessee's Signature		Date	4-5-17
2 <sup>nd</sup> Lessee's Signature		Date	

**APPLICANT DECLARATION**

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	ELIZABETH SLAPP	Company Name	CANISBERA TOWN PLANNING
Signature		Date	4 MAY 2017.

**LAND CUSTODIAN AUTHORISATION**

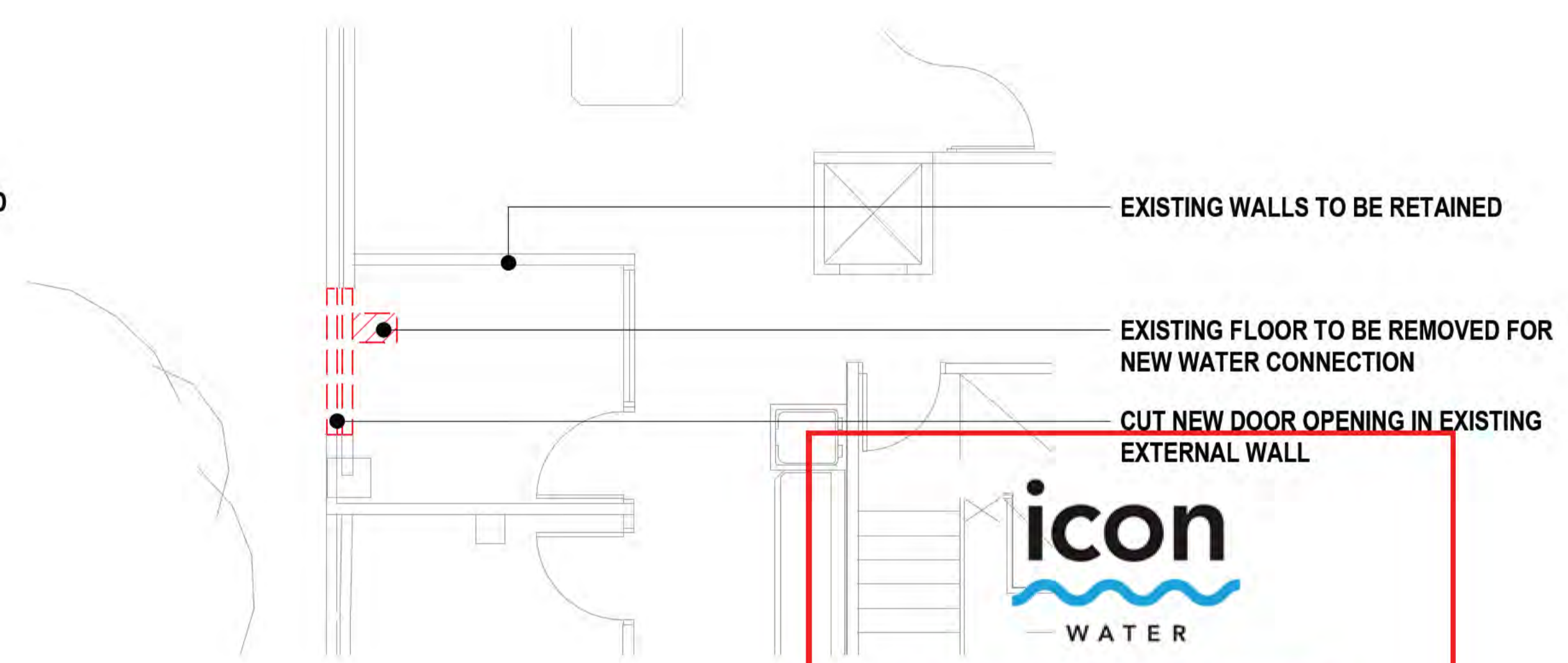
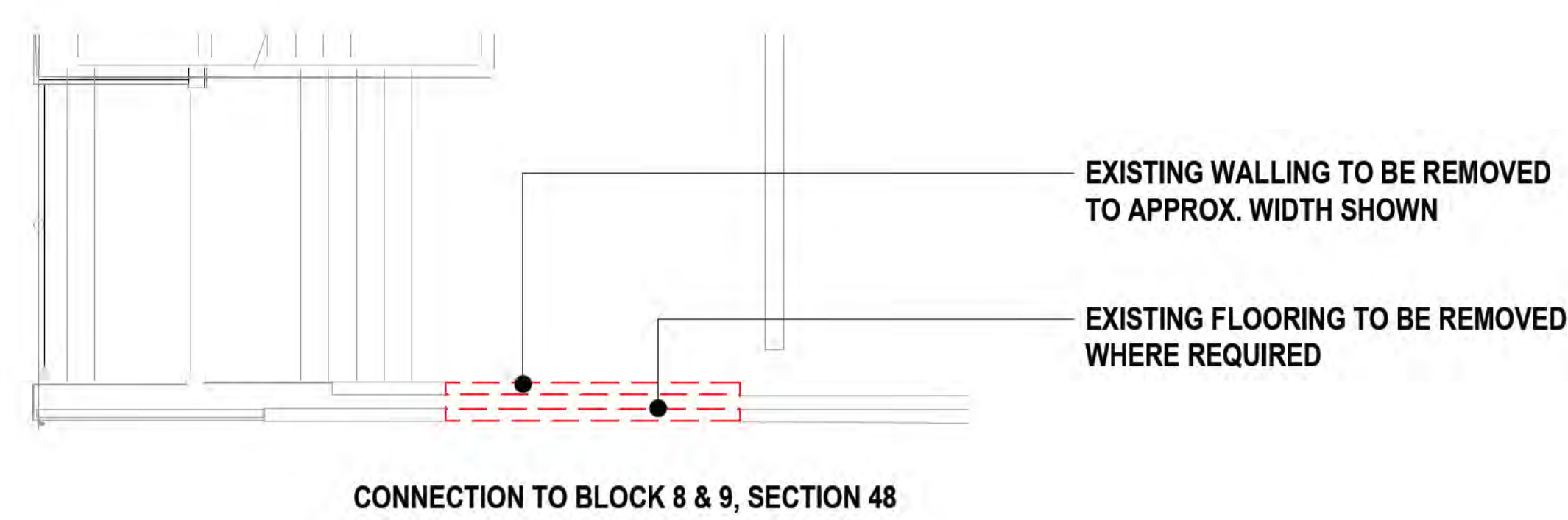
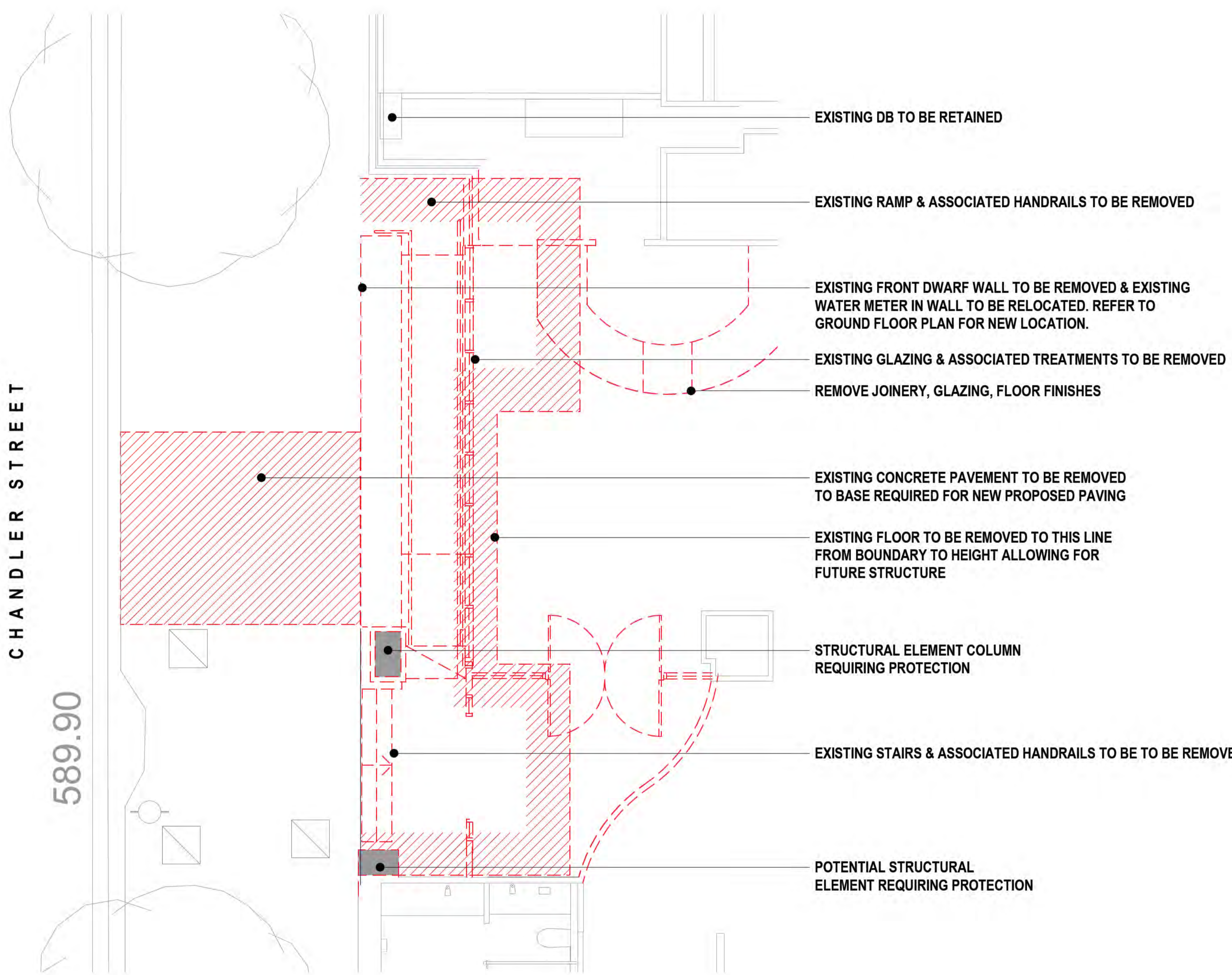
- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name		Agency Name	
Signature		Date	
Delegate Name		Agency Name	
Signature		Date	

**THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.**

**Privacy Notice**  
The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at [www.environment.act.gov.au](http://www.environment.act.gov.au)

<b>Contact Details:</b> Environment, Planning and Sustainable Development Directorate Customer Service Centres GPO Box 158, Canberra City 2601 16 Challis Street Dickson ACT 2602	<b>Business Hours:</b> 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6287 1923 Email: <a href="mailto:epdcustomerservices@act.gov.au">epdcustomerservices@act.gov.au</a> Website: <a href="http://www.planning.act.gov.au">www.planning.act.gov.au</a>
---	---



**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA

Design Review		
DRN: Author	C/C: Checker	APP: Approver

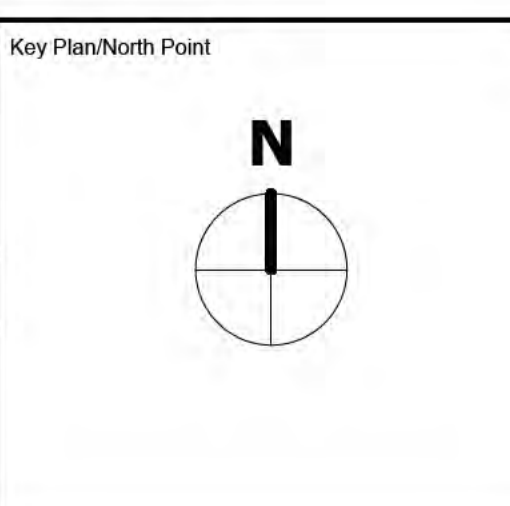
Key Plan/North Point

File name:  
H:\projects\166337\Drawings\19186337.dwg  
CENTRAL\_copy@mayrussell.com.au

© May + Russell Architects PTY Ltd 2017

NOTE  
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.



Contractor

**BL**  
**OC**

Project Manager

**DOWSE**  
**PROJECTS**  
**PTY LTD**

Client

Consultants

Planner - Canberra Town Planning	Architect - May + Russell Architects
Landscape - Envirolinks	Structure - Sellick Consultants
Civil - Sellick Consultants	Traffic - Shoobridge
Electrical - S4B	Mechanical - NDY
Hydraulic - THCS	Fire Safety - NDY

Architect

**may + russell**

may + russell architects Pty Ltd abn 69 087 172 718

Unit 5, 7 Napier Close, Deakin ACT 2600  
PO Box 268, Deakin West 2600  
p 02 6285 3077 f 02 628 1340  
e pmpr@mayrussell.com.au

**architects**

Project	Canberra Labor Club Carpark & Entry
Blocks	13
Section	48
Division	Belconnen
Drawing Title	Demolition Plan
Job No.	16_35
Drawing No.	DA02
Scale	1:50@A1
Rev.	A

Application Number  
166337  
Sheet  
20 of 54

19  
48  
COHEN STREET






CHANDLER STREET

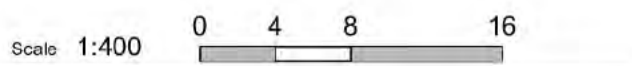
EDMONDSTONE PLACE

A.1

B.1

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR SUPPORT



Surveyed  
Drawn R. FITZGIMMONS 23/00/2017  
Checked  
Approved .....



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 0202 7000  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
BASEMENT AND BELOW  
SECTION 48  
BELCONNEN

Proj No. 01109.06 Rev  
Sheet No. 1 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

Application Number  
166337  
Sheet  
21 of 54

19  
48  
COHEN STREET







CHANDLER STREET

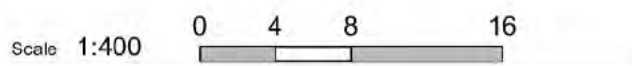
EDMONDSTONE PLACE

A.2

B.2

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT



Surveyed \_\_\_\_\_  
 Drawn R. FITZGIMMONS 23/00/2017  
 Checked \_\_\_\_\_  
 Approved \_\_\_\_\_



A VERIS COMPANY



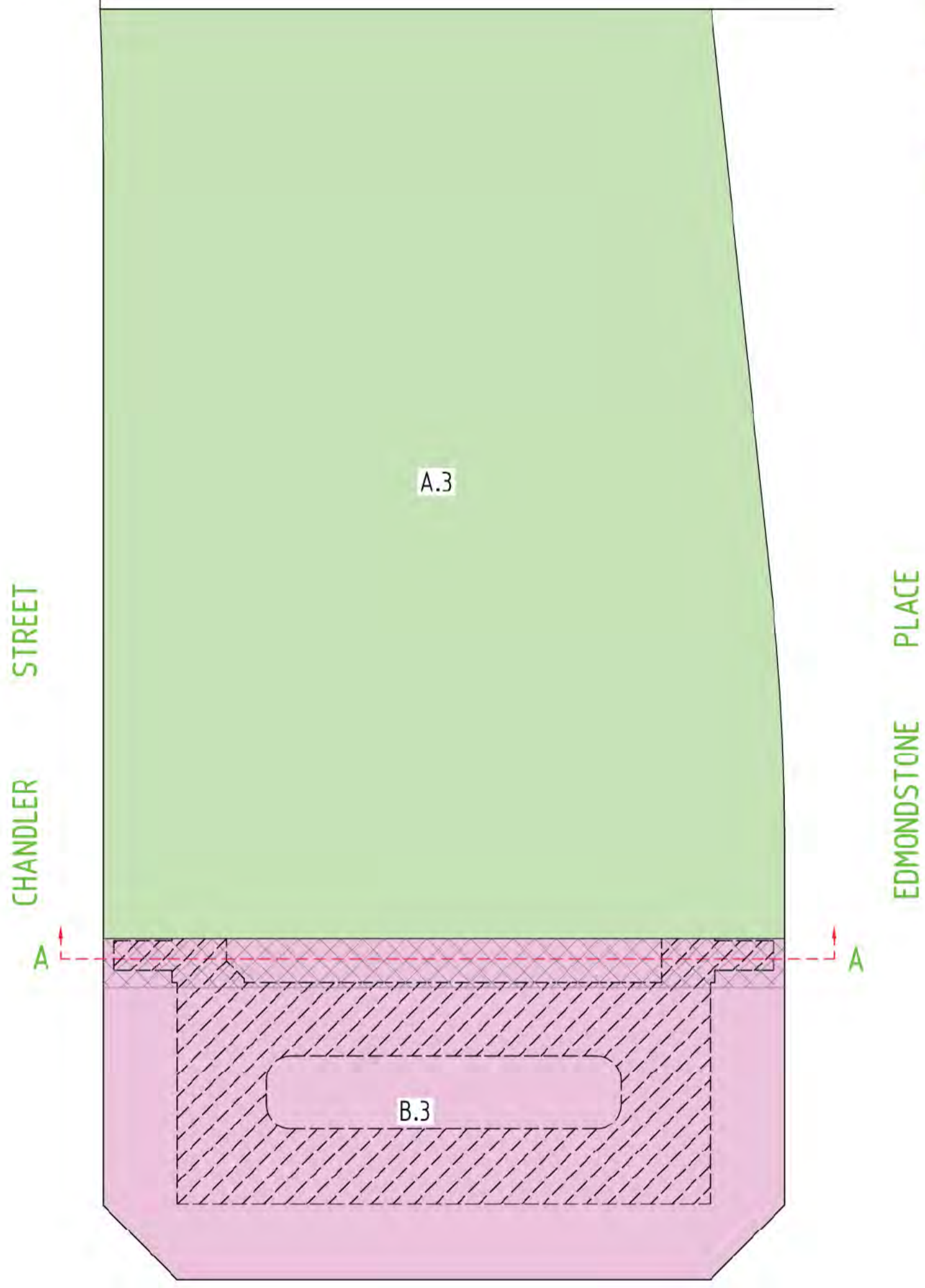
OFFICES IN:  
 CANBERRA  
 T: (02) 0202 7000  
 SYDNEY  
 T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
 GROUND FLOOR  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06 Rev  
 Sheet No. 2 of 7 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
22 of 54

19  
48  
COHEN STREET







A.3

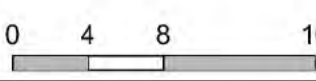
B.3

CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

Scale 1:400 

Surveyed  
Drawn R. FITZSIMMONS  
Checked  
Approved .....

23/00/2017



OFFICES IN:  
CANBERRA  
T: (02) 0202 7000  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
FIRST FLOOR  
SECTION 48  
BELCONNEN

Proj No. 01109.06 **Rev**

Sheet No. 3 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

Application Number  
166337  
Sheet  
23 of 54

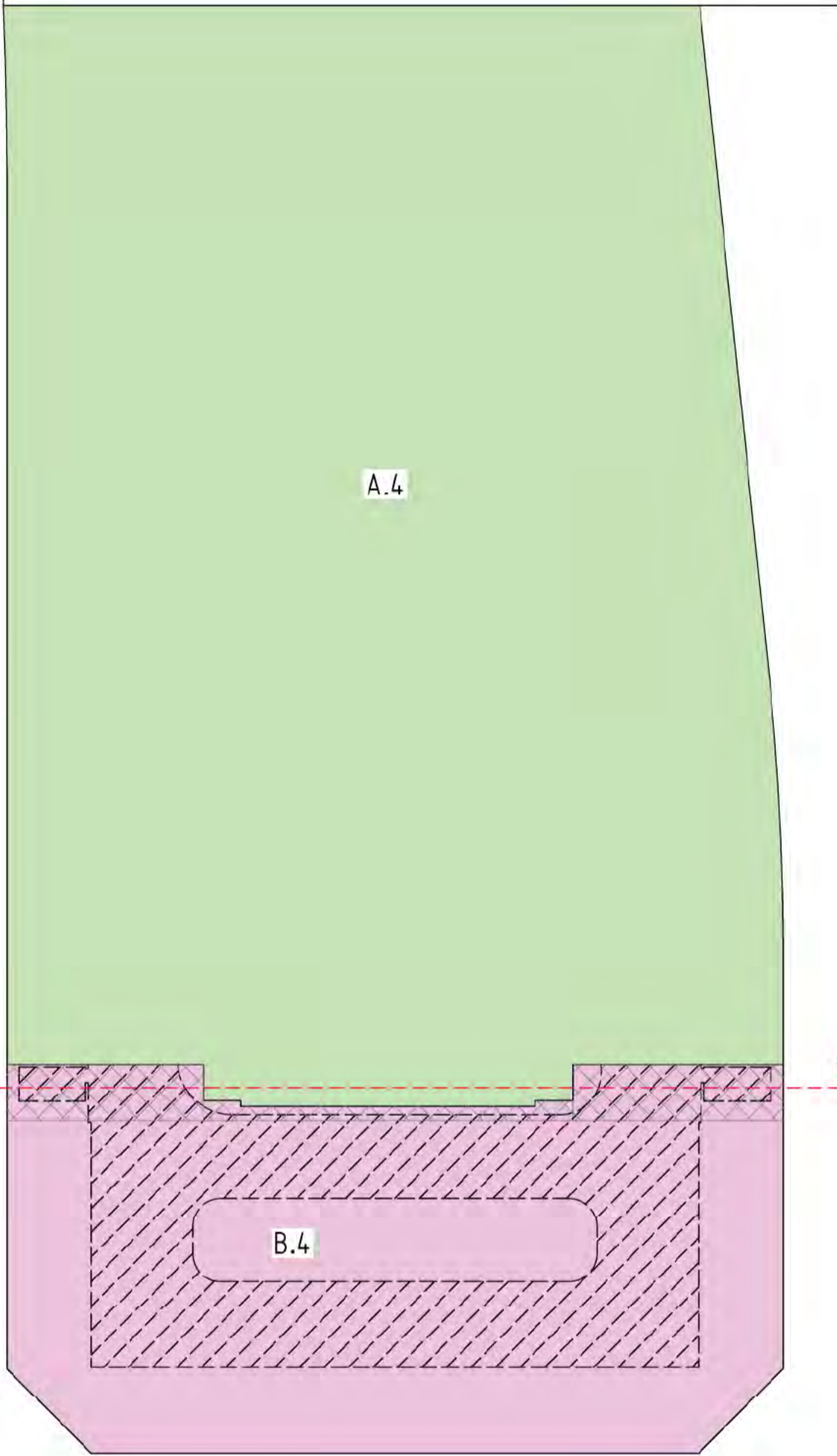
19  
48  
COHEN STREET



CHANDLER STREET

EDMONDSTONE PLACE

A A



A.4

B.4

CAMERON AVENUE

- BLOCK A
- BLOCK B
- EASEMENT FOR ACCESS
- EASEMENT FOR SUPPORT

Scale 1:400 0 4 8 16

Surveyed  
Drawn R. FITZDIMMONS 23/00/2017  
Checked  
Approved .....



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 0202 7000  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
SECOND AND THIRD FLOOR  
SECTION 48  
BELCONNEN

Proj No. 01109.06 Rev  
Sheet No. 4 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

Application Number  
166337  
Sheet  
24 of 54

19  
48  
COHEN STREET

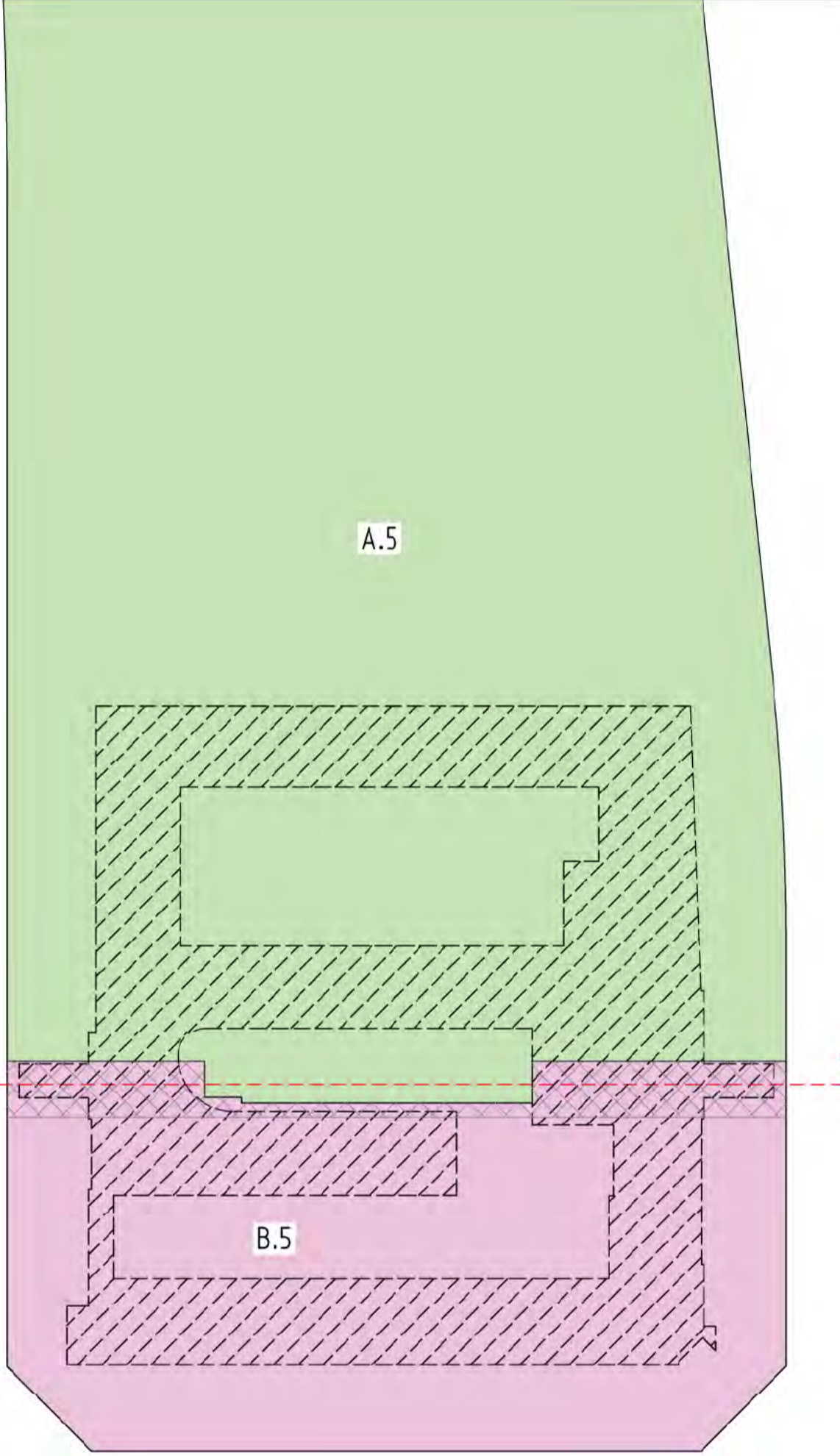


CHANDLER STREET





EDMONDSTONE PLACE

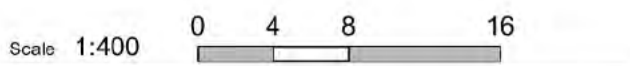
A

A



CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT



Surveyed  
Drawn R. FITZGIMMONG 23/00/2017  
Checked  
Approved .....



