

Dear Mr/s Slapp

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201630289

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

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

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

Environment and Planning Directorate

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

Dear Mr/s Slapp

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

DA Number: 201630289

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Site Details:

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name:

Elizabeth Slapp

Rejection Reasons:

1.) All plans to be uploaded seperatley (floor assessment, floor reg, sections,elevations and perspectives etc) 2.) applicant not listed as nominee on Letter of authorisation form 4. 3.) land custodian (works on verge) signute required on Letter of authorisation form 4. 4.) The application includes a plan titled "consolidation plan" but does not apply for a variation to the Crown lease. Please exclude the plan or describe the consolidation as part of the proposal on the DA Form. 5.) Please note: The proposed area for restaurant on Block 8 exceeds the GFA limit of 197m2 permitted by that lease. The lease would need to be varied if the restaurants are not always to be operated as part of the hotel use.

Fees for Completeness Check Failure Notices from 1 July 2016

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

- Initial lodgement Nil
- One failure notice issued \$183.00*
- Two failure notices issued \$547.00*
- Three failure notices issued \$1,279.00*
- Four failure notices issued \$2,737.00*

PLUS a further \$1,453.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable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

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Customer Services
Regulation Services Branch
Environment and Planning
Directorate

Dear Mr/s Slapp

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DA Number: 201630289
Block: 9, Section: 48
Suburb: BELCONNEN, District: BELCONNEN

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

Applicant Name: Elizabeth Slapp
all plans to be uploaded seperatley as seperate PDFs.
for example the elevation plans contain 4 plans these
need to be seperated. this needs to be done with the
floor assessment, floor plans for public register,
sections,elevations and perspectives. Note no failure fee.

Rejection Reasons:

Fees for Completeness Check Failure Notices from 1 July 2016

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Customer Services
Regulation Services Branch
Environment and Planning
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Dear Mr/s Slapp

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

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

DA Number: 201630289

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Site Details:

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name:

Elizabeth Slapp

Fees Payable:

Completeness Check Fee \$0 (includes GST)

Development Fee \$45355.86

Crown Lease Variation \$2377

Public Notification \$1153

Lease Search \$76 (includes GST)

Home Business Fee \$0

TOTAL FEES \$48961.86

Payments Site:

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

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

IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS

From **Monday 3 January 2012** the lodgement of development applications and associated processes (amendments, further information, satisfying conditions of approval etc) will no longer be accepted over the counter at the Dickson Customer Service Centre or via post or email. **Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the EPD website

at <http://www.environment.act.gov.au>, go to the *Environment and Planning Directorate* link, then follow the link to the eDevelopment page.

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

Customer Services
Regulation Services Branch
Environment and Planning Directorate

Dear Mr/s Slapp

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

DA Number: 201630289
Block:9, Section:48
Suburb:BELCONNEN,
District:BELCONNEN

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

Applicant Name: Elizabeth Slapp

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

Customer Services
Regulation Services Branch
Environment and Planning
Directorate

Notifications closed for application id 201630289

Unit(s): Block(s): **8&9** Section: **48** Suburb: **BELCONNEN**

1. Documentation

<u>Task</u>	<u>Select</u>	<u>Comments/Failure Reasons</u>
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	NA	Commercial
c) Has a statement against the criteria been submitted (Merit Track)?	Yes	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes	
e) Has the Lease Variation Documents correctly been supplied (Lease Variation Only)?	NA	Lease variation not chosen but two blocks are being consolidated
f) Has a correct list of interested parties been supplied (Lease Variation)?	NA	Interest parties are correct

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPi	Yes	
b) Check lessee details are correct – TARQUIN	Yes	Appliant nominee on application has not been listed on form 4
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes	
d) Is a Land Custodian signature required?	Yes	No Land custodian signature supplied
e) Check correct Zone and nominate overlays (<i>If on Designated Land the application may not be accepted – See supervisor</i>)	Yes	CZ2
f) Correct/Sufficient Description of Proposal	Yes	
g) Assessment Track	Merit	
h) Exclusion from Public Register (<i>if yes, allocate to supervisor in edevelopment</i>)	No	
i) Conflict of Interest (<i>notify supervisor</i>)	No	

3. **Block information on PALM**

*Add information to lodgement checklist

PALM – Land Blocks

Heritage	No	Compliance	No
Bushfire	No	Future Urban Area	No
Asbestos Flag If(yes – Loose Fill) please email details of the application to graham.sandeman@act.gov.au and cc: Linda Southwell			No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program</i>

PALM – Tenure Leases

Unit Titled	No	Unleased	No
Holding Lease	No		

4. **General Information**

a) Select Lodgement Checklist	LODGEMENTCHECKLIST - Meri
b) Complete Part A of Lodgement Checklist	Fail
c) Number of Public Notification Signs (Part B)	3
d) Complete Dispatch Advice Checklist	Saved to Decision Folder
e) DA Leasing referral <i>Download the lease via the Volume folio link shown in Tarquin.</i> <i>Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i> <i>Send email with objective ref to DA Leasing then drag that sent email into objective.</i> LEASING CHECK FOR DA-201221063-B/S SUBURB-01	Select
f) Allocated to technical officer	Gateway Team - Lisa Van Vucht
g) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	No

Processed by:	Sue	DATE:	16/09/2016
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UNIT/S 29,587,913.00 BLOCK/S 8 SECTION 48
9 48

