

**Table 3:** Key Crown Lease Covenants for Block 9 Section 48 Belconnen

Key Covenant	Detail
Site Identifier	Block 9 Section 48 Belconnen
Site Address	59 Chandler Street
Owner/Lease	Canberra Labor Club Limited
Interested Parties	Westpac Bank Corporation
Site Area	713 square metres or thereabouts
Deposited Plan	6734
Lease Commenced	29 June 2012
Lease Termination	24 October 2078
Easements	None
Concessional	No
Variations of the Lease	Yes, consolidation required
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 EXCLUDING tourist resort;</li> <li>iii. Community use EXCLUDING child care facility and hospital;</li> <li>iv. Drink establishment;</li> <li>v. Indoor recreation facility;</li> <li>vi. Non retail commercial use;</li> <li>vii. Residential LIMITED TO multi unit housing;</li> <li>viii. Restaurant;</li> <li>ix. Shop;</li> </ul> <p>PROVIDED ALWAYS THAT:</p> <ul style="list-style-type: none"> <li>a. The maximum gross floor area per shop is 200 square metres;</li> <li>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;</li> <li>c. Prior to the commencement of residential use on the premises a statement must be provided to the Authority to the effect that the potential for land contamination has been assessed in accordance with the ACT Government Strategic Plan - Contaminated Sites Management 1995 and the ACT Environment Protection Authority Contaminated Sites Environment Protection Policy 2000, and it is demonstrated that the land is suitable for the proposed development, and</li> <li>d. Prior to the commencement of the any of the following uses on the premises: <ul style="list-style-type: none"> <li>- Club;</li> <li>- Drink establishment;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>- Hotel;</li><li>- Restaurant</li></ul> <p>A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, will be submitted to Environment Protection for endorsement is obtained. The Noise Management Plan will detail the design, siting and construction methods which will be used to minimise the impact of noise on neighbours.</p>
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### 1.3 Development Proposal

As detailed below, to facilitate the development and use of the proposed structure at Block 13 Section 48 Belconnen this DA includes the following:

- 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 to enable the operation of the building as designed.
- Construction of a three (3) storey, podium level car parking structure above the existing Canberra Labor Club building comprising 197 car parking spaces.
- Refurbishment of the pedestrian entry to the existing Canberra Labor 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.

#### Lease Variation

With reference to Drawing Nos. DA04 - DA06, Levels 2 - 4 of the proposed car parking structure will connect into Levels 2 - 4 of the adjoining podium level Hotel car park on Blocks 8 and 9 Section 48, which was approved under DA201630289. Vehicular access to the new proposed structure will be via the approved ramp, which is accessed directly from the Edmondstone Place entry at the ground floor level and through Levels 1-3 of the podium level Hotel car park.

The proposal includes the stratum subdivision of Blocks 8 and 9 (consolidated as per DA201630289) and consolidation of this newly created stratum Block with Block 13.

To facilitate the proposed access arrangements required to operate the proposed carpark and approved hotel use, the consolidated Crown Lease for Blocks 8 and 9 (as per DA201630289) and the Crown Lease for Block 13 Section 48 are required to be varied as follows:

- Easement for access over the ramp from the Edmondstone Place entry at the Ground Floor Level and up to Podium Level 1 of the building approved on Blocks 8 and 9. This easement is proposed to benefit Block 13.
- Easement for access to accommodate the vehicular circulation between Podium Levels 1 -3 of the building approved on Blocks 8 and 9. This easement is proposed to benefit Block 13.

- Easement for access over the ramp from Podium Level 3 to Podium Level 4 of the building approved on Blocks 8 and 9. This easement is proposed to benefit Block 13.
- Easement for access over Podium Level 4 of the proposed car parking structure to accommodate vehicular circulation into Podium Level 4 (Hotel staff parking) of the building approved on Blocks 8 and 9. This easement is proposed to benefit Blocks 8 and 9.
- Easement for access within Stair Nos. 3 and 4 on Blocks 8 and 9. This easement is proposed to benefit Block 13.
- Easement for support over part of the adjoining Podium Levels 2 - 4 of the building approved on Blocks 8 and 9. This easement is proposed to benefit Block 13.
- Easement for light, air and fire separation over Block 13 for Level 5 and above of the building approved on Blocks 8 and 9. This easement is proposed to benefit Blocks 8 and 9.

#### **Car Parking Structure**

The proposal includes the construction of a three (3) storey, podium level car parking structure above the existing Canberra Labor Club building. A total of 197 car parking spaces are proposed to be provided:

- Level 2 - 67 spaces, including two (2) smaller car parking spaces and two (2) adaptable spaces.
- Level 3 - 67 spaces, including two (2) smaller car parking spaces and two (2) adaptable spaces.

- Level 4 - 63 spaces, including one (1) smaller car parking space and two (2) adaptable spaces.

At Level 4, access to the adjoining Belconnen Hotel Car Park will be secured via a boom gate. As per DA201630289, this upper-most level is to be dedicated to the operational staff of the commercial accommodation only.

The proposed car parking structure is to be suitably screened so as to minimise its visual impact. The screening will be similar and integrated in design with the recently proposed Section 197 Amendment to DA201630289. This is deliberately proposed to ensure that the new structure is integrated and reads as part of the external building design of the adjoining Hotel.

The proposed car parking will only be accessible and free for Club members, their guests, and visitors to the Club - it is not a commercial public carpark. The entry/departure point to the car park will be secured via a security boom gate located at Level 1. This will deter the public/unauthorised users from accessing the Club's new carpark.

Whilst the security arrangements are yet to be finalised, it is being considered that a system may be adopted that will see Club members swiping their membership card at the entry/departure point to gain access/egress from the car park. For Club guests and visitors, a ticket could be collected at the entry point that needs in-club validation with sign-in. Before returning to their vehicle, guests and visitors to the Club will be required to again validate their ticket at the Club's main reception desk to confirm their attendance at the club before being able to exit the car park. The security arrangements are yet to be finalised.

**Refurbishment of the Pedestrian Entry to the Club**

With reference to Drawing Nos. DA02 and DA03, the pedestrian entry to the Club venue along the Chandler Street frontage is proposed to be refurbished. The updated entry is proposed to comprise of two new lifts and a ramp that will provide access from the street level into the Club venue. The lifts will also provide pedestrian access to and from the proposed car parking structure above directly to the Club foyer entry.

The existing concrete paving at the entrance to the Club will be removed and replaced with new paving to highlight this key destination point.

A new link to the adjoining Hotel development on Blocks 8 and 9 will also be provided at the ground floor level of the Club.

## 1.4 Territory Plan

Blocks 8, 9 and 13 Section 48 are Zoned **CZ2 Business Zone**. **Figure 4** below shows the site in the context of the Territory Plan zoning as applicable to the site and the surrounding areas.

Detailed planning requirements for the site are identified in the Belconnen District Precinct Map/Code, Belconnen Precinct Map/Code and the Commercial Zones Development Code.

An assessment of the proposed development against the requirements of these Codes is provided at **Section 4** below.

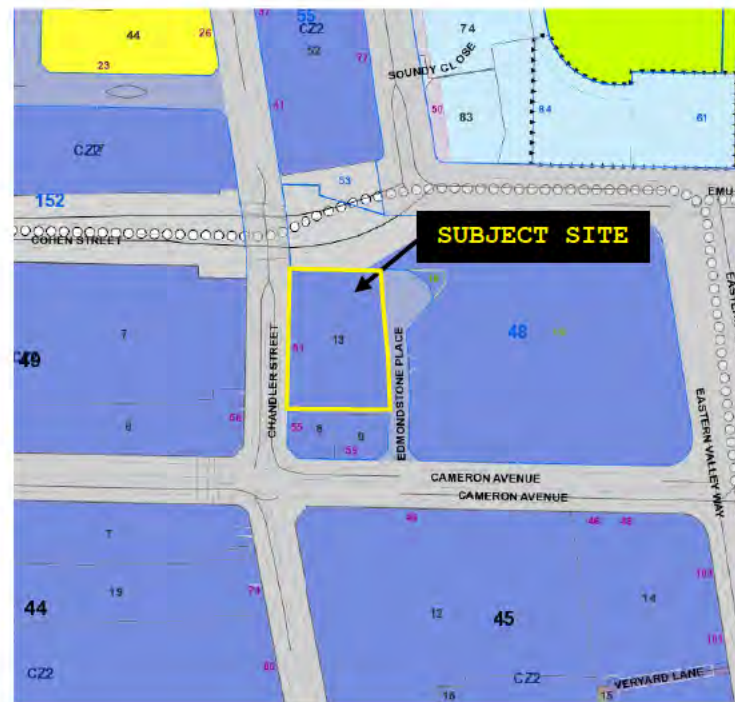


Figure 4: Zoning Overlay (ACTMAPi, July 2017)

## 1.5 Assessment Track Consideration

The proposed use, being an ancillary car park to the Canberra Labor Club, is Merit Track assessable as per the CZ2 Zone Development Table in the Territory Plan.

The proposal is to be assessed in the Merit Track.

## 1.6 Pre-Lodgement Consultation

Planning Regulation 20A (Planning and Development Regulation 2008 (as amended)) states that development proposals that meet the criteria below will be subject to mandatory pre-DA consultation - as required by Section 138AE of the *Planning and Development Act 2007*.

1. A development proposal for 1 or more of the following is prescribed:
  - a) a building for residential use with 3 or more storeys and 15 or more dwellings;
  - b) a building with a gross floor area of more than 5000m<sup>2</sup>;
  - c) a building or structure more than 25m above finished ground level;
  - d) a variation of a lease to remove its concessional status.

The proposal does not meet the criteria above. Therefore, consultation with the community prior to the lodgement of this Development Application was not required.

# 2

## Document List

Approved DA Form 1C provides an indication of the plans and documents that are required or may be expected to accompany a development application in the Commercial Zones.

Additional plans are also provided where necessary to describe particular details of the proposal. Below is a full list of documents included in this submission.

### 2.1.1 General

- DA Application Form (E Development Form)
- Letter of Appointment/Authority
- Statement Against Rules and Criteria (this Document)
- Access and Mobility Report
- Traffic Impact Assessment
- Wind Assessment
- Survey Plan
- Draft Easement Plan that shows final subdivision/consolidation outcomes
- Lease Variation Report (included in this Document)

### 2.1.2 Architectural

- DA00 - Cover Page
- DA01 - Site Plan
- DA02 - Demolition Plan
- DA03 - Ground Floor Plan
- DA04 - Level 2 Plan
- DA05 - Level 3 Plan
- DA06 - Level 4 Plan
- DA07 - North Elevation
- DA08 - East Elevation
- DA09 - West Elevation
- DA10 - Section A
- DA11 - Section B
- DA12 - Solar Diagrams
- DA13 - Street Context
- DA14 - 3D Images

### 2.1.3 Civil

- C001 - Title Sheet, Drawing Index & Locality Plan
- C003 - General Notes
- C101 - Landscape Management and Protection Plan
- C102 - Pollution Control Plan
- C301 - General Arrangement Plan

#### **2.1.4 Water Sensitive Urban Design**

- 160810 - Water Sensitive Urban Design Report

#### **2.1.5 Electrical**

- External Lighting Design Statement
- E-103-1 - Car Park Level 2 North Lighting Layout
- E-104-1 - Car Park Level 3 North Lighting Layout
- E-105-1 - Car Park Level 4 North Lighting Layout

# 3

## Belconnen Town Centre Master Plan

The Belconnen Master Plan was adopted by the ACT Government in September 2016.

The Master Plan seeks to encourage town centre living by the delivery of and integration of employment, public transport, retail, entertainment and recreation services and facilities. This includes the provision for increasing medium to high density residential development across the Town Centre.

The Master Plan envisions seven (7) distinct areas or precincts around which the future spatial framework of the Town Centre is being delivered.

The Canberra Labor Club is located within the Cameron Avenue character precinct. According to the Master Plan, this precinct 'will undergo significant change from largely surface car parks to an area dominated by well-designed taller residential development.'

As shown in **Figure 5** opposite, the Canberra Labor Club is within close proximity to the Retail and Office, Residential Living, Foreshore and Margaret Timpson character precincts. The location of the Club in the context of the Master Plan precincts, presents a unique opportunity to continue to provide high-quality community services and amenity, which will support the growing residential population within the Town Centre.



**Figure 5:** Master Plan Character Precincts (Extract from Belconnen Master Plan September 2016)

As detailed previously, car parking for the Club (as per the original approvals) is currently provided off-site. The proposed podium level car parking will be additional to this existing off-site car parking and will serve as a convenience to Club members and their guests/visitors and is ancillary to the current site use.

The proposal to construct three levels of podium car parking above the Club building is considered appropriate in the context of the surrounding character precincts and the adjoining sites with substantial re-development opportunity.

The proposed podium is well-designed and will integrate with that approved for the adjoining Belconnen Hotel (also owned by the Canberra Labor Club). It will also provide causal surveillance of the main pedestrian routes adjoining as it will be screened with permeable facades.



**Figure 6:** Master Plan Maximum Building Height (Extract from Belconnen Master Plan September 2016)

# 4

## Applicable Codes

The *Planning and Development Act 2007* sets out the requirements for obtaining development approval for works (development) proposed to be undertaken, unless the works are specifically exempt from requiring such approval.

Section 113 of the Act explains the relationship between development proposals and development applications and states that:

(1) A person who has a development proposal may apply to the planning and land authority for approval to undertake the development proposed.

(2) If an assessment track applies to a development proposal, the proposal is in that assessment track and that track must be followed in assessing the development application for the proposal.

*\*Note: Our Underline.*

Development is defined under Section 7 of the Act as follows:

### **s7 Meaning of development**

(a) building, altering or demolishing a building or structure on the land;

(b) carrying out earthworks or other construction work on or under the land;

(c) carrying out work that would affect the landscape of the land;

(d) using the land, or a building or structure on the land;

(e) subdividing or consolidating the land;

(f) varying a lease relating to the land (other than a variation that reduces the rent payable to a nominal rent);

(g) putting up, attaching or displaying a sign or advertising material otherwise than in accordance with a licence issued under this Act or permit under the Roads and Public Places Act 1937.

*\*Note: Underlined text relates to those activities that are likely to be undertaken in the current proposal that are regarded as development under the Act.*

From the above, it follows that proposals for development may require DA approval and if a specific assessment track applies, then the proponent must seek approval from the Planning Authority.

Any proposal for development of the site is required to be in accordance with the applicable land use controls (as per the applicable zoning) for the site as set out in the Territory Plan (**the Plan**).

Section 115 of the Act 2007 sets a hierarchy for consideration of the codes in the Territory Plan and states:

***Application of inconsistent code requirements***

*(1) This section applies in relation to an application for development approval for a development proposal if –*

*(a) 2 or more codes apply to the proposal;  
and*

*(b) The requirements under each code (the code requirements) that apply to the proposal are inconsistent.*

*(2) If the code requirements of a precinct code and either a development code or a general code is inconsistent, the code requirements of the precinct code apply to the development proposal and not the code requirements of the development code or general code, to the extent of the inconsistency.*

*(3) If the code requirements of a development code and a general code are inconsistent, the code requirements of the development code apply to the development proposal and not the code requirements of the general code, to the extent of the inconsistency.*

*(4) If the code requirements of 2 or more precinct codes, development codes or general codes are inconsistent, the code requirements of the more recent code apply to the development approval and not the code requirements of the earlier code, to the extent of the inconsistency.*

*(5) To remove any doubt, a code requirement is not inconsistent with the code requirements of another code only because one code deals with a matter and the other does not.*

This hierarchy should be kept in mind while interpreting the relevant planning controls, their relationship to the project and each other. All parts of the Territory Plan apply to a design and siting proposal unless it is not applicable given the context and location of the project, or subject to consideration under the hierarchy provisions and clearly in direct conflict with another control.

Block 13 Section 48 Belconnen is located within the CZ2 Business Zone. Development is subject to the requirements of the Territory Plan and the relevant Precinct, Development and General Codes as detailed in **Table 4** below.

This document considers the proposal's performance against the other Territory Plan regulations and controls as they apply to the development. The Territory Plan's name and numbering system has been retained to facilitate ease of reference between this document and the relevant parts of the Plan.

The assessment of the proposal against the Rules and Criteria has been described below. It is considered that in meeting and surpassing the requirements of the rules and criteria, the proposal is consistent with the objectives and principles that informed these rules/criteria.

**Table 4: Assessment of Applicable Codes**

<b>Section</b>	<b>Plan or Code</b>	<b>Relevance</b>
	National Capital Plan	Applicable. The site is subject to the Urban Areas Land Use Plan in the National Capital Plan. The site is not Designated land and/or subject to any special requirements or Development Control Plan requirements under the National Capital Plan. It is assumed that the Territory Plan controls are not inconsistent with the requirements of the National Capital Plan for the site and an application that successfully addresses the Territory Plan requirements will also be consistent with the general National Capital Plan Precinct controls for the locality.
<b>Precinct Codes</b>		<b>Relevance</b>
10.1	Belconnen Precinct Map/Code	Relevant. Refer to <b>Section 5</b> .
10.2	Belconnen District Precinct Map/Code	Not relevant. There are no specific controls that are applicable to the site. No further assessment is required nor provided.
<b>Development Codes</b>		<b>Relevance</b>
4.2	Commercial Zones Development Code	Relevant. Refer to <b>Section 6</b> .
<b>General Codes</b>		<b>Relevance</b>
11.1	Parking and Vehicular Access General Code	Relevant. Refer to the Traffic Impact and Parking Assessment prepared by Graeme Shoobridge Advisory Services Pty Ltd as submitted with this Application.
11.2	Bicycle Parking General Code	Relevant. Refer to the Traffic Impact and Parking Assessment prepared by Graeme Shoobridge Advisory Services Pty Ltd as submitted with this Application.
11.3	Access and Mobility General Code	Requirements met. Refer to the Access Report submitted with this Application prepared by BCA Access Solutions.
11.4	Crime Prevention through Environmental Design	Requirements met. Refer to the CPTED Risk Assessment presented at <b>Section 7.4</b> below.

Section	Plan or Code	Relevance
11.5	Community and Recreation Facilities Location Guidelines General Code	Not applicable. This Code is not retrospective - it applies only to the location of new community and recreation facilities, whether on new or existing sites, and in re-using existing buildings for new purposes.
11.6	Communications Facilities and Associated Infrastructure General Code	Not applicable. The development proposed does not include communication facilities and/or associated infrastructure.
11.7	Signs General Code	Not applicable. No signs are proposed as part of this Application.
11.8	Water Use and Catchment General Code	Not applicable. The development proposal does not involve the Territory's water resources.
11.9	Home Business General Code	Not applicable. Home business operating from a residential lease is not proposed.
11.10	Waterways: Water Sensitive Urban Design General Code	Relevant. Please refer to the relevant sections of the Precinct Code and relevant drawings.
11.11	Planning for Bushfire Risk Mitigation General Code	Not applicable. The site is not identified as being within a bushfire prone area.
11.12	Residential Boundary Fences General Code	Not applicable. The development proposal does not involve boundary fences within a residential zone.
11.13	Lease Variation General Code	Relevant. Refer to Section 7.6.

# 5

## Belconnen Precinct Map and Code

### 5.1 Introduction

The Belconnen Precinct Map and Code includes controls that apply to the whole of the Belconnen Precinct (including the Town Centre) in addition to site specific controls. The relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposed application.

These rules and criteria are taken from the Belconnen Precinct Map and Code, effective 14 December 2016.

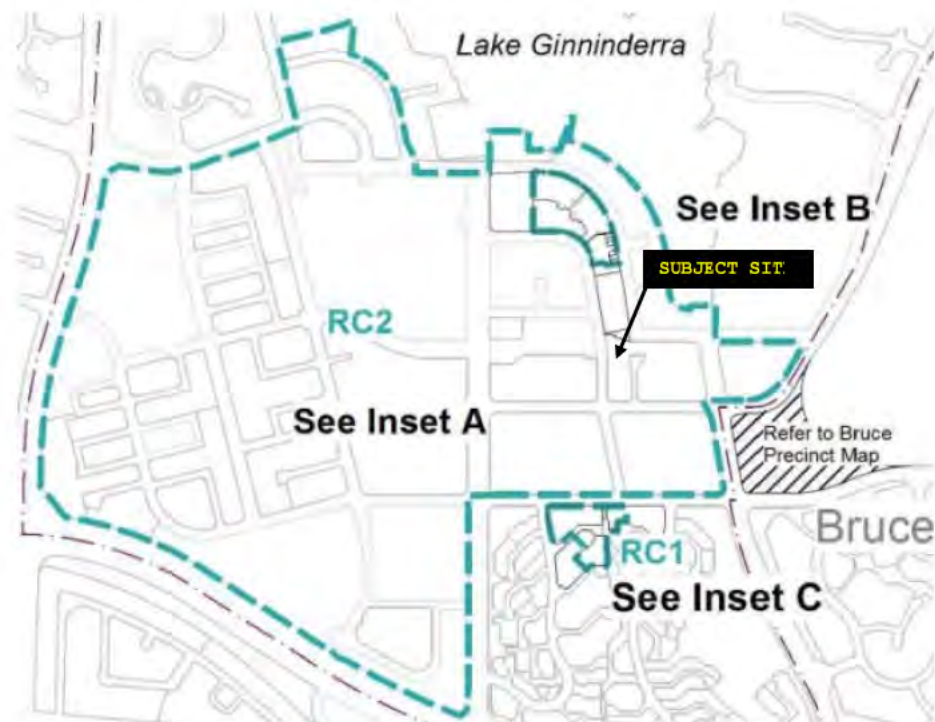


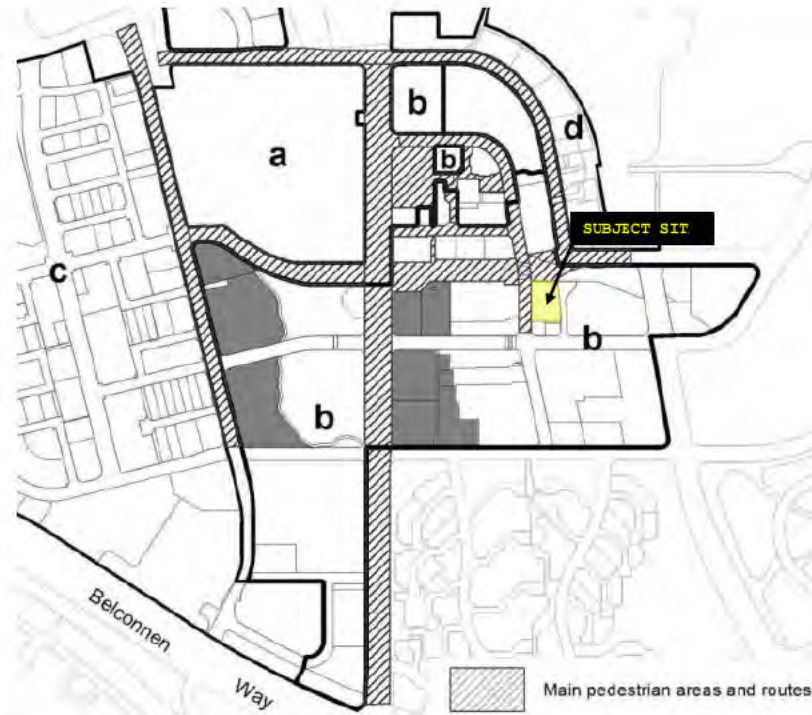
Figure 7: Extract from Belconnen Precinct Map/Code

The Belconnen Precinct Map/Code does not identify any site specific additional or prohibited (MT# or PD# overlays) uses other than those uses that are permitted within the CZ2 – Business Zone development table.

With regard to the proposed Lease Variation, there are no prescribed controls under the Belconnen District Precinct Map/Code that apply.

## 5.2 RC2 – Belconnen Town Centre

The Belconnen Precinct Code/Map applies to the division of Belconnen and the subject site is subject to the RC2 overlay (see **Figure 7** above). Additional planning controls (rules and criteria) apply and these controls have been considered below.



**Figure 8:** Extract from the Belconnen Precinct Map/Code Figure 1 (Territory Plan 12/2012)

Table 5 - RC2 Belconnen Town Centre

Rule	Criteria	Design Response
Element 2: Use		
2.1 Ground Floor Use		
R2 This rule applies to buildings in <b>area a</b> fronting the main pedestrian areas and routes shown in <b>figure 1</b> . Only the following uses are permitted on the ground floor level: <ul style="list-style-type: none"> <li>a) business agency</li> <li>b) club</li> <li>c) community activity centre</li> <li>d) drink establishment</li> <li>e) financial establishment</li> <li>f) hotel</li> <li>g) indoor entertainment facility</li> <li>h) indoor recreation facility</li> <li>i) public agency</li> <li>j) restaurant</li> <li>k) SHOP.</li> </ul>	C2 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.	Not applicable. The subject site is not within <b>area a</b> as shown in <b>figure 1</b> (refer to <b>Figure 8</b> above).
There is no applicable rule.	C3 This criterion applies to buildings in <b>area b</b> fronting the main pedestrian areas and routes shown in <b>figure 1</b> . Buildings incorporate uses on the ground floor that generate activity in the public space.	Not applicable. With reference to <b>Figure 8</b> above, the subject site is within <b>area b</b> . The ground floor use, being Club, will remain unchanged as a result of this Application, which is for a podium level car parking structure above the existing Canberra Labor Club building that is to be used as an ancillary use to the existing Club operation. The proposed refurbishment of the pedestrian entry on the Chandler Street frontage will enhance the pedestrian experience, activation and relationship of the Club use with the public realm at the street level.

Rule	Criteria	Design Response
<b>2.2 SHOP – Floor Area Limit</b>		
R4 This rule applies to <b>area b</b> shown in figure 1. The maximum gross floor area of any SHOP is 200m <sup>2</sup> .	C4 SHOPS are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.	Not applicable. SHOP is not proposed as part of this Application.
<b>2.3 Office and Residential Use</b>		
R5 This rule applies to <b>area d</b> shown in figure 1. The following uses are not permitted at the ground floor level: a) Office b) RESIDENTIAL USE	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The proposal is not situated within <b>area d</b> .
<b>2.4 Service Station</b>		
R6 This rule applies to the <b>shaded area</b> shown in <b>figure 1</b> . Development of a service station is only permitted in association with a structured car park.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The proposal is not situated within the <b>shaded area</b> .
<b>2.5 Development on Nominated Car Parking Areas</b>		
R7 This rule applies to the <b>shaded area</b> shown in <b>figure 1</b> . Development complies with all of the following: a) the existing number of car parking spaces is retained on the site and made available for public use at all times b) provides car parking that is generated by the development on site in accordance with the Parking and Vehicular Access General Code in addition to the spaces required by item a)	C7 Development achieves all of the following: a) any additional parking provision requirements (under the Parking and Vehicular Access General Code) for the development b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory	Not applicable. The proposal is not situated within the <b>shaded area</b> . The subject site does not comprise a nominated car parking area.

Rule	Criteria	Design Response
Element 3: Buildings		
3.1 Height of Buildings		
<p>There is no applicable rule.</p>	<p>C8</p> <p>This criterion applies to both <b>area a</b> and <b>area b</b> shown in <b>figure 1</b>.</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the desired character</li> </ul>	<p>Criteria met.</p> <p>With reference to <b>Figure 8</b> above, the site is situated within <b>area b</b>.</p> <ul style="list-style-type: none"> <li>a) No Desired Character statement is detailed in the Precinct Code and the proposed use is not inconsistent with the Zone objectives of the C22 Business Zone Development Table. There is no numerical height limit for the site and as detailed at <b>Section 3</b> above, the Belconnen Master Plan foreshadows an opportunity for a development of up to 18 storeys at the site.</li> </ul> <p>The proposed development is 4 storeys in height, which is consistent with the podium level car parking approved on Blocks 8 and 9 adjoining. The proposed car parking structure is located at the southern extent of the subject site and as such, leaves the northern portion available for future re-development (if sought). Development over the carpark may also be contemplated in the future.</p> <p>The proposed design presents as an integrated built form that is consistent with the current Club building and adjoining Hotel carpark and is of a design and materiality that is in-keeping with Town Centre development forms.</p>

Rule	Criteria	Design Response
		<p>According to the Belconnen Master Plan, podiums are the preferred method of providing car parking within the Town Centre. In this regard, the proposal is of a type and scale of development that is expected to be sited and built within the Town Centre. It is also not dissimilar to other podium car parking structures sited and in operation within the Town Centre.</p>
	<p>b) scale appropriate to the function of the use</p>	<p>b) The scale proposed is appropriate to the function of the proposed car parking structure, which will provide convenient on-site car parking for Club patrons, their guests and visitors. The scale of the structure is also consistent with the adjoining podium level car parking approved on Blocks 8 and 9 adjoining.</p>
	<p>c) minimal detrimental impacts including overshadowing and excessive scale</p>	<p>c) With reference to the Solar Diagrams submitted with this Application, the proposed development will create some overshadowing of the adjacent surface car park (Section 200) during the late afternoon on the winter solstice.</p> <p>It will also create some minor overshadowing of the commercial properties on the opposite side of Chandler Street between 9am and 10am on the winter solstice.</p> <p>The shadow cast is minimal and its impact is considered to be appropriate within the Town Centre environment and in the context of the surrounding (existing) uses being primarily commercial in nature.</p>

Rule	Criteria	Design Response
		No existing residential uses will be impacted by the proposal.
<p>R9</p> <p>This rule applies to <b>area d</b> shown in <b>figure 1</b>.</p> <p>The maximum number of storeys is:</p> <ul style="list-style-type: none"> <li>a) on the southern and western boundary of section 187 - 4</li> <li>b) in all other cases - 2</li> </ul>	<p>C9</p> <p>Buildings achieve consistency with the desired character.</p>	<p>Not applicable.</p> <p>The proposal is not situated within <b>area d</b>.</p>
<b>3.2 Active Frontage</b>		
<p>R10</p> <p>This rule applies to buildings fronting the main pedestrian areas and routes shown in <b>figure 1</b>.</p> <p>Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level.</p>	<p>C10</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) direct pedestrian access from main pedestrian areas</li> <li>b) avoidance of extensive lengths of blank walls unrelieved by doors, display windows or the like</li> </ul>	<p>Rule met.</p> <p>With reference to <b>Figure 8</b> above, the site is adjacent to an area along Chandler Street, which has been identified as a main pedestrian area and route.</p> <p>The pedestrian entry to the Canberra Labor Club building on the Chandler Street frontage is proposed to be refurbished. This updated entry will enhance the presentation of the building to Chandler Street and will improve pedestrian access to the Club facilities and proposed car parking structure above and will enhance the activation and relationship of the Club use with the public realm adjacent to the site.</p>
<b>3.3 Materials and Finishes</b>		
<p>There is no applicable rule.</p>	<p>C11</p> <p>This criterion applies to buildings in the area shown in <b>figure 1</b>.</p> <p>Building colours and materials are consistent with existing development within the particular town centre.</p>	<p>Criteria met.</p> <p>The proposed podium design provides a well-considered use of materials, which consist of rendered and painted concrete panels and powder coated aluminium screens. The design proposed and materials used are similar to those approved for the adjoining Belconnen Hotel and podium level car parking on</p>

Rule	Criteria	Design Response
		<p>Blocks 8 and 9 and seeks to present an integrated design between the two buildings.</p> <p>The materials selected are proposed to be of a neutral colour so as to minimise the perception of bulk and scale of the building.</p> <p>The proposed building materials and colours are considered to be consistent with the existing developments within the Belconnen Town Centre and is of a design and materiality that is in keeping with Town Centre development forms.</p> <p>Drawing Nos. DA07 - DA09 and DA14, which are submitted with this Application, provide further details regarding the materials proposed for the podium structure.</p> <p>The materials selected for the proposed refurbishment of the Club entry to Chandler Street are similar to the glazing, joinery and finishes proposed to be removed.</p>
<b>3.4 Setback to Lake Ginninderra</b>		
There is no applicable rule.	<p>C12</p> <p>This criterion applies to <b>area d</b> shown in <b>figure 1</b>.</p> <p>Setbacks achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with the desired character</li> <li>b) retain a continuous plaza along the shore of Lake Ginninderra</li> </ul>	<p>Not applicable.</p> <p>The proposal is not situated within <b>area d</b>.</p>

# 6

## Commercial Zones Development Code

The Commercial Zones Development Code includes both Zone specific and general development controls. The relevant parts of the code that apply to this development include:

- Part A - General Controls
- Part B - Additional Controls for Town Centres
- Part G - Endorsement by Government Agencies (entities)

All of the relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposed Application. These rules and criteria are taken from the Commercial Zones Development Code, effective 28 October 2016.

In relation to the proposed Lease Variation, the provisions of the Commercial Zones Development Code are generally not applicable. As such, only those provisions that relate to the proposed Lease Variation have been assessed.

### 6.1 Part A- General Controls

Rule	Criteria	Design Response
Element 1: Lease and Development Conditions		
1.1 Approved Lease and Development Conditions		
R1	C1	
This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters:	The development meets the intent of any approved lease and development conditions	Not Applicable. Lease and development conditions have not been created for the subject block.
<ul style="list-style-type: none"> <li>a) plot ratio</li> <li>b) building envelope</li> <li>c) building height</li> <li>d) front street setback</li> <li>e) side setback</li> </ul>		

Rule	Criteria	Design Response
<ul style="list-style-type: none"> <li>f) rear setback</li> <li>g) building design</li> <li>h) materials and finish</li> <li>i) interface</li> <li>j) vehicle access</li> <li>k) parking</li> <li>l) solar access</li> <li>m) private open space</li> <li>n) landscaping</li> <li>o) water sensitive urban design.</li> </ul> <p>Approved lease and development conditions for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.</p>		
<b>Element 2: Use</b>		
<p>R2</p> <p>A development proposal does not reduce the range of community or recreation facilities available.</p>	<p>C2</p> <p>A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand</p>	<p>Rule met.</p> <p>The proposed development does not reduce the range of community or recreation facilities available to the community in this locality.</p> <p>The proposal will enhance the ancillary facilities of the Canberra Labor Club by providing convenient on-site car parking for patrons, their guests and visitors, and by improving the pedestrian experience and presentation of the Club entrance at the Chandler Street frontage.</p>
<b>Element 3: Buildings</b>		
<b>3.1 Building Design and Material</b>		
<p>There is no applicable rule.</p>	<p>C3</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) a contribution to the amenity and character of adjacent public spaces</li> </ul>	<p>Criteria met.</p> <ul style="list-style-type: none"> <li>a) The proposed podium car parking structure and refurbished Club entrance from Chandler Street will contribute to the amenity and character of the adjoining public spaces.</li> </ul>

Rule	Criteria	Design Response
		<p>The design of the podium is of a contemporary style that will complement the adjoining Belconnen Hotel development and wider Town Centre. It is a high quality, architecturally designed structure that will be constructed from durable and high-quality materials.</p> <p>The materials selected for the proposed refurbishment of the Club entry are similar to the glazing, joinery and finishes proposed to be removed.</p>
	b) interesting, functional and attractive facades that contribute positively to the streetscape and pedestrian experience	b) The proposed development will provide well designed, interesting and pleasing façades that contribute positively to the streetscapes along Chandler Street and Edmondstone Place. The proposed design seeks to present an integrated design for the carpark tying the Block 13 Club building into the adjoining Hotel development.
	c) minimal reflected sunlight	c) The proposed development incorporates solid building elements and design features with materials chosen that aim to minimise reflected sunlight from the building façades.
	d) articulated building forms	d) The proposed development is well articulated through the use of the following design solutions:

Rule	Criteria	Design Response
		<ul style="list-style-type: none"> <li>▪ Well-composed vertical elements and the carefully considered use of materials work together to create a contemporary and sculptured design for the proposed podium car parking structure.</li> <li>▪ The vertical elements associated with the screening of the podium level car parking create shadow play and visual interest in breaking up the expanse of the façade.</li> <li>▪ The horizontal awning along the Chandler Street frontage, which is proposed to be retained as part of the refurbishment of the Club entry, creates shadow play and visual interest in breaking up the expanse of the façade. Its colour. Being red, adds to this visual interest.</li> <li>▪ Changes in texture and materials alter the prominence of elements in the façades and draw the eye to key moments in the design.</li> </ul>
There is no applicable rule.	C4 Buildings are of permanent construction.	Criteria met. The design and materiality of the proposed podium structure and refurbishment of the Club entrance are of permanent construction.

Rule	Criteria	Design Response
<b>3.2 Plant and Structures</b>		
There is no applicable rule.	<p>C5</p> <p>Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.</p>	<p>Criteria met.</p> <p>Plant and service structures have been integrated into the podium design and Club building and will be screened from the public domain.</p> <p>Refer to the Elevation Plans and Perspective Images submitted with this Application for further details.</p>
<b>3.3 Car Parking Structures</b>		
There is no applicable rule.	<p>C6</p> <p>Car parking structures integrate with the built form of adjacent existing development.</p>	<p>Criteria met.</p> <p>The proposed design presents as an integrated built form that is consistent with the current Club building and adjoining Hotel carpark and is of a design and materiality that is in keeping with Town Centre development forms.</p> <p>The design and materiality of the proposed podium structure is similar to that proposed as part of a Section 197 amendment to DA201630289. This will help to ensure that the new structure is integrated with the external building design of the adjoining Hotel.</p> <p>As detailed previously, the Belconnen Master Plan states that podiums are the preferred method for providing car parking within the Town Centre. As such, the proposal is considered to be of a type and scale of development that is expected to be sited and built within the Town Centre.</p> <p>With regard to other podium level car parking structures already sited within the Town centre, the proposal is not too dissimilar.</p>

Rule	Criteria	Design Response
<b>3.4 Materials and Finishes</b>		
There is no applicable rule.	<p>C7</p> <p>Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:</p> <p>a) transparency is maximized</p> <p>b) reflectivity is minimized</p> <p>c) shadow profiles or visible joint detailing are included</p>	<p>Criteria met.</p> <p>a) The transparency of the screening proposed for the podium structure will maximise casual surveillance of the adjoining public realm whilst minimising the visual impact of parked cars.</p> <p>The majority of the refurbished Club entry will comprise of glazing, which will maximise transparency both into and out of the Club facility.</p> <p>b) The façades of the proposed podium level car park comprise of materials that is not particularly reflective and minimise glare.</p> <p>The existing street landscaping along Chandler Street and the awning above the Club entry will help to ensure that the glazing proposed as part of the refurbishment will not create a glare nuisance.</p> <p>c) As shown on the 3D Perspectives (refer to Drawing No. DA14), the proposed podium level car park comprises vertical elements (fins), which work to create shadow profiles along the façades of the structure.</p> <p>The awning above the Club entry to Chandler Street is proposed to be retained. This awning structure will create shading profiles and with its colour</p>

Rule	Criteria	Design Response
	<p>d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.</p>	<p>being red, will help to provide visual interest along the façade of the Club building.</p> <p>d) Refer to the comments above and at C3.</p>
<b>3.5 Storage</b>		
<p>R8</p> <p>Outdoor storage areas comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) are located behind the building line</li> <li>b) are screened from view from any road or other public area</li> <li>c) do not encroach on car-parking areas, driveways, or landscape areas.</li> </ul>	<p>C8</p> <p>Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>	<p>Not applicable.</p> <p>The proposal is for a podium level car parking structure above the existing Canberra Labor Club building and refurbishment of the Club entrance from Chandler Street.</p> <p>No storage areas are required and/or proposed as part of this Application.</p>
<b>3.6 Wind</b>		
<p>There is no applicable rule.</p>	<p>C9</p> <p>This criterion applies to buildings with a height of building greater than 19m but less than 28m.</p> <p>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m.</p> <p>Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</p>	<p>Not applicable.</p> <p>The proposed height of the podium structure is not greater than 19 metres above ground level.</p>
<p>R10</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The proposed height of the podium structure is not greater than 28 metres above ground level.</p>

Rule	Criteria	Design Response
<p>This rule applies to buildings with a height of building greater than 28m. As a consequence of the proposed development wind speeds do not exceed the following:</p> <ul style="list-style-type: none"> <li>a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s</li> <li>b) All other adjacent streets and public places - 16 m/s.</li> </ul> <p>Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person</p>		<p>As part of a proposed Section 197 amendment to DA201630289, an updated Wind Assessment was prepared by WSP Buildings Pty Ltd. This updated assessment considered the revised building design of the Belconnen Hotel as well as the proposed podium level car park above the Canberra Labor Club building.</p> <p>The results of the Assessment indicate that wind speeds surrounding the developments are unlikely to exceed 10m/s and therefore can be considered within the comfort and safety wind limits.</p> <p>Refer to the Section 197 Amendment to DA201630289 for a copy of the Assessment.</p>
<b>3.7 Ventilation</b>		
<p>R11</p> <p>This rule applies to buildings used or proposed to be used for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) food retail</li> <li>b) Restaurant.</li> </ul> <p>All exhaust and ventilation systems are installed and operated to comply with Australian Standard AS1668.1 The Use of Ventilation and Air-conditioning in Buildings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not Applicable.</p> <p>The proposal is for a podium level car parking structure above the existing Canberra Labor Club building and refurbishments to the Club entrance from Chandler Street.</p> <p>All (current) existing exhaust and ventilation systems associated with the Club building are not expected to be impacted as a result of this Application.</p>
<b>3.8 Shopping Arcades and Malls - CZ3</b>		
<p>R12</p> <p>This rule applies to CZ3.</p> <p>Internal shopping arcades or malls are not permitted</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The land is not zoned CZ3.</p>

Rule	Criteria	Design Response
<b>3.9 Supportive Housing and Residential Care Accommodation</b>		
<p>R13</p> <p>All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones - Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The development does not propose supportive housing and/or residential care accommodation.</p>
<b>Element 4: Site</b>		
<b>4.1 Landscaping</b>		
<p>There is no applicable rule.</p>	<p>C14</p> <p>Landscaping associated with the development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) response to site attributes, including streetscapes and landscapes of documented heritage significance</li> <li>b) appropriate scale relative to the road reserve width and building bulk</li> <li>c) vegetation types and landscaping styles which complement the streetscape</li> <li>d) integration with parks, reserves and public transport corridors</li> <li>e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings</li> <li>f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas</li> <li>g) minimal overlooking between buildings</li> </ul>	<p>Not Applicable.</p> <p>The proposal is for a podium level car parking structure above the existing Canberra Labor Club building and refurbishments to the Club entrance from Chandler Street. In this regard, landscaping is not required to be provided.</p> <p>With reference to Drawing No. DA01, the existing street trees along Chandler Street will not be impacted by the development proposed.</p>

Rule	Criteria	Design Response
	<ul style="list-style-type: none"> <li>h) satisfies utility maintenance requirements</li> <li>i) minimises the risk of damage to aboveground and underground utilities</li> <li>j) screens aboveground utilities</li> <li>k) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections</li> <li>l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.</li> </ul>	
There is no applicable rule.	<p>C15 Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>	<p>Not applicable. Car parking will be provided within the proposed podium level car park.</p>
<b>4.2 Lighting</b>		
<p>R16 External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met. Refer to the External Lighting Design Statement and Plans prepared by Services 4 Buildings Pty Ltd, which demonstrate that AS1158.3.1 will be met.</p>
<p>R17 All external lighting provided is in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>C17 Light spill is minimised.</p>	<p>Rule met. Refer to the Lighting Design Statement and Plans prepared by Services 4 Buildings Pty Ltd, which demonstrate that the proposed lighting will be compliant with the relevant standards.</p>
<b>4.3 Easements</b>		
<p>R18 Buildings do not encroach over easements or rights of way.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable. With reference to ACTMAPi 2016, there are no existing easements or rights of way within the subject site.</p>

Rule	Criteria	Design Response
<b>Element 5: Access</b>		
<b>5.1 Access</b>		
There is no applicable rule.	C19 Driveways and pedestrian entrances to the site are clearly visible from the front boundary	Criteria met. Entry to the podium level car park is proposed from Edmondstone Place via the driveway approved under DA201630289. As detailed at <b>Section 1.3</b> above, suitable easements are proposed to formalise this arrangement. The proposed refurbishment of the Club entrance from Chandler Street will continue to be clearly visible from the public domain.
R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.	C20 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.	Criteria met. Entry to the podium level car park is proposed from Edmondstone Place via the driveway approved under DA201630289. As detailed at <b>Section 1.3</b> above, suitable easements are proposed to formalise this arrangement. No changes to the existing loading/unloading dock associated with the Canberra Labor Club are proposed as part of this Application.
<b>5.2 Traffic Generation</b>		
There is no applicable rule.	C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.	Criteria met. Refer to the Traffic Impact and Parking Assessment submitted with this Application.
<b>5.3 Service Access and Delivery</b>		
R22 Goods loading and unloading facilities comply with all of the following: a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction.	C22 Facilities for the loading and unloading of goods achieve all of the following: a) safe and efficient manoeuvring of service vehicles	Not applicable. The Club's existing goods loading and unloading facilities will not be impacted as a result of the development proposed.

Rule	Criteria	Design Response
<p><b>Note:</b> Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.</p>	<ul style="list-style-type: none"> <li>b) does not unreasonably compromise the safety of pedestrians</li> <li>c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway</li> <li>d) does not unreasonably affect on-street or off-street car parking</li> <li>e) adequate provision for the manoeuvring of vehicles</li> </ul>	
<b>Element 6: Noise</b>		
<b>6.1 Potentially Noisy Uses</b>		
<p>R23</p> <p>This rule applies to any of the following:</p> <ul style="list-style-type: none"> <li>a) club</li> <li>b) drink establishment</li> <li>c) emergency services facility</li> <li>d) hotel</li> <li>e) indoor recreation facility</li> <li>f) industry (except light industry)</li> <li>g) indoor entertainment facility</li> <li>h) outdoor recreation facility</li> <li>i) restaurant.</li> </ul> <p>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The proposal is for a podium level car parking structure above the existing Canberra Labor Club building and refurbishments to the Club entrance from Chandler Street. These uses are not listed in the rule as excessively noisy by nature.</p> <p>The development proposed will not impact any existing Noise Management Plan associated with the operation of the Club facilities and the current club operation will continue in line with current noise management operations.</p>

Rule	Criteria	Design Response
<p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>		
<b>Element 7: Environment</b>		
<b>7.1 Water Sensitive Urban Design</b>		
<p>R24</p> <p>This rule applies to sites 5,000m<sup>2</sup> or larger.</p> <p>The average annual stormwater pollutant export is reduced for all of the following:</p> <ul style="list-style-type: none"> <li>a) suspended solids by at least 60 per cent</li> <li>b) total phosphorous by at least 45 per cent</li> <li>c) total nitrogen by at least 40 per cent</li> </ul> <p>compared with an urban catchment with no water quality management controls.</p> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The site is less than 5,000m<sup>2</sup></p>
<p>R25</p> <p>This rule applies to sites 2,000m<sup>2</sup> or larger.</p> <p>Stormwater management complies with one of the following:</p> <ul style="list-style-type: none"> <li>a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm even</li> <li>b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>Refer to the Water Sensitive Urban Report prepared by Sellick Consultants Pty Ltd, which is attached to this Application.</p>

Rule	Criteria	Design Response
<p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>		
<p>R26</p> <p>This rule applies to sites 2,000m<sup>2</sup> or larger. Provision is made for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) the storage of stormwater equivalent to at least 1.4kl per 100m<sup>2</sup> of impervious area, and its release over a period of 1 to 3 days</li> <li>b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>Refer to the Water Sensitive Urban Report prepared by Sellick Consultants Pty Ltd, which is attached to this Application.</p>
<p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>		
<p>R27</p> <p>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>Refer to the Water Sensitive Urban Report prepared by Sellick Consultants Pty Ltd, which is attached to this Application.</p>
<p>There is no applicable rule.</p>	<p>C28</p> <p>Underground piping of natural storm water overland flow paths is minimised</p>	<p>Not applicable.</p> <p>There are no natural overland flow paths on the site.</p>

Rule	Criteria	Design Response
<b>7.2 Earthworks</b>		
<p>There is no applicable rule.</p>	<p>C29 The extent of earthworks is minimised.</p>	<p>Criteria met. Where possible, the earthworks required to support the proposed development, have been minimised and are in keeping with the requirements of the proposed development outcomes that this proposal seeks to implement.</p>
<b>7.3 Tree Protection</b>		
<p>R30 This rule applies to a development that has one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) requires groundwork within the tree protection zone of a protected tree</li> <li>b) is likely to cause damage to or removal of any protected trees</li> <li>c) is a declared site.</li> </ul> <p>The authority shall refer the development application to the Conservator or Flora and Fauna.</p> <p>Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application.</p> <p>Note 2: Protected tree and declared site are defined under the Tree Protection Act 2005.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable. The site is currently developed with the Canberra Labor Club. There are no existing trees on the site. The existing street trees along Chandler Street will not be impacted as a result of the development proposed.</p>
<p>R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory.</p>	<p>C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory.</p>	<p>Not applicable. There are no regulated trees on the site.</p>

Rule	Criteria	Design Response
<b>7.4 Heritage</b>		
<p>R32</p> <p>This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council.</p> <p>Note: The authority will consider any advice from the Heritage Council before determining the application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The site is not registered under the Heritage Act.</p>
<b>Element 8: Subdivision</b>		
<b>8.1 Subdivision</b>		
<p>R33</p> <p>Subdivision is only permitted where all of the following are met:</p> <ul style="list-style-type: none"> <li>a) the subdivision is part of a development application for another assessable development</li> <li>b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Subdivision is proposed for Blocks 8 and 9 Section 48 as part of this Application and the residual block will be consolidated with Block 13 Section 48 to facilitate the development of the proposed carpark structure.</p>
<b>Element 9: Demolition</b>		
<b>9.1 Statement of Endorsement</b>		
<p>R34</p> <p>The development application for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 confirming all of the following:</p> <ul style="list-style-type: none"> <li>a) all network infrastructure on or immediately adjacent the site has been identified on the plan</li> <li>b) all potentially hazardous substances and conditions</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Information in relation to services decommissioning, reconnection and/or relocation are included in this submission for consideration and endorsement by the relevant Utility providers and network owners and operators.</p>

Rule	Criteria	Design Response
<p>(associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified</p> <p>c) all required network disconnections have been identified and the disconnection works comply with utility requirements</p> <p>d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.</p>		
<b>9.2 Hazardous Materials Survey</b>		
<p>R35</p> <p>This rule applies to one of the following:</p> <p>a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985</p> <p>b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005.</p> <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority.</p> <p>A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:</p> <p>a) is a licensed disposal facility in the ACT</p> <p>b) another site outside the ACT.</p> <p>If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>There are no demolition works proposed as part of this application. Hazardous materials relating to Blocks 8 and 9 Section 48 are being dealt with as part of the previous approval for construction of the Hotel use.</p>

Rule	Criteria	Design Response
<p>Environment Protection Authority prior to removal of material from the site.</p> <p>An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>		
<b>Element 10: Neighbourhood plans</b>		
<b>10.1 Consideration</b>		
There is no applicable rule.	<p>C36</p> <p>Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.</p>	<p>Not applicable.</p> <p>There is no Neighbourhood Plan that relates to the site.</p>

## 6.2 Part B – Additional Controls for Town Centres

Rule	Criteria	Design Response
<b>Element 11: Use</b>		
<b>11.1 Consideration</b>		
<p>R37</p> <p>This rule applies CZ2.</p> <p>The maximum gross floor area for a shop is 200m<sup>2</sup>.</p>	<p>C37</p> <p>Shops are limited to a scale appropriate to providing convenience shopping and personal services for the local workforce and residents.</p>	<p>Not Applicable.</p> <p>SHOP is not proposed as part of this Application.</p>
<p>R37A</p> <p>This rule applies CZ3.</p> <p>The maximum gross floor area for a supermarket or a shop selling food is 200m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>The site is zoned CZ2.</p>

Rule	Criteria	Design Response
There is no applicable rule.	<p>C38</p> <p>Buildings fronting main streets incorporate uses that generate activity or provide for service trades at the ground floor level.</p>	<p>Not applicable.</p> <p>The ground floor use, being Club, will remain unchanged as a result of this Application. The new Chandler Street entrance will enhance the Club's integration with this public realm space.</p>
<b>Element 12: Buildings</b>		
<b>12.1 Materials and Finishes</b>		
There is no applicable rule.	<p>C39</p> <p>Building colours and materials are consistent with existing development within the particular town centre.</p>	<p>Criteria met.</p> <p>Refer to Drawing Nos. DA07, DA08 and DA09, which provide details regarding the materials proposed.</p> <p>The proposed podium design provides a well-considered use of materials, which consist of rendered and painted concrete panels and powder coated aluminium screens. These materials are the same as those approved for the adjoining Belconnen Hotel and podium level car parking on Blocks 8 and 9.</p> <p>With regard to the screening materials, they are proposed to be similar to those proposed as part of a Section 197 amendment to DA201630289. This will help to ensure that the new structure is integrated with the external building design of the adjoining Hotel.</p> <p>The materials selected are proposed to be of a neutral colour so as to minimise the perception of bulk. They are also considered to be consistent with the existing developments within the Belconnen Town Centre.</p> <p>The materials selected for the proposed refurbishment of the Club entrance from Chandler Street are similar to the glazing, joinery and finishes proposed to be removed.</p>

Rule	Criteria	Design Response
<b>12.2 Number of Storeys – CZ3</b>		
R40 This rule applies to CZ3 The maximum number of storeys is 2.	C40 Buildings achieve all of the following: a) Consistency with the desired character b) Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space	Not applicable. The site is zoned CZ2.

### 6.3 Part G – Endorsement by Government Agencies (Entities)

Rule	Criteria	Design Response
<b>Element 20: Loading and Unloading Facilities</b>		
<b>20.1 Goods</b>		
R62 Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The Club's existing goods loading and unloading facilities will not be impacted as a result of the development proposed.
<b>Element 21: Waste Management</b>		
<b>21.1 Management of Construction Waste</b>		
R63 This rule applies to development that is likely to generate more than 20m <sup>3</sup> of waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. Notes:	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.

Rule	Criteria	Design Response
<p>1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT.</p> <p>2. TAMSD may endorse departures.</p>		
<b>21.2 Post Occupancy Waste Management</b>		
<p>R64</p> <p>Post occupancy waste management facilities are to be endorsed by TAMS.</p> <p>Note: TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>Sellick Consultants Pty Ltd have advised that 'in accordance with the Waste Code, a Waste Management Plan is not required for a non-habitable building (as per Clause 1.5 of Application of the Code to Development Applications).</p> <p>Waste management associated with the carpark use will be integrated with the current Club operation (which is managed by commercial contractors and this service will be augmented as required to support this ancillary use in the future)</p>
<p>R65</p> <p>A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.</p>	<p>C65</p> <p>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>Not applicable.</p> <p>The proposal is for a podium level car parking structure above the existing Canberra Labor Club building and refurbishments to the Club entrance from Chandler Street. In this regard, the proposal is unlikely to generate any non-domestic liquid waste.</p>
<b>Element 22: Utilities</b>		
<b>22.1 Utilities</b>		
<p>R66</p> <p>This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>With reference to ACTMAPi 2016, there are no registered easements on the site.</p>

Rule	Criteria	Design Response
<p>R67</p> <p>A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained</li> <li>2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions. If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</li> </ol>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met.</p> <p>Information is provided with this Application for referral.</p> <p>Endorsement is to occur during assessment of the Application</p>
<p>R68</p> <p>All new permanent or long-term electricity supply lines are underground.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Not applicable.</p> <p>No existing electricity supply lines will be impacted as a result of this Application. Further to this, no electricity supply lines are proposed.</p>
<p>R69</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule met.</p> <p>Information is provided with this Application for referral.</p> <p>Endorsement is to occur during assessment of the Application.</p>

Rule	Criteria	Design Response
<b>Element 23: Environmental Management</b>		
<b>23.1 Erosion and Sediment Control</b>		
<p>R70</p> <p>This rule applies to sites greater than 3,000m<sup>2</sup>. Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority. Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.</p> <p>Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Rule Met.</p> <p>Refer to the Pollution Control Plan prepared by Sellick Consultants Pty Ltd, which is attached to this Application.</p>

Rule	Criteria	Design Response
<p>R71</p> <p>This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.</p> <p>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Please consider the Phase 1 Assessments submitted with DA201630289.</p> <p>All works required to appropriately manage the removal of contamination and hazardous materials from Blocks 8 and 9 adjoining will be included in the demolition phase of the Hotel construction in accordance with the statutory requirements and as per the EPA's instruction as applicable.</p> <p>No in-ground works are proposed at Block 13.</p>

# 7

## **Territory Plan General Codes**

### **7.1 Parking and Vehicular Access General Code**

The general design and vehicular access requirements of the Parking and Vehicular Access General Code have been addressed in the Traffic Impact and Parking Assessment prepared by Graeme Shoobridge Advisory Services Pty Ltd, which has been submitted with this Application.