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 0202 7000  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
FOURTH FLOOR  
SECTION 48  
BELCONNEN

Proj No. 01109.06 Rev  
Sheet No. 5 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

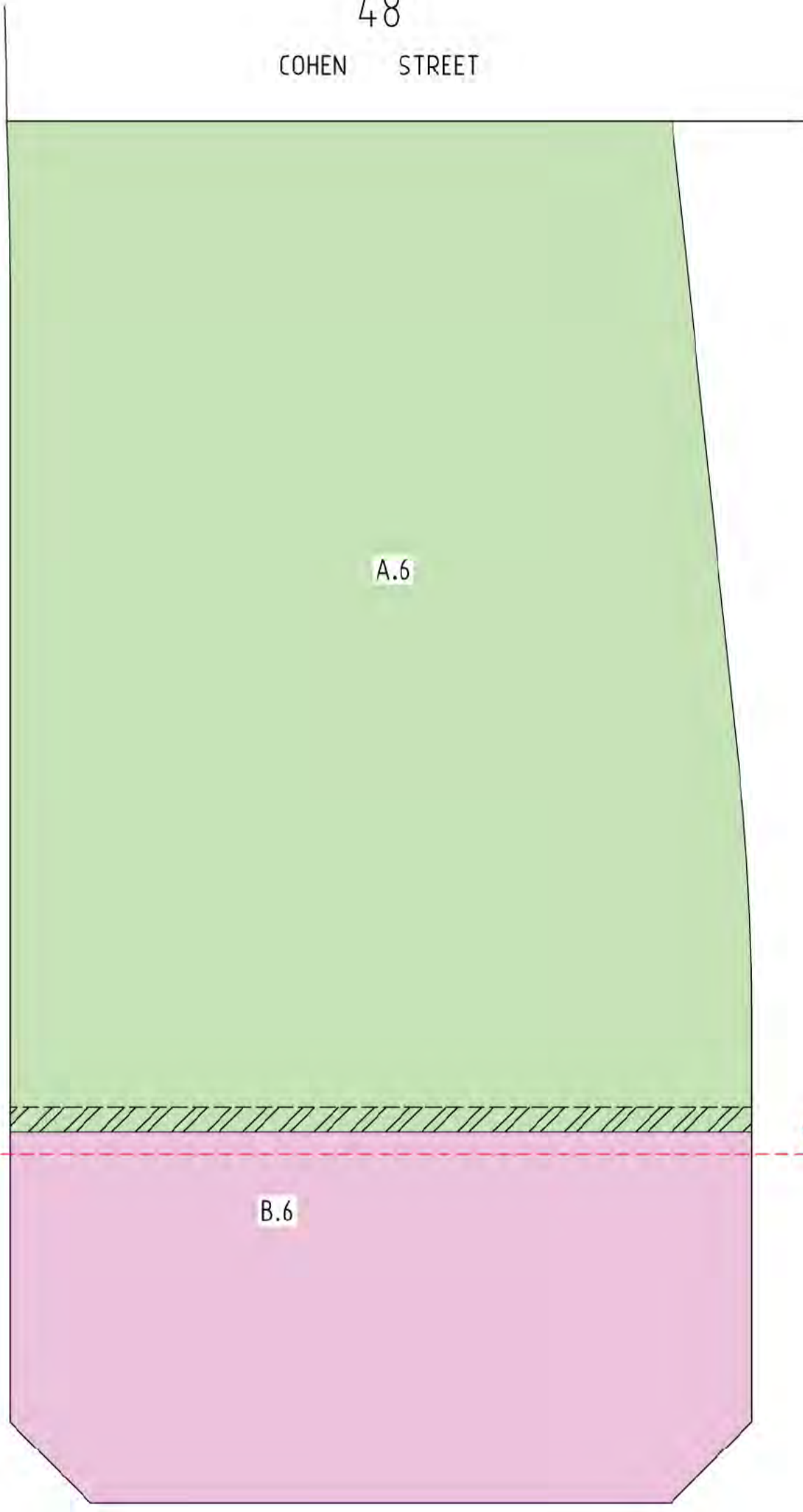
Application Number  
166337  
Sheet  
25 of 54

19  
48  
COHEN STREET



CHANDLER STREET





EDMONDSTONE PLACE

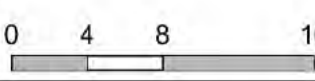


A.6

B.6

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR LIGHT, AIR & FIRE SEPARATION
-  EASEMENT FOR SUPPORT

Scale 1:400 

Surveyed  
 Drawn R. FITZGIMMONS  
 Checked  
 Approved .....

23/00/2017

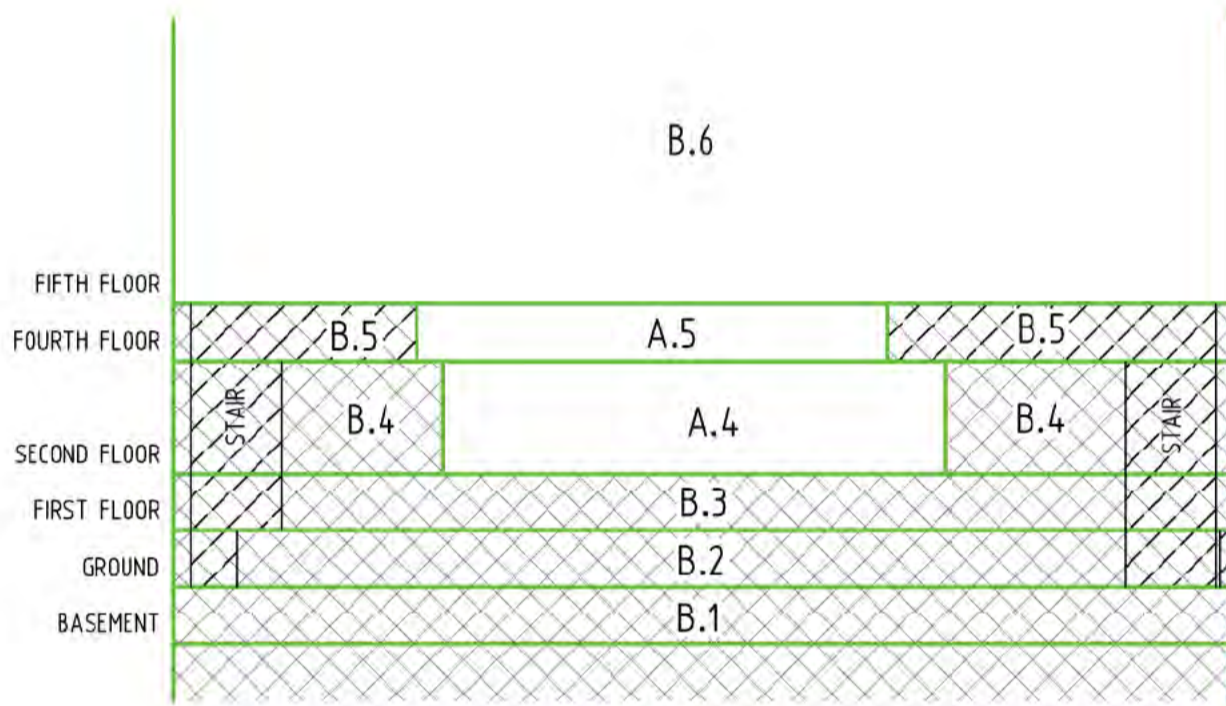


OFFICES IN:  
 CANBERRA  
 T: (02) 0202 7000  
 SYDNEY  
 T: (02) 9634 2866



**PROPOSED DEPOSITED PLAN**  
 FIFTH FLOOR AND ABOVE  
 SECTION 48  
 BELCONNEN

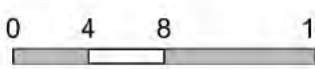
Proj No. 01109.06 Rev  
 Sheet No. 6 of 7 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
26 of 54



**SECTION A-A**

-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

Scale 1:400 

Surveyed  
Drawn R. FITZSIMMONS 23/09/2017  
Checked  
Approved .....



A VERIS COMPANY



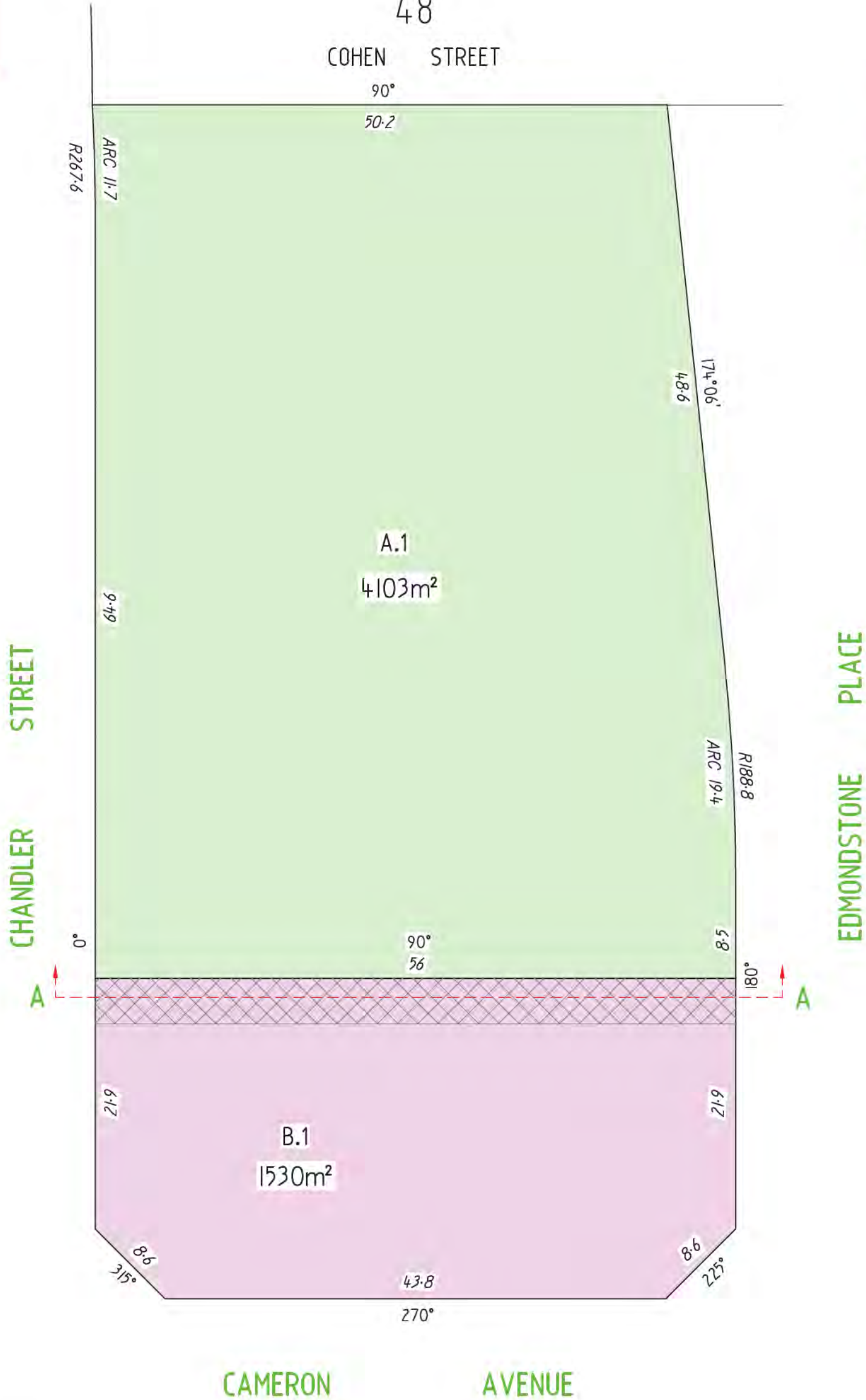
OFFICES IN:  
CANBERRA  
T: (02) 0202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
ELEVATIONS  
SECTION 48  
BELCONNEN

**Proj No. 01109.06** **Rev**  
Sheet No. 7 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited, ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
27 of 54

19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400 
0
4
8
16

Surveyed  
 Drawn R. FITZSIMMONS  
 Checked  
 Approved .....

23/08/2017

**LANDdata SURVEYS**  
A VERIS COMPANY

OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
 BASEMENT AND BELOW  
 SECTION 48  
 BELCONNEN

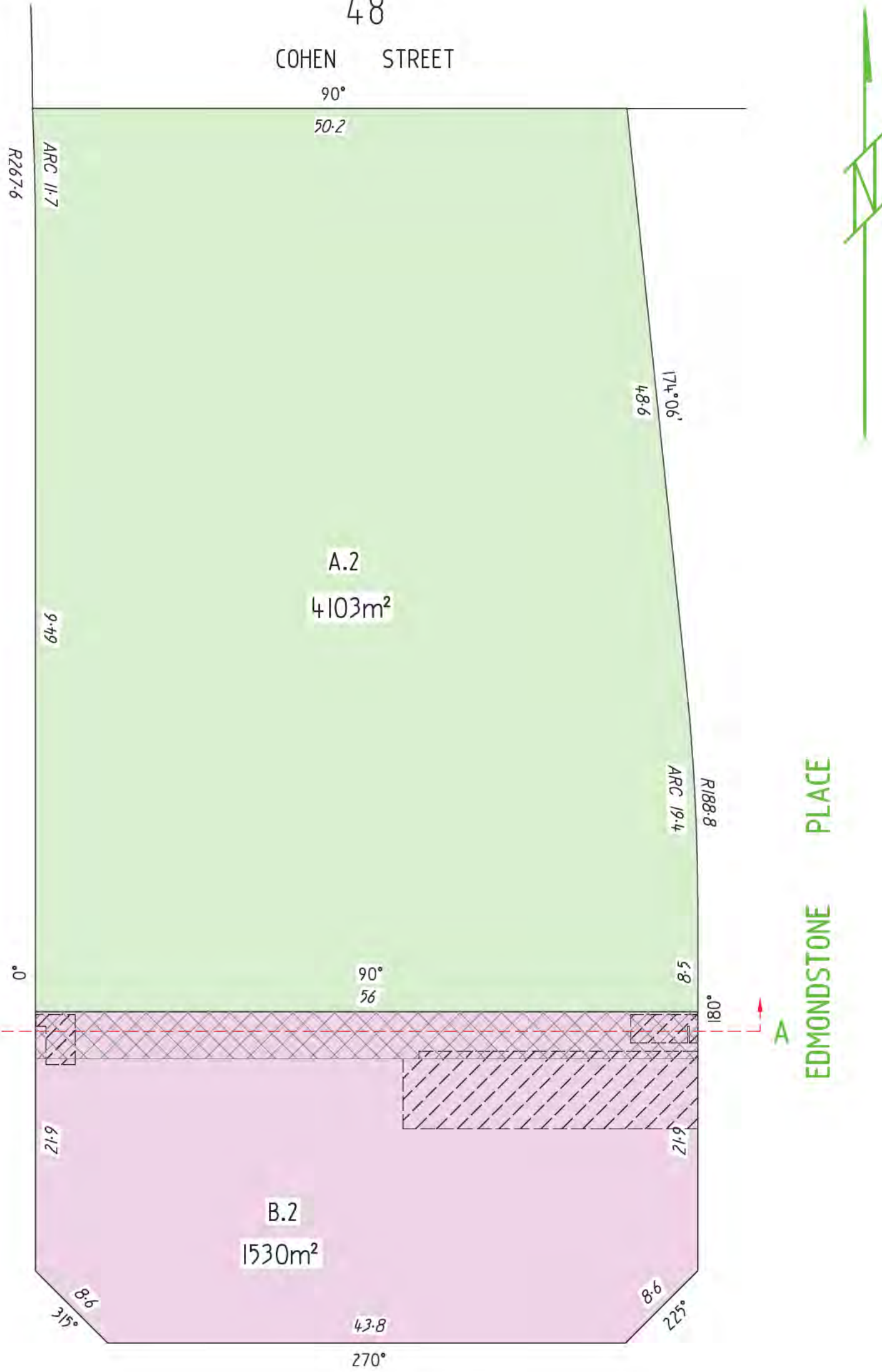
Proj No. 01109.06 Rev

Sheet No. 1 of 7 01109.06\_PROPOSED\_DP.dwg

© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
28 of 54

19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR ACCESS
- EASEMENT FOR SUPPORT

CAMERON AVENUE

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400  
0 4 8 16

Surveyed  
 Drawn R. FITZSIMMONS 23/08/2017  
 Checked  
 Approved .....



A VERIS COMPANY



OFFICES IN:  
 CANBERRA  
 T: (02) 6202 7600  
 SYDNEY  
 T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
 GROUND FLOOR  
 SECTION 48  
 BELCONNEN

Proj No. 01109.06

Rev

Sheet No. 2 of 7 01109.06\_PROPOSED\_DP.dwg  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
29 of 54

19  
48  
COHEN STREET

R267.6

ARC 11.7

90°  
50.2

48.6  
174.06°

A.3  
4103m<sup>2</sup>

64.9

CHANDLER STREET

EDMONDSTONE PLACE

A

0°

90°  
56

180°

A

61.2

B.3  
1530m<sup>2</sup>





61.2

8.6  
315°

43.8  
270°

8.6  
225°

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400



Surveyed  
Drawn R. FITZSIMMONS 23/08/2017  
Checked  
Approved .....



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
FIRST FLOOR  
SECTION 48  
BELCONNEN

Proj No. 01109.06

Rev

Sheet No. 3 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
30 of 54

19  
48

COHEN STREET

R267.6

ARC 11.7

90°  
50.2

48.6  
174.06°

A.4  
4180m<sup>2</sup>

64.9

CHANDLER STREET

EDMONDSTONE PLACE

ARC 19.4  
R188.8

A

0°

90°  
14.2

0°  
2.6

90°  
2.6

0°  
0.4

90°  
21.2

0°  
0.4

90°  
2.7

0°  
2.6

90°  
15.1

180°

A

61.2

B.4  
1453m<sup>2</sup>

61.2





8.6  
315°

43.8

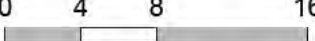
8.6  
225°

270°

CAMERON AVENUE

-  BLOCK A
-  BLOCK B
-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400 

Surveyed  
Drawn R. FITZSIMMONS  
Checked  
Approved .....

23/08/2017



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
SECOND AND THIRD FLOOR  
SECTION 48  
BELCONNEN

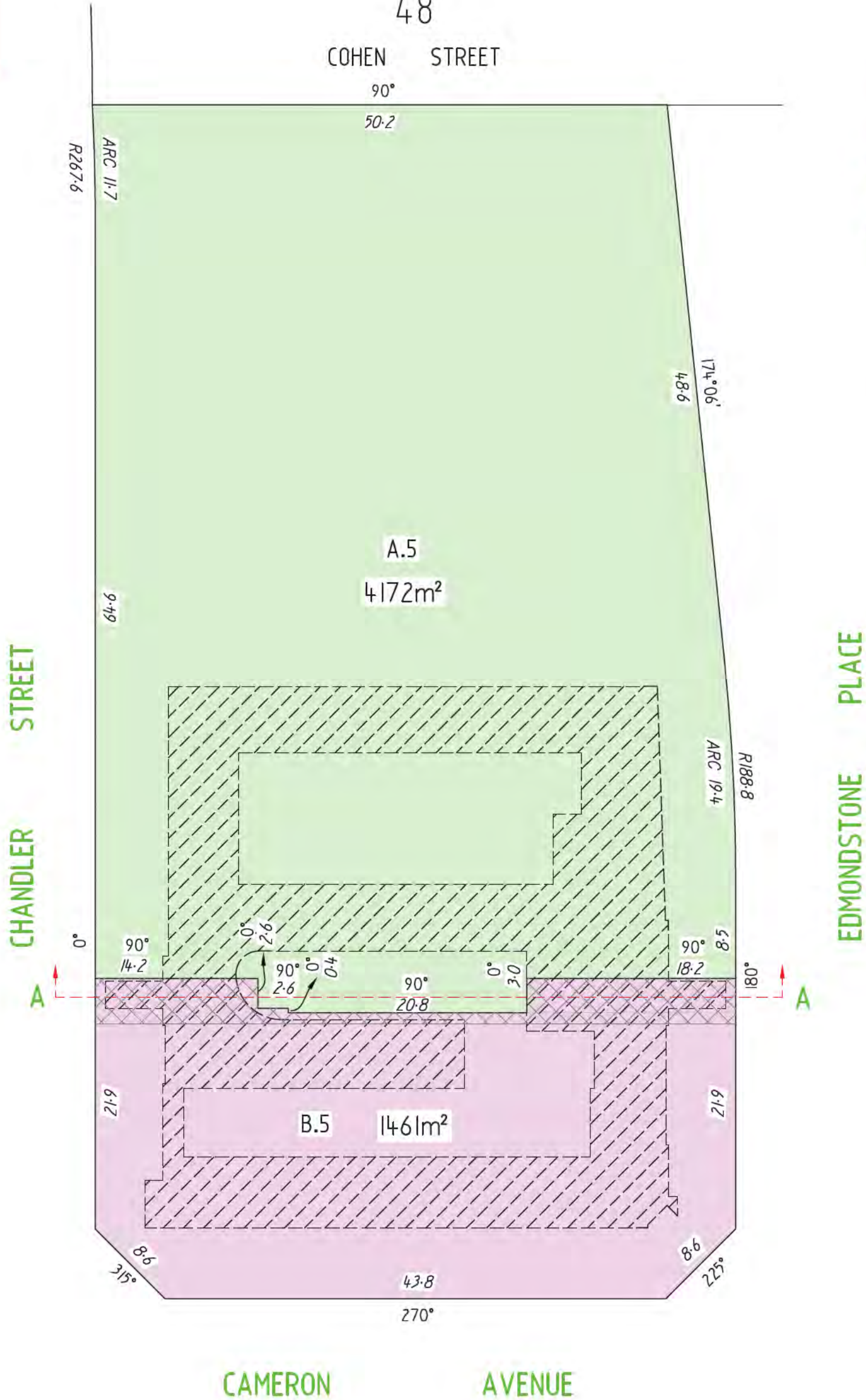
Proj No. 01109.06

Rev

Sheet No. 4 of 7  
01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
31 of 54

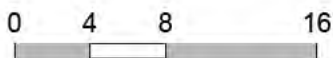
19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR ACCESS
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400



Surveyed  
Drawn R. FITZSIMMONS  
Checked  
Approved .....

23/08/2017



A VERIS COMPANY



OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
FOURTH FLOOR  
SECTION 48  
BELCONNEN

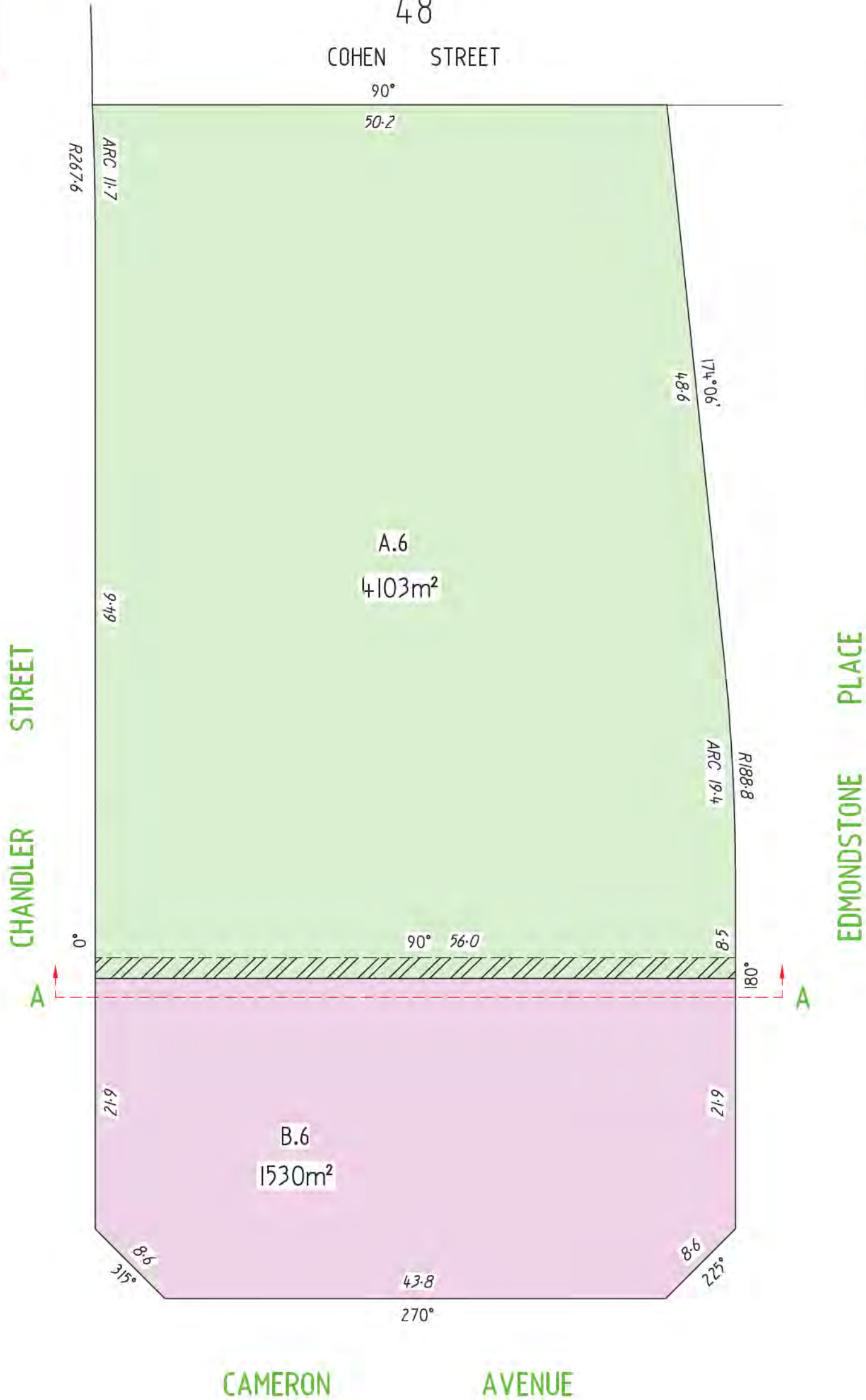
Proj No. 01109.06

Rev

Sheet No. 5 of 7  
01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

**Application Number**  
166337  
**Sheet**  
32 of 54

19  
48  
COHEN STREET



- BLOCK A
- BLOCK B
- EASEMENT FOR LIGHT, AIR & FIRE SEPARATION
- EASEMENT FOR SUPPORT

BOUNDARIES DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY

Scale 1:400

Surveyed  
Drawn R. FITZSIMMONS 23/08/2017  
Checked  
Approved .....