SUBURB Belconnen DA NUMBER 201630289
Belconnen

VOLUME 1963,2055 FOLIO 3,3 UNITS PLAN Number

~~~~~  
*CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B*

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES  **Pass**  **Fail**  
OFFICER Sue, Phonne DATE 16/09/2016, 19/9/16

**Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

- 1. The Applicant on authorisation form and application are two different Companies, Nominee on application form not listed on form 4. **DATE**
- 2. Please provide Letter of Authorisation from Transport Canberra City Services. **DATE**
- 3. List of interested party is required for Block 9 Section 48 Belconnen **DATE**
- 4. **DATE**
- 5. **DATE**

**Comments** (Note - plans show consolidation of blocks but no lease variation selected, have not requested relevant documents).

Please note the applicant only provide Valuation Report and Full Assessment report for Block 8. Phonne - 19/10/16

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

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

Future Urban Area

Is this a “Mr Fluffy” Asbestos affected block

Has the Asbestos affected block Lease been surrendered/deregistered.

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

Yes

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

1

Is a scanning fee required for this application?

No

**Exemption S411/412:**

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

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

The development application requires:

Major - S155

IF MAJOR NOTIFICATION: Number of additional small signs required is

0

Number of additional large signs required is

0

Number of days for notification:

15 - Major

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

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

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

Customer Services to complete - Insert wording for public notification:

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

**PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

**DA LEASING OFFICER TO COMPLETE PART C**

*(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)*

**Part C: Leasing Check**

**LEASING OFFICER** Owen

**DATE:** 23/9/16-24/10/16

**INITIAL CHECK BY DA LEASING**

**Pass**       **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted? List each failure reason separately

1. The application includes a plan titled "consolidation plan" but does not apply for a variation to the Crown lease. Please exclude the plan or describe the consolidation as part of the proposal on the DA Form. **DATE 24/10/16**

2. Please note: The proposed area for restaurant on Block 8 exceeds the GFA limit of 197m2 permitted by that lease. The lease would need to be varied if the restaurants are not always to be operated as part of the hotel use. **DATE 24/10/16**

3. **DATE**

**Comments**

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

Is the application to vary the lease to remove the concessional status? **NO**

If yes, has a Social Impact Assessment report been provided? **NO**

Is this a land rent lease? **NO**

Is a Lease Variation fee applicable? \$ **Yes**

If yes, how many **additional** Lease Variation components? **1**

Type of Lease: **Mixed-Use** Proposal is Consistent with all clauses in the Lease: **No**

Type of Lease Variation: **Consolidation Clause Change** Initial referral to AVO: Yes

Most Recent Variation Date: **12-Feb-13**

| <b>Building and Development Provisions -</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Commencement of development by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Completion of development by:      |
| Commencement of associated works by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Completion of associated works by: |
| <b>LVC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
| LVC is s276E <input checked="" type="checkbox"/> OR LVC is s277 <input checked="" type="checkbox"/> :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
| Valuation Report Supplied: <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |
| Valuation Certificate Supplied: <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
| If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |
| <b>Relevant Clauses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| <p>Purpose: Block 8 - To use the premises only for one or more of the following purposes:</p> <p>(i) club;</p> <p>(ii) commercial accommodation use;</p> <p>(iii) community use EXCLUDING child care centre and hospital;</p> <p>(iv) drink establishment;</p> <p>(v) indoor recreation facility LIMITED TO a maximum gross floor area of 280 square metres;</p> <p>(vi) non retail commercial use;</p> <p>(vii) residential LIMITED to multi unit housing;</p> <p>(viii) restaurant LIMITED TO a maximum gross floor area of 197 square metres;</p> <p>(ix) shop</p> <p>PROVIDED THAT the maximum gross floor area per shop is 200 square metres; and</p> <p>FURTHER PROVIDED ALWAYS THAT upon redevelopment of the premises clauses 3(c) (d), (e), and (t) shall apply</p> <p>Block 9 ;</p> <p>(a) To use the land for the purpose one or more of the following:</p> <p>i) dub;</p> <p>ii) commercial accommodation use EXCLUDING tourist resort</p> <p>iii) community use EXCLUDING child care facility and hospital;</p> <p>iv) drink establishment;</p> <p>v) indoor recreation facility;</p> <p>vi) non retail commercial use;</p> <p>vii) residential use LIMITED to multi unit housing;</p> <p>viii) restaurant; .</p> <p>ix) shop;</p> <p>PROVIDED ALWAYS THAT:</p> <p>A. the maximum gross floor area per shop is 200 square metres;</p> <p>B. any building on the premises fronting a main pedestrian area will incorporate uses on the ground floor that generate activity in the public space;</p> |                                    |