### **7.2 Bicycle Parking General Code**

Bicycle parking has been addressed in the Traffic Impact and Parking Assessment prepared by Graeme Shoobridge Advisory Services Pty Ltd, which has been submitted with this Application.

### **7.3 Access and Mobility General Code**

The requirements for the Access and Mobility General Code have been addressed in the Access and Mobility Report prepared by BCA Access Solutions, which has been submitted with this Application.

## 7.4 Crime Prevention Through Environmental Design General Code

The following is an assessment against the Crime Prevention Through Environmental Design General Code rules and criteria as per the statutory requirement for Development Assessment. The Table includes the Code requirements as well as a statement of performance against the criteria listed as applicable.

Criteria	Response		
<b>Neighbourhood Design</b>			
C1	R	C	Criterion satisfied.
Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.		✓	The design has been prepared while having regard to the CPTED Guidelines, including the ACT Crime Prevention and Urban Design Resource Manual.
<b>General Code</b>			
C2	R	C	Criterion satisfied.
The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.		✓	Table 1 identifies the development type (i.e. Car park) as a development which triggers the requirement for an assessment against the CPTED General Code. The design meets the Code as outlined in this Assessment.
<b>Open Space and Community (shared) Areas</b>			
C3	R	C	Criterion satisfied.
Natural surveillance of open space and community areas is provided by:		✓	
a) locating to adjacent activity centres;			a) The ground floor use, being Club, is an activity generator and will remain unchanged as a result of this Application, which is for a podium level car parking structure above the existing Club building and the refurbishment of the Chandler Street Club entry.
b) encouraging pedestrian (or cyclist) movement through the space;			b) Accessible paths of travel are provided for throughout the proposed development to facilitate this requirement.
c) ensuring clear site lines from, and between, buildings and open space areas, community areas; and			c) Clear sightlines from the adjoining active frontage of the Club building and along the Chandler Street verge is provided though the proposed refurbishment of the Club entry.
d) designing out any entrapment spaces.			d) Entrapment opportunities have been minimised throughout the design and detailing of the proposed podium level car parking structure and refurbishment of the Chandler Street Club entry.

Criteria		Response	
C5	R	C	Criterion satisfied.
Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.		✓	The existing planting at the street level will not be impacted by the development proposed.
C6	R	C	Criterion satisfied.
Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.		✓	Refer to the comments at C5 above.
C7	R	C	Criterion satisfied.
Plant material, such as creepers or low hedges may be used to deter access and limit the opportunity for graffiti on fences and walls.		✓	Refer to the comments at C5 above.
C8	R	C	Criterion satisfied.
Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.		✓	Hard landscaping elements, such as new paving at the Chandler Street Club entry, have been appropriately used to delineate movement at the interface with the public realm.
<b>Children's Play Area</b>			
C9	R	C	Not applicable.
Children's play areas are located and designed to comply with each of the following:			No children's play areas are proposed.
a) there is natural surveillance from adjoining areas			
b) adjacent areas are used by compatible groups			
c) there are multiple entry/exits			

Criteria		Response	
C10	R	C	Criterion satisfied.
		✓	
Provide a schedule of lighting showing that lighting complies with each of the following:			
a)	Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting - Performance and Design Requirements		a) Lighting of public spaces will be designed in accordance with AS1158.3.1. Refer to the Lighting Design Statement and Plans included in this submission.
b)	Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting		b) Lighting will be designed in accordance with AS1158 Part 2. Refer to the Lighting Design Statement and Plans included in this submission.
c)	Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting		c) The Lighting Design Statement and Plans submitted with this Application demonstrate that the lighting proposed will comply with the relevant Australian Standards
C11	R	C	Criterion satisfied.
		✓	
Legitimate users and activities at night are encouraged by lighting:			
a)	spaces evenly and consistently (except where accent/feature lighting is necessary)		The Lighting Design Statement and Plans included in this submission demonstrate that the lighting proposed will be compliant with the relevant Australian Standards. The lighting design will be consistent with C11 as follows: a) Lighting fixtures will be provided within the proposed podium level car parking structure and at the Chandler Street Club entry so as to provide adequate and consistent levels of lighting throughout the site at night time. b) Lighting fixtures will be provided at the Chandler Street Club entry and along all pathways to, from and throughout the podium level car parking structure. c) Lighting fixtures will be selected so as to minimise the casting of any shadows (i.e. cut-off fixtures). d) If directional signage is proposed, it will be suitably lit. e) The Club entry from Chandler street will be appropriately lit so as to provide ease of identification at night. f) Adequate lighting levels will be provided at the Chandler Street Club entry to permit casual surveillance between the interior and external spaces.
b)	inset spaces, entries/exits and paths		
c)	to reduce the casting of shadows that could hide intruders		
d)	directional signage		
e)	building entries		
f)	exterior to interior spaces evenly to allow for surveillance		

Criteria		Response		
C12	Areas that are not intended for night time use are not lit and are closed off to pedestrians.	R	C	Criterion satisfied.
			✓	All spaces intended to be accessible at night time are well lit for this purpose (as required by Australian Standards).
C13	Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	R	C	Criterion satisfied.
			✓	External light fixtures will be of a type that resists opportunities for vandalism.
<b>Signs</b>				
R14	A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection	R	C	Rule satisfied.
		✓		Any directional signage required within the development will adhere to the requirements of AS1742.10 where applicable.
C15	Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	R	C	Criterion satisfied.
			✓	Any directional signage (if required) will comply as it will be: a) Made visible from a distance at all times. b) Maintained and where possible located away from any growing vegetation. c) Placed in locations appropriate to show directions to public amenities and entrances (as applicable).
C16	Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	R	C	Criterion satisfied.
			✓	Any directional signage (if required) will be made to be legible for all users: a) Signs will be clear and fit these criteria where appropriate. b) No excessive signs will be used, and signage will be created with a hierarchy system where required.

Criteria		Response	
<b>Interface Between Buildings and Public Realm</b>			
C17	R	C	Criterion satisfied.
Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.		✓	The layout of the proposed podium level car park provides clear and easy access to the lift lobby and stairs, which provide direct access to the Club foyer and street level.  The proposed refurbishment of the Chandler Street Club entry will ensure that it is easily identifiable and provides clear and easy access to users of the adjoining streets and pathway network. The design of the entry and existing landscaping along pathways to the entrance minimise any opportunity for entrapment.
C18	R	C	Criterion satisfied.
Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.		✓	Sightlines from the Chandler Street Club foyer are clear and supported by appropriate lighting to maximise opportunities for surveillance. Direct paths of travel to the foyer will be secured after hours.  The podium level car park is secured and accessible from within the Club building.
C19	R	C	Criterion satisfied.
Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.		✓	The proposed refurbishment of the Chandler Street Club entry will ensure that there is ample opportunity for natural surveillance, for spill lighting and opportunities for entrapment minimised.
C20	R	C	Not applicable.
Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.		✓	The existing Club building is of a design that deters any potential for scaling (climbing) of the building. There are no existing balconies and none are proposed as part of this Application.
C21	R	C	Not applicable.
Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.		✓	The proposed refurbishment of the Chandler Street Club entry will be built to the western site boundary. The design of the entry will minimise the potential for hiding and/or entrapment.

Criteria		Response	
C22	R	C	Criterion satisfied.
Building materials and finishes are of an appropriate quality and detailed in a manner to:		✓	
a) reduce opportunities for graffiti and vandalism			a) The materials palette is durable with high quality finishes that have been selected to deter vandalism and graffiti, minimising ongoing maintenance requirements for the development.
b) facilitate cleaning and replacement			b) The development proposed has been designed with easy maintenance (and replacement) for its expected lifetime.
c) avoid facilitating illegal access to the building and to services			c) The materials have been selected to minimise the opportunity for facilitating unauthorised access to the podium structure above. The relocated water meter is located within an area with good surveillance from public spaces and the Club's foyer, which will deter unauthorised access to these spaces.
<b>Pedestrian Routes, Bicycle Paths and Lanes</b>			
C23	R	C	Criterion satisfied.
Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by:		✓	
a) maintaining sightlines along paths between destination points			a) The pedestrian route along Chandler Street will not be impacted as a result of the development proposed. The existing concrete paving at the entrance to the Club will be removed and replaced with new paving to highlight this key destination point.
b) allowing overlooking from adjacent areas			b) Overlooking from the Club foyer will maximise surveillance of the pathways along Chandler Street.
C24	R	C	Criterion satisfied.
Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.		✓	Direct, clear and legible access routes are proposed within and to/from the site (connecting ultimately to Chandler Street and Edmondstone Place). Where appropriate, signage will be used to further reinforce the pedestrian routes and key destinations within the site.

Criteria		Response	
C25	R	C	Criterion satisfied.
Security of pedestrian routes, bicycle paths and lanes are provided by:		✓	a) Pedestrian areas surrounding the development site are appropriately lit for movement after dark at present. Pedestrian routes to the building entry are direct to promote safety and legibility and will be lit as per the requirements of the relevant Australian Standards.
a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark;			
b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.			b) Not applicable. The proposal does not include any pedestrian laneways or dead-ends.
C26	R	C	Criterion satisfied.
When planting adjacent to pedestrian/bicycle routes:		✓	The existing street landscaping along Chandler Street will not be impacted by the development proposed. Due to the nature of the development proposed, no new soft landscaping is proposed.
a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used;			
b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.			
R27	R	C	Rule met.
A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. - Pedestrians		✓	The paving proposed within the Chandler Street verge adjoining the Club entry will be designed to the relevant standards as part of the detailed design phase.
R28	R	C	Not applicable.
A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. - Bicycles.			No public cycleway infrastructure is proposed.
<b>Pedestrian Underpass and Overpasses</b>			
C29	R	C	Not applicable.
The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed:			No pedestrian underpass is proposed.
a) wide enough to accommodate both pedestrian and cycle traffic			
b) straight and without recesses			
c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more			

Criteria	Response		
d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night			
C30 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians	R	C	Not applicable. No pedestrian overpass is proposed.
<b>Bus Interchange, Bus Stops and Taxi Ranks</b>			
C31 Locate bus stops and taxi ranks so that: a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) here are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc	R	C	Not applicable. No bus stops or taxi ranks are proposed.
C32 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	R	C	Not applicable. No bus stops or taxi ranks are proposed.
C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	R	C	Not applicable. No bus stops or taxi ranks are proposed.
C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	R	C	Not applicable. No bus stops or taxi ranks are proposed.

Criteria		Response	
<b>Automatic Teller Machines</b>			
C35	R	C	Not applicable. Not ATM is proposed.
Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.			
C36	R	C	Not applicable. Not ATM is proposed.
Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders			
C37	R	C	Not applicable. Not ATM is proposed.
Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users			
C38	R	C	Not applicable. Not ATM is proposed.
Use bollards, or other landscaping, to restrict the potential for vehicle incursions.			
<b>Local Waste Storage Facilities</b>			
C39	R	C	Criterion satisfied.
Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.		✓	The Club's existing waste storage facilities are located at the rear of the building adjacent to Edmondstone Place. These existing facilities will not be impacted as a result of the development proposed.
<b>Local Utility Facilities</b>			
C40	R	C	Criterion satisfied.
Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.		✓	As part of the proposed refurbishments of the Club entrance to Chandler Street, an existing water meter is proposed to be relocated to the south of the entrance. The relocated water meter will be within a secure cupboard for protection.  All other services associated with the existing Club will not be impacted as a result of the development proposed.

Criteria		Response	
<b>Delivery and Storage Facilities</b>			
C41		R	C
Ensure that:			✓
a) Delivery and storage areas are not isolated from the main building			
b) Secure storage areas are provided for shop owners			
Criterion satisfied.			
The Club's existing delivery and storage facilities are located to the rear of the building adjacent to Edmondstone Place. These facilities will not be impacted as a result of the development proposed.			
<b>Public Toilets</b>			
C42		R	C
Ensure that:			
a) Public toilets are located in obvious locations, but not in isolated areas of activity centres			
b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds			
c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.			
Not applicable.			
No public toilets are proposed as part of this development.			
<b>Public Telephones</b>			
C43		R	C
Public telephones are located in obvious locations, are well lit and well signposted, e.g. near bus stops or taxi ranks.			
Not applicable.			
No public telephones are proposed as part of this development.			

## 7.5 Water Sensitive Urban Design General Code

Refer to responses to the relevant sections of the Commercial Zones Development Code as presented at **Section 6** above.

## 7.6 Lease Variation General Code

This Code applies to the varying of Crown Leases. As detailed at **Section 1.3** above, this Application proposes to vary the consolidated Crown Lease for Blocks 8 and 9 (as per 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 and building design.

Part A of the Code applies to lease variations in the merit or impact track. Described below is the proposal's performance against the relevant rules and criteria of the Lease Variation General Code, effective 25 May 2017.

**Table 6:** Part A - Lease Variations in the Merit or Impact Track

Rule	Criteria	Design Response
<b>Element 1: Variation - General</b>		
<b>1.1 Varying Leases - General</b>		
There is no applicable rule.	<p>C1</p> <p>A lease is varied only where all of the following are achieved:</p> <ul style="list-style-type: none"> <li>i. The varied lease is consistent with the Territory Plan including all relevant codes</li> <li>ii. The land to which the lease applies is suitable for the development or use authorised by the varied lease</li> </ul>	<p>An assessment of the proposal against the provisions of the Territory Plan is provided in the Sections above. The proposal is considered to be consistent with the Territory Plan.</p>
<b>Element 2: Variations to Increase Rights</b>		
<b>2.1 Increasing Rights</b>		
There is no applicable rule.	<p>C2</p> <p>A right under a lease is increased only when all of the following are achieved and achieved:</p> <ul style="list-style-type: none"> <li>i. Sufficient car parking is provided on site or is available off site in accordance with the Parking and Vehicular Access General Code</li> <li>ii. Any increase in traffic flow is within the capacity of the surrounding road network</li> <li>iii. Adequate post occupancy waste management and disposal can be provided to the relevant Territory standard</li> <li>iv. No unreasonable increase in the level of noise for the occupants of dwellings on the block or on adjoining land</li> </ul>	<p>Not applicable.</p> <p>There will be no change to the Purpose Clause of the Leases or to the use of the sites as a result of the proposed variation.</p> <p>The stratum subdivision/consolidation of Blocks 8 and 9 and Block 13 are proposed to facilitate the development and operation of the carpark and does not constitute additional development rights or use on other Blocks.</p>

Rule	Criteria	Design Response
	<p>Note: examples of rights are the maximum gross floor area, the maximum floor area allocated to a particular use, building heights.</p>	
<b>Element 3: Variations to Add Uses - General</b>		
<b>3.1 Adding Uses Generally</b>		
<p>There is no applicable rule.</p>	<p>C3</p> <p>Ad additional use is authorised by a lease only when all of the following are achieved if the additional use is granted and achieved:</p> <ol style="list-style-type: none"> <li>i. Sufficient car parking is provided on site or is available off site in accordance with the Parking and Vehicular Access General Code</li> <li>ii. Any increase in traffic flow is within the capacity of the surrounding road network</li> <li>iii. Adequate post occupancy waste management and disposal can be provided to the relevant Territory standard</li> <li>iv. No unreasonable increase in level of noise for the occupants of dwellings on the block or on adjoining land</li> <li>v. No unreasonable risk to occupants of the block through any contamination of the block or on adjoining land</li> <li>vi. No unreasonable level of odour for the occupants of dwellings on the block or on adjoining land</li> <li>vii. No unreasonable level of light emission for the occupants of dwellings on the block or on adjoining land</li> </ol>	<p>Not applicable.</p> <p>There will be no change to the Purpose Clause of the Crown Leases or to the use of the sites. The proposed carpark is ancillary to the use of Block 13.</p>

Rule	Criteria	Design Response
<b>Element 4: Variations to Add Particular Uses</b>		
<b>4.1 Community and Recreational Facilities</b>		
There is no applicable rule.	C4 Community facilities or recreational facilities that are authorised by a lease comply with the Community and Recreational Facilities Location Guidelines General Code	Not applicable. There will be no change to the Purpose Clause of the Leases or to the use of the sites.
<b>4.3 Secondary residence</b>		
R6 A variation to a lease to authorise a secondary residence is approved only where the block affected by the lease is 500m <sup>2</sup> or larger	This is a mandatory requirement. There is no applicable criterion	Not applicable. The proposed variation to the Leases is not to add a secondary residence.
<b>Element 6: Variations to remove, relocate or change easements</b>		
<b>6.1 Removing relocating or changing easements</b>		
R8 A proposal to vary a lease to remove, relocate or change easements is consistent with both of the following: a) is supported by written endorsement from the relevant service provider b) is supported by drawings and information demonstrating that easements are not required or are provided elsewhere on the land.	This is a mandatory requirement. There is no applicable criterion.	Not applicable - the proposed easements are to be newly created and are not existing, to be altered, removed or changed.



# Canberra Labor Club - Belconnen

## New Carpark over Existing Club (3 Storey)

### DA Budget

October 2017

Component	Estimated Cost		
	GFA	\$/m <sup>2</sup>	\$
<b>NEW 3 LEVEL CAR PARK</b>			
- New Pad Footing	2	\$ 3,500	\$ 7,000
- Structural Steel Columns (23t)	Item		\$ 172,500
- Structural Steel Beams (249t)	Item		\$ 1,867,500
- Shear Studs to Beams	Item		\$ 25,000
- Fire Spray Structural Steel at Level 2	Item		\$ 125,000
- Level 2 Carpark (66 Spaces)	1,726	\$ 474	\$ 818,141
- Level 3 Carpark (66 Spaces)	1,726	\$ 474	\$ 818,141
- Level 4 Carpark (64 Spaces)	1,717	\$ 387	\$ 664,136
- Passenger Lifts (2 No.)	Item		\$ 300,000
- Passenger Lift Shaft, Pit Construction at Club Level	Item		\$ 250,000
- Boom Gates	Item		\$ 15,000
- Hoardings, Temporary Protection & Weatherproofing	Item		\$ 50,000
- On-Costs	Item		\$ 1,132,581
<b>PROJECT TOTAL</b>			<b>\$ 6,245,000</b>

#### On-Costs Include:

- Preliminaries & Supervision (13.5%)
- Design Fees (4.5%)
- Management Fee (3%)

#### Exclusions:

- GST

Property Concept & Management Pty Ltd  
Level 1, 113 London Circuit  
Canberra ACT 2601



Garry Eggleton (B.App.Sc.QS AAIQS)  
Director



1 December 2017

**Rhonda Myers**

Assistant Manager - DA Leasing  
Planning Delivery  
Environment Planning and Sustainable Development Directorate  
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Canberra ACT 2601

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**Response to Technical Check Failure Notice - DA201732800**

**Canberra Labor Club, Belconnen - Blocks 8, 9 & 13 Section 48 Belconnen**

Dear Rhonda,

I refer to your email dated Wednesday 22 November 2017, which requested that the following information be submitted:

- A Subdivision Plan, subject to further survey; and
- An Easement Plan showing the proposed easements with approximate dimensions.

An updated Draft Deposited Plan, prepared by Landdata Surveys is attached to this correspondence, which details the proposed stratum subdivision and all easements. Where relevant, approximate dimensions, bearings and block sizes have been included on the updated Plan.

It is important to note that the proposed stratum subdivision and easements are wholly defined by the proposed car parking structure and previously approved building footprint/envelope (refer to DA201630289). The exception is the easement for light, air and fire separation at levels 5 and above. The extent of the proposed subdivision and easements would be confirmed as part of a final survey subsequent to the construction of the car parking structure and adjoining building.

A copy of the Survey Certificate prepared by Landdata Surveys is also attached to this correspondence. The Certificate provides further details in relation to the block dimensions, bearings and block sizes.

In relation to your comments regarding the Floor Plans, we advise that a note is included, which clearly states that access to the proposed car park will be via the building approved under DA201630289. The Statement Against Criteria also provides details regarding the proposed access arrangement.

We trust that the documentation submitted will enable the Application to proceed to the assessment phase. However, should you need anything further, please do not hesitate to contact me directly.

Yours Sincerely,



**Elizabeth Slapp**

Associate Director - Senior Town Planner

**Attachments**

1. Updated Draft Deposited Plan
2. Survey Certificate

15 August 2017

**Richard Ash**  
Bloc (ACT)  
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**RE: Block 10 Section 48 Belconnen – North Car Park Lighting Design**

Dear Richard,

We confirm that the north car park and new public entry lighting for the new development at Block 10 Section 48 Belconnen will be designed in accordance with the relevant standards including but not limited to:

- + ACT Crime Prevention & Urban Design resource manual
- + AS/NZS1158.0 - Part 0: Introduction
- + AS/NZS1158.2 - Part 2: Computer procedures for the calculation of light technical parameters for Category V and Category P lighting
- + AS/NZS1158.3.1 - Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements
- + AS/NZS1158.6 - Part 6: Luminaires
- + AS/NZS1680.0 – Part 0: Safe movement.
- + AS/NZS1680.1 - Part 1: General principles and recommendations
- + AS/NZS1680.2.1 - Part 2.1: Specific applications— Circulation spaces and other general areas
- + AS/NZS1680.3 - Part 3: Measurement, calculation and presentation of photometric data
- + AS/NZS1680.4 – Part 4: Maintenance of electric lighting system
- + AS4282 - Control of the obtrusive effects of outdoor lighting
- + Building Code of Australia Volume One: Section J6 – Artificial Lighting and Power
- + Planning ACT/EPSSD guidelines

Yours sincerely



**Simon Green**

Senior Electrical Engineer

# **BELCONNEN SECTION 48 BLOCK 13 CANBERRA LABOR CLUB – BELCONNEN HOTEL NORTHERN CARPARK DEVELOPMENT APPLICATION TRAFFIC IMPACT AND PARKING ASSESSMENT REPORT**

## **1.0 PURPOSE**

The purpose of this report is to provide information relating to traffic and parking for consideration in the assessment of the proposed Belconnen Hotel Northern Carpark development on Block 13 Section 48 Belconnen (hereinafter referred to as 'the site'). The site is located in the Belconnen Town Centre and is classified as CZ2 Business Zone and currently is developed with a building currently occupied by the Canberra Labor Club.

This assessment takes into account the known proposed developments on Blocks 8 & 9 Section 48 (Belconnen Hotel), Block 2 Section 200 Mixed Use Development (Geocon Republic Development) and Belconnen Section 45 Block 12 Child Care Centre (40 Cameron Avenue).

## **2.0 PROPOSED DEVELOPMENT**

The proposed development is for the construction of a 197 space car park which will be constructed in three levels above the existing Labor Club Building on Block 13 Section 48 Belconnen.

This assessment takes into consideration the proposed approved 90 bed hotel with serviced apartments to be operated by an external operator with restaurants (3 tenancies of total GFA circa 660 m<sup>2</sup>) at ground level and commercial offices (2 levels on upper floors of the building of total GFA circa 2,000 m<sup>2</sup>). The Belconnen Hotel development includes podium car parking on four levels with a total of 117 car spaces.

Access to the car parking for both the Belconnen Hotel and the additional parking over Block 13 will be from Edmondstone Place and the loading dock / waste storage area for the Belconnen Hotel will share the access driveway from Edmondstone Place.

The adjoining block which shares frontage to Edmondstone Place (Block 2 Section 200 Belconnen) is proposed for mixed use development and this may have access to a public car park (300 spaces capacity) directly from Edmondstone Place (and also possibly with an alternative access from Eastern Valley Way).

It is understood that the resolution of access to basement carparking on Section 200 is subject to continuing discussions between the developer and TCCS/EPDS.

Additional traffic flows along Edmondstone Place have not yet been confirmed in an updated Traffic Impact Assessment which reflects amended designs and agreements with TCCS with respect to car park basement access arrangements.

### **3.0 CURRENT ARRANGEMENTS IN EDMONDSTONE PLACE**

#### **3.1 Existing Developments**

The existing developments which adjoin Edmondstone Place (access street) are the Labor Club site along the western edge (Blocks 8, 9 & 13 Section 48) and an existing surface car park along the eastern edge (Block 2 Section 200 – which is proposed for mixed use development).

The Club site has been operating with its servicing and vehicular access and main entry to the Club building from Edmondstone Place for over 30 years (as vehicular access is not permitted from either of the Minor Collector Streets Chandler Street and Cameron Avenue).

The surface car park contains 362 car spaces (including four disabled parking spaces) and 12 motorcycle spaces and has access from both Edmondstone Place and from Cameron Avenue.

It is noted that the proposed development on the car park site (Section 200) will replace 300 public car parking spaces as part of the development and access will be from both Edmondstone Place and from Eastern Valley Way.

### 3.2 Existing Traffic and Parking Arrangements

The existing traffic arrangements within Edmondstone Place include car park access and provision for all servicing and deliveries for the Club site.

There is a turnaround area at the northern end for pick up and set down of patrons at the main entry (and only accessible entrance) to the Club building. The servicing includes all primary servicing for the Club including waste collections, parking for tradesmen, access to utilities, etc and acceptance of all deliveries to the Club.

Recent observations have indicated that all of these servicing activities require service and waste vehicles to either perform reverse manoeuvres or temporarily park along Edmondstone Place (as an on-street loading zone or service area).

There are two entry points to the surface car park from Edmondstone Place, one from the northern end and one from approximately 50 metres north from Cameron Avenue. The other entrance (from Cameron Avenue) is located approximately 50 metres east from Edmondstone Place.

Studies undertaken by Environment and Planning Directorate have found that the average (or typical) demand for the car park is 300 parking spaces (and this is confirmed by recent observations undertaken during weekday business hours). A high proportion of parked vehicles observed to be parked out of business hours is believed to be dominated by Club patrons who have been observed to walk from the parked vehicle across Edmondstone Place to the main Club entry on arrival (and return on departure).

Observations of vehicle movements within Edmondstone Place indicate that the majority of movements occur outside of commuter peak periods (with less than 110 vph during the am peak and 140 vph during the pm peak period). It is expected that there will be little change in these vehicle movement patterns following the completion of the development on Block 2 Section 200 although the distribution will depend on access.

#### **4.0 TRAFFIC GENERATION**

The traffic generation from the proposed Belconnen Hotel – Northern Carpark development has been estimated on the basis of observed patterns of occupancy by patrons of the Labor Club as they are envisaged to be the primary users of the car parking to be constructed as part of the proposed development.

Levels 2 and 3 will each have 67 car parking spaces with Level 4 comprising 63 spaces. The car parking spaces are proposed to be secured and reserved for club members only (including their guests and visitors) with access permitted by club membership only. There is an access boom gate located at Level 1 of the Belconnen Hotel car park, which will secure the access to club members only.

The provision of 197 car parking spaces is expected to be occupied at a relatively low level during the early morning (ie entering vehicles during the AM commuter peak period) and occupancy of 20% by 9.00am would be expected to generate the order of 40 vehicles per hour entering during the AM commuter peak period. The higher occupancy of 60% by 6.00pm would be expected to generate the order of 40 vehicles per hour leaving and 120 vehicles per hour entering the car park during the PM commuter peak period.

It should be noted that the majority of these vehicle movements will already be observed to enter and leave the adjacent car park (located on Block 2 Section 200) during the AM and PM commuter peak periods. These vehicle movements are currently divided between the three entrances to the Block 2 Section 200 car park (ie two on Edmondstone Place and one on Cameron Avenue).

It is anticipated that 40% of vehicle movements associated with the existing surface car park are currently through the Cameron Avenue access and that these will be transferred to either the Edmondstone Place or Eastern Valley Way access to the proposed new carparking.

This would be expected to result in additional vehicle movements in Edmondstone Place of 12 vph entering during the AM peak and 12 vph leaving and 50 vph entering the carpark during the PM commuter peak period.

Consideration has been given to the direction of flow of vehicles during the peak periods and the following is a summary of the traffic movements expected to result from the proposed development. It should be noted that these vehicle movements are in fact a redistribution of current vehicle movements (to and from the surface car park on Block 2 Section 200) rather than additional vehicle trips.

**Table 4.1 Traffic Distribution – Proposed Carpark Development (to Edmondstone Place Access to Northern Carpark)**

Land Use	AM PEAK (vph)		PM PEAK (vph)		DAILY
Direction	IN	OUT	IN	OUT	
CARPARK	40	0	120	40	800

The Intersection of Edmondstone Place / Cameron Avenue is affected by traffic entering / exiting the town centre from Aikman Drive and Eastern Valley Way during the commuter peak periods.

Observations of traffic conditions during peak periods indicates that although volumes are high, the westbound vehicles are platooned by the traffic signals and this has the effect of creating gaps in the traffic flow and these allow turning movements (into Edmondstone Place and various car parks) along Cameron Avenue between Eastern Valley Way and Chandler Street.

## **5.0 DISTRIBUTION OF TRAFFIC TO THE ROAD NETWORK**

The current vehicle movements within Edmondstone Place will be expected to remain essentially the same in the future, except that the proposed single entry to the 300 car public car park will be located between the existing entry points to the surface car park (towards the northern end of Edmondstone Place) and along Eastern Valley Way.

The new vehicular entry to the approved development (car spaces and loading dock for the Belconnen Hotel) will be located along the Edmondstone Place frontage to Block 9 approximately 10 metres from the tangent point of the intersection with Cameron Avenue. The Belconnen Hotel Northern Carpark will also use the same entry from Edmondstone Place.

The location of this access will allow sufficient length for storage of three vehicles waiting in Edmondstone Place to enter Cameron Avenue and at an average rate of exiting vehicles of less than 1 vehicle per minute during commuter peak periods, it is considered that the absorption capacity of Cameron Avenue will be in excess of the arrival rate during each full cycle of the traffic signals at Eastern Valley Way.

The entering and exiting vehicles are expected to continue to be distributed 60% from / to the east and 40% from / to the west and this is expected to result in distribution of traffic movements as shown below.

**Table 5.1 Distribution of Traffic Edmondstone PI / Cameron Ave**

	AM PEAK vph		PM PEAK vph	
	IN	OUT	IN	OUT
Left turn into Edmonstone PI	16	0	48	0
Right turn into Edmonstone PI	24	0	72	0
Left turn into Cameron Avenue	0	8	0	24
Right turn into Cameron Avenue	0	4	0	16

It is considered that the additional traffic volumes expected to be generated as a result of the proposed development and any changes to the public carpark access arrangements will be accommodated on the road network and operational level of service at intersections will remain at satisfactory levels.

## **6.0 FUTURE DEVELOPMENT ADJOINING EDMONSTONE PLACE**

### **6.1 Future Development on Block 2 Section 200**

The documents supporting the sale of Section 200 provided for a mixed use precinct of residential units (options between 575 and 940 apartments) and retail/community land use (2,900 m<sup>2</sup> GFA).

The Deed of Agreement for the sale includes provision for the widening of Edmondstone Place (to 20 metres and including on street car parking and landscaping), provision of 300 car parking spaces for use by the public 24/7, provision of a path connection from Edmondstone Place to the Bus Interchange and provision of vehicular access to Section 200 from Cameron Avenue and the northern end of Edmondstone Place only.

The Special Project Conditions (Annexure 2 to the Deed of Agreement – references to *Clauses A2* in italics apply to this document) identify temporary and replacement car parking (*Clause A2.1.9 Car Parking*), road and intersection improvements (*Clause A2.1.10 Road and Street Network Design*), and landscape enhancements (*Clause A2.2.4 Landscape Specific Project Requirements*).

*Clause A2.3.3 Off-site Works* lists the off-site works which have been identified as being the responsibility of the developer, however there are no specific requirements for the enhancement of specific traffic infrastructure beyond upgrading and widening of Edmondstone Place (detailed in *Clause A2.1.10.1 Edmondstone Place*) and unspecified upgrading of the intersection of Edmondstone Place and Cameron Avenue and the access location from Cameron Avenue (listed in *Clause A2.1.10.2 Intersection works by the Developer*).

It is however noted that *Clause A2.1.6 Studies and Investigations* sets out a requirement for the developer to prepare and submit for approval a “*Traffic, Access, Intersections and Parking Impact Assessment including local area traffic to TAMS satisfaction.*” although there is no explicit statement that the findings of the assessment may be expected to identify additional intersection or road network enhancements that may be required to mitigate against adverse traffic safety or deterioration in Level of Service for road users.

*Clause A2.1.5 Background Documents* includes a reference to a document titled “Belconnen Section 48 Traffic Impact Assessment – RDGossip Pty Ltd – 27 October 2014” hereinafter referred to as “the RDG TIA” in this statement.

The RDG TIA considered three development scenarios for a range of numbers of residential dwelling units (940, 745 and 575 apartments) and each with 2,900 m<sup>2</sup> GFA retail/community land use. This statement will provide a commentary on the RDG TIA with respect to consideration of Edmondstone Place and analysis of future operating conditions which are expected to result from the proposed scale of development on Block 2 Section 200.

## 6.2 Potential Development on the Club site

The Club has been operating at the Belconnen venue for more than 35 years and the Club site is not fully utilised (Blocks 8 & 9 in particular are the subject of an approved development of a hotel and commercial offices addressed in my previous TIPA report dated 14 September 2016 ns Supplementary Statement – Amended Design) at this time and when considered in the context of the Belconnen Town Centre Draft Master Plan, the site has a significant development potential for enhancement of Club facilities and for development to accommodate alternative uses such as residential apartments.

It will be necessary for any changes within Edmondstone Place to consider the potential for additional development on the Club site so as to avoid any conflict or constraint to such development and to ensure that future traffic and servicing operations and pedestrian safety in Edmondstone Place will not be compromised.

## **7.0 TRAFFIC ISSUES ARISING FROM INCREASED TRAFFIC**

### 7.1 Current Traffic Conditions

The current traffic volumes using Cameron Avenue in the vicinity of the site have been estimated through review of the RDG report and the AECOM S200 TIA report and a review of SCATS Traffic Signal detector counts for TCS 199 (intersection of Cameron Avenue / Eastern Valley Way / Aikman Drive) for March 2017 (SCATS counts). It is noted that the RDG TIA report used traffic volume data which was collected in September 2014 and the reported traffic volumes were significantly higher than those of the SCATS counts. The AECOM S200 report adopted traffic volume data which was much closer to the current SCATS detector count data.

As the most recent comprehensive Traffic Impact Assessment for Cameron Avenue was the report prepared by AECOM (titled Section 200 Belconnen Traffic Impact Assessment) which was also supported by microsimulation modelling by GTA Consultants in December 2016, this has been relied upon for analysis of current and future traffic conditions at intersections in the vicinity of the site.

The GTA reports (Proposed Mixed Use Development Section 200 Belconnen Microsimulation Modelling report and Modelling Calibration and Validation Report) have been reviewed and validated against the current SCATS traffic signal detector count data.

The estimated current traffic volumes along Cameron Avenue in the vicinity of the site between Eastern Valley Way and Chandler Street are as shown in Table 1 below.

**Table 7.1 2017 Traffic Volumes along Cameron Avenue**

DIRECTION	AM PEAK	PM PEAK	DAILY
Eastbound	140 vph	380 vph	3400 vpd
Westbound	360 vph	260 vph	3400 vpd
Two Way	500 vph	640 vph	6800 vpd

The current intersection performance has been assessed by AECOM (Table 2 Existing Intersection Performance in the AECOM S200 TIA report) and a summary of key intersection performance is in Table 7.2.

**Table 7.2 Existing Intersection Performance (from AECOM)**

Intersection	Peak	DoS	Delay	Queue	LoS
Eastern Valley Way / Aikman Drive / Cameron Avenue	AM	0.77	34	179	C
	PM	0.57	36	74	C
Cameron Avenue / Chandler Street	AM	0.47	6	24	A
	PM	0.31	6	11	A
Eastern Valley Way / College Street	AM	0.88	37	85	C
	PM	0.81	36	114	C
Benjamin Way / Cameron Avenue	AM	0.41	37	62	C
	PM	0.88	32	109	C

DoS denotes Degree of Saturation

Delay denotes Average Delay in seconds

Queue denotes 95<sup>th</sup> percentile queue length in metres

LoS denotes Level of Service based on delay in seconds / vehicle

## 7.2 Traffic Generation from Belconnen Hotel – Northern Carpark

The proposed Northern Carpark is not expected to generate additional vehicle movements but rather is expected to redistribute current traffic movements from the surface carpark to the new Northern Carpark (reserved for Labor Club members their guests and visitors).

The traffic re-distribution that has been estimated to result from the proposed 197 car parking space Belconnen Hotel – Northern Carpark is as shown in Table 3 below.

**Table 7.3 Peak Period Traffic Re-Distribution from Northern Carpark and S200 Adjustments to Access (in Edmondstone Place)**

Land Use	AM PEAK vph		PM PEAK vph	
	IN	OUT	IN	OUT
CARPARK	40	0	120	40

It is anticipated that the above traffic will be distributed along both Cameron Avenue and Chandler Street in approximately 60%/40% proportions and that 40% of all traffic will actually travel along both streets in the vicinity of the site.

These patterns and volumes are similar to the current travel patterns and are not expected to impact on the road network (noting that the proposed development is a private car park which does not include any net generator of additional trips).

## 7.3 Traffic Impacts from Proposed Northern Carpark

The traffic impacts which are expected to result from the proposed Belconnen Hotel Northern Carpark will be minimal as there is expected to be no net increase in traffic movements as a direct result of the development.

Rather the impacts will be limited to redistribution of existing vehicle movements along Edmondstone Place (and to/from the existing surface car park on Block 2 Section 200 which is to be displaced by the proposed S200 development which is referred to as REPUBLIC).

## **8.0 PARKING REQUIREMENTS**

The parking requirement under the Parking and Vehicular Access General Code (Schedule 2) for a car park in CZ2 land use zone is 1 space / peak shift employee. As there will be no staff employed for car park management there will be no requirement to accommodate employees.

## **9.0 QUEUING AT CARPARK ENTRANCE**

The construction of 117 car spaces for the Belconnen Hotel (on Blocks 7 & 8) and 197 car spaces for the Northern Carpark designed to share the single access from Edmondstone Place has been assessed with respect to car park queuing at the entrance. The control point for entry to the car parking will be in the first level of the building and there will be in excess of 60 metres from the block boundary to the control point.

The hotel carpark (capacity 117 cars) will have a separate boom gate control and Table 3.3 of AS2890.1 will require a provision for queuing of 3 vehicles in advance of the boom gate control. The northern carpark (capacity 197 cars) will have a separate boom gate control and Table 3.3 of AS2890.1 will require provision for queuing of 6 vehicles in advance of the boom gate control.

The peak arrival pattern expected for the hotel car park will generally be for the highest rate of arrivals of hotel guests to be during the late afternoon or evening where a maximum of 50% of the capacity would be expected to arrive in an hour. This would represent a peak arrival of the order of 60 vehicles per hour for the Hotel with a ticket and boom gate capacity of 300 vehicles per hour (reference Appendix D of AS2890.1). This would require a queue capacity of two car lengths.

The arrival pattern for the Hotel Carpark would be expected to include the arrival of operational staff of the hotel (63 spaces) during the morning period 7.00am to 9.00am, however this rate of arrival (50 vehicles per hour for the operational staff in the morning) would not be expected to result in any queuing beyond a maximum of two vehicles resulting from platooned arrivals at the security control point to the Hotel Carpark.

The peak arrival for the Northern Carpark would be expected to be for Club Members and their guests (134 spaces) to arrive during the late afternoon / early evening. This would represent a peak arrival rate of the order of 60 to 75 vehicles per hour for Club Members during the evening. This would require a queue length of three car lengths for a ticket and boom gate capacity of 300 vehicles per hour (reference Appendix D of AS2890.1)

I am satisfied that the length available for queuing in advance of the access control points (60 metres) is in excess of the theoretical requirement of 6 car lengths (calculated from Table 3.3 for the combined capacity of the carpark through a single control point) or 5 car lengths calculated from the cumulative queue length for two separate car park entrances served from the same driveway access from Edmondstone Place.

## **10.0 CONCLUSIONS AND RECOMMENDATIONS**

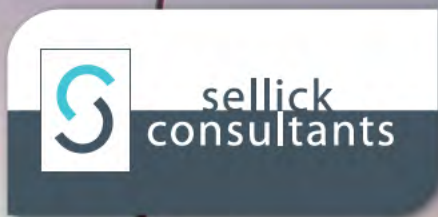
I have reviewed the proposed development on Block 13 Section 48 Belconnen and I am satisfied that the development of the Northern Carpark will provide parking in excess of the minimum requirements of PVAGC and that there are no off site works required to mitigate against any impacts of the additional traffic expected to be generated by the proposed development.

I recommend that the development be approved with respect to traffic and parking aspects of the proposal.

Graeme Shoobridge

28 September 2017

**GRAEME SHOBRIDGE ADVISORY SERVICES**



# SELICK CONSULTANTS PTY LTD WATER SENSITIVE URBAN DESIGN REPORT



Job Title: ..... Block 13 Section 48 Belconnen

Job Location: ..... Belconnen

Client: ..... Bloc Pty Ltd

Reference #: ..... 160810



## Project Details

For the Attention of:

Richard Ash

### **Bloc Pty Ltd**

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Project No:

160810

Sellick Consultants Reference:

Email Dated 25<sup>th</sup> August 2017

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Revision	Issue	Prepared By	Approved By	Date
A	Development Application	Paul Williams	Andrew Easey	25/8/2017



**sellick  
consultants**

*Est. 1965*

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**CONTENTS**

1.0	INTRODUCTION.....	1
2.0	WATER SENSITIVE URBAN DESIGN LEGISLATION .....	2
3.0	PROPOSED STORMWATER & WATER SENSITIVE URBAN DESIGN TREATMENTS .....	3
4.0	CONCLUSION.....	4

structural civil hydraulic engineers



## 1.0 INTRODUCTION

Sellick Consultants Pty Ltd on behalf of Bloc Pty Ltd has prepared this Water Sensitive Urban Design Statement for a proposed multi-storey carpark being constructed over the existing Canberra Labor Club on Block 13 Section 48 Belconnen.

This report outlines the following:

- The legislative requirements as they relate to Water Sensitive Urban Design (WSUD) that are applicable to the development in accordance with the ACT Territory Plan 2008;
- The proposed methods of complying with WSUD legislation.

## 2.0 WATER SENSITIVE URBAN DESIGN LEGISLATION

The site is classified as a CZ2 Business Zone under the Territory Plan 2008.

The following rules under the *Commercial Zones Development Code* are applicable to the proposed development in regards to Water Sensitive Urban Design:

### R24

*This rule applies to sites 5000m<sup>2</sup> or larger. The average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls.*

*Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.*

### R25

*This rule applies to sites 2000m<sup>2</sup> or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak runoff does not exceed pre-development levels.*

*Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.*

### R26

*This rule applies to sites 2,000m<sup>2</sup> or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m<sup>2</sup> of impervious area, and its release over a period of 1 to 3 days b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days.*

*Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.*

### R27

*Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area*

### 3.0 PROPOSED STORMWATER & WATER SENSITIVE URBAN DESIGN TREATMENTS

The proposed works is the construction of a multi-storey carpark above the existing Canberra Labor Club. The carpark area of approximately 1,850m<sup>2</sup> will generally be contained within the existing roof area of the club. Subsequently, the Water Sensitive Urban Design Rules (refer to Section 2) are addressed as follows:

- R24** - The site is less than 5000m<sup>2</sup> subsequently this rule is not applicable;
- R25** – The site is less than 2000m<sup>2</sup> subsequently this rule is not applicable;
- R26** – The site is less than 2000m<sup>2</sup> subsequently this rule is not applicable;
- R27** – The site is a carpark and subsequently does not contain any water fixtures.

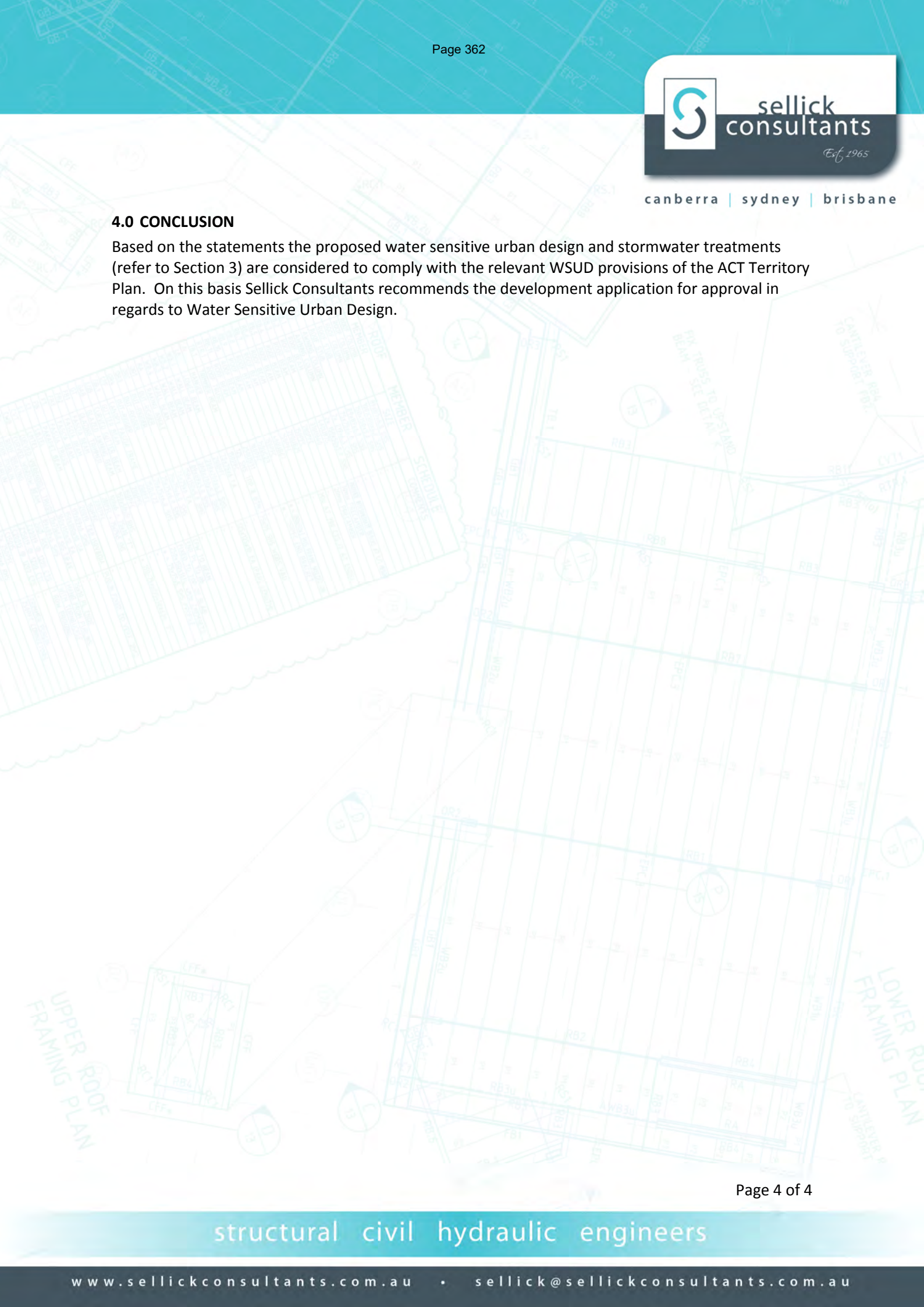
Please note that for the purpose of the assessment the site is the carpark area only. This is consistent with Territory Plans' definition of the area being used for a 'single undertaking or operation'.

Furthermore, it is noted that the proposed development will cover the existing Labor Club's impermeable roof. Subsequently the proposed carpark is unlikely to impact on the quantity or quality of the existing runoff from the development.



#### 4.0 CONCLUSION

Based on the statements the proposed water sensitive urban design and stormwater treatments (refer to Section 3) are considered to comply with the relevant WSUD provisions of the ACT Territory Plan. On this basis Sellick Consultants recommends the development application for approval in regards to Water Sensitive Urban Design.



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Canberra ACT 2600

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10 October 2017

The Director  
Environment, Planning and Sustainable Development Directorate  
Dame Pattie Menzies House  
16 Challis Street  
Dickson ACT 2602

### PUBLIC NOTIFICATION

Dear Sir/Madam

#### Block 13 Section 48, Belconnen

#### INSTRUCTIONS

We refer to instructions to complete a valuation assessment for Lease Variation purposes for the abovementioned property.

This valuation report is assessed in accordance with the requirements of Section 276 and 277 of the Planning and Development Act 2007.

#### VALUATION ASSESSMENT

In accordance with Section 276 and 277 of the Planning and Development Act 2007, we assess the 'Before' and 'After' values as follows:

'After' Value (V1)	\$	1,580,000
'Before' Value (V2)	\$	1,580,000

Yours sincerely,

Matthew Curtis, Director  
FAPI, Certified Practising Valuer



6 October 2017

The Director  
Environment, Planning and Sustainable Development Directorate  
Dame Pattie Menzies House  
16 Challis Street  
Dickson ACT 2602

### PUBLIC NOTIFICATION

Dear Sir/Madam

#### Blocks 8 & 9 Section 48, Belconnen

#### INSTRUCTIONS

We refer to instructions to complete a valuation assessment for Lease Variation purposes for the abovementioned property.

This valuation report is assessed in accordance with the requirements of Section 276 and 277 of the Planning and Development Act 2007.

#### VALUATION ASSESSMENT

In accordance with Section 276 and 277 of the Planning and Development Act 2007, we assess the 'Before' and 'After' values as follows:

'After' Value (V1)	\$	2,700,000
'Before' Value (V2)	\$	2,700,000

Yours sincerely,

Matthew Curtis, Director  
FAPI, Certified Practising Valuer

12 December 2017

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

THE RESIDENT  
90/41 CHANDLER STREET  
BELCONNEN ACT 2616

**Dear Property Owner**

The following Development Application in relation to CHANDLER STREET AND CAMERON AVENUE has been lodged with the Planning and Land Authority for consideration.

**Development Application 201732800:**

**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.**

**Location: Block: 8,9,13 Section: 48 Suburb: BELCONNEN  
CHANDLER STREET AND CAMERON AVENUE**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment, Planning and Sustainable Development Directorate  
Customer Service Centre  
Dame Pattie Menzies House  
Ground Floor (right hand building)  
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website  
<http://www.act.gov.au/developmentapplications>

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

The public notification period will commence on **18 December 2017**

Representations must be received by the Authority by close of business **17 January 2018**.