A VERIS COMPANY



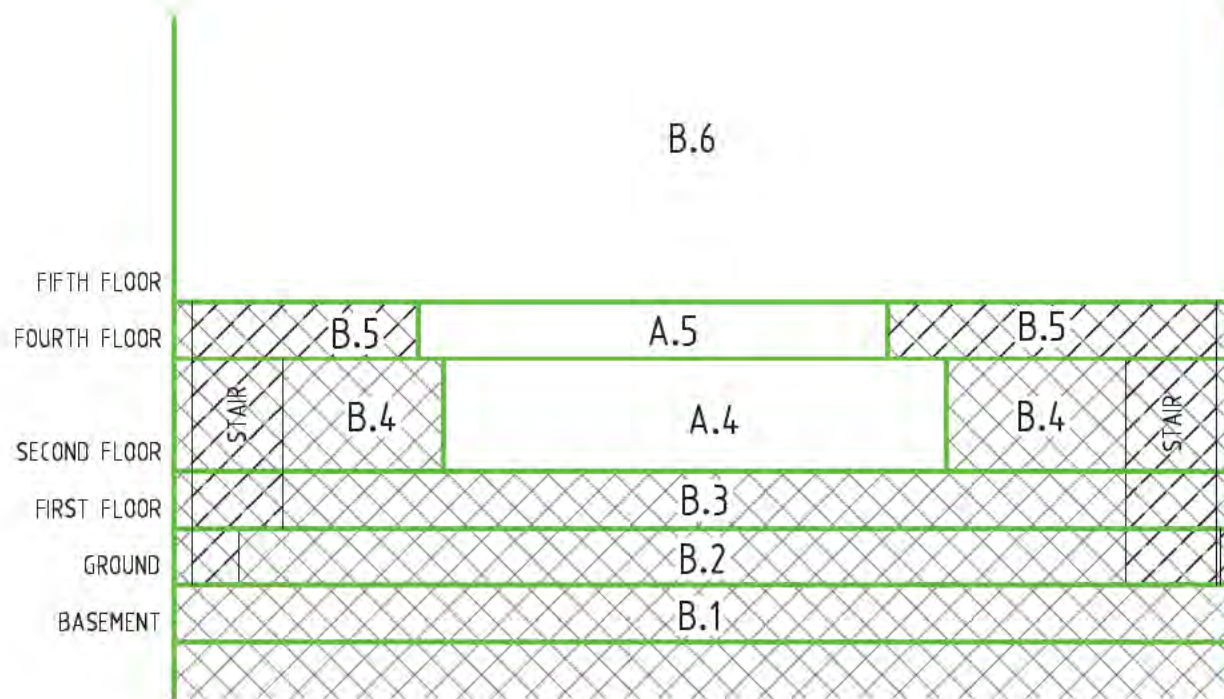
OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
FIFTH FLOOR AND ABOVE  
SECTION 48  
BELCONNEN



Proj No. 01109.06 Rev

Sheet No. 6 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3

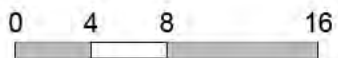
**Application Number**  
166337  
**Sheet**  
33 of 54



**SECTION A-A**

-  EASEMENT FOR ACCESS
-  EASEMENT FOR SUPPORT

Scale 1:400



Surveyed  
Drawn R. FITZSIMMONS 23/08/2017  
Checked  
Approved .....



A VERIS COMPANY



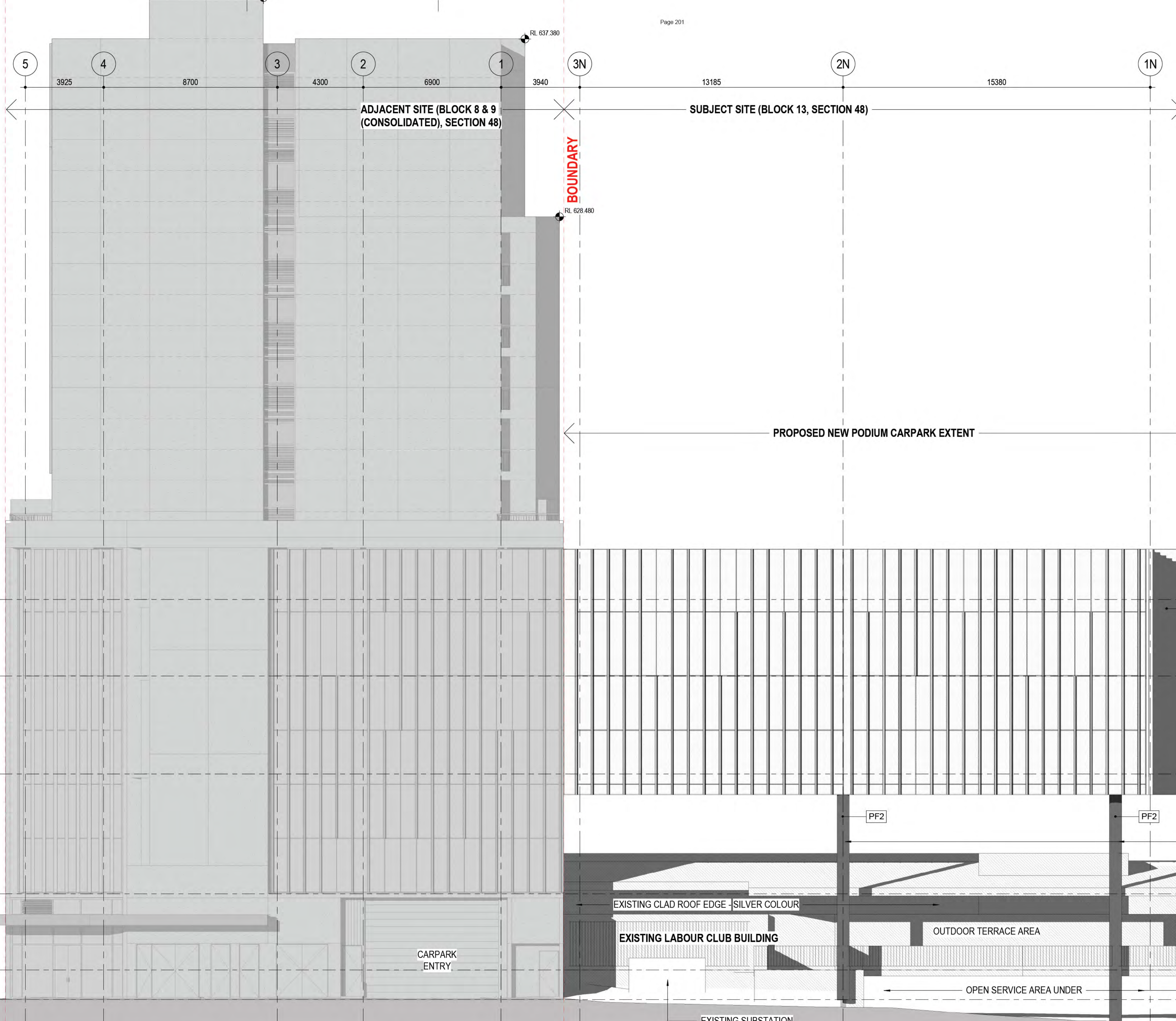
OFFICES IN:  
CANBERRA  
T: (02) 6202 7600  
SYDNEY  
T: (02) 9634 2866

**PROPOSED DEPOSITED PLAN**  
ELEVATIONS  
SECTION 48  
BELCONNEN

**Proj No. 01109.06**

**Rev**

Sheet No. 7 of 7 01109.06\_PROPOSED\_DP.dwg  
© LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A3



- Club DA Finishes Legend: AW1 Powdercoated window frame - Type 1, AW2 Powdercoated window frame - Type 2, CF1 New CF Cladding - Painted to match existing, CF2 Existing CF Cladding - Painted to match existing, CP1 Composite Aluminium Panel, G1 Double Glazed Window, G2 Single Glazed (Glazed Door), G3 Double Glazed Window, G4 Double Glazed Window (colour back glass), M4 Powdercoated Carpark Frame, M5 Powdercoated Carpark Screen, PC1 Precast Panel, WT5 Wall Tiles - Type 5

Materials Board showing color swatches for AW1 (Anodic Natural Matt), PC1 (Natural Concrete Finish), CP1 (Vitracore Cultured Grey Brown), M4/PF1/AW2 (Powdercoat/Paint Colour: Monument).

Icon Water logo and 'CONDITIONALLY ACCEPTED' stamp. Text: 'The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance'. Signed Eddie Gonzalez, Date 15 Dec 2017, Contact phone: 6248 3111.

- Level 4 Carpark RL 609.330
Level 3 Carpark RL 605.500
Level 2 Carpark RL 600.600
Level 1 Carpark RL 594.610
Gnd Level - North RL 590.790
Ground Level RL 589.310

Table with 3 columns: Date, Rev, Status or Amendment. Includes revision history for issue for DA.

Design Review table with columns: DRN: Author, C/C: Checker, APP: Approver.

File name: ...
NOTE: Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.
Do not scale drawings.

Key Plan/North Point
Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

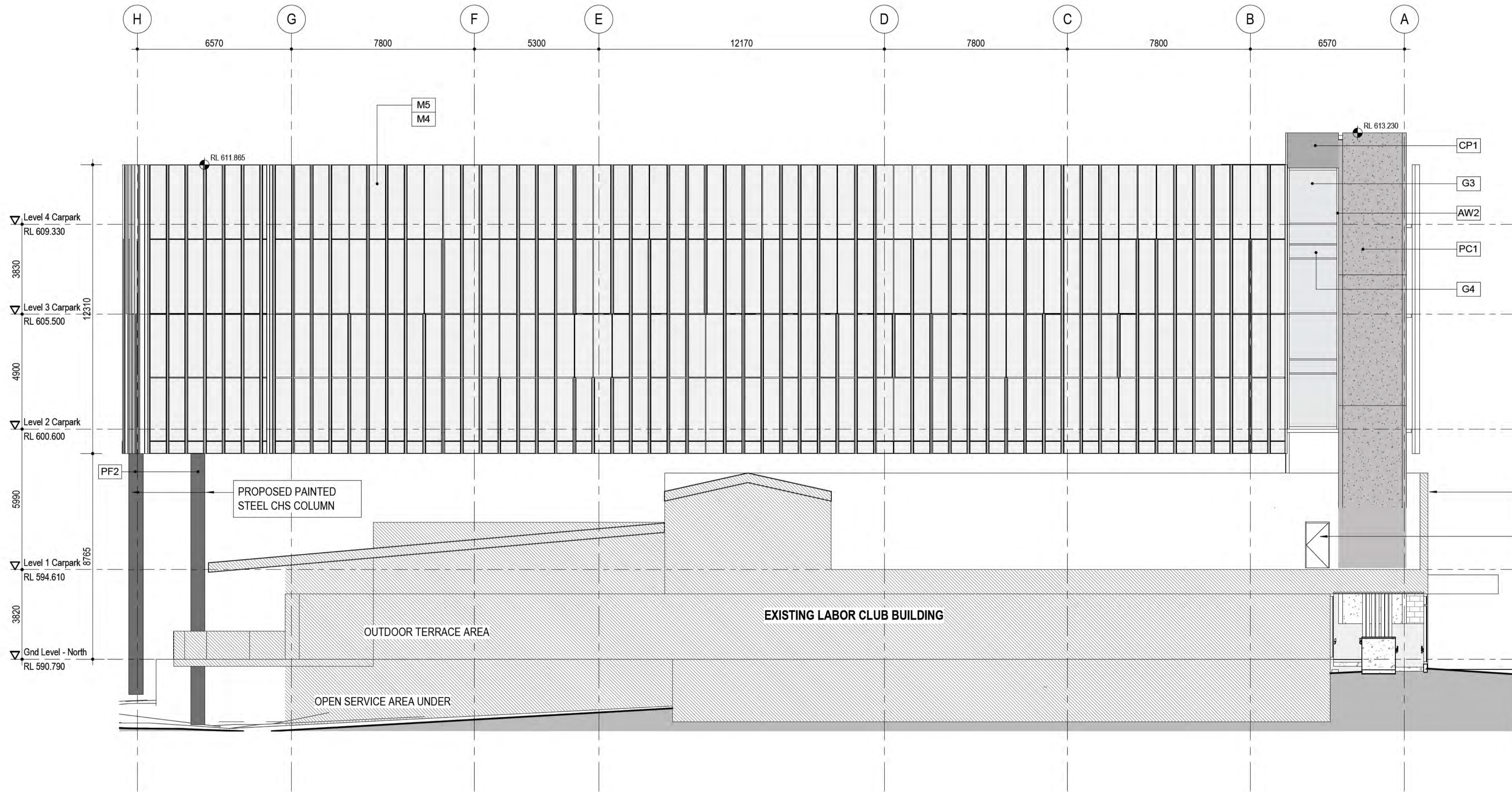
Client: CANBERRA LABOR CLUB logo

Consultants list including Canberra Town Planning, May + Russell Architects, etc.

Architect: may + russell architects

Project: Canberra Labor Club Carpark & Entry
Drawing Title: East Elevation

Table with columns: Job No (16\_35), Drawing No (DA08), Scale (1:100@A1), Rev (A).



- Club DA Finishes Legend**
- AW1 Powdercoated window frame - Type 1
  - AW2 Powdercoated window frame - Type 2
  - CF1 New CF Cladding - Painted to match existing
  - CF2 Existing CF Cladding - Painted to match existing
  - CP1 Composite Aluminium Panel
  - G1 Double Glazed Window
  - G2 Single Glazed (Glazed Door)
  - G3 Double Glazed Window
  - G4 Double Glazed Window (colour back glass)
  - M4 Powdercoated Carpark Frame
  - M5 Powdercoated Carpark Screen
  - PC1 Precast Panel
  - WT5 Wall Tiles - Type 5

- Materials Board**
- AW1 Anodic Natural Matt (Window Frames)
  - PC1 Natural Concrete Finish
  - CP1 Vitracore Cultured Grey Brown
  - M4  
PF1  
AW2 Powdercoat/Paint Colour: Monument
  - M5 Dulux Eternity Silver Kinetic

EXISTING EXTERNAL PARAPET WALL

NEW DOOR FOR ROOF AND PLANT MAINTENANCE

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Eddie Gonzalez Date 15 Dec 2017

Contact phone: 6248 3111

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA

Design Review

DRN: Author    C/C: Checker    APP: Approver

File name:  
H:\projects\2017\201709\166337\166337.dwg

© May + Russell Architects PTY Ltd 2017

NOTE  
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

Key Plan/North Point



Contractor

**DOWSE PROJECTS PTY LTD**



Project Manager

Client

Consultants

- Planner - Canberra Town Planning
- Architect - May + Russell Architects
- Landscaping - Envirolinks
- Structure - Sellick Consultants
- Civil - Sellick Consultants
- Traffic - Shoobridge
- Electrical - S4B
- Mechanical - NDY
- Hydraulic - THCS
- Fire Safety - NDY

Architect

**may + russell**

may + russell architects pty ltd    abn 69 087 172 718

Unit 5, 7 Napier Close, Deakin ACT 2600  
PO Box 268, Deakin West 2600  
p 02 6285 3077 f 02 628 13340  
e pmpr@mayrussell.com.au

**architects**

Project		Canberra Labor Club Carpark & Entry	
Blocks	13	Section	48
Division	Belconnen		
Drawing Title			
North Elevation			
Job No.	16_35	Drawing No.	DA07
Scale	1:100@A1	Rev.	A

**From:** [Evatt, Ebony](mailto:Evatt.Ebony)  
**To:** ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL-DEMO-UTILITIES-LIQUID TRADE WASTE-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Monday, 11 December 2017 2:17:37 PM  
**Attachments:** [DEMO-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-REVISED DP PLAN-01.pdf](#)  
[ELEV-201732800-EAST-01.pdf](#)  
[ELEV-201732800-NORTH-01.pdf](#)  
[ELEV-201732800-WEST-01.pdf](#)  
[FLOOR-201732800-GROUND FLOOR-01.pdf](#)  
[FLOOR-201732800-LEVEL 2-01.pdf](#)  
[FLOOR-201732800-LEVEL 3-01.pdf](#)  
[FLOOR-201732800-LEVEL 4 -01.pdf](#)  
[LIGHTING-201732800-A-01.pdf](#)  
[LIGHTING-201732800-B-01.pdf](#)  
[LIGHTING-201732800-C-01.pdf](#)  
[PERSP-201732800-01.pdf](#)  
[PLAN-201732800-GEN-ARRANGEMENT01.pdf](#)  
[SECTION-201732800-A-01.pdf](#)  
[SECTION-201732800-B-01.pdf](#)  
[SEDIMENT-201732800-01.pdf](#)  
[SITE-201732800-01.pdf](#)  
[SOLAR-201732800-01.pdf](#)  
[SURVEYCERT-201732800-SURVEY CERTIFICATE-01.pdf](#)  
[VERGE-201732800-01.pdf](#)

---

Email 1 of 3

**DEVELOPMENT APPLICATION NO: 201732800**  
**BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN**

**Description – PROPOSAL FOR 3 STOREY CAR PARK & LEASE VARIATION - Additions and alterations to existing building including construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising 197 car parking spaces and pedestrian lift access. Construction of a new pedestrian entry to the existing Canberra Labour Club and associated works. Vary the Crown leases over blocks 8, 9 and 10 to facilitate access to the proposed car park structure above block 13.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(09/01/2018)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services

[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

**Please use the following format in the subject line of the email when providing advice:**  
**COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01**  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Kind Regards

Ebony

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

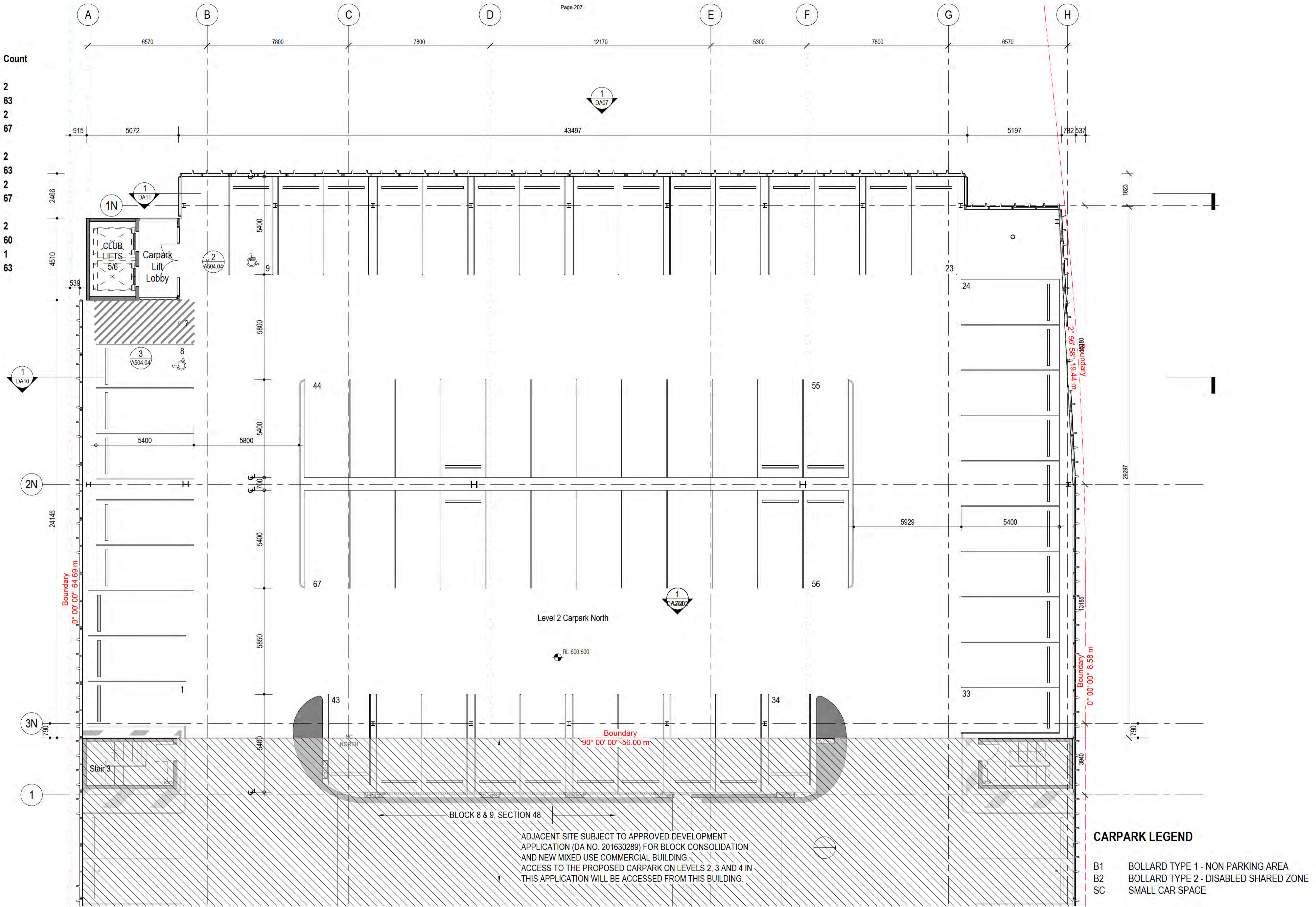
cid:image006.jpg@01D31C1B.E0820B30







DA Parking Schedule		
Level	Description	Count
Level 2 Carpark	Accessible Carspace	2
Level 2 Carpark	Standard Carspace	63
Level 2 Carpark	Small Carspace Type 1	2
		67
Level 3 Carpark	Accessible Carspace	2
Level 3 Carpark	Standard Carspace	63
Level 3 Carpark	Small Carspace Type 1	2
		67
Level 4 Carpark	Accessible Carspace	2
Level 4 Carpark	Standard Carspace	60
Level 4 Carpark	Small Carspace Type 1	1
		63



**CARPARK LEGEND**

B1	BOLLARD TYPE 1 - NON PARKING AREA
B2	BOLLARD TYPE 2 - DISABLED SHARED ZONE
SC	SMALL CAR SPACE

ADJACENT SITE SUBJECT TO APPROVED DEVELOPMENT APPLICATION (DA NO. 201630289) FOR BLOCK CONSOLIDATION AND NEW MIXED USE COMMERCIAL BUILDING. ACCESS TO THE PROPOSED CARPARK ON LEVELS 2, 3 AND 4 IN THIS APPLICATION WILL BE ACCESSED FROM THIS BUILDING.

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA

Design Review	
DRN: Author	C/C: Checker
APP: Approver	

Key Plan/North Point

Contractor

Project Manager

**DOWSE PROJECTS PTY LTD**

Client

Consultants

- Planner - Canberra Town Planning
- Architect - May + Russell Architects
- Landscape - Envirolinks
- Structure - Sellick Consultants
- Civil - Sellick Consultants
- Traffic - Shroobridge
- Electrical - S4B
- Mechanical - NDI
- Hydraulic - THCS
- Fire Safety - NDI

Architect

**may + russell**  
may + russell architects pty ltd abn 69 087 172 718  
Unit 5, 7 Napier Close, Deakin ACT 2600  
PO Box 268, Deakin West 2600  
p 02 6285 3077 f 02 6281 3340  
e pr@mayrussell.com.au

Project

Canberra Labor Club  
Carpark & Entry

Blocks: 13  
Section: 48  
Division: Belconnen

Drawing Title

**Level 2 Plan**

Job No.	Drawing No.	Scale	Rev.
16_35	DA04	As indicated @ A1	B

File name: \\central\j\_russell\p\central\p\Documents\1635 CLCBEL CENTRAL\_park.mayrussell.com.au.rvt

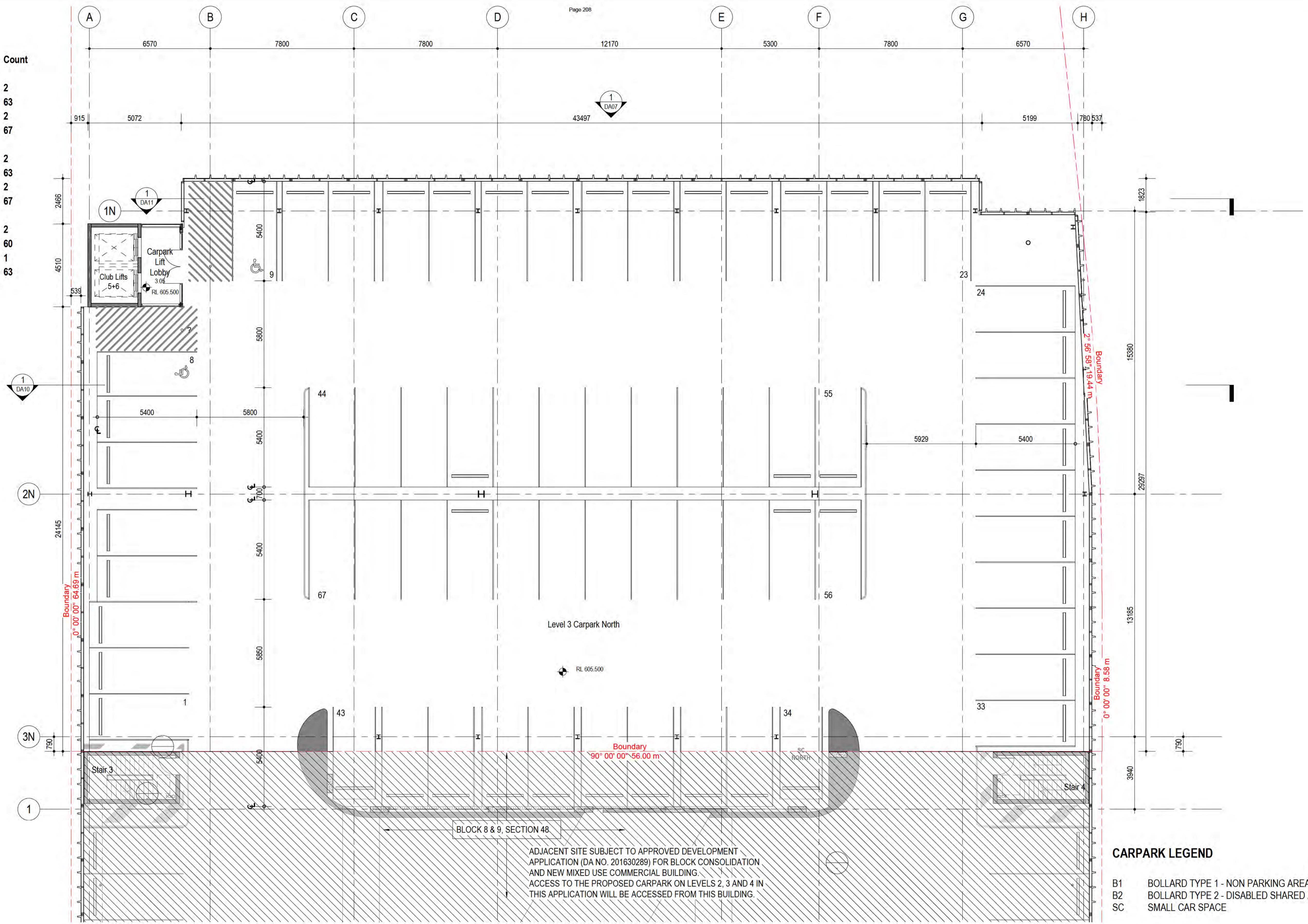
© May + Russell Architects PTY Ltd 2017

NOTE: Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

**DA Parking Schedule**

Level	Description	Count
Level 2 Carpark	Accessible Carspace	2
Level 2 Carpark	Standard Carspace	63
Level 2 Carpark	Small Carspace Type 1	2
		67
Level 3 Carpark	Accessible Carspace	2
Level 3 Carpark	Standard Carspace	63
Level 3 Carpark	Small Carspace Type 1	2
		67
Level 4 Carpark	Accessible Carspace	2
Level 4 Carpark	Standard Carspace	60
Level 4 Carpark	Small Carspace Type 1	1
		63



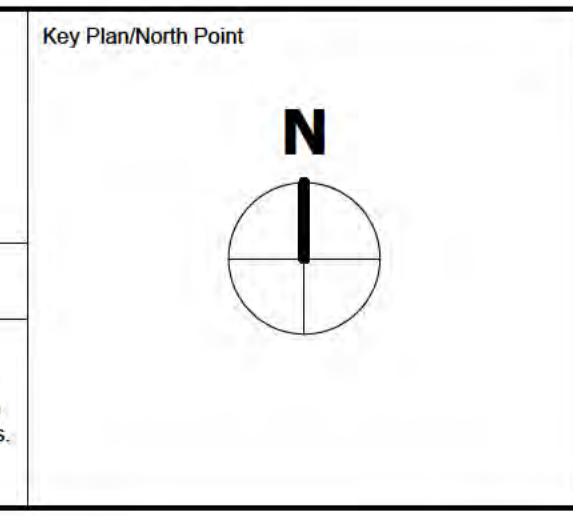
**CARPARK LEGEND**

B1	BOLLARD TYPE 1 - NON PARKING AREA
B2	BOLLARD TYPE 2 - DISABLED SHARED ZONE
SC	SMALL CAR SPACE

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA

Design Review	DRN:Author	C/C: Checker	APP: Approver
---------------	------------	--------------	---------------

File name:  
 H:\projects\2016\201630289\201630289.dwg  
 CENTRAL\_park.may+russell.com.au.rvt  
 © May + Russell Architects PTY Ltd 2017  
 NOTE  
 Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.  
 Do not scale drawings.



