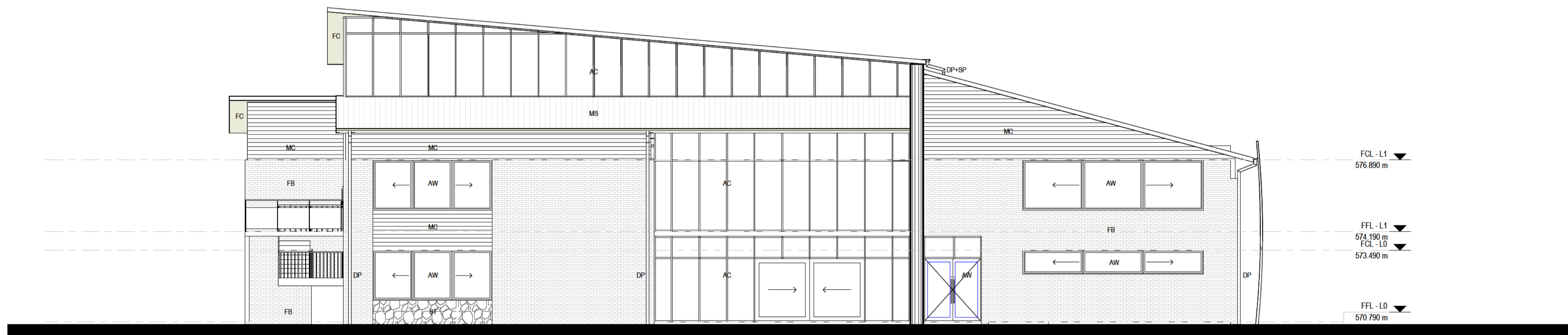
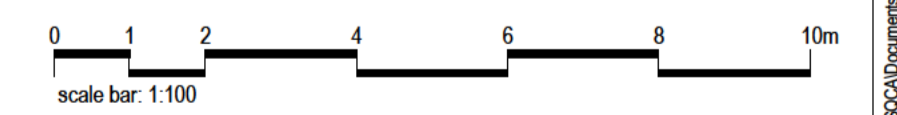


1 SOUTH FACING FACADE
1:100

LEGEND- PROPOSED- BUILDING ELEVATIONS	
ABC	ANNOTATION ABBREVIATION. REFER KEYNOTES FOR DESCRIPTION
?	MATERIAL ABBREVIATION. REFER KEYNOTES FOR DESCRIPTION
EXTERNAL FINISHES	
AC	ALUMINIUM FRAMED DOUBLE GLAZED CURTAIN WALL - TO MATCH EXISTING
AW	ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS - TO MATCH EXISTING
DP	DOWNPIPE
DP+SP	DOWNPIPE AND SPREADER
FB	FACE BRICK - COLOUR AND GROUT TO MATCH EXISTING
FC	FIBRECEMENT SOFFIT LINING - FINISH TO MATCH EXISTING
GB	GLAZED BALUSTRADE - FINISH TO MATCH EXISTING
MC	METAL WALL CLADDING - FINISH TO MATCH EXISTING
MS	METAL ROOF SHEETING - FINISH TO MATCH EXISTING
ST	LIGHTWEIGHT STONE WALL - TO MATCH EXISTING



2 EAST FACING FACADE
1:100



Amendment Register:		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:

SQC ARCHITECTURE
Suite 4 Hawker Professional Centre
Hawker Place, Hawker ACT 2614
T +61 2 6278 8500
E studio@sqca.com.au

SQC ARCHITECTURE

sqca.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION

Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

Block: 4 Section: 41 Divison: LYNEHAM

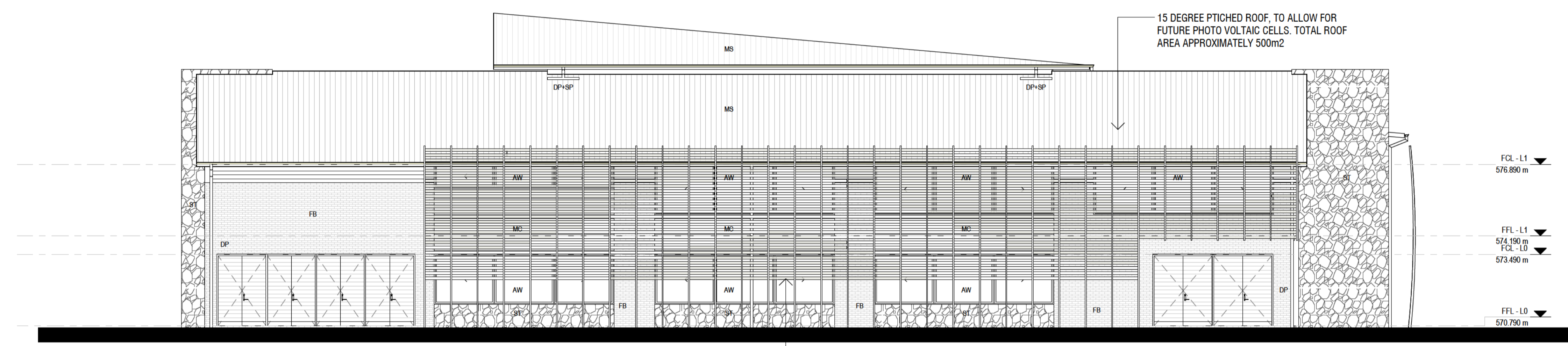
Drawing Title:
ELEVATIONS

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: As indicated@A1 \\ Half Scale @A3	Drawn: SDV	Amendment: A	
QA Ref: 1506.06	Sheet No: A200		

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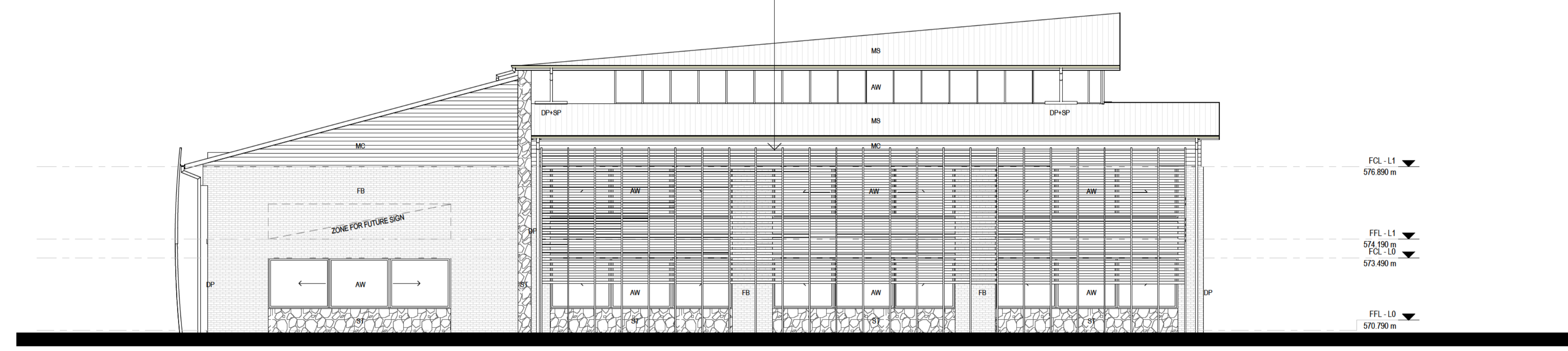
C:\Users\Steve.SQA\Documents\1506.06\BCC - JUNIOR SCHOOL_Layout.rvt

LEGEND- PROPOSED- BUILDING ELEVATIONS	
ABC	ANNOTATION ABBREVIATION. REFER KEYNOTES FOR DESCRIPTION
?	MATERIAL ABBREVIATION. REFER KEYNOTES FOR DESCRIPTION
EXTERNAL FINISHES	
AW	ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS - TO MATCH EXISTING
DP	DOWNPIPE
DP+SP	DOWNPIPE AND SPREADER
FB	FACE BRICK - COLOUR AND GROUT TO MATCH EXISTING
MC	METAL WALL CLADDING - FINISH TO MATCH EXISTING
MS	METAL ROOF SHEETING - FINISH TO MATCH EXISTING
ST	LIGHTWEIGHT STONE WALL - TO MATCH EXISTING

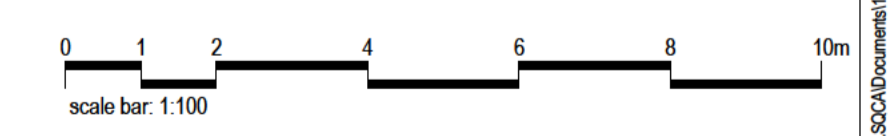


1 NORTH FAÇADE
1:100

HORIZONTAL ALUMINIUM LOUVRES. VARIATION IN DEPTH AND FINISH WILL PROVIDE A TEXTURE REFERENCING THE SCHOOL LOGO. BOTH SCREENS PROVIDE SUN SHADING DEPENDING ON REQUIREMENTS



2 WEST FAÇADE
1:100



Amendment Register:		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:

SQC ARCHITECTURE
Suite 4 Hawker Professional Centre
Hawker Place, Hawker ACT 2614
T +61 2 6279 8500
E studio@sqa.com.au

sqca.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION

Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

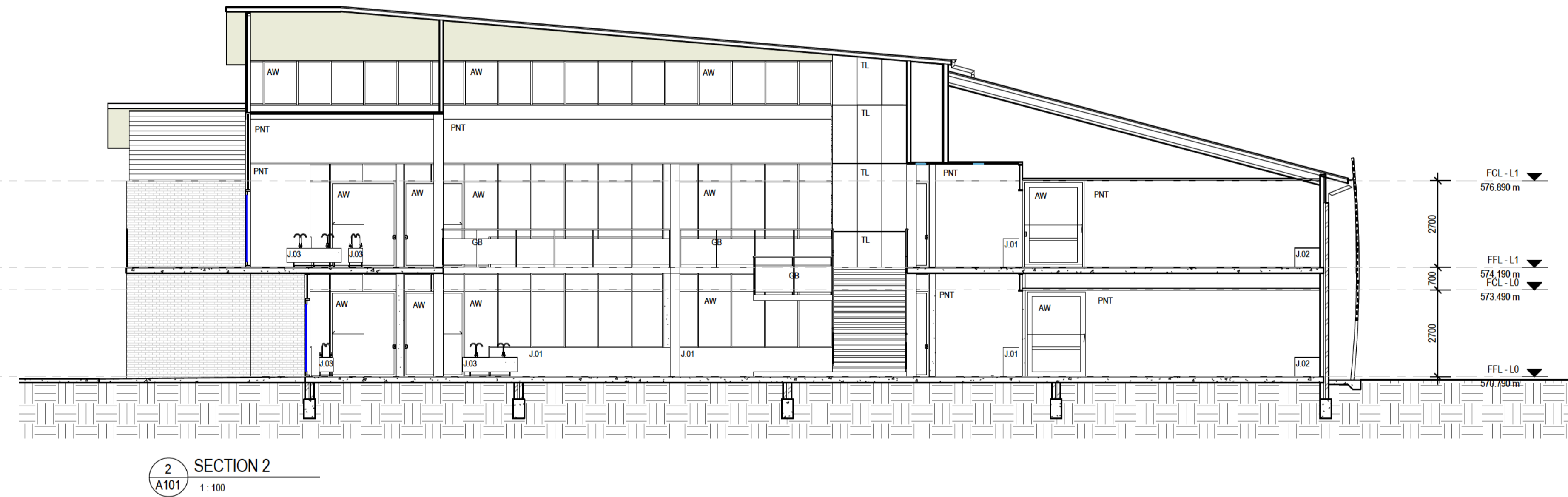
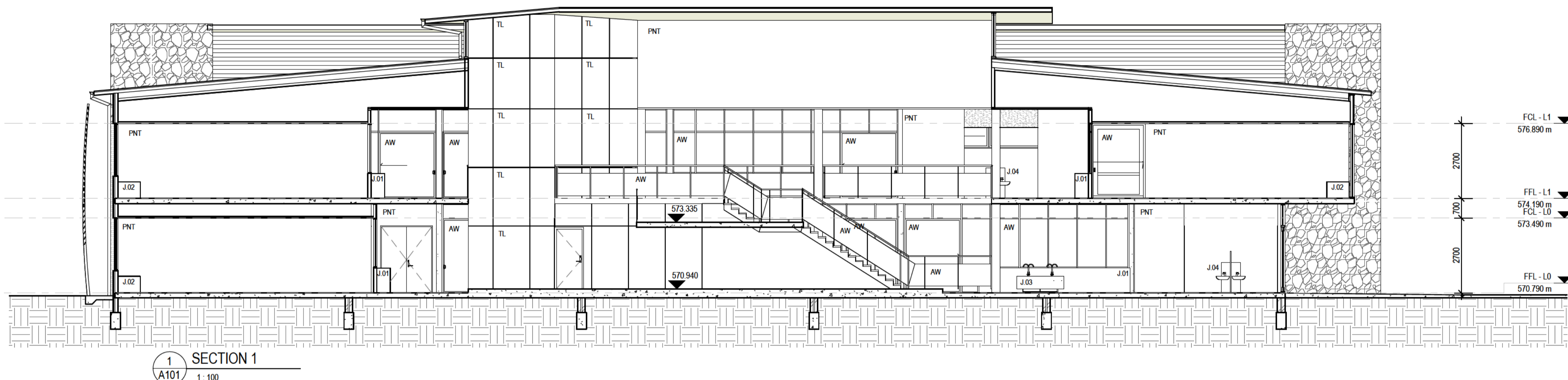
Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
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Scale: As indicated@A1 \\ Half Scale @A3	Drawn: SDV	Amendment: A	
QA Ref: 1506.06	Sheet No: A201		