Representations can be submitted in the following ways:

**Online:**

[www.act.gov.au/DAREpresentation](http://www.act.gov.au/DAREpresentation)

**Post:**

Customer Service  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
DICKSON ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Yours faithfully

Customer Services  
Environment, Planning and Sustainable Development Directorate

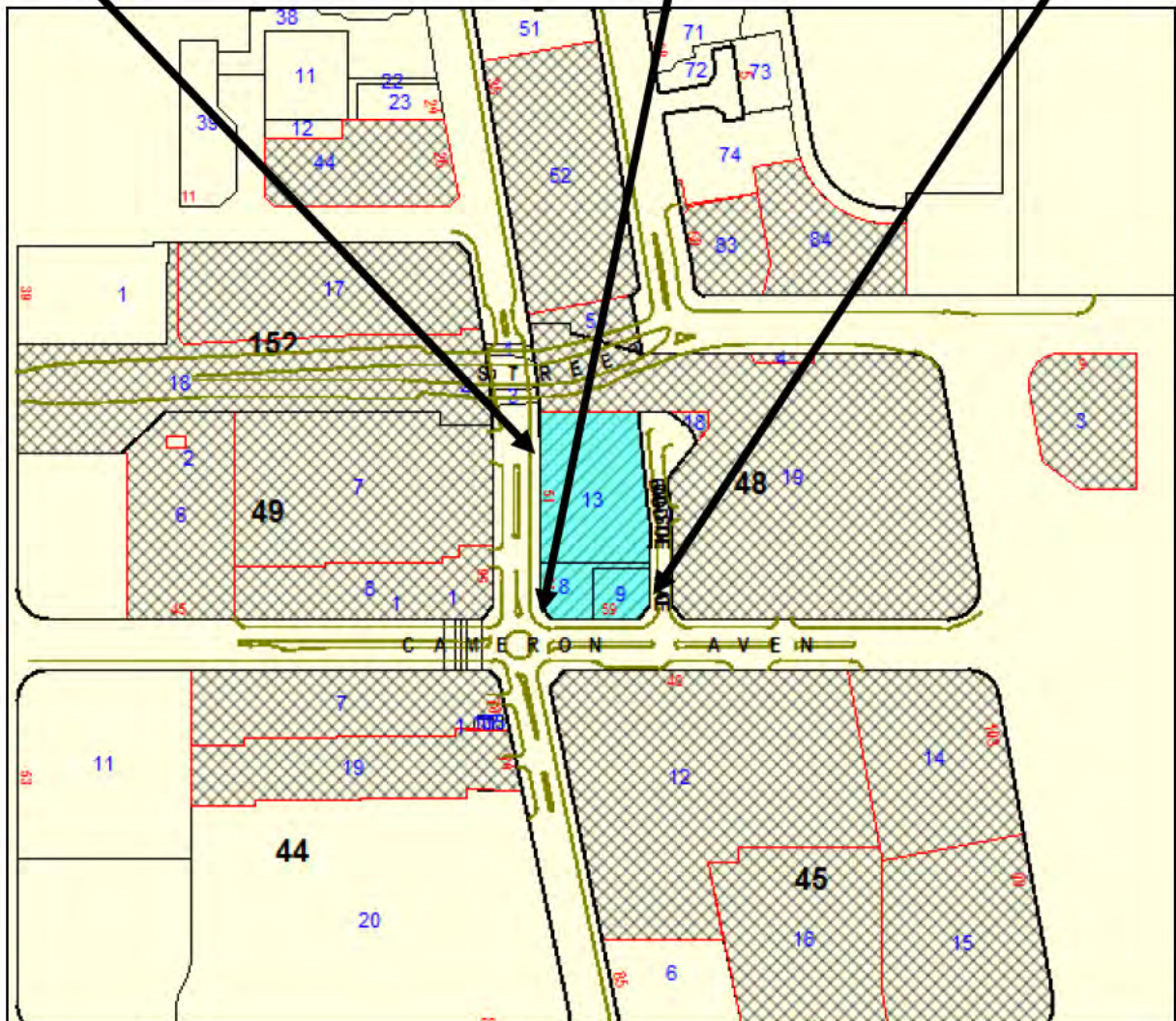
### 3 STANDARD SIGNS FOR FRIDAY 15<sup>TH</sup> DECEMBER

BELCONNEN  
Blocks 8,9,13 Section 48

18 December 2017 to 17 January 2018

Development Application  
201732800

CNR CHANDLER STREET & CAMERON AVE



0 40 80 120 160



metres

Name,Address1,Address2,Address3,Address4

Westpac Banking Corporation,GPO Box 3076,Canberra ACT 2601,

LIMITED CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED,PO BOX 167,BELCONNEN 2616,

Canberra Town Planning Pty Ltd,ELIZABETH SLAPP,2/20 CHALLIS STREET,DICKSON ACT 2602

The Resident,9 EMU BANK,BELCONNEN ACT 2617,

The Resident,26 CHANDLER STREET,BELCONNEN ACT 2617,

The Resident,35 CHANDLER STREET,BELCONNEN ACT 2617,

The Resident,50 EMU BANK,BELCONNEN ACT 2617,

The Resident,45 CAMERON AVENUE,BELCONNEN ACT 2617,

The Resident,99 EASTERN VALLEY WAY,BELCONNEN ACT 2617,

The Resident,103 EASTERN VALLEY WAY,BELCONNEN ACT 2617,

The Resident,74 CHANDLER STREET,BELCONNEN ACT 2617,

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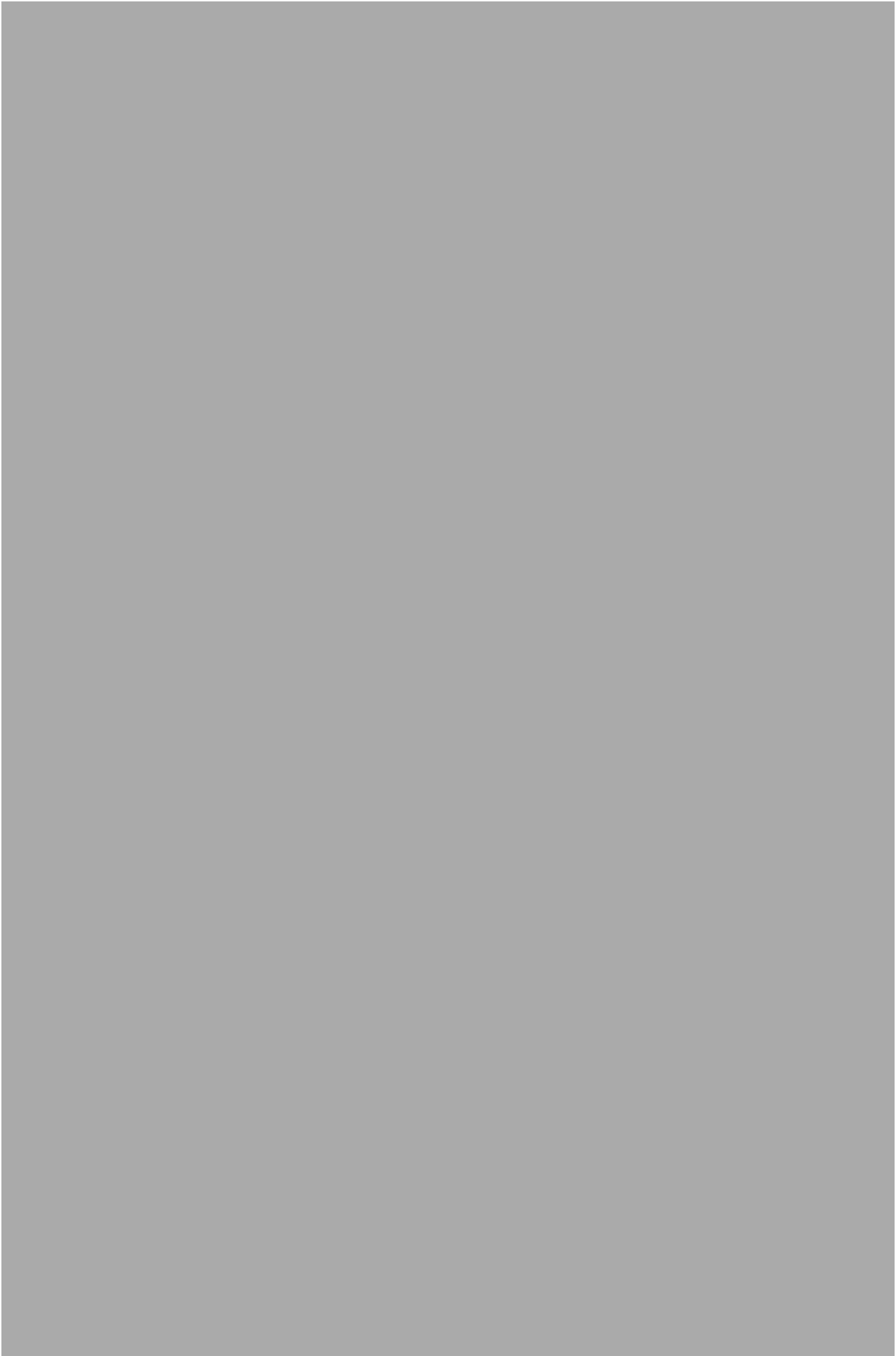


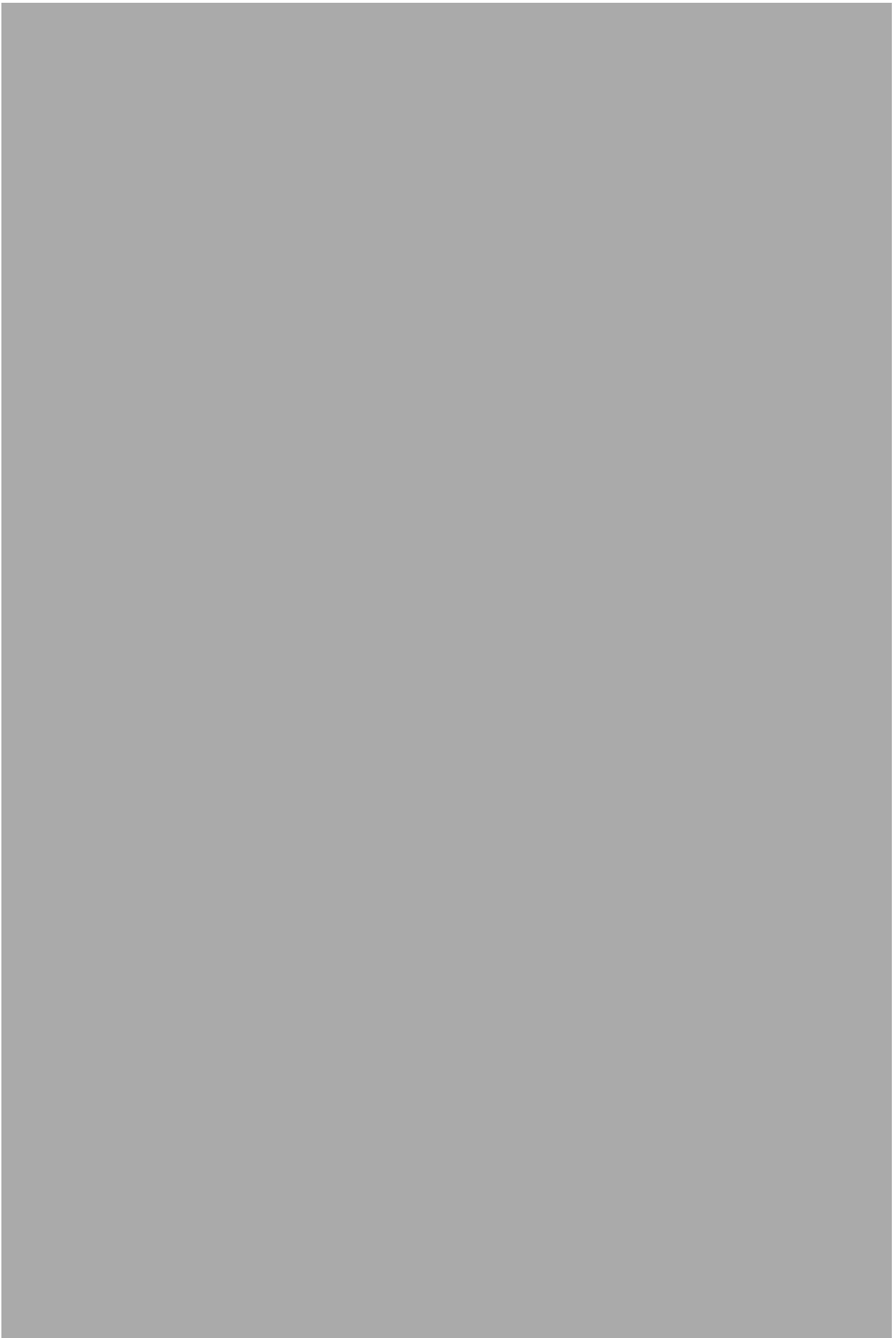
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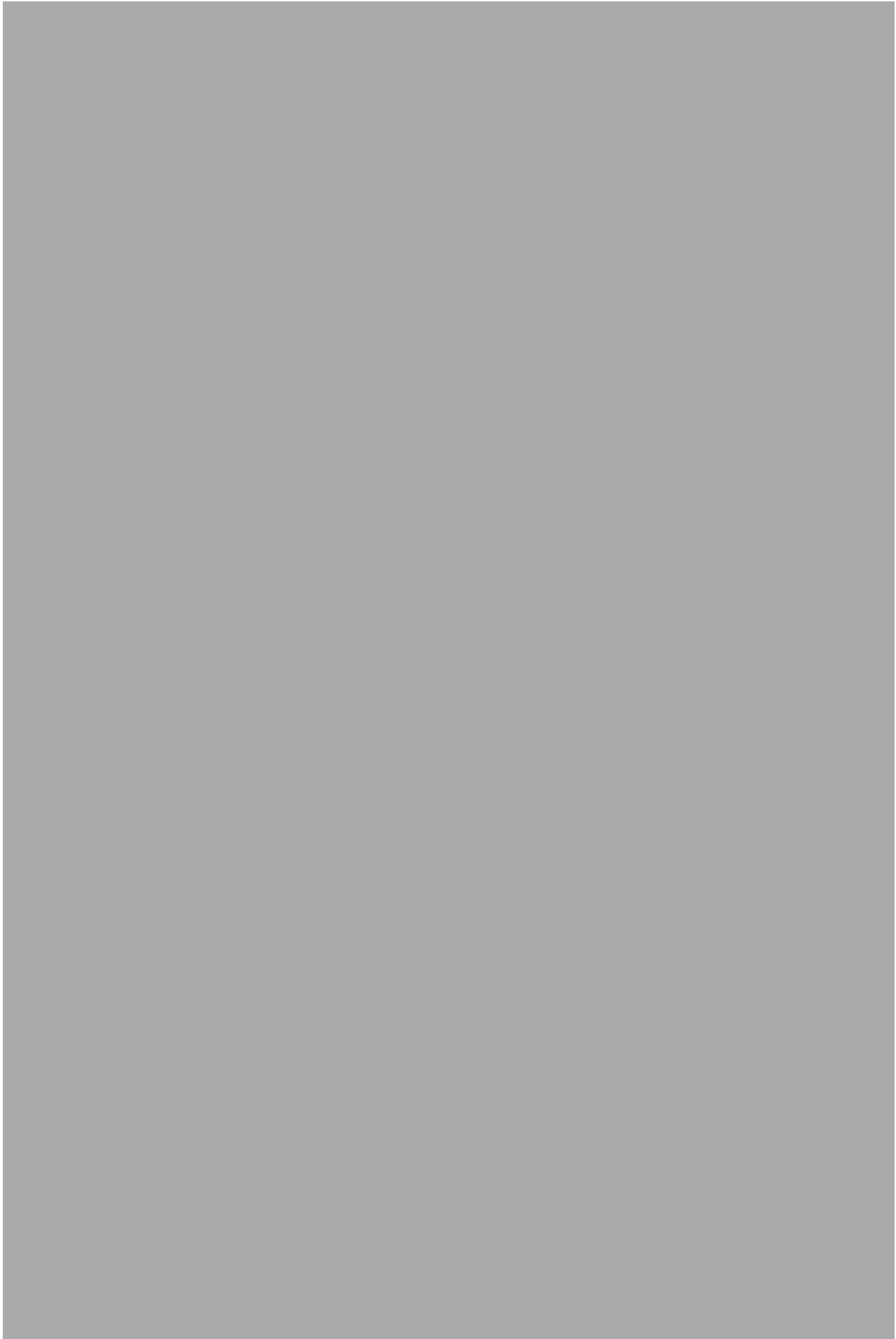
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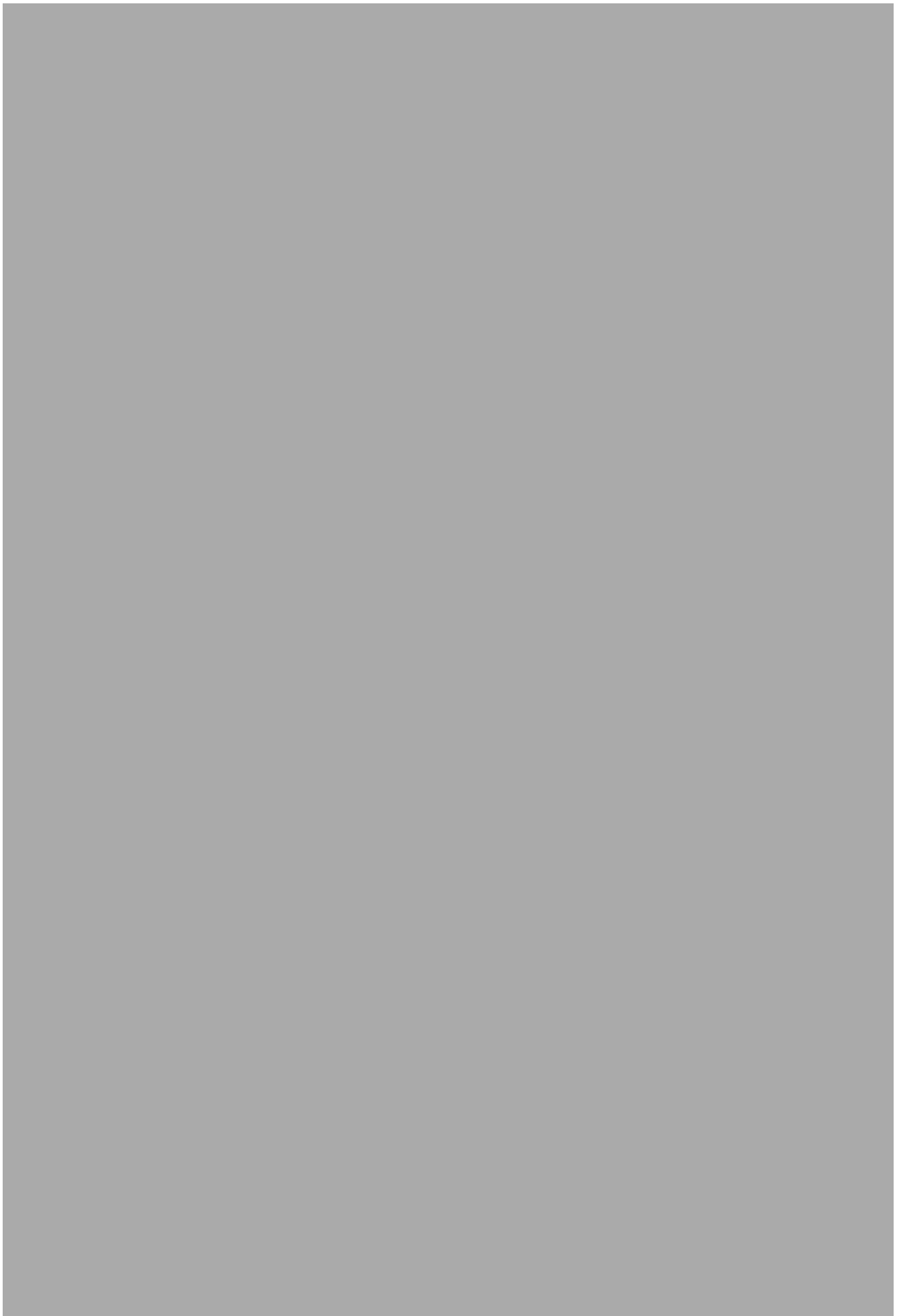
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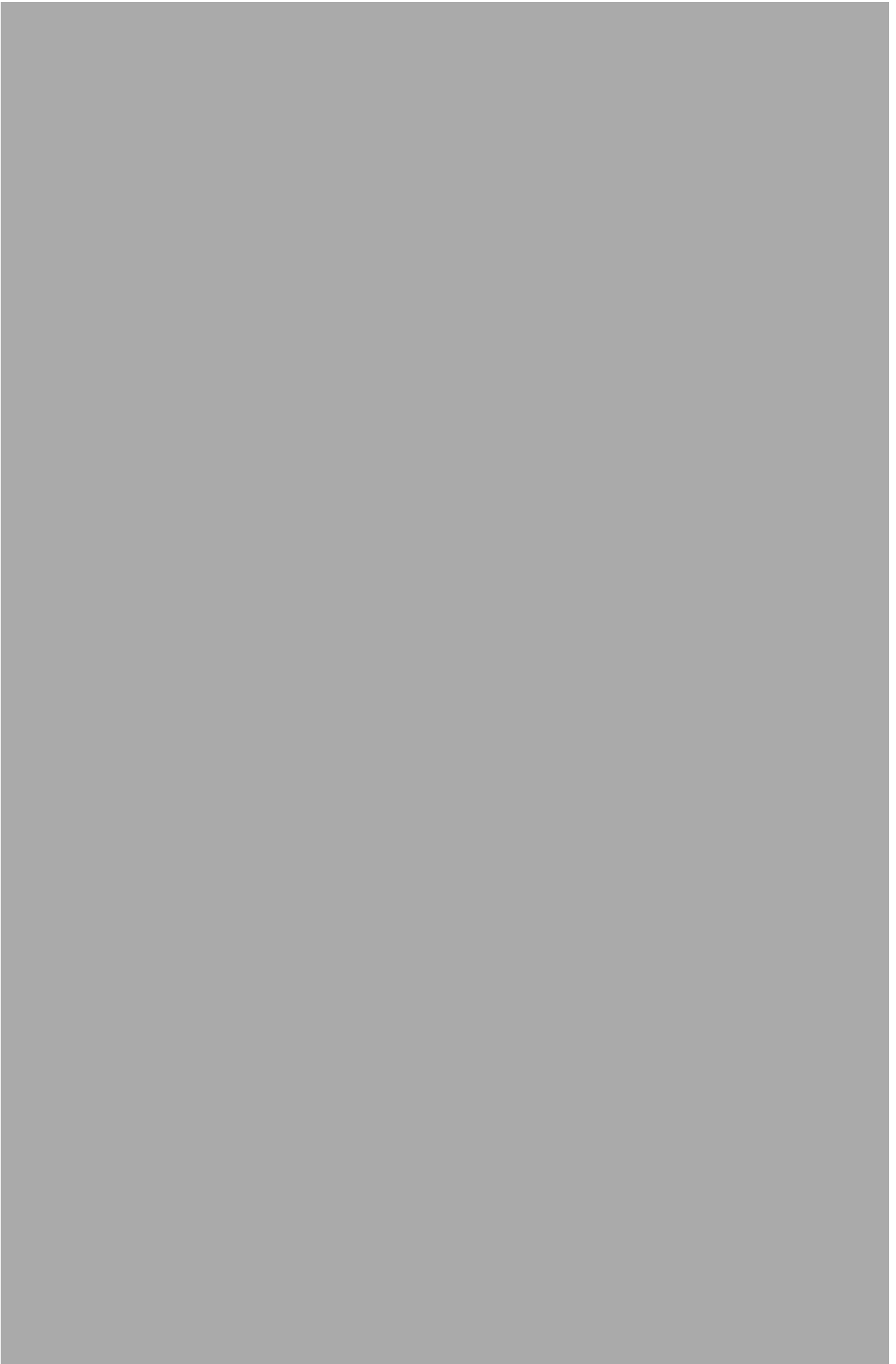


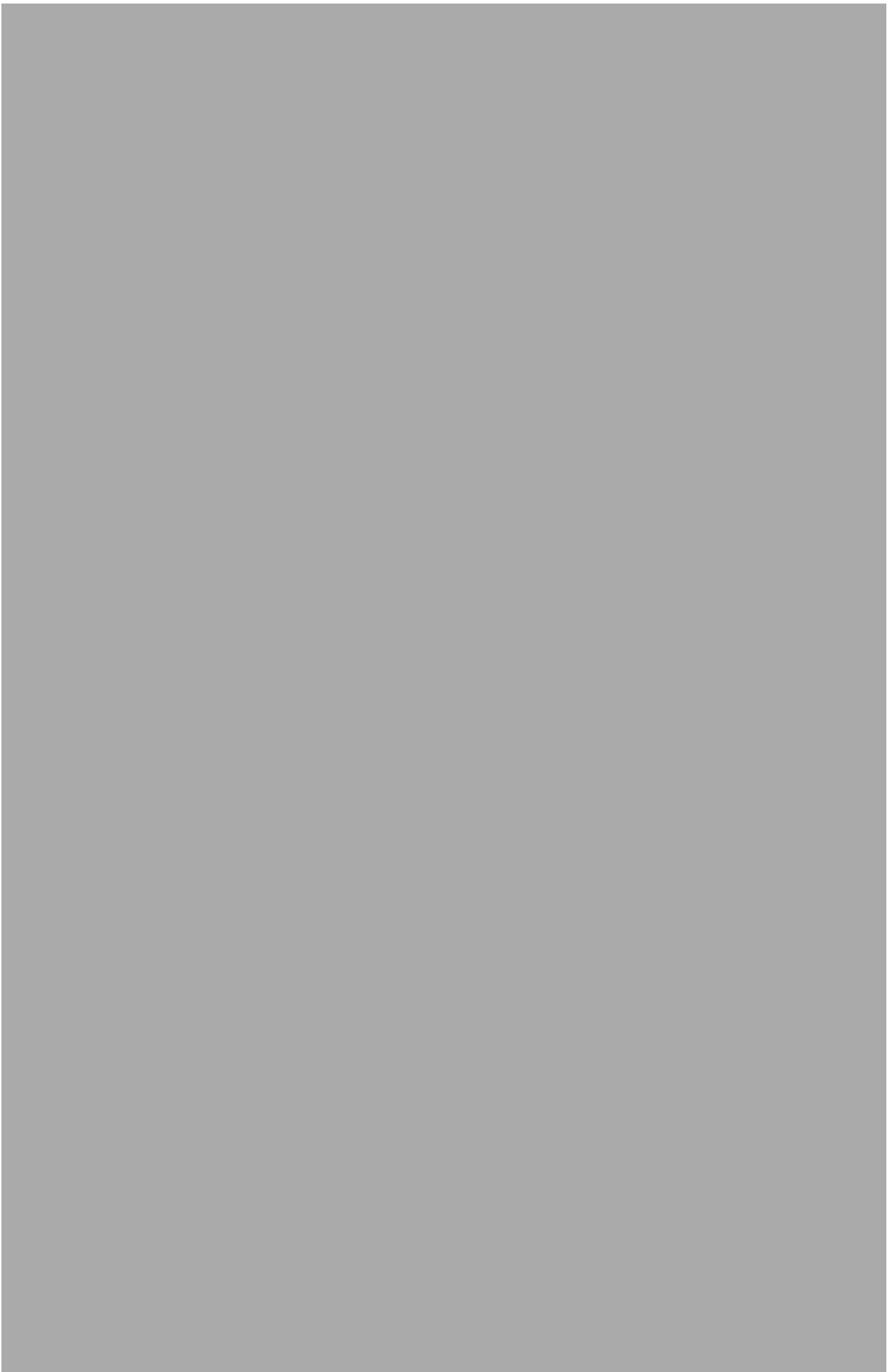


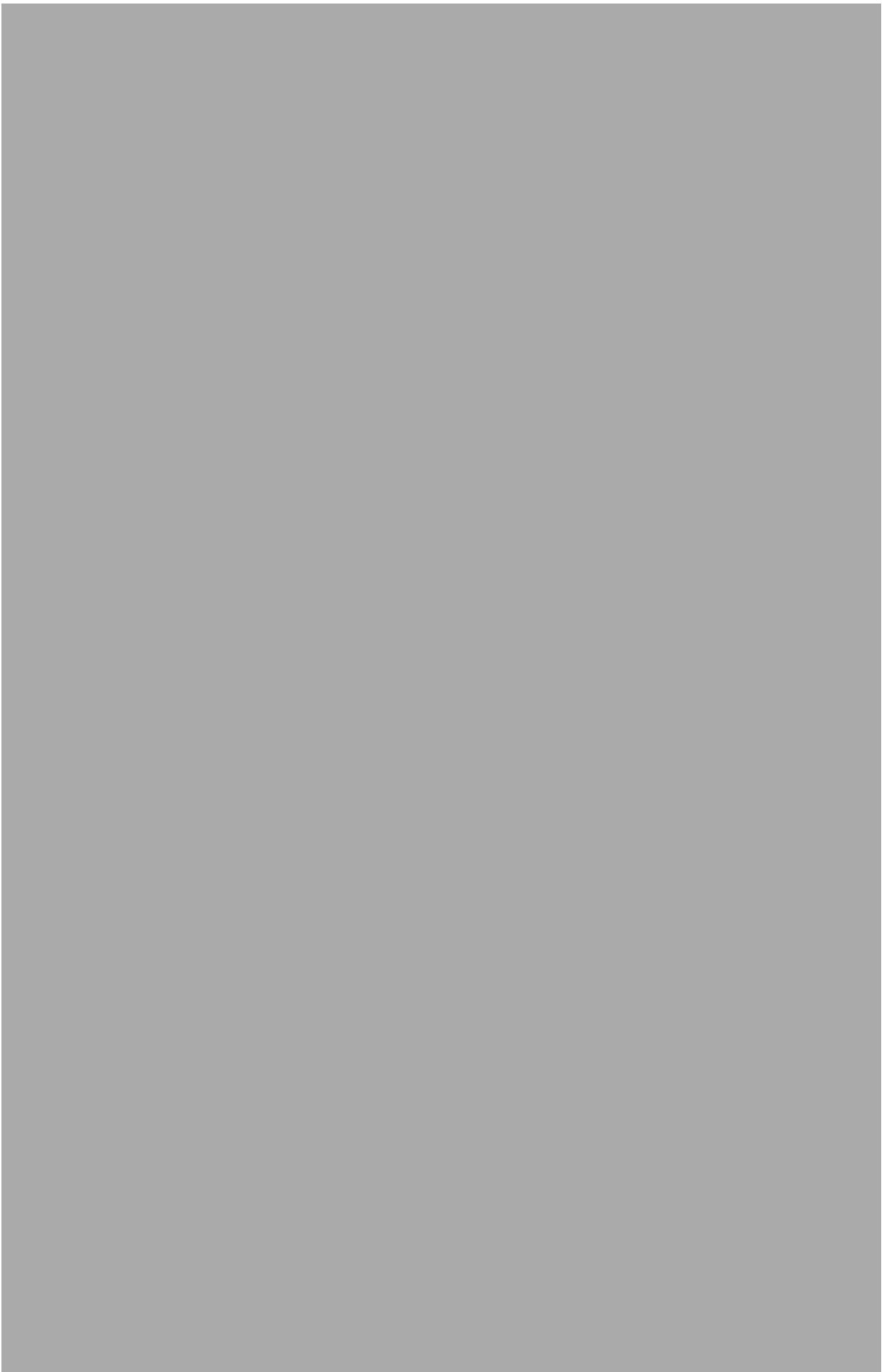


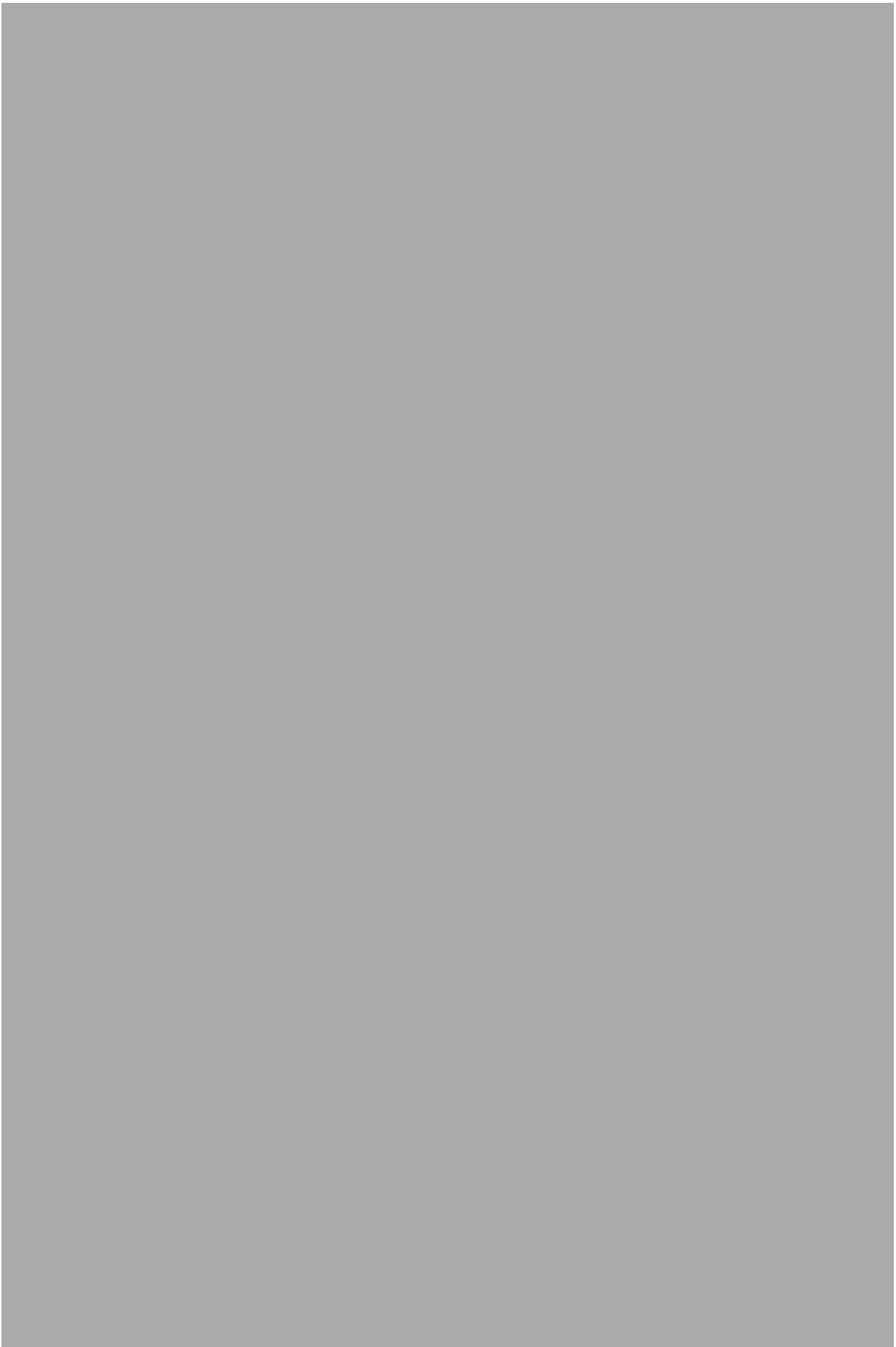


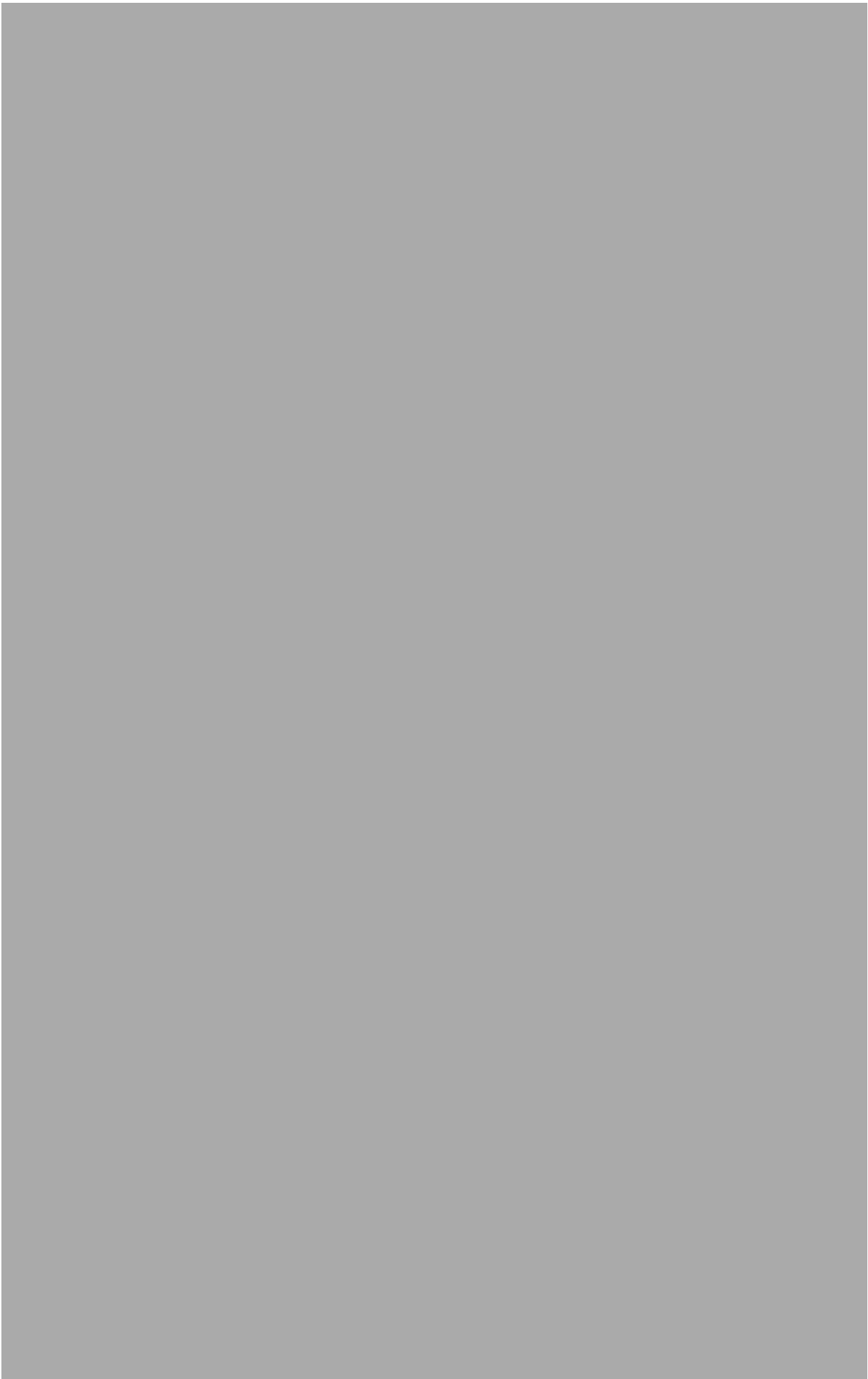


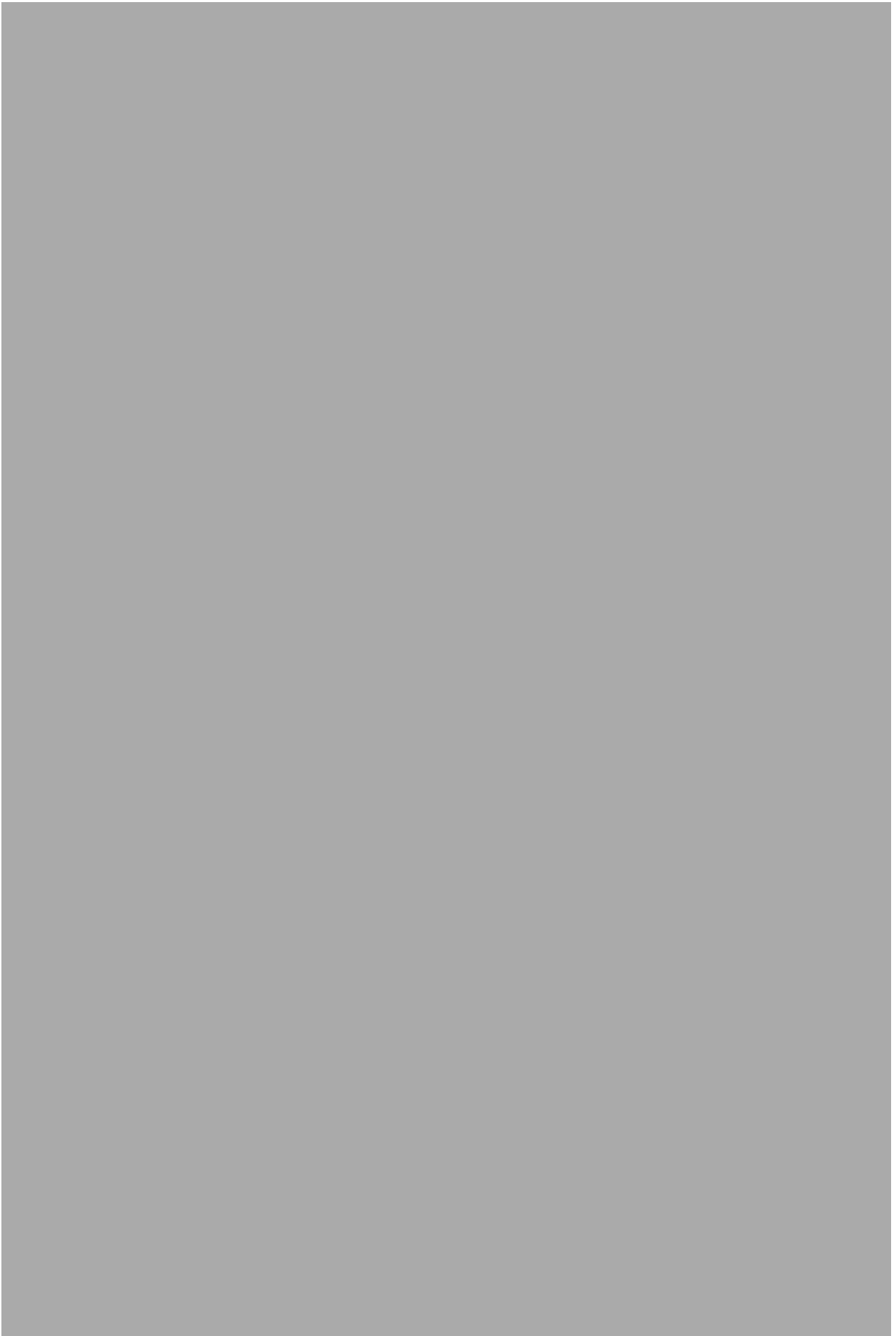


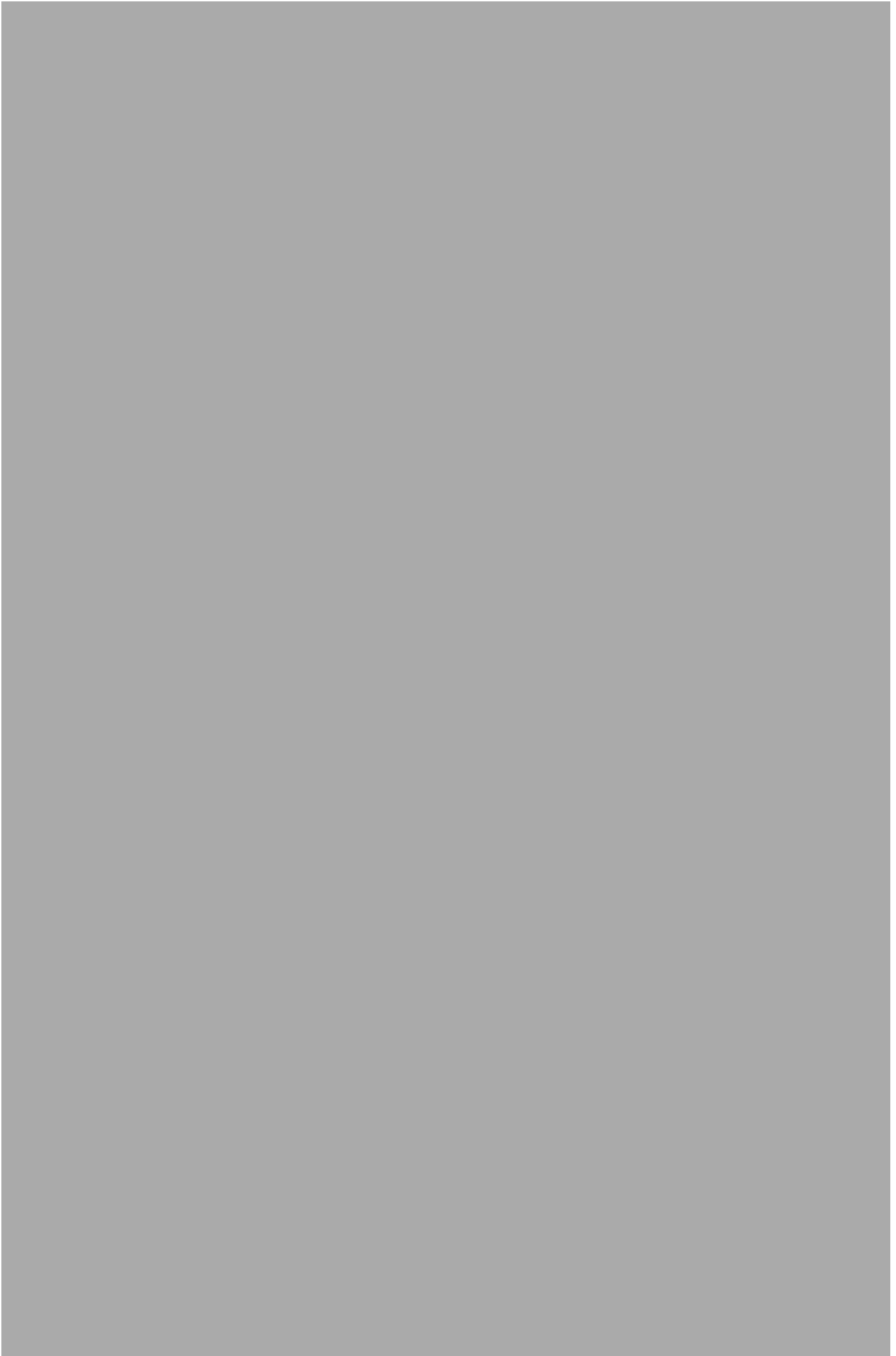


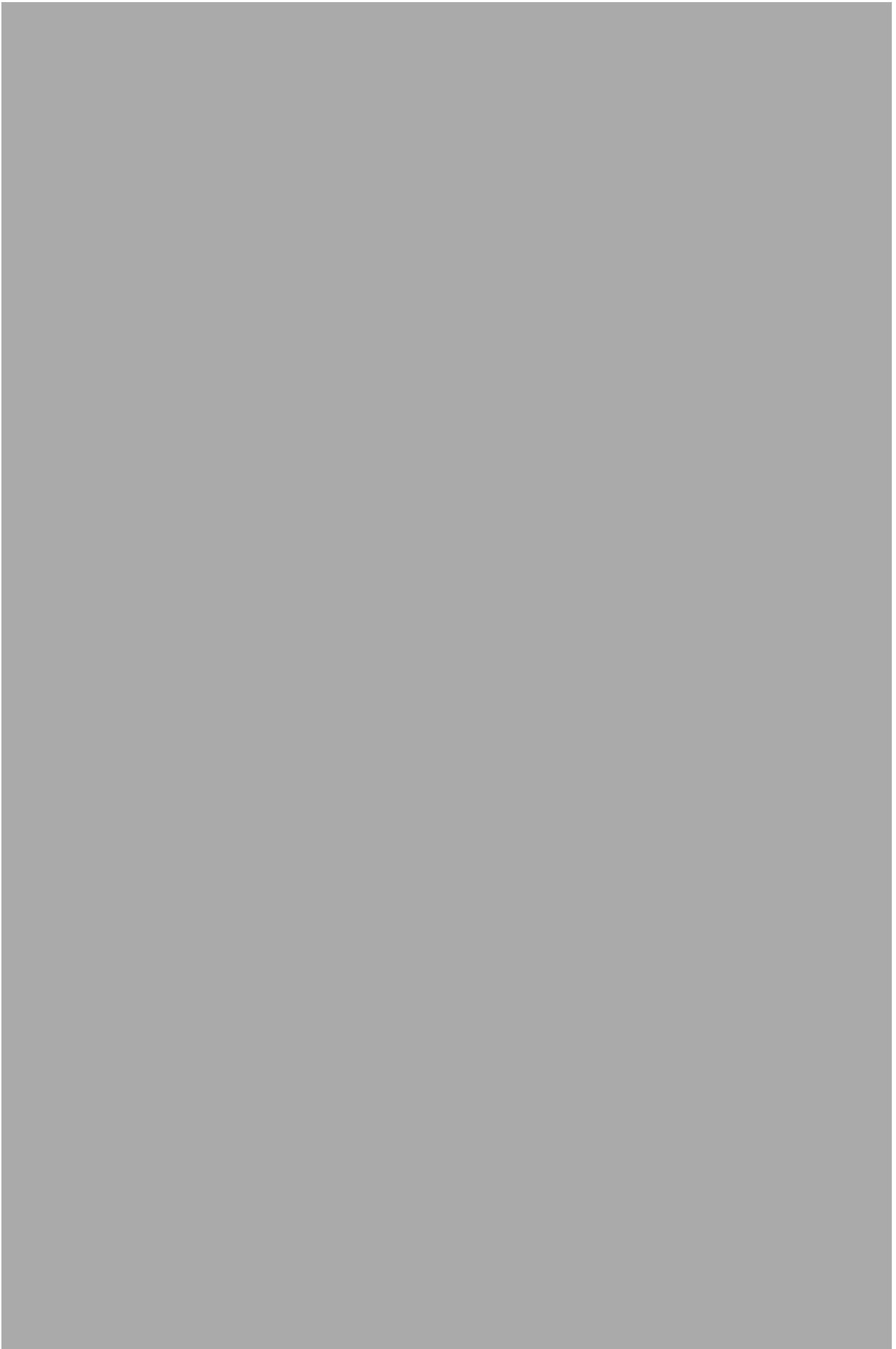
















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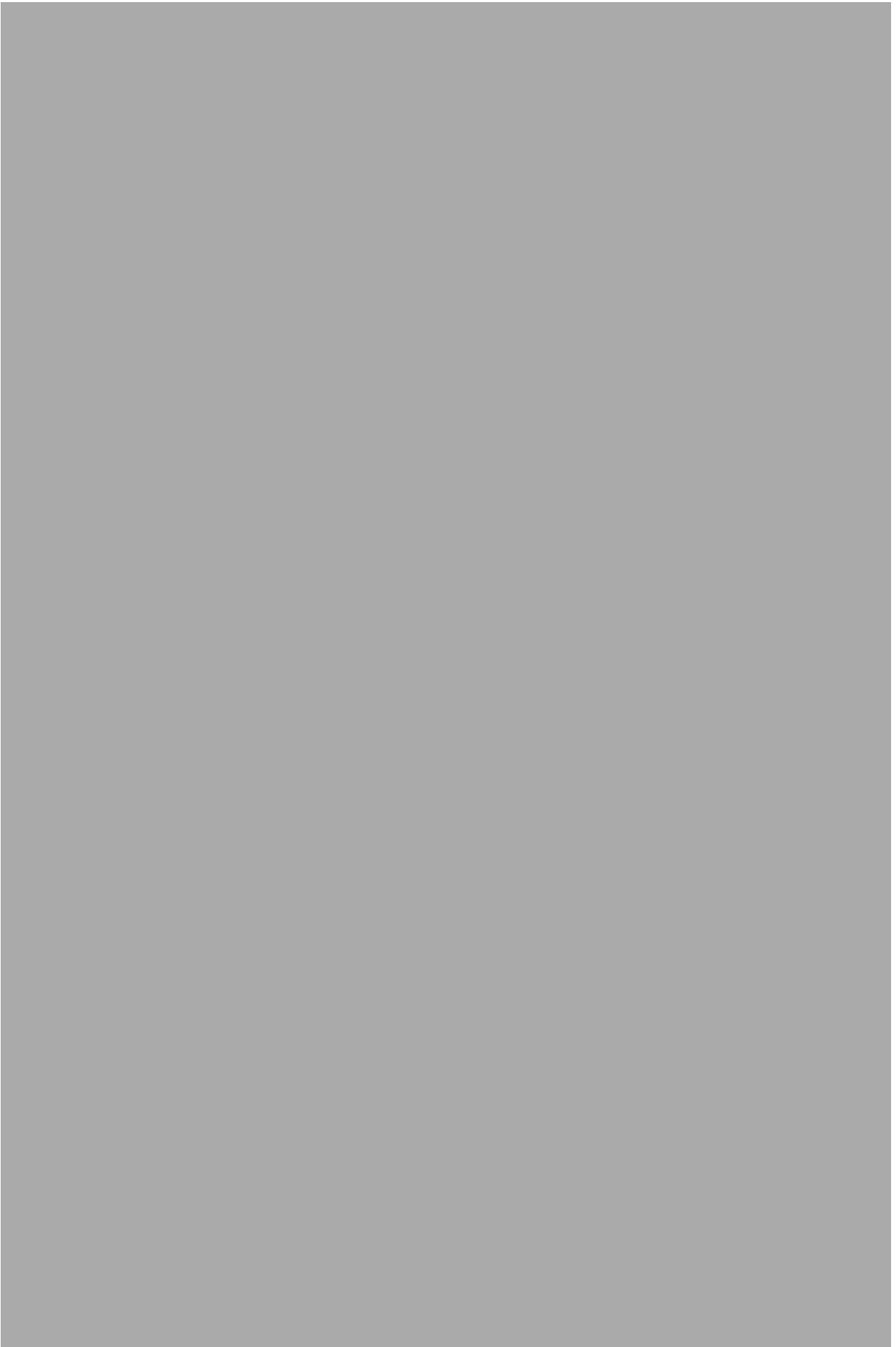
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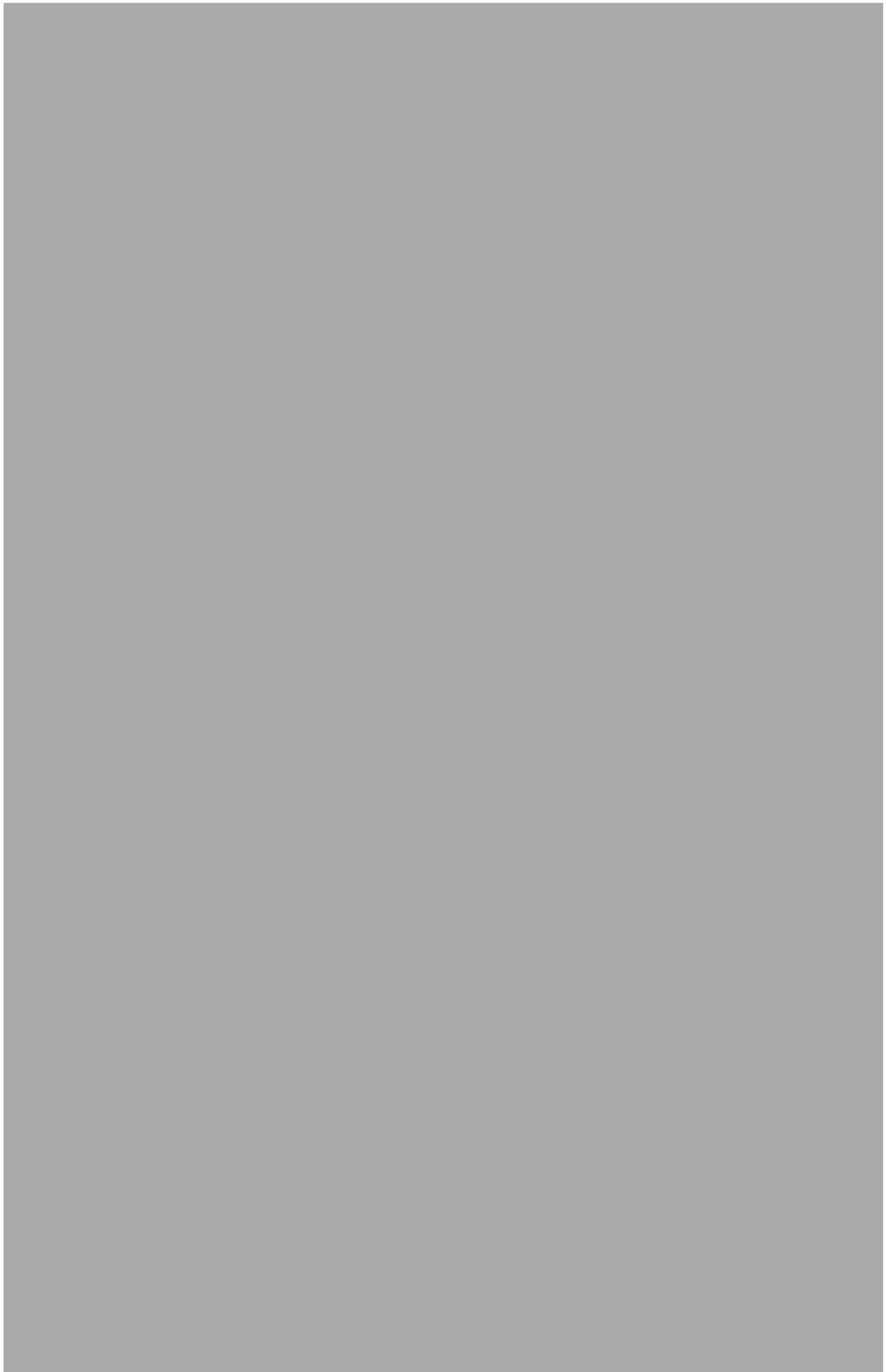
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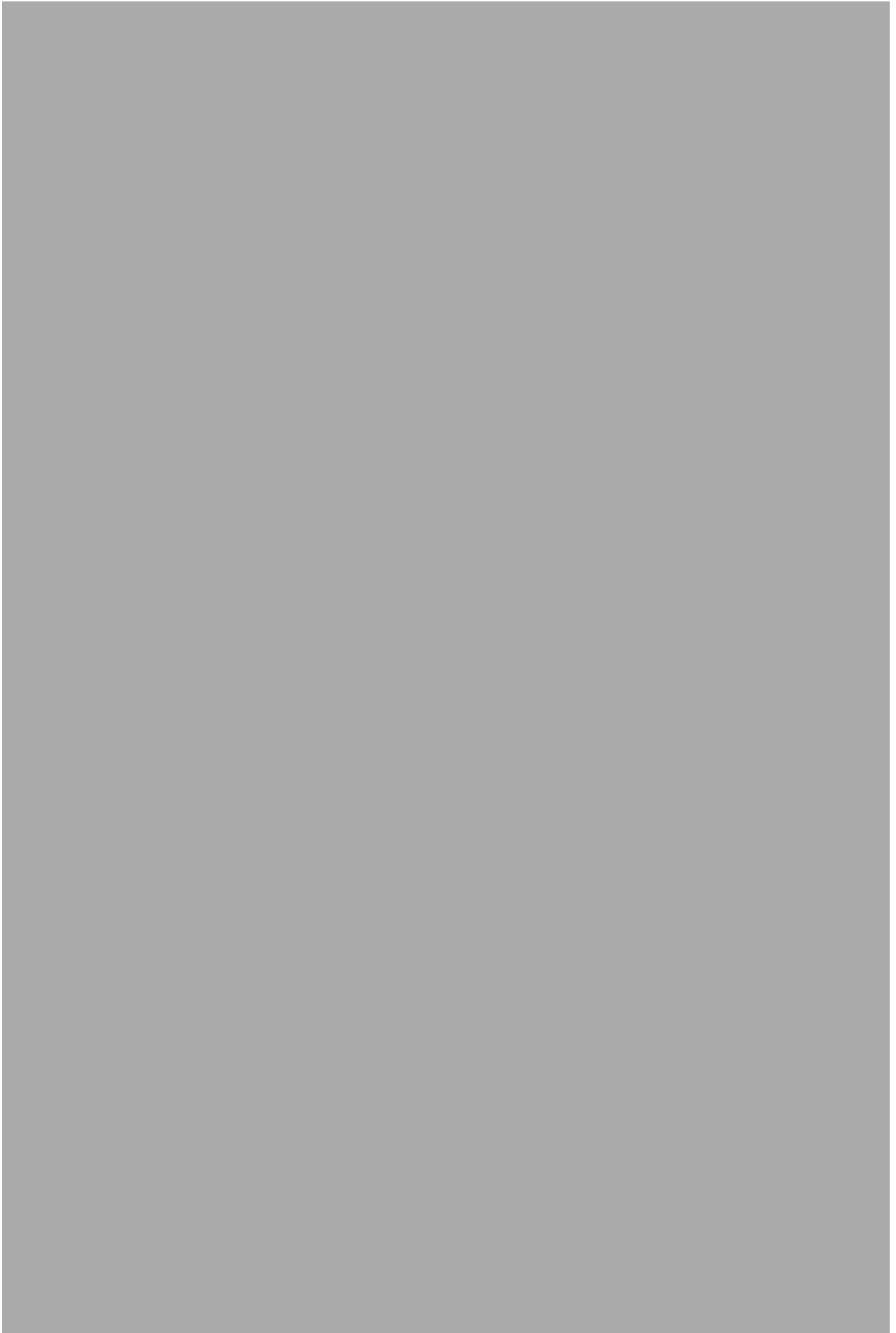
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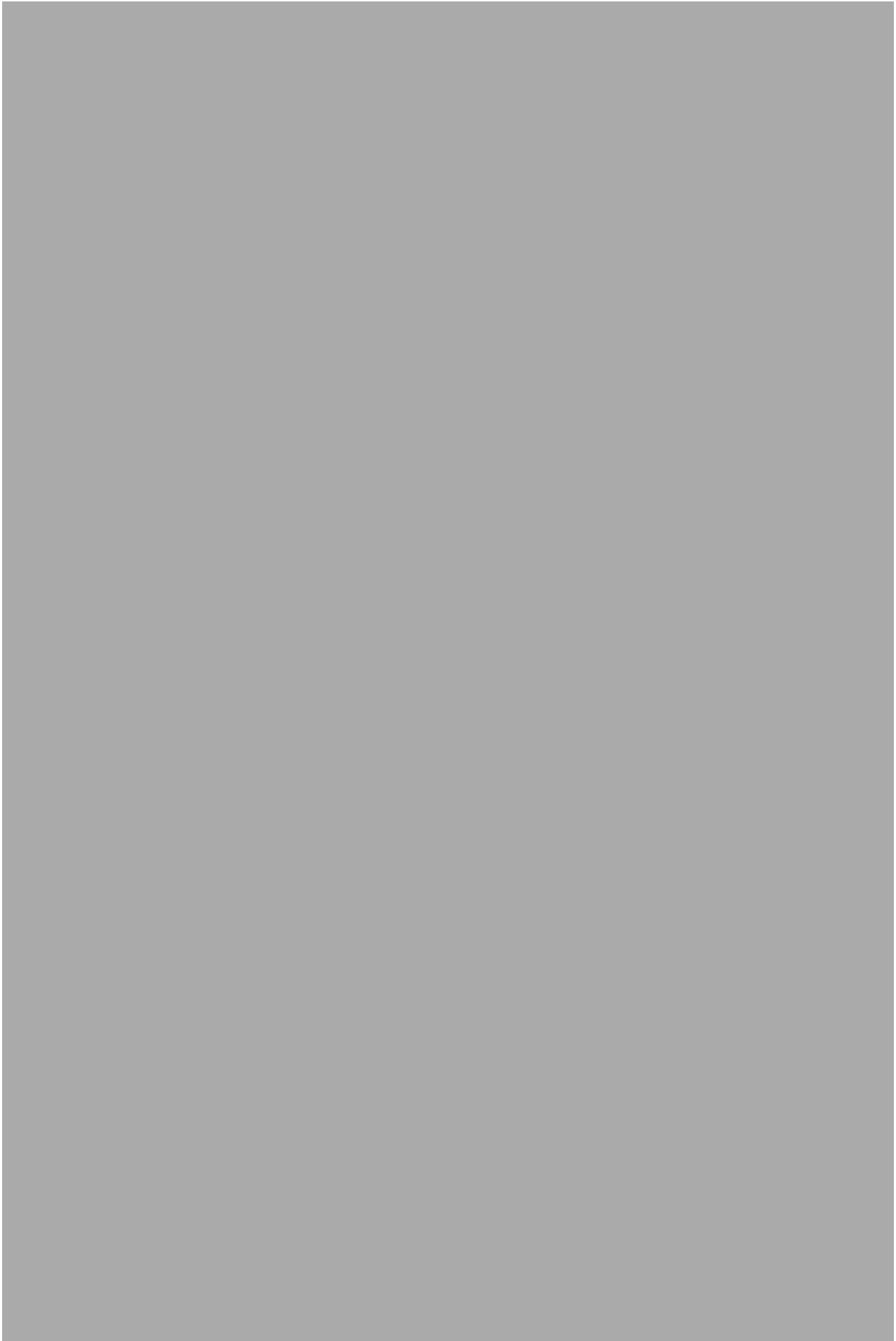
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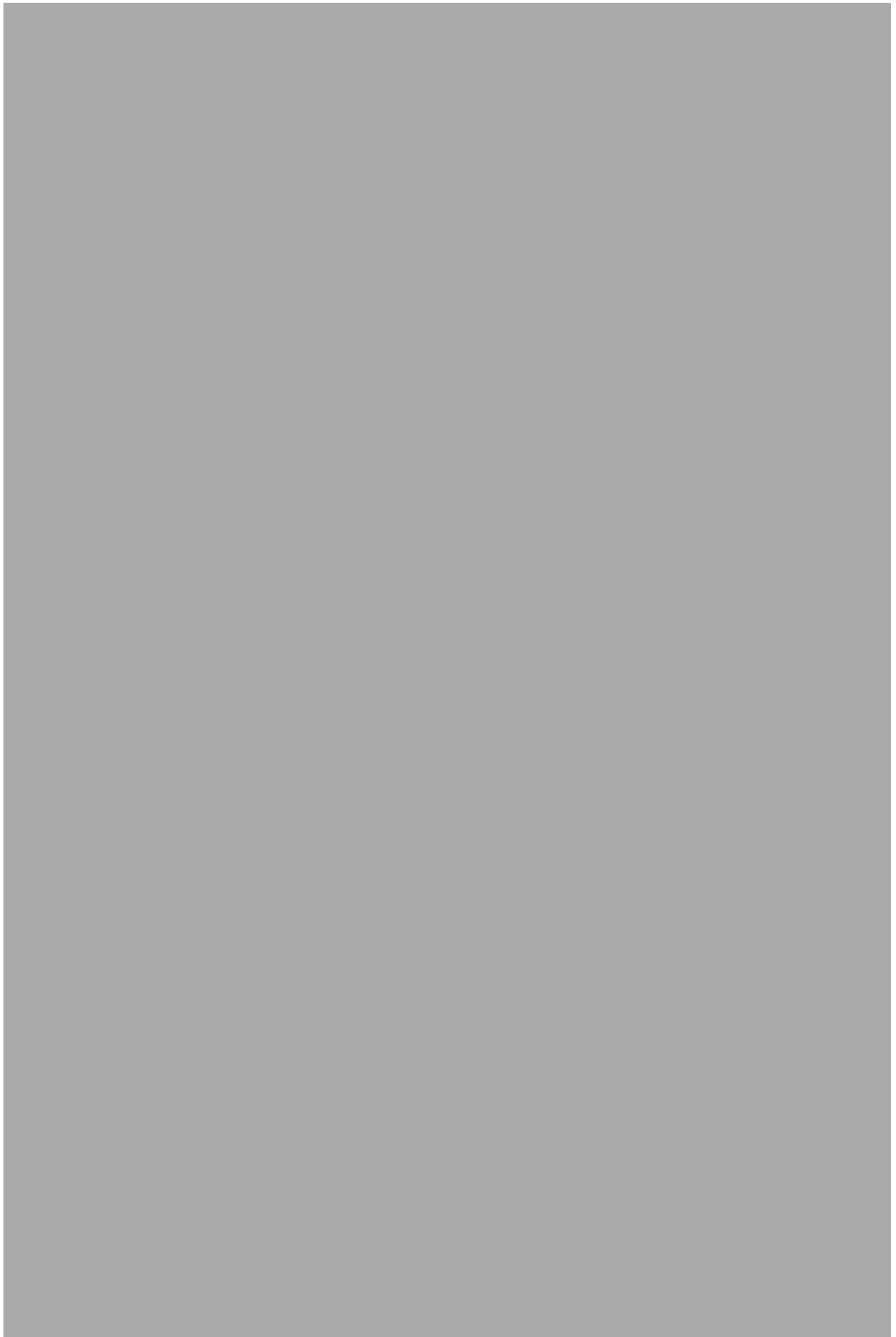