Project Manager  
**DOWSE PROJECTS PTY LTD**



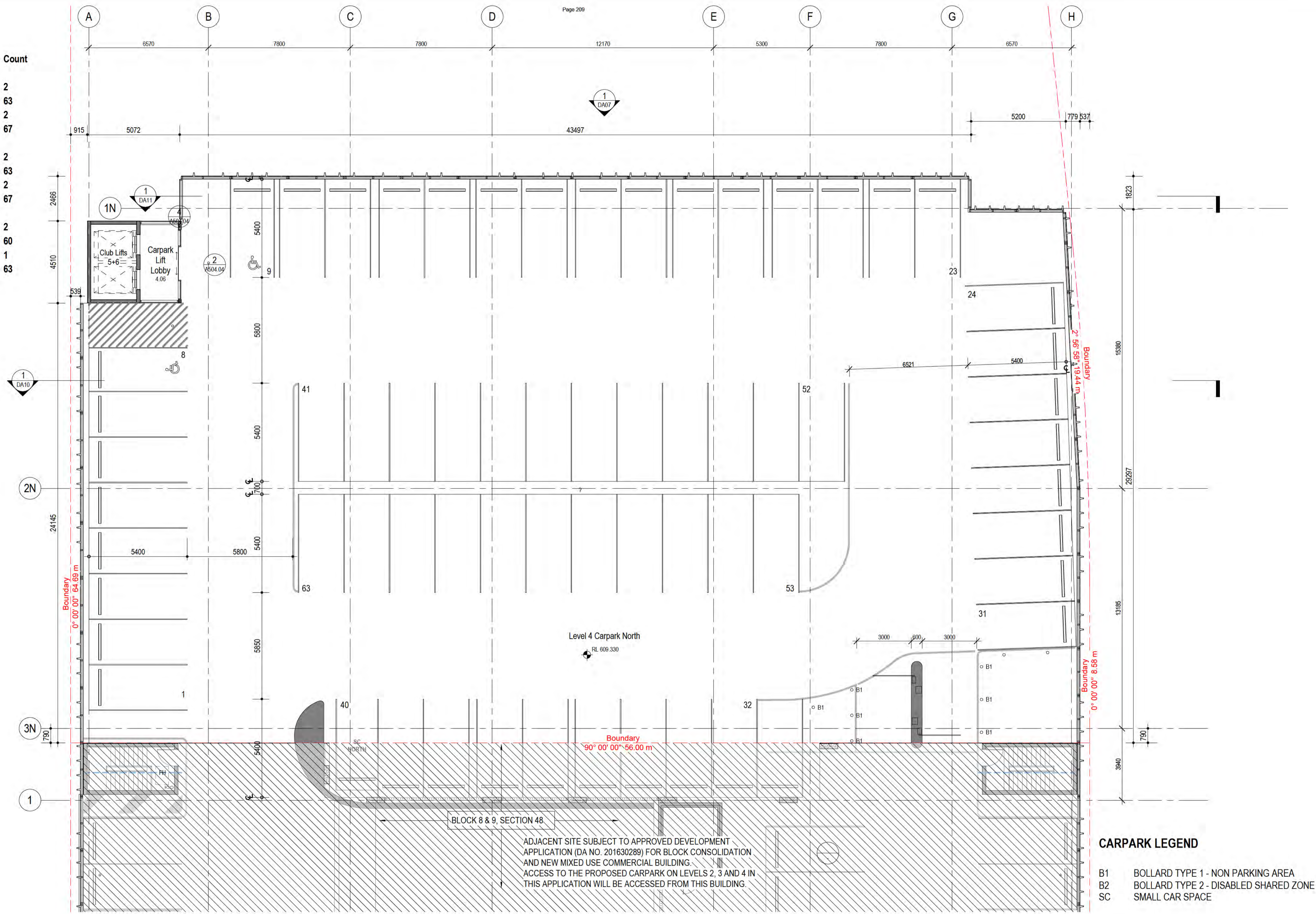
Client  
**CANBERRA LABOR CLUB**

Consultants  
 Planner - Canberra Town Planning  
 Architect - May + Russell Architects  
 Landscape - Envirolinks  
 Structure - Sellick Consultants  
 Civil - Sellick Consultants  
 Traffic - Shroobridge  
 Electrical - S4B  
 Mechanical - NDY  
 Hydraulic - THCS  
 Fire Safety - NDY

Architect  
**may + russell architects**  
 may + russell architects pty ltd abn 69 087 172 718  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 62813340  
 e pmpr@mayrussell.com.au

Project Canberra Labor Club Carpark & Entry			
Blocks 13	Section 48	Division Belconnen	
Drawing Title Level 3 Plan			
Job No. 16_35	Drawing No. DA05	Scale As indicated@A1	Rev. B

DA Parking Schedule		
Level	Description	Count
Level 2 Carpark	Accessible Carspace	2
Level 2 Carpark	Standard Carspace	63
Level 2 Carpark	Small Carspace Type 1	2
		67
Level 3 Carpark	Accessible Carspace	2
Level 3 Carpark	Standard Carspace	63
Level 3 Carpark	Small Carspace Type 1	2
		67
Level 4 Carpark	Accessible Carspace	2
Level 4 Carpark	Standard Carspace	60
Level 4 Carpark	Small Carspace Type 1	1
		63



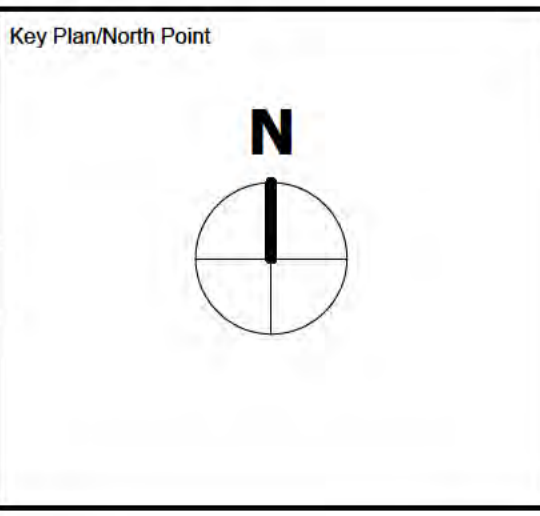
**CARPARK LEGEND**

B1	BOLLARD TYPE 1 - NON PARKING AREA
B2	BOLLARD TYPE 2 - DISABLED SHARED ZONE
SC	SMALL CAR SPACE

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA

Design Review	C/C: Checker	APP: Approver
DRN: Author		

File name:   
 www.may-russell.com.au/central\_japan@may-russell.com.au/v1  
 CENTRAL\_japan@may-russell.com.au/v1  
 © May + Russell Architects PTY Ltd 2017  
 NOTE  
 Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.  
 Do not scale drawings.



Project Manager  
**DOWSE PROJECTS PTY LTD**

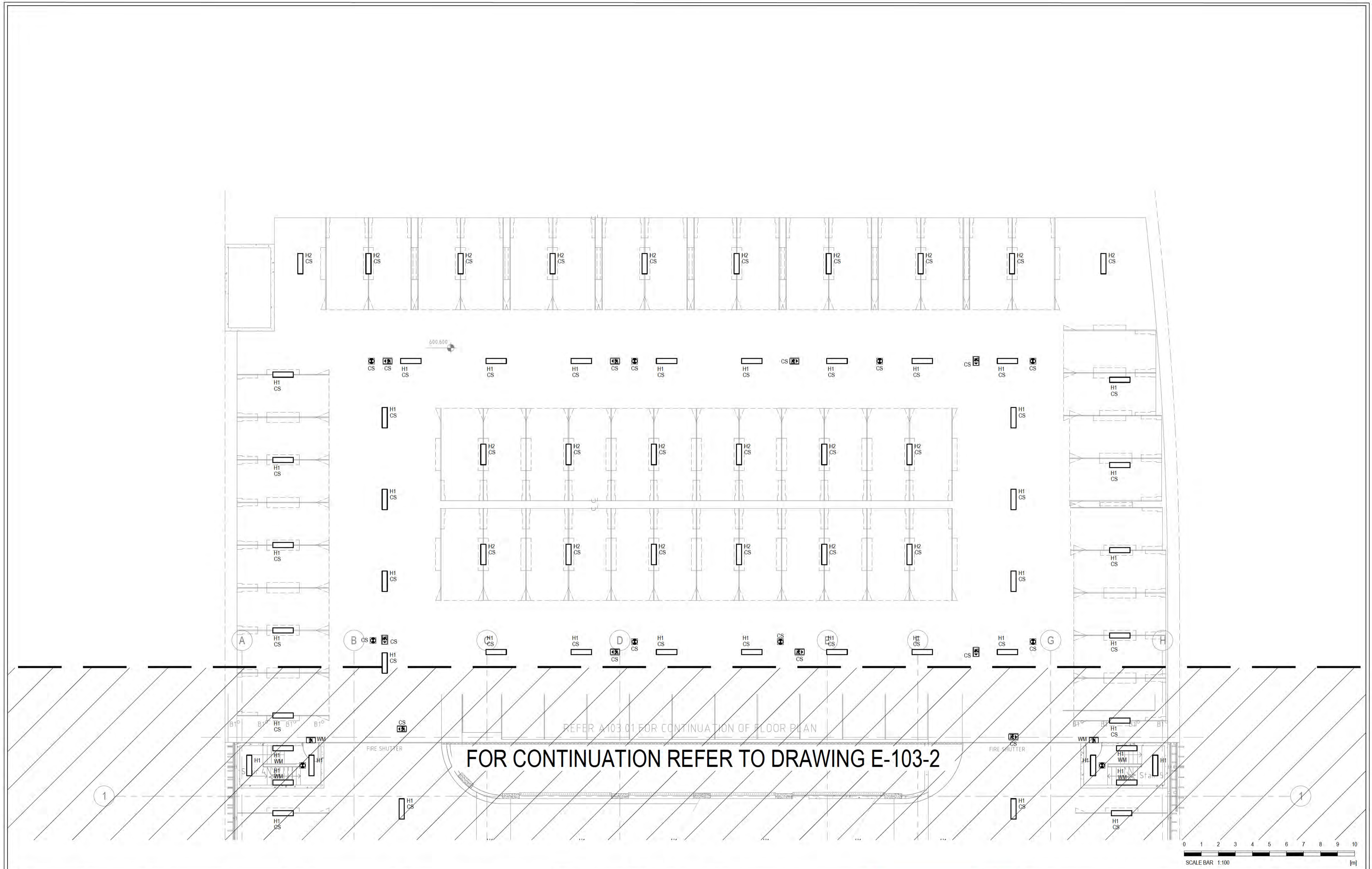


Client  
**CANBERRA LABOR CLUB**

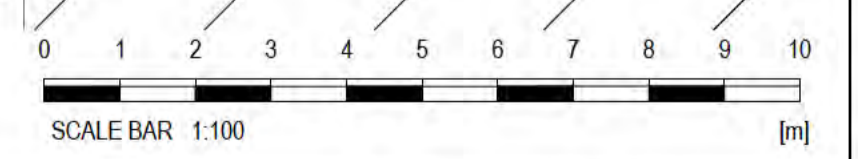
Consultants  
 Planner - Canberra Town Planning  
 Architect - May + Russell Architects  
 Landscape - Envirolinks  
 Structure - Sellick Consultants  
 Civil - Sellick Consultants  
 Traffic - Shroobridge  
 Electrical - S4B  
 Mechanical - NDY  
 Hydraulic - THCS  
 Fire Safety - NDY

Architect  
**may + russell architects**  
 may + russell architects pty ltd abn 69 087 172 718  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 6281 3340  
 e pmpr@mayrussell.com.au

Project Canberra Labor Club Carpark & Entry	
Blocks 13	Division Belconnen
Section 48	
Drawing Title <b>Level 4 Plan</b>	
Job No. 16_35	Drawing No. DA06
Scale As indicated @ A1	Rev. B



REFER A103 01 FOR CONTINUATION OF FLOOR PLAN  
**FOR CONTINUATION REFER TO DRAWING E-103-2**



**E-103-1**

© Copyright of S4B Studio  
 Creative Engineering Solutions  
 ABN 95 144 888 945

All rights reserved. Figured dimensions shall be taken in preference to scaling. The Contractor shall check all dimensions on site prior to commencing work.

rev	description	date
P1	PRELIMINARY GMP ISSUE	13.04.2017
A	GMP ISSUE	28.04.2017

drawing no.	title	rev
A101-01	CARPARK LEVEL 2 NORTH	2

**may + russell**  
 architects

may + russell architects pty ltd abn 69 007 172 718  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 P.O. Box 266, Deakin West 2600  
 p 02 6285 3077 f 02 62813340  
 e prmp@mayrussell.com.au

**client**

**CANBERRA LABOR CLUB**  
 16 PETRIE PLAZA  
 CANBERRA CBD  
 CANBERRA ACT 2601

**S4B**  
 SERVICES 4 BUILDINGS PTY LTD

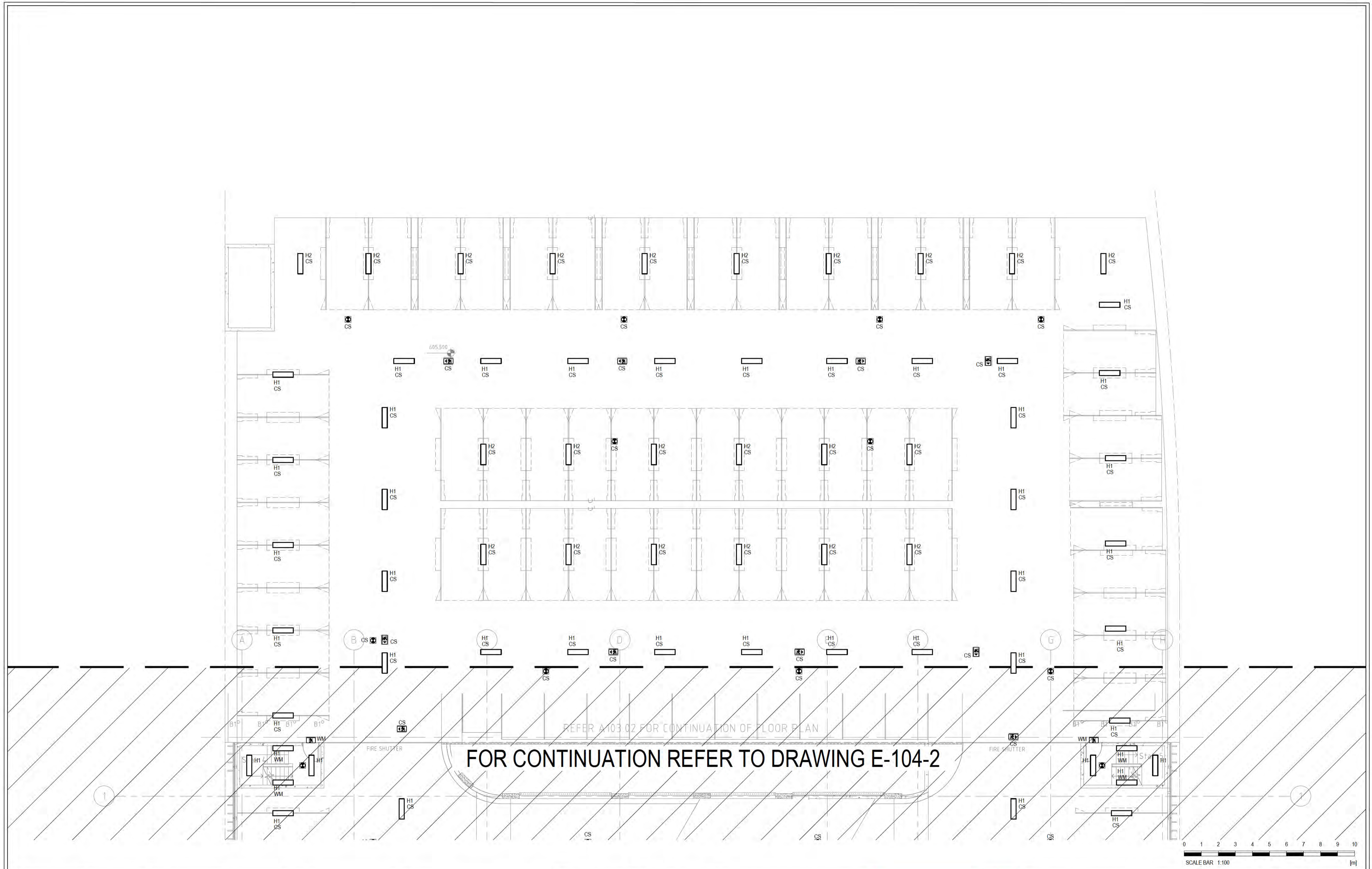
LEVEL 5, 309 GEORGE STREET SYDNEY NSW 2000  
 P +61 2 9002 4200 F +61 2 9002 4201  
 www.s4bstudio.com.au admin@s4bstudio.com.au

**project**

**CANBERRA LABOR CLUB**  
 BELCONNEN HOTEL  
 BLOCKS 8 & 9, SECTION 48  
 BELCONNEN ACT 2617

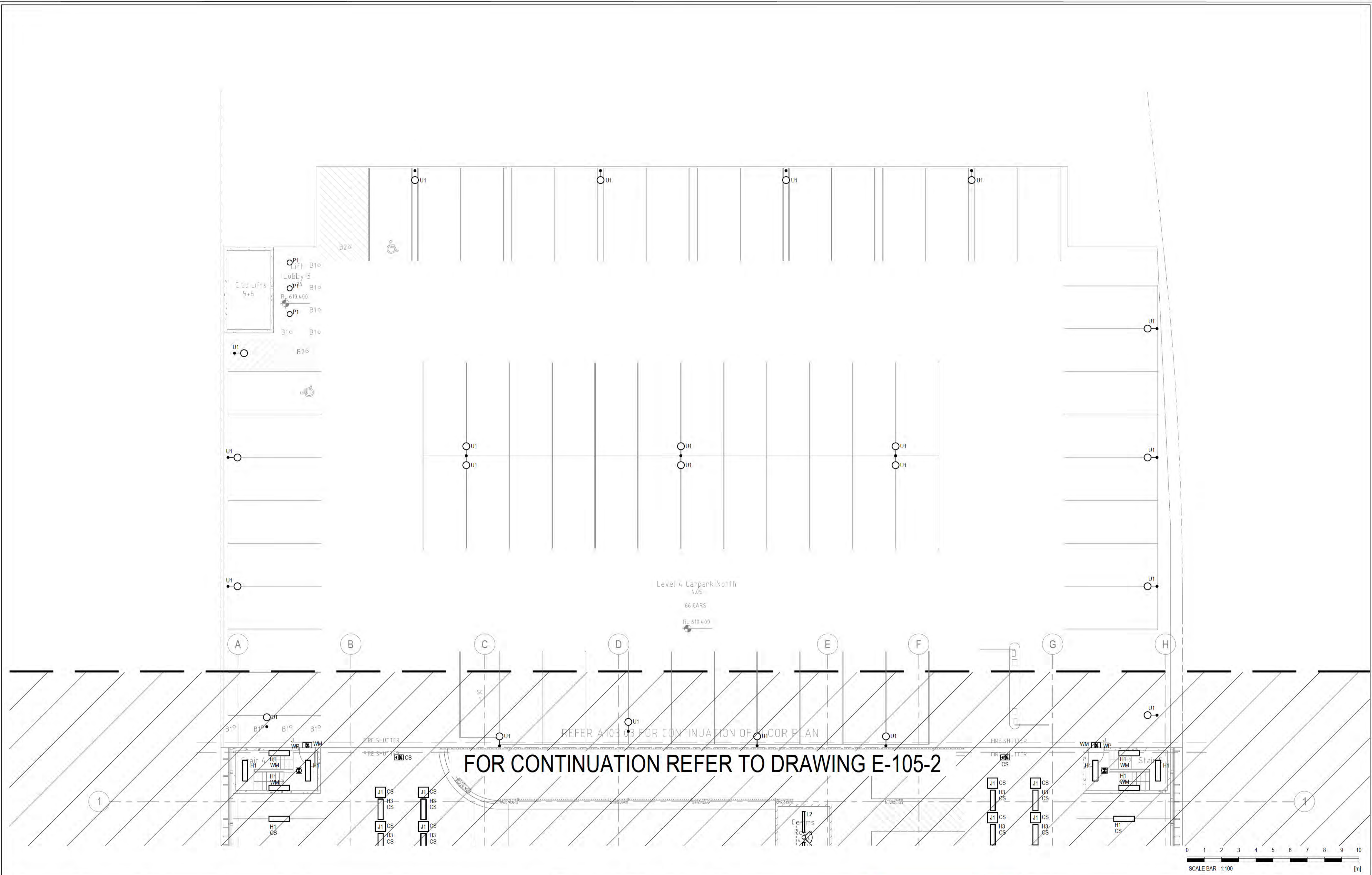
drawn	service
KJ	ELECTRICAL SERVICES
date	24.03.17
designed	SG
scale	1:100@A1
project no	S4B16002600
drawing no	E-103-1
rev	A

S:\projects\2016\1602060\blocks\_8\_9\_section\_48\Belconnen\General\7\_Drawing\Electrical\S4B16002600\_E-103.dwg, 103-1



drawing no. <b>E-104-1</b>	© Copyright of S4B Studio Creative Engineering Solutions ABN 95 144 888 945  All rights reserved. Figured dimensions shall be taken in preference to scaling. The Contractor shall check all dimensions on site prior to commencing work.	north 	rev	description	date	referenced drawings deg no title rev A103.02 CARPARK LEVEL 3 NORTH 2	architect <b>may + russell</b> may + russell architects pty ltd abn 69 007 172 718 Unit 5, 7 Napier Close, Deakin ACT 2600 P O Box 266, Deakin West 2600 p 02 6285 3077 f 02 62813340 e prmp@mayrussell.com.au	client <b>CANBERRA LABOR CLUB</b> 16 PETRIE PLAZA CANBERRA CBD CANBERRA ACT 2601	S4B SERVICES 4 BUILDINGS PTY LTD LEVEL 5, 309 GEORGE STREET SYDNEY NSW 2000 P +61 2 9002 4200 F +61 2 9002 4201 www.s4bstudio.com.au admin@s4bstudio.com.au	project <b>CANBERRA LABOR CLUB</b> BELCONNEN HOTEL BLOCKS 8 & 9, SECTION 48 BELCONNEN ACT 2617	drawn	KJ	service	ELECTRICAL SERVICES			
			date	24.03.17	title						CARPARK LEVEL 3 NORTH LIGHTING LAYOUT						
				designed	SG					scale	1:100@A1	project no	S4B16002600	drawing no	E-104-1	rev	A

S:\projects\2017\16161602600\blocks & 9 section 48\Belconnen\General\7\_Drawing\Belconnen\481602600\_E-104.dwg, 104-1



© Copyright of S4B Studio  
Creative Engineering Solutions  
ABN 95 144 888 945

All rights reserved. Figured dimensions shall be taken in preference to scaling. The Contractor shall check all dimensions on site prior to commencing work.

rev	description	date
P1	PRELIMINARY GMP ISSUE	13.04.2017
A	GMP ISSUE	28.04.2017

desig no	title	rev
A103.03	CARPARK LEVEL 4 NORTH	B

**may + russell**  
may + russell architects Pty Ltd abn 69 007 172 718  
Unit 5, 7 Napier Close, Deakin ACT 2600  
P.O. Box 266, Deakin West 2600  
p 02 6285 3077 f 02 62813340  
e pmr@mayrussell.com.au

**architects**

**client**  
CANBERRA LABOR CLUB  
16 PETRIE PLAZA  
CANBERRA CBD  
CANBERRA ACT 2601

**S4B**  
SERVICES 4 BUILDINGS PTY LTD  
LEVEL 5, 309 GEORGE STREET SYDNEY NSW 2000  
P +61 2 9002 4200 F +61 2 9002 4201  
www.s4bstudio.com.au admin@s4bstudio.com.au

**project**  
CANBERRA LABOR CLUB  
BELCONNEN HOTEL  
BLOCKS 8 & 9, SECTION 48  
BELCONNEN ACT 2617

drawn	service
KJ	ELECTRICAL SERVICES
date	24.03.17
designed	SG
scale	1:100@A1
project no	S4B16002600
drawing no	E-105-1
rev	A

S:\projects\2017\16002600\blocks 8 & 9 Section 48 Belconnen\General\7\_Drawing\16002600\_E-105.dwg, 105-1



VIEW FROM EDMONDSTONE PLACE CARPARK (FROM NORTH EAST)



VIEW FROM CHANDLER STREET CARPARK (FROM NORTH WEST)

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA

Design Review

DRN: Author	C/C: Checker	APP: Approver
-------------	--------------	---------------

File name:  
 H:\projects\2017\Canberra Labor Club\3D Images\01 - 3D Images\My Documents\1855 CLC\REL  
 CENTRAL\_image\_may+russell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

NOTE  
 Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.  
 Do not scale drawings.