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EXTERNAL FINISHES	
AW	ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS - TO MATCH EXISTING
GB	GLAZED BALUSTRADE - FINISH TO MATCH EXISTING
PNT	PAINT FINISH (TO BE ADVISED)
TL	TIMBER LINING (TO BE ADVISED)

Amendment Register:		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:

SQC ARCHITECTURE
 Suite 4 Hawker Professional Centre
 Hawker Place, Hawker ACT 2614
 T +61 2 6278 8500
 E studio@sqa.com.au

SQC ARCHITECTURE

sqa.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION

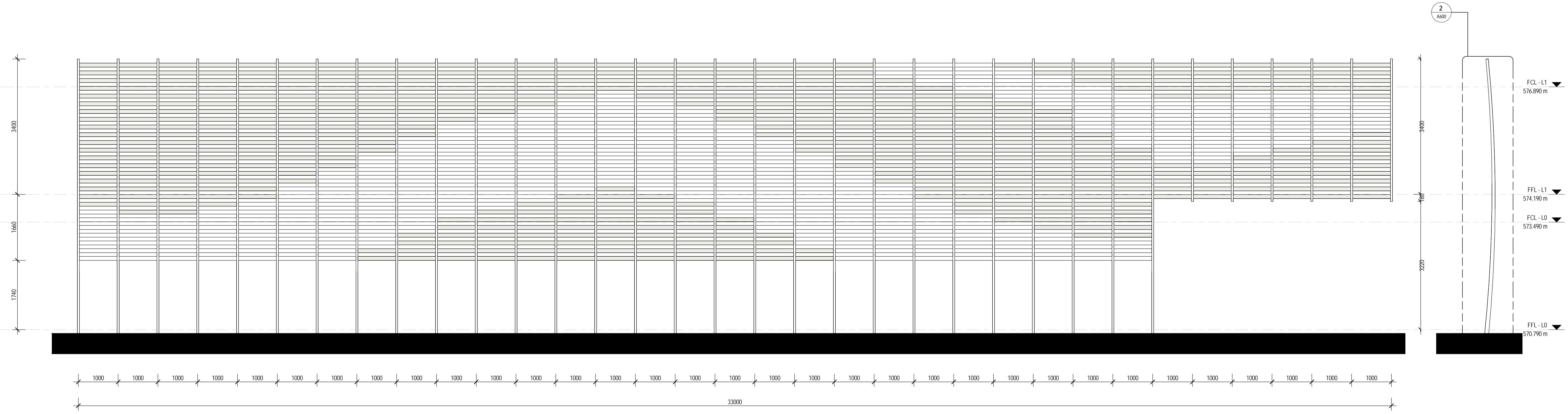
Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

Block: 4 Section: 41 Divison: LYNEHAM

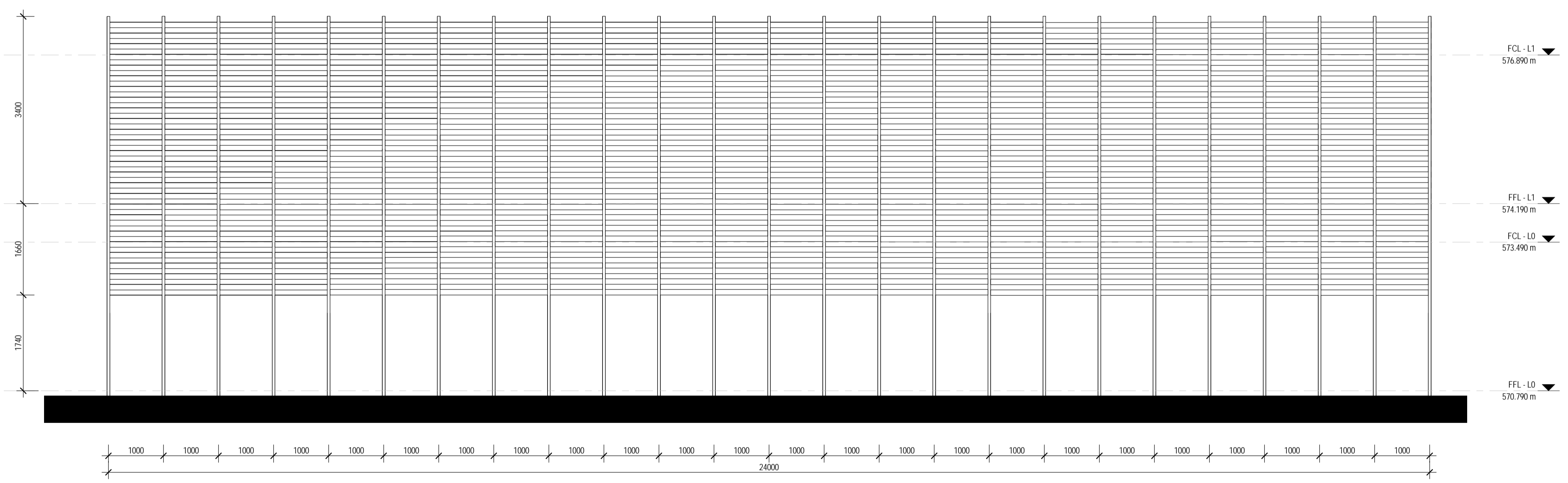
Drawing Title:
SECTIONS

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: 1:100@A1 \\ Half Scale @A3	Drawn: SDV	Amendment: A	
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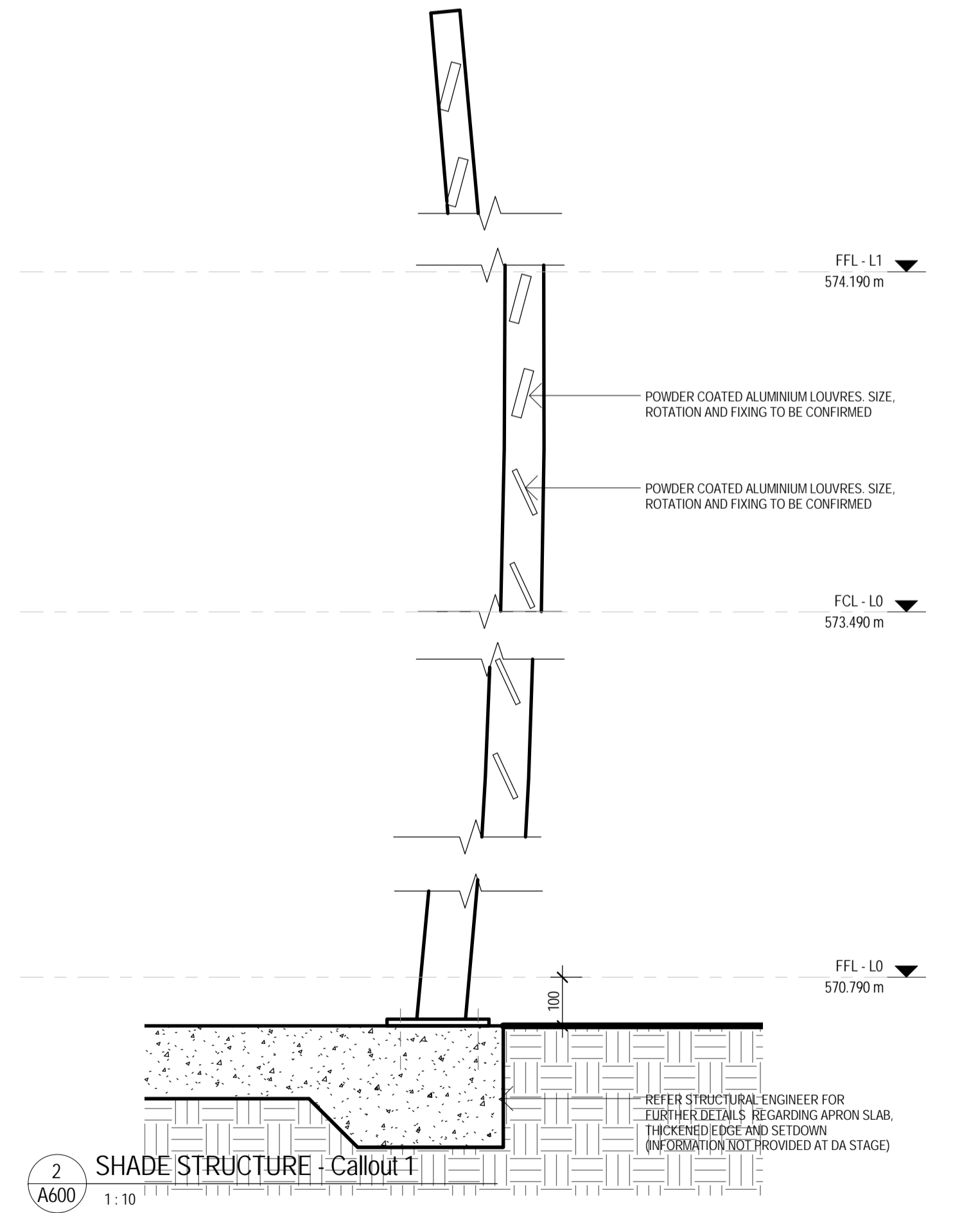
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1 SHADE STRUCTURE 01
1:50



3 SHADE STRUCTURE 02
1:50



2 SHADE STRUCTURE - Callout 1
1:10

Amendment Register:		
No.	Date	Amendment
A	02.06.16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect:

SQC ARCHITECTURE
Suite 4 Hawker Professional Centre
Hawker Place, Hawker ACT 2654
T +61 2 6279 8500
E studio@sqa.com.au

sqca.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client:
BRINDABELLA CHRISTIAN COLLEGE

Project Title:
PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status:
DEVELOPMENT APPLICATION