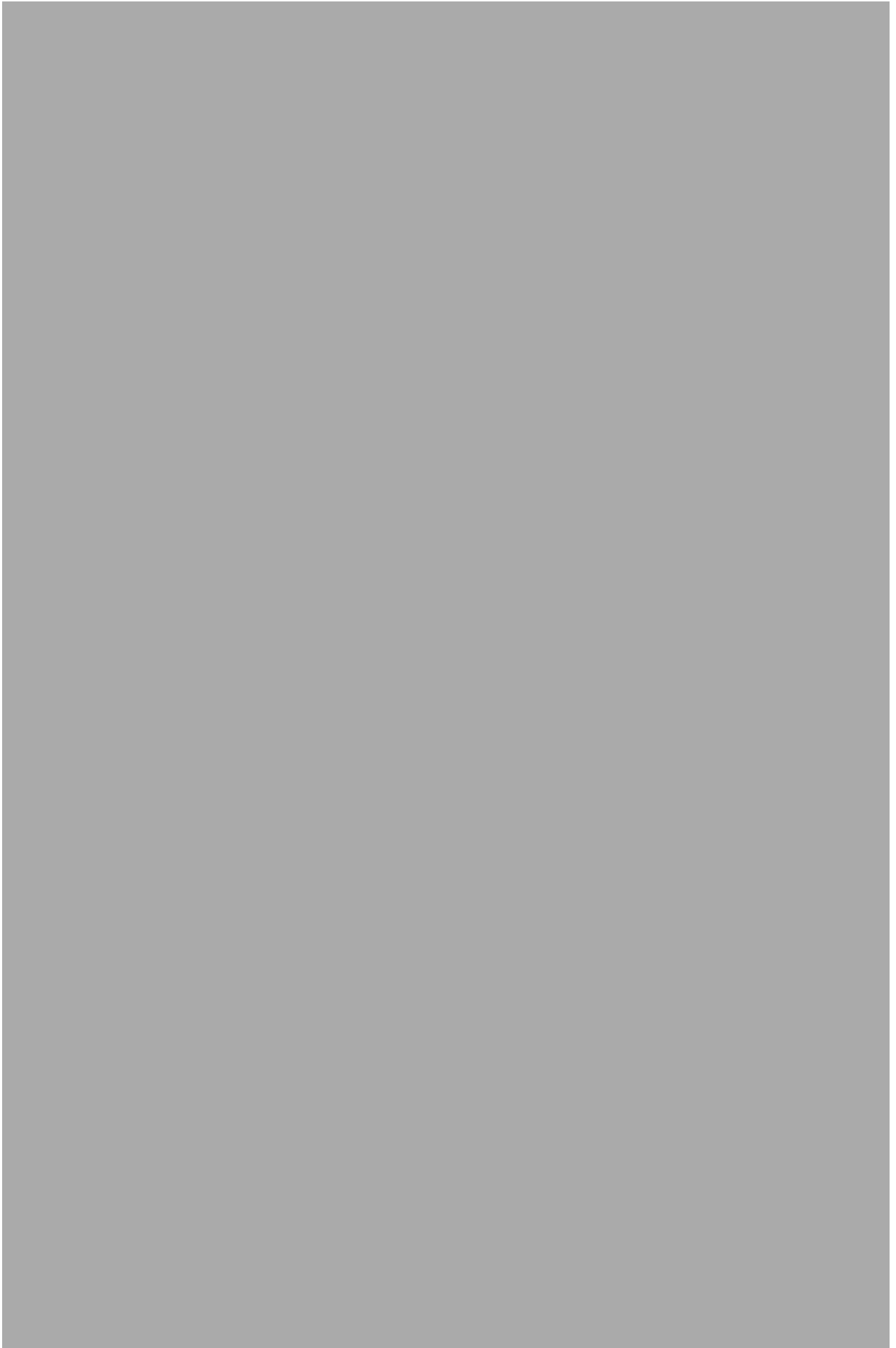


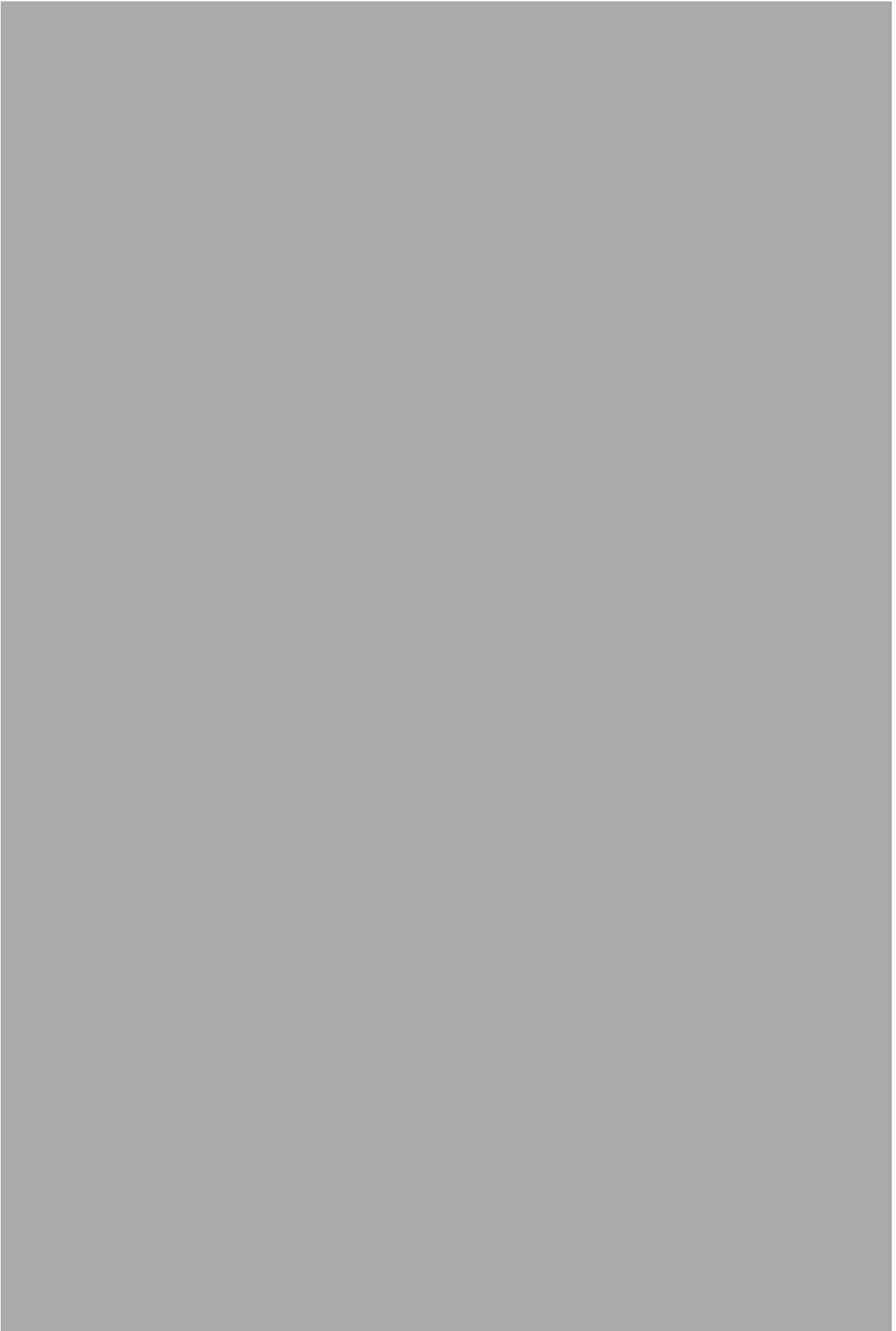


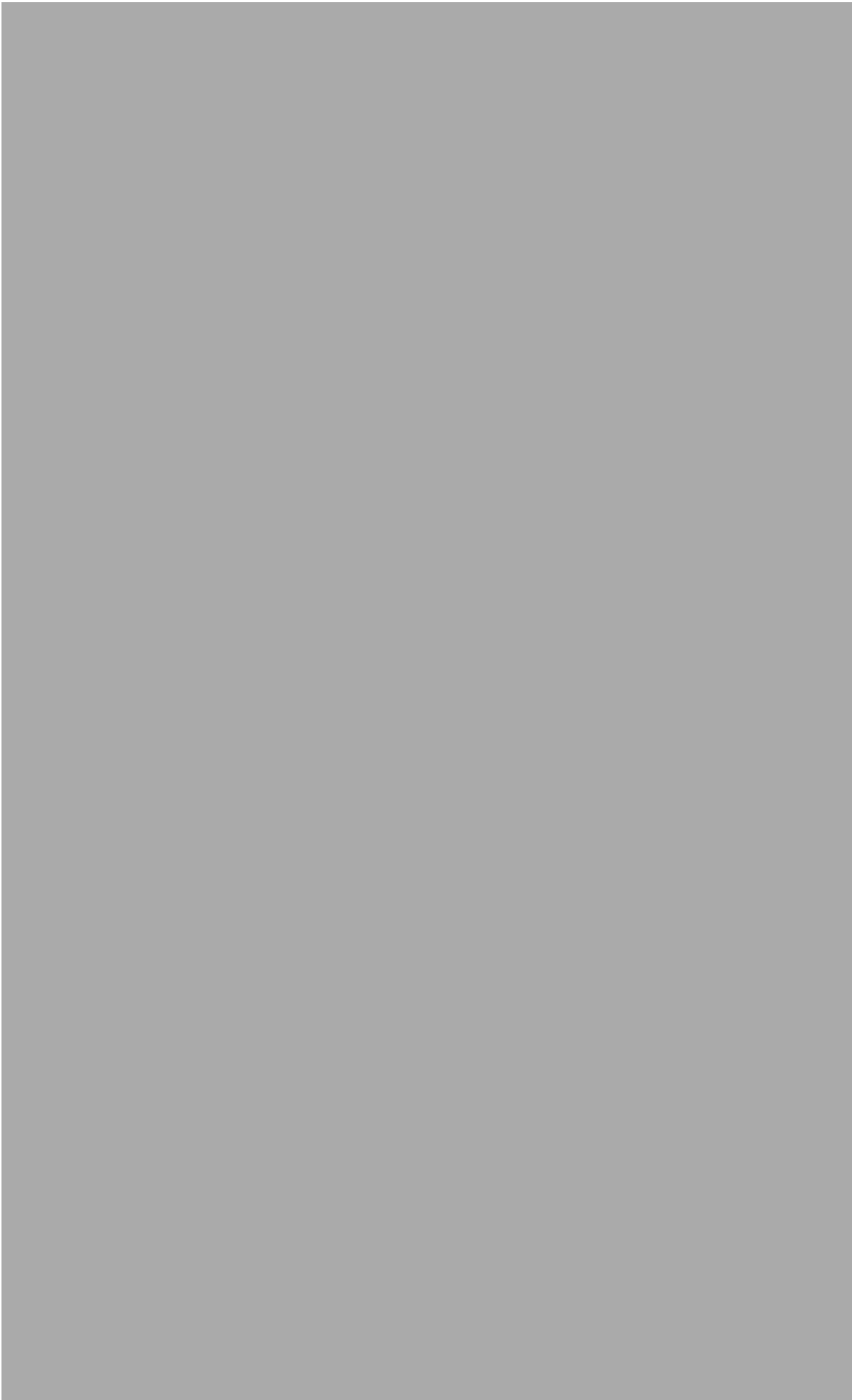


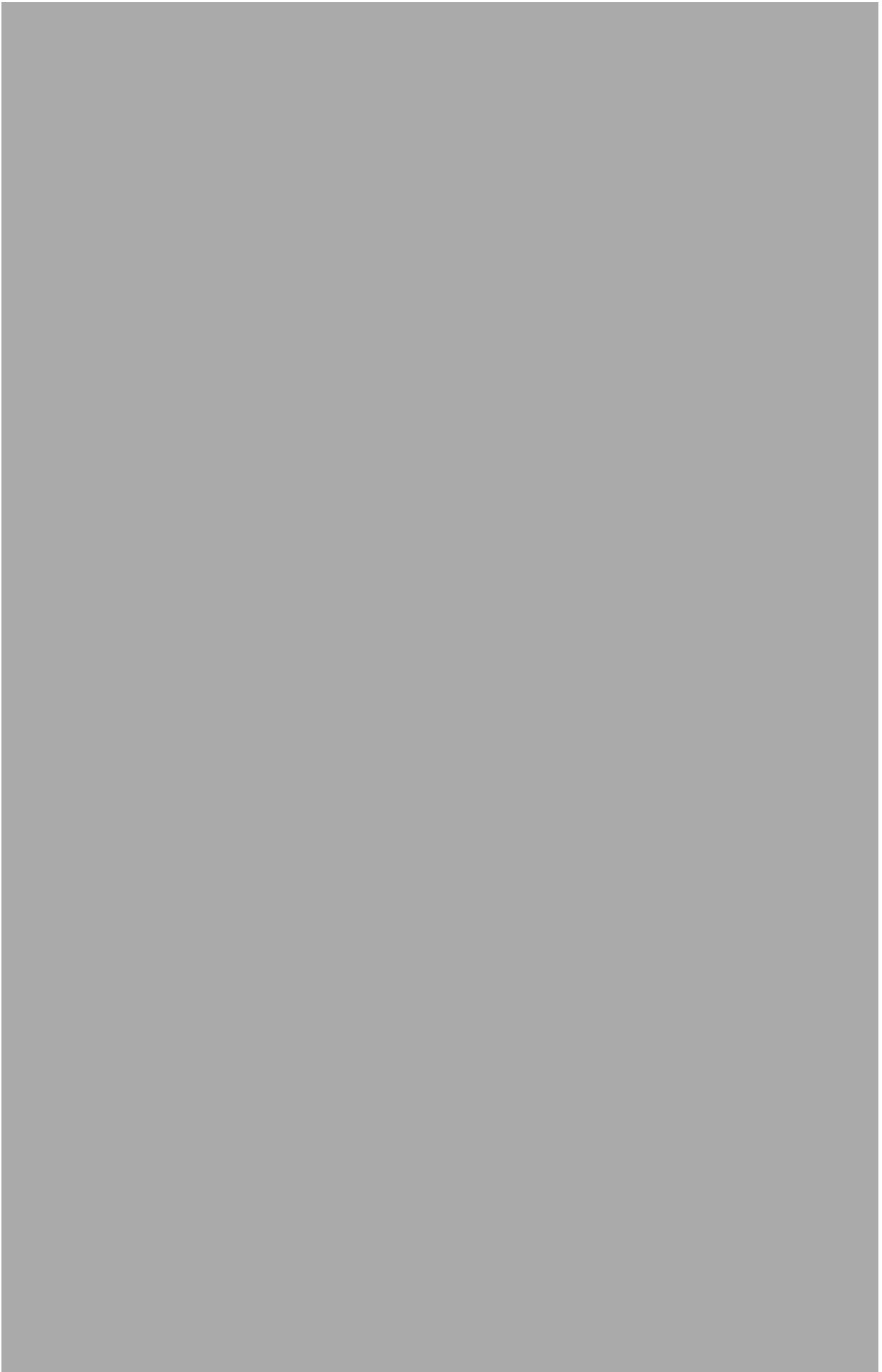


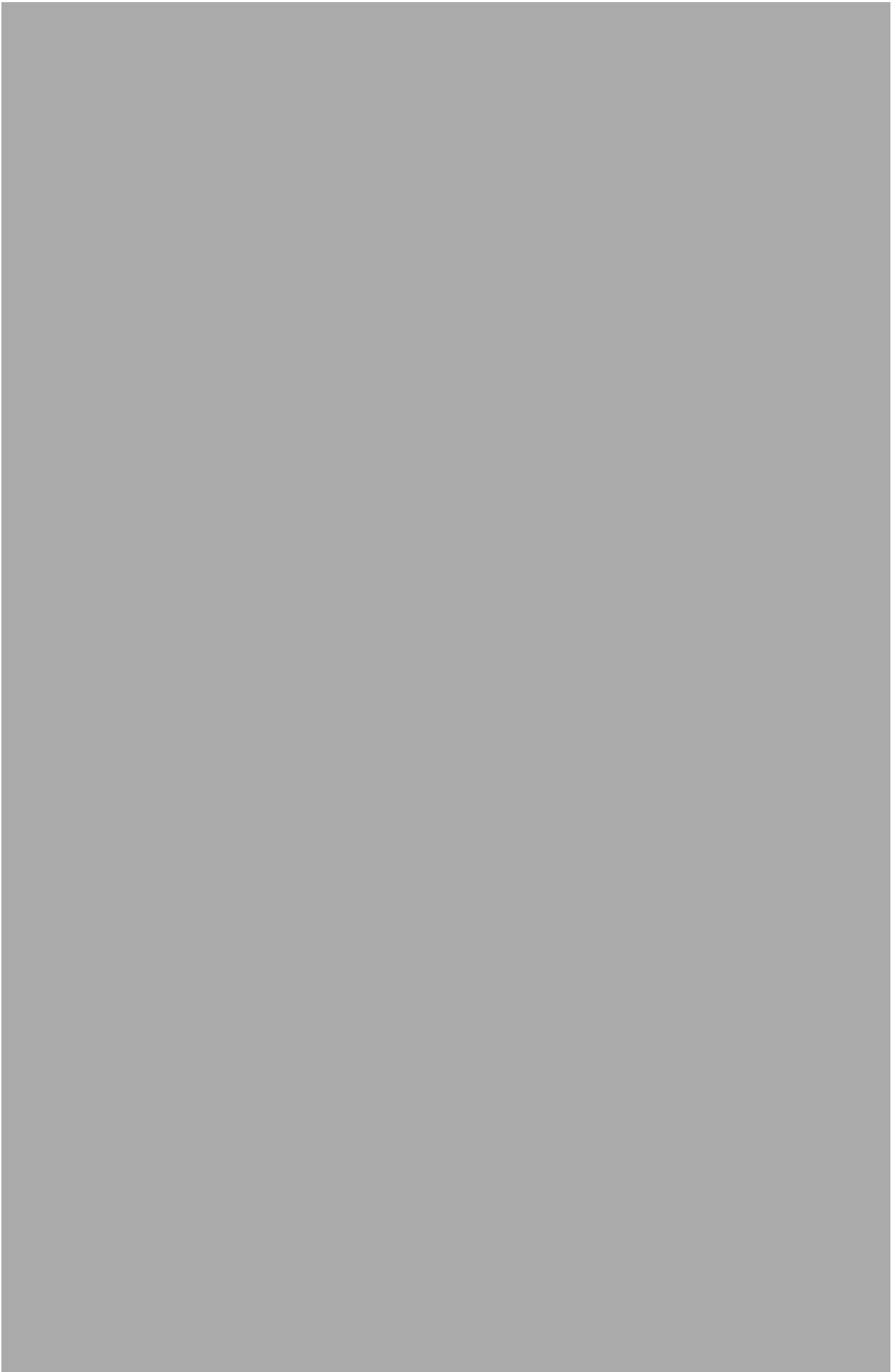


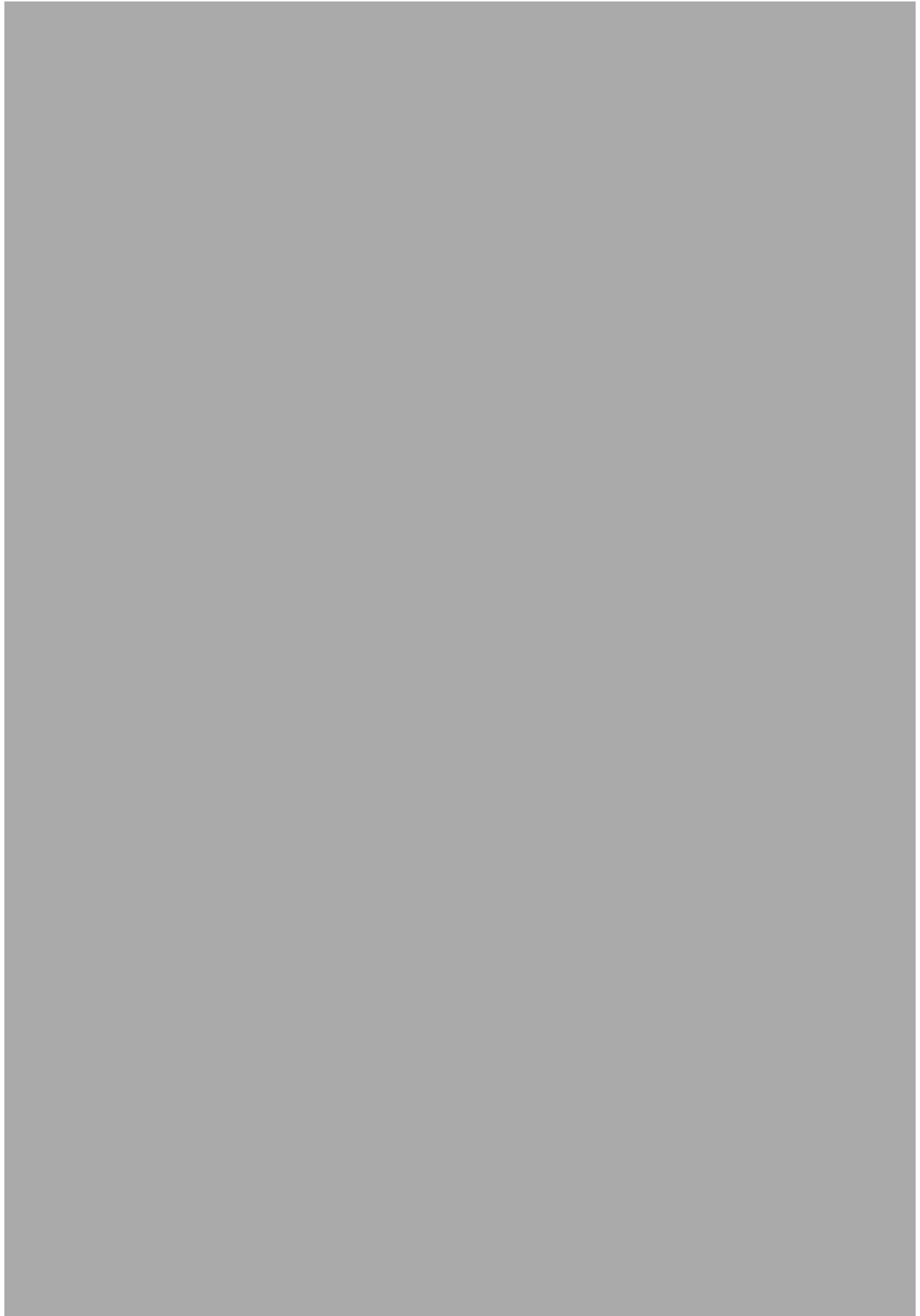












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the Resident,10/2 VERYARD LANE,BELCONNEN ACT 2616,  
the Resident,1/2 VERYARD LANE,BELCONNEN ACT 2616,



12 December 2017

CANBERRA TOWN PLANNING PTY LTD  
ELIZABETH SLAPP  
2/20 CHALLIS STREET  
DICKSON ACT 2602

Dear Applicant

**Suburb: BELCONNEN Block: 8,9,13 Section: 48  
Development Application Number: 201732800**

The *Planning and Development Act 2007* requires the above-mentioned development application to be publically notified. This process includes a written notice being sent to adjoining lessees and a sign placed on the property.

The public notification period for your application will commence on **18 December 2017** and end at the close of business on **17 January 2018**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

**Please note, the sign will be removed from the property on 18 January 2018.**

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

You will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

**LIST OF INTERESTED PARTIES**

**Suburb: BELCONNEN Block(s): 8,9,13 Section: 48  
Development Application Number: 201732800  
12 December 2017**

1. Westpac Banking Corporation  
GPO Box 3076  
Canberra ACT 2601

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JOB REPORT - Public Notification Generator

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JOB DATE: 12 December 2017 9:59 am  
JOB CODE: 094624  
OPERATOR: EBONY EVATT

Development Application 201732800

PUBLIC NOTIFICATION

Application lodged on 5 December 2017.

Notification begins on 18 December 2017 and ends on 17 January 2018.

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SUBJECT BLOCK

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BLOCK: BELCONNEN SECTION 48 BLOCKS 8,9,13  
STREET ADDRESS: CHANDLER STREET AND CAMERON AVENUE  
LESSEE(S): LIMITED CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED  
ADDRESS: PO BOX 167  
BELCONNEN 2616

APPL\_TYPE: SUBC  
DEV DESC: 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.

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NEIGHBOURING LESSEES

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1. BLOCK: BELCONNEN SECTION 45 BLOCK 12  
NAME(S):   
ADDRESS: 

2. BLOCK: BELCONNEN SECTION 45 BLOCK 12  
NAME(S): THE RESIDENT  
ADDRESS: 40 CAMERON AVENUE  
BELCONNEN ACT 2616

3. BLOCK: BELCONNEN SECTION 49 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 54 CHANDLER STREET

BELCONNEN ACT 2616

4. BLOCK: BELCONNEN SECTION 49 BLOCK 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

5. BLOCK: BELCONNEN SECTION 49 BLOCK 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

6. BLOCK: BELCONNEN SECTION 49 BLOCK 8  
NAME(S): THE RESIDENT  
ADDRESS: 56 CHANDLER STREET  
BELCONNEN ACT 2616

7. BLOCK: BELCONNEN SECTION 49 BLOCK 8  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

8. BLOCK: BELCONNEN SECTION 44 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 0 CAMERON AVENUE  
BELCONNEN ACT 2616

9. BLOCK: BELCONNEN SECTION 44 BLOCK 7  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

10. BLOCK: BELCONNEN SECTION 45 BLOCK 14  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

11. BLOCK: BELCONNEN SECTION 45 BLOCK 14  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

12. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/2 VERYARD LANE  
BELCONNEN ACT 2616

13. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 10  
NAME(S): THE RESIDENT  
ADDRESS: 10/2 VERYARD LANE  
BELCONNEN ACT 2616

14. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 100  
NAME(S): THE RESIDENT  
ADDRESS: 100/8 VERYARD LANE  
BELCONNEN ACT 2616

15. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 101  
NAME(S): THE RESIDENT  
ADDRESS: 101/8 VERYARD LANE

- BELCONNEN ACT 2616
16. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 102  
NAME(S): THE RESIDENT  
ADDRESS: 102/8 VERYARD LANE  
BELCONNEN ACT 2616
17. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 103  
NAME(S): THE RESIDENT  
ADDRESS: 103/8 VERYARD LANE  
BELCONNEN ACT 2616
18. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 104  
NAME(S): THE RESIDENT  
ADDRESS: 104/8 VERYARD LANE  
BELCONNEN ACT 2616
19. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 105  
NAME(S): THE RESIDENT  
ADDRESS: 105/8 VERYARD LANE  
BELCONNEN ACT 2616
20. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 106  
NAME(S): THE RESIDENT  
ADDRESS: 106/8 VERYARD LANE  
BELCONNEN ACT 2616
21. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 107  
NAME(S): THE RESIDENT  
ADDRESS: 107/8 VERYARD LANE  
BELCONNEN ACT 2616
22. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 108  
NAME(S): THE RESIDENT  
ADDRESS: 108/8 VERYARD LANE  
BELCONNEN ACT 2616
23. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 109  
NAME(S): THE RESIDENT  
ADDRESS: 109/8 VERYARD LANE  
BELCONNEN ACT 2616
24. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 11  
NAME(S): THE RESIDENT  
ADDRESS: 11/2 VERYARD LANE  
BELCONNEN ACT 2616
25. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 110  
NAME(S): THE RESIDENT  
ADDRESS: 110/8 VERYARD LANE  
BELCONNEN ACT 2616
26. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 111  
NAME(S): THE RESIDENT  
ADDRESS: 111/8 VERYARD LANE  
BELCONNEN ACT 2616
27. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 112  
NAME(S): THE RESIDENT  
ADDRESS: 112/8 VERYARD LANE

- BELCONNEN ACT 2616
28. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 113  
NAME(S): THE RESIDENT  
ADDRESS: 113/8 VERYARD LANE  
BELCONNEN ACT 2616
29. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 114  
NAME(S): THE RESIDENT  
ADDRESS: 114/8 VERYARD LANE  
BELCONNEN ACT 2616
30. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 115  
NAME(S): THE RESIDENT  
ADDRESS: 115/8 VERYARD LANE  
BELCONNEN ACT 2616
31. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 116  
NAME(S): THE RESIDENT  
ADDRESS: 116/8 VERYARD LANE  
BELCONNEN ACT 2616
32. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 117  
NAME(S): THE RESIDENT  
ADDRESS: 117/8 VERYARD LANE  
BELCONNEN ACT 2616
33. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 118  
NAME(S): THE RESIDENT  
ADDRESS: 118/8 VERYARD LANE  
BELCONNEN ACT 2616
34. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 119  
NAME(S): THE RESIDENT  
ADDRESS: 119/8 VERYARD LANE  
BELCONNEN ACT 2616
35. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 12  
NAME(S): THE RESIDENT  
ADDRESS: 12/2 VERYARD LANE  
BELCONNEN ACT 2616
36. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 120  
NAME(S): THE RESIDENT  
ADDRESS: 120/8 VERYARD LANE  
BELCONNEN ACT 2616
37. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 121  
NAME(S): THE RESIDENT  
ADDRESS: 121/8 VERYARD LANE  
BELCONNEN ACT 2616
38. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 122  
NAME(S): THE RESIDENT  
ADDRESS: 122/8 VERYARD LANE  
BELCONNEN ACT 2616
39. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 123  
NAME(S): THE RESIDENT  
ADDRESS: 123/8 VERYARD LANE

BELCONNEN ACT 2616

- 40. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 124  
NAME(S): THE RESIDENT  
ADDRESS: 124/8 VERYARD LANE  
BELCONNEN ACT 2616
- 41. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 125  
NAME(S): THE RESIDENT  
ADDRESS: 125/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 42. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 126  
NAME(S): THE RESIDENT  
ADDRESS: 126/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 43. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 127  
NAME(S): THE RESIDENT  
ADDRESS: 127/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 44. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 128  
NAME(S): THE RESIDENT  
ADDRESS: 128/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 45. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 129  
NAME(S): THE RESIDENT  
ADDRESS: 129/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 46. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 13  
NAME(S): THE RESIDENT  
ADDRESS: 13/2 VERYARD LANE  
BELCONNEN ACT 2616
- 47. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 130  
NAME(S): THE RESIDENT  
ADDRESS: 130/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 48. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 131  
NAME(S): THE RESIDENT  
ADDRESS: 131/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 49. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 132  
NAME(S): THE RESIDENT  
ADDRESS: 132/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 50. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 133  
NAME(S): THE RESIDENT  
ADDRESS: 133/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
- 51. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 134  
NAME(S): THE RESIDENT  
ADDRESS: 134/97 EASTERN VALLEY WAY

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52. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 135  
NAME(S): THE RESIDENT  
ADDRESS: 135/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
53. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 136  
NAME(S): THE RESIDENT  
ADDRESS: 136/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
54. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 137  
NAME(S): THE RESIDENT  
ADDRESS: 137/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
55. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 138  
NAME(S): THE RESIDENT  
ADDRESS: 138/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
56. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 139  
NAME(S): THE RESIDENT  
ADDRESS: 139/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
57. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 14  
NAME(S): THE RESIDENT  
ADDRESS: 14/2 VERYARD LANE  
BELCONNEN ACT 2616
58. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 140  
NAME(S): THE RESIDENT  
ADDRESS: 140/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
59. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 141  
NAME(S): THE RESIDENT  
ADDRESS: 141/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
60. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 142  
NAME(S): THE RESIDENT  
ADDRESS: 142/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
61. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 143  
NAME(S): THE RESIDENT  
ADDRESS: 143/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
62. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 144  
NAME(S): THE RESIDENT  
ADDRESS: 144/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
63. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 145  
NAME(S): THE RESIDENT  
ADDRESS: 145/97 EASTERN VALLEY WAY

- BELCONNEN ACT 2616
64. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 146  
NAME(S): THE RESIDENT  
ADDRESS: 146/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
65. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 147  
NAME(S): THE RESIDENT  
ADDRESS: 147/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
66. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 148  
NAME(S): THE RESIDENT  
ADDRESS: 148/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
67. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 149  
NAME(S): THE RESIDENT  
ADDRESS: 149/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
68. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 15  
NAME(S): THE RESIDENT  
ADDRESS: 15/2 VERYARD LANE  
BELCONNEN ACT 2616
69. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 150  
NAME(S): THE RESIDENT  
ADDRESS: 150/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
70. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 151  
NAME(S): THE RESIDENT  
ADDRESS: 151/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
71. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 152  
NAME(S): THE RESIDENT  
ADDRESS: 152/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
72. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 153  
NAME(S): THE RESIDENT  
ADDRESS: 153/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
73. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 154  
NAME(S): THE RESIDENT  
ADDRESS: 154/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
74. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 155  
NAME(S): THE RESIDENT  
ADDRESS: 155/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
75. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 156  
NAME(S): THE RESIDENT  
ADDRESS: 156/97 EASTERN VALLEY WAY

- BELCONNEN ACT 2616
76. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 157  
NAME(S): THE RESIDENT  
ADDRESS: 157/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
77. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 158  
NAME(S): THE RESIDENT  
ADDRESS: 158/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
78. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 159  
NAME(S): THE RESIDENT  
ADDRESS: 159/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
79. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 16  
NAME(S): THE RESIDENT  
ADDRESS: 16/2 VERYARD LANE  
BELCONNEN ACT 2616
80. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 160  
NAME(S): THE RESIDENT  
ADDRESS: 160/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
81. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 161  
NAME(S): THE RESIDENT  
ADDRESS: 161/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
82. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 162  
NAME(S): THE RESIDENT  
ADDRESS: 162/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
83. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 163  
NAME(S): THE RESIDENT  
ADDRESS: 163/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
84. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 164  
NAME(S): THE RESIDENT  
ADDRESS: 164/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
85. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 165  
NAME(S): THE RESIDENT  
ADDRESS: 165/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
86. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 166  
NAME(S): THE RESIDENT  
ADDRESS: 166/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
87. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 167  
NAME(S): THE RESIDENT  
ADDRESS: 167/97 EASTERN VALLEY WAY

- BELCONNEN ACT 2616
88. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 168  
NAME(S): THE RESIDENT  
ADDRESS: 168/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
89. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 169  
NAME(S): THE RESIDENT  
ADDRESS: 169/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
90. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 17  
NAME(S): THE RESIDENT  
ADDRESS: 17/2 VERYARD LANE  
BELCONNEN ACT 2616
91. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 170  
NAME(S): THE RESIDENT  
ADDRESS: 170/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
92. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 171  
NAME(S): THE RESIDENT  
ADDRESS: 171/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
93. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 172  
NAME(S): THE RESIDENT  
ADDRESS: 172/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
94. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 173  
NAME(S): THE RESIDENT  
ADDRESS: 173/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
95. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 174  
NAME(S): THE RESIDENT  
ADDRESS: 174/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
96. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 175  
NAME(S): THE RESIDENT  
ADDRESS: 175/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
97. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 176  
NAME(S): THE RESIDENT  
ADDRESS: 176/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
98. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 177  
NAME(S): THE RESIDENT  
ADDRESS: 177/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
99. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 178  
NAME(S): THE RESIDENT  
ADDRESS: 178/97 EASTERN VALLEY WAY

BELCONNEN ACT 2616

100. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 179  
NAME(S): THE RESIDENT  
ADDRESS: 179/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

101. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 18  
NAME(S): THE RESIDENT  
ADDRESS: 18/2 VERYARD LANE  
BELCONNEN ACT 2616

102. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 180  
NAME(S): THE RESIDENT  
ADDRESS: 180/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

103. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 181  
NAME(S): THE RESIDENT  
ADDRESS: 181/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

104. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 182  
NAME(S): THE RESIDENT  
ADDRESS: 182/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

105. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 183  
NAME(S): THE RESIDENT  
ADDRESS: 183/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

106. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 184  
NAME(S): THE RESIDENT  
ADDRESS: 184/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

107. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 185  
NAME(S): THE RESIDENT  
ADDRESS: 185/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

108. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 186  
NAME(S): THE RESIDENT  
ADDRESS: 186/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

109. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 187  
NAME(S): THE RESIDENT  
ADDRESS: 187/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

110. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 188  
NAME(S): THE RESIDENT  
ADDRESS: 188/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

111. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 189  
NAME(S): THE RESIDENT  
ADDRESS: 189/97 EASTERN VALLEY WAY

- BELCONNEN ACT 2616
112. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 19  
NAME(S): THE RESIDENT  
ADDRESS: 19/2 VERYARD LANE  
BELCONNEN ACT 2616
113. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 190  
NAME(S): THE RESIDENT  
ADDRESS: 190/97 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
114. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 191  
NAME(S): THE RESIDENT  
ADDRESS: 191/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
115. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 192  
NAME(S): THE RESIDENT  
ADDRESS: 192/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
116. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 193  
NAME(S): THE RESIDENT  
ADDRESS: 193/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
117. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 194  
NAME(S): THE RESIDENT  
ADDRESS: 194/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
118. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 195  
NAME(S): THE RESIDENT  
ADDRESS: 195/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
119. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 196  
NAME(S): THE RESIDENT  
ADDRESS: 196/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
120. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 197  
NAME(S): THE RESIDENT  
ADDRESS: 197/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
121. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 198  
NAME(S): THE RESIDENT  
ADDRESS: 198/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
122. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 199  
NAME(S): THE RESIDENT  
ADDRESS: 199/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
123. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 2  
NAME(S): THE RESIDENT  
ADDRESS: 2/2 VERYARD LANE

- BELCONNEN ACT 2616
124. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 20  
NAME(S): THE RESIDENT  
ADDRESS: 20/2 VERYARD LANE  
BELCONNEN ACT 2616
125. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 200  
NAME(S): THE RESIDENT  
ADDRESS: 200/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
126. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 201  
NAME(S): THE RESIDENT  
ADDRESS: 201/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
127. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 202  
NAME(S): THE RESIDENT  
ADDRESS: 202/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
128. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 203  
NAME(S): THE RESIDENT  
ADDRESS: 203/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
129. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 204  
NAME(S): THE RESIDENT  
ADDRESS: 204/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
130. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 205  
NAME(S): THE RESIDENT  
ADDRESS: 205/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
131. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 206  
NAME(S): THE RESIDENT  
ADDRESS: 206/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
132. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 207  
NAME(S): THE RESIDENT  
ADDRESS: 207/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
133. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 208  
NAME(S): THE RESIDENT  
ADDRESS: 208/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
134. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 209  
NAME(S): THE RESIDENT  
ADDRESS: 209/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616
135. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 21  
NAME(S): THE RESIDENT  
ADDRESS: 21/2 VERYARD LANE

BELCONNEN ACT 2616

136. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 210  
NAME(S): THE RESIDENT  
ADDRESS: 210/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

137. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 211  
NAME(S): THE RESIDENT  
ADDRESS: 211/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

138. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 212  
NAME(S): THE RESIDENT  
ADDRESS: 212/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

139. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 213  
NAME(S): THE RESIDENT  
ADDRESS: 213/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

140. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 214  
NAME(S): THE RESIDENT  
ADDRESS: 214/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

141. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 215  
NAME(S): THE RESIDENT  
ADDRESS: 215/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

142. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 216  
NAME(S): THE RESIDENT  
ADDRESS: 216/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

143. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 217  
NAME(S): THE RESIDENT  
ADDRESS: 217/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

144. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 218  
NAME(S): THE RESIDENT  
ADDRESS: 218/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

145. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 219  
NAME(S): THE RESIDENT  
ADDRESS: 219/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

146. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 22  
NAME(S): THE RESIDENT  
ADDRESS: 22/2 VERYARD LANE  
BELCONNEN ACT 2616

147. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 220  
NAME(S): THE RESIDENT  
ADDRESS: 220/99 EASTERN VALLEY WAY

BELCONNEN ACT 2616

148. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 221  
NAME(S): THE RESIDENT  
ADDRESS: 221/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

149. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 222  
NAME(S): THE RESIDENT  
ADDRESS: 222/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

150. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 223  
NAME(S): THE RESIDENT  
ADDRESS: 223/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

151. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 224  
NAME(S): THE RESIDENT  
ADDRESS: 224/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

152. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 225  
NAME(S): THE RESIDENT  
ADDRESS: 225/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

153. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 226  
NAME(S): THE RESIDENT  
ADDRESS: 226/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

154. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 227  
NAME(S): THE RESIDENT  
ADDRESS: 227/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

155. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 228  
NAME(S): THE RESIDENT  
ADDRESS: 228/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

156. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 229  
NAME(S): THE RESIDENT  
ADDRESS: 229/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

157. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 23  
NAME(S): THE RESIDENT  
ADDRESS: 23/2 VERYARD LANE  
BELCONNEN ACT 2616

158. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 230  
NAME(S): THE RESIDENT  
ADDRESS: 230/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

159. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 231  
NAME(S): THE RESIDENT  
ADDRESS: 231/99 EASTERN VALLEY WAY

BELCONNEN ACT 2616

160. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 232  
NAME(S): THE RESIDENT  
ADDRESS: 232/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

161. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 233  
NAME(S): THE RESIDENT  
ADDRESS: 233/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

162. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 234  
NAME(S): THE RESIDENT  
ADDRESS: 234/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

163. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 235  
NAME(S): THE RESIDENT  
ADDRESS: 235/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

164. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 236  
NAME(S): THE RESIDENT  
ADDRESS: 236/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

165. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 237  
NAME(S): THE RESIDENT  
ADDRESS: 237/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

166. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 238  
NAME(S): THE RESIDENT  
ADDRESS: 238/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

167. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 239  
NAME(S): THE RESIDENT  
ADDRESS: 239/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

168. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 24  
NAME(S): THE RESIDENT  
ADDRESS: 24/2 VERYARD LANE  
BELCONNEN ACT 2616

169. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 240  
NAME(S): THE RESIDENT  
ADDRESS: 240/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

170. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 241  
NAME(S): THE RESIDENT  
ADDRESS: 241/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

171. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 242  
NAME(S): THE RESIDENT  
ADDRESS: 242/99 EASTERN VALLEY WAY

BELCONNEN ACT 2616

172. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 243  
NAME(S): THE RESIDENT  
ADDRESS: 243/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

173. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 244  
NAME(S): THE RESIDENT  
ADDRESS: 244/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

174. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 245  
NAME(S): THE RESIDENT  
ADDRESS: 245/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

175. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 246  
NAME(S): THE RESIDENT  
ADDRESS: 246/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

176. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 247  
NAME(S): THE RESIDENT  
ADDRESS: 247/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

177. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 248  
NAME(S): THE RESIDENT  
ADDRESS: 248/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

178. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 249  
NAME(S): THE RESIDENT  
ADDRESS: 249/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

179. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 25  
NAME(S): THE RESIDENT  
ADDRESS: 25/2 VERYARD LANE  
BELCONNEN ACT 2616

180. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 26  
NAME(S): THE RESIDENT  
ADDRESS: 26/2 VERYARD LANE  
BELCONNEN ACT 2616

181. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 27  
NAME(S): THE RESIDENT  
ADDRESS: 27/2 VERYARD LANE  
BELCONNEN ACT 2616

182. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 28  
NAME(S): THE RESIDENT  
ADDRESS: 28/2 VERYARD LANE  
BELCONNEN ACT 2616

183. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 29  
NAME(S): THE RESIDENT  
ADDRESS: 29/2 VERYARD LANE

BELCONNEN ACT 2616

184. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 3  
NAME(S): THE RESIDENT  
ADDRESS: 3/2 VERYARD LANE  
BELCONNEN ACT 2616

185. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 30  
NAME(S): THE RESIDENT  
ADDRESS: 30/2 VERYARD LANE  
BELCONNEN ACT 2616

186. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 31  
NAME(S): THE RESIDENT  
ADDRESS: 31/2 VERYARD LANE  
BELCONNEN ACT 2616

187. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 32  
NAME(S): THE RESIDENT  
ADDRESS: 32/2 VERYARD LANE  
BELCONNEN ACT 2616

188. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 33  
NAME(S): THE RESIDENT  
ADDRESS: 33/2 VERYARD LANE  
BELCONNEN ACT 2616

189. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 34  
NAME(S): THE RESIDENT  
ADDRESS: 34/2 VERYARD LANE  
BELCONNEN ACT 2616

190. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 35  
NAME(S): THE RESIDENT  
ADDRESS: 35/2 VERYARD LANE  
BELCONNEN ACT 2616

191. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 36  
NAME(S): THE RESIDENT  
ADDRESS: 36/2 VERYARD LANE  
BELCONNEN ACT 2616

192. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 37  
NAME(S): THE RESIDENT  
ADDRESS: 37/2 VERYARD LANE  
BELCONNEN ACT 2616

193. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 38  
NAME(S): THE RESIDENT  
ADDRESS: 38/2 VERYARD LANE  
BELCONNEN ACT 2616

194. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 39  
NAME(S): THE RESIDENT  
ADDRESS: 39/2 VERYARD LANE  
BELCONNEN ACT 2616

195. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 4  
NAME(S): THE RESIDENT  
ADDRESS: 4/2 VERYARD LANE

BELCONNEN ACT 2616

196. BLOCK:  
NAME(S):  
ADDRESS:

197. BLOCK:  
NAME(S):  
ADDRESS:

198. BLOCK:  
NAME(S):  
ADDRESS:



199. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 48  
NAME(S): THE RESIDENT  
ADDRESS: 48/2 VERYARD LANE  
BELCONNEN ACT 2616

200. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 49  
NAME(S): THE RESIDENT  
ADDRESS: 49/2 VERYARD LANE  
BELCONNEN ACT 2616

201. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 50  
NAME(S): THE RESIDENT  
ADDRESS: 50/2 VERYARD LANE  
BELCONNEN ACT 2616

202. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 51  
NAME(S): THE RESIDENT  
ADDRESS: 51/2 VERYARD LANE  
BELCONNEN ACT 2616

203. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 52  
NAME(S): THE RESIDENT  
ADDRESS: 52/2 VERYARD LANE  
BELCONNEN ACT 2616

204. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 53  
NAME(S): THE RESIDENT  
ADDRESS: 53/2 VERYARD LANE  
BELCONNEN ACT 2616

205. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 54  
NAME(S): THE RESIDENT  
ADDRESS: 54/2 VERYARD LANE  
BELCONNEN ACT 2616

206. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 55  
NAME(S): THE RESIDENT  
ADDRESS: 55/2 VERYARD LANE  
BELCONNEN ACT 2616

207. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 56  
NAME(S): THE RESIDENT  
ADDRESS: 56/2 VERYARD LANE

BELCONNEN ACT 2616

208. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 57  
NAME(S): THE RESIDENT  
ADDRESS: 57/2 VERYARD LANE  
BELCONNEN ACT 2616

209. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 58  
NAME(S): THE RESIDENT  
ADDRESS: 58/2 VERYARD LANE  
BELCONNEN ACT 2616

210. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 59  
NAME(S): THE RESIDENT  
ADDRESS: 59/2 VERYARD LANE  
BELCONNEN ACT 2616

211. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 60  
NAME(S): THE RESIDENT  
ADDRESS: 60/2 VERYARD LANE  
BELCONNEN ACT 2616

212. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 61  
NAME(S): THE RESIDENT  
ADDRESS: 61/2 VERYARD LANE  
BELCONNEN ACT 2616

213. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 62  
NAME(S): THE RESIDENT  
ADDRESS: 62/2 VERYARD LANE  
BELCONNEN ACT 2616

214. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 63  
NAME(S): THE RESIDENT  
ADDRESS: 63/2 VERYARD LANE  
BELCONNEN ACT 2616

215. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 64  
NAME(S): THE RESIDENT  
ADDRESS: 64/2 VERYARD LANE  
BELCONNEN ACT 2616

216. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 65  
NAME(S): THE RESIDENT  
ADDRESS: 65/2 VERYARD LANE  
BELCONNEN ACT 2616

217. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 66  
NAME(S): THE RESIDENT  
ADDRESS: 66/2 VERYARD LANE  
BELCONNEN ACT 2616

218. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 67  
NAME(S): THE RESIDENT  
ADDRESS: 67/8 VERYARD LANE  
BELCONNEN ACT 2616

219. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 68  
NAME(S): THE RESIDENT  
ADDRESS: 68/8 VERYARD LANE

BELCONNEN ACT 2616

220. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 69  
NAME(S): THE RESIDENT  
ADDRESS: 69/8 VERYARD LANE  
BELCONNEN ACT 2616

221. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 70  
NAME(S): THE RESIDENT  
ADDRESS: 70/8 VERYARD LANE  
BELCONNEN ACT 2616

222. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 71  
NAME(S): THE RESIDENT  
ADDRESS: 71/8 VERYARD LANE  
BELCONNEN ACT 2616

223. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 72  
NAME(S): THE RESIDENT  
ADDRESS: 72/8 VERYARD LANE  
BELCONNEN ACT 2616

224. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 73  
NAME(S): THE RESIDENT  
ADDRESS: 73/8 VERYARD LANE  
BELCONNEN ACT 2616

225. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 74  
NAME(S): THE RESIDENT  
ADDRESS: 74/8 VERYARD LANE  
BELCONNEN ACT 2616

226. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 75  
NAME(S): THE RESIDENT  
ADDRESS: 75/8 VERYARD LANE  
BELCONNEN ACT 2616

227. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 76  
NAME(S): THE RESIDENT  
ADDRESS: 76/8 VERYARD LANE  
BELCONNEN ACT 2616

228. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 77  
NAME(S): THE RESIDENT  
ADDRESS: 77/8 VERYARD LANE  
BELCONNEN ACT 2616

229. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 78  
NAME(S): THE RESIDENT  
ADDRESS: 78/8 VERYARD LANE  
BELCONNEN ACT 2616

230. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 79  
NAME(S): THE RESIDENT  
ADDRESS: 79/8 VERYARD LANE  
BELCONNEN ACT 2616

231. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 80  
NAME(S): THE RESIDENT  
ADDRESS: 80/8 VERYARD LANE

BELCONNEN ACT 2616

232. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 81  
NAME(S): THE RESIDENT  
ADDRESS: 81/8 VERYARD LANE  
BELCONNEN ACT 2616

233. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 82  
NAME(S): THE RESIDENT  
ADDRESS: 82/8 VERYARD LANE  
BELCONNEN ACT 2616

234. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 83  
NAME(S): THE RESIDENT  
ADDRESS: 83/8 VERYARD LANE  
BELCONNEN ACT 2616

235. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 84  
NAME(S): THE RESIDENT  
ADDRESS: 84/8 VERYARD LANE  
BELCONNEN ACT 2616

236. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 85  
NAME(S): THE RESIDENT  
ADDRESS: 85/8 VERYARD LANE  
BELCONNEN ACT 2616

237. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 86  
NAME(S): THE RESIDENT  
ADDRESS: 86/8 VERYARD LANE  
BELCONNEN ACT 2616

238. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 87  
NAME(S): THE RESIDENT  
ADDRESS: 87/8 VERYARD LANE  
BELCONNEN ACT 2616

239. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 88  
NAME(S): THE RESIDENT  
ADDRESS: 88/8 VERYARD LANE  
BELCONNEN ACT 2616

240. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 89  
NAME(S): THE RESIDENT  
ADDRESS: 89/8 VERYARD LANE  
BELCONNEN ACT 2616

241. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 90  
NAME(S): THE RESIDENT  
ADDRESS: 90/8 VERYARD LANE  
BELCONNEN ACT 2616

242. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 91  
NAME(S): THE RESIDENT  
ADDRESS: 91/8 VERYARD LANE  
BELCONNEN ACT 2616

243. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 92  
NAME(S): THE RESIDENT  
ADDRESS: 92/8 VERYARD LANE

BELCONNEN ACT 2616

244. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 93  
NAME(S): THE RESIDENT  
ADDRESS: 93/8 VERYARD LANE  
BELCONNEN ACT 2616

245. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 94  
NAME(S): THE RESIDENT  
ADDRESS: 94/8 VERYARD LANE  
BELCONNEN ACT 2616

246. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 95  
NAME(S): THE RESIDENT  
ADDRESS: 95/8 VERYARD LANE  
BELCONNEN ACT 2616

247. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 96  
NAME(S): THE RESIDENT  
ADDRESS: 96/8 VERYARD LANE  
BELCONNEN ACT 2616

248. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 97  
NAME(S): THE RESIDENT  
ADDRESS: 97/8 VERYARD LANE  
BELCONNEN ACT 2616

249. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 98  
NAME(S): THE RESIDENT  
ADDRESS: 98/8 VERYARD LANE  
BELCONNEN ACT 2616

250. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 99  
NAME(S): THE RESIDENT  
ADDRESS: 99/8 VERYARD LANE  
BELCONNEN ACT 2616

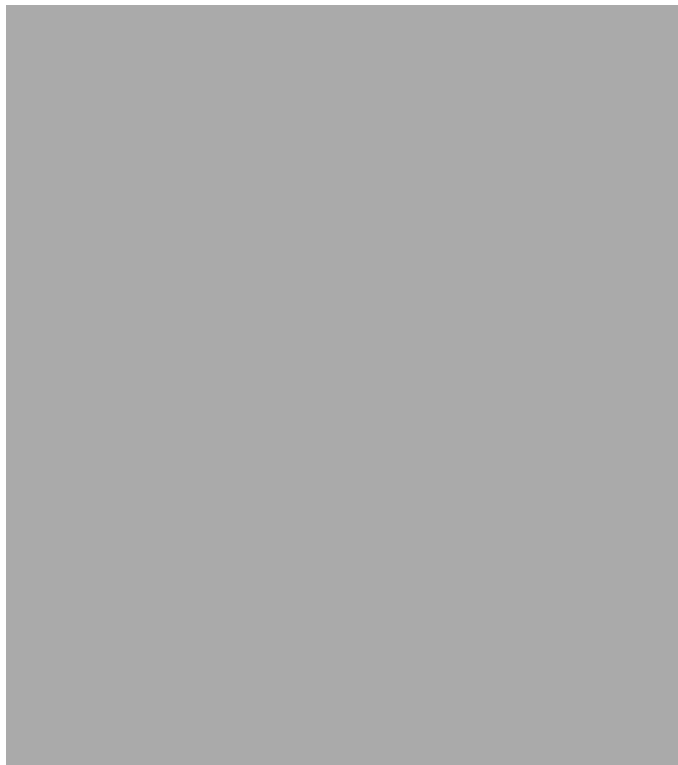
251. BLOCK:  
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260. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 40  
NAME(S): THE RESIDENT  
ADDRESS: 40/2 VERYARD LANE  
BELCONNEN ACT 2616

261. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 41  
NAME(S): THE RESIDENT  
ADDRESS: 41/2 VERYARD LANE  
BELCONNEN ACT 2616

262. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 42  
NAME(S): THE RESIDENT  
ADDRESS: 42/2 VERYARD LANE  
BELCONNEN ACT 2616

263. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 43  
NAME(S): THE RESIDENT  
ADDRESS: 43/2 VERYARD LANE  
BELCONNEN ACT 2616

264. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 44  
NAME(S): THE RESIDENT  
ADDRESS: 44/2 VERYARD LANE  
BELCONNEN ACT 2616

265. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 45  
NAME(S): THE RESIDENT  
ADDRESS: 45/2 VERYARD LANE  
BELCONNEN ACT 2616

266. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 46  
NAME(S): THE RESIDENT  
ADDRESS: 46/2 VERYARD LANE  
BELCONNEN ACT 2616

267. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 47  
NAME(S): THE RESIDENT  
ADDRESS: 47/2 VERYARD LANE

268. BLOCK:  
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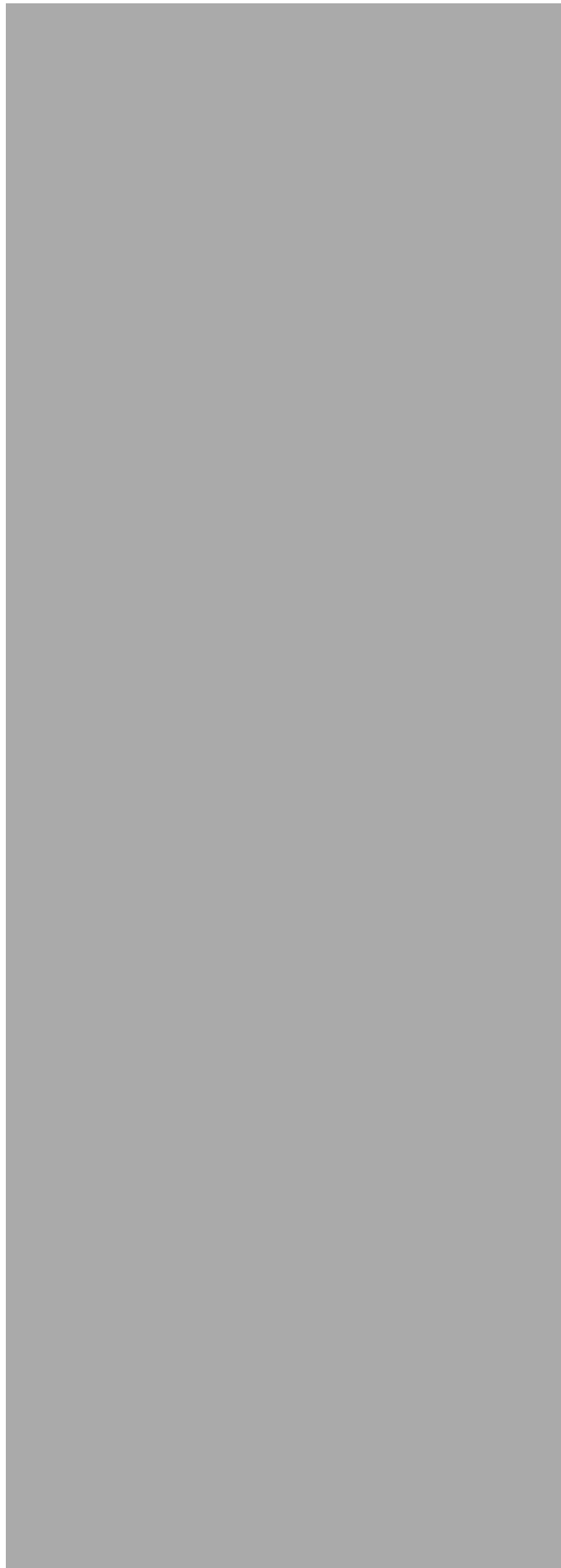
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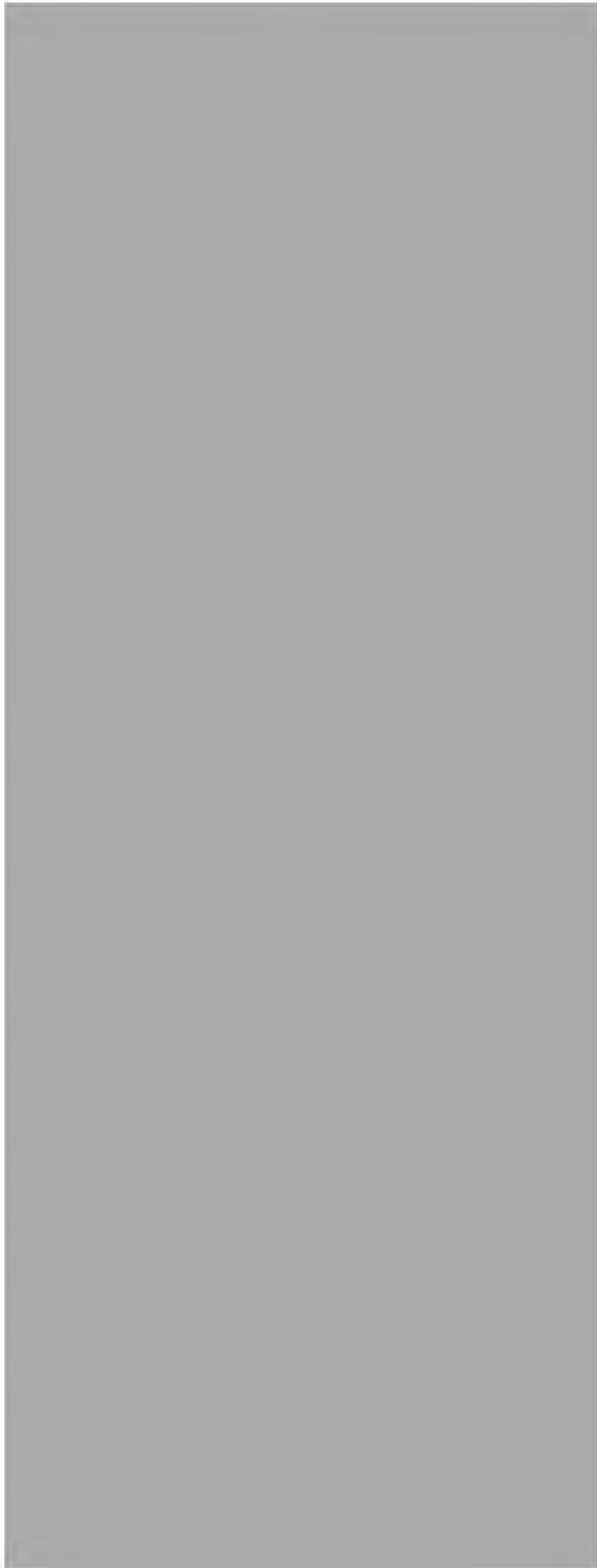
311. BLOCK:  
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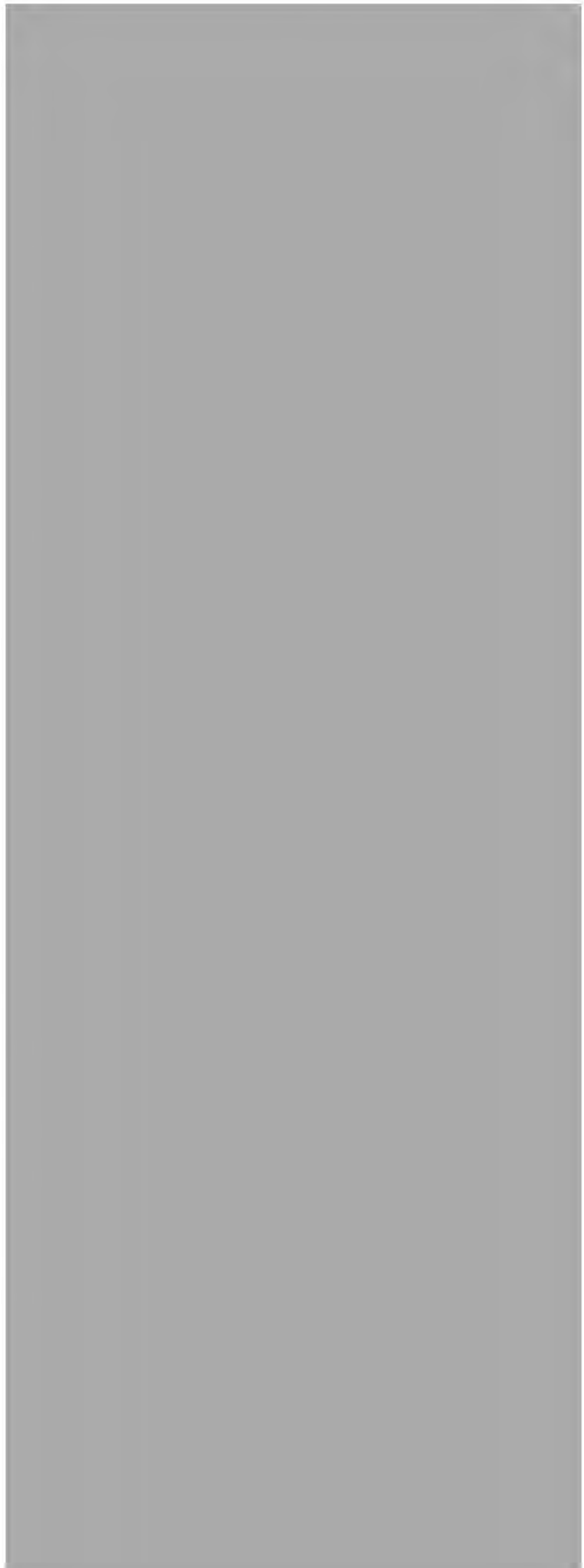
323. BLOCK:  
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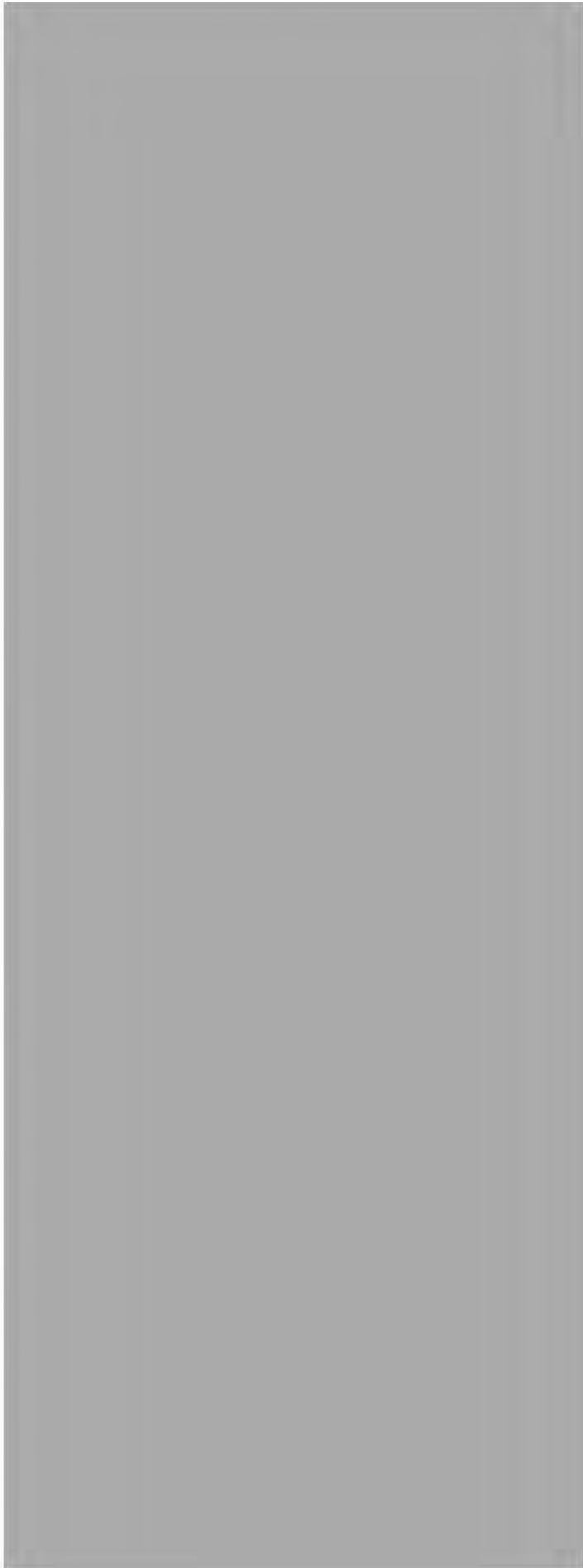
347. BLOCK:  
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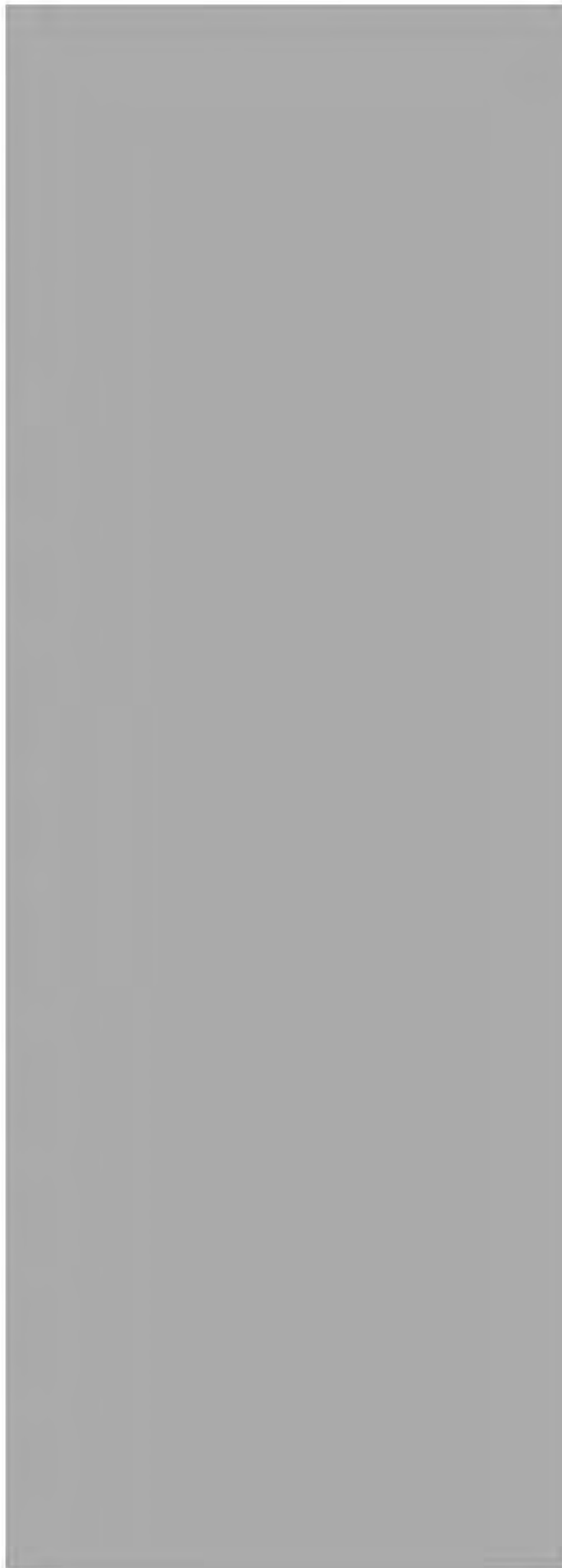
371. BLOCK:  
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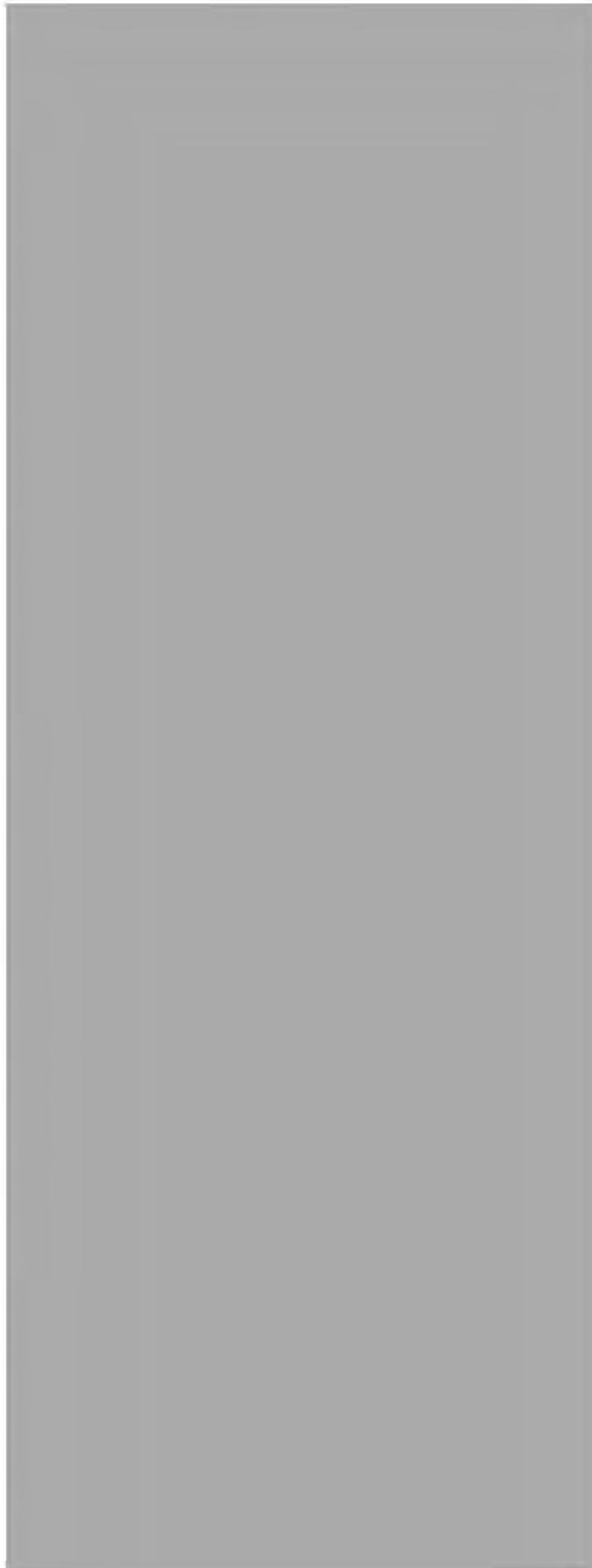
383. BLOCK:  
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BELCONNEN ACT 2616

388. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 95  
NAME(S): [REDACTED]  
ADDRESS: 95/8 VERYARD LANE  
BELCONNEN ACT 2616

389. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 96  
NAME(S): [REDACTED]  
ADDRESS: 96/8 VERYARD LANE  
BELCONNEN ACT 2616

390. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 97  
NAME(S): [REDACTED]  
ADDRESS: 97/8 VERYARD LANE  
BELCONNEN ACT 2616

391. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 99  
NAME(S): [REDACTED]  
ADDRESS: 99/8 VERYARD LANE  
BELCONNEN ACT 2616

392. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 192  
NAME(S): [REDACTED]  
ADDRESS: 192/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

393. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 195  
NAME(S): [REDACTED]  
ADDRESS: 195/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

394. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 196  
NAME(S): [REDACTED]  
ADDRESS: 196/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

395. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 197  
NAME(S): [REDACTED]  
ADDRESS: 197/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

396. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 200  
NAME(S): [REDACTED]  
ADDRESS: 200/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

397. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 202  
NAME(S): [REDACTED]  
ADDRESS: 202/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

398. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 211  
NAME(S): [REDACTED]  
ADDRESS: 211/99 EASTERN VALLEY WAY  
BELCONNEN ACT 2616

399. BLOCK: BELCONNEN SECTION 45 BLOCK 15 UNIT 218  
NAME(S): [REDACTED]  
ADDRESS: 218/99 EASTERN VALLEY WAY

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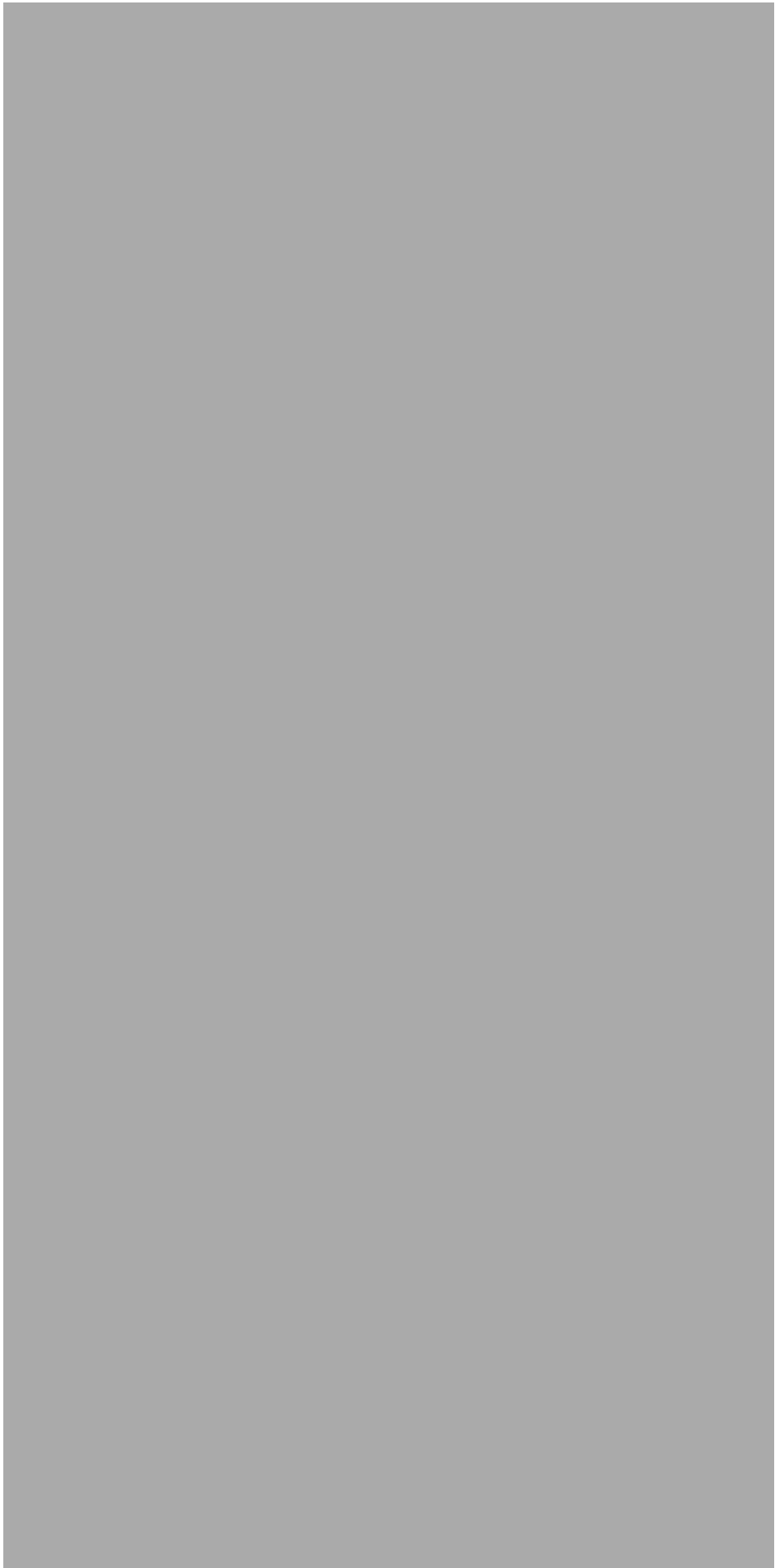
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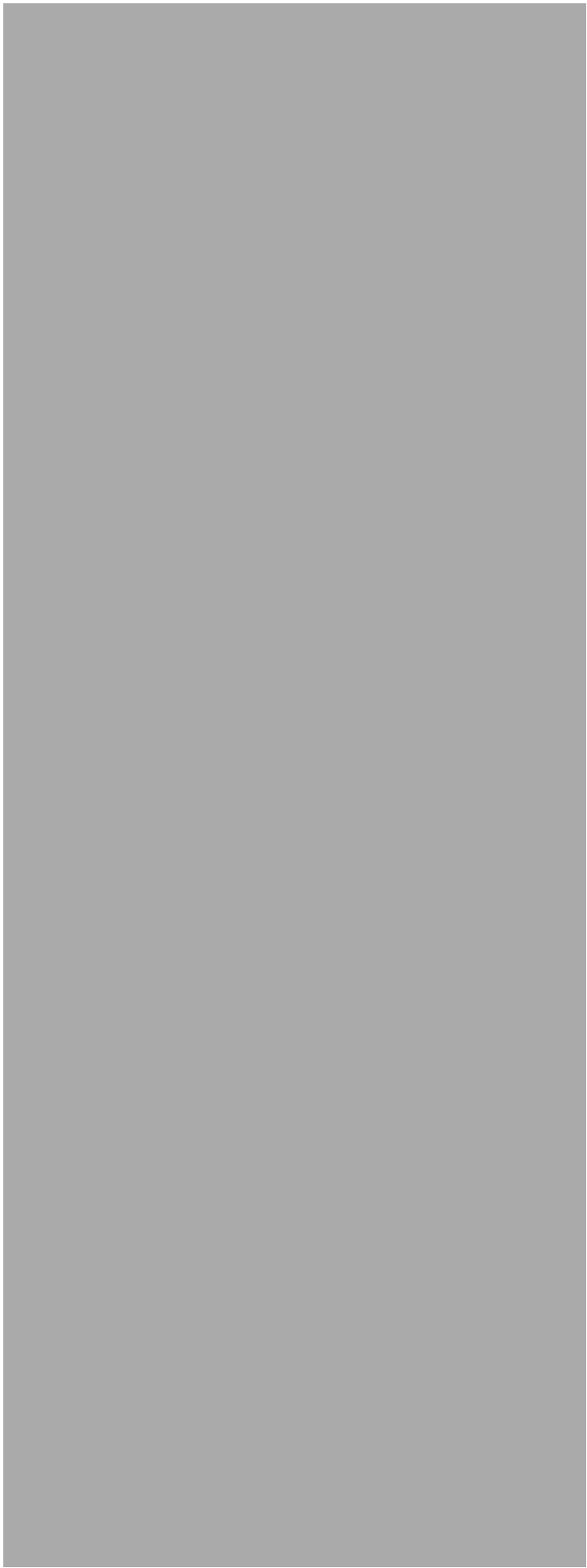
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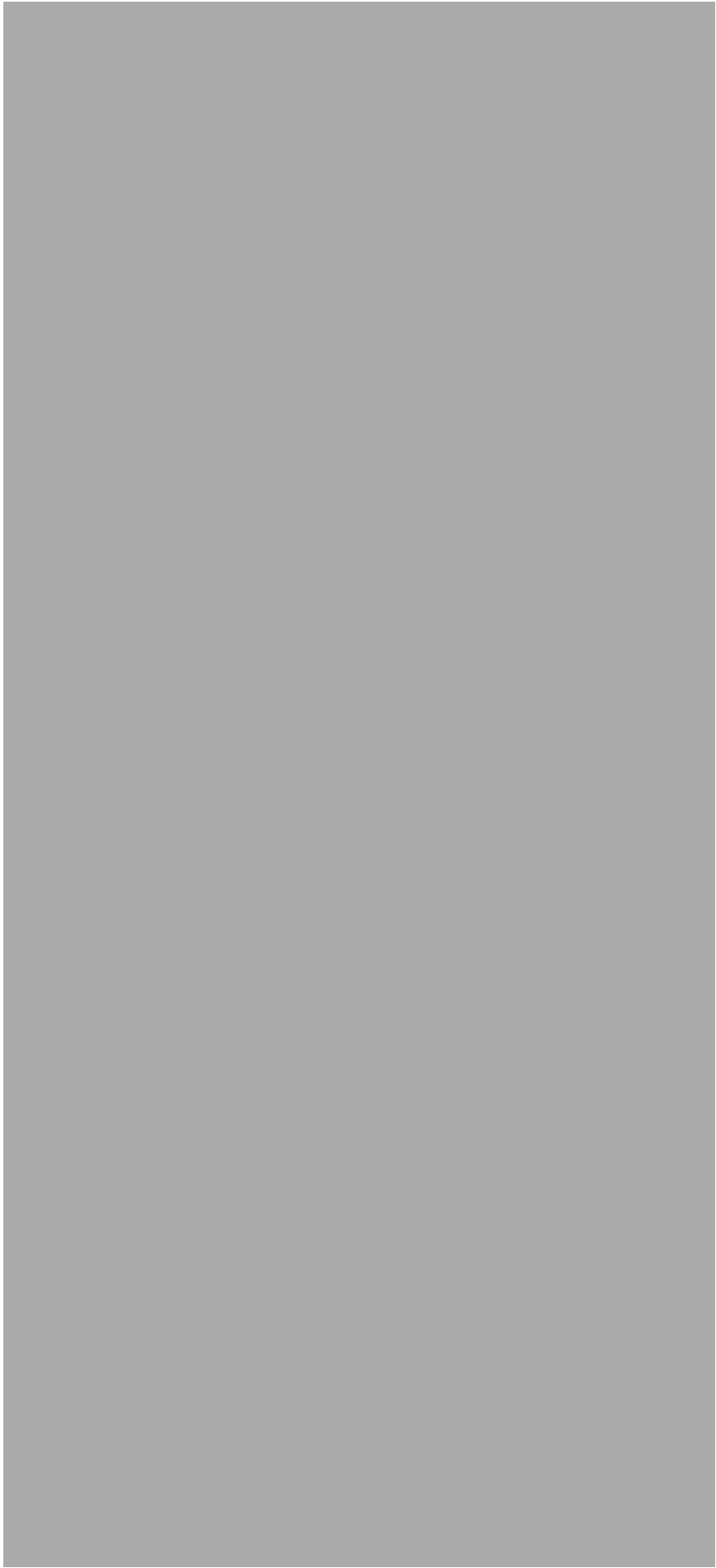
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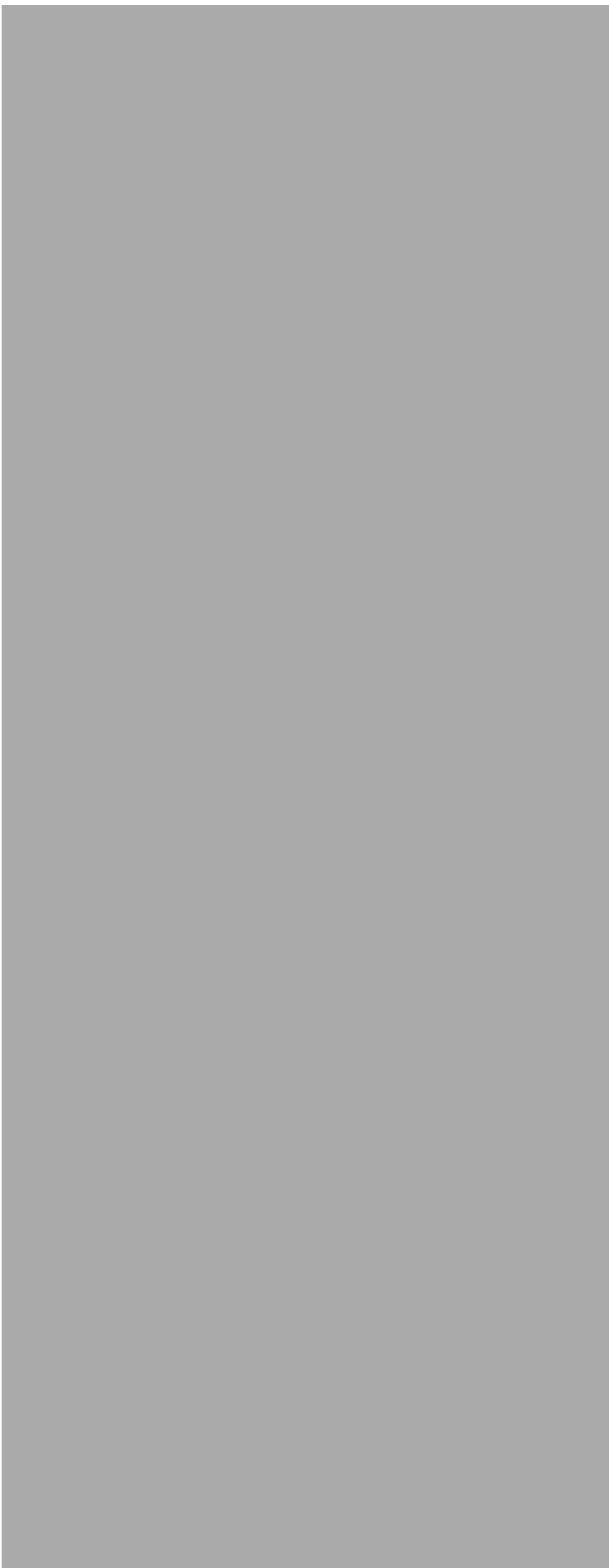
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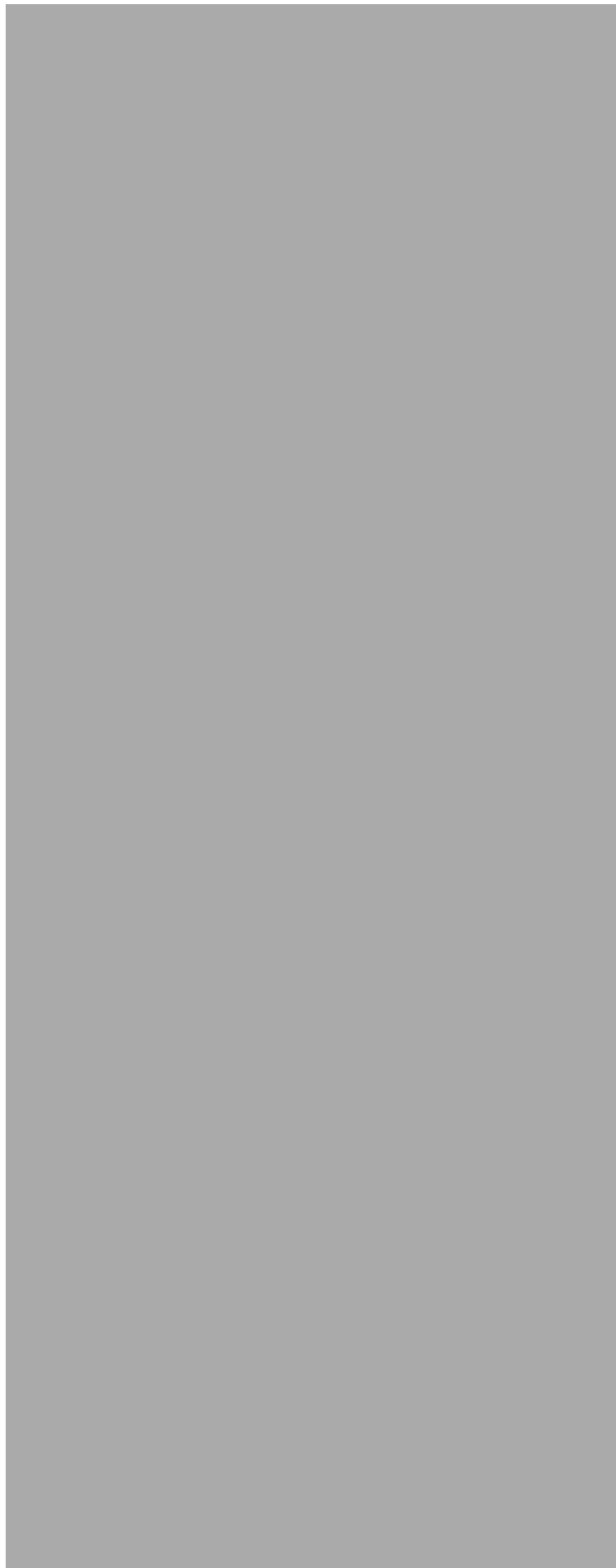
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653. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/41 CHANDLER STREET  
BELCONNEN ACT 2616

654. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 10  
NAME(S): THE RESIDENT  
ADDRESS: 10/41 CHANDLER STREET  
BELCONNEN ACT 2616

655. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 100  
NAME(S): THE RESIDENT  
ADDRESS: 100/41 CHANDLER STREET  
BELCONNEN ACT 2616

656. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 101  
NAME(S): THE RESIDENT  
ADDRESS: 101/41 CHANDLER STREET  
BELCONNEN ACT 2616

657. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 102  
NAME(S): THE RESIDENT  
ADDRESS: 102/41 CHANDLER STREET  
BELCONNEN ACT 2616

658. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 103  
NAME(S): THE RESIDENT  
ADDRESS: 103/41 CHANDLER STREET  
BELCONNEN ACT 2616

659. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 104  
NAME(S): THE RESIDENT  
ADDRESS: 104/41 CHANDLER STREET  
BELCONNEN ACT 2616

660. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 105  
NAME(S): THE RESIDENT  
ADDRESS: 105/41 CHANDLER STREET  
BELCONNEN ACT 2616

661. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 106  
NAME(S): THE RESIDENT  
ADDRESS: 106/41 CHANDLER STREET  
BELCONNEN ACT 2616

662. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 107  
NAME(S): THE RESIDENT  
ADDRESS: 107/41 CHANDLER STREET  
BELCONNEN ACT 2616

663. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 108  
NAME(S): THE RESIDENT  
ADDRESS: 108/41 CHANDLER STREET

BELCONNEN ACT 2616

664. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 109  
NAME(S): THE RESIDENT  
ADDRESS: 109/41 CHANDLER STREET  
BELCONNEN ACT 2616

665. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 11  
NAME(S): THE RESIDENT  
ADDRESS: 11/41 CHANDLER STREET  
BELCONNEN ACT 2616

666. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 110  
NAME(S): THE RESIDENT  
ADDRESS: 110/41 CHANDLER STREET  
BELCONNEN ACT 2616

667. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 111  
NAME(S): THE RESIDENT  
ADDRESS: 111/41 CHANDLER STREET  
BELCONNEN ACT 2616

668. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 112  
NAME(S): THE RESIDENT  
ADDRESS: 112/41 CHANDLER STREET  
BELCONNEN ACT 2616

669. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 113  
NAME(S): THE RESIDENT  
ADDRESS: 113/41 CHANDLER STREET  
BELCONNEN ACT 2616

670. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 114  
NAME(S): THE RESIDENT  
ADDRESS: 114/41 CHANDLER STREET  
BELCONNEN ACT 2616

671. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 115  
NAME(S): THE RESIDENT  
ADDRESS: 115/41 CHANDLER STREET  
BELCONNEN ACT 2616

672. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 116  
NAME(S): THE RESIDENT  
ADDRESS: 116/41 CHANDLER STREET  
BELCONNEN ACT 2616

673. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 117  
NAME(S): THE RESIDENT  
ADDRESS: 117/41 CHANDLER STREET  
BELCONNEN ACT 2616

674. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 118  
NAME(S): THE RESIDENT  
ADDRESS: 118/41 CHANDLER STREET  
BELCONNEN ACT 2616

675. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 119  
NAME(S): THE RESIDENT  
ADDRESS: 119/41 CHANDLER STREET

BELCONNEN ACT 2616

676. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 12  
NAME(S): THE RESIDENT  
ADDRESS: 12/41 CHANDLER STREET  
BELCONNEN ACT 2616

677. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 120  
NAME(S): THE RESIDENT  
ADDRESS: 120/41 CHANDLER STREET  
BELCONNEN ACT 2616

678. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 121  
NAME(S): THE RESIDENT  
ADDRESS: 121/41 CHANDLER STREET  
BELCONNEN ACT 2616

679. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 122  
NAME(S): THE RESIDENT  
ADDRESS: 122/41 CHANDLER STREET  
BELCONNEN ACT 2616

680. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 123  
NAME(S): THE RESIDENT  
ADDRESS: 123/41 CHANDLER STREET  
BELCONNEN ACT 2616

681. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 124  
NAME(S): THE RESIDENT  
ADDRESS: 124/41 CHANDLER STREET  
BELCONNEN ACT 2616

682. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 125  
NAME(S): THE RESIDENT  
ADDRESS: 125/41 CHANDLER STREET  
BELCONNEN ACT 2616

683. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 126  
NAME(S): THE RESIDENT  
ADDRESS: 126/41 CHANDLER STREET  
BELCONNEN ACT 2616

684. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 127  
NAME(S): THE RESIDENT  
ADDRESS: 127/41 CHANDLER STREET  
BELCONNEN ACT 2616

685. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 128  
NAME(S): THE RESIDENT  
ADDRESS: 128/41 CHANDLER STREET  
BELCONNEN ACT 2616

686. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 129  
NAME(S): THE RESIDENT  
ADDRESS: 129/41 CHANDLER STREET  
BELCONNEN ACT 2616

687. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 13  
NAME(S): THE RESIDENT  
ADDRESS: 13/41 CHANDLER STREET

BELCONNEN ACT 2616

688. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 130  
NAME(S): THE RESIDENT  
ADDRESS: 130/41 CHANDLER STREET  
BELCONNEN ACT 2616

689. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 131  
NAME(S): THE RESIDENT  
ADDRESS: 131/41 CHANDLER STREET  
BELCONNEN ACT 2616

690. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 132  
NAME(S): THE RESIDENT  
ADDRESS: 132/41 CHANDLER STREET  
BELCONNEN ACT 2616

691. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 133  
NAME(S): THE RESIDENT  
ADDRESS: 133/41 CHANDLER STREET  
BELCONNEN ACT 2616

692. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 134  
NAME(S): THE RESIDENT  
ADDRESS: 134/41 CHANDLER STREET  
BELCONNEN ACT 2616

693. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 135  
NAME(S): THE RESIDENT  
ADDRESS: 135/41 CHANDLER STREET  
BELCONNEN ACT 2616

694. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 136  
NAME(S): THE RESIDENT  
ADDRESS: 136/41 CHANDLER STREET  
BELCONNEN ACT 2616

695. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 137  
NAME(S): THE RESIDENT  
ADDRESS: 137/41 CHANDLER STREET  
BELCONNEN ACT 2616

696. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 138  
NAME(S): THE RESIDENT  
ADDRESS: 138/41 CHANDLER STREET  
BELCONNEN ACT 2616

697. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 139  
NAME(S): THE RESIDENT  
ADDRESS: 139/41 CHANDLER STREET  
BELCONNEN ACT 2616

698. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 14  
NAME(S): THE RESIDENT  
ADDRESS: 14/41 CHANDLER STREET  
BELCONNEN ACT 2616

699. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 140  
NAME(S): THE RESIDENT  
ADDRESS: 140/41 CHANDLER STREET

BELCONNEN ACT 2616

700. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 141  
NAME(S): THE RESIDENT  
ADDRESS: 141/41 CHANDLER STREET  
BELCONNEN ACT 2616

701. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 142  
NAME(S): THE RESIDENT  
ADDRESS: 142/41 CHANDLER STREET  
BELCONNEN ACT 2616

702. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 143  
NAME(S): THE RESIDENT  
ADDRESS: 143/41 CHANDLER STREET  
BELCONNEN ACT 2616

703. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 144  
NAME(S): THE RESIDENT  
ADDRESS: 144/41 CHANDLER STREET  
BELCONNEN ACT 2616

704. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 145  
NAME(S): THE RESIDENT  
ADDRESS: 145/41 CHANDLER STREET  
BELCONNEN ACT 2616

705. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 146  
NAME(S): THE RESIDENT  
ADDRESS: 146/41 CHANDLER STREET  
BELCONNEN ACT 2616

706. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 147  
NAME(S): THE RESIDENT  
ADDRESS: 147/41 CHANDLER STREET  
BELCONNEN ACT 2616

707. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 148  
NAME(S): THE RESIDENT  
ADDRESS: 148/41 CHANDLER STREET  
BELCONNEN ACT 2616

708. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 149  
NAME(S): THE RESIDENT  
ADDRESS: 149/41 CHANDLER STREET  
BELCONNEN ACT 2616

709. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 15  
NAME(S): THE RESIDENT  
ADDRESS: 15/41 CHANDLER STREET  
BELCONNEN ACT 2616

710. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 150  
NAME(S): THE RESIDENT  
ADDRESS: 150/41 CHANDLER STREET  
BELCONNEN ACT 2616

711. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 151  
NAME(S): THE RESIDENT  
ADDRESS: 151/41 CHANDLER STREET

BELCONNEN ACT 2616

712. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 152  
NAME(S): THE RESIDENT  
ADDRESS: 152/41 CHANDLER STREET  
BELCONNEN ACT 2616

713. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 153  
NAME(S): THE RESIDENT  
ADDRESS: 153/41 CHANDLER STREET  
BELCONNEN ACT 2616

714. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 154  
NAME(S): THE RESIDENT  
ADDRESS: 154/41 CHANDLER STREET  
BELCONNEN ACT 2616

715. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 155  
NAME(S): THE RESIDENT  
ADDRESS: 155/41 CHANDLER STREET  
BELCONNEN ACT 2616

716. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 156  
NAME(S): THE RESIDENT  
ADDRESS: 156/41 CHANDLER STREET  
BELCONNEN ACT 2616

717. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 157  
NAME(S): THE RESIDENT  
ADDRESS: 157/41 CHANDLER STREET  
BELCONNEN ACT 2616

718. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 158  
NAME(S): THE RESIDENT  
ADDRESS: 158/41 CHANDLER STREET  
BELCONNEN ACT 2616

719. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 159  
NAME(S): THE RESIDENT  
ADDRESS: 159/41 CHANDLER STREET  
BELCONNEN ACT 2616

720. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 16  
NAME(S): THE RESIDENT  
ADDRESS: 16/41 CHANDLER STREET  
BELCONNEN ACT 2616

721. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 160  
NAME(S): THE RESIDENT  
ADDRESS: 160/41 CHANDLER STREET  
BELCONNEN ACT 2616

722. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 161  
NAME(S): THE RESIDENT  
ADDRESS: 161/41 CHANDLER STREET  
BELCONNEN ACT 2616

723. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 162  
NAME(S): THE RESIDENT  
ADDRESS: 162/41 CHANDLER STREET

BELCONNEN ACT 2616

724. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 163  
NAME(S): THE RESIDENT  
ADDRESS: 163/41 CHANDLER STREET  
BELCONNEN ACT 2616

725. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 164  
NAME(S): THE RESIDENT  
ADDRESS: 164/41 CHANDLER STREET  
BELCONNEN ACT 2616

726. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 165  
NAME(S): THE RESIDENT  
ADDRESS: 165/41 CHANDLER STREET  
BELCONNEN ACT 2616

727. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 166  
NAME(S): THE RESIDENT  
ADDRESS: 166/41 CHANDLER STREET  
BELCONNEN ACT 2616

728. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 167  
NAME(S): THE RESIDENT  
ADDRESS: 167/41 CHANDLER STREET  
BELCONNEN ACT 2616

729. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 168  
NAME(S): THE RESIDENT  
ADDRESS: 168/41 CHANDLER STREET  
BELCONNEN ACT 2616

730. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 169  
NAME(S): THE RESIDENT  
ADDRESS: 169/41 CHANDLER STREET  
BELCONNEN ACT 2616

731. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 17  
NAME(S): THE RESIDENT  
ADDRESS: 17/41 CHANDLER STREET  
BELCONNEN ACT 2616

732. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 170  
NAME(S): THE RESIDENT  
ADDRESS: 170/41 CHANDLER STREET  
BELCONNEN ACT 2616

733. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 171  
NAME(S): THE RESIDENT  
ADDRESS: 171/41 CHANDLER STREET  
BELCONNEN ACT 2616

734. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 172  
NAME(S): THE RESIDENT  
ADDRESS: 172/41 CHANDLER STREET  
BELCONNEN ACT 2616

735. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 173  
NAME(S): THE RESIDENT  
ADDRESS: 173/41 CHANDLER STREET

BELCONNEN ACT 2616

736. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 174  
NAME(S): THE RESIDENT  
ADDRESS: 174/41 CHANDLER STREET  
BELCONNEN ACT 2616

737. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 175  
NAME(S): THE RESIDENT  
ADDRESS: 175/41 CHANDLER STREET  
BELCONNEN ACT 2616

738. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 176  
NAME(S): THE RESIDENT  
ADDRESS: 176/41 CHANDLER STREET  
BELCONNEN ACT 2616

739. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 177  
NAME(S): THE RESIDENT  
ADDRESS: 177/41 CHANDLER STREET  
BELCONNEN ACT 2616

740. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 178  
NAME(S): THE RESIDENT  
ADDRESS: 178/41 CHANDLER STREET  
BELCONNEN ACT 2616

741. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 179  
NAME(S): THE RESIDENT  
ADDRESS: 179/41 CHANDLER STREET  
BELCONNEN ACT 2616

742. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 18  
NAME(S): THE RESIDENT  
ADDRESS: 18/41 CHANDLER STREET  
BELCONNEN ACT 2616

743. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 180  
NAME(S): THE RESIDENT  
ADDRESS: 180/41 CHANDLER STREET  
BELCONNEN ACT 2616

744. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 181  
NAME(S): THE RESIDENT  
ADDRESS: 181/41 CHANDLER STREET  
BELCONNEN ACT 2616

745. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 182  
NAME(S): THE RESIDENT  
ADDRESS: 182/41 CHANDLER STREET  
BELCONNEN ACT 2616

746. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 183  
NAME(S): THE RESIDENT  
ADDRESS: 183/41 CHANDLER STREET  
BELCONNEN ACT 2616

747. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 184  
NAME(S): THE RESIDENT  
ADDRESS: 184/41 CHANDLER STREET

BELCONNEN ACT 2616

748. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 185  
NAME(S): THE RESIDENT  
ADDRESS: 185/41 CHANDLER STREET  
BELCONNEN ACT 2616

749. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 186  
NAME(S): THE RESIDENT  
ADDRESS: 186/41 CHANDLER STREET  
BELCONNEN ACT 2616

750. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 187  
NAME(S): THE RESIDENT  
ADDRESS: 187/41 CHANDLER STREET  
BELCONNEN ACT 2616

751. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 188  
NAME(S): THE RESIDENT  
ADDRESS: 188/41 CHANDLER STREET  
BELCONNEN ACT 2616

752. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 189  
NAME(S): THE RESIDENT  
ADDRESS: 189/41 CHANDLER STREET  
BELCONNEN ACT 2616

753. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 19  
NAME(S): THE RESIDENT  
ADDRESS: 19/41 CHANDLER STREET  
BELCONNEN ACT 2616

754. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 190  
NAME(S): THE RESIDENT  
ADDRESS: 190/41 CHANDLER STREET  
BELCONNEN ACT 2616

755. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 191  
NAME(S): THE RESIDENT  
ADDRESS: 191/41 CHANDLER STREET  
BELCONNEN ACT 2616

756. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 192  
NAME(S): THE RESIDENT  
ADDRESS: 192/41 CHANDLER STREET  
BELCONNEN ACT 2616

757. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 193  
NAME(S): THE RESIDENT  
ADDRESS: 193/41 CHANDLER STREET  
BELCONNEN ACT 2616

758. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 194  
NAME(S): THE RESIDENT  
ADDRESS: 194/41 CHANDLER STREET  
BELCONNEN ACT 2616

759. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 195  
NAME(S): THE RESIDENT  
ADDRESS: 195/41 CHANDLER STREET

BELCONNEN ACT 2616

760. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 196  
NAME(S): THE RESIDENT  
ADDRESS: 196/41 CHANDLER STREET  
BELCONNEN ACT 2616

761. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 197  
NAME(S): THE RESIDENT  
ADDRESS: 197/41 CHANDLER STREET  
BELCONNEN ACT 2616

762. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 198  
NAME(S): THE RESIDENT  
ADDRESS: 198/41 CHANDLER STREET  
BELCONNEN ACT 2616

763. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 199  
NAME(S): THE RESIDENT  
ADDRESS: 199/41 CHANDLER STREET  
BELCONNEN ACT 2616

764. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 2  
NAME(S): THE RESIDENT  
ADDRESS: 2/41 CHANDLER STREET  
BELCONNEN ACT 2616

765. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 20  
NAME(S): THE RESIDENT  
ADDRESS: 20/41 CHANDLER STREET  
BELCONNEN ACT 2616

766. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 200  
NAME(S): THE RESIDENT  
ADDRESS: 200/41 CHANDLER STREET  
BELCONNEN ACT 2616

767. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 201  
NAME(S): THE RESIDENT  
ADDRESS: 201/41 CHANDLER STREET  
BELCONNEN ACT 2616

768. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 202  
NAME(S): THE RESIDENT  
ADDRESS: 202/41 CHANDLER STREET  
BELCONNEN ACT 2616

769. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 203  
NAME(S): THE RESIDENT  
ADDRESS: 203/41 CHANDLER STREET  
BELCONNEN ACT 2616

770. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 204  
NAME(S): THE RESIDENT  
ADDRESS: 204/41 CHANDLER STREET  
BELCONNEN ACT 2616

771. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 205  
NAME(S): THE RESIDENT  
ADDRESS: 205/41 CHANDLER STREET

BELCONNEN ACT 2616

772. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 206  
NAME(S): THE RESIDENT  
ADDRESS: 206/41 CHANDLER STREET  
BELCONNEN ACT 2616

773. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 207  
NAME(S): THE RESIDENT  
ADDRESS: 207/41 CHANDLER STREET  
BELCONNEN ACT 2616

774. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 208  
NAME(S): THE RESIDENT  
ADDRESS: 208/41 CHANDLER STREET  
BELCONNEN ACT 2616

775. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 209  
NAME(S): THE RESIDENT  
ADDRESS: 209/41 CHANDLER STREET  
BELCONNEN ACT 2616

776. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 21  
NAME(S): THE RESIDENT  
ADDRESS: 21/41 CHANDLER STREET  
BELCONNEN ACT 2616

777. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 210  
NAME(S): THE RESIDENT  
ADDRESS: 210/41 CHANDLER STREET  
BELCONNEN ACT 2616

778. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 211  
NAME(S): THE RESIDENT  
ADDRESS: 211/41 CHANDLER STREET  
BELCONNEN ACT 2616

779. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 212  
NAME(S): THE RESIDENT  
ADDRESS: 212/41 CHANDLER STREET  
BELCONNEN ACT 2616

780. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 213  
NAME(S): THE RESIDENT  
ADDRESS: 213/41 CHANDLER STREET  
BELCONNEN ACT 2616

781. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 214  
NAME(S): THE RESIDENT  
ADDRESS: 214/41 CHANDLER STREET  
BELCONNEN ACT 2616

782. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 215  
NAME(S): THE RESIDENT  
ADDRESS: 215/41 CHANDLER STREET  
BELCONNEN ACT 2616

783. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 216  
NAME(S): THE RESIDENT  
ADDRESS: 216/41 CHANDLER STREET

BELCONNEN ACT 2616

784. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 217  
NAME(S): THE RESIDENT  
ADDRESS: 217/41 CHANDLER STREET  
BELCONNEN ACT 2616

785. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 218  
NAME(S): THE RESIDENT  
ADDRESS: 218/41 CHANDLER STREET  
BELCONNEN ACT 2616

786. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 219  
NAME(S): THE RESIDENT  
ADDRESS: 219/41 CHANDLER STREET  
BELCONNEN ACT 2616

787. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 22  
NAME(S): THE RESIDENT  
ADDRESS: 22/41 CHANDLER STREET  
BELCONNEN ACT 2616

788. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 220  
NAME(S): THE RESIDENT  
ADDRESS: 220/41 CHANDLER STREET  
BELCONNEN ACT 2616

789. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 221  
NAME(S): THE RESIDENT  
ADDRESS: 221/41 CHANDLER STREET  
BELCONNEN ACT 2616

790. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 222  
NAME(S): THE RESIDENT  
ADDRESS: 222/41 CHANDLER STREET  
BELCONNEN ACT 2616

791. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 223  
NAME(S): THE RESIDENT  
ADDRESS: 223/41 CHANDLER STREET  
BELCONNEN ACT 2616

792. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 224  
NAME(S): THE RESIDENT  
ADDRESS: 224/41 CHANDLER STREET  
BELCONNEN ACT 2616

793. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 225  
NAME(S): THE RESIDENT  
ADDRESS: 225/41 CHANDLER STREET  
BELCONNEN ACT 2616

794. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 226  
NAME(S): THE RESIDENT  
ADDRESS: 226/41 CHANDLER STREET  
BELCONNEN ACT 2616

795. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 227  
NAME(S): THE RESIDENT  
ADDRESS: 227/41 CHANDLER STREET

BELCONNEN ACT 2616

796. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 228  
NAME(S): THE RESIDENT  
ADDRESS: 228/41 CHANDLER STREET  
BELCONNEN ACT 2616

797. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 229  
NAME(S): THE RESIDENT  
ADDRESS: 229/41 CHANDLER STREET  
BELCONNEN ACT 2616

798. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 23  
NAME(S): THE RESIDENT  
ADDRESS: 23/41 CHANDLER STREET  
BELCONNEN ACT 2616

799. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 230  
NAME(S): THE RESIDENT  
ADDRESS: 230/41 CHANDLER STREET  
BELCONNEN ACT 2616

800. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 231  
NAME(S): THE RESIDENT  
ADDRESS: 231/41 CHANDLER STREET  
BELCONNEN ACT 2616

801. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 232  
NAME(S): THE RESIDENT  
ADDRESS: 232/41 CHANDLER STREET  
BELCONNEN ACT 2616

802. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 233  
NAME(S): THE RESIDENT  
ADDRESS: 233/41 CHANDLER STREET  
BELCONNEN ACT 2616

803. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 234  
NAME(S): THE RESIDENT  
ADDRESS: 234/41 CHANDLER STREET  
BELCONNEN ACT 2616

804. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 235  
NAME(S): THE RESIDENT  
ADDRESS: 235/41 CHANDLER STREET  
BELCONNEN ACT 2616

805. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 236  
NAME(S): THE RESIDENT  
ADDRESS: 236/41 CHANDLER STREET  
BELCONNEN ACT 2616

806. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 237  
NAME(S): THE RESIDENT  
ADDRESS: 237/41 CHANDLER STREET  
BELCONNEN ACT 2616

807. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 238  
NAME(S): THE RESIDENT  
ADDRESS: 238/41 CHANDLER STREET

BELCONNEN ACT 2616

808. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 239  
NAME(S): THE RESIDENT  
ADDRESS: 239/39 CHANDLER STREET  
BELCONNEN ACT 2616

809. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 24  
NAME(S): THE RESIDENT  
ADDRESS: 24/41 CHANDLER STREET  
BELCONNEN ACT 2616

810. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 240  
NAME(S): THE RESIDENT  
ADDRESS: 240/39 CHANDLER STREET  
BELCONNEN ACT 2616

811. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 241  
NAME(S): THE RESIDENT  
ADDRESS: 241/37 CHANDLER STREET  
BELCONNEN ACT 2616

812. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 242  
NAME(S): THE RESIDENT  
ADDRESS: 242/37 CHANDLER STREET  
BELCONNEN ACT 2616

813. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 243  
NAME(S): THE RESIDENT  
ADDRESS: 243/35 CHANDLER STREET  
BELCONNEN ACT 2616

814. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 244  
NAME(S): THE RESIDENT  
ADDRESS: 244/35 CHANDLER STREET  
BELCONNEN ACT 2616

815. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 245  
NAME(S): THE RESIDENT  
ADDRESS: 245/35 CHANDLER STREET  
BELCONNEN ACT 2616

816. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 246  
NAME(S): THE RESIDENT  
ADDRESS: 246/35 CHANDLER STREET  
BELCONNEN ACT 2616

817. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 247  
NAME(S): THE RESIDENT  
ADDRESS: 247/35 CHANDLER STREET  
BELCONNEN ACT 2616

818. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 248  
NAME(S): THE RESIDENT  
ADDRESS: 248/35 CHANDLER STREET  
BELCONNEN ACT 2616

819. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 249  
NAME(S): THE RESIDENT  
ADDRESS: 249/35 CHANDLER STREET

BELCONNEN ACT 2616

820. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 25  
NAME(S): THE RESIDENT  
ADDRESS: 25/41 CHANDLER STREET  
BELCONNEN ACT 2616

821. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 250  
NAME(S): THE RESIDENT  
ADDRESS: 250/37 CHANDLER STREET  
BELCONNEN ACT 2616

822. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 251  
NAME(S): THE RESIDENT  
ADDRESS: 251/37 CHANDLER STREET  
BELCONNEN ACT 2616

823. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 252  
NAME(S): THE RESIDENT  
ADDRESS: 252/39 CHANDLER STREET  
BELCONNEN ACT 2616

824. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 253  
NAME(S): THE RESIDENT  
ADDRESS: 253/39 CHANDLER STREET  
BELCONNEN ACT 2616

825. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 254  
NAME(S): THE RESIDENT  
ADDRESS: 254/39 CHANDLER STREET  
BELCONNEN ACT 2616

826. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 255  
NAME(S): THE RESIDENT  
ADDRESS: 255/7 CHANDLER STREET  
BELCONNEN ACT 2616

827. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 256  
NAME(S): THE RESIDENT  
ADDRESS: 256/8 CHANDLER STREET  
BELCONNEN ACT 2616

828. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 257  
NAME(S): THE RESIDENT  
ADDRESS: 257/35 CHANDLER STREET  
BELCONNEN ACT 2616

829. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 258  
NAME(S): THE RESIDENT  
ADDRESS: 258/37 CHANDLER STREET  
BELCONNEN ACT 2616

830. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 259  
NAME(S): THE RESIDENT  
ADDRESS: 259/37 CHANDLER STREET  
BELCONNEN ACT 2616

831. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 26  
NAME(S): THE RESIDENT  
ADDRESS: 26/41 CHANDLER STREET

BELCONNEN ACT 2616

832. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 260  
NAME(S): THE RESIDENT  
ADDRESS: 260/35 CHANDLER STREET  
BELCONNEN ACT 2616

833. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 261  
NAME(S): THE RESIDENT  
ADDRESS: 261/35 CHANDLER STREET  
BELCONNEN ACT 2616

834. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 262  
NAME(S): THE RESIDENT  
ADDRESS: 262/35 CHANDLER STREET  
BELCONNEN ACT 2616

835. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 263  
NAME(S): THE RESIDENT  
ADDRESS: 263/35 CHANDLER STREET  
BELCONNEN ACT 2616

836. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 264  
NAME(S): THE RESIDENT  
ADDRESS: 264/35 CHANDLER STREET  
BELCONNEN ACT 2616

837. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 265  
NAME(S): THE RESIDENT  
ADDRESS: 265/35 CHANDLER STREET  
BELCONNEN ACT 2616

838. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 266  
NAME(S): THE RESIDENT  
ADDRESS: 266/35 CHANDLER STREET  
BELCONNEN ACT 2616

839. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 267  
NAME(S): THE RESIDENT  
ADDRESS: 267/35 CHANDLER STREET  
BELCONNEN ACT 2616

840. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 268  
NAME(S): THE RESIDENT  
ADDRESS: 268/37 CHANDLER STREET  
BELCONNEN ACT 2616

841. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 269  
NAME(S): THE RESIDENT  
ADDRESS: 269/37 CHANDLER STREET  
BELCONNEN ACT 2616

842. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 27  
NAME(S): THE RESIDENT  
ADDRESS: 27/41 CHANDLER STREET  
BELCONNEN ACT 2616

843. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 270  
NAME(S): THE RESIDENT  
ADDRESS: 270/39 CHANDLER STREET

BELCONNEN ACT 2616

844. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 271  
NAME(S): THE RESIDENT  
ADDRESS: 271/39 CHANDLER STREET  
BELCONNEN ACT 2616

845. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 272  
NAME(S): THE RESIDENT  
ADDRESS: 272/39 CHANDLER STREET  
BELCONNEN ACT 2616

846. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 273  
NAME(S): THE RESIDENT  
ADDRESS: 273/39 CHANDLER STREET  
BELCONNEN ACT 2616

847. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 274  
NAME(S): THE RESIDENT  
ADDRESS: 274/39 CHANDLER STREET  
BELCONNEN ACT 2616

848. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 275  
NAME(S): THE RESIDENT  
ADDRESS: 275/37 CHANDLER STREET  
BELCONNEN ACT 2616

849. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 276  
NAME(S): THE RESIDENT  
ADDRESS: 276/37 CHANDLER STREET  
BELCONNEN ACT 2616

850. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 277  
NAME(S): THE RESIDENT  
ADDRESS: 277/37 CHANDLER STREET  
BELCONNEN ACT 2616

851. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 278  
NAME(S): THE RESIDENT  
ADDRESS: 278/35 CHANDLER STREET  
BELCONNEN ACT 2616

852. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 279  
NAME(S): THE RESIDENT  
ADDRESS: 279/35 CHANDLER STREET  
BELCONNEN ACT 2616

853. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 28  
NAME(S): THE RESIDENT  
ADDRESS: 28/41 CHANDLER STREET  
BELCONNEN ACT 2616

854. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 280  
NAME(S): THE RESIDENT  
ADDRESS: 280/35 EMU BANK  
BELCONNEN ACT 2616

855. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 281  
NAME(S): THE RESIDENT  
ADDRESS: 281/35 CHANDLER STREET

BELCONNEN ACT 2616

856. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 282  
NAME(S): THE RESIDENT  
ADDRESS: 282/35 CHANDLER STREET  
BELCONNEN ACT 2616

857. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 283  
NAME(S): THE RESIDENT  
ADDRESS: 283/35 CHANDLER STREET  
BELCONNEN ACT 2616

858. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 284  
NAME(S): THE RESIDENT  
ADDRESS: 284/35 CHANDLER STREET  
BELCONNEN ACT 2616

859. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 285  
NAME(S): THE RESIDENT  
ADDRESS: 285/35 CHANDLER STREET  
BELCONNEN ACT 2616

860. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 286  
NAME(S): THE RESIDENT  
ADDRESS: 286/37 CHANDLER STREET  
BELCONNEN ACT 2616

861. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 287  
NAME(S): THE RESIDENT  
ADDRESS: 287/37 CHANDLER STREET  
BELCONNEN ACT 2616

862. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 288  
NAME(S): THE RESIDENT  
ADDRESS: 288/41 CHANDLER STREET  
BELCONNEN ACT 2616

863. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 289  
NAME(S): THE RESIDENT  
ADDRESS: 289/39 CHANDLER STREET  
BELCONNEN ACT 2616

864. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 29  
NAME(S): THE RESIDENT  
ADDRESS: 29/41 CHANDLER STREET  
BELCONNEN ACT 2616

865. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 290  
NAME(S): THE RESIDENT  
ADDRESS: 290/39 CHANDLER STREET  
BELCONNEN ACT 2616

866. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 291  
NAME(S): THE RESIDENT  
ADDRESS: 291/39 CHANDLER STREET  
BELCONNEN ACT 2616

867. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 292  
NAME(S): THE RESIDENT  
ADDRESS: 292/39 CHANDLER STREET

BELCONNEN ACT 2616

868. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 293  
NAME(S): THE RESIDENT  
ADDRESS: 293/37 CHANDLER STREET  
BELCONNEN ACT 2616

869. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 294  
NAME(S): THE RESIDENT  
ADDRESS: 294/37 CHANDLER STREET  
BELCONNEN ACT 2616

870. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 295  
NAME(S): THE RESIDENT  
ADDRESS: 295/37 CHANDLER STREET  
BELCONNEN ACT 2616

871. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 296  
NAME(S): THE RESIDENT  
ADDRESS: 296/35 CHANDLER STREET  
BELCONNEN ACT 2616

872. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 297  
NAME(S): THE RESIDENT  
ADDRESS: 297/35 CHANDLER STREET  
BELCONNEN ACT 2616

873. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 298  
NAME(S): THE RESIDENT  
ADDRESS: 298/35 CHANDLER STREET  
BELCONNEN ACT 2616

874. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 299  
NAME(S): THE RESIDENT  
ADDRESS: 299/35 CHANDLER STREET  
BELCONNEN ACT 2616

875. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 3  
NAME(S): THE RESIDENT  
ADDRESS: 3/41 CHANDLER STREET  
BELCONNEN ACT 2616

876. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 30  
NAME(S): THE RESIDENT  
ADDRESS: 30/41 CHANDLER STREET  
BELCONNEN ACT 2616

877. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 300  
NAME(S): THE RESIDENT  
ADDRESS: 300/35 CHANDLER STREET  
BELCONNEN ACT 2616

878. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 301  
NAME(S): THE RESIDENT  
ADDRESS: 301/35 CHANDLER STREET  
BELCONNEN ACT 2616

879. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 302  
NAME(S): THE RESIDENT  
ADDRESS: 302/35 CHANDLER STREET

BELCONNEN ACT 2616

880. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 303  
NAME(S): THE RESIDENT  
ADDRESS: 303/73 EMU BANK  
BELCONNEN ACT 2616

881. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 304  
NAME(S): THE RESIDENT  
ADDRESS: 304/37 CHANDLER STREET  
BELCONNEN ACT 2616

882. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 305  
NAME(S): THE RESIDENT  
ADDRESS: 305/41 CHANDLER STREET  
BELCONNEN ACT 2616

883. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 306  
NAME(S): THE RESIDENT  
ADDRESS: 306/39 CHANDLER STREET  
BELCONNEN ACT 2616

884. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 307  
NAME(S): THE RESIDENT  
ADDRESS: 307/39 CHANDLER STREET  
BELCONNEN ACT 2616

885. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 308  
NAME(S): THE RESIDENT  
ADDRESS: 308/39 CHANDLER STREET  
BELCONNEN ACT 2616

886. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 309  
NAME(S): THE RESIDENT  
ADDRESS: 309/39 CHANDLER STREET  
BELCONNEN ACT 2616

887. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 31  
NAME(S): THE RESIDENT  
ADDRESS: 31/41 CHANDLER STREET  
BELCONNEN ACT 2616

888. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 310  
NAME(S): THE RESIDENT  
ADDRESS: 310/39 CHANDLER STREET  
BELCONNEN ACT 2616

889. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 311  
NAME(S): THE RESIDENT  
ADDRESS: 311/37 CHANDLER STREET  
BELCONNEN ACT 2616

890. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 312  
NAME(S): THE RESIDENT  
ADDRESS: 312/37 CHANDLER STREET  
BELCONNEN ACT 2616

891. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 313  
NAME(S): THE RESIDENT  
ADDRESS: 313/37 CHANDLER STREET

BELCONNEN ACT 2616

892. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 314  
NAME(S): THE RESIDENT  
ADDRESS: 314/35 CHANDLER STREET  
BELCONNEN ACT 2616

893. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 315  
NAME(S): THE RESIDENT  
ADDRESS: 315/35 CHANDLER STREET  
BELCONNEN ACT 2616

894. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 316  
NAME(S): THE RESIDENT  
ADDRESS: 316/35 CHANDLER STREET  
BELCONNEN ACT 2616

895. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 317  
NAME(S): THE RESIDENT  
ADDRESS: 317/35 CHANDLER STREET  
BELCONNEN ACT 2616

896. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 318  
NAME(S): THE RESIDENT  
ADDRESS: 318/35 CHANDLER STREET  
BELCONNEN ACT 2616

897. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 319  
NAME(S): THE RESIDENT  
ADDRESS: 319/35 CHANDLER STREET  
BELCONNEN ACT 2616

898. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 32  
NAME(S): THE RESIDENT  
ADDRESS: 32/41 CHANDLER STREET  
BELCONNEN ACT 2616

899. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 320  
NAME(S): THE RESIDENT  
ADDRESS: 320/35 CHANDLER STREET  
BELCONNEN ACT 2616

900. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 321  
NAME(S): THE RESIDENT  
ADDRESS: 321/35 CHANDLER STREET  
BELCONNEN ACT 2616

901. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 322  
NAME(S): THE RESIDENT  
ADDRESS: 322/37 CHANDLER STREET  
BELCONNEN ACT 2616

902. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 323  
NAME(S): THE RESIDENT  
ADDRESS: 323/41 CHANDLER STREET  
BELCONNEN ACT 2616

903. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 324  
NAME(S): THE RESIDENT  
ADDRESS: 324/39 CHANDLER STREET

BELCONNEN ACT 2616

904. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 325  
NAME(S): THE RESIDENT  
ADDRESS: 325/39 CHANDLER STREET  
BELCONNEN ACT 2616

905. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 326  
NAME(S): THE RESIDENT  
ADDRESS: 326/39 CHANDLER STREET  
BELCONNEN ACT 2616

906. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 327  
NAME(S): THE RESIDENT  
ADDRESS: 327/39 CHANDLER STREET  
BELCONNEN ACT 2616

907. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 328  
NAME(S): THE RESIDENT  
ADDRESS: 328/41 CHANDLER STREET  
BELCONNEN ACT 2616

908. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 329  
NAME(S): THE RESIDENT  
ADDRESS: 329/37 CHANDLER STREET  
BELCONNEN ACT 2616

909. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 33  
NAME(S): THE RESIDENT  
ADDRESS: 33/73 EMU BANK  
BELCONNEN ACT 2616

910. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 330  
NAME(S): THE RESIDENT  
ADDRESS: 330/37 CHANDLER STREET  
BELCONNEN ACT 2616

911. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 331  
NAME(S): THE RESIDENT  
ADDRESS: 331/35 CHANDLER STREET  
BELCONNEN ACT 2616

912. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 332  
NAME(S): THE RESIDENT  
ADDRESS: 332/35 CHANDLER STREET  
BELCONNEN ACT 2616

913. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 333  
NAME(S): THE RESIDENT  
ADDRESS: 333/35 CHANDLER STREET  
BELCONNEN ACT 2616

914. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 334  
NAME(S): THE RESIDENT  
ADDRESS: 334/35 CHANDLER STREET  
BELCONNEN ACT 2616

915. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 335  
NAME(S): THE RESIDENT  
ADDRESS: 335/35 CHANDLER STREET

BELCONNEN ACT 2616

916. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 336  
NAME(S): THE RESIDENT  
ADDRESS: 336/35 CHANDLER STREET  
BELCONNEN ACT 2616

917. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 337  
NAME(S): THE RESIDENT  
ADDRESS: 337/35 CHANDLER STREET  
BELCONNEN ACT 2616

918. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 338  
NAME(S): THE RESIDENT  
ADDRESS: 338/37 CHANDLER STREET  
BELCONNEN ACT 2616

919. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 339  
NAME(S): THE RESIDENT  
ADDRESS: 339/37 CHANDLER STREET  
BELCONNEN ACT 2616

920. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 34  
NAME(S): THE RESIDENT  
ADDRESS: 34/41 CHANDLER STREET  
BELCONNEN ACT 2616

921. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 340  
NAME(S): THE RESIDENT  
ADDRESS: 340/39 CHANDLER STREET  
BELCONNEN ACT 2616

922. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 341  
NAME(S): THE RESIDENT  
ADDRESS: 341/39 CHANDLER STREET  
BELCONNEN ACT 2616

923. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 342  
NAME(S): THE RESIDENT  
ADDRESS: 342/39 CHANDLER STREET  
BELCONNEN ACT 2616

924. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 343  
NAME(S): THE RESIDENT  
ADDRESS: 343/37 CHANDLER STREET  
BELCONNEN ACT 2616

925. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 344  
NAME(S): THE RESIDENT  
ADDRESS: 344/37 CHANDLER STREET  
BELCONNEN ACT 2616

926. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 345  
NAME(S): THE RESIDENT  
ADDRESS: 345/37 CHANDLER STREET  
BELCONNEN ACT 2616

927. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 346  
NAME(S): THE RESIDENT  
ADDRESS: 346/37 CHANDLER STREET

BELCONNEN ACT 2616

928. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 347  
NAME(S): THE RESIDENT  
ADDRESS: 347/37 CHANDLER STREET  
BELCONNEN ACT 2616

929. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 348  
NAME(S): THE RESIDENT  
ADDRESS: 348/39 CHANDLER STREET  
BELCONNEN ACT 2616

930. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 349  
NAME(S): THE RESIDENT  
ADDRESS: 349/79 EMU BANK  
BELCONNEN ACT 2616

931. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 35  
NAME(S): THE RESIDENT  
ADDRESS: 35/41 CHANDLER STREET  
BELCONNEN ACT 2616

932. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 350  
NAME(S): THE RESIDENT  
ADDRESS: 350/77 EMU BANK  
BELCONNEN ACT 2616

933. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 351  
NAME(S): THE RESIDENT  
ADDRESS: 351/39 CHANDLER STREET  
BELCONNEN ACT 2616

934. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 352  
NAME(S): THE RESIDENT  
ADDRESS: 352/77 EMU BANK  
BELCONNEN ACT 2616

935. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 36  
NAME(S): THE RESIDENT  
ADDRESS: 36/41 CHANDLER STREET  
BELCONNEN ACT 2616

936. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 37  
NAME(S): THE RESIDENT  
ADDRESS: 37/41 CHANDLER STREET  
BELCONNEN ACT 2616

937. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 38  
NAME(S): THE RESIDENT  
ADDRESS: 38/41 CHANDLER STREET  
BELCONNEN ACT 2616

938. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 39  
NAME(S): THE RESIDENT  
ADDRESS: 39/41 CHANDLER STREET  
BELCONNEN ACT 2616

939. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 4  
NAME(S): THE RESIDENT  
ADDRESS: 4/41 CHANDLER STREET

BELCONNEN ACT 2616

940. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 40  
NAME(S): THE RESIDENT  
ADDRESS: 40/41 CHANDLER STREET  
BELCONNEN ACT 2616

941. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 41  
NAME(S): THE RESIDENT  
ADDRESS: 41/41 CHANDLER STREET  
BELCONNEN ACT 2616

942. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 42  
NAME(S): THE RESIDENT  
ADDRESS: 42/41 CHANDLER STREET  
BELCONNEN ACT 2616

943. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 43  
NAME(S): THE RESIDENT  
ADDRESS: 43/41 CHANDLER STREET  
BELCONNEN ACT 2616

944. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 44  
NAME(S): THE RESIDENT  
ADDRESS: 44/41 CHANDLER STREET  
BELCONNEN ACT 2616

945. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 45  
NAME(S): THE RESIDENT  
ADDRESS: 45/73 EMU BANK  
BELCONNEN ACT 2616

946. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 46  
NAME(S): THE RESIDENT  
ADDRESS: 46/41 CHANDLER STREET  
BELCONNEN ACT 2616

947. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 47  
NAME(S): THE RESIDENT  
ADDRESS: 47/41 CHANDLER STREET  
BELCONNEN ACT 2616

948. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 48  
NAME(S): THE RESIDENT  
ADDRESS: 48/41 CHANDLER STREET  
BELCONNEN ACT 2616

949. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 49  
NAME(S): THE RESIDENT  
ADDRESS: 49/41 CHANDLER STREET  
BELCONNEN ACT 2616

950. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 5  
NAME(S): THE RESIDENT  
ADDRESS: 5/41 CHANDLER STREET  
BELCONNEN ACT 2616

951. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 50  
NAME(S): THE RESIDENT  
ADDRESS: 50/41 CHANDLER STREET

BELCONNEN ACT 2616

952. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 51  
NAME(S): THE RESIDENT  
ADDRESS: 51/41 CHANDLER STREET  
BELCONNEN ACT 2616

953. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 52  
NAME(S): THE RESIDENT  
ADDRESS: 52/41 CHANDLER STREET  
BELCONNEN ACT 2616

954. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 53  
NAME(S): THE RESIDENT  
ADDRESS: 53/41 CHANDLER STREET  
BELCONNEN ACT 2616

955. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 54  
NAME(S): THE RESIDENT  
ADDRESS: 54/41 CHANDLER STREET  
BELCONNEN ACT 2616

956. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 55  
NAME(S): THE RESIDENT  
ADDRESS: 55/41 CHANDLER STREET  
BELCONNEN ACT 2616

957. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 56  
NAME(S): THE RESIDENT  
ADDRESS: 56/41 CHANDLER STREET  
BELCONNEN ACT 2616

958. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 57  
NAME(S): THE RESIDENT  
ADDRESS: 57/41 CHANDLER STREET  
BELCONNEN ACT 2616

959. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 58  
NAME(S): THE RESIDENT  
ADDRESS: 58/41 CHANDLER STREET  
BELCONNEN ACT 2616

960. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 59  
NAME(S): THE RESIDENT  
ADDRESS: 59/41 CHANDLER STREET  
BELCONNEN ACT 2616

961. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 6  
NAME(S): THE RESIDENT  
ADDRESS: 6/41 CHANDLER STREET  
BELCONNEN ACT 2616

962. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 60  
NAME(S): THE RESIDENT  
ADDRESS: 60/41 CHANDLER STREET  
BELCONNEN ACT 2616

963. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 61  
NAME(S): THE RESIDENT  
ADDRESS: 61/41 CHANDLER STREET

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964. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 62  
NAME(S): THE RESIDENT  
ADDRESS: 62/41 CHANDLER STREET  
BELCONNEN ACT 2616

965. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 63  
NAME(S): THE RESIDENT  
ADDRESS: 63/41 CHANDLER STREET  
BELCONNEN ACT 2616

966. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 64  
NAME(S): THE RESIDENT  
ADDRESS: 64/41 CHANDLER STREET  
BELCONNEN ACT 2616

967. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 65  
NAME(S): THE RESIDENT  
ADDRESS: 65/41 EMU BANK  
BELCONNEN ACT 2616

968. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 66  
NAME(S): THE RESIDENT  
ADDRESS: 66/41 CHANDLER STREET  
BELCONNEN ACT 2616

969. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 67  
NAME(S): THE RESIDENT  
ADDRESS: 67/41 CHANDLER STREET  
BELCONNEN ACT 2616

970. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 68  
NAME(S): THE RESIDENT  
ADDRESS: 68/41 CHANDLER STREET  
BELCONNEN ACT 2616

971. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 69  
NAME(S): THE RESIDENT  
ADDRESS: 69/41 CHANDLER STREET  
BELCONNEN ACT 2616

972. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 7  
NAME(S): THE RESIDENT  
ADDRESS: 7/41 CHANDLER STREET  
BELCONNEN ACT 2616

973. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 70  
NAME(S): THE RESIDENT  
ADDRESS: 70/41 CHANDLER STREET  
BELCONNEN ACT 2616

974. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 71  
NAME(S): THE RESIDENT  
ADDRESS: 71/41 CHANDLER STREET  
BELCONNEN ACT 2616

975. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 72  
NAME(S): THE RESIDENT  
ADDRESS: 72/41 CHANDLER STREET

BELCONNEN ACT 2616

976. BLOCK: BELCONNEN SECTION 55 BLOCK 52  
NAME(S): THE RESIDENT  
ADDRESS: 73 EMU BANK  
BELCONNEN ACT 2616

977. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 73  
NAME(S): THE RESIDENT  
ADDRESS: 73/41 CHANDLER STREET  
BELCONNEN ACT 2616

978. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 74  
NAME(S): THE RESIDENT  
ADDRESS: 74/41 CHANDLER STREET  
BELCONNEN ACT 2616

979. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 75  
NAME(S): THE RESIDENT  
ADDRESS: 75/41 CHANDLER STREET  
BELCONNEN ACT 2616

980. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 76  
NAME(S): THE RESIDENT  
ADDRESS: 76/41 CHANDLER STREET  
BELCONNEN ACT 2616

981. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 77  
NAME(S): THE RESIDENT  
ADDRESS: 77/41 CHANDLER STREET  
BELCONNEN ACT 2616

982. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 78  
NAME(S): THE RESIDENT  
ADDRESS: 78/41 CHANDLER STREET  
BELCONNEN ACT 2616

983. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 79  
NAME(S): THE RESIDENT  
ADDRESS: 79/41 CHANDLER STREET  
BELCONNEN ACT 2616

984. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 8  
NAME(S): THE RESIDENT  
ADDRESS: 8/41 CHANDLER STREET  
BELCONNEN ACT 2616

985. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 80  
NAME(S): THE RESIDENT  
ADDRESS: 80/41 CHANDLER STREET  
BELCONNEN ACT 2616

986. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 81  
NAME(S): THE RESIDENT  
ADDRESS: 81/41 CHANDLER STREET  
BELCONNEN ACT 2616

987. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 82  
NAME(S): THE RESIDENT  
ADDRESS: 82/41 CHANDLER STREET

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988. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 83  
NAME(S): THE RESIDENT  
ADDRESS: 83/41 CHANDLER STREET  
BELCONNEN ACT 2616

989. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 84  
NAME(S): THE RESIDENT  
ADDRESS: 84/41 CHANDLER STREET  
BELCONNEN ACT 2616

990. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 85  
NAME(S): THE RESIDENT  
ADDRESS: 85/41 CHANDLER STREET  
BELCONNEN ACT 2616



991. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 86  
NAME(S): THE RESIDENT  
ADDRESS: 86/41 CHANDLER STREET  
BELCONNEN ACT 2616

992. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 87  
NAME(S): THE RESIDENT  
ADDRESS: 87/41 CHANDLER STREET  
BELCONNEN ACT 2616

993. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 88  
NAME(S): THE RESIDENT  
ADDRESS: 88/41 CHANDLER STREET  
BELCONNEN ACT 2616

994. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 89  
NAME(S): THE RESIDENT  
ADDRESS: 89/41 CHANDLER STREET  
BELCONNEN ACT 2616

995. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 9  
NAME(S): THE RESIDENT  
ADDRESS: 9/41 CHANDLER STREET  
BELCONNEN ACT 2616

996. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 31  
NAME(S):   
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997. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 90  
NAME(S): THE RESIDENT  
ADDRESS: 90/41 CHANDLER STREET  
BELCONNEN ACT 2616

998. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 91  
NAME(S): THE RESIDENT  
ADDRESS: 91/41 CHANDLER STREET  
BELCONNEN ACT 2616

999. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 92  
NAME(S): THE RESIDENT  
ADDRESS: 92/41 CHANDLER STREET

BELCONNEN ACT 2616

000. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 93  
NAME(S): THE RESIDENT  
ADDRESS: 93/41 CHANDLER STREET  
BELCONNEN ACT 2616

001. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 94  
NAME(S): THE RESIDENT  
ADDRESS: 94/41 CHANDLER STREET  
BELCONNEN ACT 2616

002. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 95  
NAME(S): THE RESIDENT  
ADDRESS: 95/41 CHANDLER STREET  
BELCONNEN ACT 2616

003. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 96  
NAME(S): THE RESIDENT  
ADDRESS: 96/41 CHANDLER STREET  
BELCONNEN ACT 2616

004. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 97  
NAME(S): THE RESIDENT  
ADDRESS: 97/41 CHANDLER STREET  
BELCONNEN ACT 2616

005. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 98  
NAME(S): THE RESIDENT  
ADDRESS: 98/41 CHANDLER STREET  
BELCONNEN ACT 2616

006. BLOCK: BELCONNEN SECTION 55 BLOCK 52 UNIT 99  
NAME(S): THE RESIDENT  
ADDRESS: 99/41 CHANDLER STREET  
BELCONNEN ACT 2616

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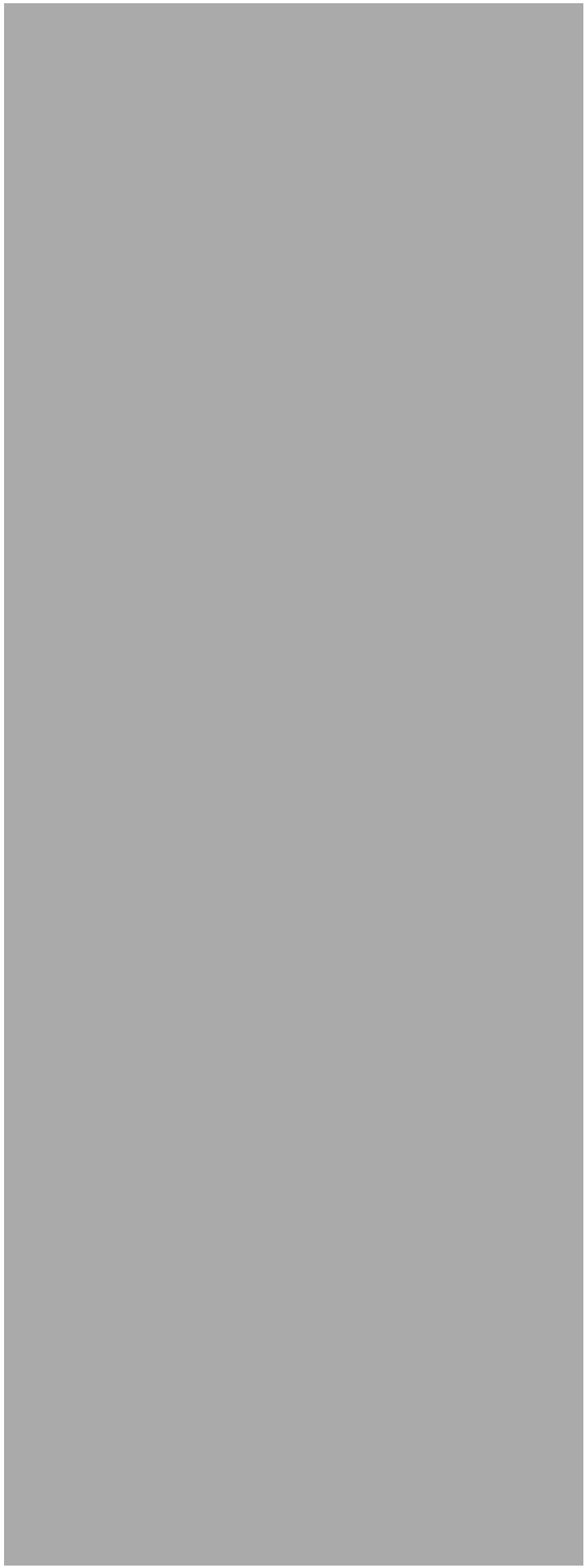
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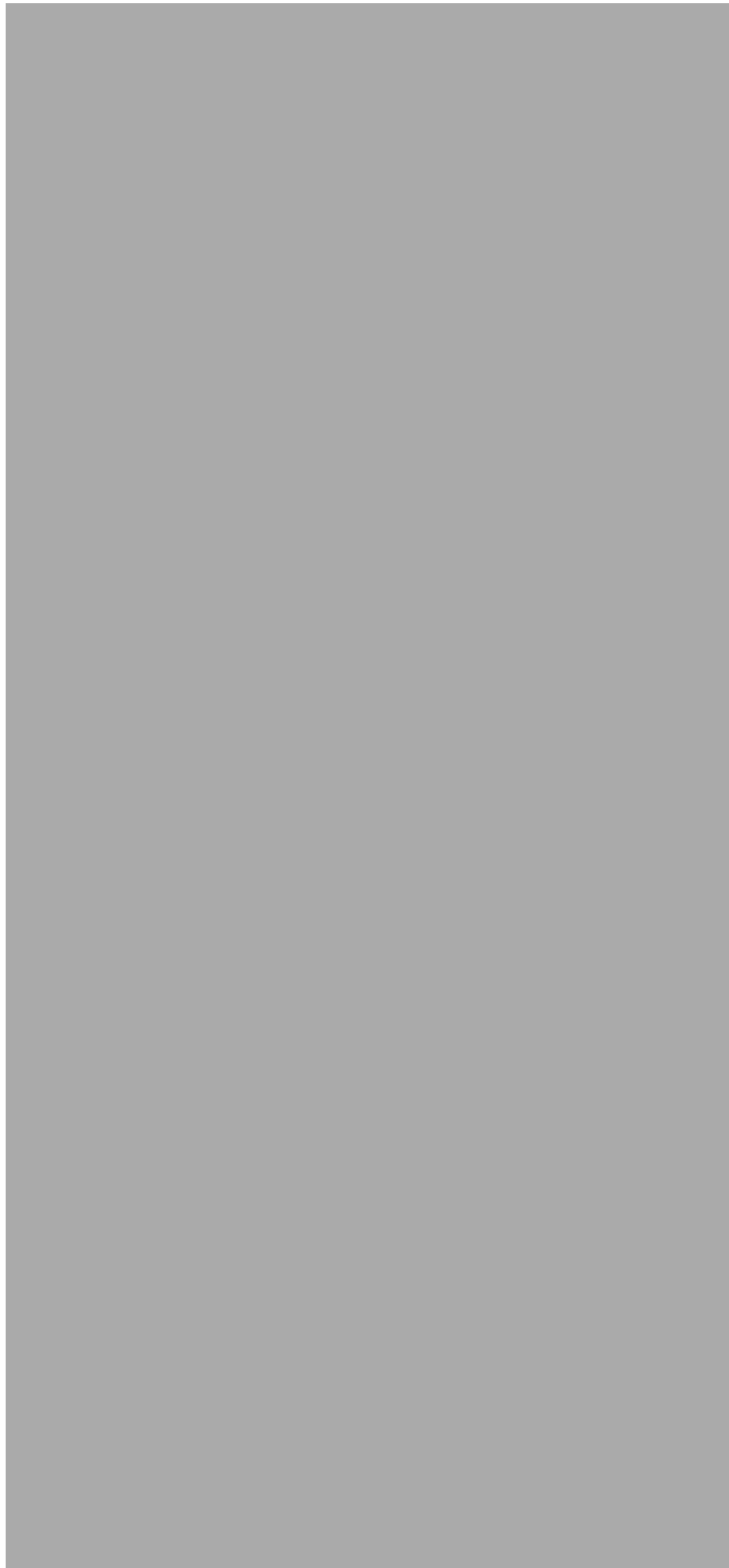
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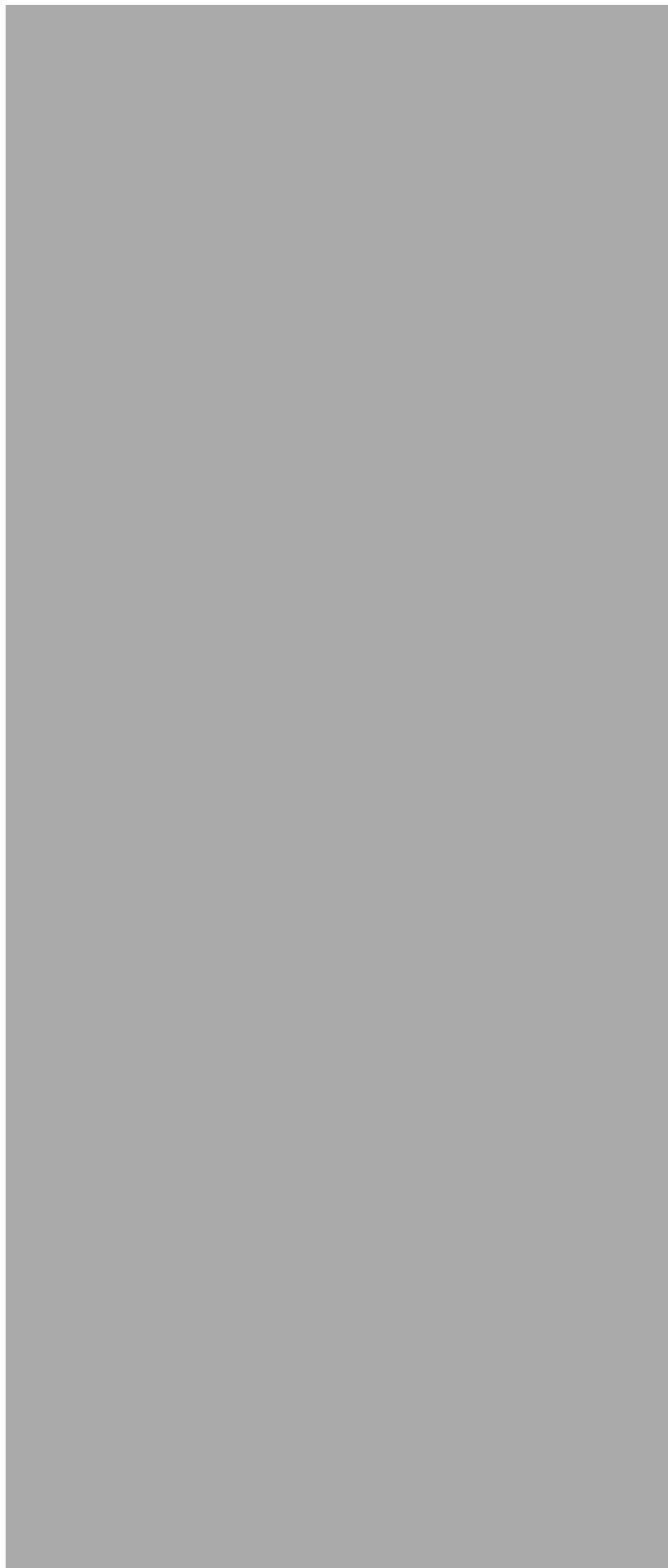
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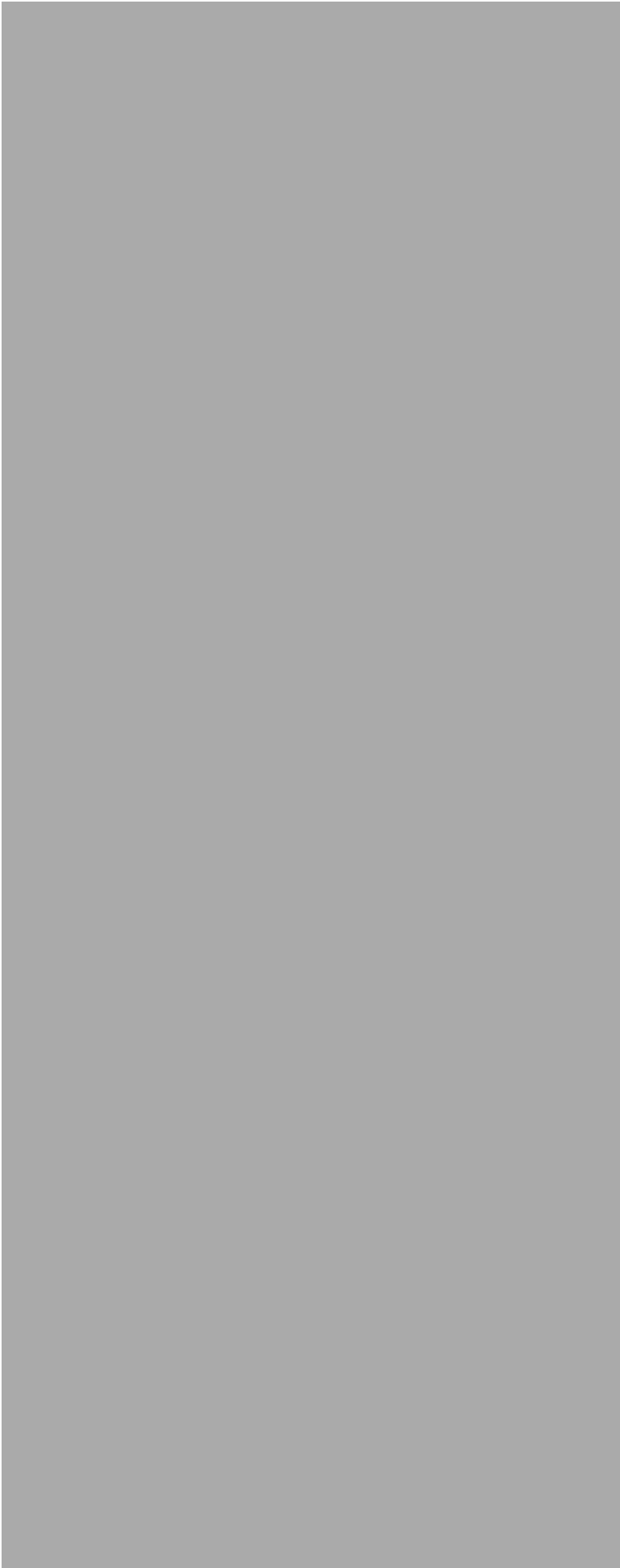
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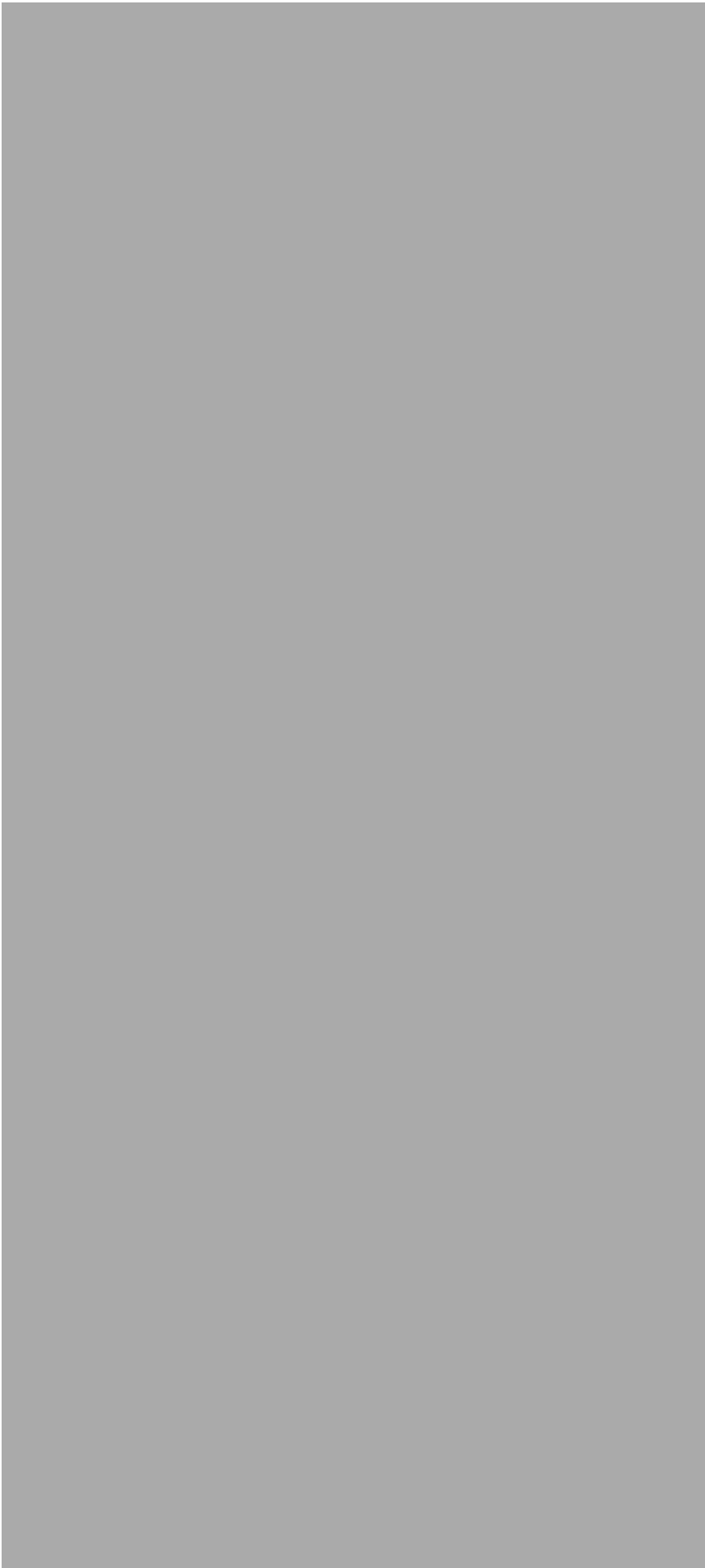
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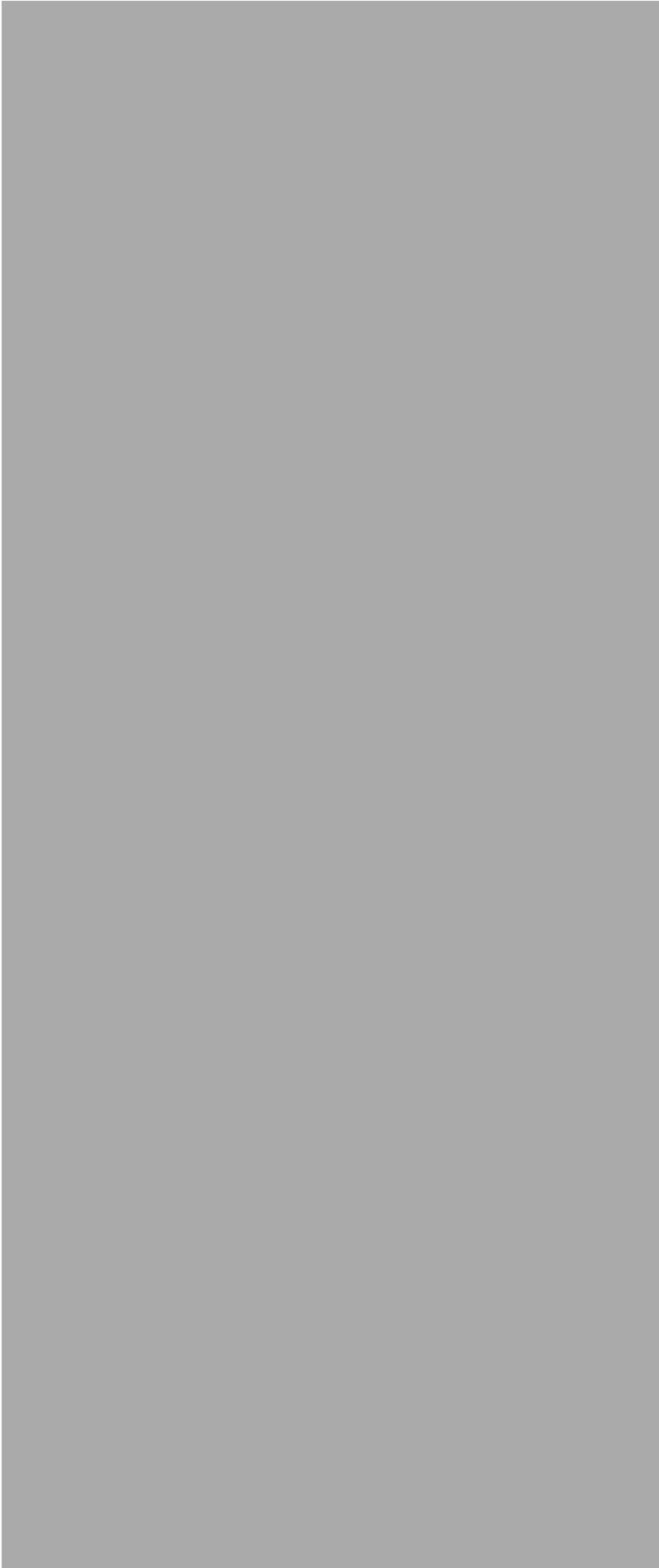
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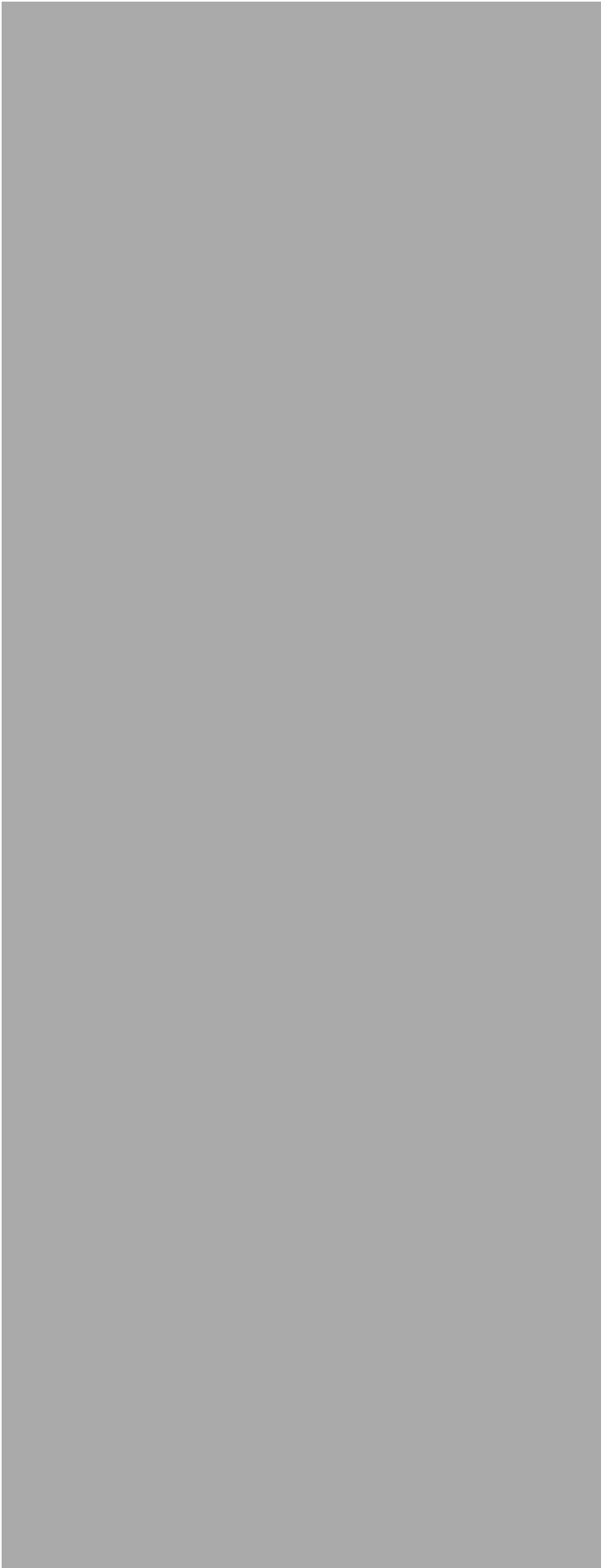
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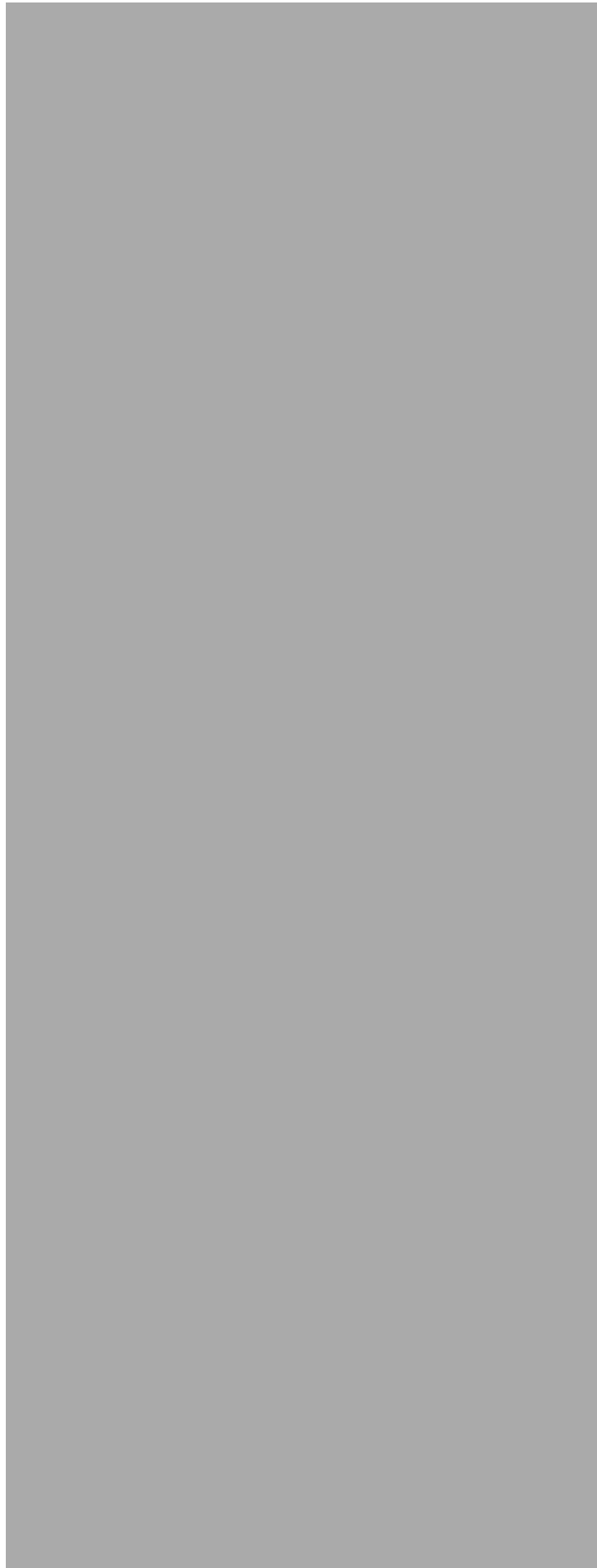
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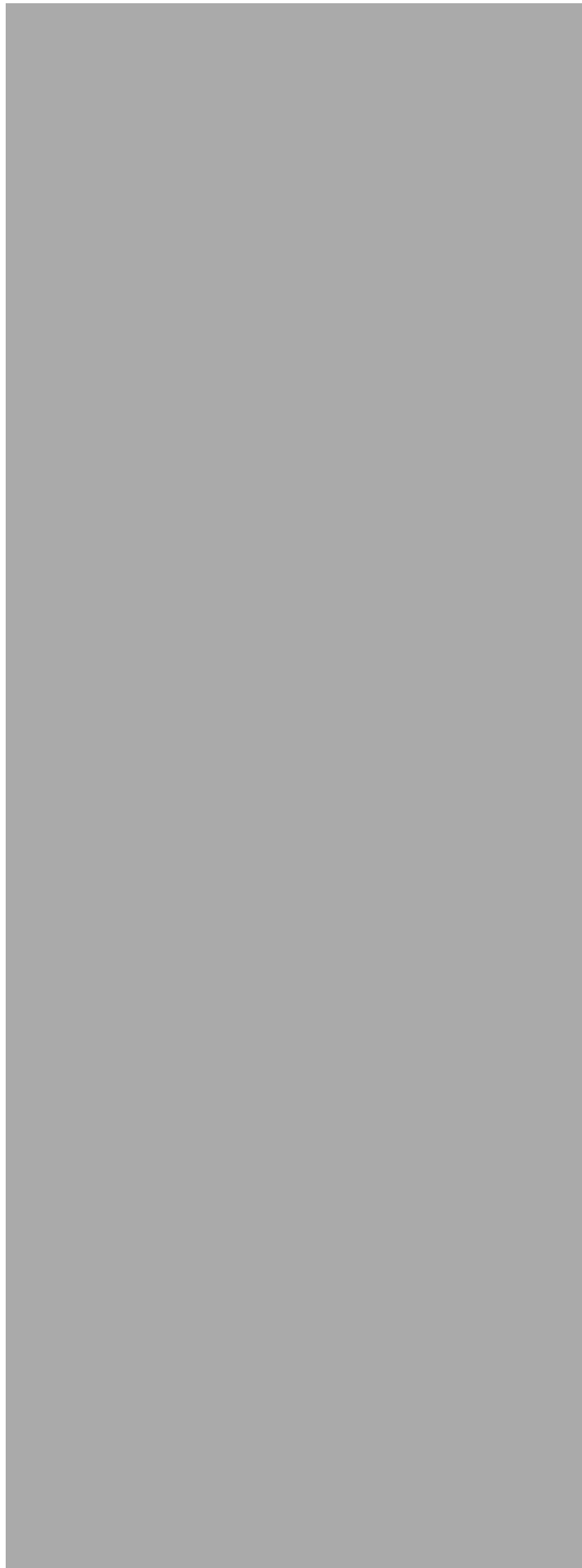
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434. BLOCK: BELCONNEN SECTION 44 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 70 CHANDLER STREET  
BELCONNEN ACT 2617