Key Plan/North Point



Project Manager

**DOWSE PROJECTS PTY LTD**



Consultants

- Planner - Canberra Town Planning
- Architect - May + Russell Architects
- Landscape - Envirolinks
- Structure - Sellick Consultants
- Civil - Sellick Consultants
- Traffic - Shoobridge
- Electrical - S4B
- Mechanical - NDY
- Hydraulic - THCS
- Fire Safety - NDY

Architect

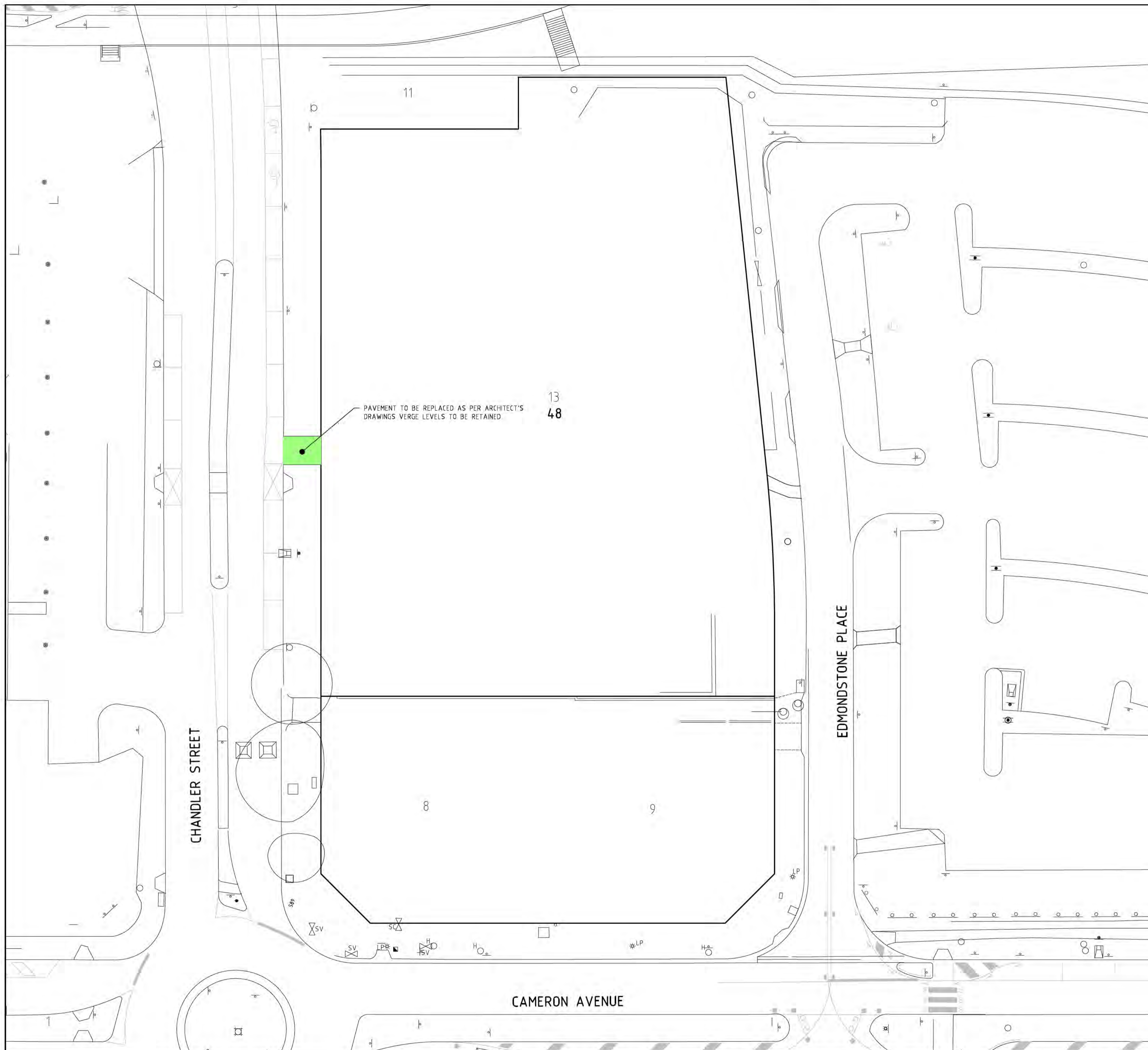
**may + russell**

may + russell architects pty ltd abn 69 087 172 718

Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 628 13340  
 e pmpr@mayrussell.com.au

**architects**

Project			
Canberra Labor Club Carpark & Entry			
Blocks	Section	Division	
13	48	Belconnen	
Drawing Title			
3D IMAGES			
Job No.	Drawing No.	Scale	Rev.
16_35	DA14	@A1	A

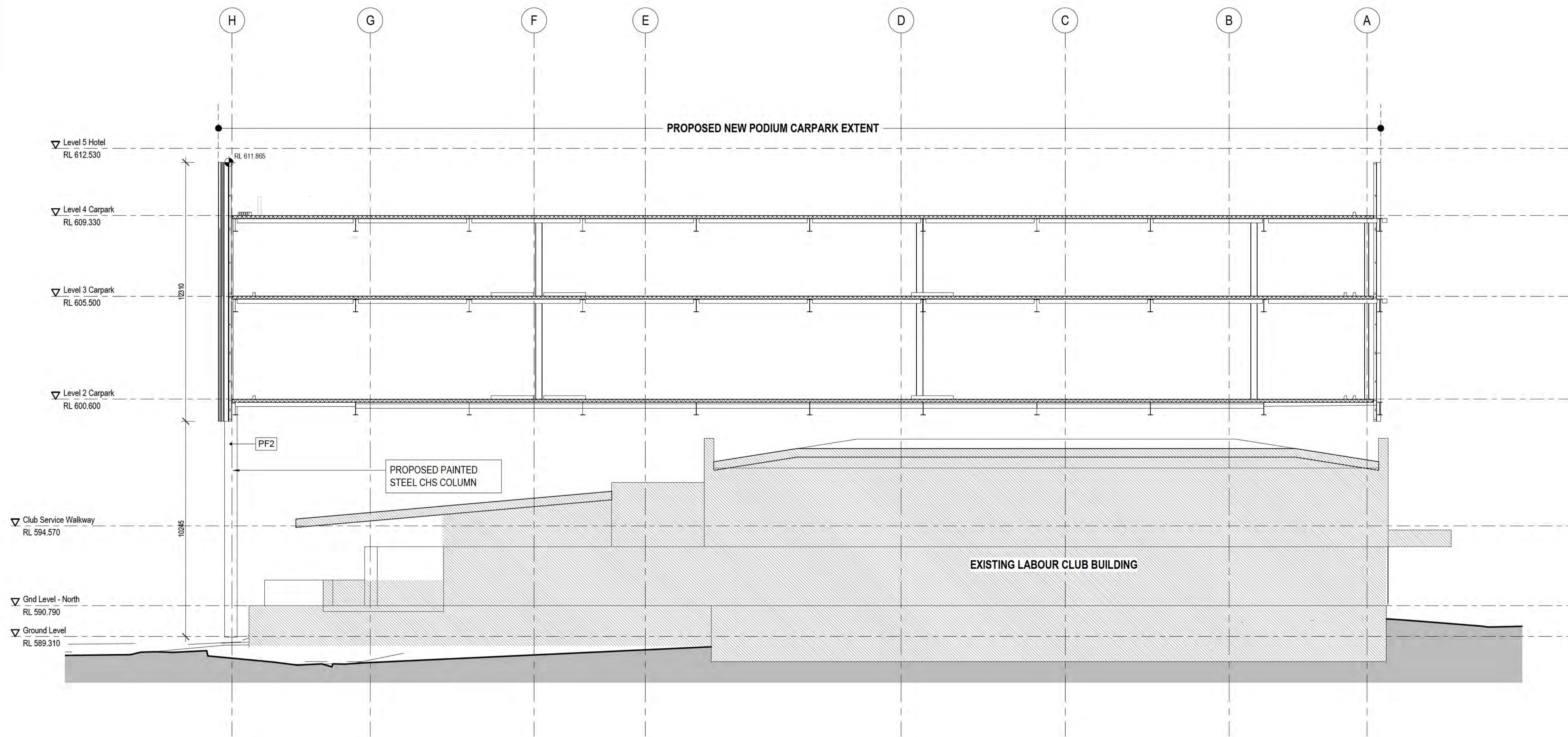


**REFER LANDSCAPE ARCHITECT'S DOCUMENTATION FOR PAVER TYPES**

- 25 ± 5 THICK MORTAR BEDDING
- 150 THICK M32 REINFORCED CONCRETE SLAB AT 50mm TOP COVER
- 100mm OG300 BASE COURSE COMPACTED TO 98% MMD
- MIN. SUBGRADE (CBR >3% COMPACTED TO 95% MMD)

**150mm CONCRETE PAVEMENT**  
NOT TO SCALE

<p>B DEVELOPMENT APPROVAL A FOR DEVELOPMENT APPROVAL</p>		<p>25.08.17 21.08.17</p>	<p>PW RI</p>	<p>DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.</p> <p><small>COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.</small></p>			<p><b>sellick consultants</b> po box 5005 braddon act 2612 p: 02 6201 0200 f: 02 6247 2203 sellickconsultants.com.au</p>	<p>PROJECT TITLE <b>BELCONNEN LABOR CLUB CARPARK</b></p> <p>CLIENT <b>BLOC</b></p>	<p>DESIGNED BY PW</p> <p>CHECKED BY CO</p> <p>AUTHORISED BY</p> <p>DATE 25/08/2017</p>	<p>DRAWING TITLE <b>GENERAL ARRANGEMENT PLAN</b></p> <p>PROJECT LOCATION <b>BLOCK 13, SECTION 48 BELCONNEN ACT</b></p>	<p>SCALE 0m 2 4 6 8 10 1:200 @A1 1:400 @A3</p>	<p>JOB NO. <b>160810-A</b></p>	<p>DRAWING NO. <b>C301</b></p>
ISSUE	DESCRIPTION	DATE	DRAWN	DATE	DRAWN								



Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA


File name:  
 \\server001\0001\user\Brodie\pdr\cadd\cadd\My Documents\1616 CLC\BL...  
 CENTRAL\_south@mayrussell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

NOTE  
 Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

Key Plan/North Point



Project Manager  
**DOWSE PROJECTS PTY LTD**

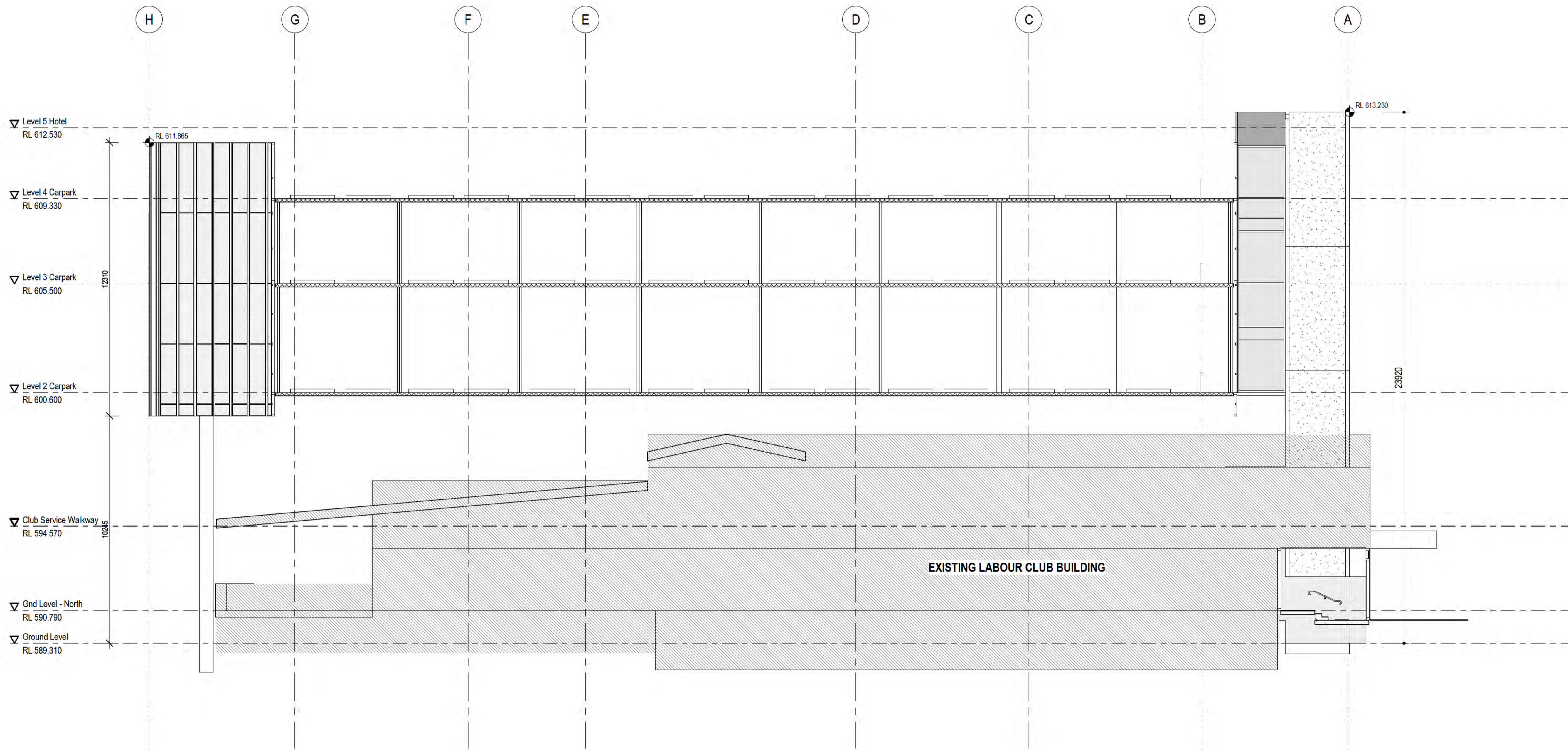


Consultants

Planner -	Canberra Town Planning
Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect  
**may + russell**  
 may + russell architects pty ltd abn 69 087 172 718  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 6281 3340  
 e pmpr@mayrussell.com.au  
**architects**

Project <b>Canberra Labor Club Carpark &amp; Entry</b>			
Blocks 13	Section 48	Division Belconnen	
Drawing Title <b>Section A</b>			
Job No. 16_35	Drawing No. DA10	Scale 1:100@A1	Rev. A



Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA
27/10/17	B	Issue for DA

Design Review  
DRN: Author    C/C: Checker    APP: Approver

File name:  
CENTRAL\_jpark@mayrussell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

NOTE  
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

Key Plan/North Point



Project Manager

**DOWSE PROJECTS PTY LTD**



Consultants

- Planner - Canberra Town Planning
- Architect - May + Russell Architects
- Landscape - Envirolinks
- Structure - Sellick Consultants
- Civil - Sellick Consultants
- Traffic - Shoobridge
- Electrical - S4B
- Mechanical - NDY
- Hydraulic - THCS
- Fire Safety - NDY

Architect

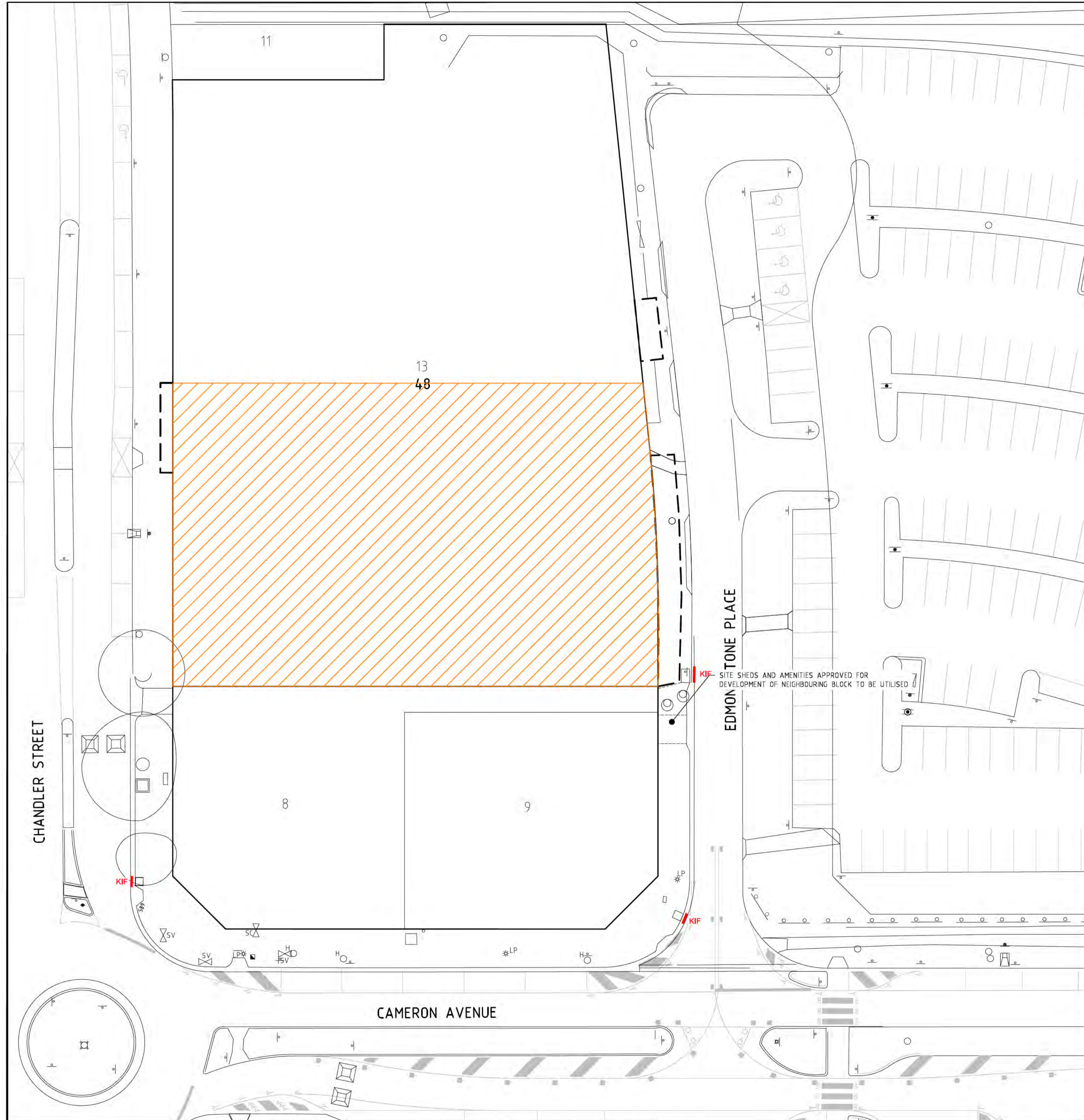
**may + russell**

may + russell architects pty ltd abn 69 087 172 718

Unit 5, 7 Napier Close, Deakin ACT 2600  
PO Box 268, Deakin West 2600  
p 02 6285 3077 f 02 62813340  
e pmpr@mayrussell.com.au

**architects**

Project			
Canberra Labor Club Carpark & Entry		Blocks	Division
13	Section 48	Belconnen	
Drawing Title			
<b>Section B</b>			
Job No.	Drawing No.	Scale	Rev.
16_35	DA11	1:100@A1	B



**CONTACT DETAILS**

PROJECT MANAGER: RICHARD ASH - 0467 677 017  
 SITE MANAGER: RICHARD ASH - 0467 677 017

**HOURS OF OPERATION**

SITE WORKS TO BE CONDUCTED ONLY BETWEEN THE FOLLOWING HOURS:

- WEEKDAYS 7.00AM TO 6.00PM;
- SATURDAYS 7.00AM TO 6.00PM
- SUNDAYS BUILDING WORK MUST NOT EXCEED NOISE STANDARD

**WASTE NOTES**

1. WASTE ENCLOSURE(S) ARE TO BE USED FOR ALL RUBBISH ON SITE AND RUBBISH REMOVED FROM ENCLOSURE(S) WHEN REQUIRED OR FULL.

**NOISE**

ENSURE ALL BUILDING WORK THAT GENERATES NOISE IS CONDUCTED WITHIN THE TIME PERIODS DETAILED IN SCHEDULE 2 OF THE ENVIRONMENT PROTECTION REGULATIONS 2005.

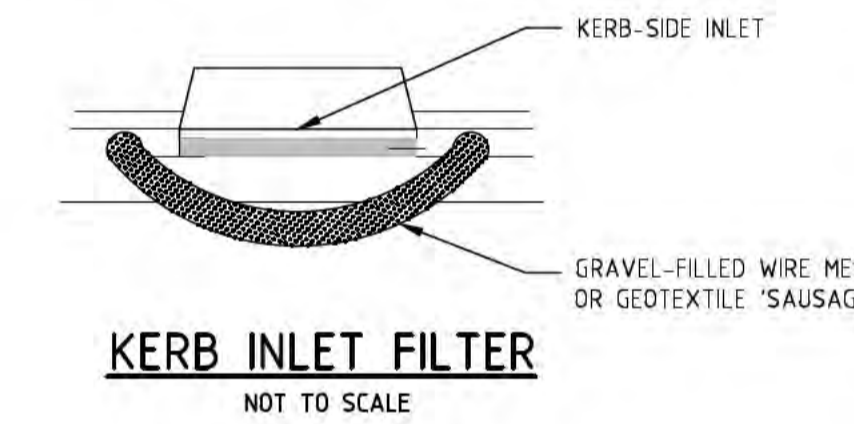
BUILDING WORK DETAILS	MONDAY TO SATURDAY	SUNDAY AND PUBLIC HOLIDAYS
INDUSTRIAL, CITY AND TOWN CENTRE AREAS	6AM TO 8PM	6AM TO 8PM
ANY OTHER AREA WHEN WORK COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	8AM TO 8PM
ANY OTHER AREA WHEN WORK NOT COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	BUILDING WORK MUST NOT EXCEED NOISE STANDARD

IN ADDITION:

1. SCHEDULE NOISY ACTIVITIES FOR THE LEAST SENSITIVE TIMES OF THE DAY SUCH AS MID-MORNING AND MID-AFTERNOON.
2. SELECT MACHINERY THAT PRODUCE LESS NOISE; AND
3. ENSURE MACHINERY IS WELL MAINTAINED.

**NOTE**

ALL WORK IS TO COMPLY WITH ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT 2011



**LEGEND**

- KERB INLET FILTER ROLL. REFER DETAIL.
- VERGE/TREE PROTECTION FENCING, REFER TO DRAWING C101

SHOWN AS:  
 WORKS AREA

**SEDIMENT CONTROL NOTES**

1. SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (ENVIRONMENT PROTECTION AUTHORITY MARCH 2011) AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOP SOIL.
2. STOCK PILE/S TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION. STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED.
3. WHERE UNDERGROUND STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE INLET FILTER IN ACCORDANCE WITH GIVEN DETAIL.
4. TOTAL SITE AREA: 4102m<sup>2</sup>
5. ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY. (TELEPHONE 132281)
6. ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
7. LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
8. REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE.
9. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT T&MS APPROVAL.
10. NO SITE SHEDS, STORAGE SHEDS OR SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITHOUT T&MS APPROVAL.
11. PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
12. KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
13. ALL SERVICE TRENCHES TO BE BACK FILLED WITHIN 24 HOURS OF INSPECTION.
14. EXCESS SOIL IS TO BE DISPOSED AT AN ENVIRONMENT PROTECTION AUTHORITY APPROVED LOCATION.
15. THE SITE FOREMAN IS TO CONTACT THE ENVIRONMENT PROTECTION AUTHORITY (132281) TO ARRANGE A SITE INSPECTION AND ENDORSEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING.
16. THE SITE FOREMAN IS TO CONTACT THE ENVIRONMENT PROTECTION AUTHORITY (132281) TO DISCUSS ANY PROPOSED MAJOR CHANGES TO SEDIMENT AND EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES.
17. THE SITE FOREMAN IS TO ENSURE CONTRACTOR'S ACCESS AND EXIT THE SITE USING ONLY ENVIRONMENT PROTECTION AUTHORITY APPROVED STABILISED ACCESS/EXIT POINTS AS DETAILED ON ENDORSED SEDIMENT AND EROSION CONTROL PLANS.

**MAINTENANCE SCHEDULE**

**WEEKLY:**  
 CHECK AND REINSTATE SILT CONTROL FENCES.

**DAILY:**  
 SWEEP AND REMOVE DIRT AND ANY OTHER BUILDING MATERIAL FROM GUTTERS, FOOTPATHS AND ROADWAYS ADJACENT TO THE SITE BY CLOSE OF BUSINESS AND PRIOR TO RAIN AND AS REQUIRED. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION.