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 Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000, and it is demonstrated that the land is suitable for the proposed development; and

D. prior to the commencement of any of the following uses on the premises:

- club;
- drink establishment;
- hotel;
- restaurant

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;

Gross Floor Area:

Car Parking:

Other: Block 8-

That the Lessee shall provide a noise management plan to the Environment Protection Authority or its successor, for assessment and approval prior to the alteration or construction of a building( s) on the premises or use of the premises as listed in Clause 3(a)(i) (ii)(iv) and (vii). The noise management plan must be prepared by a person suitably qualified in the assessment of environmental noise and state that building( s) to be constructed on the premises comply with all relevant Australian standards and all legislation in force at that time and detail the design and siting, and construction methods which will be used to minimise the impact of noise generated from activities conducted on the premises and/or the impact of external noise affecting residents inside the premises;

#### **Units Plan**

Endorsement by Owners Corporation:

Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and

Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):

#### **Consolidation**

Existing Lease Details:

Issues to be noted:

#### **Subdivision**

Existing Lease Details:

Issues to be noted:

#### **Land Use**

Details: CZ2 Business Zone

**Other Comments:** Construction of a twelve (12) storey commercial building above a basement comprising:

- Restaurant and commercial/retail space at the ground floor level;
- Four (4) levels of podium car parking comprising 134 car parking spaces;
- Five (5) levels of commercial accommodation comprising 90 units. Ancillary uses including a Conference Room and Gym, will be provided within the basement level; and
- Circa 2,000m<sup>2</sup> of commercial/office space across the two uppermost levels.

Landscaping and associated site servicing works, verge crossovers, offsite works and other works as documented in this DA.

Public Notification wording checked by DA Leasing officer

**DA OFFICER TO COMPLETE FROM THIS POINT FORWARD**

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

**Part D: DA Officer Completeness Check**

**DA OFFICER: Matt**

**DATE: 21/9/16**

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT  Pass  Fail**

**DA Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

1. all plans to be uploaded seperatley (floor assessment, floor reg, sections,elevations and perspectives etc) **DATE 25/10/16**

2. **DATE**

3. **DATE**

4. **DATE**

5. **DATE**

**Comments**

previous DA's over site include variations to Crow Lease consolidation separate DA 201630275

No DA for demolition of building

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

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

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

**Comment:**

Does the application state the intended land use? **YES**

Which is the chosen assessment track? **MERIT**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **YES**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **NOT APPLICABLE**

If the application is for a single unit(s) on a unit titled block, is works being carried out on common property? **NOT APPLICABLE**

*(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)*

Is the land undeveloped? **NO**  
*(if yes, a referral to DA Leasing is required)*

Is the land subject to a FUA layer? **NO**  
*(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)*

Has this application been subject to an Environmental Significance Opinion? **NO**  
*(if yes, a additional fee component is applicable – see part i)*

Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: **NO**

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

**YES - Summary provided**

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

**Part F: Track Specific requirements**

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

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

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)? **NOT APPLICABLE**

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

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

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

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

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

Total Cost of Works: **\$ 29,587,913.00**

Development fee payable: \$ **45,355.86**

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