435. BLOCK: BELCONNEN SECTION 44 BLOCK 19  
NAME(S): THE RESIDENT  
ADDRESS: 74 CHANDLER STREET  
BELCONNEN ACT 2617

436. BLOCK: BELCONNEN SECTION 45 BLOCK 14  
NAME(S): THE RESIDENT  
ADDRESS: 103 EASTERN VALLEY WAY  
BELCONNEN ACT 2617

437. BLOCK: BELCONNEN SECTION 45 BLOCK 15  
NAME(S): THE RESIDENT  
ADDRESS: 99 EASTERN VALLEY WAY  
BELCONNEN ACT 2617

438. BLOCK: BELCONNEN SECTION 49 BLOCK 6  
NAME(S): THE RESIDENT  
ADDRESS: 45 CAMERON AVENUE  
BELCONNEN ACT 2617

439. BLOCK: BELCONNEN SECTION 65 BLOCK 83  
NAME(S): THE RESIDENT  
ADDRESS: 50 EMU BANK  
BELCONNEN ACT 2617

440. BLOCK: BELCONNEN SECTION 55 BLOCK 52  
NAME(S): THE RESIDENT  
ADDRESS: 35 CHANDLER STREET  
BELCONNEN ACT 2617

441. BLOCK: BELCONNEN SECTION 54 BLOCK 44  
NAME(S): THE RESIDENT  
ADDRESS: 26 CHANDLER STREET  
BELCONNEN ACT 2617

442. BLOCK: BELCONNEN SECTION 47 BLOCK 3  
NAME(S): THE RESIDENT  
ADDRESS: 9 EMU BANK  
BELCONNEN ACT 2617



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APPLICANTS

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1. NAME(S): CANBERRA TOWN PLANNING PTY LTD  
ADDRESS: ELIZABETH SLAPP  
2/20 CHALLIS STREET  
DICKSON ACT 2602

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INTERESTED PARTIES

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1. NAME(S): WESTPAC BANKING CORPORATION  
ADDRESS: GPO BOX 3076  
Canberra ACT 2601

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S U M M A R Y

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No of lessee notifications created = 1442  
No of developer notifications created = 0  
No of interested party notifications created = 1  
No of advertisement authorisation letters created = 1  
No of outdoor signs created = 1  
No of letters to applicants created = 1

12 December 2017

CANBERRA LABOUR CLUB LIMITED  
ARTHUR RUFOGALIS  
PO BOX 167  
BELCONNEN 2616

Dear Property Owner

**Suburb: BELCONNEN Block: 8,9,13 Section: 48  
Development Application Number: 201732800**

The *Planning and Development Act 2007* requires the above-mentioned development application recently lodged on your behalf to be publically notified. Letters have been sent to the owners of the properties that adjoin the proposed development and a sign placed on the property.

The notification period commences on **18 December 2017** and ends at the close of business on **17 January 2018**. A copy of any representations received as a result of this process will be forwarded to the applicant.

Attached is a list of Interested Parties, registered on the Crown Lease, to whom a notice was sent notifying them of your Development Application. If you believe there are any errors or omissions in this list, please contact our office immediately.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

The applicant will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Customer Service Centre

**LIST OF INTERESTED PARTIES**

**Suburb: BELCONNEN Block(s): 8,9,13 Section: 48  
Development Application Number: 201732800  
12 December 2017**

1. Westpac Banking Corporation  
GPO Box 3076  
Canberra ACT 2601

# NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201732800:**

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.

**Location:** **Block: 8,9,13 Section: 48 Suburb: BELCONNEN**  
CHANDLER STREET AND CAMERON AVENUE

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

The public notification period will commence on **18 December 2017**

Written representations **must** be received by the Authority by close of business **17 January 2018.**

Representations can be submitted in the following ways:

**Online:**

[www.act.gov.au/DArepresentation](http://www.act.gov.au/DArepresentation)

**Post:**

Customer Services  
Centre  
PO Box 365  
Mitchell ACT 2911

**By Hand:**

Dame Pattie Menzies  
House  
16 Challis Street,  
DICKSON ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

***For more information, please phone the Dickson Customer Service Centre on 6207 1923***

**From:** [Evatt, Ebony](#)  
**To:** [admin@canberratownplanning.com.au](mailto:admin@canberratownplanning.com.au)  
**Cc:** [arthur.rufogalis@laborclub.com.au](mailto:arthur.rufogalis@laborclub.com.au)  
**Subject:** CLOSE OF PUBLIC NOTIFICATION PERIOD-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 24 January 2018 2:34:13 PM  
**Attachments:** [image001.jpg](#)  
[Objection to DA201732800 55 Chandler Street Belconnen.msg](#)

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## CLOSE OF PUBLIC NOTIFICATION

### BLOCK 8 SECTION 48 SUBURB BELCONNEN

The public Notification period for DA **201732800** has now closed.

Attached for your information is a copy of all representations received by the Environment and Planning Directorate during the public notification period.

The assessment of your application will now be finalised taking into consideration the representations that have been received. You will be advised in writing of the decision as soon as the DA has been determined.

If you require any further information please contact (02) 6207 1923.

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 Fyshwick shopfront will close on 30 November 2016. Land titles and Revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson to be collocated with the Access Canberra Environment, Planning and Land Shopfront. For more information visit [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)*

*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:image009.jpg@01D31C1B.E0820B30



**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** RE: Objection to DA201732800 55 Chandler Street Belconnen [SEC=UNCLASSIFIED]  
**Date:** Monday, 15 January 2018 10:28:00 AM  
**Attachments:** [image001.jpg](#)

---

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201732800  
BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN

Thank you for your representation made 14/01/2018 regarding development application number : 201732800.

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made.

Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.

If you require any further information please contact Customer Services on (02) 6207 1923.

Regards

Customer services

**Access Canberra | ACT Government**  
**Environment, Planning and Land Building Services**  
16 Challis Street, Dickson | 8 Darling Street, Mitchell  
Phone: 02 6207 1923 | Email: [EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)  
GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

cid:image006.jpg@01D31C1B.E0820B30



*Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)*

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**From:** [REDACTED]  
**Sent:** Sunday, 14 January 2018 10:48 AM  
**To:** EPD, Customer Services <[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)>

**Subject:** Objection to DA201732800 55 Chandler Street Belconnen

To Whom It May Concern at Environment and Planning Directorate

I would like to raise two concerns about the Labor Club's proposal to build a three storey car park for 197 vehicles on top of their club at Block 13 Section 48 Belconnen DA201732800.

Is it really possible for almost all traffic to use the Cameron Avenue / Edmonstone Place intersection in order to access the Republic residential apartments, the Republic hotel, the retail areas and supermarket, and the Labor Club and its hotel? I believe the entrance to Republic from Eastern Valley Way will be restricted to use by commercial vehicles only.

I think most patrons use the Club for a quick meal after work and would be driving into Edmonstone Place at the same time as vehicles wanting to use the supermarket and also at the same time as Republic residents would be returning home. And the proposed car park would only replace two thirds of the 300 public car spaces which are part of the Section 200 / Republic lease. Or are the Labor Club's 197 car spaces be in addition to the 300 publicly accessible places? More congestion on Edmonstone Place, if they are.

My second concern is how the Republic plaza will be affected by having an extra three storey building blocking views and sunlight to the west.

Please acknowledge receipt of this email



## **ASSESSMENT REPORT**

ASSESSMENT OFFICER: Meena Ramesh

APPLICATION NUMBER: 201732800

BLOCKS: 8, 9 & 13      SECTION: 48

DIVISION: BELCONNEN

**Zone:      CZ2 Business Zone**

Proposal –

- 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.
- 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.

### **The Planning and Development Act 2007**

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

### **Planning and Development Act 2007 - Section 119**

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p><b>NB:</b> Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	<p>The relevant code(s) for the development proposal are:</p> <table border="1" data-bbox="634 268 1463 583"> <tr> <td>Precinct Code:</td> <td><b>Belconnen Precinct Map &amp; Code</b></td> </tr> <tr> <td>Development Code:</td> <td>Commercial Zones Development Code</td> </tr> <tr> <td>General Code:</td> <td><b>Parking and Vehicular Access General Code</b></td> </tr> <tr> <td>General Code:</td> <td><b>Access and Mobility General Code</b></td> </tr> <tr> <td>General Code:</td> <td><b>Crime Prevention Through Environmental Design General Code</b></td> </tr> </table> <p>The proposal <b>is</b> consistent with the above code(s) for reasons identified in <a href="#">Form – Territory Plan Code Requirements – Merit Track</a>.</p>	Precinct Code:	<b>Belconnen Precinct Map &amp; Code</b>	Development Code:	Commercial Zones Development Code	General Code:	<b>Parking and Vehicular Access General Code</b>	General Code:	<b>Access and Mobility General Code</b>	General Code:	<b>Crime Prevention Through Environmental Design General Code</b>
Precinct Code:	<b>Belconnen Precinct Map &amp; Code</b>										
Development Code:	Commercial Zones Development Code										
General Code:	<b>Parking and Vehicular Access General Code</b>										
General Code:	<b>Access and Mobility General Code</b>										
General Code:	<b>Crime Prevention Through Environmental Design General Code</b>										
<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal <b>is not</b> for a proposed development relating to land comprised in a rural lease.</p>										
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p><b>NB:</b> In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p> <p><b>NB:</b> Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The proposal <b>is not</b> for a proposed development that will affect a registered tree or declared site.</p>										

<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p><b>NB:</b> Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"><li>(i) any applicable guidelines;</li><li>(ii) any realistic alternative to the proposed development, or relevant aspects of it; and</li></ul> <p>(b) the decision is consistent with the objects of the Territory Plan</p> <p><b>NB:</b> Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The decision <b>is not</b> inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p>
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**Planning and Development Act 2007 - Section 120**

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (g).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the CZ2 Business Zone.</p> <p>The application meets all objectives of the zone.</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of car parking ancillary to existing/approved uses.</p> <p>The proposed ancillary use is listed as an assessable development in the CZ2 zone development table, and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Environmental Significance Opinion	<p>An Environmental Significance Opinion (ESO) is <b>not</b> in force for the development proposal.</p>
S120 (d) Representations	<p>One representation received is addressed in the Notice of Decision.</p>

<p>S120 (e) advice given by an entity in accordance with section 149 of the Act</p> <p><b>NB:</b> Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application.</p>	<p>Entity advice received is addressed in the Notice of Decision.</p>
<p>S120 (f) the plan of management for the land (if the proposed development relates to land that is Public Land)</p>	<p>The proposal <b>is not</b> for a proposed development relating to land that is public land.</p>
<p>Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>	<p>The proposal <b>does not</b> occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>
<p>S120 (g) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.</p>
<p>Site Inspection (Although not a legislative requirement as such, a site inspection may assist with the assessment of the proposal against the provisions of S120)</p>	<p>No site inspection was required as sufficient evidence could be derived from other assessment methods.</p>

Block/s:	8, 9, 13	DA number:	201732800 – S197B
Section:	48	Date lodged:	<a href="#">Click here to enter a date.</a>
Suburb:	Belconnen	Due date:	
Zone/s:	CZ2	Unit Number (if applicable)	
Proposal:	Amendment to Entry		
Proposed Use:	Commercial - Club		

### STAGE 1 – PRE-ASSESSMENT APPRAISAL

Is the <b>notification</b> wording appropriate (if applicable):	Yes  N/A
Have all <b>Entities</b> been referred to (if applicable)?	Not Applicable  
197 NOD outline saved into Objective	Yes  

#### Notes for the assessment officers / Key issues identified:

- Entry location changed. Original approval included paving replacement on unleased land and doesn't line up to this new location.
- 

#### OUTCOME

- Can proceed to next stage  
 Issues identified that might result in a refusal, subject to further assessment and entity advice

Assessment officer:	Minh	03/05/2019
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### STAGE 2 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

- Pursuant to S198A of the Planning and Development Act 2007, the Authority waived the requirement to refer the amendment of the development approval to agencies.

### STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

- Pursuant to S198B of the Planning and Development Act 2007, the Authority waived the requirement to publicly notify the amendment of the development approval.

**STAGE 4 – ASSESSMENT**

Proposed Use	Is the proposed use allowable in the applicable zone/s?  <b>Yes</b>
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Does the proposal trigger referral to the MPRG at this phase:	<p><b>MPRG:</b> No</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Assessment Policy clarification</li> <li><input type="checkbox"/> Managers direction</li> <li><input type="checkbox"/> Impact Track DA</li> <li><input type="checkbox"/> EDP</li> <li><input type="checkbox"/> GFA &gt;10,000m2</li> <li><input type="checkbox"/> &gt;25m height</li> <li><input type="checkbox"/> 3 or more stories &amp; 50+ dwellings</li> <li><input type="checkbox"/> 25% or greater car parking departure</li> <li><input type="checkbox"/> Referred from LRP or other</li> </ul>
Does the proposal trigger referral to the LRP at this stage:	<p><b>LRP:</b> No</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Departing from entity advice in relation to removal of a tree</li> <li><input type="checkbox"/> Any application where the assessing officer requires direction on landscaping matters</li> <li><input type="checkbox"/> A pre-application matter where advice from LRP has been requested in relation to removal of a regulated tree</li> </ul> <p>An email has been sent to the DA Coordinator to book the DA in for MPRG/ LRP with the Seeking Advice form attached – Choose an item. Date Sent: <a href="#">Click or tap to enter a date.</a></p>

<p>S198 (5)(a) &amp;(b)</p> <p>The planning and land authority must refuse to amend the development approval if the changed development proposal and the original development proposal would be in different tracks</p>	<p>The amended approval will not result in the track being changed.</p>
<p>S198(5)(c)(i)</p> <p>The planning and land authority must refuse to amend the development approval if the changed development proposal would be in breach of a condition on the approval-</p> <p>Imposed (rather than confirmed or varied) by a court or tribunal.</p>	<p>The approval is not subject to a condition/s imposed by a court or tribunal.</p>

<p>S198(5)(c)(ii) The planning and land authority must refuse to amend the development approval if the changed development proposal would be in breach of a condition on the approval-</p> <p>Relating to a conditional environmental significance opinion.</p>	<p>The original application was not subject to an Environmental Significance Opinion (ESO).</p>
<p>S198 (6) Also, the planning and land authority must refuse to amend the development approval unless satisfied that, after the amendment, the development approved will be substantially the same as the development for which approval was originally given</p>	<p>The approval when amended is determined to be substantially the same as the original approval.</p>

Territory Plan assessment		
<p>Codes of the Territory Plan considered include:</p> <p><b>Please only assess what has been amended</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Belconnen Precinct Map &amp; Code</li> <li><input checked="" type="checkbox"/> Commercial Zones Development Code</li> <li><input type="checkbox"/> Single Dwelling Housing Development Code</li> <li><input type="checkbox"/> Residential Zones Development Code</li> <li><input type="checkbox"/> Non-Urban Zones Development Code</li> <li><input type="checkbox"/> Parking &amp; Vehicular Access General Code</li> <li><input type="checkbox"/> Crime Prevention Through Environmental Design General Code</li> <li><input type="checkbox"/> Estate Development Code</li> <li><input type="checkbox"/> Waterways Water Sensitive Urban Design General Code</li> <li><input checked="" type="checkbox"/> Access &amp; Mobility General Code</li> <li><input type="checkbox"/> Signs General Code</li> <li><input type="checkbox"/> Lease Variation General Code</li> </ul>	
<p>Does the amended application meet all relevant mandatory rules:</p>	<p>Yes</p>	
<p><b>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion.</b> <i>Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</i></p>		
Code	Rule / Criteria	Assessment/Discussion
Belconnen PMC	All	The proposed amendments are not inconsistent with what was previously approved or the applicable code.
CZDC	All	The proposed amendments are not inconsistent with what was previously approved or the applicable code.
A&MGC	All	The proposed amendments are not inconsistent with what was previously approved or the applicable code.

Further assessment documents, if any, can be found in the assessment file in Objective. No

<p>Is the proposal consistent with the relevant zone objectives: (s.120(a))</p>	<p><input checked="" type="radio"/> Yes</p> <div style="border: 1px solid black; height: 30px; margin-bottom: 10px;"></div> <p><input type="radio"/> No - Note: Please discuss with Senior Manager</p> <div style="border: 1px solid black; height: 30px; margin-bottom: 10px;"></div>
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Is the proposal considered suitable for the land on which it is to take place: (s.120(b))	Yes – Based on relevant legislation and the Territory Plan assessment, the proposal is considered suitable for the land
Is an environmental significance opinion in force & relevant: (s.120(c))	No known ESO applies
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	<input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed development OR <input type="radio"/> Condition(s) of approval have been imposed to address probable impacts OR <input type="radio"/> Impacts identified require amendment of the proposal OR <input type="radio"/> Impacts identified require refusal of the proposal Comments for discuss: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Is a public land management plan in force over the land, (s.120(f))	NO If Yes – Has the DA been referred to the Conservator? Choose an item. Additional referral requested Click or tap to enter a date.

**Additional Information**

Is further information required at this phase: (s.141 or s.144)	No <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
List of additional items	

**Note: Further Information should not be requested if the DA is to be refused**

Was a site inspection undertaken in the assessment stage:	No
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	No special conditions required Other/Discuss/Advice: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>

**Completion****Stage 4 assessment has been completed.**

- The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/or advisory notes have been added to the Draft NoD
- The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.
- Other. To discuss

Email has been sent to the DA Coordinator to advance DA to the next stage – DATE - 07/05/2019

Assessment officer: Brad Maxwell

07/05/2019

**STAGE 5 – PRELIMINARY DECISION MAKING Including MPRG / LRP**

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	No - Delete all cells below in this stage other than sign off If yes, what date is the proposal booked into MPRG/LRP: Click or tap to enter a date.

**LRP / MPRG**

Consideration by LRP/MPRG was not necessary

The findings of Stages 1-4 have been reviewed and the application should be:	<input checked="" type="radio"/> Approved <input type="radio"/> Approved with Conditions <input type="radio"/> Partially approved/ refused (provide details below): <div style="border: 1px solid black; height: 20px; width: 100%; margin: 5px 0;"></div> <input type="radio"/> Refused
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**Assessment officer:** Brad Maxwell

Date: 07/05/2019

Email sent to the DA Coordinator to advance DA to the next stage – DATE - 07/05/2019

**STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL**

Have all previous Stages (1-4) been signed off recommending approval?	Yes	
Was the DA referred to LRP or MPRG	No	
Has the leasing manager requested to be referred during the decision stage (see stage 3 assessment)	No If yes, an email was sent to the DA Coordinator for DA Leasing referral: Date: Click or tap to enter a date.	
Has leasing advice been incorporated into the decision:	Not Applicable	
Is a site inspection required to make a decision:	No If yes; photos and details have been put in the objective folder	
Has the Notice of Decision been finalised: <b>No NOD has been issued – all amendments and approval has been noted on the stamped plans</b>	Recommended reasons for decision:	No
	Recommended conditions:	No
	Entity advice:	No
	Representations:	No
	Checked third party appeal rights:	No
The application is to be:	<input checked="" type="radio"/> Approved <input type="radio"/> Approved with conditions <input type="radio"/> Partially Approved/ Refused. Details below: <div style="border: 1px solid black; height: 20px; width: 100%; margin: 5px 0;"></div> <input type="radio"/> Refused	

Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes

**Peer review** To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.

Reviewing officer name:	Trent Varlow	Classification:	ASO6	Date:	07/05/2019
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Has the Notice of Decision been scanned and sent to customer services? PLEASE NOTE: THE SUBJECT OF THE SCANNED DOCUMENT TO CS SHOULD INCLUDE THE DA NUMBER <b>No NOD has been issued – all amendments and approval has been noted on the stamped plans</b>	No
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An email been sent to the DA Coordinator indicate completion of DA – Yes if yes: DATE – 07/05/2019

#### Sign Off

Determination:	In my findings, I have considered the advice and recommendations received by the officers who undertook stages 1-5 in this assessment document and determine that the application is to be: <input checked="" type="radio"/> Approved <input type="radio"/> Approved subject to conditions consistent with the above assessment <input type="radio"/> Refused consistent with the above assessment OTHER/COMMENTS:	Date: 07/05/2019
Determining officer & Delegate:	Name: Brad Maxwell	Date 07/05/2019

#### Post Determination

Can stamped plans be released with decision?

- Yes - Stage 6 officer to Stamp Plans and email Customer Services to Dispatch

#### No - select below:

- S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed
- Leasing conditions to be satisfied - Once satisfied Plans to be Stamped and dispatched by Stage 6
- 3rd party appeals - Set reminder date in calendar when plans can be Stamped and promptly dispatched
- Other (specify below)




**LRP/MPRG**

Does any Entity advice received trigger referral to either the LRP or MPRG:	No if yes, which Entity:
	If yes; Email sent to MPRG / LRP coordinator ( <a href="mailto:MPRGandLRP@act.gov.au">MPRGandLRP@act.gov.au</a> ) to book the DA in. Date Sent: Click or tap to enter a date.

**Additional information requests:**

Is further information required at this phase: (s.141 or s.144)	Choose an item.	Summarise response to issue raised here Officer to identify themselves and date assessed.
	No	
Does any entity advice received mean the application must be refused:	No	
Conditions required from entity advice:	Entered in draft NoD: No	

**Final**

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Not Applicable

**Completion**

<input checked="" type="radio"/> Stage 2 assessment has been completed with no issues identified.		
<input type="radio"/> Stage 2 assessment has been completed with the following issues noted:		
Other - discuss		
<input type="radio"/> Stage 2 has identified issues that prevent further assessment, specifically (insert below)		
<input type="text"/>		
<b>Assessment officer:</b>	Name Kobee Tetley	Date: 11/07/2019

**STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)**

- Pursuant to S198B of the Planning and Development Act 2007, the Authority waived the requirement to publicly notify the amendment of the development approval.

Has the draft NoD been updated: <ul style="list-style-type: none"> <li>When the DA takes effect</li> <li>When appeal period starts</li> </ul> In response to representations (whether received or not)	Yes
Do representors have the right to review in ACAT? (See Schedule 1 of the Act and Schedule 3 of the Regulation)	No

**Completion**

Stage 3 has been completed with no issues identified. Page 555

Stage 3 has been completed with the following issues noted:

Choose an item.

Stage 3 has identified issues that prevent further assessment, specifically (insert below)

## STAGE 4 – ASSESSMENT

<b>Proposed Use</b>	Is the proposed use allowable in the applicable zone/s? Yes
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<b>Does the proposal trigger referral to the MPRG at this phase:</b>	<b>MPRG:</b> No
	<input type="checkbox"/> Assessment Policy clarification <input type="checkbox"/> Managers direction <input type="checkbox"/> Impact Track DA <input type="checkbox"/> EDP <input type="checkbox"/> GFA >10,000m2 <input type="checkbox"/> >25m height <input type="checkbox"/> 3 or more stories & 50+ dwellings <input type="checkbox"/> 25% or greater car parking departure <input type="checkbox"/> Referred from LRP or other
<b>Does the proposal trigger referral to the LRP at this stage:</b>	<b>LRP:</b> No
	<input type="checkbox"/> Departing from entity advice in relation to removal of a tree <input type="checkbox"/> Any application where the assessing officer requires direction on landscaping matters <input type="checkbox"/> A pre-application matter where advice from LRP has been requested in relation to removal of a regulated tree
	If yes; Email sent to MPRG / LRP coordinator ( <a href="mailto:MPRGandLRP@act.gov.au">MPRGandLRP@act.gov.au</a> ) to book the DA in. Date Sent: <i>Click or tap to enter a date.</i>

<b>S198 (5)(a) &amp;(b)</b> The planning and land authority must refuse to amend the development approval if the changed development proposal and the original development proposal would be in different tracks	The amended approval will not result in the track being changed.
<b>S198(5)(c)(i)</b> The planning and land authority must refuse to amend the development approval if the changed development proposal would be in breach of a condition on the approval-  Imposed (rather than confirmed or varied) by a court or tribunal.	The approval is not subject to a condition/s imposed by a court or tribunal.

<p>S198(5)(c)(ii) <span style="float: right;">Page 556</span>  The planning and land authority must refuse to amend the development approval if the changed development proposal would be in breach of a condition on the approval-</p>	<p>The changed development would not be in breach of any condition on the ESO or any condition on the approval relating to the ESO.</p>
<p>Relating to a conditional environmental significance opinion.</p>	
<p>S198 (6)   Also, the planning and land authority must refuse to amend the development approval unless satisfied that, after the amendment, the development approved will be substantially the same as the development for which approval was originally given</p>	<p>The approval when amended is determined to be substantially the same as the original approval.</p>

Territory Plan assessment		
<p>Codes of the Territory Plan considered include:</p> <p><b>Please only assess what has been amended</b></p>	<p>SUBURB Precinct Map &amp; Code:</p> <p><input checked="" type="checkbox"/> Multi Unit Housing Development Code</p> <p><input type="checkbox"/> Single Dwelling Housing Development Code</p> <p><input type="checkbox"/> Residential Zones Development Code</p> <p><input type="checkbox"/> Non-Urban Zones Development Code</p> <p><input type="checkbox"/> Parking &amp; Vehicular Access General Code</p> <p><input type="checkbox"/> Crime Prevention Through Environmental Design General Code</p> <p><input type="checkbox"/> Estate Development Code</p> <p><input type="checkbox"/> Waterways Water Sensitive Urban Design General Code</p> <p><input type="checkbox"/> Access &amp; Mobility General Code</p> <p><input type="checkbox"/> Signs General Code</p> <p><input type="checkbox"/> Lease Variation General Code</p>	
<p>Does the amended application meet all relevant mandatory rules:</p>	<p>Choose an item.</p>	
<p><b>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion.</b> <i>Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</i></p>		
Code	Rule / Criteria	Assessment/Discussion
		<p>S197C</p> <p>1. To remain existing external paving treatment to Chandler Street verge.</p> <p>According to the applicant as stated in the application form, due to the minor amendments to the Club entry airlock which was previously approved the existing paving treatment within the adjoining Chandler Street verge can be retained with no new works proposed outside of the block boundary.</p> <p>Approved floor plans S197B shows the amended airlock and the revised paving layouts for the airlock. – is okay</p> <p>Approved site plans S165 shows the proposed new paving finish as hatched on the site plans and is now being amended. – no issues</p> <p>It is noted on the S197C site plan that the new entry door to suit existing paving levels means the existing paving can be retained. – no impacts on design and siting identified.</p>

Further assessment documents, if any, can be found in the assessment file in Objective. No

<p>Is the proposal consistent with the relevant zone objectives: (s.120(a))</p>	<p><input checked="" type="radio"/> Yes</p> <div style="border: 1px solid black; height: 30px; width: 450px; margin: 5px 0;"></div> <p><input type="radio"/> No - Note: Please discuss with Senior Manager</p>
---------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Is the proposal considered suitable for the land on which it is to take place: (s.120(b))	Yes – Based on relevant legislation and the Territory Plan assessment, the proposal is considered suitable for the land
Is an environmental significance opinion in force & relevant: (s.120(c))	No known ESO applies
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	<input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed development OR <input type="radio"/> Condition(s) of approval have been imposed to address probable impacts OR <input type="radio"/> Impacts identified require amendment of the proposal OR <input type="radio"/> Impacts identified require refusal of the proposal Comments for discuss: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Is a <b>public land</b> management plan in force over the land, (s.120(f))	NO If Yes – Has the DA been referred to the Conservator? Choose an item. Additional referral requested Click or tap to enter a date.

**Additional Information**

Is further information required at this phase: (s.141 or s.144)	No <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
List of additional items	

**Note: Further Information should not be requested if the DA is to be refused**

Has the further information request been reviewed by the team lead and/or manager? Choose an item.

**Note: must be reviewed prior to being requested**

**Date email request sent:** Click or tap to enter a date.

Officer to complete Has further information been requested	No If yes, DATE - Click or tap to enter a date.
Officer to complete Has further information been received	Choose an item. If yes, DATE -Click or tap to enter a date.
Was a site inspection undertaken in the assessment stage:	No
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	No special conditions required Other/Discuss/Advice: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>

<input checked="" type="radio"/> Stage 4 has been completed with no issues identified.		
<input type="radio"/> Stage 4 has been completed with the following issues noted: Choose an item.		
<input type="radio"/> Stage 4 has identified issues that prevent further assessment, specifically (insert below)		
<b>Assessment officer:</b>	Name : Anita Yusoff	19/07/2019

**STAGE 5 – PRELIMINARY DECISION MAKING including MPRG / LRP**

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	No - Delete all cells below in this stage other than sign off

The findings of Stages 1-4 have been reviewed and the application should be:	<input checked="" type="radio"/> Approved <input type="radio"/> Approved with Conditions <input type="radio"/> Partially approved/ refused (provide details below): <div style="border: 1px solid black; height: 30px; width: 100%; margin: 5px 0;"></div> <input type="radio"/> Refused
------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Assessment officer:</b>	Name	Date: 22/07/2019
----------------------------	------	------------------

## STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Page 360

Have all previous Stages (1-4) been signed off recommending approval?	Yes <input type="text"/>	
Was the DA referred to LRP or MPRG	No	
Has the leasing manager requested to be referred during the decision stage (see stage 3 assessment)	No	
Has leasing advice been incorporated into the decision:	Not Applicable	
Is a site inspection required to make a decision:	No	
Has the Notice of Decision been finalised:	Recommended reasons for decision:	Yes
	Recommended conditions:	No
	Entity advice:	Yes
	Representations:	No
	Do third party appeal rights apply:	Yes
The application is to be:	<input checked="" type="radio"/> Approved <input type="radio"/> Approved with conditions <input type="radio"/> Partially Approved/ Refused. Details below: <input type="text"/> <input type="radio"/> Refused	

Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes

<b>Peer review</b> <i>To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.</i>					
Reviewing officer name:	<input type="text"/>	Classification:	<input type="text"/>	Date:	Click or tap to enter a date.
Has the Notice of Decision been scanned and sent to customer services? PLEASE NOTE: THE SUBJECT OF THE SCANNED DOCUMENT TO CS SHOULD INCLUDE THE DA NUMBER				Yes	

### Sign Off

Determination:	In my findings, I have considered the advice and recommendations received by the officers who undertook stages 1-5 in this assessment document and determine that the application is to be: <input checked="" type="radio"/> Approved <input type="radio"/> Approved subject to conditions consistent with the above assessment <input type="radio"/> Refused consistent with the above assessment OTHER/COMMENTS:	Date: Click or tap to enter a date.
Determining officer & Delegate:	Name: fawzia majid	Date 22/07/2019

### Post Determination

Can stamped plans be released with decision?

Yes - Stage 6 officer to Stamp Plans and email Customer Services to Dispatch

No - select below:

- S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed
- Leasing conditions to be satisfied - Once satisfied Plans to be Stamped and dispatched by Stage 6
- 3rd party appeals - Set reminder date in calendar when plans can be Stamped and promptly dispatched
- Other (specify below)

**From:** [Jatheendran, Lingam](#)  
**To:** [Ramesh, Meena](#); [Vetsavong, Phab](#)  
**Subject:** RE: URGENT FW: Objection to DA201732800 -Proposed Labour club car park [SEC=UNCLASSIFIED]  
**Date:** Thursday, 1 March 2018 11:12:43 AM

---

Hi Meena

Your draft reply seems to be ok. If you want you can give more details as described below.

The proposed offsite works include (1) construction of a roundabout at the intersection of Cameron Avenue and Edmonstone Place (2) the existing roundabout at the intersection of Cameron Avenue and Chandler Street converted into a signalised intersection (3) construction of an additional left turn lane on the Eastern Valley Way northbound approach at the intersection with Cameron Avenue.

Regards

**Lingam Jatheendran | Chief Engineer Development Review & Coordination**  
**Phone** 02 6207 6592 | Email: [Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)  
**Capital Works and Development Support** | Transport Canberra and City Services Directorate | **ACT Government**  
496, Northbourne Avenue, Dickson, GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

*Connected services for the people of Canberra*

---

**From:** Ramesh, Meena  
**Sent:** Thursday, 1 March 2018 10:55 AM  
**To:** Vetsavong, Phab <[Phab.Vetsavong@act.gov.au](mailto:Phab.Vetsavong@act.gov.au)>; Jatheendran, Lingam <[Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)>  
**Subject:** URGENT FW: Objection to DA201732800 -Proposed Labour club car park [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Lingam & Phab

Please see the objection received below in relation to traffic. I intend to respond as follows.

*The subject Labour Club DA is supported by TCCS. The Republic development is required to replace 300 publicly accessible places on its site. Traffic improvements are proposed at the Cameron Avenue / Edmonstone Place intersection as part of the Republic development. TCCS have considered the cumulative traffic impact from both these developments and have not raised any traffic related concerns in relation to the Labour Club DA.*

Let me know if you have any comments by noon tomorrow.

Thanks

Meena Ramesh  
(Mon- Fri - 9am -3pm)  
Senior Assessment Officer | Merit Assessment - Commercial Team  
**Phone 02 62076174** | Fax 02 62071856 |  
**Planning Delivery Division** | ACTPLA | Environment, Planning & Sustainable Development Directorate |  
**ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |  
[www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** [REDACTED]  
**Sent:** Sunday, 14 January 2018 10:48 AM  
**To:** EPD, Customer Services <[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)>  
**Subject:** Objection to DA201732800 55 Chandler Street Belconnen

To Whom It May Concern at Environment and Planning Directorate

I would like to raise two concerns about the Labor Club's proposal to build a three storey car park for 197 vehicles on top of their club at Block 13 Section 48 Belconnen DA201732800.

**Is it really possible for almost all traffic to use the Cameron Avenue / Edmonstone Place intersection in order to access the Republic residential apartments, the Republic hotel, the retail areas and supermarket, and the Labor Club and its hotel?** I believe the entrance to Republic from Eastern Valley Way will be restricted to use by commercial vehicles only.

I think most patrons use the Club for a quick meal after work and would be driving into Edmonstone Place at the same time as vehicles wanting to use the supermarket and also at the same time as Republic residents would be returning home. **And the proposed car park would only replace two thirds of the 300 public car spaces which are part of the Section 200 / Republic lease. Or are the Labor Club's 197 car spaces be in addition to the 300 publicly accessible places?** More congestion on Edmonstone Place, if they are.

My second concern is how the Republic plaza will be affected by having an extra three storey building blocking views and sunlight to the west.

Please acknowledge receipt of this email



**ASSESSMENT REPORT**

**CZ2 Business Zone**

ASSESSMENT OFFICER: Meena Ramesh

APPLICATION NUMBER: 201732800

BLOCKS: 8, 9 & 13 SECTION: 48

DIVISION: BELCONNEN

**Zone: CZ2 Business Zone**

Proposal –

- 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.
- 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 (ancillary to club use) 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.

**Territory Plan Code Requirements**

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

**1. Assessment of Compliance with Belconnen Precinct Map and Code-**

- RC2 Belconnen Town Centre.

This is a Code relevant to this proposal. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against

relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule.

## 2. Assessment of Compliance with Commercial Zones Development Code

This is a Code relevant to this proposal. The comments for the criterion or rule identified in tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not met.

<b>Sub-Element: 3.3 Parking structures</b>	
Rule: N/A	Applicable Criterion: C6
Proposed building is designed to integrate well with the approved development on Blocks 8 & 9 both in terms of levels and façade finishes.	

<b>Sub-Element: 3.6 Wind</b>	
Rule: N/A	Applicable Criterion: C9
<p><i>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</i></p> <p>Building is over 19m above natural ground level – approx. 23m. The DA indicates that as part of a proposed Section 197 amendment to DA201630289, an updated Wind Assessment was prepared considered the revised building design of the Belconnen Hotel as well as the proposed podium level. The results of the Assessment indicate that wind speeds surrounding the developments are unlikely the comfort and safety wind limits. Refer to the Section 197 Amendment to DA201630289 for a copy of the Assessment.</p>	

<b>Sub-Element: 4.2 Lighting</b>	
Rule: R16 mandatory & R17	Applicable Criterion: Not Applicable, C17
Lighting plans provided – complies	

<b>Sub-Element: 5.2 Traffic generation,</b>	
Rule: N/A,	Applicable Criterion: C21,
Supported by TCCS who confirmed that traffic control measures in adjacent streets are proposed as part of the Republic development as off-site works.	

<b>Sub-Element: 7.1 Water sensitive urban design</b>	
Rule: R25 &26 MANDATORY	Applicable Criterion: Not Applicable
Consultant's report provided - Building covers the existing impermeable roof of the existing club building – therefore no significant impact	

<b>Sub-Element: 8.1 Subdivision</b>	
Rule: R33 MANDATORY	Applicable Criterion: Not Applicable
Stratum subdivision is proposed. DA for Blocks 8 & 9 already approved.	

<b>Sub-Element: : 9.1 Statement of endorsement , 9.2 Hazardous materials survey 21.1 Management of construction waste, 22.1 Utilities, 23.1 Erosion and sediment control, 23.2 Contamination</b>	
Rule: R34 & R35, R63, R67, R68 & R69, R70, R71 (all mandatory), R65	Applicable Criterion: Not Applicable, C65
<ul style="list-style-type: none"> <li>• TCCS – conditional support</li> <li>• ICON Water –conditional support</li> <li>• JEMENA - supported with conditions</li> <li>• ActewAGL Electrical – conditional support</li>   <li>• Strategic Planning – issues raised with the traffic report – however TCCS who is aware of Sec 200 development &amp; the associated off-site traffic improvements has supported the DA. – Referred to TCCS – TCCS supported the DA as submitted. EPA – pending was due -9/1 reminder sent 12/1 - conditional support</li> <li>• DA Leasing - pending was due -9/1 reminder sent 12/1 - received</li> </ul>	

There will be some overshadowing of the proposed Republic development on Section 200 at the corner of Edmonstone Place and Cameron Avenue in late afternoon on winter solstice. However, it is not considered significant since the lower levels in the western façade of Republic development comprise commercial uses on the ground floor and 3 levels of hotel rooms. No residential unit will be affected.

The Republic development is required to provide 300 publicly available spaces within Section 200

### **3. Assessment of Compliance with Access and Mobility General Code**

This is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule.

Access report provided states - 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.

[Include this advice in the decision that detailed plans must be reassessed by an access consultant and any changes recommended must be incorporated on site.](#)

### **4. Assessment of Compliance with Parking and Vehicular Access General Code**

This is a Code relevant to this proposal. The proposal meets all requirements of this Code that are

relevant to the development, with the exception of those listed in the tables below.

**2.2 Parking for people with disabilities - complies**

**2.2.1 Dimensions of parking spaces for people with disabilities - complies**

**2.2.2 Headroom - complies**

**2.2.4 Percentages of parking spaces for people with disabilities – minimum parking provision rate (excluding residential zones) – 3% of 197 = 6 required – 6 provided - complies**

**4. Assessment of Compliance with Crime Prevention Through Environmental Design General Code**

This is a Code relevant to this proposal. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule.

**Other matters**

P/N – 15/12-17/1

**Leases**

- Block 13 = 4103SQM

PURPOSE	(a) To use the premises only for the purpose of a club and subsidiary thereto motel units;
GROSS FLOOR AREA	(b) 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;

- **GFA**
- GFA to be demolished = 26.45sqm
- Proposed GFA = 26.88 sqm
  
- No net increase in GFA

---

**From:** Evatt, Ebony  
**Sent:** Monday, 11 December 2017 2:17 PM  
**To:** Valuations  
**Subject:** REFERRAL-AVO-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Attachments:** %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.*



**From:** [EPD, Customer Services](#)  
**To:** [admin@canberratownplanning.com.au](mailto:admin@canberratownplanning.com.au)  
**Cc:** ["arthur@laborclub.com.au"](mailto:arthur@laborclub.com.au)  
**Subject:** APPROVED PLANS-201732800-8/48 BELCONNEN [SEC=UNCLASSIFIED]  
**Date:** Thursday, 31 January 2019 1:11:00 PM  
**Attachments:** [%FLOORASSESS-201732800-S165A-LEVEL 2-01.pdf](#)  
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[COMPSTREET-201732800-01.pdf](#)  
[DEMO-201732800-01.pdf](#)  
[ELEV-201732800-EAST-01.pdf](#)  
[ELEV-201732800-NORTH-01.pdf](#)  
[ELEV-201732800-WEST-01.pdf](#)  
[FLOOR-201732800-GROUND FLOOR-01.pdf](#)  
[SECTION-201732800-A-01.pdf](#)  
[SECTION-201732800-B-01.pdf](#)  
[SEDIMENT-201732800-01.pdf](#)  
[SITE-201732800-01.pdf](#)  
[VERGE-201732800-01.pdf](#)  
[image001.png](#)

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Good Afternoon,

Please see attached Approved Plans for Block 8 Section 48 Suburb BELCONNEN.  
Development Application No: 201732800.

For further information please contact DA Coordinator on **6205 2888** or email  
[DAEnquiries@act.gov.au](mailto:DAEnquiries@act.gov.au).

Kind Regards,

**Jenna McAlpin | Customer Services Officer | Environment, Planning & Land Shopfront**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

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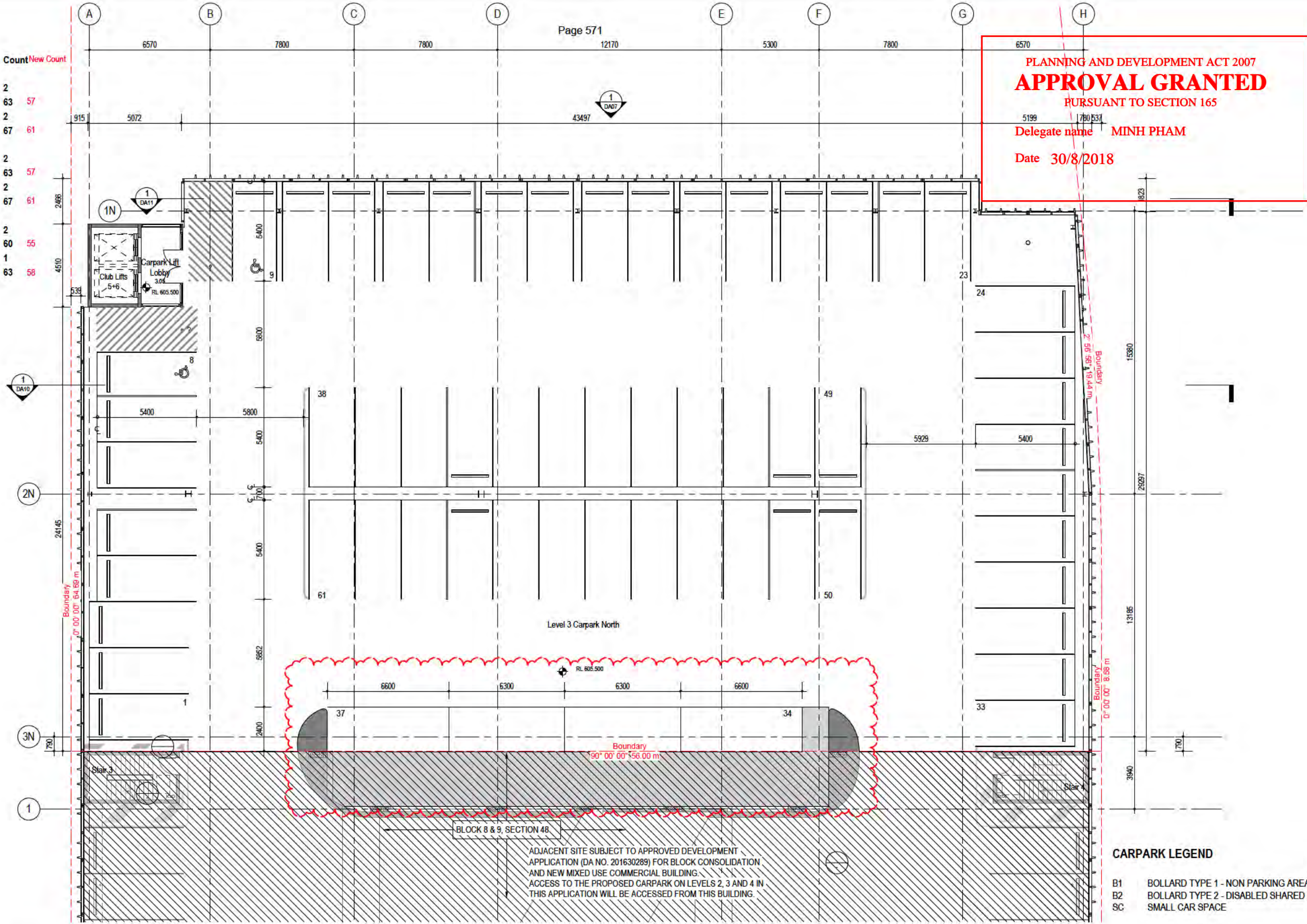




**DA Parking Schedule**

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

**PLANNING AND DEVELOPMENT ACT 2007**  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165  
 Delegate name **MINH PHAM**  
 Date **30/8/2018**



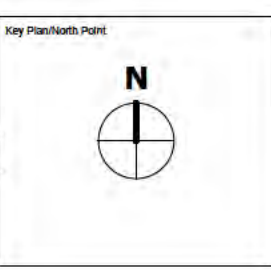
**CARPARK LEGEND**

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\matt@mayrussell.com\Documents\DA05\_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 stop drawings.  
 Do not scale drawings.