**DURING/AFTER WET WEATHER:**  
 LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER CHECK AND REINSTATE SEDIMENT EROSION CONTROL MEASURES AND CHECK ROAD.

**DUST MANAGEMENT**

- WHERE BUILDING WORK GENERATES DUST, ALL REASONABLE AND PRACTICABLE MEASURES SHOULD BE TAKEN TO MINIMISE THAT DUST. THIS CAN OFTEN BE ACHIEVED BY:
1. RETAINING EXISTING VEGETATION WHERE POSSIBLE
  2. STRIPPING AREAS PROGRESSIVELY AND ONLY WHERE IT IS NECESSARY FOR WORKS TO OCCUR
  3. EMPLOYING STABILISING METHODS SUCH AS MATTING, GRASSING OR MULCH
  4. DAMPENING THE GROUND WITH A LIGHT WATER SPRAY (CONTACT THE ENVIRONMENT PROTECTION AUTHORITY FOR REQUIREMENTS DURING EXTREME DROUGHT CONDITIONS)
  5. ROUGHENING SURFACE OF EXPOSED SOIL
  6. COVERING STOCKPILES AND LOCATING THEM WHERE THEY ARE PROTECTED FROM THE WIND
  7. RESTRICTING VEHICLE MOVEMENTS
  8. COVERING THE LOAD WHEN TRANSPORTING MATERIAL
  9. CONSTRUCTING WIND BREAKS SUCH AS WIND FENCES IN ACCORDANCE WITH THE BLUE BOOK
  10. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE AT ALL TIMES. IN ADVERSE CONDITIONS WHEN DUST CANNOT BE ADEQUATELY CONTROLLED WHEN WORKS ARE BEING UNDERTAKEN, WORKS WILL CEASE IN THESE AREAS UNTIL CONDITIONS IMPROVE;
  11. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES
  12. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION
  13. THE CONTRACTOR SHALL CONTACT ICON WATER TO OBTAIN RECYCLED WATER FROM THE LOWER MOLONGLO
  14. THE CONTRACTOR IS TO CONTACT THE WATER RESOURCES UNIT TO OBTAIN AN EXEMPTION TO USE NON-POTABLE WATER FROM ON OR OFF THE SITE IF REQUIRED.

**DISPOSAL OF SPOIL**

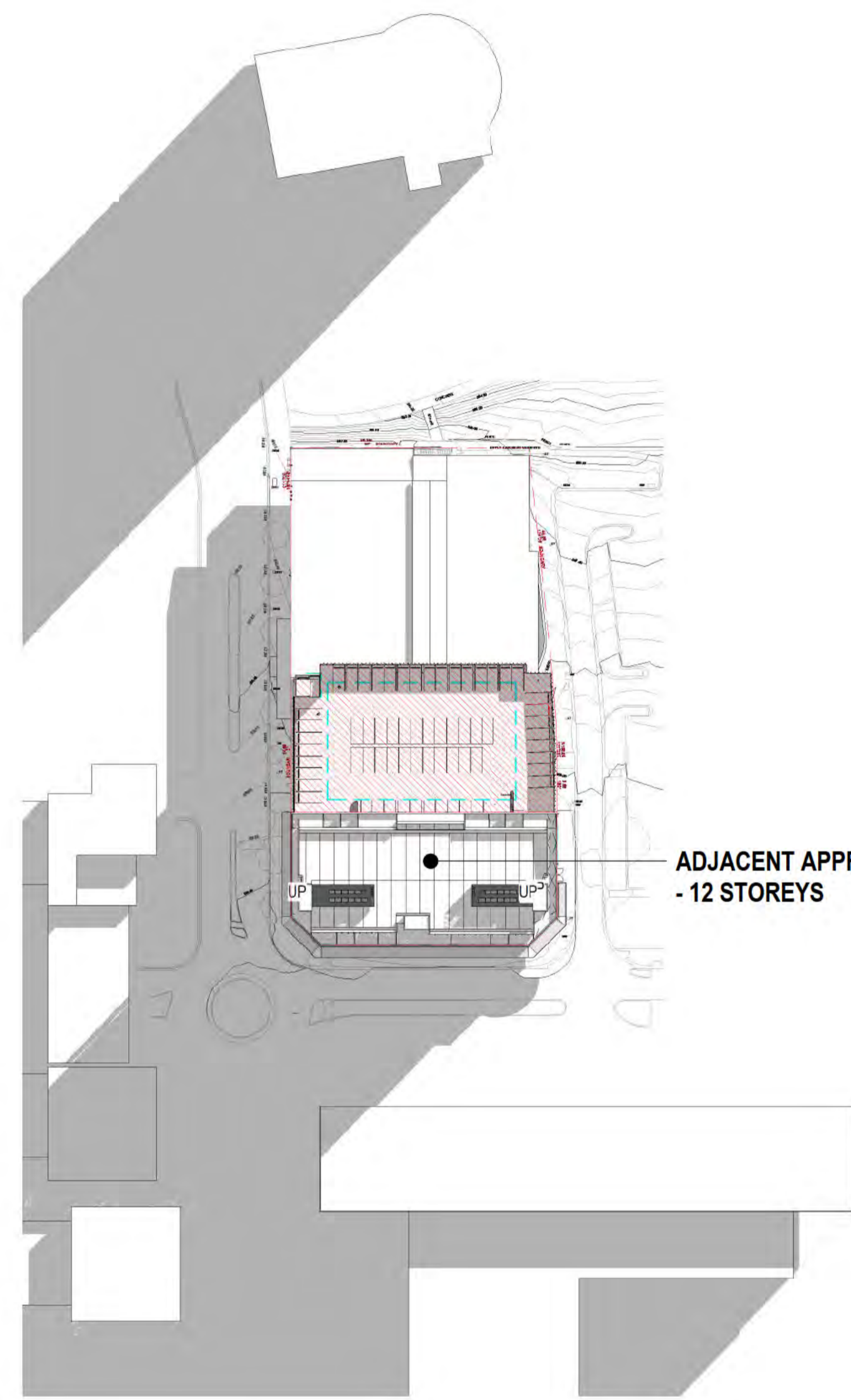
PRIOR TO ANY WORKS COMMENCING INVOLVING EXPORT OF SPOIL GREATER THAN 100m<sup>3</sup>, THE FOLLOWING INFORMATION MUST BE PROVIDED TO THE ENVIRONMENT PROTECTION AUTHORITY VIA EMAIL (environment.protection@act.gov.au).

1. WHERE THE SPOIL WILL ORIGINATE FROM; WHO IS DISPOSING OF THE SPOIL; WHERE THE SPOIL WILL BE TAKEN; THE AMOUNT OF SPOIL TO BE TAKEN AWAY
2. MOVEMENT DATES AND CONTACT DETAILS; DESCRIPTION OF THE TYPE OF SPOIL TAKEN AWAY; DETAILS OF HOW RECORDS WILL BE KEPT; AND
3. TIME FRAME TO COMPLETE THE WORKS TO THE SATISFACTION OF THE ENVIRONMENT PROTECTION AUTHORITY.

SPOIL MAY BE TAKEN TO AN APPROVED LANDFILL SITE WITHOUT APPROVAL, IF THE SPOIL IS TO BE TAKEN TO AN AREA OTHER THAN APPROVED LANDFILL SITE, ENSURE THE ACCEPTOR OF THE SPOIL IS AWARE OF THE REQUIREMENTS SET OUT IN SECTION 8.2 OF THE ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

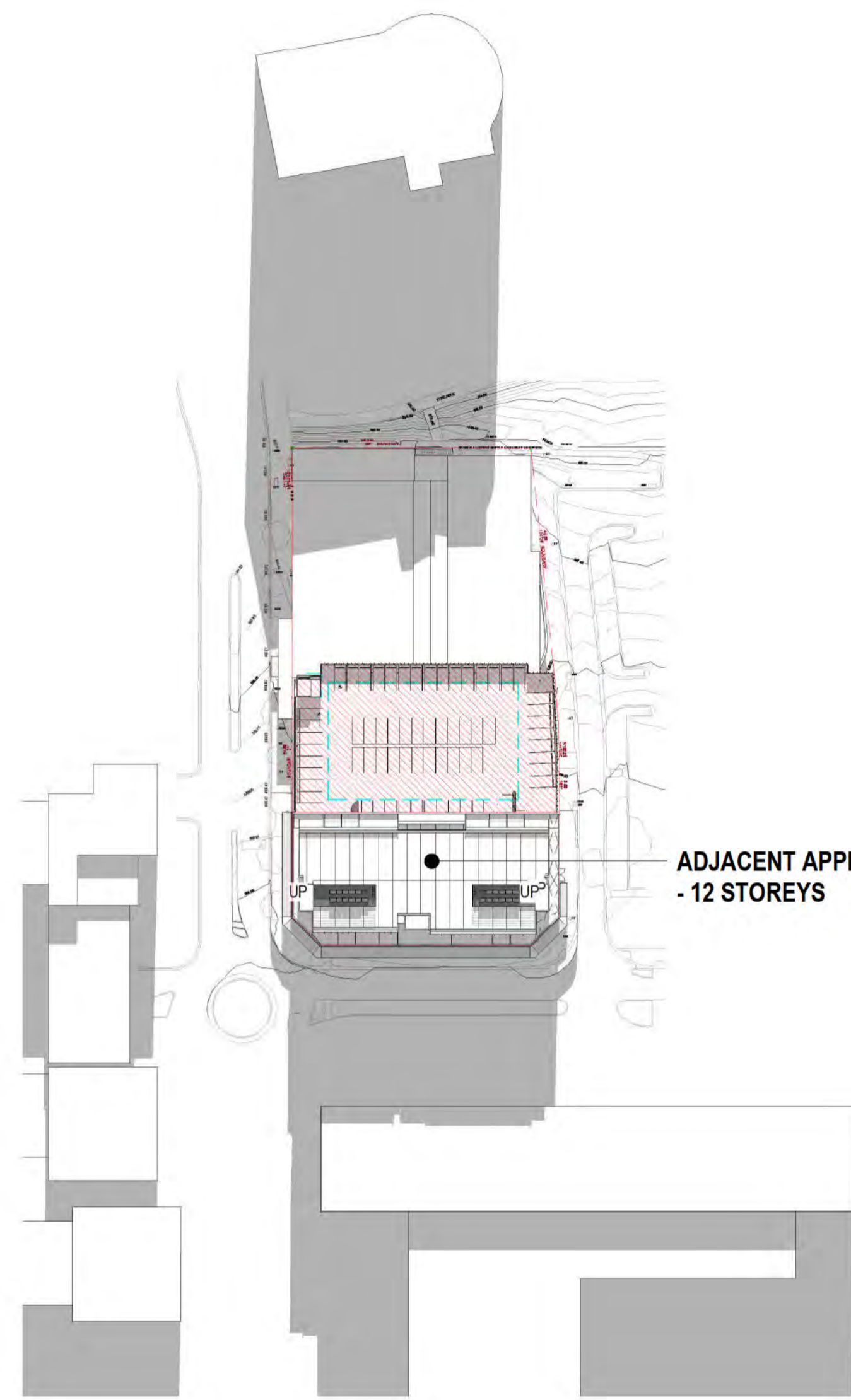
B DEVELOPMENT APPROVAL A FOR DEVELOPMENT APPROVAL		25.08.17 21.08.17	PW RI	DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.  COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.			sellick consultants po box 5005 braddon act 2612 p: 02 6201 0200 f: 02 6247 2203 sellickconsultants.com.au	PROJECT TITLE BELCONNEN LABOR CLUB CARPARK  CLIENT BLOC	DESIGNED BY PW CHECKED BY CO AUTHORISED BY  DATE 25/08/2017	DRAWING TITLE POLLUTION CONTROL PLAN  PROJECT LOCATION BLOCK 13, SECTION 48 BELCONNEN ACT	SCALE 0m 2.5 5 7.5 10 12.5 1:250 @A1 1:500 @A3	JOB NO. 160810-A	DRAWING NO. C102
--	--	----------------------	----------	---	--	--	---	--	--	---	--	---------------------	---------------------





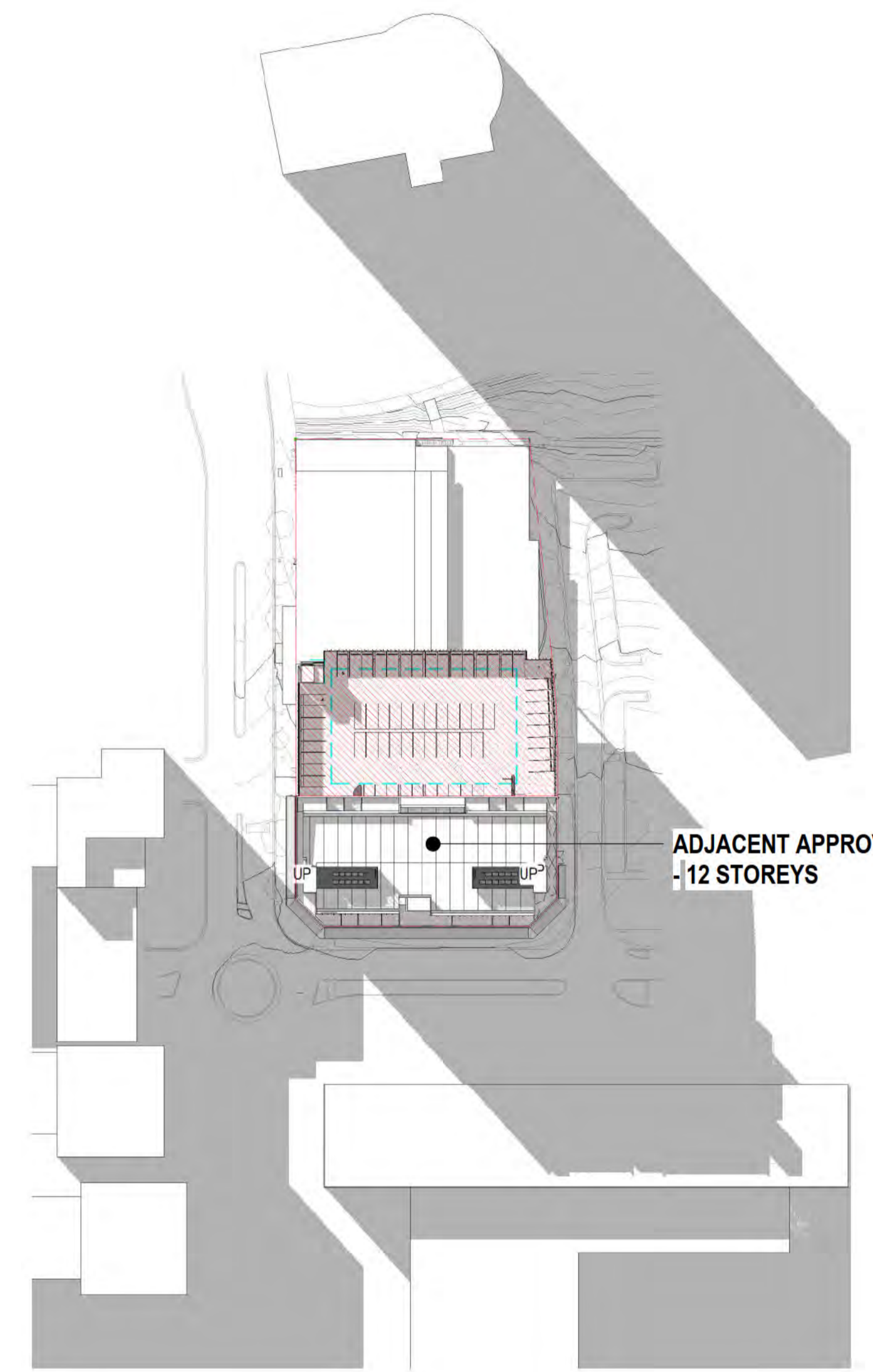
ADJACENT APPROVED BUILDING  
- 12 STOREYS

1 SOLAR DIAGRAM - 9AM 21ST JUNE  
Scale: 1:1000



ADJACENT APPROVED BUILDING  
- 12 STOREYS

2 SOLAR DIAGRAM - 12PM 21ST JUNE  
Scale: 1:1000



ADJACENT APPROVED BUILDING  
- 12 STOREYS

3 SOLAR DIAGRAM - 3PM 21ST JUNE  
Scale: 1:1000

Date	Rev.	Status or Amendment
06/09/17	A	Issue for DA

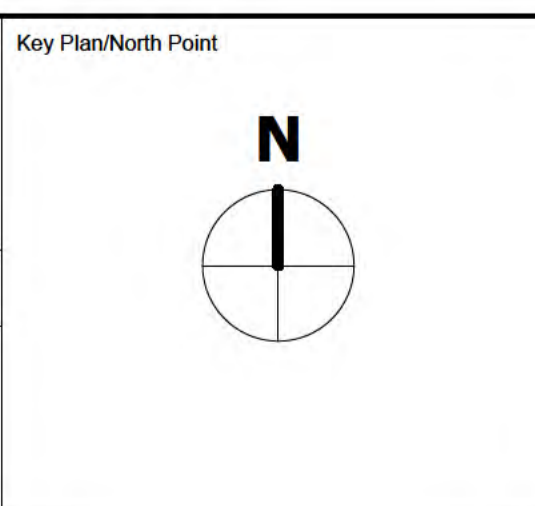
  

Design Review	DRN/Author	C/C: Checker	APP: Approver
---------------	------------	--------------	---------------

File name:  
C:\Users\m.russell\Documents\My Documents\1655 CLC&L  
CENTRAL\_solar@mayrussell.com.au.vrt

© May + Russell Architects PTY Ltd 2017

NOTE  
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.  
Do not scale drawings.



Project Manager

DOWSE  
PROJECTS  
PTY LTD



Consultants

Planner - Canberra Town Planning  
 Architect - May + Russell Architects  
 Landscape - Envirolinks  
 Structure - Sellick Consultants  
 Civil - Sellick Consultants  
 Traffic - Shoobridge  
 Electrical - S4B  
 Mechanical - NDY  
 Hydraulic - THCS  
 Fire Safety - NDY

Architect

**may + russell**  
architects

may + russell architects pty ltd abn 69 087 172 718  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 6281 3340  
 e pmpr@mayrussell.com.au

Project		Canberra Labor Club Carpark & Entry	
Blocks	Section	Division	
13	48	Belconnen	
Drawing Title			
Solar Diagrams			
Job No.	Drawing No.	Scale	Rev.
16_35	DA12	1:1000@A1	A

DISCLAIMER:  
This plan of survey and its associated digital data was prepared under Instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

REVISION	DATE
H	CHANDLER STREET WATER MAIN ADDED 12/09/17
G	CHANDLER STREET DETAIL 14/06/17
F	UG SERVICES IN TRENCH 23/03/17
E	CAMERON AVENUE 27/02/17
D	BOUNDARY INFO RESOLVED 17/02/17
C	BOUNDARY INFORMATION FOR BLOCKS 8 & 9 16/02/17
B	UG SERVICES AROUND BLOCKS 8 AND 9 14/07/16
J	SERVICES AROUND SUB STATION ADDED 09/10/17

Tree canopies are shown as a circular representation only and may not reflect irregular canopies.

The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

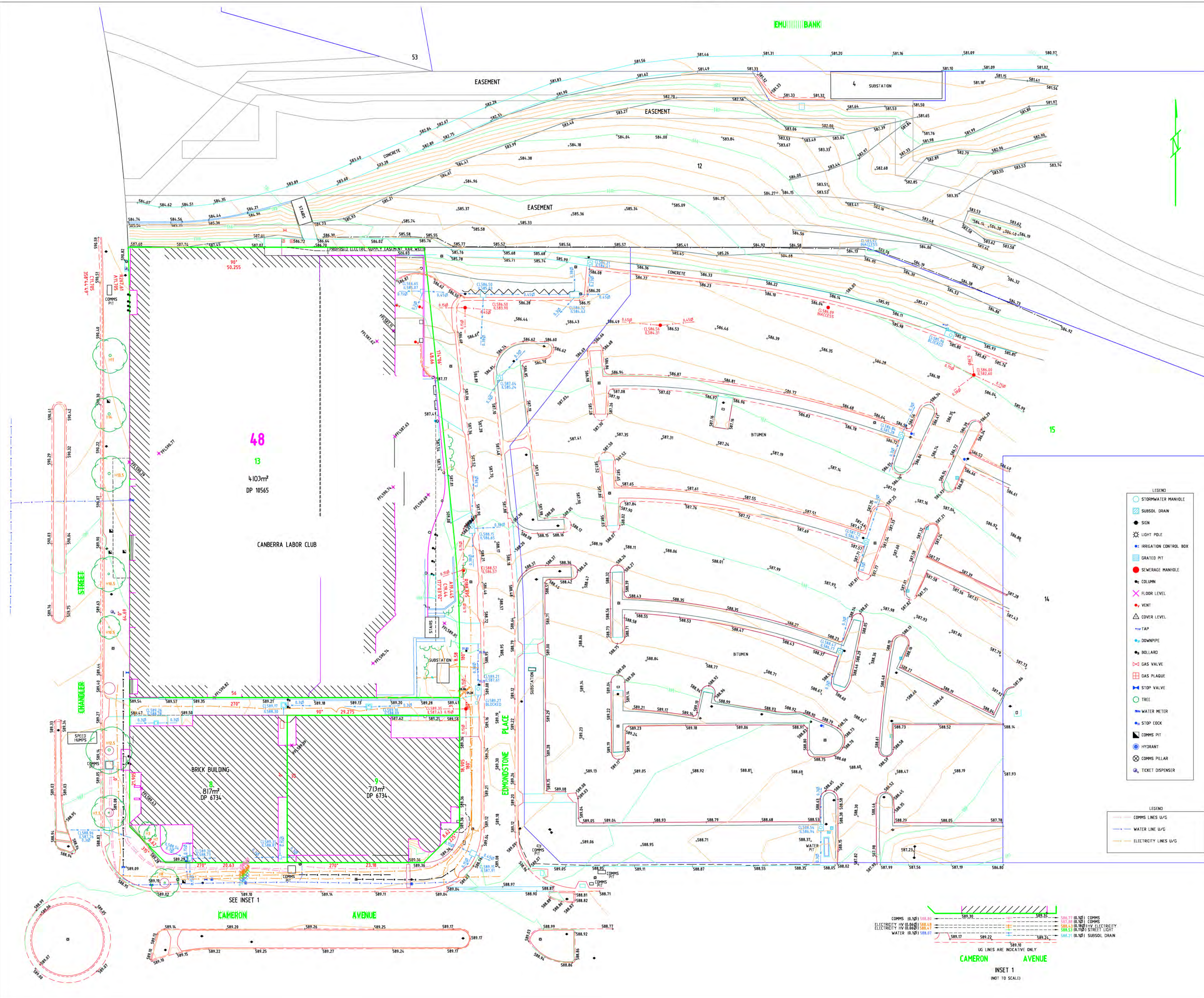
For the purpose of this plan, the boundary information shown is from Actmap digital data base only. Boundaries have not been surveyed therefore further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification.

Plan to be read in conjunction with the digital data.

BOUNDARIES FOR BLOCK 13 SECTION 48 ARE DERIVED FROM DP 10565. SURROUNDING BOUNDARIES ARE FROM ACTMAP DIGITAL ONLY.



**LEGEND**

- STORMWATER MANHOLE
- ▨ SUBSOIL DRAIN
- SIGN
- ⊙ LIGHT POLE
- ⊕ IRRIGATION CONTROL BOX
- ▭ GRATED PIT
- SEWERAGE MANHOLE
- ⊙ COLUMN
- ⊕ FLOOR LEVEL
- VENT
- △ COVER LEVEL
- ⊕ TAP
- ⊕ DOWNPIPE
- BOLLARD
- ⊕ GAS VALVE
- ⊕ STOP VALVE
- ⊕ WATER METER
- ⊕ STOP LOCK
- ⊕ COMHS PIT
- ⊕ HYDRANT
- ⊕ COMHS PILLAR
- ⊕ TICKET DISPENSER

**LEGEND**

- COMHS LINES U/G
- WATER LINE U/G
- ELECTRICITY LINES U/G

Contour Interval 0.25 Datum A.H.D.  
 BM SR746 RL 588.792  
 Scale 1:300  
 0 5 10 20 METRES

**LANDdata SURVEYS**  
 T: (02) 6202 7600  
 11-13 Lawry Place  
 MACQUARIE, ACT 2614

INCORPORATING:  
**WILLIAM L. BACKHOUSE**  
 SURVEYORS, PLANNERS & DEVELOPMENT CONSULTANTS.  
 T: (02) 9634 2866  
 Suite B, 38 Brookshaw Ave.,  
 Norwest Business Park  
 Baulkham Hills, NSW 2153

Surveyed R.Klis 12/02/2013  
 Drawn S.Wade 15/02/2013  
 Checked *R.K. Campbell*  
 Approved .....