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

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.  
Indicate referral requirements by checking appropriate box/es:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset Acceptance</b><br>(Territory and Municipal Services)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Referral to TAMS is required                                                                                                                                                                                                                                                                                                 |
| Check if referral should additionally highlight any of the following:<br><input checked="" type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works<br><input type="checkbox"/> Single Residential Driveways Only<br><input checked="" type="checkbox"/> Waste Management<br><input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones<br><input checked="" type="checkbox"/> Traffic Management<br><input checked="" type="checkbox"/> Urban Treescapes<br><input type="checkbox"/> Action Buses |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ICON Water/ACTEW Corporation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Demolition works – utilities<br><input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste                                                                                                                                                            |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> General referral<br><input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)<br><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required) |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Identify Custodian:                                                                                                                                                                                                                                                                                                                     |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Environment Protection Agency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Noise<br><input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input checked="" type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input checked="" type="checkbox"/> Other – please specify                    |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Heritage – Registered Land or Building                                                                                                                                                                                                                                                                                                  |
| <b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tree Protection</b>                                                                                                                                                                                                               | <input type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees<br><br><b>Notes for referral:</b> |
| <b>EPD Transport Planning</b><br>Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.                                               | <input checked="" type="checkbox"/> Traffic<br><input type="checkbox"/> Parking<br><input type="checkbox"/> Traffic Noise<br><br><b>Notes for referral:</b>                                                                           |
| <b>Land and Infrastructure Group</b>                                                                                                                                                                                                 | <input checked="" type="checkbox"/> WSUD Code Requirements<br><input checked="" type="checkbox"/> Prescribed Conditions for offsite works<br><br><b>Notes for referral:</b>                                                           |
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                  |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                        |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Australian National University                                                                                                                                                                              |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Breach Management<br>Any development applications that relate to rectification of Service Station sites.                                                                                                    |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Capital Metro                                                                                                                                                                                               |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to Sarah Edwards, Graham Chadwick <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning)       |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers |                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> Emergency Services (Fire or Ambulance)                                                                                                                                                           |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Gambling and Racing Commission                                                                                                                                                                              |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Housing and Community Services                                                                                                                                                                              |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> National Capital Authority                                                                                                                                                                                  |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office)<br>Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.      |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Office of Regulatory Services (Liquor compliance)                                                                                                                                                           |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                          |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Police                                                                                                                                                                                                      |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                     |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                    |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                   |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                         |                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                      |                                                                                                                                                                                                                                       |
| <b>Internal</b>                                                                                                                                                                                                                      | <b>Provide Reason for Referral</b>                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on unleased Territory Land                         |                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a>                                                                                                     |                                                                                                                                                                                                                                       |

|                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>All Merit Track applications with combined design and siting and lease variation component</b>                                                                                   |  |
| <input type="checkbox"/> Rural Leasing<br><a href="#">Proposals on all agricultural rural blocks or in Pialligo</a>                                                                 |  |
| <input type="checkbox"/> DA Merit Assessment team – North                                                                                                                           |  |
| <input type="checkbox"/> DA Merit Assessment team – South                                                                                                                           |  |
| <input type="checkbox"/> DA Merit Assessment team – West/Rural                                                                                                                      |  |
| <input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)                                                   |  |
| <input type="checkbox"/> Design Policy                                                                                                                                              |  |
| <input type="checkbox"/> Deed Management<br><a href="#">Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs &gt;\$300k.</a> |  |
| <input type="checkbox"/> Strategic Planning                                                                                                                                         |  |
| <input type="checkbox"/> Utilities Technical Regulation team<br><a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>                          |  |

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

|                                                    |                                        |
|----------------------------------------------------|----------------------------------------|
| <b>Completeness Check:</b>                         | <input type="text" value="0"/>         |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <input type="text" value="45,355.86"/> |