Project Address:
136 Brigalow Street, LYNEHAM ACT 2602

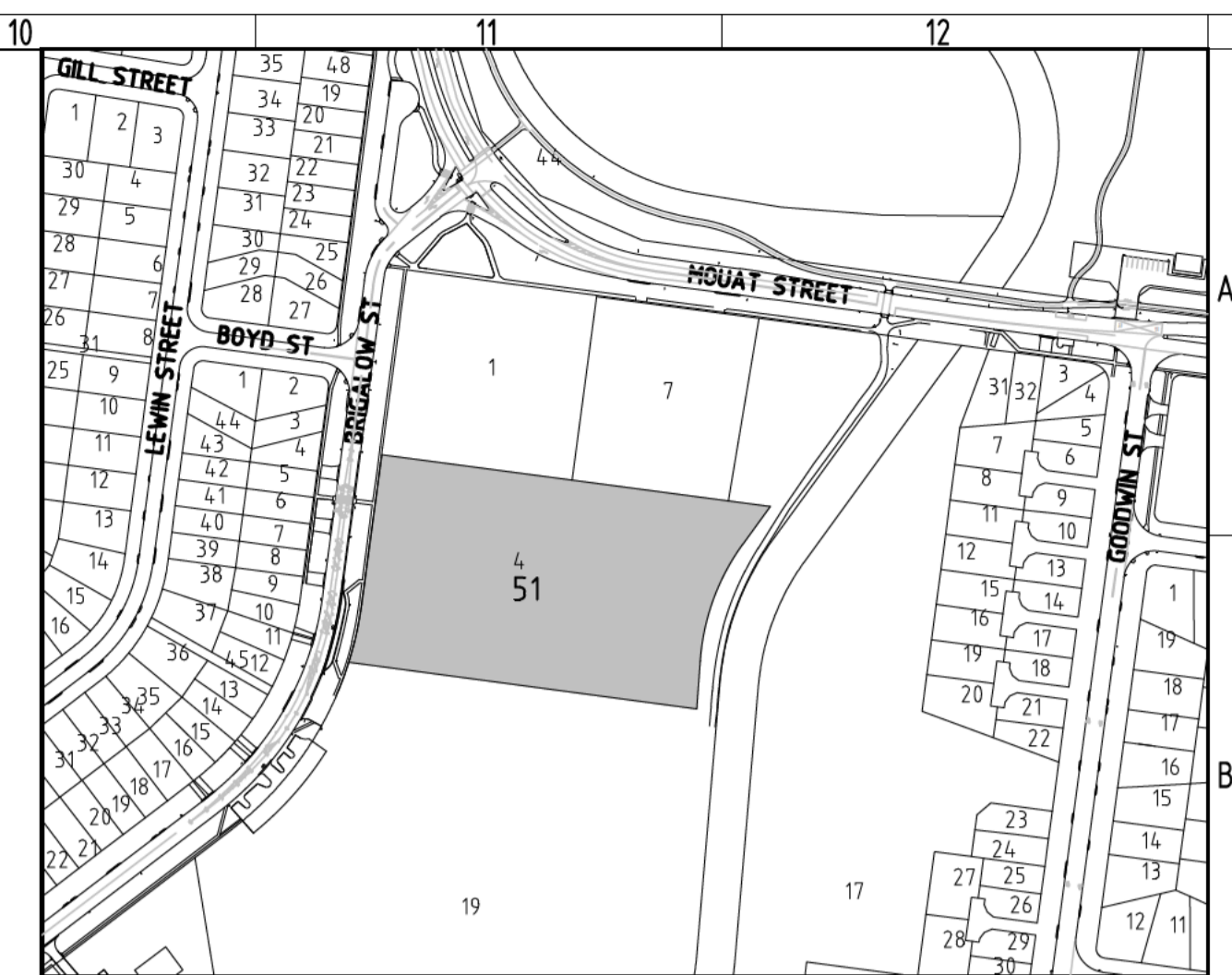
Block: 4 Section: 41 Divison: LYNEHAM

Drawing Title:
CONSTRUCTION DETAILS

Project Number: 1506.06	Design Architect: NG	Project Architect: SDV	Design Verifier: RS
Scale: As indicated@A1 \ Half Scale @A3	Drawn: SDV	Amendment: A	
OA Ref: 1506.06	Sheet No: A600		

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LOCALITY PLAN
NOT TO SCALE

GENERAL NOTES

1. ALL WORK ON ICON WATER WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER, 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.
2. 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.
3. THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
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). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
6. THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
7. WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
8. ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
9. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
10. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
12. CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

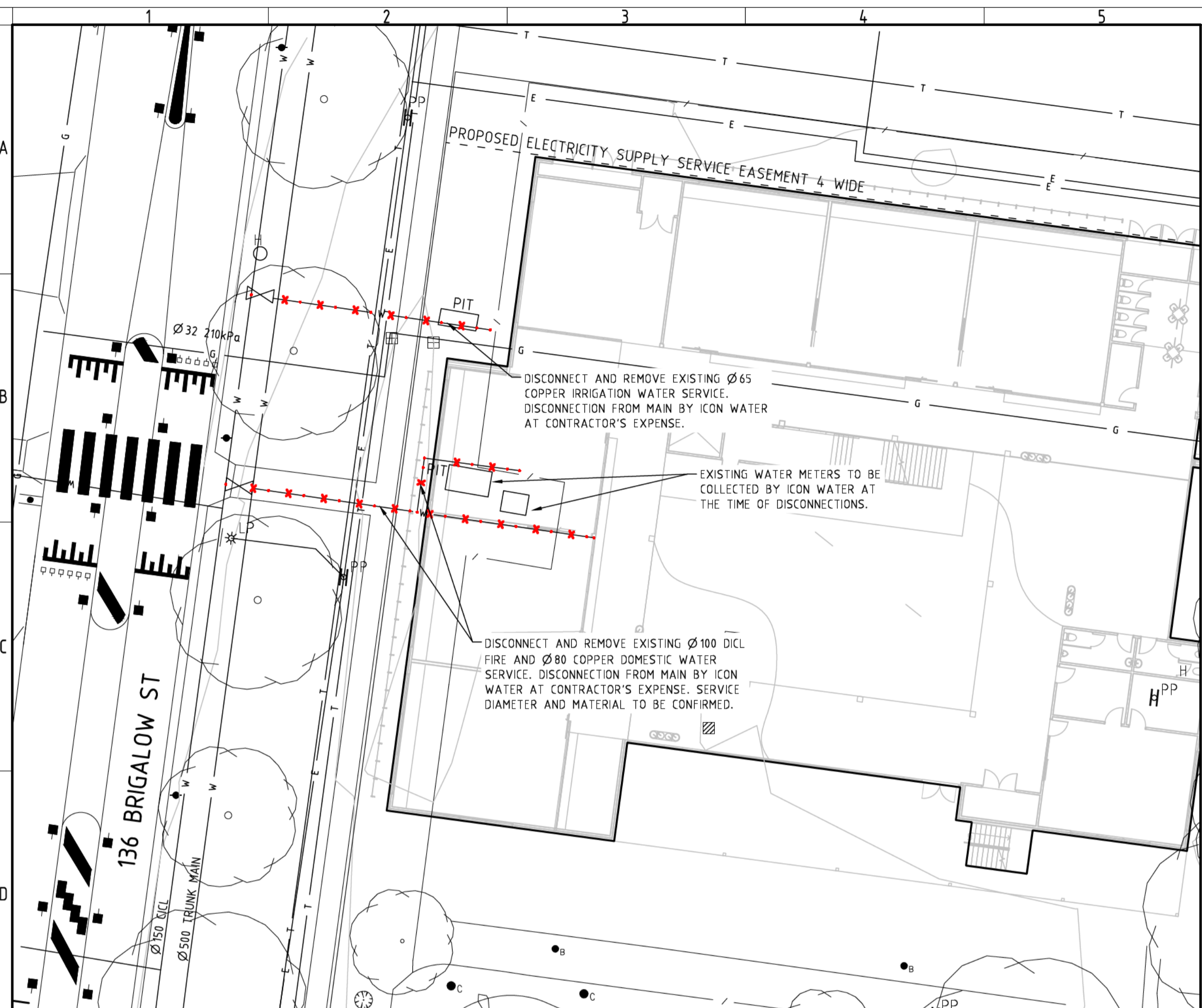
SERVICE STRUCTURES

EXISTING	PROPOSED

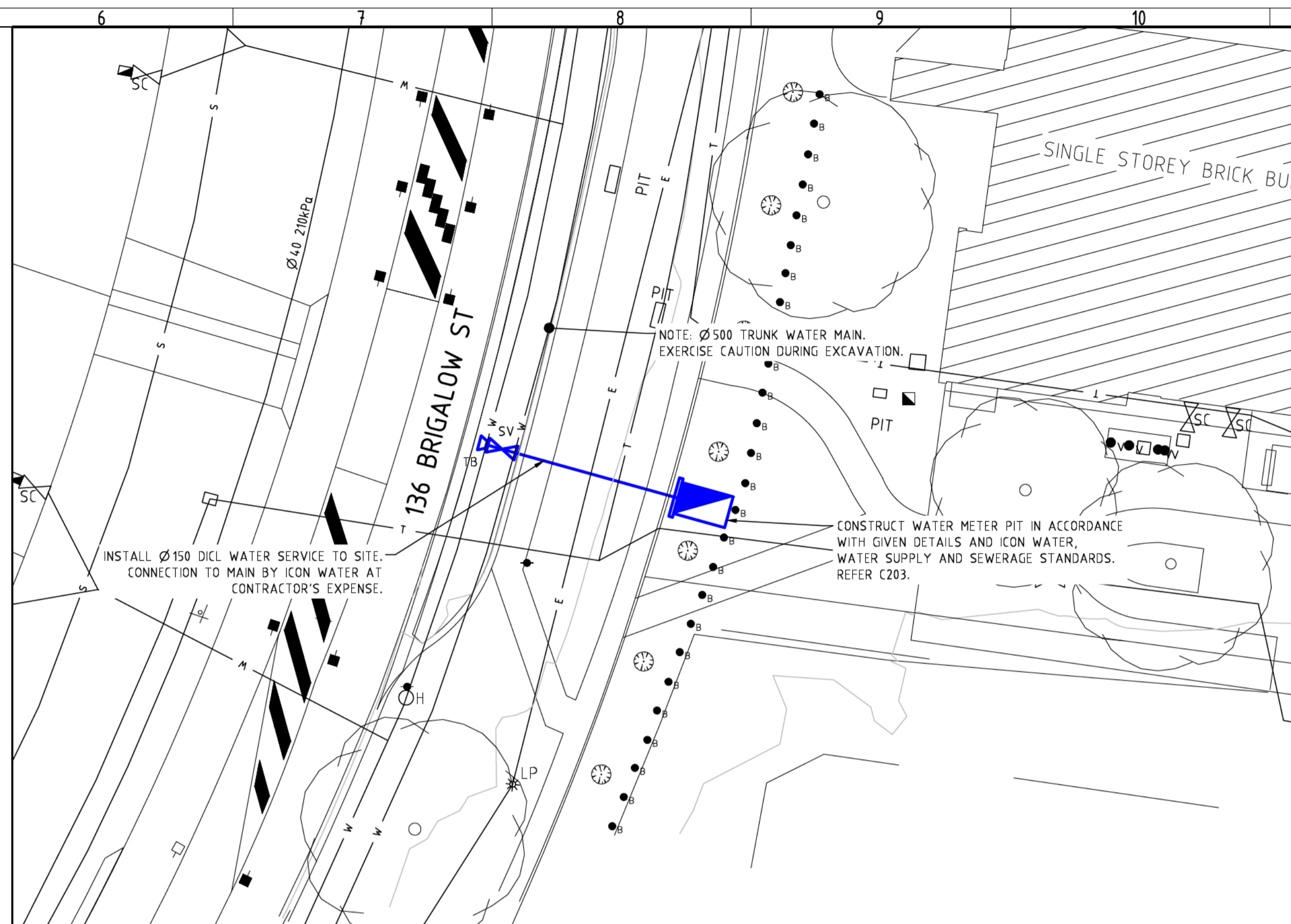
SERVICE LINES

EXISTING	PROPOSED

<p>FOR ICON WATER IN PRINCIPLE SUPPORT</p> <p>ISSUE 1</p>	<p>31.06.16</p> <p>DATE</p>	<p>NS</p> <p>DRAWN</p>		<p>CLIENT</p> <p>BRINDABELLA CHRISTIAN COLLEGE</p>	<p>ARCHITECT</p> <p>SQC ARCHITECTS</p>	<p>sellick consultants STRUCTURAL CIVIL HYDRAULIC canberra sydney brisbane 02 6201 0200 www.sellickconsultants.com.au</p>	<p>PROJECT TITLE</p> <p>SPORTS HALL DEVELOPMENT</p>	<p>DESIGNED BY</p> <p>NS</p> <p>CHECKED BY</p> <p>AM</p> <p>AUTHORISED BY</p> <p>DATE</p> <p>01/06/2016</p>	<p>DRAWING TITLE</p> <p>EXTERNAL SERVICES PLAN</p> <p>PROJECT LOCATION</p> <p>BLOCK 4 SECTION 41 LYNEHAM, ACT</p>	<p>SCALE</p> <p>0m 5 10 15 20 25</p> <p>1:500 @A1 1:1000 @A3</p> <p>JOB NO.</p> <p>150918</p> <p>DRAWING NO.</p> <p>C201</p> <p>REV.</p> <p>A</p>
---	-----------------------------	------------------------	--	---	---	--	--	---	---	---



WATER DISCONNECTION (A)
SCALE 1:200 @ A1



WATER CONNECTION (B)
SCALE 1:200 @ A1

SERVICE STRUCTURES

EXISTING	PROPOSED

SERVICE LINES

EXISTING	PROPOSED

ISSUE	DESCRIPTION	DATE	DRAWN
1	FOR ICON WATER IN PRINCIPLE SUPPORT	01.06.16	NS
2			



CLIENT
BRINDABELLA CHRISTIAN COLLEGE

ARCHITECT
SQC ARCHITECTS

STRUCTURAL CIVIL HYDRAULIC
canberra | sydney | brisbane
02 6201 0200 www.sellickconsultants.com.au