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



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

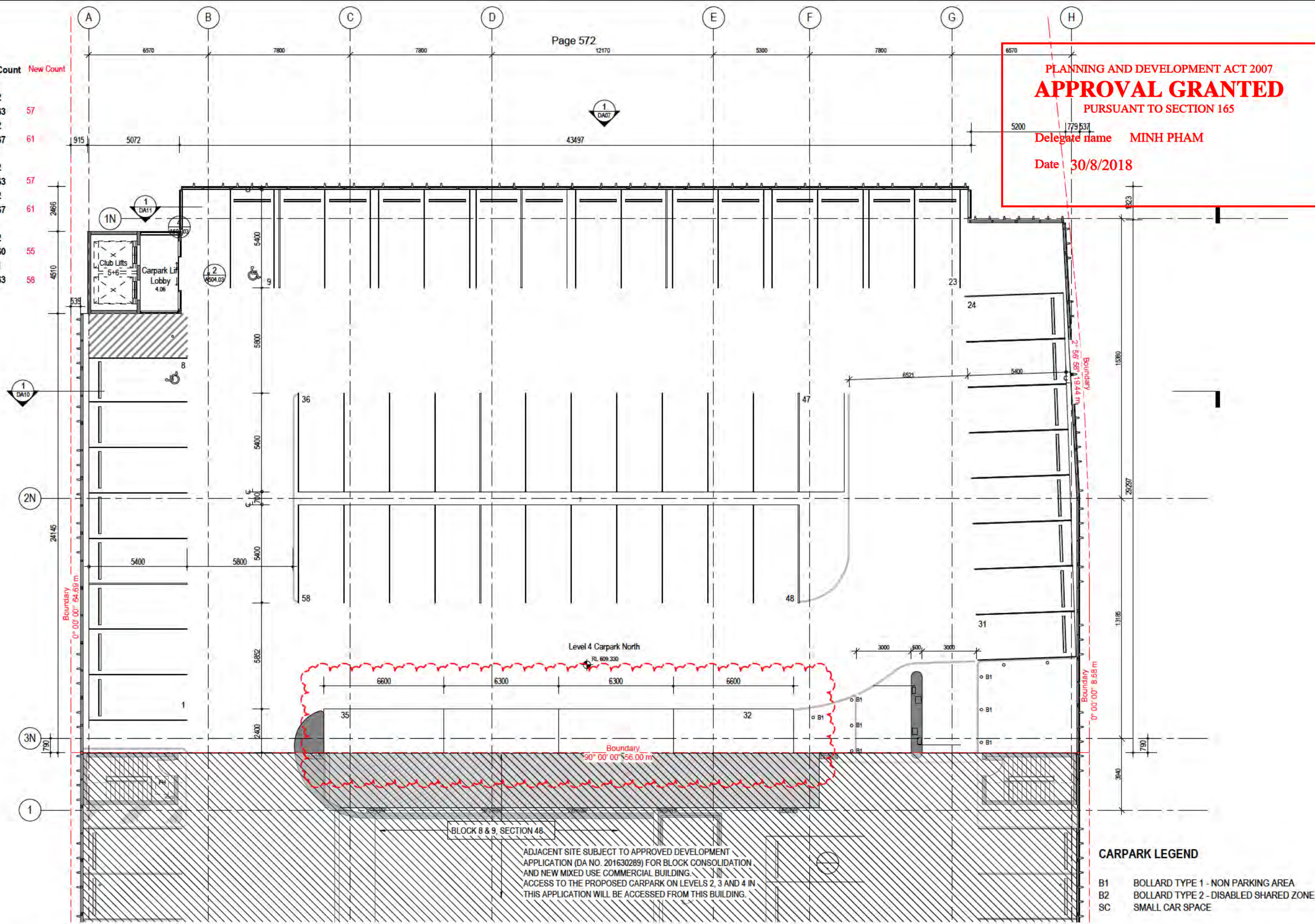
**may + russell**  
 architects  
 may + russell architects pty ltd  
 Unit 5, 7 Napier Close, Deakin ACT 2600  
 PO Box 268, Deakin West 2600  
 p 02 6285 3077 f 02 62813340  
 e prmp@mayrussell.com.au

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		

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165

Delegate name **MINH PHAM**  
 Date **30/8/2018**

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.

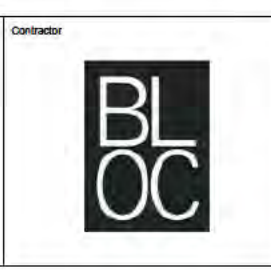
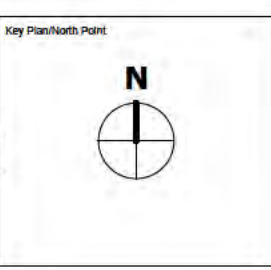
**CARPARK LEGEND**

- 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
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File name:  
 C:\projects\201630289\0301\GENERAL\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	



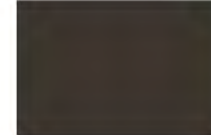






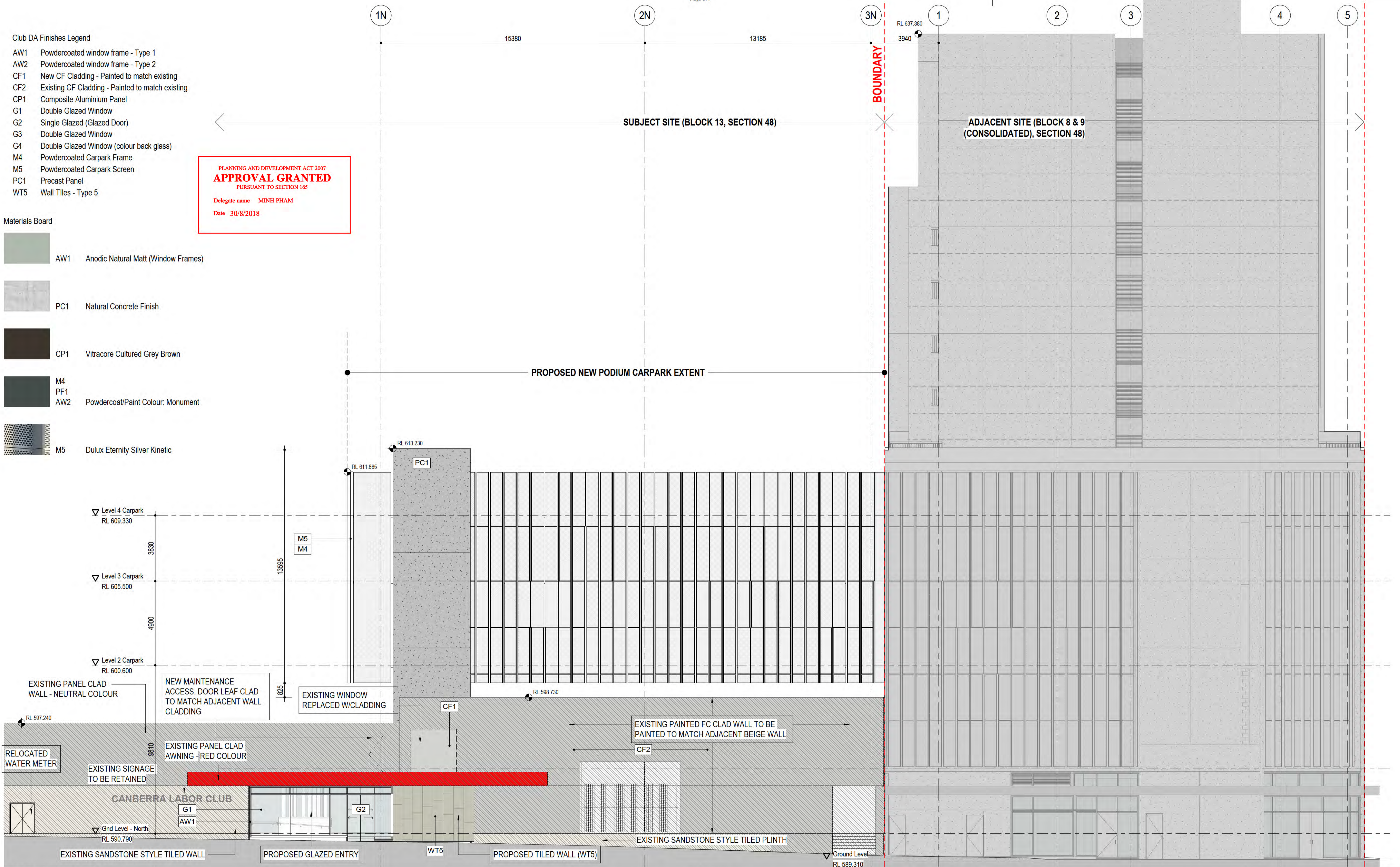







- Club DA Finishes Legend**
- AW1 Powdercoated window frame - Type 1
  - AW2 Powdercoated window frame - Type 2
  - CF1 New CF Cladding - Painted to match existing
  - CF2 Existing CF Cladding - Painted to match existing
  - CP1 Composite Aluminium Panel
  - G1 Double Glazed Window
  - G2 Single Glazed (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

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165  
 Delegate name: MINH PHAM  
 Date: 30/8/2018

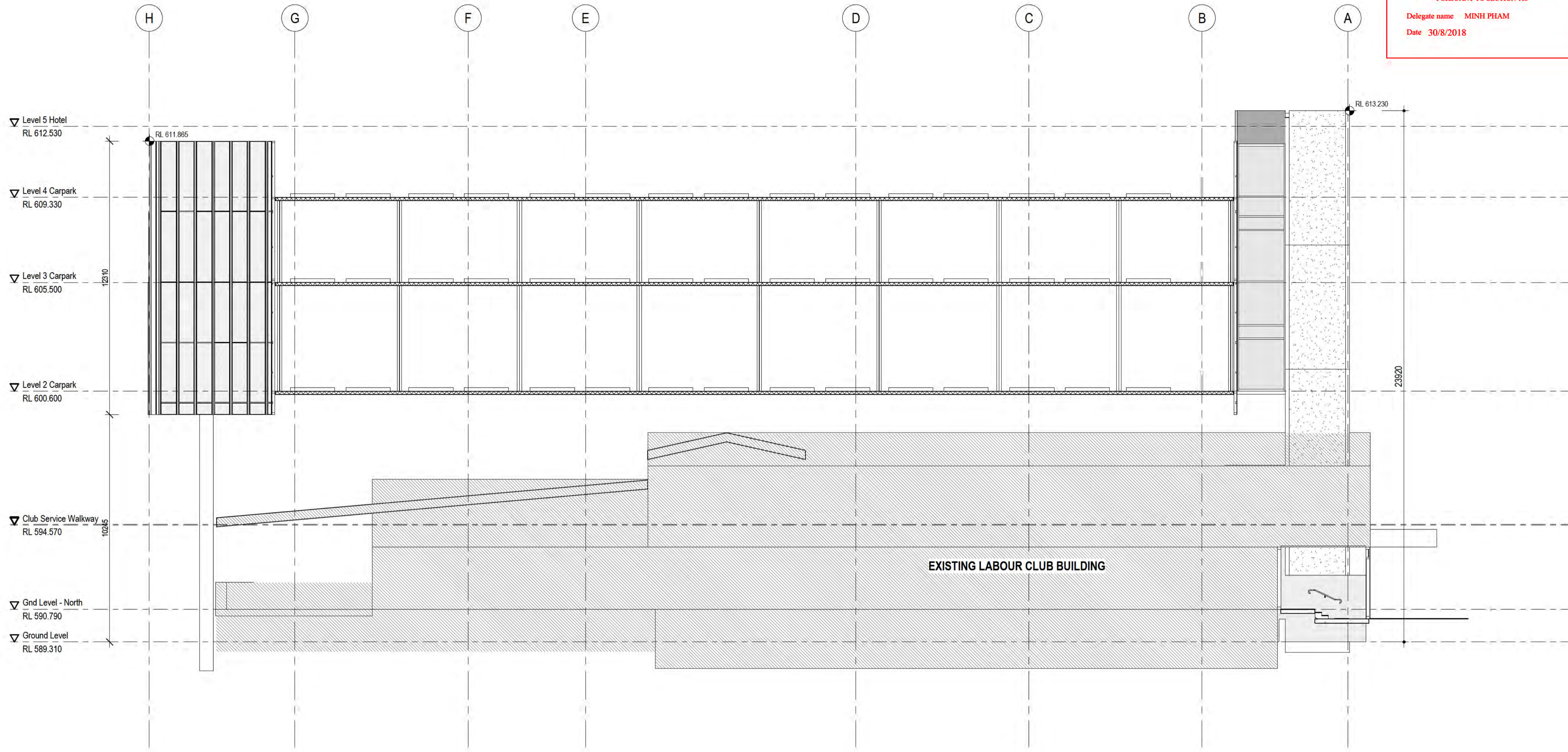


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PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165  
 Delegate name: MINH PHAM  
 Date: 30/8/2018



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
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File name:  
 C:\Users\jason@mayrussell.com.au\Documents\165 CLC BEL  
 CENTRAL\_junior@mayrussell.com.au.rvt

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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**



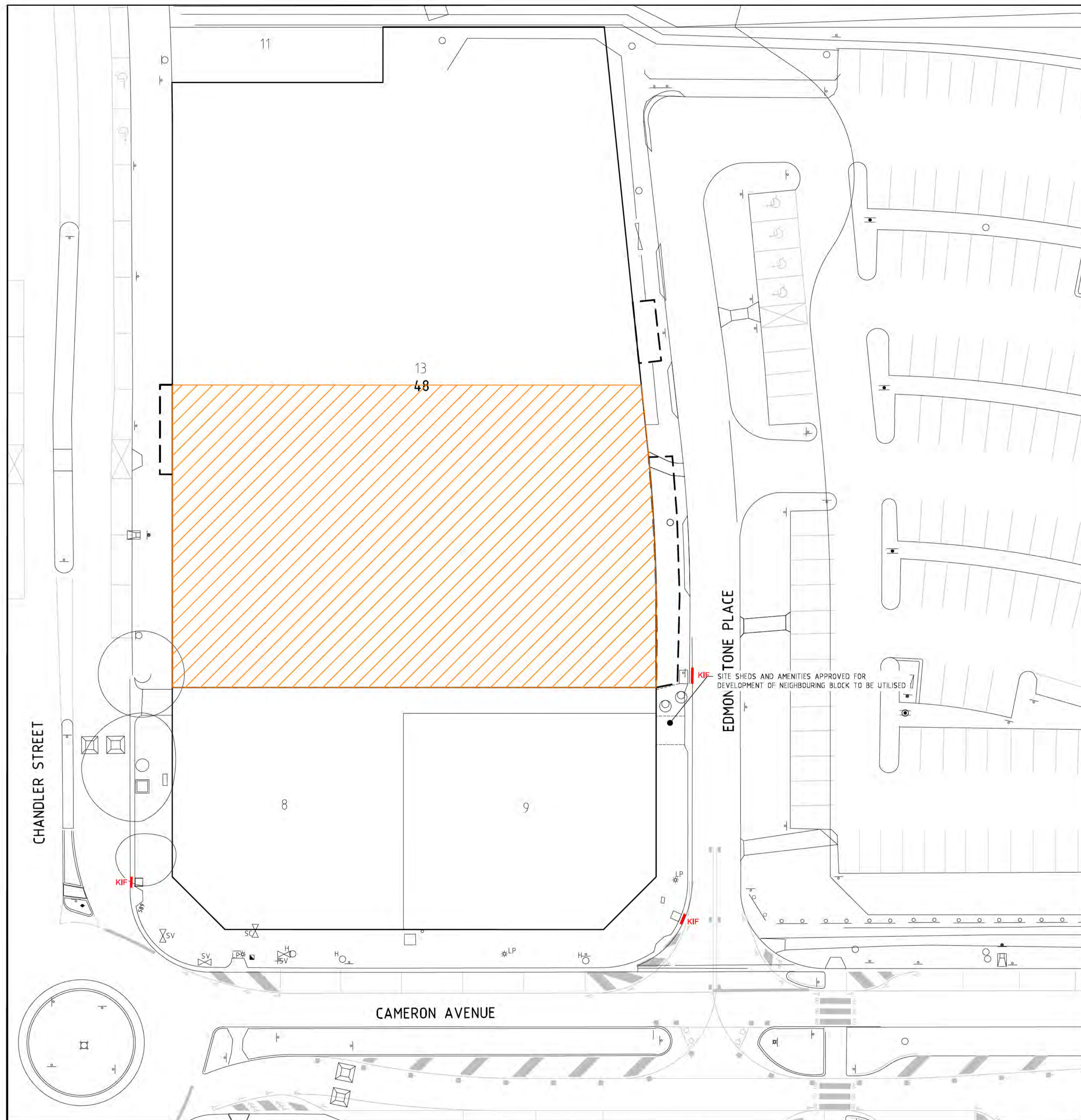
Project Manager  
 Client

Consultants

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

Architect  
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 e pmpr@mayrussell.com.au  
**architects**

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

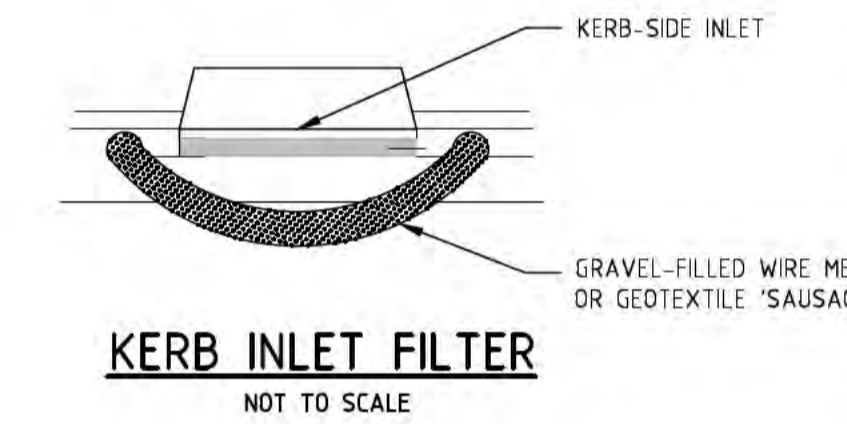
BUILDING WORK DETAILS	MONDAY TO SATURDAY	SUNDAY AND PUBLIC HOLIDAYS
INDUSTRIAL, CITY AND TOWN CENTRE AREAS	6AM TO 8PM	6AM TO 8PM
ANY OTHER AREA WHEN WORK COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	8AM TO 8PM
ANY OTHER AREA WHEN WORK NOT COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	BUILDING WORK MUST NOT EXCEED NOISE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



**KERB INLET FILTER**  
NOT TO SCALE

**LEGEND**

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

SHOWN AS:



**PLANNING AND DEVELOPMENT ACT 2007  
 APPROVAL GRANTED  
 PURSUANT TO SECTION 165**

Delegate name: **MINH PHAM**  
 Date: **30/8/2018**

**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 HDW 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.

ISSUE	DESCRIPTION	DATE	DRAWN	DATE	DRAWN
B	DEVELOPMENT APPROVAL	25.08.17	PW		
A	FOR DEVELOPMENT APPROVAL	21.08.17	RI		

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 BEFORE COMMENCING WORK.  
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 p: 02 6201 0200 f: 02 6247 2203  
 sellickconsultants.com.au

PROJECT TITLE  
**BELCONNEN LABOR CLUB  
 CARPARK**  
 CLIENT  
**BLOC**

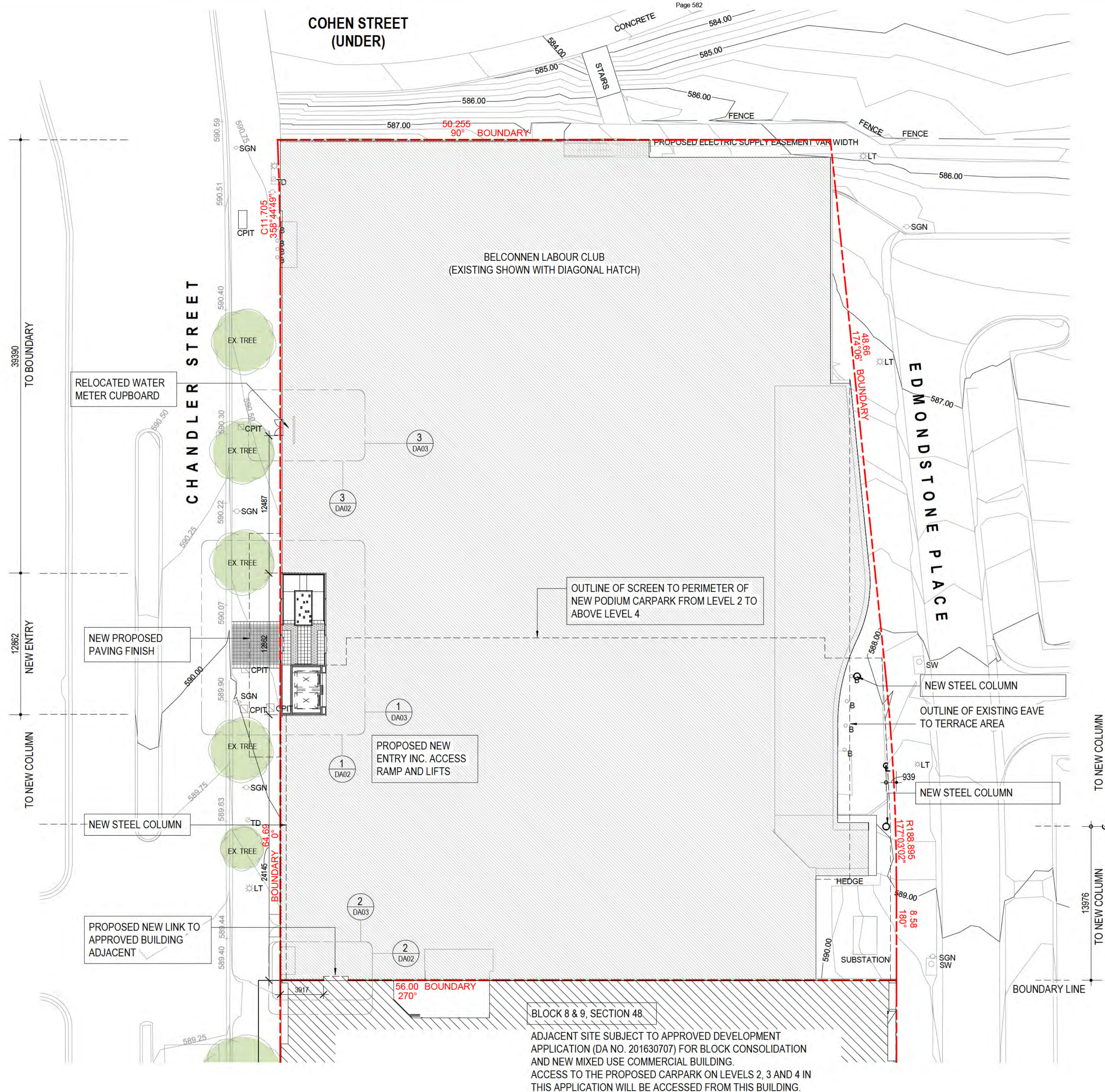
DESIGNED BY  
 PW  
 CHECKED BY  
 CD  
 AUTHORISED BY  
 DATE  
 25/08/2017

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**



**GFA NOTE:**

THIS PROPOSED DEVELOPMENT RESULTS IN 23M2 ADDITIONAL GROSS FLOOR AREA FROM THE REFURNISHMENT OF THE EXISTING CHANDLER STREET ENTRY AT THE GROUND FLOOR.

THE PROPOSED ADDITION OF OPEN DECK CARPARKING TO NEW PODIUM LEVELS 2,3 AND 4 DOES NOT RESULT IN ANY ADDITIONAL GFA.

**SITE PLAN LEGEND**

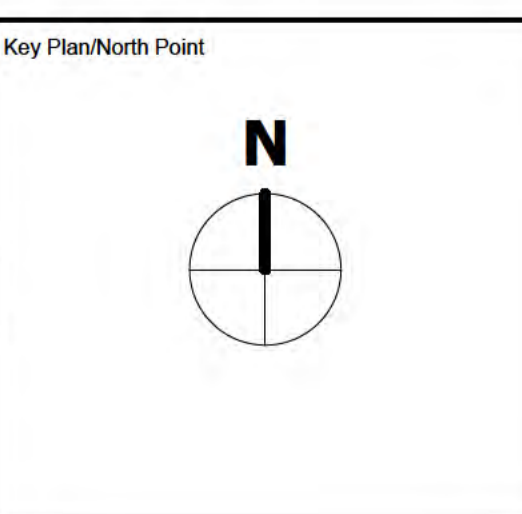
- B EXISTING BOLLARD
- CPIT EXISTING COMMUNICATIONS PIT
- EX TREE EXISTING TREE
- LT EXISTING STREET LIGHT
- SC STEEL COLUMN
- SGN EXISTING STREET SIGN
- SW EXISTING STORMWATER
- TD EXISTING TICKET DISPENSER

PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165  
 Delegate name MINH PHAM  
 Date 30/8/2018

**BLOCK 8 & 9, SECTION 48**  
 ADJACENT SITE SUBJECT TO APPROVED DEVELOPMENT APPLICATION (DA NO. 201630707) 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

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Project Manager  
**DOWSE PROJECTS PTY LTD**



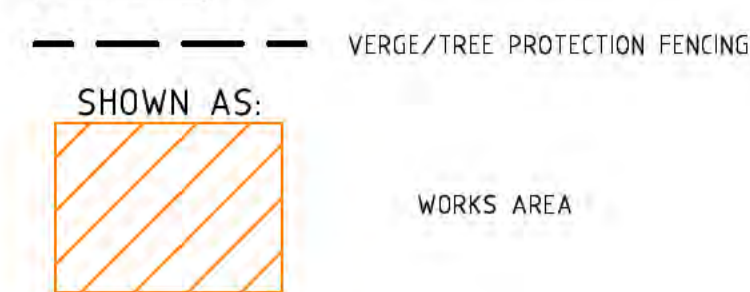
- Consultants
- Planner - Canberra Town Planning
  - Architect - May + Russell Architects
  - Landscape - Envirolinks
  - Structure - Sellick Consultants
  - Civil - Sellick Consultants
  - Traffic - Shookbridge
  - Electrical - S4B
  - Mechanical - NDY
  - Hydraulic - THCS
  - Fire Safety - NDY

Architect  
**may + russell**  
 architects  
 may + russell architects pty ltd abn 69 087 172 718  
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 p 02 6285 3077 f 02 62813340  
 e pmpr@mayrussell.com.au

Project		Canberra Labor Club Carpark & Entry	
Blocks	Section	Division	
13	48	Belconnen	
Drawing Title			
Site Plan			
Job No.	Drawing No.	Scale	Rev.
16_35	DA01	As indicated@A1	B

**PLANNING AND DEVELOPMENT ACT 2007**  
**APPROVAL GRANTED**  
 PURSUANT TO SECTION 165  
 Delegate name **MINH PHAM**  
 Date **30/8/2018**

**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 1.8M 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 DEPENDING 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 1" THICK 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.

CONTRACTOR TO ENSURE NO PARKING ON VERGE AND PEDESTRIAN ACCESS IS MAINTAINED AT ALL TIMES

VERGE PROTECTION FENCING TO BE INSTALLED AS PER TCCS STANDARDS; REFER TO GIVEN NOTES

CONSTRUCTION VEHICLE OPERATIONS ON EDMONSTONE PLACE TO BE CONFIRMED

<p>DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.</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>				<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  <b>PW</b></p> <p>CHECKED BY  <b>CO</b></p> <p>AUTHORISED BY  <b>[Signature]</b></p> <p>DATE  <b>25/08/2017</b></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  </p> <p>JOB NO.  <b>160810-A</b></p> <p>DRAWING NO.  <b>C101</b></p>	
<p>B DEVELOPMENT APPROVAL 25.08.17 PW</p> <p>A DEVELOPMENT APPROVAL 21.08.17 RI</p>		<p>DATE DRAWN</p>		<p>DATE DRAWN</p>		<p>DATE DRAWN</p>		<p>DATE DRAWN</p>		<p>DATE DRAWN</p>			

DA Number: 201732800 Block(s): 8,9,13 Section: 48 District/Division: BELCONNEN

Case Officer: MEENA Contact Number: 76174 Decision Date: 30-Apr-18

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NO** Dispatch by: **AS PER DA FORM**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED WITH CONDITIONS** Decision By:  
**DELEGATE OF THE AUTHORITY**

Representations: **YES**

Appeal Rights

Applicant: **YES** Person who made Representation: **NO**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**  
*(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)*

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?

**YES added to NOD**

*(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)*

Entities to be advisedReferral Required: **YES**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

<input checked="" type="checkbox"/>	DA Leasing Referral Required
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input checked="" type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input checked="" type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input checked="" type="checkbox"/>	ACT Valuation Office
<input checked="" type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input checked="" type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing <a href="#">Encroachments and Licences</a>
<input type="checkbox"/>	Office of Regulatory Services - <a href="#">All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</a>
<input type="checkbox"/>	Owners Corporation <a href="#">Lease variation for single units – please use relevant letter template</a>
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - <a href="mailto:Placenames@act.gov.au">Placenames@act.gov.au</a>
<input type="checkbox"/>	Other -

Comments

DA Number: 201732800 Block(s): 8 Section: 48 District/Division: BELCONNEN

Case Officer: MINH PHAM Contact Number: 6207 8684 Decision Date: 30-Aug-18

Application Type: **S165 CONDITIONS SATISFIED**

Dispatch Plans: **NO** Dispatch by: **NOT APPLICABLE**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **NOT APPLICABLE**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED** Decision By: **DELEGATE OF THE AUTHORITY**

Representations: **NOT APPLICABLE**

Appeal Rights

Applicant: **NOT APPLICABLE** Person who made Representation: **NOT APPLICABLE**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **Make Selection**  
*(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)*

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?  
**NOT APPLICABLE**

*(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)*

Entities to be advisedReferral Required: **NOT APPLICABLE**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

<input type="checkbox"/>	DA Leasing Referral Required
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	ACT Valuation Office
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing <a href="#">Encroachments and Licences</a>
<input type="checkbox"/>	Office of Regulatory Services - <a href="#">All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</a>
<input type="checkbox"/>	Owners Corporation <a href="#">Lease variation for single units – please use relevant letter template</a>
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - <a href="mailto:Placenames@act.gov.au">Placenames@act.gov.au</a>
<input type="checkbox"/>	Other -

Comments

**From:** [EPD, Customer Services](#)  
**To:** [admin@canberratownplanning.com.au](mailto:admin@canberratownplanning.com.au)  
**Cc:** [arthur@laborclub.com.au](mailto:arthur@laborclub.com.au)  
**Subject:** ENDORSEMENT LETTER-201732800-20/48 BELCONNEN [SEC=UNCLASSIFIED]  
**Date:** Friday, 31 August 2018 11:51:00 AM  
**Attachments:** [ENDORSEMENT LETTER-201732800-S165A-SIGNED.PDF](#)  
[image001.png](#)

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**Please disregard previous email as it was incomplete**

Good Morning,

Please see attached Endorsement Letter for Block 20 Section 48 Suburb BELCONNEN.  
Development Application No: 201732800 – S165A.

For further information please contact Minh Pham on 6207 8684 or [minh.pham@act.gov.au](mailto:minh.pham@act.gov.au).

Kind Regards,

**Jenna McAlpin | Customer Services Officer | Environment, Planning & Land Shopfront**

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government**

GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

cid:image004.png@01D3AFF2.FEECBAF0



**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** LETTER TO REPRESENTOR-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 1 May 2018 12:31:00 PM  
**Attachments:** [NOTICE OF DECISION-201732800-SIGNED.PDF](#)

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## ADVICE TO REPRESENTOR AFTER DECISION

[REDACTED]

**BLOCK: 8 SECTION: 48 SUBURB: BELCONNEN  
DEVELOPMENT APPLICATION NUMBER: 201732800**

Development Application Number 201732800 has been subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the *Planning and Development Act 2007*.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

01 May 2018

## **ATTACHMENT 1 - ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION.**

### Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007*, the submission must be made by completing an application in e-development.

### DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

### Reconsideration of the Decision

If the applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision under section 191 of the *Planning and Development Act 2007*. A longer timeframe may apply only if granted in writing by the planning and land authority under section 184 of the *Planning and Development Act 2007*.

### Other approvals

A notice of decision grants development approval only. Other approvals may be required, including:

#### 1. Building Approval

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve

the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).

2. Tree damaging activity approval

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

3. Use of verges or other unleased Territory Land

In accordance with the *Public Unleased Land Act of 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for matters that are exempted under Schedule 3 of the *Planning and Development Regulations 2008* (matters exempt from third party review).
2. The notice of decision and this advice has been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

4. If you think you have a right of appeal, you may apply for a review. Application forms can be obtained from the ACAT. You can also download the form from the ACT Legislation Register.
5. If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
6. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).
7. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.
8. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
9. The following organisations may be able provide you with advice and assistance if you are eligible:
  - ACT Attorney-General, write to the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601
  - the ACT Legal Aid Office, telephone 1300 654 314
  - ACT Council of the Ageing, telephone 02 6154 9740
  - Welfare Rights Centre, telephone 1800 226 028
  - Environmental Defender's Office (ACT), telephone 02 6243 3460.
10. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
11. You may apply for access to any documents you consider relevant to this decision

under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on 02 6207 1923.

12. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Contact details for relevant agencies

<b>ACT Civil and Administrative Tribunal</b> Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT, 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855
<b>Health Directorate</b>	www.health.act.gov.au 02 6205 1700
<b>Environment, Planning and Sustainable Development Directorate</b> <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	www.planning.act.gov.au 02 6207 1923  www.environment.act.gov.au 02 6207 6251  www.environment.act.gov.au 02 6207 1911
<b>Transport Canberra and City Services</b> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	www.tccs.gov.au  132 281 02 6207 7480 (asset acceptance)
<b>Utilities</b> - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:
<b>TRANSLATING AND INTERPRETING SERVICE</b>	
<b>131 450</b>	
Canberra and District - 24 hours a day, seven days a week	

**From:** [Darke, Ed](#)  
**To:** [Valuations](#)  
**Subject:** FW: NOTICE OF DECISION-DA 201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 30 August 2018 1:37:00 PM  
**Attachments:** [image001.jpg](#)  
[NOTICE OF DECISION-201732800-SIGNED.PDF](#)  
[REFERRAL-AVO-201732800-848 BELCONNEN-01\\_SECUNCLASSIFIED.msg](#)  
[image004.jpg](#)

---

Hi ACTVO,

Apologies for not sending this to you when NoD was issued.

Kind Regards

**Ed Darke | Graduate Surveyor & DA Leasing Officer**

**02 620 75403 | [ACTPLADALEasing@act.gov.au](mailto:ACTPLADALEasing@act.gov.au)**  
**DA Leasing | Planning Support | 1st Floor South**  
**Dame Pattie Menzies House, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601**  
**[www.environment.act.gov.au](http://www.environment.act.gov.au)**

ACTGov\_EPSD\_inline\_black (2)



---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 1 May 2018 12:16 PM  
**To:** ACTPLA DA Leasing <[ACTPLADALEasing@act.gov.au](mailto:ACTPLADALEasing@act.gov.au)>;  
developmentapplications@iconwater.com.au; devapp@actewagl.com.au;  
Stephen.donnely@jemena.com.au; EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>;  
TCCS\_CW DRCDA <[TCCS.DA@act.gov.au](mailto:TCCS.DA@act.gov.au)>  
**Subject:** NOTICE OF DECISION-DA 201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

Good Afternoon,

Please see attached Notice of Decision for Block 8 Section 48 Suburb Belconnen  
Development Application No: 201732800

For further information please contact Meena Ramesh on 6207 6174 or by email  
[Meena.Ramesh@act.gov.au](mailto:Meena.Ramesh@act.gov.au)

Kind Regards

Katherine  
Phone 6207 1923  
[EPDCustomerService@act.gov.au](mailto:EPDCustomerService@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)  
Access Canberra | ACT Government  
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image009.jpg@01D31C1B.E0820B30



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**From:** [EPD, Customer Services](#)  
**To:** [ACTPLA DA Leasing: developmentapplications@iconwater.com.au; devapp@actewagl.com.au; Stephen.donnelly@jemena.com.au; EPAPlanningLiaison: TCCS\\_CW DRCDA](#)  
**Subject:** NOTICE OF DECISION-DA 201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 1 May 2018 12:16:00 PM  
**Attachments:** [image001.jpg](#)  
[NOTICE OF DECISION-201732800-SIGNED.PDF](#)  
[DISPATCHADVICECHECKLIST-201732800-01#2.doc](#)  
[NOTICE OF DECISION-201732800-SIGNED.obr](#)  
[DISPATCHADVICECHECKLIST-201732800-01.obr](#)

---

Good Afternoon,

Please see attached Notice of Decision for Block 8 Section 48 Suburb Belconnen Development Application No: 201732800

For further information please contact Meena Ramesh on 6207 6174 or by email [Meena.Ramesh@act.gov.au](mailto:Meena.Ramesh@act.gov.au)

Kind Regards

Katherine  
Phone 6207 1923  
[EPDCustomerService@act.gov.au](mailto:EPDCustomerService@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)  
Access Canberra | ACT Government  
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601  
[cid:image009.jpg@01D31C1B.E0820B30](#)



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**From:** [EPD Customer Services](#)  
**To:** ["admin@canberratownplanning.com.au"](mailto:admin@canberratownplanning.com.au)  
**Cc:** ["arthur.rufogalis@laborclub.com.au"](mailto:arthur.rufogalis@laborclub.com.au)  
**Subject:** NOTICE OF DECISION & ENTITY ADVICE-201732800-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 1 May 2018 12:14:00 PM  
**Attachments:** [image001.jpg](#)  
[NOTICE OF DECISION-201732800-SIGNED.PDF](#)  
[ATTACHMENT A.PDF](#)  
[ATTACHMENT B.PDF](#)  
[ATTACHMENT C.PDF](#)  
[Icon Water Application Decision. Application - 166337. Belconnen - 848 \(Email 1 of 6\).msg](#)  
[Evoenergy Application Decision. Application - 166458. Belconnen - 848 \(Email 1 of 2\).msg](#)

---

Email 1 of 3

Good Afternoon,

Please see attached Notice of Decision for Block 8 Section 48 Suburb Belconnen Development Application No: 201732800

For further information please contact Meena Ramesh on 6207 6174 or by email [Meena.Ramesh@act.gov.au](mailto:Meena.Ramesh@act.gov.au)

Kind Regards

Katherine  
Phone 6207 1923  
[EPDCustomerService@act.gov.au](mailto:EPDCustomerService@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)  
Access Canberra | ACT Government  
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601  
[cid:image009.jpg@01D31C1B.E0820B30](#)



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**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 <https://www.actewagl.com.au/Product-and-services/Building-and-renovation/Technical-standards-for-professionals/Utility-compliance-application-form.aspx> . 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) <<mailto:developmentapplications@iconwater.com.au>>  
GPO Box 366 Canberra ACT 2601  
[www.iconwater.com.au](http://www.iconwater.com.au) <<http://www.iconwater.com.au>>

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\*\*\*\*\*

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 166458. Belconnen - 8/48 (Email 1 of 2)  
**Date:** Friday, 22 December 2017 1:16:11 PM  
**Attachments:** [Conditional Approval Electricity166458.pdf](#)  
[DEMO-201732800-01.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](#)  
[SECTION-201732800-A-01.pdf](#)

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EvoEnergy

Approval ID : 166458, Belconnen 8 /48

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards

Paul Maguire  
Evoenergy

Telephone 02 6293 5770  
 Facsimile 02 6293 5762  
 Email [devapp@Evoenergy.com.au](mailto:devapp@Evoenergy.com.au) <<mailto:devapp@Evoenergy.com.au>>  
 GPO Box 366 Canberra ACT 2601  
 www.Evoenergy.com.au <[blocked::http://www.Evoenergy.com.au](http://www.Evoenergy.com.au)>

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\*\*\*\*\*

**From:** [Ramesh, Meena](#)  
**To:** ["Elizabeth Slapp"](#)  
**Subject:** RE: DA 201732800 Blocks 8,9 and 13 Section 48 Belconnen [SEC=UNCLASSIFIED]  
**Date:** Monday, 21 May 2018 2:44:00 PM

---

Hi Elizabeth

I refer to your request below for an extension of time to meet Condition A2 of the decision in relation to this DA. Your request is hereby granted and the information is now due by 20 June 2018.

Regards

Meena Ramesh  
(Mon- Fri - 9am -3pm)  
Senior Assessment Officer | Merit Assessment - Commercial Team  
**Phone 02 62076174 | Fax 02 62071856 |**  
**Planning Delivery Division | ACTPLA | Environment, Planning & Sustainable Development Directorate | ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |  
[www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Elizabeth Slapp [mailto:[Elizabeth@CanberraTownPlanning.com.au](mailto:Elizabeth@CanberraTownPlanning.com.au)]  
**Sent:** Monday, 21 May 2018 1:46 PM  
**To:** Ramesh, Meena <[Meena.Ramesh@act.gov.au](mailto:Meena.Ramesh@act.gov.au)>  
**Subject:** DA 201732800 Blocks 8,9 and 13 Section 48 Belconnen  
**Importance:** High

Hi Meena,

In relation to Condition A2 of the NOD for DA201732800, can we please have an extension of time until midway through June.  
We are currently preparing a suitable response with revised drawings.

Give me a call if needed.

Ta.

-E

<p>CTP Logo</p> 	<p><b>Elizabeth Slapp</b> Associate Director  5/32 Lonsdale Street, Braddon 2612 <b>Mobile</b> 0457 786 776 <a href="mailto:Elizabeth@canplan.com.au">Elizabeth@canplan.com.au</a> <a href="http://canberratownplanning.com.au">canberratownplanning.com.au</a></p>	
-----------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

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**From:** [Deb Barnes](#)  
**To:** [ACTPLA DA Leasing](#)  
**Cc:** [Sare, Irma](#); [Hurst, Jackie](#)  
**Subject:** DA201732800 B8 9 and 13 Section 48 Belconnen  
**Date:** Friday, 23 November 2018 12:13:07 PM  
**Attachments:** [Letter of Authority.pdf](#)

---

Hi

Capital Crown Leasing have been engaged to finalise the leasing side of things for the above DA, which will include working with a solicitor to get the TGE registered, ensuring payment of LVC and registration of the relevant AVCLs. It is advised that the consolidation of Bocks 8 and 9 Section 48 has now been completed and the new Crown lease for Block 20 Section 48 Belconnen has been registered.

Attached is a letter of authority.

Would you please proceed with the determination of the LVC and include me in the provision of that advice. Please contact me if you require any further information.

**Regards**

*Deb*

Deb Barnes  
Director  
Capital Crown Leasing Pty Limited  
Contact: 0407 278 947  
PO Box 7336  
WATSON ACT 2602

\*\*\*\*\*

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**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

**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	<input type="text" value="21/11/18"/>
2 <sup>nd</sup> Lessee's Signature	<input type="text"/>	Date	<input type="text"/>

**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	<input type="text" value="Deb Barnes"/>	Company Name	<input type="text" value="Capital Crown Leasing Pty Limited"/>
Signature		Date	<input type="text" value="21 November 2018"/>

**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	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>
Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>

**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)

**Contact Details:**

Environment, Planning and Sustainable Development Directorate  
Customer Service Centres  
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](mailto:epdcustomerservices@act.gov.au)  
Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** [Deb Barnes](#)  
**To:** [Sare, Irma](#)  
**Subject:** RE: Labour club [SEC=UNCLASSIFIED]  
**Date:** Thursday, 24 January 2019 11:11:48 AM

---

Hi Irma

I've read the amended clause and agree with the updated wording. Please proceed with lodgement. Thanks.

Regards  
Deb  
Deb Barnes  
Director  
Capital Crown Leasing Pty Limited  
Contact: 0407 278 947  
PO Box 7336  
WATSON ACT 2602

\*\*\*\*\*

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

From: Sare, Irma <Irma.Sare@act.gov.au>  
Sent: Thursday, 24 January 2019 11:06 AM  
To: Deb Barnes <deb@capitalcrownleasing.com.au>  
Subject: Labour club [SEC=UNCLASSIFIED]  
Importance: High

Hi Deb,

I have amended the instrument wording for the access to the carparking for the Club for both blocks.

Could you please let me know if you have any concerns.

Irma Sare  
Assistant Manager - DA Leasing - Planning Support | Phone 02 6207 1896 Planning Delivery Division |  
Environment, Planning and Sustainable Development Directorate | ACT Government - Dame Pattie Menzies  
House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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ACT Valuation Office

Our File No: 2017-13122  
Your File No: DA 201732800

Senior Manager  
Leasing Administration Section  
Environment, Planning and Sustainable Development Directorate  
GPO Box 158  
CANBERRA ACT 2601

ATTENTION: Customer Services

**CROWN LEASE:**                **BLOCKS 8, 9 and 13 SECTION 48 BELCONNEN**  
**LESSEE:**                        **Canberra Labor Club Limited**  
**DA No:**                            **201732800**

Your request dated 1 May 2018.

The ACT Valuation Office has completed a review of the Lease Variation Charge assessment for the above mentioned property. A brief report has been attached to this letter for your reference.

For any further consultation regarding this matter, please contact Valuer, Geoff McInerney on 6205 4839 or [geoff.mcinerney@act.gov.au](mailto:geoff.mcinerney@act.gov.au).



Mirek Pilat AAPI CPV  
Senior Valuer  
ACT Valuation Office

25 May 2018

## LEASE VARIATION CHARGE REVIEW

**CROWN LEASE:**                **BLOCKS 8, 9 & 13 SECTION 48 SUBURB**  
**LESSEE:**                        **Canberra Labor Club Limited**  
**DA No.**                            **201732800**  
**CROWN LEASE AREA:**    **Blocks 8 and 9 Section 48 Belconnen – 1,530 square metres**  
                                          **Block 13 Section 48 Belconnen – 4,120 square metres**  
**LAND USE ZONE:**            **CZ 2 – Business**

### Instructions

The Environment, Planning and Sustainable Development Directorate (EPSDD) have requested the ACT Valuation Office to provide relevant comments in regard to a Lease Variation Charge assessment for the abovementioned property.

The request from EPSDD includes a copy of the Development Application and details of the proposed lease variation, copy of the Crown Lease and two (2) separate valuation reports prepared by Colliers International dated 29 September 2017 in relation to Blocks 8 and 9 Section 48 Belconnen and another report dated 10 October 2017 in relation to the adjoining property being Block 13 Section 48 Belconnen.

The valuation review process has included the following:

- Perusal and consideration of the information provided in the request;
- An inspection of the subject property (from the roadside);
- Consideration of the Notice of Decision dated 30 March 2018;
- Research and analysis of additional market evidence; and
- Quality assurance by an Accredited Valuer.

### Development Application

The proposed development application seeks to vary the purpose clause as follows:

- vary the two separate Crown Leases incorporated in the same DA 201732800 to facilitate access (easements) over Blocks 8, 9 and 10 Section 48 for the proposed car parking structure above Block 13 (Labor Club building site)

### Private Valuer's Assessments

Blocks 8 & 9 Section 48 Belconnen report dated 10 October 2017

After Value	V <sub>1</sub>	\$2,700,000
Before Value	V <sub>2</sub>	\$2,700,000

Block 13 Section 48 Belconnen report dated 29 September 2017

After Value	V <sub>1</sub>	\$1,580,000
Before Value	V <sub>2</sub>	\$1,580,000

### Comment

ACTVO agrees with the private valuers assessments in that the variations to provide legal access over Blocks 8 and 9 facilitating access to the proposed car parking station on top of the club building on Block 13 will not add any value to the land component of either property. The club will lose use of the existing car parking provided on the adjoining property that will be redeveloped in the 'Republic' development.

Recently, ACTVO provided an LVC report dated 16 May 2017 for DA201630289 over Blocks 8 and 9 Section 48 Belconnen with an assessed 'After' value of \$3,385,000 (market evidence included in that report). For the purposes of the current DA valuation assessment we have adopted the same value level for Blocks 8 and 9.

In relation to the valuation assessment of the Club site (Block 13 Section 48 Belconnen) which is a 4,102 m<sup>2</sup> site with a large development capability of 7,890 m<sup>2</sup> GFA. The Colliers assessment is considered to be below market level. The Crown Lease purpose clause also permits 'subsidiary motel units' in addition to club use.

The only recent vacant land club use permitted only site to sell was in the developing Gungahlin Town Centre being Block 1 Section 227 Gungahlin. A DA has been submitted to construct a 3,076 m<sup>2</sup> club with basement parking. The site sold for \$1,050,000 in August 2013 on an 8,279 m<sup>2</sup> site which shows \$341/m<sup>2</sup> GFA, the Crown Lease permits a larger maximum GFA of 6,000 m<sup>2</sup>. However, the market demand has seen a more feasible 3,076 m<sup>2</sup> GFA club proposal.

The Belconnen club site is in a superior location and will benefit from the significant increase in potential members/users of the club due to the large amount of recent multi-unit residential developments and future developments capable under the Belconnen Master Plan.

ACTVO has adopted \$285/m<sup>2</sup> GFA for the subject Block 13 resulting in a land value of \$2,250,000.

The Notice of Decision dated 30 March 2018 has been taken into account in this assessment.

The DA also sought to subdivide Blocks 8 and 9 to create a stratum block and consolidation with Block 13, however this part of the variation was refused.

### ACT Valuation Office's Assessment

Blocks 8 & 9 Section 48 Belconnen

After Value	V <sub>1</sub>	\$3,385,000
Before Value	V <sub>2</sub>	\$3,385,000

Block 13 Section 48 Belconnen

After Value	V <sub>1</sub>	\$2,250,000
Before Value	V <sub>2</sub>	\$2,250,000

The variation to provide access easements to both properties is considered to not provide any added value to the Crown Lease purpose clauses of either property.

For any further consultation regarding this matter please contact Valuer, Geoff McInerney on 6205 4839 or [geoff.mcinerney@act.gov.au](mailto:geoff.mcinerney@act.gov.au).



Geoff McInerney, AAPI CPV  
Senior Valuer  
ACT Valuation Office

25 May 2018

## DISCLAIMERS

- This assessment is for the exclusive use of the Leasing Administration Section of the Environment, Planning and Sustainable Development Directorate to whom it is addressed and is undertaken in accordance with instructions provided in the request.
- This valuation is current at the date of valuation only. It is not to be used after 3 months from the date of the Report nor if there have been material or economic changes as a result of general market movements or factors specific to the subject property or factors that the Valuer could not have reasonably become aware as at the date of the Report. In any event it should be referred back to the ACT Valuation Office for review.
- This report is not to be used by any other party for any purpose. Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement, nor published in part nor in full in any way without written approval of the ACT Valuation Office of the form and context in which it will appear.
- Notwithstanding the foregoing, the client agrees that in the event that it does communicate to a third party the whole or any part of this assessment it shall also communicate to the third party the full terms as stated under this disclaimer and further agrees to indemnify the ACT Valuation Office in the event of any failure to do.
- This assessment has been prepared in accordance with the Australian Property Institute's (API) Professional Practice, which includes the Code of Ethics, Rules of Conduct and Practice Standards.
- A visual site inspection has not revealed any obvious pollution or contamination. Nevertheless, we are not experts in the detection or quantification of environmental problems and, accordingly, have not carried out a detailed environmental investigation. Therefore, the assessment is made on the assumption that there are no actual or potential issues affecting the site, value or marketability of the property. The right is reserved to review and if necessary, vary the assessment figures where any contamination or other environmental hazard is found to exist.
- All values are exclusive of GST.



**ACT**  
Government

Environment, Planning and  
Sustainable Development

**NOTICE OF ASSESSMENT  
LEASE VARIATION CHARGE**  
*Planning and Development Act 2007*  
Section 276D

Canberra Labor Club Limited  
53 Chandler Street  
Belconnen ACT 2617

Unit	Blocks	Section	Suburb	Development Application No.
-	8 & 9	48	BELCONNEN	201732800

Lease Variation Charge Payable	
S277 Lease Variation Charge (LVC)	\$ 0.00
<b>Total Payable</b>	<b>\$ 0.00</b>

Unit	Block	Section	Suburb	Development Application No.
-	13	48	BELCONNEN	201732800

Lease Variation Charge Payable	
S277 Lease Variation Charge (LVC)	\$ 0.00
<b>Total Payable</b>	<b>\$ 0.00</b>

The Lease Variation Charge for the above Development Application has been determined in accordance with the formula in the *Planning and Development Act 2007*.

This Notice of Assessment has been determined in accordance with the Working Out Statement attached. The *Planning and Development Act 2007* requires the above Charge be paid prior to execution of the lease variation in accordance with 276B (1).

Jonathan Teasdale  
Delegate of Commissioner for Revenue  
8 January 2019

### Payment Options

#### Lease Variation Charge Deferral

Applies to LVC amounts of \$100,000.00 or more. For information and to apply please visit the ACT Revenue Office website: <https://www.revenue.act.gov.au/lvc-deferral> or call 62070028.



**In Person** (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)  
Environment, Planning and Sustainable Development Customer Service Centre –  
Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



**By Post** (Cheque made payable to ACT Government)  
Environment, Planning and Sustainable Development GPO Box 158 Canberra ACT 2601



**By Phone** (Bankcard, MasterCard and Visa).  
Contact Environment, Planning and Sustainable Development during business hours on telephone  
(02) 6207 1923.



**Online** (MasterCard and Visa in \$10,000.00 payments)  
Please visit the Access Canberra website - [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) - , click on the "Pay Online" tab, and then "Notice of Assessment Lease Variation Charge Payment" in the alphabetical listings. At the bottom of the page, please click "Open New Form" and complete details for payment. Please note, you will need to make multiple payments for amounts larger than \$10,000.00.

**CASHLINK CODE: 341010**

### Information Note – Section 277 Chargeable Variation Only

Please find attached to this notice a copy of the working out statement. If you do not agree with the calculation of the section 277 chargeable variation component of the LVC you may wish to make application for reconsideration. The reconsideration application must be in writing on the approved form and be signed by the lessee and if different, the applicant.

Applications for reconsideration must be made not later than the later of the following: eighty (80) working days after the day the notice of assessment under section 276D(1) is given and if a later day is prescribed by regulation, that day or any longer period as extended by the commissioner for revenue.

You should be aware that the application must set out the grounds on which reconsideration is sought. The application is subject to an application fee and an independent valuation must be provided with the application in accordance with Act. On payment of the assessed LVC and compliance with any other relevant conditions of development approval the documents giving effect to the lease variation approval will be prepared for registration at the Land Titles Office, Access Canberra.

Should you require any further information in relation to this process please contact the Development Assessment Leasing team on 6207 5963 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au).

## WORKING OUT STATEMENT

This is the working out statement pursuant to section 277B of the *Planning and Development Act 2007*.

Unit	Blocks	Section	Suburb	Development Application No.
-	8 & 9	48	BELCONNEN	201732800

Section 277 Chargeable Variation			
<i>Before Value</i>	<i>After Value</i>	<i>Added Value</i>	<i>Variation Amount 75% of Added Value</i>
\$3,385,000.00	\$3,385,000.00	\$0.00	\$0.00

Unit	Block	Section	Suburb	Development Application No.
-	13	48	BELCONNEN	201732800

Section 277 Chargeable Variation			
<i>Before Value</i>	<i>After Value</i>	<i>Added Value</i>	<i>Variation Amount 75% of Added Value</i>
\$2,250,000.00	\$2,250,000.00	\$0.00	\$0.00