| <b>Merit Track with ESO:</b>                       | <input type="text" value="0"/>         |
| <b>Impact Track Fee/s:</b>                         | <input type="text" value="0"/>         |
| <b>Lease Variation:</b>                            | <input type="text" value="2377"/>      |
| <b>Public Notification:</b>                        | <input type="text" value="1153"/>      |
| <b>Lease Search:</b>                               | <input type="text" value="76"/>        |
| <b>Scanning Fee:</b>                               | <input type="text" value="0"/>         |

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

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

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

**I (i) Home Business Fee**

|                                                   |                                  |
|---------------------------------------------------|----------------------------------|
| Is this application a new application or renewal? | <input type="text" value="N/A"/> |
| How many years is the applicant applying for?     | <input type="text" value="0"/>   |
| <b>Home Business Fee:</b>                         | <input type="text" value="0"/>   |

*Note: Other fee components are still applicable.*

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

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

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

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

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

*Note: Other fee components are still applicable*

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

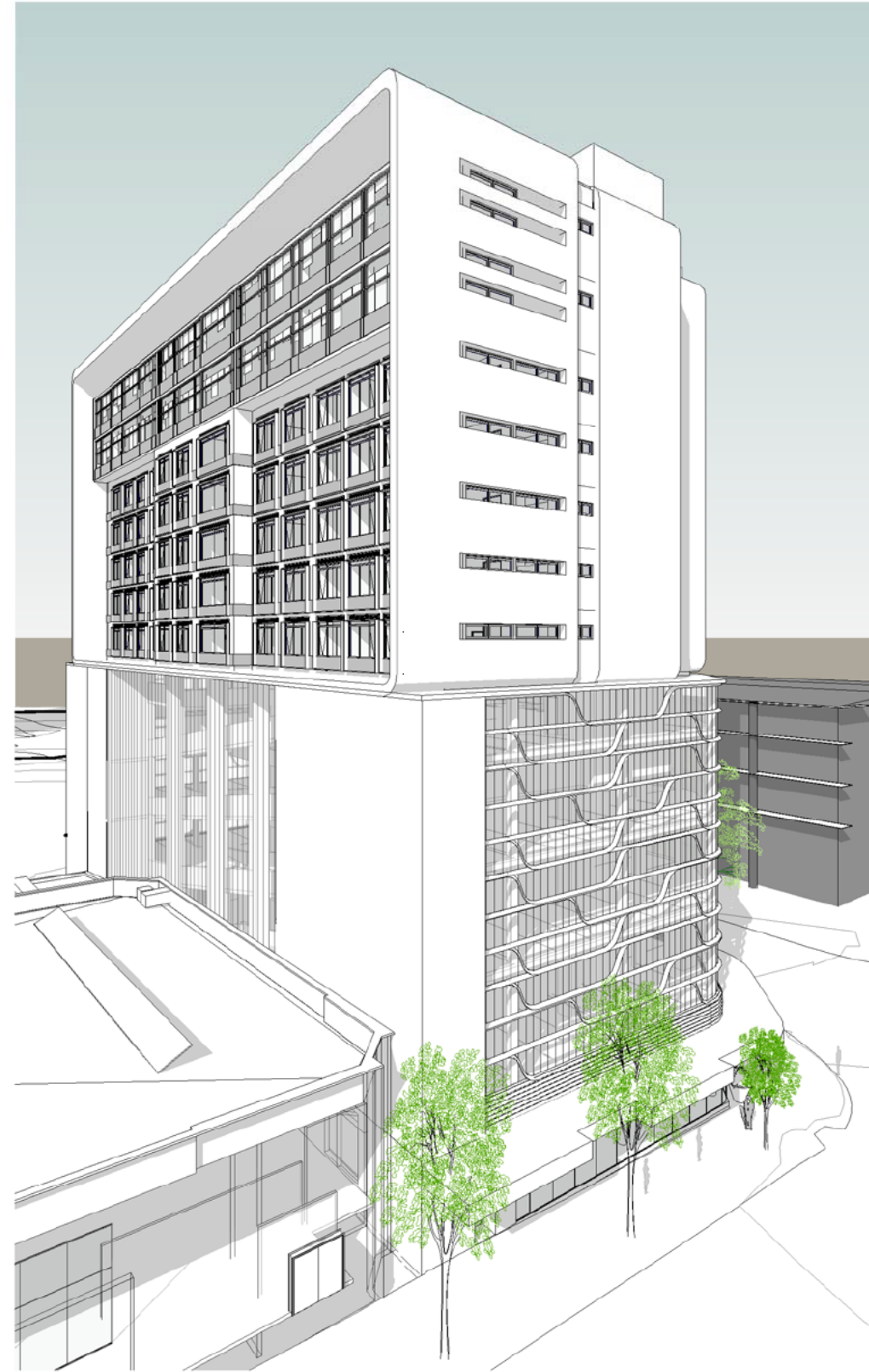
- Resubmission to be checked by Customer Services
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA officer

Numbers of Completeness check failures:

**Public Notification wording checked by DA officer**



① Elevated View - Cnr of Chandler St & Cameron Ave



② Elevated View - Chandler St

DRAWING TITLE  
PERSPECTIVES 2

SCALE : @A3  
DATE : 14/09/16

Drawing Number  
DA901/1

DA SUBMISSION

ROBERTSON+MARKS



|                              |
|------------------------------|
| <b>Tax Invoice / Receipt</b> |
|------------------------------|

Canberra Labour Club  
PO Box 167  
BELCONNEN, ACT 2616

**ABN:** 68 367 113 536  
**Receipt Reference:** 278916.1311.2  
**Date:** 27-Oct-2016 9:07  
**Cashier:** LMC  
**Counter:** Counter 2  
**Location:** Access Canberra EPL

| Receipt Item:                                                                                                                                                                | Amount                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| ABN: 66 893 463 785 - Development Applications<br>Canberra Labour Club<br>PO Box 167<br>BELCONNEN, ACT 2616<br>Suburb/Section/Block - BELCONNEN-48-9,8<br>DA No. - 201630289 | \$45,355.86                 |
| ABN: 66 893 463 785 - DA Lease Variation<br>Canberra Labour Club<br>PO Box 167<br>BELCONNEN, ACT 2616<br>Suburb/Section/Block - BELCONNEN-48-8,9<br>DA No. - 201630289       | \$2,377.00                  |
| ABN: 31 432 729 493 - Public Notification<br>Canberra Labour Club<br>PO Box 167<br>BELCONNEN, ACT 2616<br>Suburb/Section/Block - BELCONNEN-48-9,8<br>DA No. - 201630289      | \$1,153.00                  |
| ABN: 31 432 729 493 - Lease Search<br>Canberra Labour Club<br>PO Box 167<br>BELCONNEN, ACT 2616<br>Suburb/Section/Block - BELCONNEN-48-8,9                                   | \$76.00 *                   |
| <b>Total</b>                                                                                                                                                                 | <b>*Include GST: \$6.91</b> |
|                                                                                                                                                                              | <b>\$48,961.86</b>          |
| <b>Payment Details:</b>                                                                                                                                                      |                             |
| Cheque                                                                                                                                                                       | \$48,961.86                 |

Copy

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

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

### **1. Documentation**

|                                                                                                                                                                                       |                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|
| Can all uploaded documents be opened and are correctly showing in objective?                                                                                                          | Yes                                 |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder.                                                                                     | <input checked="" type="checkbox"/> |  |