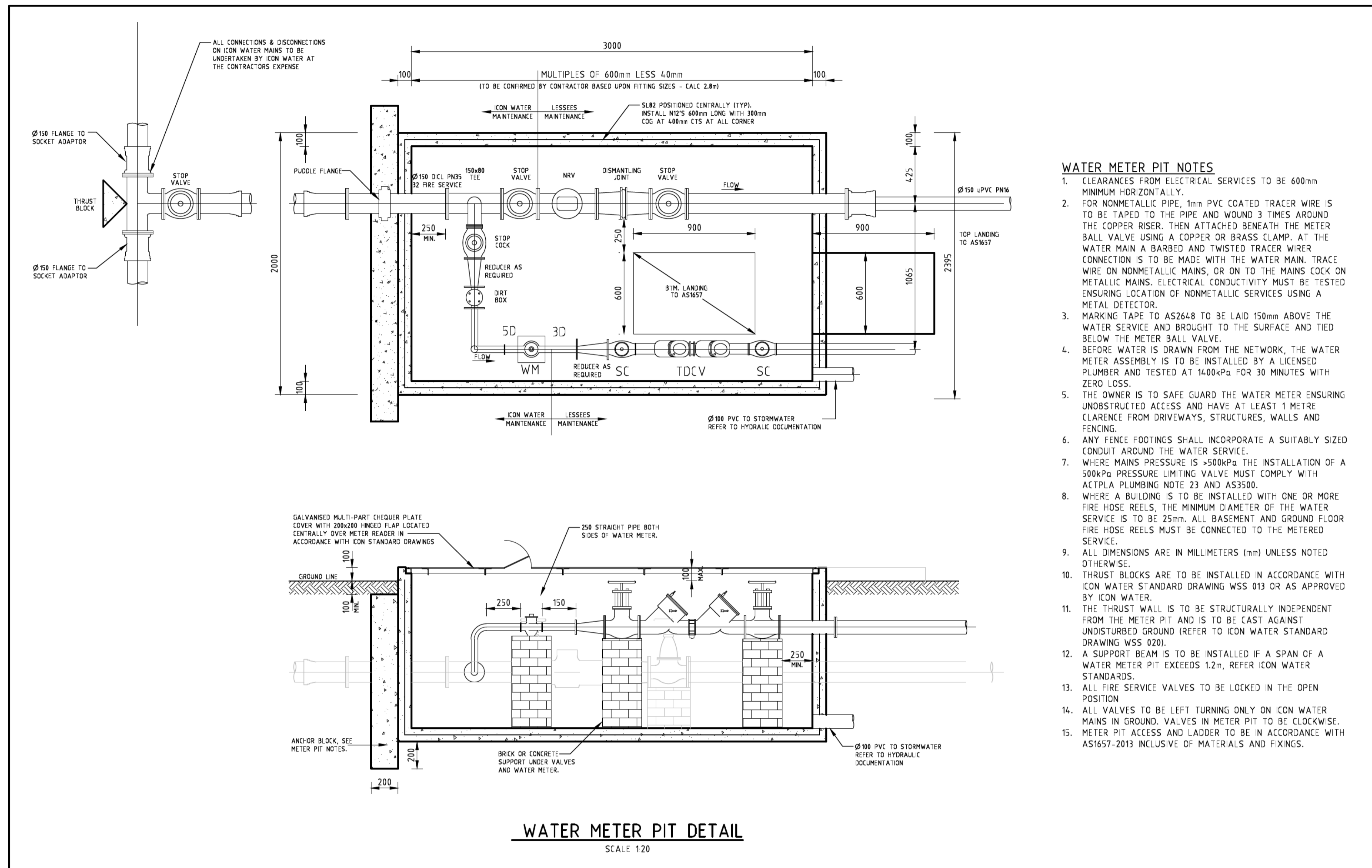
PROJECT TITLE
SPORTS HALL DEVELOPMENT

DO NOT SCALE OFF DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
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DESIGNED BY
NS
CHECKED BY
AM
AUTHORISED BY
DATE
01/06/2016

DRAWING TITLE
EXTERNAL SERVICES DETAILS
PROJECT LOCATION
BLOCK 4 SECTION 41 LYNEHAM, ACT

JOB NO.	DRAWING NO.	REV.
150918	C202	A



WATER METER PIT DETAIL
SCALE 1:20



CLIENT
BRINDABELLA CHRISTIAN COLLEGE

ARCHITECT
SQC ARCHITECTS



PROJECT TITLE
SPORTS HALL DEVELOPMENT

DESIGNED BY
NS
CHECKED BY
AM
AUTHORISED BY
DATE
01/06/2016

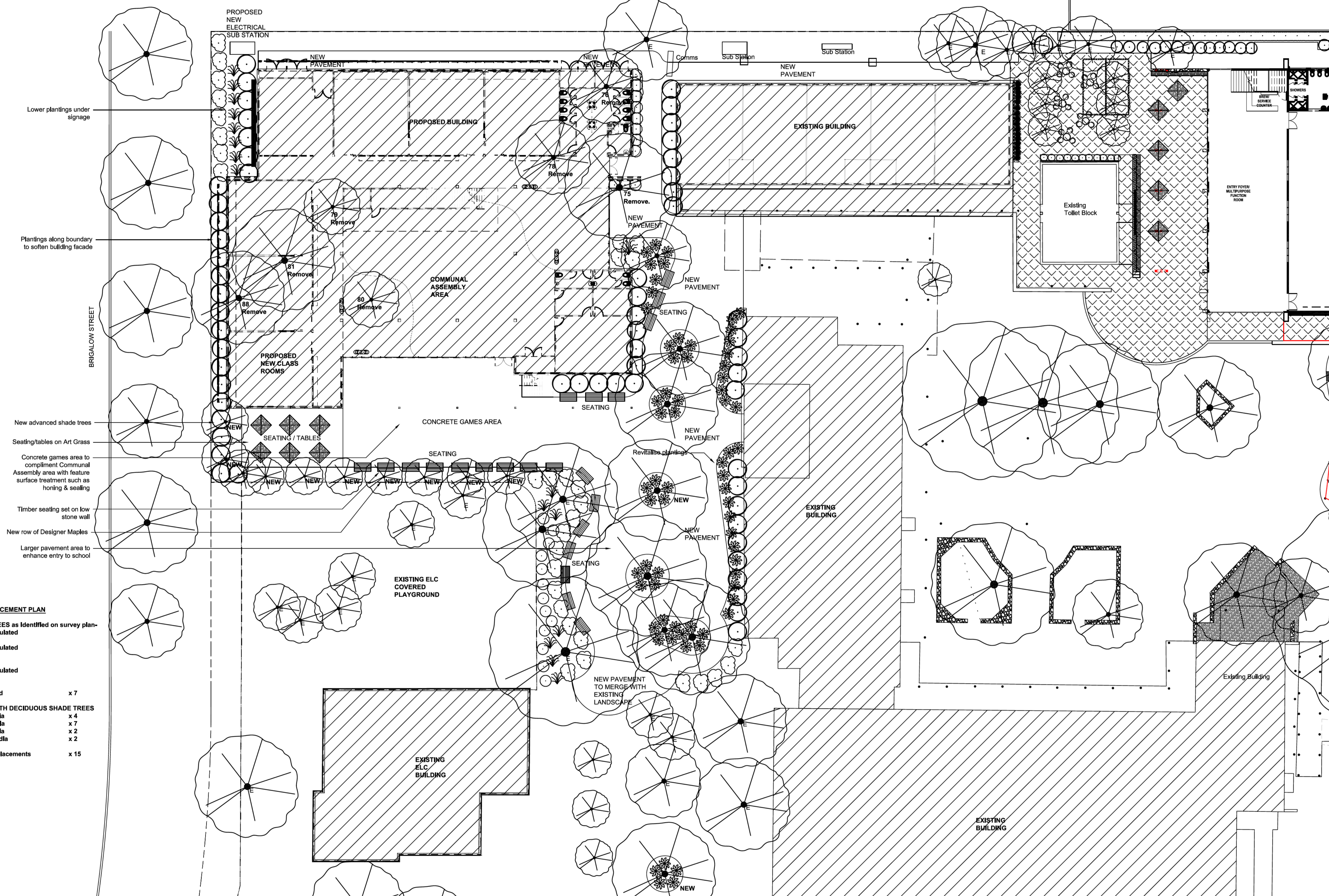
DRAWING TITLE
WATER METER PIT DETAIL

PROJECT LOCATION
**BLOCK 4 SECTION 41
LYNEHAM, ACT**

SCALE
AS SHOWN

JOB NO. 150918	DRAWING NO. C203	REV. A
-------------------	---------------------	-----------

ISSUE	DESCRIPTION	DATE	BY
1	FOR ICON WATER IN PRINCIPLE SUPPORT	31.06.16	NS
2			



TREE REPLACEMENT PLAN

REMOVE TREES as Identified on survey plan-

- Tree 75 - Regulated
- Tree 76
- Tree 78 - Regulated
- Tree 79
- Tree 80
- Tree 81 - Regulated
- Tree 88

Total removed x 7

REPLACE WITH DECIDUOUS SHADE TREES

- Canopy 3m dia x 4
- Canopy 4m dia x 7
- Canopy 6m dia x 2
- Canopy 10m dia x 2

Proposed replacements x 15



Client
Brindabella Christian College
Address
136 Brigalow Street
Lyneham, A.C.T.
Phone

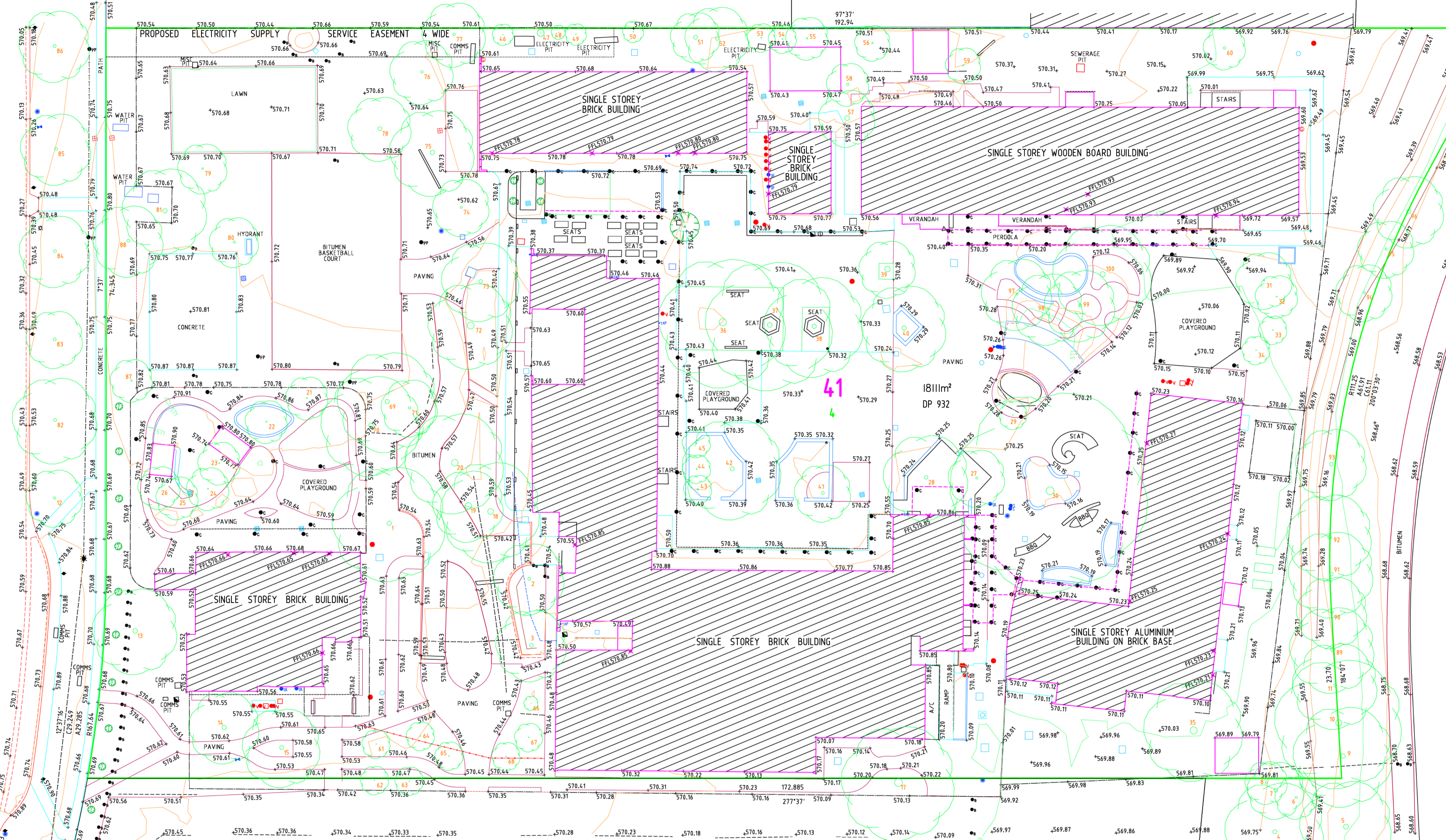
Project
Proposed new Classrooms
Address
Block 4, Section 41
Lyneham, A.C.T.
Date
30/5/2016