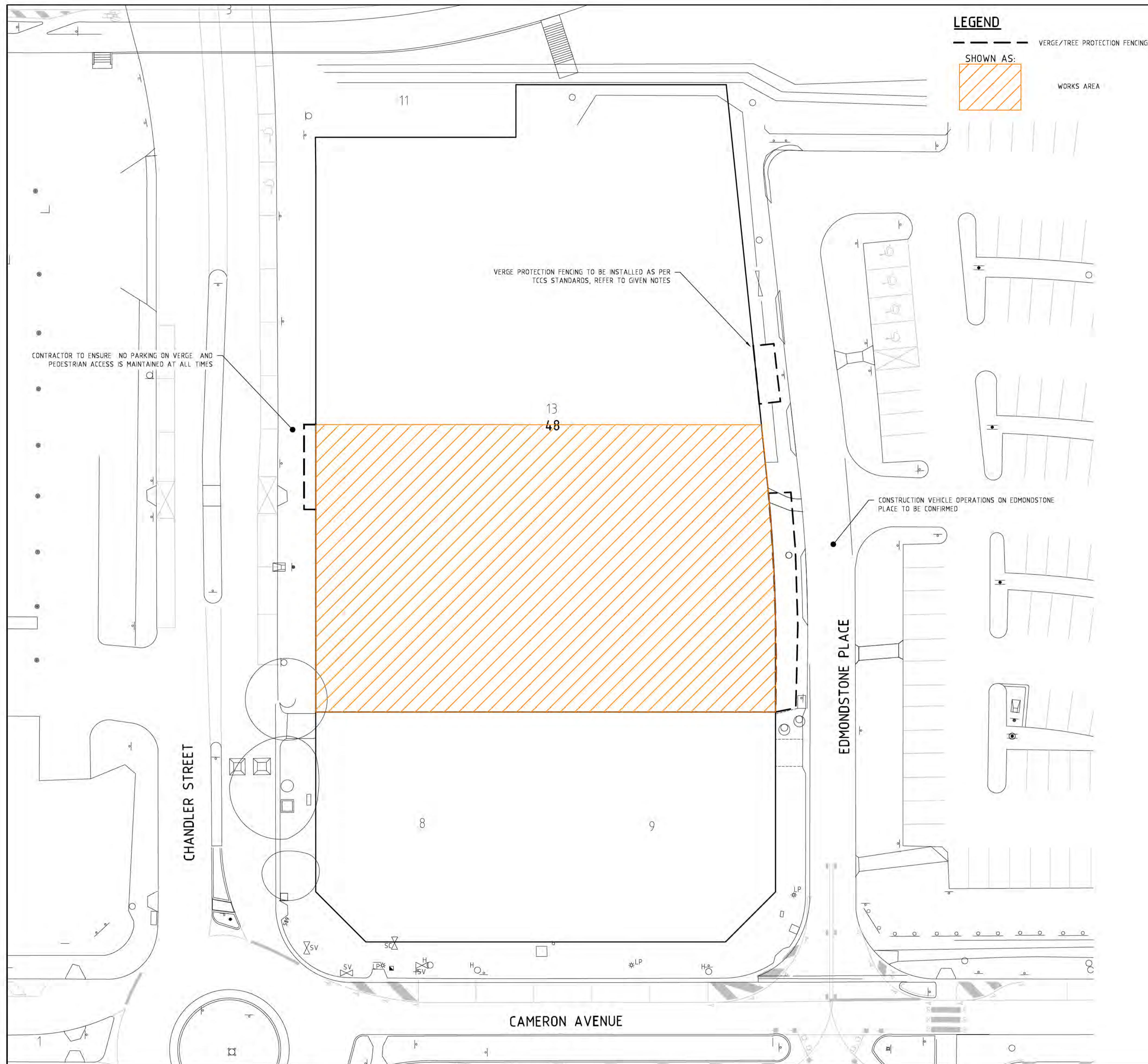
**Belconnen Labor Club**  
 Part Blocks 13 and 15  
 Blocks 8 and 9  
 Section 48  
 Belconnen  
 Proj No. 01109.02 Rev J  
 Sheet No. 1 of 1 01109.02\_DT\_001  
 © LANDdata SURVEYS Pty Limited ABN 97 118 699 728 A1

**INSET 1**  
 (NOT TO SCALE)

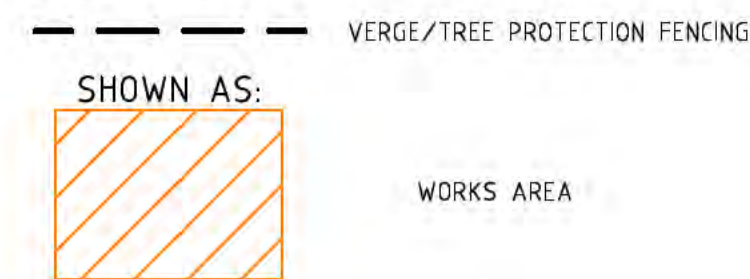
UG LINES ARE INDICATIVE ONLY

COMHS (0.10) 589.20 589.30 589.40 589.50 589.60 589.70 589.80 589.90  
 ELECTRICITY HV (0.60) 588.43 588.53 588.63 588.73 588.83 588.93 589.03 589.13  
 WATER (0.10) 589.07 589.17 589.27 589.37 589.47 589.57 589.67 589.77

COMHS (0.10) 589.20 589.30 589.40 589.50 589.60 589.70 589.80 589.90  
 COMHS (0.10) 589.20 589.30 589.40 589.50 589.60 589.70 589.80 589.90  
 COMHS (0.10) 589.20 589.30 589.40 589.50 589.60 589.70 589.80 589.90  
 SUBSOIL DRAIN 589.20 589.30 589.40 589.50 589.60 589.70 589.80 589.90



**LEGEND**



**ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE**

- 1 GENERAL**
    - BEFORE COMMENCING WORKS, THE COORDINATOR SHALL ADVISE ASSET ACCEPTANCE (AA) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PROTECTION PLAN (LMPP). RANDOM AUDITS WILL BE UNDERTAKEN BY AA TO ENSURE COMPLIANCE. FAILURE TO COMPLY MAY INCUR THE ISSUE OF A STOP WORK NOTICE.
    - ALL WORKS SHALL BE CONTAINED WITHIN THE AUTHORISED SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE OR OTHER APPROVED EXCEPTIONS.
    - DURING THE PROGRESS OF THE WORKS ALL EXISTING VERGE GRASS COVER SHALL BE MAINTAINED IN ITS PRE-EXISTING CONDITION. PROTECTIVE MEASURES SHALL INCLUDE REGULAR WATERING TO MAINTAIN GRASS AND TREES IN GOOD CONDITION.
    - WHERE THE SURFACE IS GRASS OR BARE SOIL WITHOUT TREES, NO PROTECTION IS REQUIRED. WHERE TOPSOIL AND GRASS OR OTHER APPROVED SURFACES, ARE INSTALLED AT THE COMPLETION OF THE WORKS IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS".
  - 2 SUPERVISION**
    - FOR ALL WORKS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND/OR SCOPE OF WORKS AND CONFIRMED AS MINOR WORKS BY AA), AND UNLESS OTHERWISE APPROVED BY AA, A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE EMPLOYED TO ENSURE THAT THE WORK IN THE VERGE MEETS THE REQUIREMENTS. THE ARCHITECT/HORTICULTURIST SHALL ALSO BE PRESENT DURING ANY CULTIVATION OR RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL AND SHALL PROVIDE CERTIFICATION, ENDORSED BY THE COORDINATOR, THAT ALL WORK, CULTIVATION AND RESTORATION HAVE BEEN PERFORMED TO INDUSTRY STANDARDS.
  - 3 STORAGE OF CONSTRUCTION MATERIALS**
    - THE STORAGE OF CONSTRUCTION MATERIALS AND THE PARKING OF VEHICLES OR EQUIPMENT ON VERGES OR ADJACENT PUBLIC OPEN SPACES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TCCS. WHERE THERE IS NO ALTERNATIVE AVAILABLE OTHER THAN TO USE THESE AREAS FOR STORAGE AND/OR PARKING, THE COORDINATOR MAY LODGE AN APPLICATION WITH THE LMPP REQUESTING APPROVAL FOR THE USE OF THESE AREAS FOR THE DESIGNATED PURPOSES. APPROVAL MAY BE GIVEN BY TCCS SUBJECT TO CERTAIN TERMS AND CONDITIONS OF USE.
  - 4 SITE ACCOMMODATION**
    - GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES WITHOUT PRIOR APPROVAL. SHOULD THERE BE NO ALTERNATIVE, THE COORDINATOR MAY LODGE AN APPLICATION WITH THE LMPP REQUESTING APPROVAL TO ERECT SUCH A STRUCTURE ON THE AREA. THE ERECTION OF SITE ACCOMMODATION MAY BE APPROVED SUBJECT TO THE COORDINATOR'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS SPECIFIED BY AA AND OBTAINING A PERMIT UNDER THE ROADS AND PUBLIC PLACES ACT 1937 FROM TCCS PCL.
  - 5 PROTECTIVE FENCING**
    - 5.1 EXTENT**
      - ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING ASSETS SHALL BE IN ACCORDANCE WITH THE APPROVED LMPP DRAWING. FENCING SHALL BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION. THE FENCE SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
      - EXISTING TREES, PLANTINGS AND GRASS SHALL BE FENCED OFF TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNRELEASED TERRITORY LAND AREA. UNLESS OTHERWISE APPROVED BY AA, PROTECTIVE FENCING SHALL BE LOCATED:
        - ALONG THE DRIP-LINE OF EACH TREE (AS A MINIMUM), AND
        - 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG THE APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.
    - 5.2 MATERIALS**
      - USE OF TEMPORARY 1800MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES, OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES, IS MANDATORY. ANY VARIATION FROM THE REQUIREMENT SHALL BE ACCOMPANIED BY WRITTEN APPROVAL FROM AA.
  - 5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS**
    - EXISTING VERGE FOOTPATHS SHALL BE MAINTAINED. ALL EXISTING VERGE FOOTPATHS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES UNLESS AN ALTERNATIVE IS APPROVED BY TCCS.
    - WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING INCLUDING THE CONCRETE PEDESTALS SHALL BE ERECTED TO PROVIDE A CLEAR AND UNOBSTRUCTED SET BACK OF 0.6M FROM EACH SIDE OF THE FOOTPATH/CYCLEWAY IN ALL CASES TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.
    - IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 1.0M IN WIDTH SHALL BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR CYCLISTS AND PEDESTRIANS.
    - ANY DEVIATIONS FROM THE DISTANCES SPECIFIED IN THIS CLAUSE DEEMED NECESSARY BECAUSE OF LOCAL RESTRAINTS REQUIRE PRIOR APPROVAL FROM AA.
    - ACCESS GATES INTO THE SITE SHALL SWING INTO THE SITE AND NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.
  - 5.4 ACCESS FOR SERVICE INSTALLATIONS**
    - FENCING SHALL NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE WITHOUT PRIOR APPROVAL FROM AA FOR THE SERVICE INSTALLATION.
    - WHERE APPROVAL HAS BEEN GRANTED, THE FENCE SHALL BE REALIGNED TO PROVIDE A LANE FOR SERVICE TRENCHING BUT FENCES SHALL BE RE-ERECT TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF TRENCHING, THE FENCE SHALL BE RETURNED TO ITS ORIGINAL ALIGNMENT.
- 6 EXISTING TREES**
  - 6.1 GENERAL**
    - ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNRELEASED TERRITORY LAND, SHALL BE RETAINED AND MUST REMAIN UNDAMAGED. THE LMPP PROCESS REQUIRES THE COORDINATOR TO IDENTIFY ANY TREES THAT MAY BE AFFECTED BY THE WORKS AND TO SUBMIT A REQUEST FOR APPROVAL TO PROCEED WITH THE WORK CLEARLY IDENTIFYING THE NATURE OF THE WORK AFFECTING THE TREE AND PROTECTIVE MEASURES PROPOSED TO MINIMISE DAMAGE TO THE TREE. WRITTEN AUTHORISATION FROM AA IS REQUIRED PRIOR TO ANY WORK AFFECTING THE TREE TAKING PLACE. AUTHORISATION WILL BE SUBJECT TO:
      - EXISTING CANOPY CLEARANCE NOT BEING ALTERED.
      - CROWNS AND APEX OF CANOPIES NOT BEING ALTERED OR REDUCED.
      - LIFTING EQUIPMENT AND LOAD CAPABLE OF OPERATING IN A MANNER THAT IT CLEARS THE HEIGHT AND WIDTH OF THE TREE CANOPY WITHOUT DAMAGING THE CROWN, AND
      - CONSTRUCTION EQUIPMENT CAN PASS BENEATH THE TREES' LOWEST LIMB THROUGH THE DESIGNATED DRIVEWAY ACCESS ROUTE.
  - 6.2 TREE ROOT PROTECTION**
    - THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300MM OF SOIL. THESE ARE THE FEEDER ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW FROM THE TRUNK OF THE TREE TO WELL BEYOND ITS 'DRIP-LINE' (THE CANOPY EDGE).
    - EXCAVATION WITHIN THE DRIP ZONE OF A TREE DOES CONSIDERABLE DAMAGE TO ITS ROOT SYSTEM. IT CAN AFFECT TREE STABILITY AND TREE HEALTH TO SUCH AN EXTENT THAT IT WILL LEAD TO THE DECLINE AND POSSIBLE DEATH OF THE TREE OVER A PERIOD OF YEARS.
    - EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE SHALL BE RESTRICTED TO ONE SIDE OF THE TREE ONLY AND SHALL HAVE PRIOR APPROVAL FROM AA.
    - WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADOPTED FOR TREE PROTECTION:
      - DO NOT SEVER LARGE ROOTS (>30MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK.
      - LOCATE THESE ROOTS BY HAND TRENCHING TO A DEPTH OF 300MM BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
      - CUT ALL ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY SUITABLE PRUNING EQUIPMENT.
      - PROTECT ROOTS EXPOSED FROM DESICCATION BY LIGHTLY WATERED OR COVERING WITH HESSIAN, WHICH MUST BE KEPT MOIST, AND
      - MAINTAIN THE GOOD HEALTH OF THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE BY CONTINUAL WATERING, AT NO TIME SHALL THE DISTURBED AREA BE ALLOWED TO DRY OUT TO THE DETRIMENT OF THE TREES HEALTH.
- 7 SITE ACCESS**
  - SITE ACCESS SHALL BE BY THE EXISTING DRIVEWAY ACCESS POINTS FOR THE WORKS.
  - IN SOME CASES CONSIDERATION MAY BE GIVEN TO ALLOWING NEW ACCESS POINTS ACROSS PUBLIC LAND, HOWEVER, ALTERNATIVE OR ADDITIONAL ACCESS POINTS REQUIRE APPROVAL FROM AA. WHERE APPROVAL HAS BEEN GRANTED, THE SITE ACCESS SHALL BE POSITIONED MIDWAY BETWEEN TWO EXISTING TREE TRUNKS DEPENDANT ON THE DISTANCE BETWEEN TREES. ACCESS SHALL NOT OCCUR ON TWO SIDES OF A TREE WITHIN THE APPROVED CLEARANCE DIMENSION.
  - CONSTRUCTION TECHNIQUE SHALL MINIMISE THE NEED FOR EXCAVATION ACROSS THE VERGE.
  - ACCESS ACROSS ADJOINING PUBLIC OPEN SPACES, PARKS, RECREATIONAL RESERVES, ADJOINING PROPERTIES E.G. SCHOOL PLAYGROUNDS, COMMUNITY HALLS ETC. IS PROHIBITED WITHOUT PRIOR WRITTEN AUTHORISATION FROM TCCS, AND ANY OTHER ASSET OWNER WHERE APPLICABLE.
- 8 SERVICES AND UTILITIES**
  - 8.1 SERVICE CONNECTION TO SITE**
    - THE COORDINATOR SHALL COORDINATE AND COLLATE ALL APPROVALS FOR PROPOSED SERVICES WITHIN THE AREA.
    - APPROVAL FOR TRENCH LOCATIONS AND EXCAVATIONS WITHIN THE VERGE SHALL BE OBTAINED THROUGH THE RELEVANT TCCS AGENCIES AT THE PLANNING AND DESIGN STAGES. APPROVAL IS SUBJECT TO THE FOLLOWING REQUIREMENTS:
      - IF THE PROPOSED EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE, BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN;
      - SHARED TRENCHING FOR SERVICES IS MANDATORY;
      - THE NUMBER OF VERGE CROSSINGS SHALL BE MINIMISED;
      - EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB OR PROPERTY LINE) SHALL BE MIDWAY BETWEEN THE TREE TRUNKS
      - ANY SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE CANOPY, REQUIRES PRIOR APPROVAL.
  - 8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES**
    - THE COORDINATOR SHALL COORDINATE ALL SERVICE APPROVALS; APPROVAL BY AA FOR TRENCH LOCATIONS SHALL BE OBTAINED AS PART OF THE LMPP PROCESS.
    - TO MINIMISE DAMAGE AND/OR DISTURBANCES TO THE ROOTS OR ROOT ZONE AND SUBJECT TO APPROVAL BY AA, ANY NEW OR UPGRADED SERVICES PARALLEL TO THE KERB OR PROPERTY LINE SHALL BE INSTALLED ON THE FOLLOWING ALIGNMENTS:
      - WITHIN ROAD PAVED AREA;
      - BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE;
      - BELOW THE EXISTING FOOTPATH ON THE PROPERTY LINE, AND
      - IMMEDIATELY BEHIND THE KERB.
- 9 IRRIGATION**
  - PARKS CONSERVATION AND LANDS (PCL) ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF QUICK-COUPERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED SUBJECT TO APPROVAL OF THE IRRIGATION PLAN BY PCL. A PREFERRED ALTERNATIVE IS THE PLANTING OF DROUGHT TOLERANT GRASSES AND SHRUBS THAT ARE NOT RELIANT ON WATERING TO SURVIVE.
- 10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION**
  - THE COORDINATOR SHALL NOTIFY AA AT THE COMPLETION OF WORK AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF ANY VERGE RESTORATION. DURING VERGE RESTORATION, TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES OR AS OTHERWISE APPROVED AND, UPON COMPLETION OF THE WORKS, VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY PCL, E.G. DRYLAND GRASS, NATIVE GRASS OR COUCH.
  - IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
    - WITHIN THE ROOT ZONE OF TREES, LIGHTLY CULTIVATE THE SOIL IN ONE DIRECTION ONLY TO BETWEEN 25MM TO 50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS), AVOID MAJOR ROOTS AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS;
    - OUTSIDE THE ROOT ZONE OF TREES NORMAL CULTIVATION PRACTICE APPLIES;
    - ADD 3 TYPIC TOPSOIL AT 25MM TO 50MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M<sup>2</sup> AND
    - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS. KEEP MOIST DURING ESTABLISHMENT.
- ALL RESTORATION WORK SHALL BE APPROVED BY AA AND CARRIED OUT BY APPROVED OPERATORS.

<p>B DEVELOPMENT APPROVAL A DEVELOPMENT APPROVAL</p>	<p>25.08.17 21.08.17</p>	<p>PW RI</p>	<p>DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.</p>		<p><b>sellick consultants</b>                  pa box 5005 braddon act 2612                  p: 02 6201 0200 f: 02 6247 2203                  sellickconsultants.com.au</p>	<p>PROJECT TITLE <b>BELCONNEN LABOR CLUB CARPARK</b></p> <p>CLIENT <b>BLOC</b></p>	<p>DESIGNED BY PW</p> <p>CHECKED BY CO</p> <p>AUTHORISED BY</p> <p>DATE 25/08/2017</p>	<p>DRAWING TITLE <b>LANDSCAPE MANAGEMENT AND PROTECTION PLAN</b></p> <p>PROJECT LOCATION <b>BLOCK 13, SECTION 48 BELCONNEN ACT</b></p>	<p>SCALE 0m 2.5 5 7.5 10 12.5 1:250 @A1 1:500 @A3</p> <p>JOB NO. <b>160810-A</b></p> <p>DRAWING NO. <b>C101</b></p>
<p>ISSUE DESCRIPTION</p>	<p>DATE DRAWN</p>	<p>DATE DRAWN</p>	<p>COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.</p>						

**From:** [Evatt, Ebony](#)  
**To:** [Valuations](#)  
**Subject:** REFERRAL-AVO-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Monday, 11 December 2017 2:17:13 PM  
**Attachments:** [image001.jpg](#)  
[%ASSESSMENTCUC-201732800-01.pdf](#)  
[%ASSESSMENTCUC-201732800-02.pdf](#)  
[%TITLE blk 13.pdf](#)  
[%TITLE blk 8.pdf](#)  
[%TITLE blk 9.pdf](#)  
[%lease Block 13.pdf](#)  
[%lease Block 8.pdf](#)  
[%lease Block 9.pdf](#)  
[%lease variation for Block 8 dated 12\\_2\\_13.pdf](#)  
[APP-201732800-02.pdf](#)  
[VALUE-201732800-BLOCK-13-01.pdf](#)  
[VALUE-201732800-BLOCK-8-9-01.pdf](#)

---

Dear ACT Valuation Office,

**DEVELOPMENT APPLICATION NO: 201732800**  
**BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN**

**Description – PROPOSAL FOR 3 STOREY CAR PARK & LEASE VARIATION - Additions and alterations to existing building including construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising 197 car parking spaces and pedestrian lift access. Construction of a new pedestrian entry to the existing Canberra Labour Club and associated works. Vary the Crown leases over blocks 8, 9 and 10 to facilitate access to the proposed car park structure above block 13.**

The Environment and Planning Directorate has received the above development application. Attached for your information and comments is a copy of the development application, valuation report and Crown Lease.

Please commence the preparation of a full valuation report in accordance with the requirements of section 277 of the Planning and Development Act 2007. On determination of the development application the Notice of Decision will be sent enabling your office to adjust the final report to address any relevant conditions should the application be approved.

If you require any further information please contact DA Leasing on telephone 6207 5454 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au).

Regards,

Ebony Evatt  
Customer Services  
**Phone 02 6207 1923**

**Access Canberra | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

cid:image009.jpg@01D31C1B.E0820B30





## DA Access Report

Date of Report: 22 September 2017

Re: Canberra Labor Club Car Park & Entry  
Block 13 Section 48, Belconnen ACT

For: BLOC ACT Pty Ltd

Assessment: Plans by may + russell architects pty ltd

Job Number 16\_35

Drawing Numbers DA00 – DA09 (Revision A, 6/09/17)

This Access Report is an assessment of the proposed building work to demonstrate the consideration of access for people with a disability for the Development Application submission.

The following comments are based on requirements of the Access and Mobility General Code. Reference is also made to the Building Code of Australia 2016 (BCA) where compliance with amended standards will be required for building approval. Relevant parts of the BCA have generally adopted the Access Code for Buildings from the Disability (Access to Premises – Buildings) Standards 2010 (including Amendment No. 1) which is made under subsection 31 (1) of the Disability Discrimination Act 1992.

### 1. Car parking

---

- 1.1 The BCA requires that accessible car parking be provided in accordance with BCA Table D3.5 which prescribes one accessible space for every 50 car parking spaces or part thereof associated with a 9b assembly building. Plans show 197 spaces across levels 2-4 with six designated accessible spaces nominated to satisfy this requirement.

These car parking spaces are shown in a configuration generally consistent with AS 2890.6 subject to confirmation of the following on building approval plans:

- a) Maximum 1:40 crossfall to the parking spaces and shared areas.
- b) Minimum dimensions of 2400mm x 5400mm for each accessible car park and adjacent shared space.
- c) An area of 2400mm x 2400mm with a maximum crossfall of 1:40 at one end of the accessible car park (this is not required to be line marked).
- d) A bollard located in accordance with AS 2890.6.

#### **Comment:**

For the shared space adjacent to car park 9 on levels 2-4, it is recommended that the bollard be deleted if it obstructs door circulation space at the doorway to the car park lift lobby; confirmation of final dimensions will be required at BA stage. Relocation of this bollard is not recommended as it may impede wheelchair unloading within the shared space. Deletion of the bollard could be addressed in a performance solution at BA stage at the discretion of the certifier.

- e) Vertical clearance of at least 2500mm above the accessible car parks and shared spaces and vertical clearance of at least 2200mm for the path of vehicular travel.
- f) Signage in the form of a pavement marking in accordance with AS 2890.6 and AS 1428.1.
- g) Yellow, slip resistant line markings to identify the accessible car park and diagonal lines to the adjacent shared space in accordance with AS 2890.6.

Note that columns are not permitted between the accessible car park and shared spaces.

## **2. Continuous accessible path of travel**

---

2.1 A continuous accessible path of travel is to be provided:

- a) Through the principal pedestrian entrance and to the lifts and existing club,
- b) Between the required accessible car parking spaces and the lifts and
- c) Between the existing club and the adjacent site (note that this is subject to a separate development application).

2.2 The Access and Mobility General Code requires compliance with:

- a) AS 1428.1 – A scaled assessment indicates that this is achievable subject to assessment of specific dimensions and features which are not fully detailed on the plans such as level transitions between surfaces and the gradients of accessways.
- b) AS 1428.4 – Tactile ground surface indicators at the top and bottom of stairs and ramps. These are indicated on plans and specific details are to be refined and confirmed at BA stage. Note that tactile ground surface indicators should be reduced to 300-400mm in depth at the stairs in the new club airlock, where the top and bottom landings are less than 3m in length.
- c) AS 4586 for slip resistance – The BCA requires slip-resistance of ramps, stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.
- d) AS 1428.1 & AS 1428.2 – Any glazing capable of being mistaken for a doorway or opening is to be identified with a solid line in accordance with AS 1428.1.

Full details are not shown at this early stage of design and are to be confirmed as the design progresses.

2.3 Where wayfinding signage is installed, it is to incorporate the International Symbol of Access in accordance with AS 1428.1 to identify an accessible path of travel. BCA D3.6 prescribes signage such as Braille and tactile exit signs and these are to comply with BCA Specification D3.6.

### 3. Doorways

---

- 3.1 Doorways at the principal pedestrian entrance, to the lift and existing club, and to the car park lift lobbies on levels 2-4 are to comply with AS 1428.1. This will be achievable subject to confirmation of the following at BA stage:
- a) Door circulation spaces are to comply with AS 1428.1 including minimum dimensions which vary depending on the direction of approach, and a maximum gradient and crossfall of 1:40.
  - b) A minimum clear opening width of 850mm is required (note that a standard 870mm is unlikely to offer sufficient width). This opening width is required for the active leaf of double-leaf doors.
  - c) Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds and door hardware are to comply with AS 1428.1.
- 3.2 The Access & Mobility Code prefers that automatic doors be provided for public entrances in high use commercial and public buildings and plans indicate that this will be achieved with automatic doors nominated for the club entry.

### 4. Circulation

---

- 4.1 Two passenger lifts are shown for vertical circulation to provide an accessible path of travel. These are to comply with BCA E3.6 including minimum floor dimensions of 1400mm x 1600mm for a lift travelling more than 12m, note that the BCA may require increased dimensions where stretcher facilities are prescribed. Plans do not show details at this early stage of design and are to demonstrate compliance at BA stage.
- 4.2 A 1:14 ramp is shown within the new club airlock. This is to comply with AS 1428.1 including sharp transition angles and a constant gradient not exceeding 1:14. Handrails and kerbs/kerb rails will be required on both sides and tactile ground surface indicators will be required at the top and bottom. Plans showing more details and dimensions are to confirm compliance prior to building approval.

**Comment:**

For the ramp in the new club airlock, ensure that a 300mm handrail extension is provided against the wall at the top landing.

- 4.3 Plans show stairs within the ground floor club airlock, which provide an alternative to the ramp for access to the lifts and existing club. The BCA requires these to comply with AS 1428.1, including contrasting non-slip edge strips, opaque risers, sharp nosing profile, handrails on both sides and tactile ground surface indicators. Plans showing more details and dimensions are to confirm compliance prior to building approval.
- 4.4 Plans show fire-isolated stairs for emergency egress, which are located on the adjacent site. These are subject to a separate development application and are therefore not addressed within this report.
-

## Conclusion

Generally, an assessment of the plans indicates that compliance with requirements for access for people with a disability is achievable subject to incorporation of amendments as outlined in this report. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, and plans showing more detailed dimensions and features should be assessed prior to building approval.