| If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used. | <input checked="" type="checkbox"/> |  |

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

|                                                                                                                                                                                               |                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|
| Are there customer service failure reasons?<br><i>If no, go to part 3</i>                                                                                                                     | Yes                                 |  |
| Has resubmission satisfied customer service failure reasons?                                                                                                                                  | Yes                                 |  |
| Create a Failed Documents folder (if there already isn't a folder) within Application Lodged folder in objective and move the unsatisfactory resubmitted documents (if any) to this location. | <input checked="" type="checkbox"/> |  |

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

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

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Exemption S411/412:</b><br>Has the Applicant requested exemption for part of the Development Application?      | NO                                 |
| Allocated to DA Officer                                                                                           | Yes                                |
| Is referral sent to DA Leasing after resubmission?                                                                | NA                                 |
| Finalise completeness check in edevelopment<br><i>(e.g. failure reasons sent to applicant or fee advice sent)</i> | NA - to be completed by DA Officer |

|                      |               |              |                 |
|----------------------|---------------|--------------|-----------------|
| <b>Processed by:</b> | <b>Phonne</b> | <b>DATE:</b> | <b>19/10/16</b> |
|----------------------|---------------|--------------|-----------------|

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

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

### **1. Documentation**

|                                                                                                                                                                                       |                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|
| Can all uploaded documents be opened and are correctly showing in objective?                                                                                                          | Yes                                 |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder.                                                                                     | <input checked="" type="checkbox"/> |  |
| If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used. | <input checked="" type="checkbox"/> |  |

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

|                                                                                                                                                                                               |                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--|
| Are there customer service failure reasons?<br><i>If no, go to part 3</i>                                                                                                                     | No                                  |  |
| Has resubmission satisfied customer service failure reasons?                                                                                                                                  | NA                                  |  |
| Create a Failed Documents folder (if there already isn't a folder) within Application Lodged folder in objective and move the unsatisfactory resubmitted documents (if any) to this location. | <input checked="" type="checkbox"/> |  |

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

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

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Exemption S411/412:</b><br>Has the Applicant requested exemption for part of the Development Application?      | NO                                 |
| Allocated to DA Officer                                                                                           | Yes                                |
| Is referral sent to DA Leasing after resubmission?                                                                | NA                                 |
| Finalise completeness check in edevelopment<br><i>(e.g. failure reasons sent to applicant or fee advice sent)</i> | NA - to be completed by DA Officer |

|                      |               |              |                 |
|----------------------|---------------|--------------|-----------------|
| <b>Processed by:</b> | <b>Phonne</b> | <b>DATE:</b> | <b>25/10/16</b> |
|----------------------|---------------|--------------|-----------------|