Drawing 1/1
Landscape Concepts & Proposed Tree replacements
Revision 1
Drawn By
Ian Menzies MAIH
Scale 1:200 ©A1

Ian Menzies MAIH
Ph 0414 309 797
Landscape Design & Horticultural Consultancy
ABN99 345 163 307



Pl Num	Canopy	Trunk Dia	Height	No. of Trunks	Trunk Circ.
1	16	0.6	1.9	1.9	1.9
2	10	0.4	1.3	1.3	1.3
3	10	0.5	1.6	1.6	1.6
4	10	0.5	1.7	1.7	1.7
5	13	0.7	2.2	2.2	2.2
6	6	0.3	0.9	0.9	0.9
7	8	0.5	1.1	1.1	1.1
8	6	0.3	1.1	1.1	1.1
9	10	0.6	1.6	1.6	1.6
10	10	0.6	1.6	1.6	1.6
11	10	0.4	1.6	1.6	1.6
12	8	0.3	1.9	1.9	1.9
13	10	0.6	1.9	1.9	1.9
14	10	0.6	1.9	1.9	1.9
15	10	0.6	1.9	1.9	1.9
16	10	0.6	1.9	1.9	1.9
17	10	1.1	2.3	2.3	2.3
18	10	0.7	2.5	2.5	2.5
19	10	0.9	2.8	2.8	2.8
20	10	0.9	2.8	2.8	2.8
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97	10	0.3	11.3	11.3	11.3
98	10	0.3	12	12	12
99	10	0.4	14	14	14
100	14	0.7	17.5	17.5	17.5



LEGEND

- BOLLARD
- HYDRANT
- FLAGPOLE
- GAS PLAQUE
- ELECTRICITY POLE
- FLOOR LEVEL
- COMMS PIT
- STOP VALVE
- COLUMN
- GRATED PIT
- SHRUB
- SEWERAGE MANHOLE
- ELECTRICITY PIT
- MISC POLE
- STOP COCK
- IRRIGATION CONTROL BOX
- STORMWATER MANHOLE
- VENT
- COVER LEVEL
- GAS METER
- SIGN
- ELECTRICITY POLE & LIGHT
- LIGHT POLE
- TAP
- IRRIGATION CONTROL BOX
- FIRE EXTINGUISHER
- DRINK FOUNTAIN
- GAS LINE U/G
- ELECTRICITY LINES U/G
- COMMS LINES U/G
- WATER LINE U/G

For the purpose of this plan, the boundary information shown is from DP932. Boundaries have not been remarked. For future development, further survey and marking of boundaries may be necessary.

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

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

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.

The easements shown have been derived from the relevant deposited plan and the ACTmap1 data base. We recommend that the easement information shown be verified with a title search to ensure that it is accurate and current.

Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.

CLIENT
SQC ARCHITECTURE

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	ZONE
A PLAN UPDATED		19/01/16	

Contour Interval 0.25 BM SR1481
Datum A.H.D RL 570.560

Scale 1:300

Surveyed 16/12/2015
Drawn S.WADE 17/12/2015
Checked
Approved

Surveyor, Registered under the Surveyors Act 2007.

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 8, 38 Brookhollow Ave.,
Northwest Business Park
Baulkham Hills, NSW 2153

DETAIL SURVEY
BLOCK 4 SECTION 41
LYNEHAM

Proj No. 11167.02 Rev A

Sheet No. 1 of 1 11167.02_DT_001

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Receipt

Brindabella Christian College
 PO Box 5103
 LYNEHAM, ACT 2602

ABN: 68 367 113 536
Receipt Reference: 267266.1034.9
Date: 21-Jun-2016 14:24
Cashier: ASK
Counter: Counter 4
Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 66 893 463 785 - Development Applications Brindabella Christian College PO Box 5103 LYNEHAM, ACT 2602 Suburb/Section/Block - LYONS-414 DA No. - 201629628	\$14,288.27
Total	\$14,288.27
Payment Details:	
Cheque	\$14,288.27

From: EPD, Customer Services
Sent: Thursday, 23 June 2016 1:30 PM
To: 'tams.cis.asg.da@act.gov.au'
Subject: REFERRAL-TAMS-WASTER-URBAN TREESCAPES-201629628-4/41 LYNEHAM-01
[SEC=UNCLASSIFIED]
Attachments: plans.obr; supporting docs.obr

MANDATORY REFERRAL

DEVELOPMENT APPLICATION NO: 201629628
BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

Description: COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**14/07/2016**).

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

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

Regards

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.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au



From: EPD, Customer Services
Sent: Thursday, 23 June 2016 1:31 PM
To: Tree Protection - ACTPLA Ref
Subject: REFERRAL-TREE PROTECTION-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]
Attachments: plans.obr; supporting docs.obr

MANDATORY REFERRAL

DEVELOPMENT APPLICATION NO: 201629628
BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

Description: COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**14/07/2016**).

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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

Regards

Customer Services

Phone 02 6207 1923

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www.planning.act.gov.au | EPDcustomerservices@act.gov.au



From: EPD, Customer Services
Sent: Thursday, 23 June 2016 1:39 PM
To: 'devapp@actewagl.com.au'
Subject: REFERRAL-ACTEWAGL-UTILITIES-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]

MANDATORY REFERRAL

DEVELOPMENT APPLICATION NO: 201629628
BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

Description: COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**14/07/2016**).

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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

Regards

Customer Services

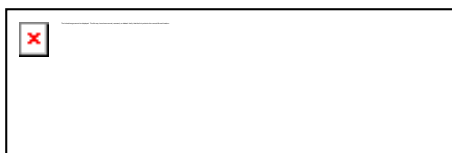
Phone 02 6207 1923

Access Canberra | ACT Government

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

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www.planning.act.gov.au | EPDcustomerservices@act.gov.au



From: EPD, Customer Services
Sent: Friday, 24 June 2016 11:31 AM
To: WorkSafe_Asbestos
Subject: REFERRAL-WORKSAFE-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]

NOTE: Sheeting asbestos - PALM

MANDATORY REFERRAL

DEVELOPMENT APPLICATION NO: 201629628
BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

Description: COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**15/07/2016**).

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

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

Regards

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.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au



From: [Redacted]
Sent: Tuesday, 28 June 2016 9:40 AM
To: EPD, Customer Services
Cc: Steve Donnelly
Subject: FW: COMM-JEMENA-201629628-BLOCK 4 SECTION 41 LYNEHAM
Attachments: 28062016102245-0001.pdf

Your application has been assessed by ActewAGL and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of compliance.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

[Redacted]
Network Development Manager – Projects
Network Commercial
Jemena
Level 12, 99 Walker Street, North Sydney, NSW 2060



Manage your gas, your way at
mygasservices.jemena.com.au



From: Steve Donnelly
Sent: Monday, 27 June 2016 1:18 PM
To: Aaron Greaves
Subject: FW: ActewAGL - Notification of Building Application - Application ID : 155782 (Email 1 of 4)

Steve Donnelly
Network Development Manager
Jemena
Unit 1, 5-7 Johns Place, Hume, ACT 2620
(02) 6203 0640 | [Redacted]

| www.jemena.com.au



Manage your gas, your way at
mygasservices.jemena.com.au



From: basubmission_electricity@actewagl.com.au [mailto:basubmission_electricity@actewagl.com.au]
Sent: Friday, 24 June 2016 9:56 AM
To: Steve Donnelly
Subject: ActewAGL - Notification of Building Application - Application ID : 155782 (Email 1 of 4)

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

A new Development Application has been raised for ActewAGL Electricity Networks and has been sent for your review. **(Application ID : 155782)**

Application is at **136 136 Brigalow Street, Lyneham Block/Section 41 /4**

Application Type **Non residential**

Development Type **New Construction**

Inclusions **with Landscaping**

Application Received **23 Jun 2016**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060,**

EPDcustomerservices@act.gov.au

Please find attached all submitted documents.

Regards


[ActewAGL Electricity Networks Division](#)

Telephone 

Facsimile 02 6293 5762

Email devapp@ACTewAGL.com.au

GPO Box 366 Canberra ACT 2601

www.ActewAGL.com.au

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This is a confidential message intended for the named recipient(s) only. The contents herein are privileged to the sender and the use thereof is restricted to the intended purpose. If you have received this e-mail in error, please do not use, disclose, distribute, copy, print or relay on this email. If receipt is in error, please advise the sender by reply email. Thank you.



Gas Networks

STATEMENT OF
CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N^o: 201629628 Drawings in set 6

Block: 4 Section: 41
Suburb: Lynneham

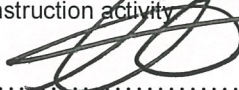
This application has been assessed against legislation protecting ActewAGL's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

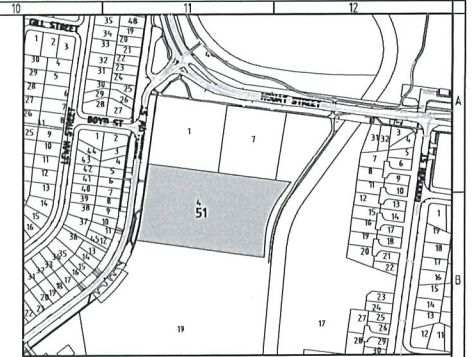
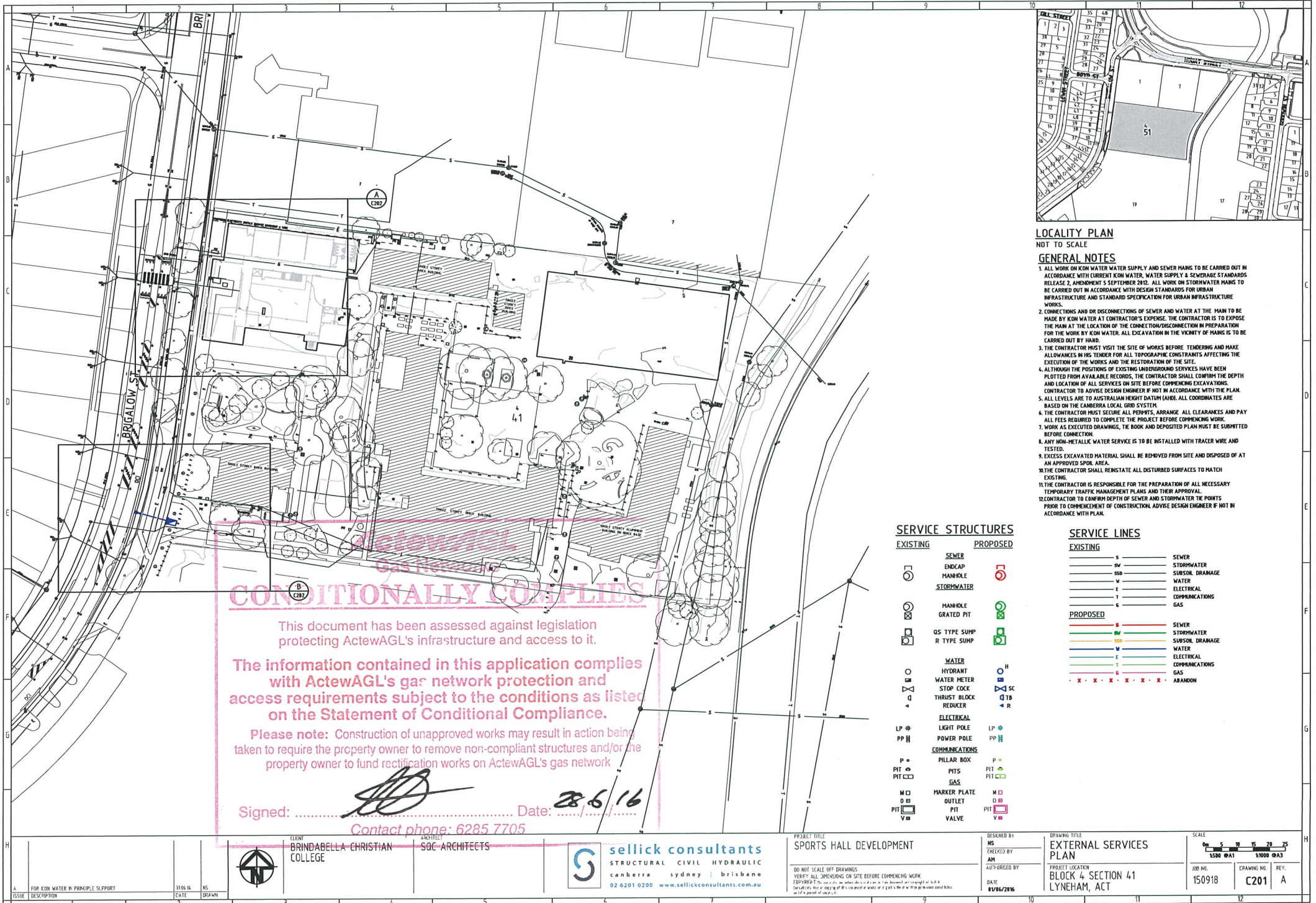
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Other:

Please note:

- WARNING: ActewAGL underground gas pipes may be in or adjacent to this block. ActewAGL Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.