Report prepared by:



Wendy Gould  
Access Consultant  
ACAA Associate Member 556

Report reviewed by:



Aja Goddard  
Access Consultant  
ACAA Accredited Member 243

*Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.*

*The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.*



PROJECT NAME:

# BELCONNEN LABOR CLUB CARPARK

PROJECT LOCATION:

## BLOCK 13 SECTION 48 BELCONNEN, ACT

JOB NUMBER:

# 160810-A

DISCIPLINE

## CIVIL

SUBMISSION TYPE:

## DEVELOPMENT APPROVAL

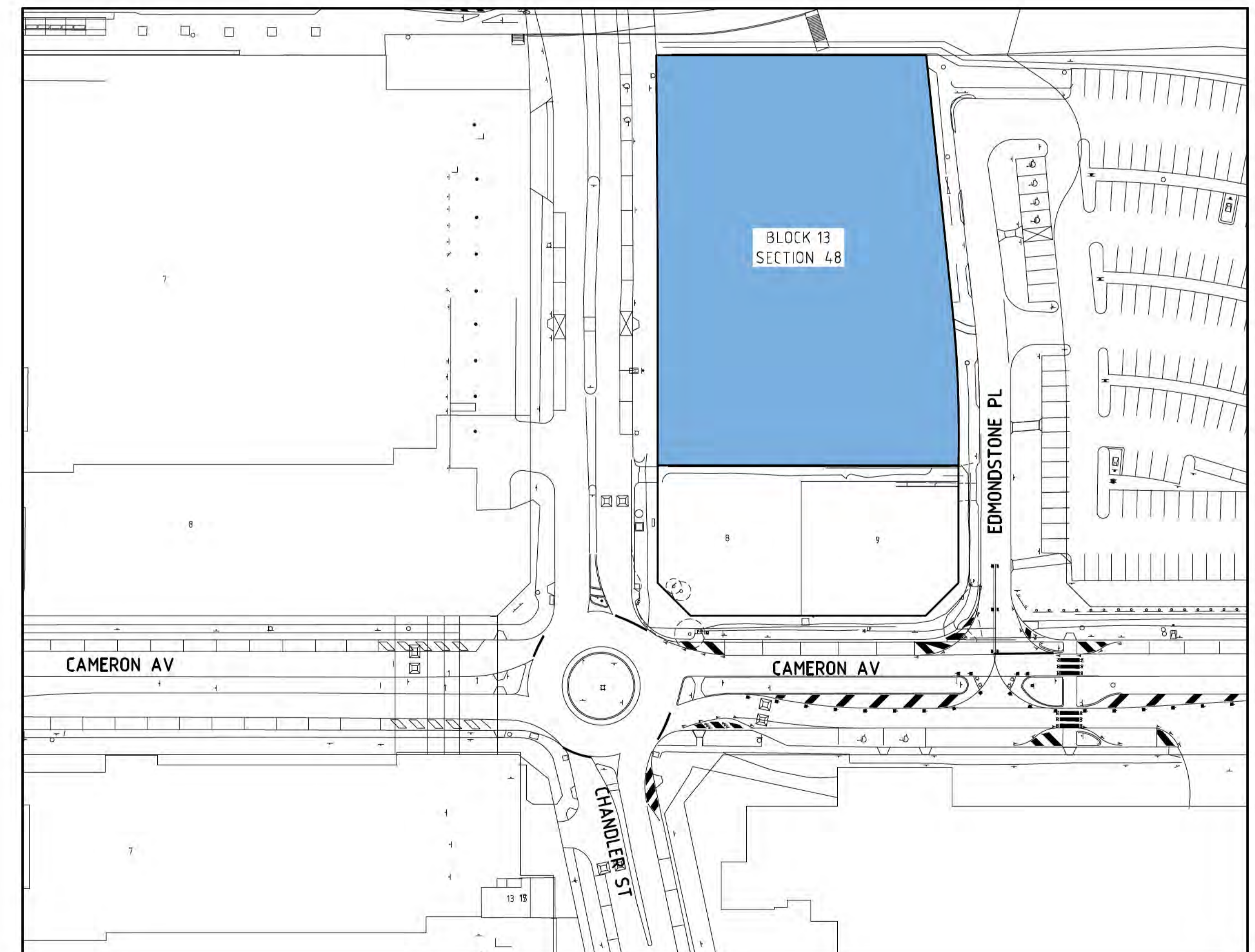
DEVELOPER'S NAME:

## BLOC

### DRAWING INDEX

DRG No. DRAWING TITLE

C001	TITLE SHEET, DRAWING INDEX & LOCALITY PLAN
C003	GENERAL NOTES
C101	LANDSCAPE MANAGEMENT & PROTECTION PLAN
C102	POLLUTION CONTROL PLAN
C301	GENERAL ARRANGEMENT PLAN



**sellick consultants**  
po box 5005 braddon act 2612  
p: 02 6201 0200 f: 02 6247 2203  
[sellickconsultants.com.au](http://sellickconsultants.com.au)



### LOCALITY PLAN

Schedule of Interested Parties for Blocks Subject of Development Application

**Interested Parties - Block 13 Section 48 Belconnen**

Name	Address
Bank of New South Wales [now known as Westpac Banking Corporation]	GPO Box 3076 Canberra ACT 2601

**Interested Parties - Block 8 Section 48 Belconnen**

Name	Address
Westpac Banking Corporation	GPO Box 3076 Canberra ACT 2601

**Interested Parties - Block 9 Section 48 Belconnen**

Name	Address
Westpac Banking Corporation	GPO Box 3076 Canberra ACT 2601

**GENERAL NOTES**

1. THE CONTRACTOR MUST COMPLY WITH THE CURRENT WORK HEALTH AND SAFETY REGULATIONS AND THE RELEVANT INDUSTRY CODES AND PRACTICE GUIDELINES
2. ALL WORK ON ICON WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER SUPPLY & SEWERAGE STANDARDS RELEASE 2, AMENDMENT 5 SEPTEMBER 2012. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
3. CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
4. ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS. CONTRACTOR TO ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.
5. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
6. ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM
7. THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
8. WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
9. ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
10. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
11. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL IN ACCORDANCE WITH AS1742.3
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY POLLUTION CONTROL PLANS AND THEIR APPROVAL.
12. SURFACES WHICH LIE OUTSIDE THE GENERAL LIMIT OF LANDSCAPING AND RESTORATION WHICH ARE DISTURBED DURING THE CONSTRUCTION OF THE WORKS, SHALL BE RESTORED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE TO AT LEAST THEIR PRE-CONSTRUCTION CONDITION
13. USE FIGURED DIMENSIONS - DO NOT SCALE
14. MAKE SMOOTH CONNECTION TO EXISTING WORK
15. ALL CONSTRUCTION WORKS SHALL BE COORDINATED WITH ADJACENT CONTRACTS
16. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
17. THE CONTRACTOR MUST MAKE ALLOWANCES FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
18. SERVICES INDICATED ON THESE PLANS WERE COMPILED FROM PLANS RECEIVED FROM THE UTILITY COMPANIES THROUGH THE DIAL BEFORE YOU DIG NETWORK
19. THE LOCATION OF SOME EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES AND VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES ON THE SITE AND OBTAIN ALL NECESSARY CLEARANCES
20. ALL DESIGN SUBGRADE VALUES MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF PAVEMENT CONSTRUCTION
21. PROPERTY BOUNDARIES SHOWN ON DRAWINGS ARE TAKEN FROM SUPPLIED CADASTRAL MAPPING AND/OR SURVEYED BOUNDARIES

**ABBREVIATIONS**

- AA ASSET ACCEPTANCE
- BDY BOUNDARY
- BLDG BUILDING
- BK BARRIER KERB
- BKG BARRIER KERB AND GUTTER
- BKT BARRIER KERB - TEMPORARY
- CJ CONSTRUCTION JOINT
- CL COVER LEVEL
- CTB CONCRETE THRUST BLOCK
- DIM DIMENSION
- DSN DESIGN
- DWY DRIVEWAY
- EJ EXPANSION JOINT
- FK FLUSH KERB
- GD GRATED DRAIN
- H HYDRANT
- HD HEAVY DUTY
- HER HIGH END RISER
- IL INVERT LEVEL
- IR INTERMEDIATE RISER
- KG KERB AND GUTTER
- KJ KEY JOINT
- KO KERB ONLY
- MH MANHOLE
- MK MOUNTABLE KERB
- MKG MOUNTABLE KERB AND GUTTER
- MKT MOUNTABLE KERB TIED
- MLBK MODIFIED LAYBACK KERB
- MS MOWING STRIP
- OCI OPEN CHANNEL INVERT
- PVC-U UNPLASTICISED POLYVINYL CHLORIDE
- PC PRAM CROSSING
- PR PRAM RAMP
- RL REDUCED LEVEL
- SA SA BARRIER KERB
- SM SM BARRIER KERB
- SS SUBSOIL DRAIN
- SV STOP VALVE
- VC VEHICULAR CROSSING
- WJ WEAKENED PLANE JOINT

**CONCRETE KERBS, FOOTPATHS AND MINOR WORKS**

1. CONSTRUCTION OF CONCRETE KERBS, FOOTPATHS AND MINOR WORKS SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-01, DS3-02 AND DS13-01.
2. ALL CONCRETE TO BE MINIMUM GRADE N25 (F<sub>c</sub>=25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20mm MAXIMUM.
3. JOINTING SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-02 AND DS13-01.
4. BROOMED FINISH TO BE APPLIED TO ALL VEHICULAR CROSSINGS, FOOTPATHS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
5. ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

**CONCRETE PAVEMENT NOTES**

1. ALL CONCRETE SHALL BE MINIMUM GRADE N32 (F<sub>c</sub>=32 MPa). AGGREGATE SIZE TO BE 20mm MAX.
2. ALL PAVEMENT TO BE 150mm THICK AND REINFORCED WITH ONE LAYER OF SL82 FABRIC AT 50mm TOP COVER UNLESS SHOWN OTHERWISE.
3. BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES.
4. ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING.

**VERGE GRASSING NOTES**

1. DURING THE PROJECT RETAIN ALL EXISTING VERGE GRASS COVER, WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.
2. AT THE COMPLETION OF CONSTRUCTION VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT BE CHANGED.
3. IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY.
  - LIGHTLY CULTIVATE THE SOIL TO 25mm - 50mm DEPTH (50 MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IF ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1-2m AWAY FROM TREE TRUNKS.
  - ADD 'B TYPE' TOPSOIL AT 25mm - 50mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/m<sup>2</sup>.
  - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES. KEEP MOIST DURING ESTABLISHMENT.
  - AN IN-GROUND IRRIGATION SYSTEM WILL NOT BE PERMITTED IN THE VERGE. A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CANBERRA URBAN PARKS AND PLACES APPROVAL OF THE IRRIGATION PLAN.
4. ANY DAMAGE THAT OCCURS TO TREES IS TO BE REPAIRED AT THE DEVELOPER'S EXPENSE. RESTORATIVE WORK IS TO BE APPROVED BY CANBERRA URBAN PARKS AND PLACES (CUPP) AND CARRIED OUT BY APPROVED OPERATORS.
5. CONTRACTOR IS TO ENSURE ANY TURF IMPORTED FOR VERGE REINSTATEMENT IS FREE FROM FIRE WEED.

**SAFETY IN DESIGN**

**CONSTRUCTION PHASE:**

- THE CONTRACTOR MUST COMPLY WITH THE CURRENT WORK HEALTH AND SAFETY LAWS, THE RELEVANT WHS REGULATIONS AND THE RELEVANT INDUSTRY CODES AND PRACTICES GUIDELINES.
- AVOID THE USE OF HEAVY MACHINERY OR HEAVY VIBRATING LOADS NEAR LARGE TRUNK GAS, WATER SUPPLY AND COMMUNICATIONS INFRASTRUCTURE WITHIN THIS SITE.
- ALL WORKS MUST BE UNDERTAKEN WITH APPROVED TTM PLANS AND IN ACCORDANCE WITH AS1742.3
- NO WORK IS TO BE UNDERTAKEN IN POOR VISIBILITY CONDITIONS (BAD WEATHER, FOG, SUN GLARE, DARKNESS ETC)
- PHYSICALLY IDENTIFY ALL EXISTING SERVICES ON SITE BEFORE COMMENCING ANY EXCAVATIONS
- KEEP CLEAR OF EXISTING OVERHEAD LINES

**MAINTENANCE PHASE:**

- AVOID THE USE OF HEAVY MACHINERY OR HEAVY VIBRATING LOADS NEAR LARGE TRUNK GAS, WATER SUPPLY AND COMMUNICATIONS INFRASTRUCTURE WITHIN THIS SITE.
- ALL MAINTENANCE WORK IS TO BE UNDERTAKEN WITH APPROVED TTM PLANS AND IN ACCORDANCE WITH AS1742.3
- NO MAINTENANCE IS TO BE UNDERTAKEN IN POOR VISIBILITY CONDITIONS (BAD WEATHER, FOG, SUN GLARE, DARKNESS ETC)
- PHYSICALLY IDENTIFY ALL EXISTING SERVICES ON SITE BEFORE COMMENCING ANY EXCAVATIONS
- KEEP CLEAR OF EXISTING OVERHEAD LINES

**CONSTRUCTION PHASE:**

- THE CONTRACTOR MUST COMPLY WITH THE CURRENT WORK HEALTH AND SAFETY LAWS, THE RELEVANT WHS REGULATIONS AND THE RELEVANT INDUSTRY CODES AND PRACTICES GUIDELINES.
- AVOID THE USE OF HEAVY MACHINERY OR HEAVY VIBRATING LOADS NEAR LARGE TRUNK GAS, WATER SUPPLY AND COMMUNICATIONS INFRASTRUCTURE WITHIN THIS SITE.
- ALL WORKS MUST BE UNDERTAKEN WITH APPROVED ENVIRONMENTAL PLANS/TTM PLANS AND IN ACCORDANCE WITH AS1742.3
- NO WORK IS TO BE UNDERTAKEN IN POOR VISIBILITY CONDITIONS (BAD WEATHER, FOG, SUN GLARE, DARKNESS ETC)
- PHYSICALLY IDENTIFY ALL EXISTING SERVICES ON SITE BEFORE COMMENCING ANY EXCAVATIONS
- KEEP CLEAR OF EXISTING OVERHEAD LINES

**DESIGN REFERENCES**

1. FOR FOOTPATH CONSTRUCTION REQUIREMENTS REFER TCCS STANDARD DRAWING DS13-01 (PATH STANDARD DETAILS)
2. FOR KERB DETAILS REFER TCCS STANDARD DRAWING DS3-01 (KERB AND GUTTER STANDARD DETAILS SHEET 1)
3. FOR PRAM CROSSING, PRAM RAMP AND VEHICULAR CROSSING DETAILS REFER TCCS STANDARD DRAWING DS3-02 (KERB AND GUTTER STANDARD DETAILS SHEET 2)
4. FOR DOMESTIC DRIVEWAY DETAILS REFER TCCS STANDARD DRAWING DS5-01 (DOMESTIC DRIVEWAYS),
5. FOR HEAVY DUTY DRIVEWAY DETAILS REFER TCCS STANDARD DRAWING DS5-02 (HEAVY DUTY DRIVEWAYS)

B DEVELOPMENT APPROVAL A FOR DEVELOPMENT APPROVAL		25.08.17 21.08.17	PW RI			DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.  COPYRIGHT: The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.	  <b>sellick consultants</b> po box 5005 braidsdon act 2612 p: 02 6201 0700 F: 02 6247 2203 sellickconsultants.com.au	PROJECT TITLE BELCONNEN LABOR CLUB CARPARK  CLIENT BLOC	DESIGNED BY PW CHECKED BY CO AUTHORISED BY  DATE 25/08/2017	DRAWING TITLE GENERAL NOTES  PROJECT LOCATION BLOCK 13, SECTION 48 BELCONNEN ACT	SCALE NOT TO SCALE  JOB NO. 160810-A  DRAWING NO. C003
ISSUE	DESCRIPTION	DATE	DRAWN	ISSUE	DESCRIPTION	DATE	DRAWN				

**From:** [Evatt, Ebony](#)  
**To:** [ORSRCS](#)  
**Subject:** REFERRAL-RGO-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Monday, 11 December 2017 2:17:53 PM  
**Attachments:** [DEMO-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-01.pdf](#)  
[DRAFTSURVEY-201732800-REVISED\\_DP\\_PLAN-01.pdf](#)  
[ELEV-201732800-EAST-01.pdf](#)  
[ELEV-201732800-NORTH-01.pdf](#)  
[ELEV-201732800-WEST-01.pdf](#)  
[FLOOR-201732800-GROUND FLOOR-01.pdf](#)  
[FLOOR-201732800-LEVEL 2-01.pdf](#)  
[FLOOR-201732800-LEVEL 3-01.pdf](#)  
[FLOOR-201732800-LEVEL 4 -01.pdf](#)  
[LIGHTING-201732800-A-01.pdf](#)  
[LIGHTING-201732800-B-01.pdf](#)  
[LIGHTING-201732800-C-01.pdf](#)  
[PERSP-201732800-01.pdf](#)  
[PLAN-201732800-GEN-ARRANGEMENT01.pdf](#)  
[SECTION-201732800-A-01.pdf](#)  
[SECTION-201732800-B-01.pdf](#)  
[SEDIMENT-201732800-01.pdf](#)  
[SITE-201732800-01.pdf](#)  
[SOLAR-201732800-01.pdf](#)  
[SURVEYCERT-201732800-SURVEY CERTIFICATE-01.pdf](#)  
[VERGE-201732800-01.pdf](#)

---

Email 1 of 3

**DEVELOPMENT APPLICATION NO: 201732800**

**BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN**

**Description – PROPOSAL FOR 3 STOREY CAR PARK & LEASE VARIATION - Additions and alterations to existing building including construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising 197 car parking spaces and pedestrian lift access. Construction of a new pedestrian entry to the existing Canberra Labour Club and associated works. Vary the Crown leases over blocks 8, 9 and 10 to facilitate access to the proposed car park structure above block 13.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(09/01/2018)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services

[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

**Please use the following format in the subject line of the email when providing advice:**

**COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01**

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Kind Regards

Ebony

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

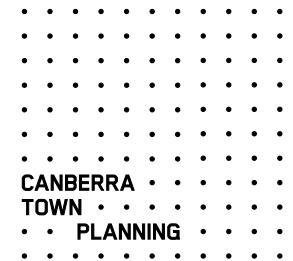
cid:image006.jpg@01D31C1B.E0820B30



# Statement against Criteria Block 13 Section 48 Belconnen

Prepared for: Canberra Labor Club

September 2016



Prepared by:  
Canberra Town Planning

Elizabeth Slapp  
Town Planner  
Phone: 0457 786 776  
[elizabeth@canplan.com.au](mailto:elizabeth@canplan.com.au)

Pieter van der Walt  
Senior Town Planner  
Phone: 0409 550 596  
[pieter@canplan.com.au](mailto:pieter@canplan.com.au)

Version Control

Final for Submission

**Contents**

<b>1</b>	<b>Introduction.....</b>	<b>4</b>			
1.1	Location and Site Description.....	5			
1.2	Crown Lease Provisions.....	8			
1.3	Development Proposal.....	12			
1.4	Territory Plan.....	15			
1.5	Assessment Track Consideration.....	15			
1.6	Pre-Lodgement Consultation.....	15			
<b>2</b>	<b>Document List.....</b>	<b>16</b>			
2.1.1	General.....	16			
2.1.2	Architectural.....	16			
2.1.3	Civil.....	16			
2.1.4	Water Sensitive Urban Design.....	17			
2.1.5	Electrical.....	17			
<b>3</b>	<b>Belconnen Town Centre Master Plan.....</b>	<b>18</b>			
<b>4</b>	<b>Applicable Codes.....</b>	<b>20</b>			
<b>5</b>	<b>Belconnen Precinct Map and Code.....</b>	<b>24</b>			
5.1	Introduction.....	24			
5.2	RC2 - Belconnen Town Centre.....	25			
<b>6</b>	<b>Commercial Zones Development Code.....</b>	<b>32</b>			
6.1	Part A- General Controls.....	32			
6.2	Part B - Additional Controls for Town Centres .....	49			
6.3	Part G - Endorsement by Government Agencies (Entities) .....	51			
<b>7</b>	<b>Territory Plan General Codes.....</b>	<b>56</b>			
7.1	Parking and Vehicular Access General Code	56			
7.2	Bicycle Parking General Code.....	56			
7.3	Access and Mobility General Code.....	56			
7.4	Crime Prevention Through Environmental Design General Code .....	57			
7.5	Water Sensitive Urban Design General Code .....	66			
7.6	Lease Variation General Code.....	66			

# 1

## Introduction

This Statement has been prepared in response to the requirements of and provisions in the *Planning and Development Act 2007 (the Act)* and the ACT Territory Plan. It acts as supporting information for a combined Lease Variation and Design and Siting Development Application for:

- The proposed subdivision of Blocks 8 and 9 Section 48 Belconnen (consolidated as per approved DA201630289) to create a Stratum Block and the consolidation of this Block into Block 13 Section 48 Belconnen as per the Draft Survey Plan.
- A proposed Lease variation of the consolidated Block 8 and 9 Crown Lease (as approved in DA201630289) and the Crown Lease for Block 13 Section 48 to create a number of easements to formalise the proposed pedestrian and vehicular access arrangements.
- Construction of a three (3) storey, podium level car parking structure above the existing Canberra Labour Club building comprising:
  - 197 car parking spaces; and
  - Pedestrian lift access.
- Construction of a new pedestrian entry to the existing Canberra labour Club building from the Chandler Street frontage.
- Site services, waste management and access arrangements, off-site works and other works as documented in this proposal and in the documentation attached.

## 1.1 Location and Site Description

Block 13, Section 48 Belconnen (**the site**) is situated at the south-eastern end of the Belconnen Town Centre, within the CZ2 Business Zone. The site is rectangular in shape and has an area of 4,103m<sup>2</sup>. It is located with frontages to Chandler Street and Edmondstone Place.

The site is currently developed with the Canberra Labor Club venue, which is a two (2) storey building with pedestrian entrances to Chandler Street and Edmondstone Place. The Club includes a wide range of facilities, including:

- o Entertainment Lounge and Bar,
- o Gaming Lounge,
- o Sports Bar/TAB,
- o Food Outlet/Bistro,
- o Coffee Shop,
- o Function Rooms,
- o Outdoor Terrace
- o Club management office/s,
- o Circulation spaces and amenities, and
- o Loading dock and storage/services areas.

Car parking for the Club is currently provided off-site. On-street parking is available along Chandler Street and Cameron Avenue. To the east of Edmondstone Place on Block 2 Section 200, is an at-grade public car park with circa 300 spaces.

Section 200 has been sold by the ACT Government for development as a new mixed-use precinct with commercial uses and circa 1,000 residential apartments. As part of the future re-development, there will be a requirement for the public car parking to be maintained and/or replaced. There have been three (3) design and siting Development Applications submitted for the first phases of the

Section 200 re-development. These Applications remain undetermined.

Blocks 8 and 9 Section 48 Belconnen, which are situated to the south of the site, are owned by the Canberra Labor Club. These Blocks are developed and comprise two, three (3) storey office buildings that are currently vacant. Blocks 8 and 9 are the subject of an approved Development Application (DA201630289) for the demolition of the existing buildings and the construction of a new twelve (12) storey commercial building above a basement.

Further to the south is Cameron Avenue. On the opposite side of Cameron Avenue are office uses with retail/shops at the ground floor level. Chandler Street is situated to the west of the site with Government offices and car parks opposite.

To the north of the site is the entry roads to the Belconnen bus interchange/layover. The 'Altitude' apartments are to the north of this infrastructure at Block 52 Section 55.

The regional site location is depicted in **Figure 1**. **Figures 2** and **3** show the site in its local and site-specific context.



Figure 1: Regional Site Location (ACTMAPi July 2017)



Figure 2: Site Location (ACTMAPi July 2017)



Figure 3: Site Specific Context (ACTMAPi, July 2017)

## 1.2 Crown Lease Provisions

**Table 1** below details the key crown lease covenants for Block 13 Section 48 Belconnen.

**Tables 2** and **3** below include the key Crown Lease covenants for Blocks 8 and 9 Section 48 Belconnen, which are to be consolidated as per approved DA201630289.

**Table 1:** Key Crown Lease Covenants for Block 13 Section 48 Belconnen

Key Covenant	Detail
Site Identifier	Block 13 Section 48 Belconnen
Site Address	51 Chandler Street
Owner/Lease	Canberra Labor Club Limited
Interested Parties	Bank of New South Wales
Site Area	4,103 square metres or thereabouts
Deposited Plan	10565
Lease Commenced	16 February 2009
Lease Termination	31 August 2094
Concessional	No
Variations of the Lease	No
Current use	Club
Purpose Clause	To use the premises only for the purpose of club and subsidiary thereto motel units.
Gross Floor Area	That the combined gross floor area of all buildings erected on the land shall not exceed seven thousand eight hundred and ninety (7,890) square metres.

**Table 2:** Key Crown Lease Covenants for Block 8 Section 48 Belconnen

Key Covenant	Detail
Site Identifier	Block 8 Section 48 Belconnen
Site Address	55 Chandler Street
Owner/Lease	Canberra Labor Club Limited
Interested Parties	Westpac Bank Corporation
Site Area	817 square metres or thereabouts
Deposited Plan	6734
Lease Commenced	01 April 2011
Lease Termination	31 August 2078
Easements	Removed by AVCL 1842194
Concessional	No
Variations of the Lease	Yes
Current use	Defunct Commercial/Office building
Purpose Clause	<p>'To use the premises only for one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>i. Club;</li> <li>ii. Commercial accommodation use;</li> <li>iii. Community use EXCLUDING child care centre and hospital;</li> <li>iv. Drink establishment;</li> <li>v. Indoor recreation facility LIMITED TO a maximum gross floor area of 280 square metres;</li> <li>vi. Non retail commercial use;</li> <li>vii. Residential LIMITED TO multi unit housing;</li> <li>viii. Restaurant LIMITED TO a maximum gross floor area of 197 square metres;</li> <li>ix. Shop</li> </ul> <p>PROVIDED THAT the maximum gross floor area per shop is 200 square metres and FURTHER PROVIDED ALWAYS THAT upon redevelopment of the premises clauses 3(c), (d), (e) and (f) shall apply.'</p>