Signed..........Date 28 / 6 / 16

For further information please phone Steve Donnelly – Jemena 6203 0640



LOCALITY PLAN
NOT TO SCALE

GENERAL NOTES

1. ALL WORK ON KON WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT KON WATER, 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.
2. CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY KON 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 KON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
3. THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
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). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
6. THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
7. WORK AS EXECUTED DRAWINGS, THE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
8. ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
9. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPILL AREA.
10. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
12. CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER THE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed:  Date: 28/6/16

Contact phone: 6285 7705

SERVICE STRUCTURES

EXISTING	PROPOSED

SERVICE LINES

EXISTING	PROPOSED

ISSUE	DESCRIPTION	DATE	BY
1	FOR KON WATER BY PRINCIPLE SUPPORT	21/06/16	MS

CLIENT
BRINDABELLA CHRISTIAN COLLEGE

ARCHITECT
SOC ARCHITECTS

DESIGNED BY
sellick consultants
STRUCTURAL CIVIL HYDRAULIC
canberra sydney brisbane
02 6201 0200 www.sellickconsultants.com.au

PROJECT TITLE
SPORTS HALL DEVELOPMENT

DO NOT SCALE OFF DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
COPYRIGHT © The owner of this drawing shall retain all rights in this drawing and shall be responsible for its use. No part of this drawing may be reproduced without the prior written consent of the owner.

CHECKED BY
AM

AUTHORISED BY

DATE
01/06/2016

DRAWING TITLE
EXTERNAL SERVICES PLAN

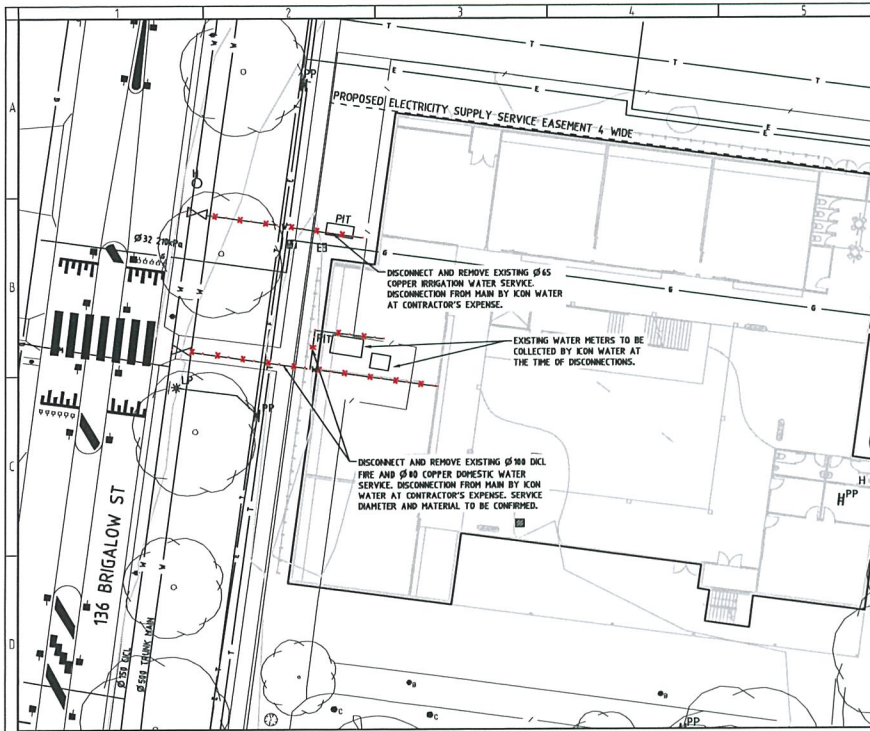
PROJECT LOCATION
**BLOCK 4 SECTION 41
LYNEHAM, ACT**

SCALE
1:500 @A1 1:1000 @A3

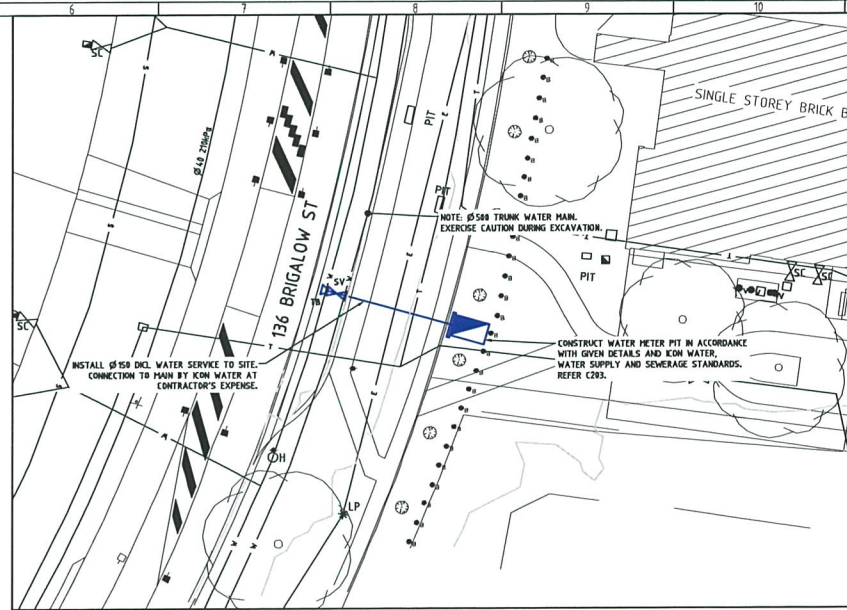
JOB NO.
150918

CRANGING NO.
C201

REV.
A



WATER DISCONNECTION A
SCALE 1:200 @ A1



WATER CONNECTION B
SCALE 1:200 @ A1

SERVICE STRUCTURES

EXISTING	PROPOSED

SERVICE LINES

EXISTING	PROPOSED

ActewAGL
Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

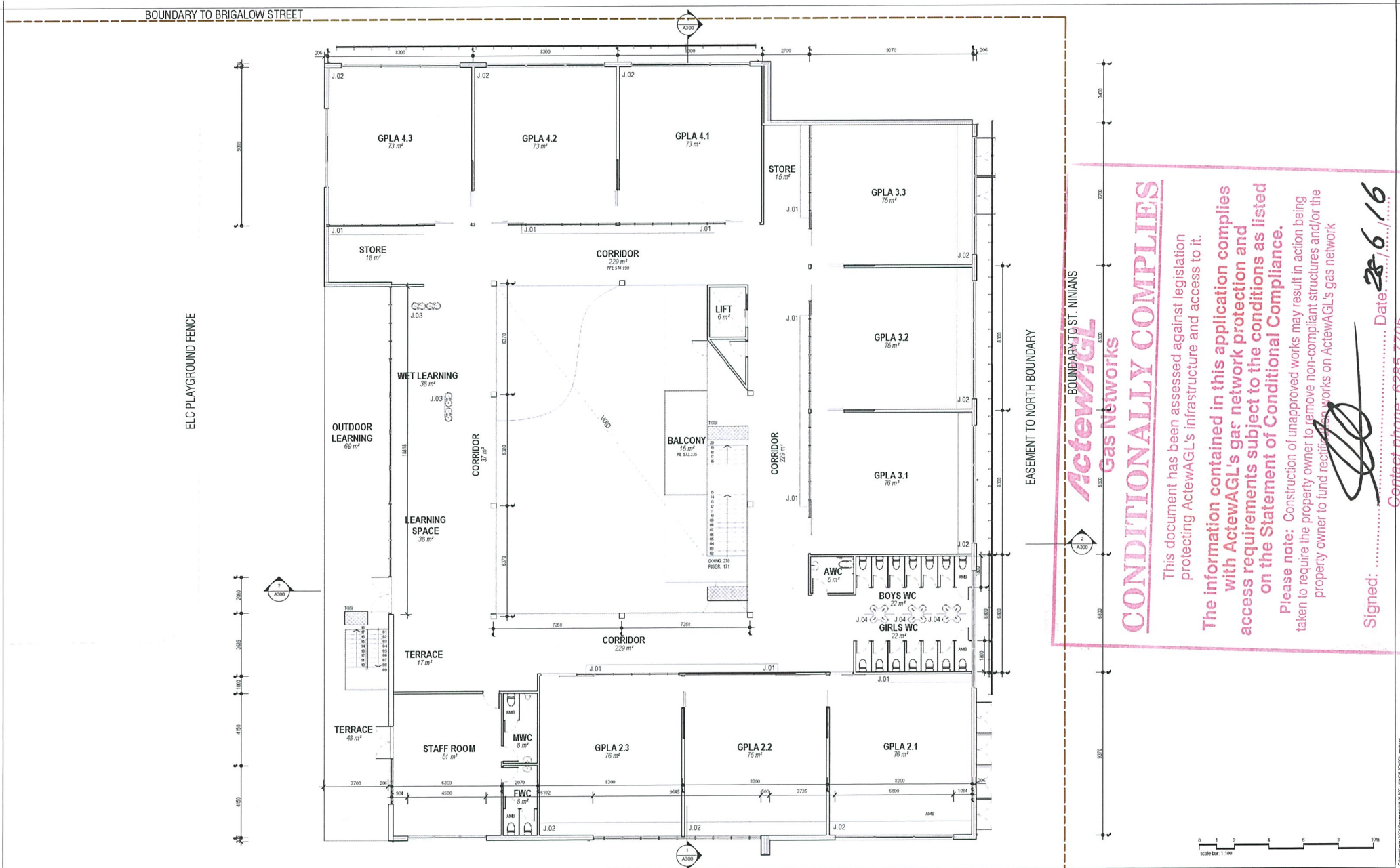
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed: Date: **28/6/16**

Contact phone: 6285 7705

<p>CLIENT BRINDABELLA CHRISTIAN COLLEGE</p>	<p>ARCHITECT SOC ARCHITECTS</p>	<p>PROJECT TITLE SPORTS HALL DEVELOPMENT</p>	<p>DESIGNED BY MS</p> <p>CHECKED BY AM</p> <p>APPROVED BY [Signature]</p> <p>DATE 01/06/2016</p>	<p>DRAWING TITLE EXTERNAL SERVICES DETAILS</p> <p>PROJECT LOCATION BLOCK 4 SECTION 41 LYNEHAM, ACT</p>	<p>SCALE 1:200 @ A1 1:400 @ A3</p> <p>JOB NO. 150918</p> <p>DRAWING NO. C202</p> <p>REV. A</p>
<p>FOR ION WATER IN PRINCIPLE SUPPORT</p> <p>DATE: 01/06/16</p> <p>SCALE: NS</p>		<p>DO NOT SCALE OFF DRAWINGS.</p> <p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.</p> <p>COPYRIGHT: This drawing is the intellectual property of Sellick Consultants. It is to be used only for the project and site for which it was prepared and shall not be used for any other project without the prior written consent of Sellick Consultants.</p>		<p>BRINDABELLA CHRISTIAN COLLEGE</p> <p>SOC ARCHITECTS</p> <p>sellick consultants STRUCTURAL CIVIL HYDRAULIC canberra sydney brisbane 02 6201 0200 www.sellickconsultants.com.au</p>	




ActewAGL
Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed:  Date: **28/6/16**

Contact phone: 6285 7705



Amendment Register	
No.	Date
A	02.06.16



Architect:

SGC ARCHITECTURE
Suite 4 Newmarket Professional Centre
Newmarket Place, Newmarket ACT 2604
+61 6 429 8200
+61 6 429 8201
+61 6 429 8202
+61 6 429 8203
+61 6 429 8204
+61 6 429 8205
+61 6 429 8206
+61 6 429 8207
+61 6 429 8208
+61 6 429 8209
+61 6 429 8210
+61 6 429 8211
+61 6 429 8212
+61 6 429 8213
+61 6 429 8214
+61 6 429 8215
+61 6 429 8216
+61 6 429 8217
+61 6 429 8218
+61 6 429 8219
+61 6 429 8220

SQC
ACT 14 2772

sqc.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client: **BRINDABELLA CHRISTIAN COLLEGE**

Project Title: **PROPOSED JUNIOR SCHOOL BUILDING**

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or completion of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status: **DEVELOPMENT APPLICATION**

Project Address: 135 Engallow Street, LYNEHAM ACT 2002

Block: 4 Section: 41 Date on: LYNEHAM

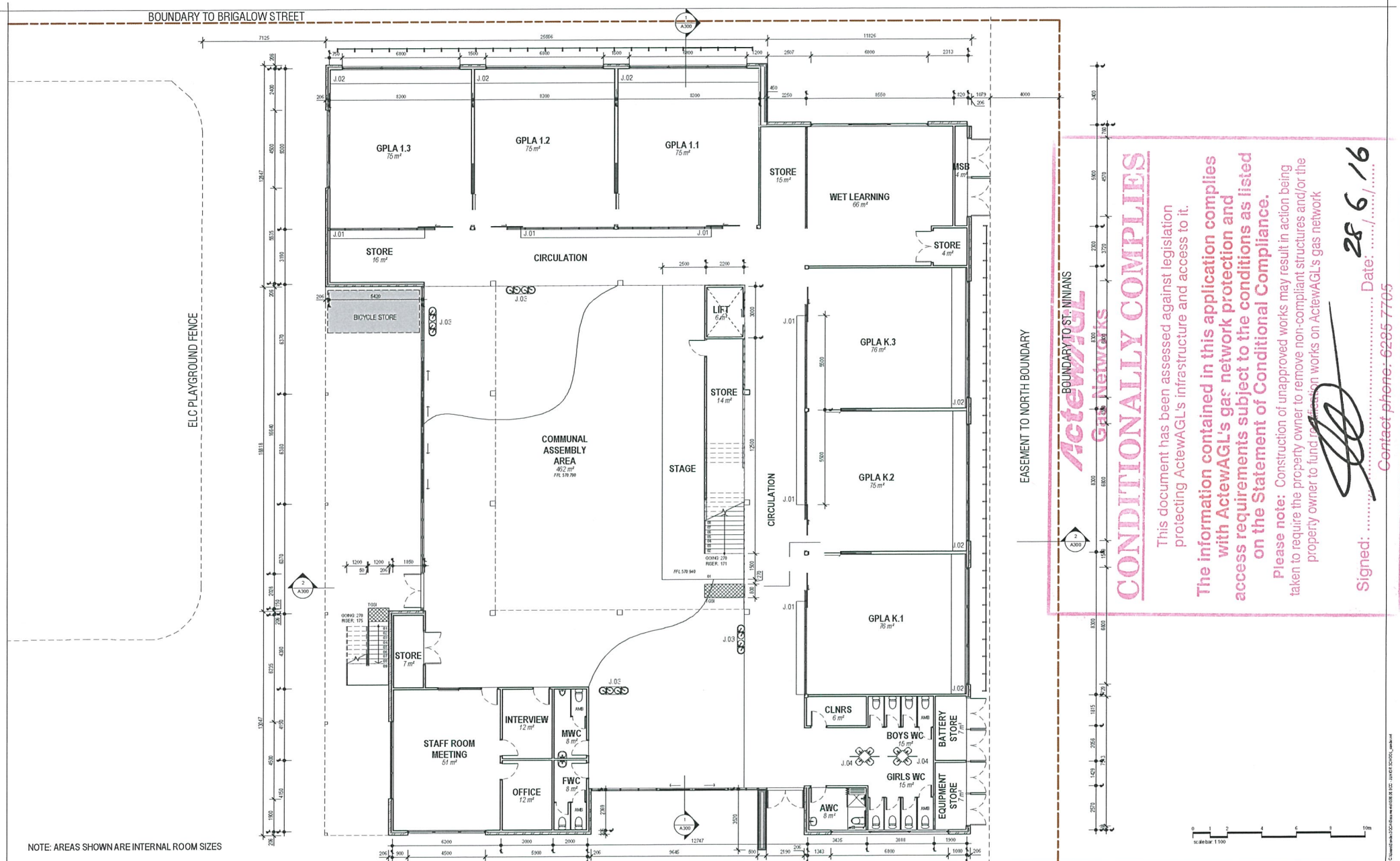
Drawing Title: **L1 - FLOOR PLAN**

Project Number	Design Architect	Project Architect	Design Verifier
1506.05	NG	SDV	RS

Scale	Drawn
1:100 @ A1 \ Half Scale @ A3	SDV

QA Ref.	Sheet No.	Amendment
1506.05	A102	A

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NOTE: AREAS SHOWN ARE INTERNAL ROOM SIZES


ActewAGL
Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund remediation works on ActewAGL's gas network

Signed:  Date: 28/6/16
Contact phone: 6285 7705

Amendment	Flag star	No.	Date	Amendment
A		02	06/16	ISSUED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect

SGC ARCHITECTURE
Sub 4 Member Professional Centre
 Member Planning, Heritage ACT 2016
 +61 2 4374 4400
 sgc@sgc.com.au
 Planning Members: Member ACT 2016 & Member NSW



sgca.com.au

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client

BRINDABELLA CHRISTIAN COLLEGE

Project Title

PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status

DEVELOPMENT APPLICATION

Project Address

130 Brigalow Street, LYNEHAM ACT 2802

Block: 4 Section: 41 Division: LYNEHAM

Drawing Title

L0 - FLOOR PLAN

Project Number: 150606 Design Architect: NG Project Architect: SDV Design Verifier: RS

Scale: 1:100 @ A1 \\\ Half Scale @ A3 Drawn: SDV

QA Ref: 150606 Sheet No: A101 Amendment: A

© Copyright

THE FOOTPRINT OF THE BUILDING IS AS CONDENSED AS POSSIBLE FOR THE PROPOSED PROGRAM. CONSIDERING A SMALLER BUILDING INCLUDING AN ADDITIONAL STOREY WILL NOT LEAD TO LESS IMPACT ON THE REGULATED TREES AND WOULD HAVE A NEGATIVE EFFECT ON BUILDINGS ON SITE AS WELL AS NEIGHBOURING BUILDINGS. THE STUDENT POPULATION FOR THE PROPOSED BUILDING WOULD NOT BE SERVED BY THE ADDITIONAL STOREY.

TO THE NORTH, THE PROPOSED BUILDING SITS HARD AGAINST THE SERVICES EASEMENT

MOVING THE BUILDING IN EASTERN DIRECTION IS LIMITED DUE TO THE EXISTING BUILDINGS. IT WOULD ALSO HAVE A BIG IMPACT ON CIRCULATION, AND OUTDOOR PLAY SPACE AROUND THE BUILDING

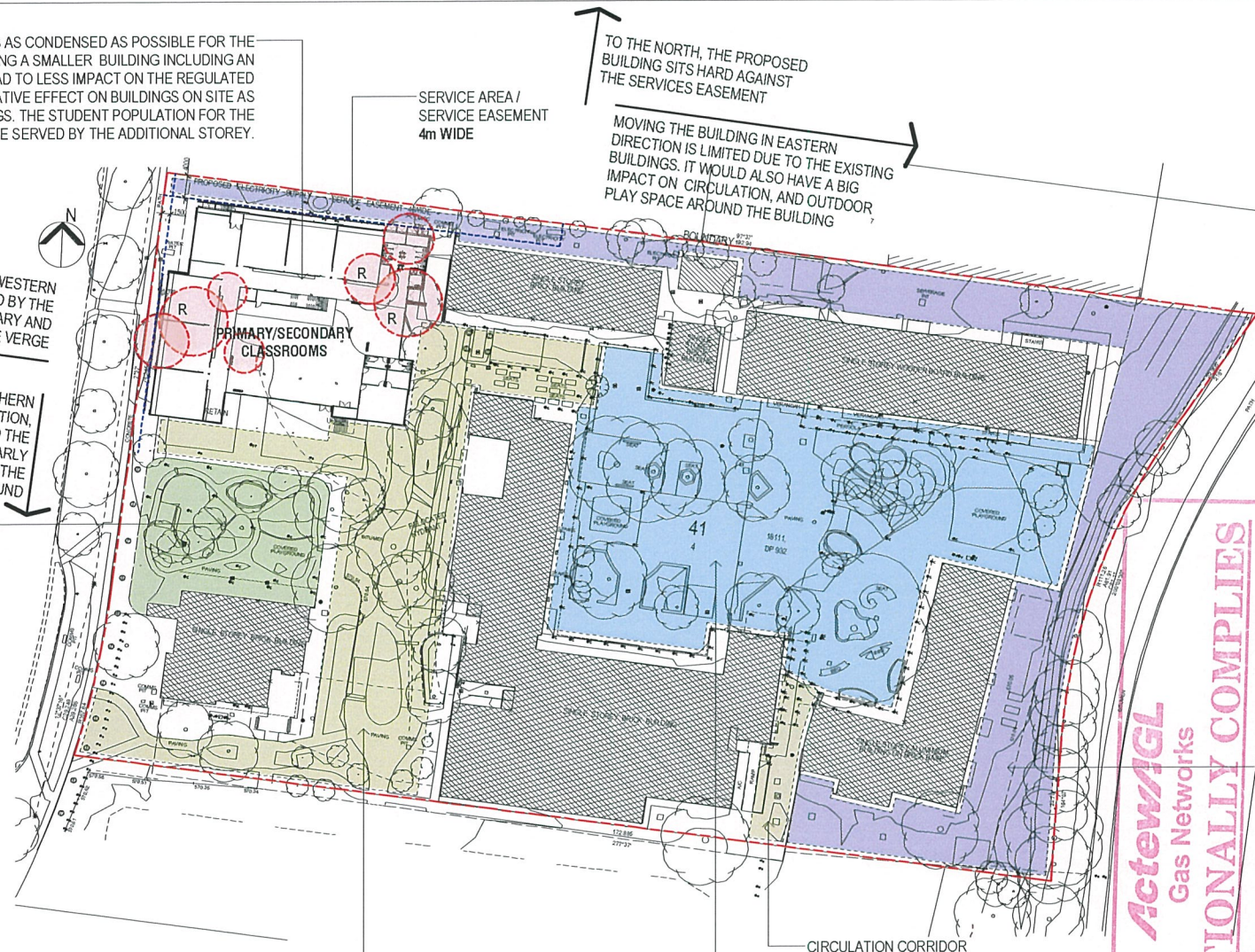
MOVING THE BUILDING IN WESTERN DIRECTION IS RESTRAINED BY THE CLOSENESS TO THE BOUNDARY AND THE ELECTRICAL POSTS IN THE VERGE

MOVING THE BUILDING IN SOUTHERN DIRECTION WOULD LIMIT CIRCULATION, AND OUTDOOR PLAY SPACE AROUND THE BUILDING, AND NEGATIVELY ON THE EARLY LEARNING CENTRE AND THE REQUIREMENTS FOR ITS PLAYGROUND

ENCLOSED PLAYGROUND AREA BELONGING TO THE EARLY LEARNING CENTRE

MAIN CIRCULATION AREA. FUTURE LANDSCAPE DESIGN INCLUDES THE PLANTING OF DECIDUOUS TREES FOR OUTDOOR CONGREGATION OF STUDENTS ACTIVATING THE URBAN QUALITY OF THIS AREA

COURTYARD AREA USED FOR PLAYGROUND, LUNCH BREAKS, OUTDOOR LEARNING, FOOD TECHNOLOGY. THIS AREA CONTAINS A SUBSTANTIAL AMOUNT OF LARGE REGULATED TREES



ActewAGL
Gas Networks
CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.
The information contained in this application complies with ActewAGL's network protection and access requirements subject to the conditions as listed on the Statement of Final Compliance.
Please note: Construction of the works may result in action being taken to require the property owner to install compliant structures and/or the property owner to fund the cost of ActewAGL's gas network

Signed: Date: **28.6.16**
Contact phone: 6295 7705

Amendment Register No.	Date	Amendment
A	02.06.16	REQUIRED FOR DEVELOPMENT APPLICATION SUBMISSION



Architect
SQC ARCHITECTURE
Suite 41 Member Professional Centre
Heritage Place, Werrisbee ACT 2536
Tel: 6295 8100
www.sqca.com.au
Privacy Notice: Read at 188 15/06/2016

ARCHITECTURE ACCESS HERITAGE INTERIORS

Client
BRINDABELLA CHRISTIAN COLLEGE

Project Title
PROPOSED JUNIOR SCHOOL BUILDING

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or installation of shop drawings. Where provided, drawings must be read in conjunction with schedule of work or specification.

Project Status
DEVELOPMENT APPLICATION

Project Address
136 Brindabella Street, LYNHAMACT 2002

Block: 4 Section: 41 Division: LYNHAM

Drawing Title
SITING OF PROPOSED JUNIOR SCHOOL BUILDING

Project Number 1506.06	Design Architect NSG	Project Architect SDV	Design Verifier RS
Scale 1:400@A1 \ Half Scale @A3			Drawn SDV
QA Ref. 1506.06	Sheet No. A001	Revision A	Author A

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From: developmentapplications@iconwater.com.au
Sent: Wednesday, 29 June 2016 9:56 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 155808. Lyneham - 4/41 (Email 1 of 4)
Attachments: Conditional Acceptance155808.pdf; APP-201629628-01.pdf; AUTHORISATION-201629628-01.pdf; Elevations.pdf; Floor.pdf; LSCAPE-201629628-01.pdf

Icon Water

Approval ID : 155808, Lyneham 4 /41

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
GPO Box 366 Canberra ACT 2601
www.iconwater.com.au

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STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 155808 **Suburb:** Lyneham

Block/Section 4 / 41

Applcn Type: Non residential/New Construction Inclusions : with Other

Attached Plans

APP-201629628-01.pdf

AUTHORISATION-201629628-01.pdf

Elevations.pdf

Floor.pdf

LSCAPE-201629628-01.pdf

LYNEHAM 44-1 overall DESIGN ACCEPTANCE - ESP (A) In Principle Only.pdf

Misc.pdf

PLAN-201629628-EXTERNAL SERVICES DETAILS-01.pdf

PLAN-201629628-EXTERNAL SERVICES-01.pdf

PLAN-201629628-WATER METER PIT-01.pdf

SECTION-201629628-01.pdf

Site.pdf

SURVEY-201629628-01.pdf

Conditions of Acceptance

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access a minimum 1.5m wide is to be maintained across the land to the asset.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over Icon Water easements, pipe protection envelopes or access passages without Icon's written approval. In accordance with this provision, access is to be maintained across land in these areas

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

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.

REFER TO ATTACHED 'DESIGN ACCEPTANCE IN PRINCIPLE' DOC

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

29 Jun 2016

For further information please phone Icon Water 6248 3111.

From: developmentapplications@iconwater.com.au
Sent: Wednesday, 29 June 2016 9:56 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 155808. Lyneham - 4/41 (Email 2 of 4)
Attachments: LYNEHAM 44-1 overall DESIGN ACCEPTANCE - ESP (A) In Principle Only.pdf; Misc.pdf

Icon Water

Approval ID : 155808, Lyneham 4 /41

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

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Regards

Eddie Gonzalez
[Building Approvals and Network Protection](#)
[Icon Water](#)

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Sent: Wednesday, 29 June 2016 9:56 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 155808. Lyneham - 4/41 (Email 3 of 4)
Attachments: PLAN-201629628-EXTERNAL SERVICES DETAILS-01.pdf; PLAN-201629628-EXTERNAL SERVICES-01.pdf; PLAN-201629628-WATER METER PIT-01.pdf; SECTION-201629628-01.pdf

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From: developmentapplications@iconwater.com.au
Sent: Wednesday, 29 June 2016 9:56 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 155808. Lyneham - 4/41 (Email 4 of 4)
Attachments: Site.pdf; SURVEY-201629628-01.pdf

Icon Water

Approval ID : 155808, Lyneham 4 /41

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From: McKeown, Helen
Sent: Thursday, 30 June 2016 9:00 AM
To: EPD, Customer Services
Cc: Dojcic, Rosie
Subject: Comm -TREE PROTECTION-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]

DA No 201629628

BLOCK:	SECTION:	DIVISION:
4	41	Lyneham

This DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No regulated trees on the site	
Supported provided there are conditions of approval	
Advice for the applicant	
Not Supported	X
Further Information/amendments required	

Conditions/Comments/Advice:

Ref : Drawing 1/1 Landscape Concepts & Proposed Tree Replacements , Revision 1, dated 30/5/2016.

There are no non-development related criteria which could be found to support the removal of the three regulated trees requested for removal as part of the proposed development.

The trees are noted for removal are as follows: Numbers 75, 78 and 81.

Tree 75, *Quercus palustris*, Large medium-high quality. Located next to existing building north side of the block.

Tree 78, *Ulmus procera*, medium quality, co-dominant. Located next to existing basketball court.

Tree 81, Large medium-high quality, *Quercus palustris*. Located adjacent to Brigalow Street .

It was noted that the site contains a wide mix of mature, semi-mature and young trees within the total landscape and that the school is located on quite a small block.

No other regulated trees on the site will be affected if the development if it is approved, however tree protection measures should be implemented if equipment, or materials are to be stored where there are regulated trees on site.

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Environment | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: basubmission_electricity@actewagl.com.au
Sent: Wednesday, 6 July 2016 2:05 PM
To: EPD, Customer Services
Subject: ActewAGL Application Decision. Application - 155782. Lyneham - 4/41
Attachments: Not Approved Electricity155782.pdf; ELEV-201629628-01.pdf; ELEV-201629628-02.pdf; SITE-201629628-01.pdf; SITE-201629628-02.pdf

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

Approval ID : 155782, Lyneham 4 /41

Please note that your application has been assessed for compliance with ActewAGL's Electricity Network and does not comply with our Electricity Networks requirements.

Please find attached, your stamped plans together with a statement of non-compliance.

Separate compliance statements may be required from other entities.

Regards

[Redacted]
[ActewAGL Electricity Networks Division](#)

Telephone [Redacted]
Facsimile 02 6293 5762
Email devapp@ActewAGL.com.au
GPO Box 366 Canberra ACT 2601
www.ActewAGL.com.au

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Electricity Networks

FAILS TO COMPLY

Application No: 155782 **Suburb:** Lyneham **Block/Section** 4 / 41

Applcn Type: Non residential/New Construction Inclusions : with Landscaping

Attached Plans

ELEV-201629628-01.pdf

ELEV-201629628-02.pdf

SITE-201629628-01.pdf

SITE-201629628-02.pdf

This application has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

Reasons for Failure to Comply

Location of sub-station not specified on DA.

Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas.

Comments:

Signed k_arak

Date 06 Jul 2016

From: Chowdhury, Abu Sayem
Sent: Wednesday, 13 July 2016 11:26 AM
To: EPD, Customer Services
Cc: Bell, Jeff; TAMS CIS ASG DA COORD; Buddhadasa, Ajith; Brown, Ray; Teasdale, Jonathan
Subject: COMM-TCCS-WATER-URBAN TREESCAPES-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]
Attachments: Traffic Volume Brigalow Street.pdf

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201629628

Project Description:

COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

BLOCK: 4	SECTION: 41	SUBURB: Lyneham
-----------------	--------------------	------------------------

This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	
That It Is Not Supported	X
That Further Information Is Required	X

Comments

1. The proponent needs to submit a traffic impact assessment (TIA) report to support the proposed expansion of the school. This report must analyse any impact on public road network including safe entry / exit (gap analysis, que length, storage capacity etc) of road users in particular during school peak hours. This report also needs to recommend appropriate mitigation measures for the traffic impacts (if there any) due to the proposed development. A recent traffic volume count by Roads ACT on the frontage road has been attached for information and consideration in the traffic analysis.
2. The proponent needs to submit an waste management plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT (Waste Code) 2014 for the construction activity and post construction arrangement of the school. If waste collection is proposed on the adjacent land then status of the license arrangement must be mentioned.

TCCS Asset Acceptance would be happy to work with the proponent to resolve above issues.

Regards

Abu Sayem Chowdhury

Senior Engineer - Development Assessment | Asset Acceptance

Phone 02 6205 9091 | Email: abusayem.chowdhury@act.gov.au

Strategy, Innovation and Customer Experience | Transport Canberra and City Services Directorate | ACT Government

12 Wattle Street, Lyneham | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

From: EPD, Customer Services

Sent: Thursday, 23 June 2016 1:30 PM

To: TAMS CIS ASG DA

Subject: REFERRAL-TAMS-WASTER-URBAN TREESCAPES-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]

MANDATORY REFERRAL

DEVELOPMENT APPLICATION NO: 201629628

BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

Description: COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**14/07/2016**).

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

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

Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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SITE DESCRIPTION	STREET	SUBURB	POSTED SPEED LIMIT	SURVEY START DATE	TOWARDS	DURING SCHOOL HOURS (40km/h)			OUTSIDE SCHOOL HOURS (50 or 60 km/h)		
						8 HRS TRAFFIC VOLUME	MEAN SPEED (KM/H)	85%ILE SPEED (KM/H)	16 HRS TRAFFIC VOLUME	MEAN SPEED (KM/H)	85%ILE SPEED (KM/H)
Giralang Primary School	Canopus Crescent	Giralang	40/50	13.05.15	Gari Place	355	46.0	54.7	354	53.6	62.0
					Menkar Close	372	42.6	52.7	306	52.5	61.4
Holy Trinity Primary School	Theodore Street	Curtin	40/60	24.07.15	Dawson Street	1656	40.3	46.2	994	57.2	64.0
					Holman Street	1372	40.1	45.1	992	52.6	59.4
Kingsford Smith Primary School	Starke Street	Holt	40/50	31.01.15	Fullagar Crescent	644	41.9	47.2	600	55.2	62.6
					MacNaughton Street	878	38.3	43.9	710	53.2	61.2
Kingsford Smith Primary School	Hardwick Crescent	Holt	40/50	01.09.15	Ormsby Place	460	43.6	52.5	728	51.1	59.2
					Powell Street	894	42.0	47.9	503	50.5	57.0
Latham Primary School	O'Loghlen Street	Latham	40/50	12.05.15	Onslow Street	559	36.1	43.1	464	45.5	56.2
					Streeton Crescent	576	31.3	38.0	511	41.2	54.6
Latham Primary School	Onslow Street	Latham	40/50	12.05.15	O'Loghlen Street	485	36.9	45.0	393	50.5	58.7
					Wanliss Street	464	39.2	46.6	500	50.8	58.0
Lyneham Primary School	Brigalow Street	Lyneham	40/50	16.09.15	Mouat Street	1504	42.0	49.0	1689	50.8	57.6
					Scrivener Street	2236	38.6	45.6	1410	51.8	58.2

24 HRS TRAFFIC VOLUME

3193

3646

TOTAL

6839

From: Chowdhury, Abu Sayem
Sent: Wednesday, 13 July 2016 2:46 PM
To: EPD, Customer Services
Cc: TAMS CIS ASG DA COORD; Bell, Jeff; Buddhadasa, Ajith; Teasdale, Jonathan; Brown, Ray; Hawkins, Robyn
Subject: COMM-TCCS-WATER-URBAN TREESCAPES-201629628-4/41 LYNEHAM-01 [SEC=UNCLASSIFIED]
Attachments: Traffic Volume Brigalow Street.pdf

Dear App Sec,

Please replace our previous comments (sent this morning) on this development with this one.

DEVELOPMENT APPLICATION NO: 201629628

Project Description:

COMMUNITY FACILITY-EDUCATION. Construction of new junior school building including 15 classrooms and large assembly space.

BLOCK: 4	SECTION: 41	SUBURB: Lyneham
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This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	
That It Is Not Supported	X
That Further Information Is Required	X

Comments

- The proponent needs to submit a traffic impact assessment (TIA) report to support the proposed expansion of the school. This report must analyse any impact on public road network including safe entry / exit (gap analysis, que length, storage capacity etc) of all road users in particular during school peak hours. Adequacy of the bus bays of the expanded school must be demonstrated. This report also needs to recommend appropriate mitigation measures for the traffic impacts (if there any) due to the proposed development. A recent traffic volume count by Roads ACT on the frontage road has been attached for information and consideration in the traffic analysis. However the traffic report should consider future traffic volume on this road after completion of light rail and potential densification of the area.

2. **The proponent needs to submit a waste management plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT (Waste Code) 2014 for the construction activity and post construction arrangement of the school. If waste collection is proposed on the adjacent land then status of the license arrangement must be mentioned.**

TCCS Asset Acceptance would be happy to work with the proponent to resolve above issues.

Regards

Abu Sayem Chowdhury

Senior Engineer - Development Assessment | Asset Acceptance

Phone 02 6205 9091 | Email: abusayem.chowdhury@act.gov.au

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Sent: Thursday, 23 June 2016 1:30 PM

To: TAMS CIS ASG DA

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MANDATORY REFERRAL

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BLOCK: 4 SECTION: 41 DIVISION: LYNEHAM

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

Regards

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