**From:** [Elizabeth Slapp](#)  
**To:** [Ramesh, Meena](#)  
**Subject:** FW: DA201630289 - NOD Condition A11 Plans  
**Date:** Thursday, 6 April 2017 5:10:53 PM  
**Attachments:** [Sections Elevations Perspectives.zip](#)

---

Hi Meena,

Re-named files attached as requested.  
This is email no. 3 from 3

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner

**Mobile 0457 786 776**



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---

**From:** Elizabeth Slapp  
**Sent:** Thursday, 6 April 2017 1:16 PM  
**To:** 'Ramesh, Meena' <Meena.Ramesh@act.gov.au>  
**Subject:** DA201630289 - NOD Condition A11 Plans

Hi Meena,

As per my previous email, this email is no. 3 from 3.

Ta.

-E

CTP Logo



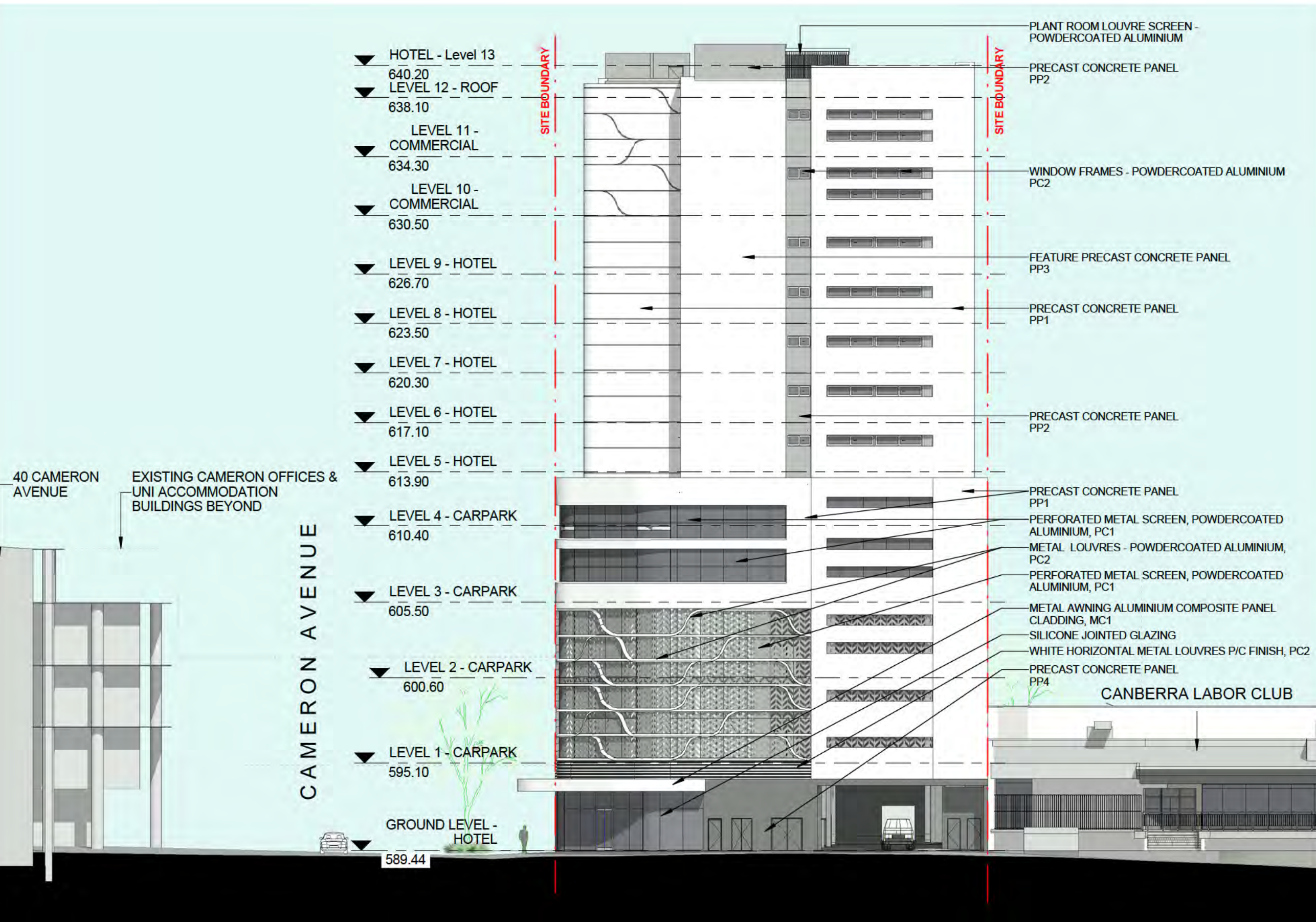
**Elizabeth Slapp**  
Town Planner

2/20 Challis Street, Dickson 2602  
**Mobile 0457 786 776**  
[elizabeth@canplan.com.au](mailto:elizabeth@canplan.com.au)  
[canberratownplanning.com.au](http://canberratownplanning.com.au)



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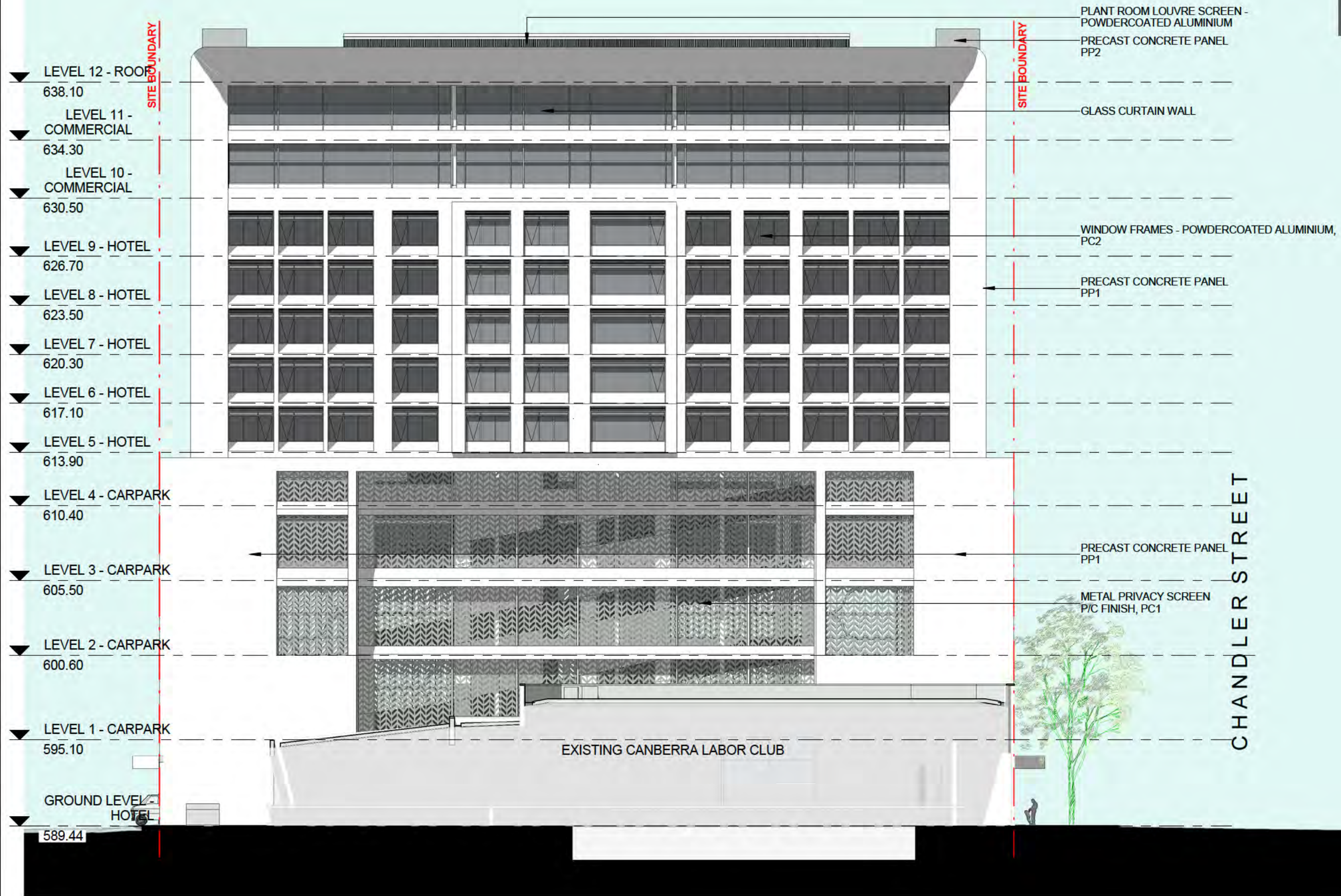


1 EDMONDSTONE PLACE ELEVATION  
1:250  
0 2 5 10 20m

DRAWING TITLE  
EAST ELEVATION

SCALE : 1 : 250 @A3 Drawing Number  
DATE : 07/03/17 DA205/4

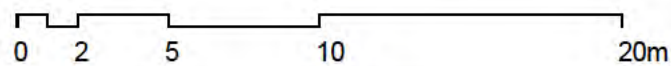
DA SUBMISSION



1

**NORTH ELEVATION**

1 : 250



DRAWING TITLE

**NORTH ELEVATION**

SCALE : 1 : 250 @A3  
DATE : 07/03/17

Drawing Number  
**DA207/4**

**DA SUBMISSION**

ROBERTSON+MARKS



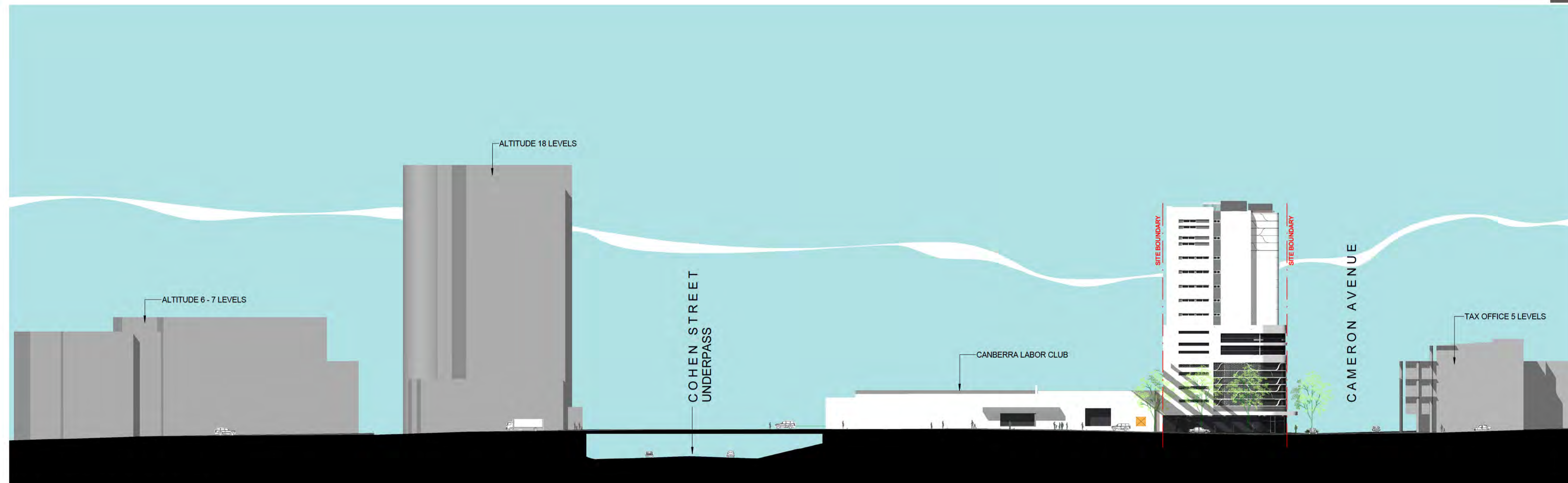
① CAMERON AVENUE ELEVATION  
1:250  
0 2 5 10 20m

DRAWING TITLE  
SOUTH ELEVATION

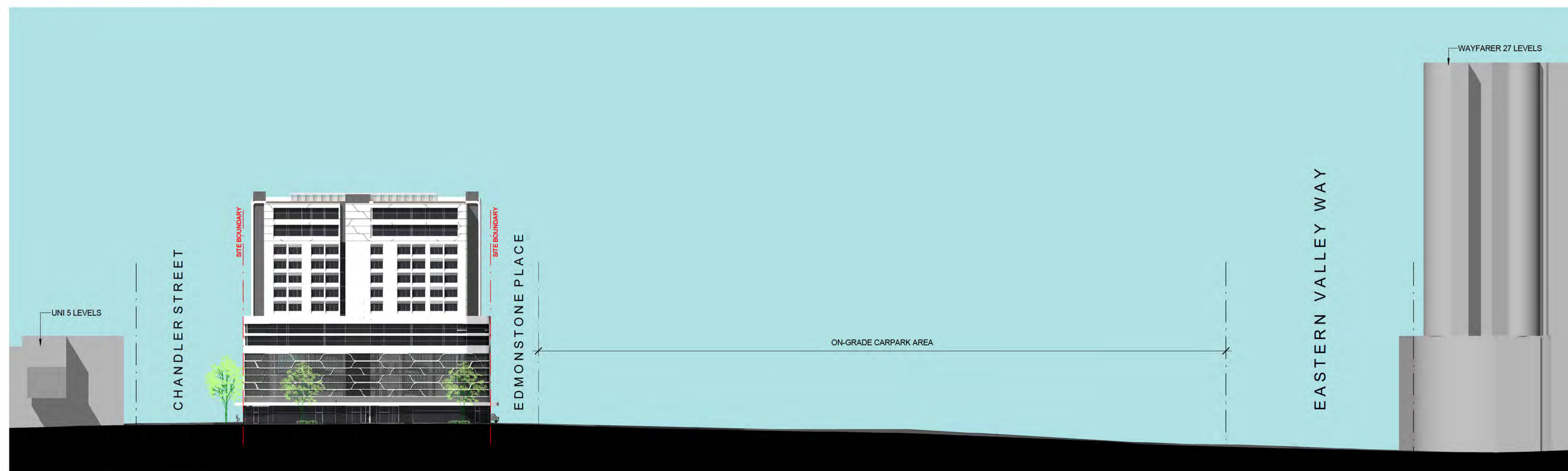
SCALE : 1 : 250 @A3 Drawing Number  
DATE : 07/03/17 DA204/4

DA SUBMISSION

ROBERTSON+MARKS



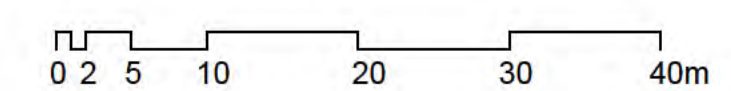
① CHANDLER STREET ELEVATION  
1:500



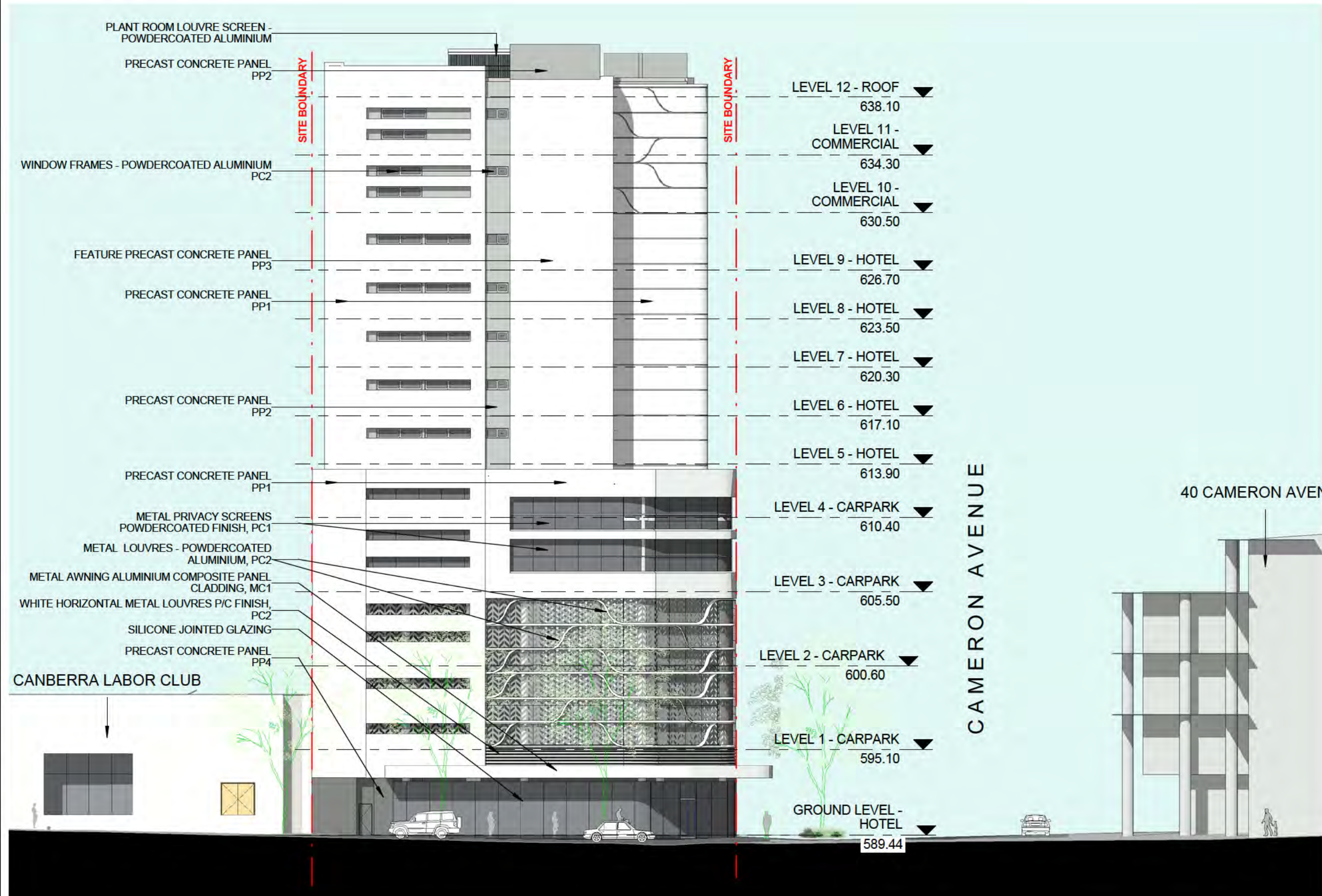
② CAMERON AVENUE ELEVATION  
1:500

DRAWING TITLE  
STREET ELEVATIONS

SCALE : 1 : 500 @A1  
DATE : 20/01/17  
Drawing Number  
DA208/3



DA SUBMISSION

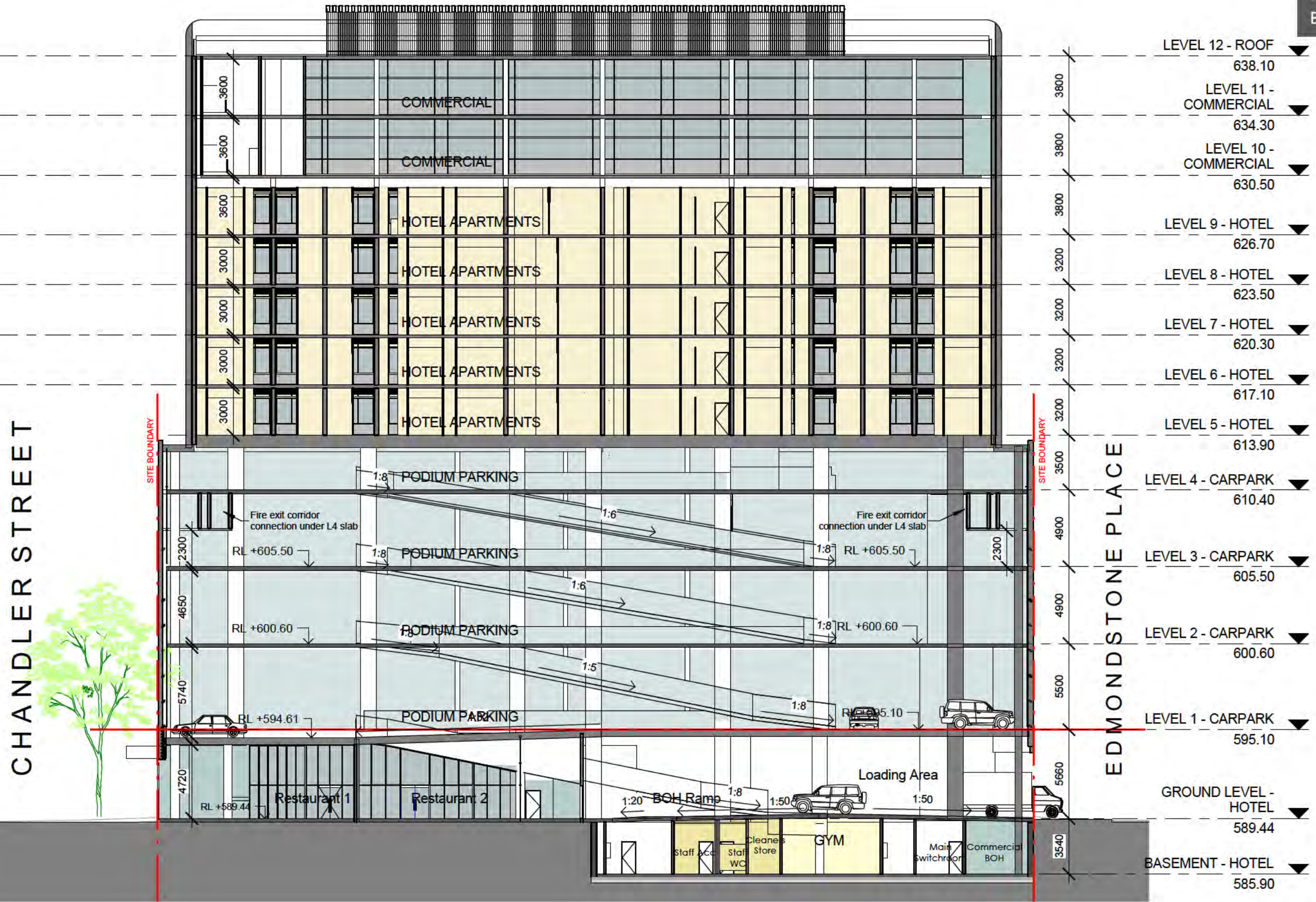


① CHANDLER STREET ELEVATION  
1 : 250  
0 2 5 10 20m

DRAWING TITLE  
WEST ELEVATION

SCALE : 1 : 250 @A3  
DATE : 13/03/17  
Drawing Number  
DA206/5

DA SUBMISSION

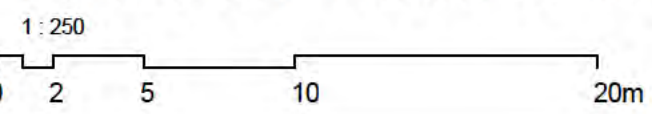


|                       |        |
|-----------------------|--------|
| LEVEL 12 - ROOF       | 638.10 |
| LEVEL 11 - COMMERCIAL | 634.30 |
| LEVEL 10 - COMMERCIAL | 630.50 |
| LEVEL 9 - HOTEL       | 626.70 |
| LEVEL 8 - HOTEL       | 623.50 |
| LEVEL 7 - HOTEL       | 620.30 |
| LEVEL 6 - HOTEL       | 617.10 |
| LEVEL 5 - HOTEL       | 613.90 |
| LEVEL 4 - CARPARK     | 610.40 |
| LEVEL 3 - CARPARK     | 605.50 |
| LEVEL 2 - CARPARK     | 600.60 |
| LEVEL 1 - CARPARK     | 595.10 |
| GROUND LEVEL - HOTEL  | 589.44 |
| BASEMENT - HOTEL      | 585.90 |

CHANDLER STREET

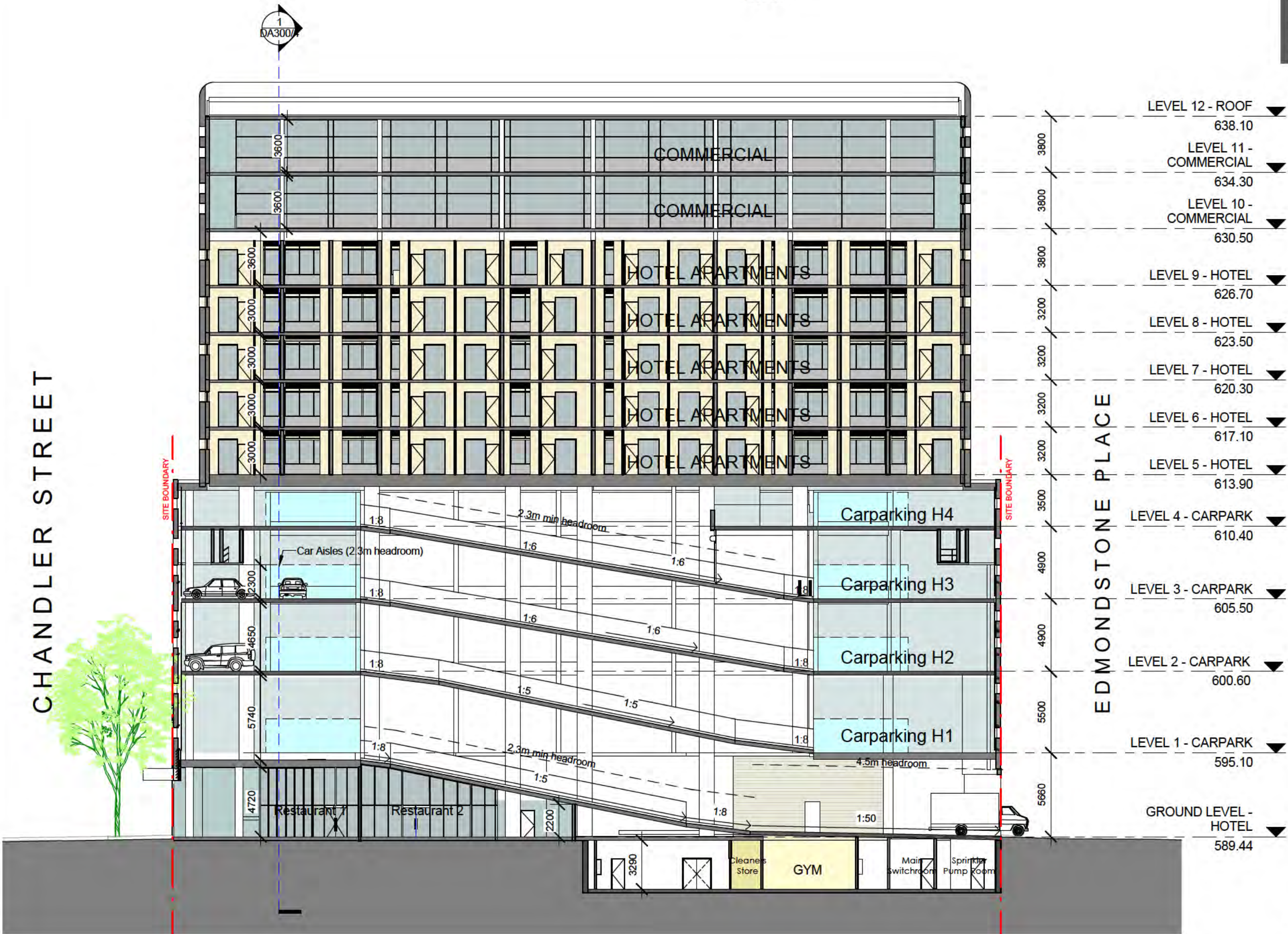
EDMONDSTONE PLACE

1 E-W SECTION THROUGH GF COMMERCIAL & CARPARK

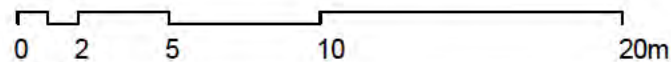


DRAWING TITLE  
SECTION through CARPARK  
SCALE : 1 : 250 @A3  
DATE : 13/03/17  
Drawing Number  
DA302/3

DA SUBMISSION



1 TYPICAL SECTION E-W  
1 : 250

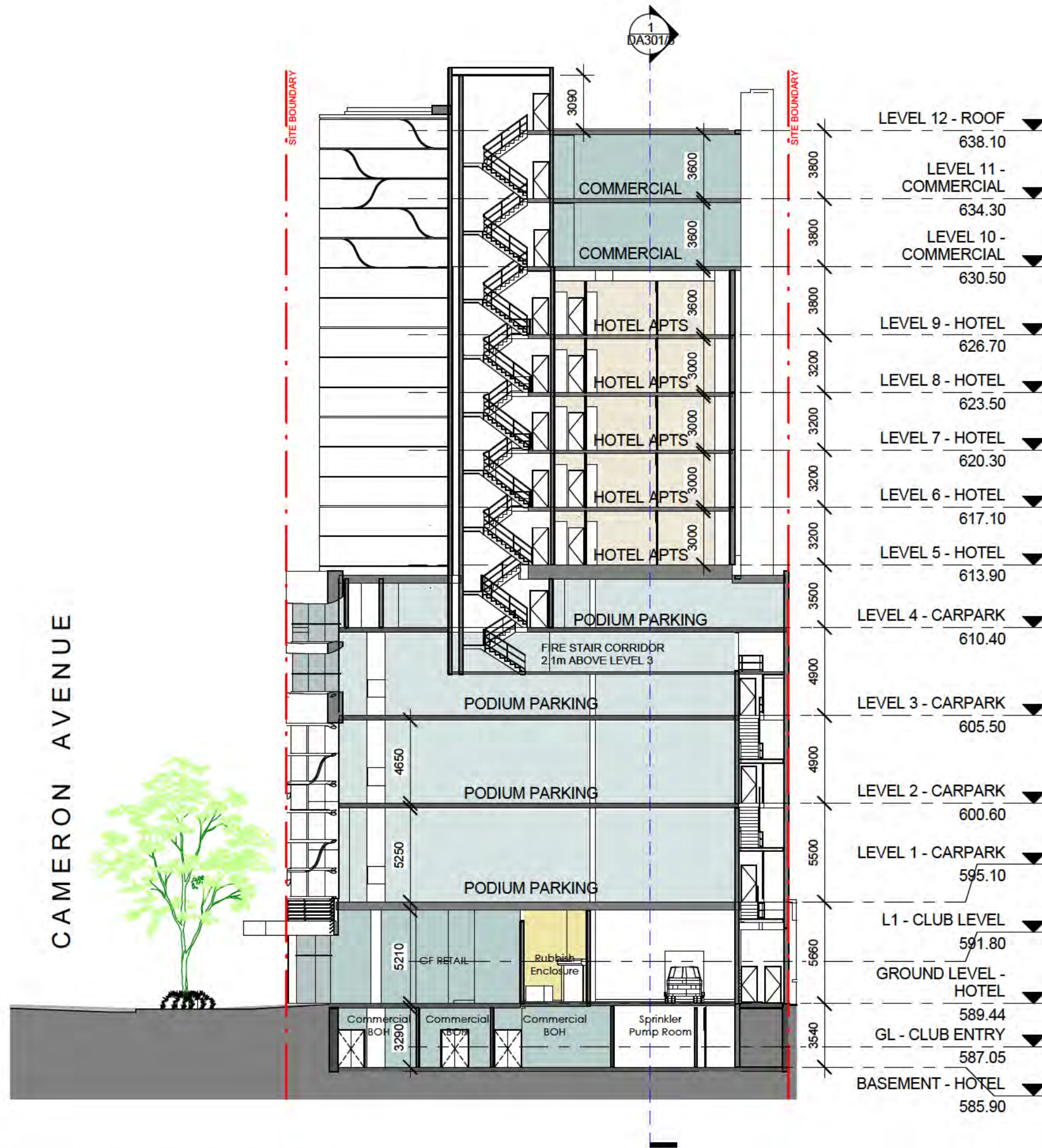


DRAWING TITLE  
TYPICAL SECTION E-W

SCALE : 1 : 250 @A3  
DATE : 13/03/17

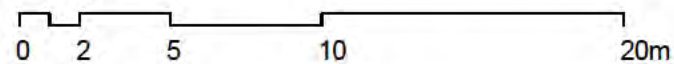
Drawing Number  
DA301/3

DA SUBMISSION



1 SECTION THROUGH RIGHT FIRE STAIR

1 : 250



DRAWING TITLE

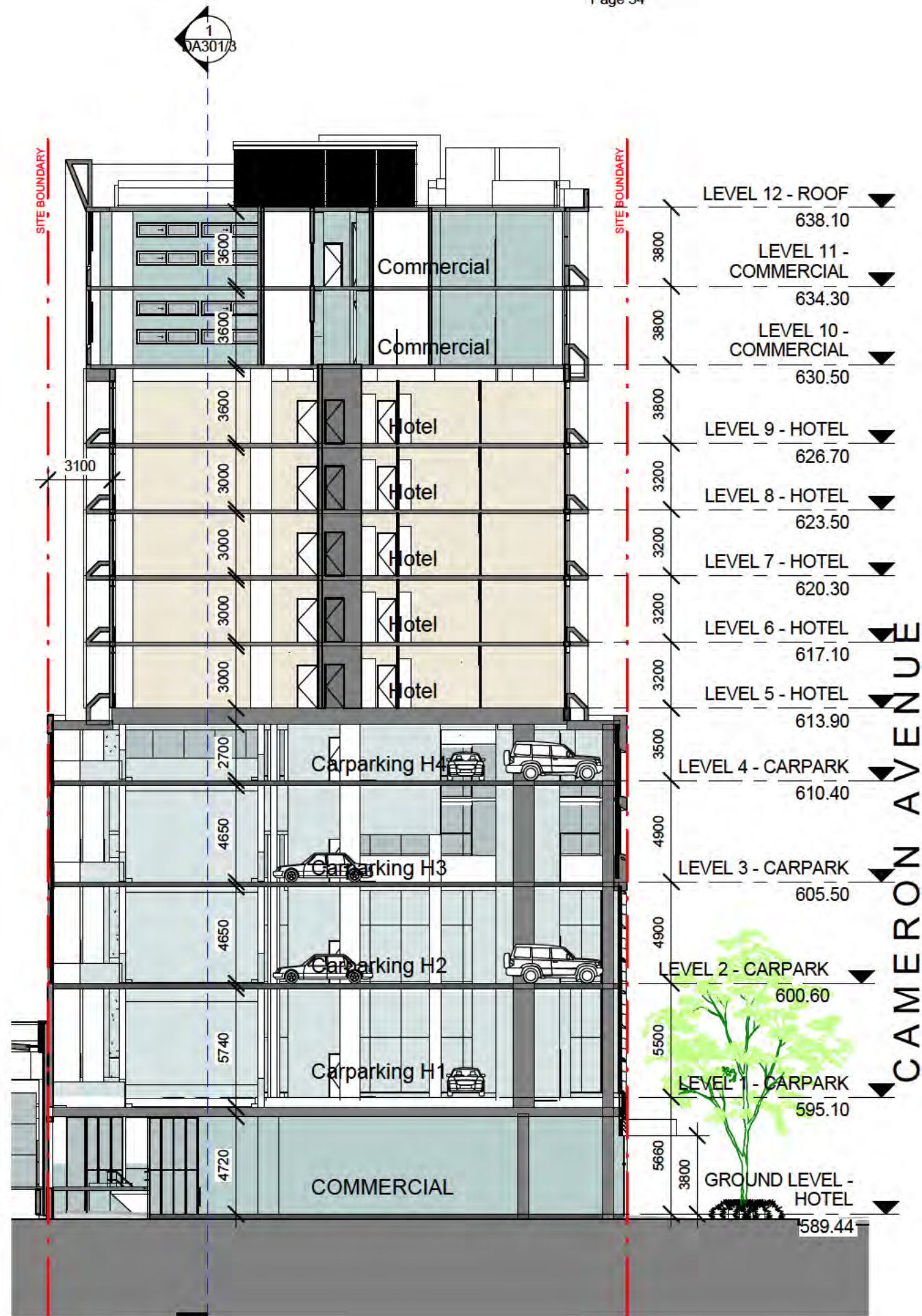
SECTION through FIRE STAIR

SCALE : 1 : 250 @A3  
DATE : 13/03/17

Drawing Number  
DA303/3

DA SUBMISSION

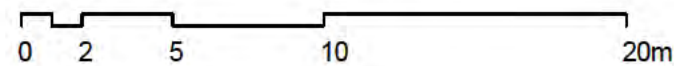
ROBERTSON+MARKS



1

TYPICAL SECTION N-S

1 : 250



DRAWING TITLE

TYPICAL SECTION N-S

SCALE : 1 : 250 @A3  
DATE : 13/03/17

Drawing Number  
DA300/4

DA SUBMISSION

**From:** [Elizabeth Slapp](#)  
**To:** [Ramesh, Meena](#)  
**Subject:** FW: DA201630289 - NOD Condition A11 Plans  
**Date:** Thursday, 6 April 2017 2:12:34 PM  
**Attachments:** [Miscellaneous.zip](#)

---

Hi Meena,

Re-named files attached as requested.  
This is email no. 2 from 3

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner

**Mobile** 0457 786 776



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---

**From:** Elizabeth Slapp  
**Sent:** Thursday, 6 April 2017 1:15 PM  
**To:** 'Ramesh, Meena' <Meena.Ramesh@act.gov.au>  
**Subject:** DA201630289 - NOD Condition A11 Plans

Hi Meena,

As per my previous email, this email no. 2 from 3.

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner

2/20 Challis Street, Dickson 2602  
**Mobile** 0457 786 776  
[elizabeth@canplan.com.au](mailto:elizabeth@canplan.com.au)  
[canberratownplanning.com.au](http://canberratownplanning.com.au)



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EXTERNAL FINISHES:

MC1 - Aluminium Composite Cladding  
Vitrabond Airport White Satin VB1005 or similar

PP1 - Precast Concrete Cladding  
Finish Colour Dulux Vivid White PN2E1  
or similar

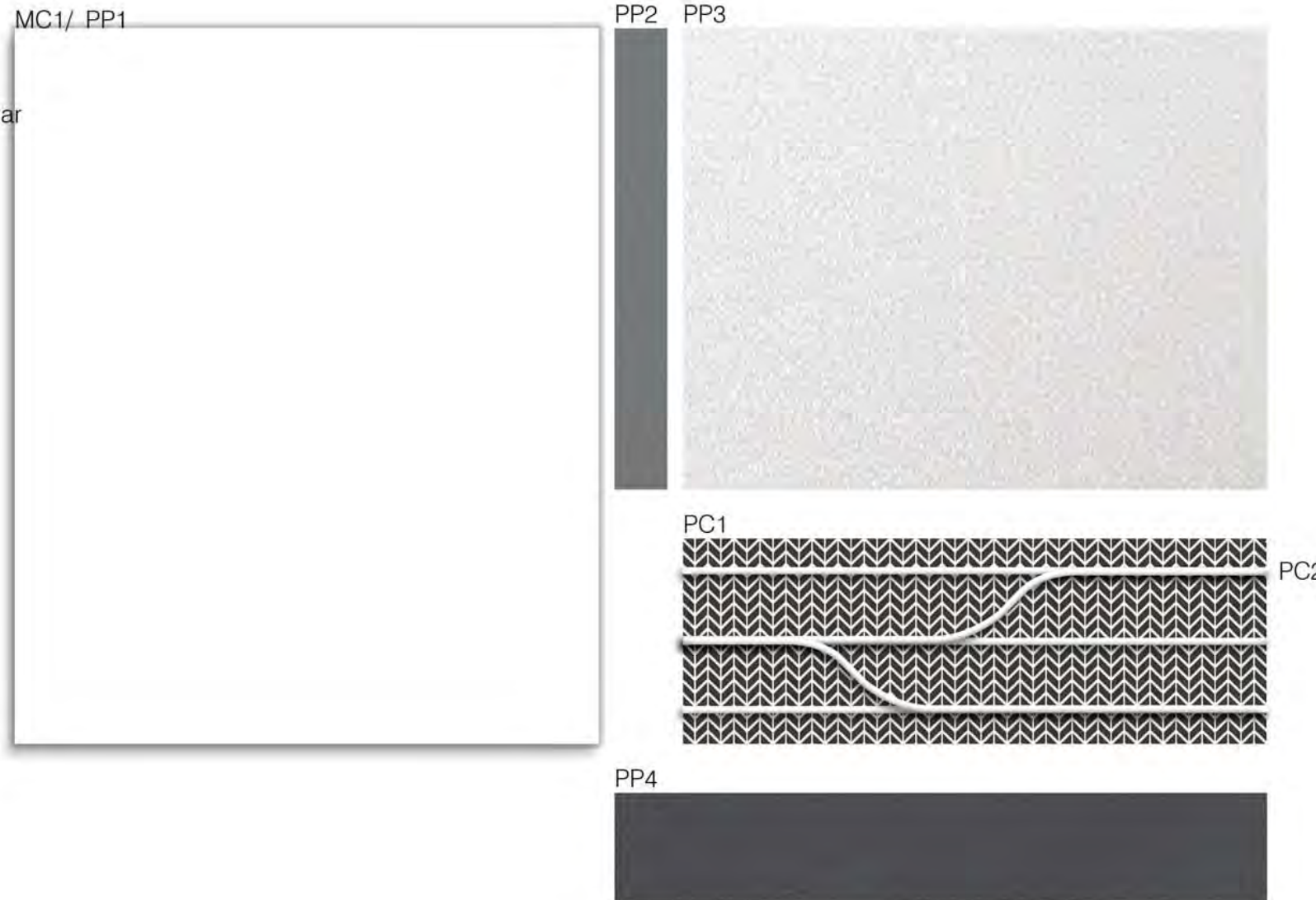
PP2 - Precast Concrete Cladding  
Finish Colour Dulux Teahouse PN2A6  
or similar

PP3 - Precast Concrete Cladding  
Finish Colour Dulux Madigan PN2H5  
or similar

PP4 - Precast Concrete Cladding  
Finish Colour Dulux Black PN2A9  
or similar

PC1 - Powdercoat 1  
Dulux, Precious, Steel Pearl Satin 57127  
or similar

PC2 - Powdercoat 2  
Dulux, Duralloy, New Bright White 84636  
or similar



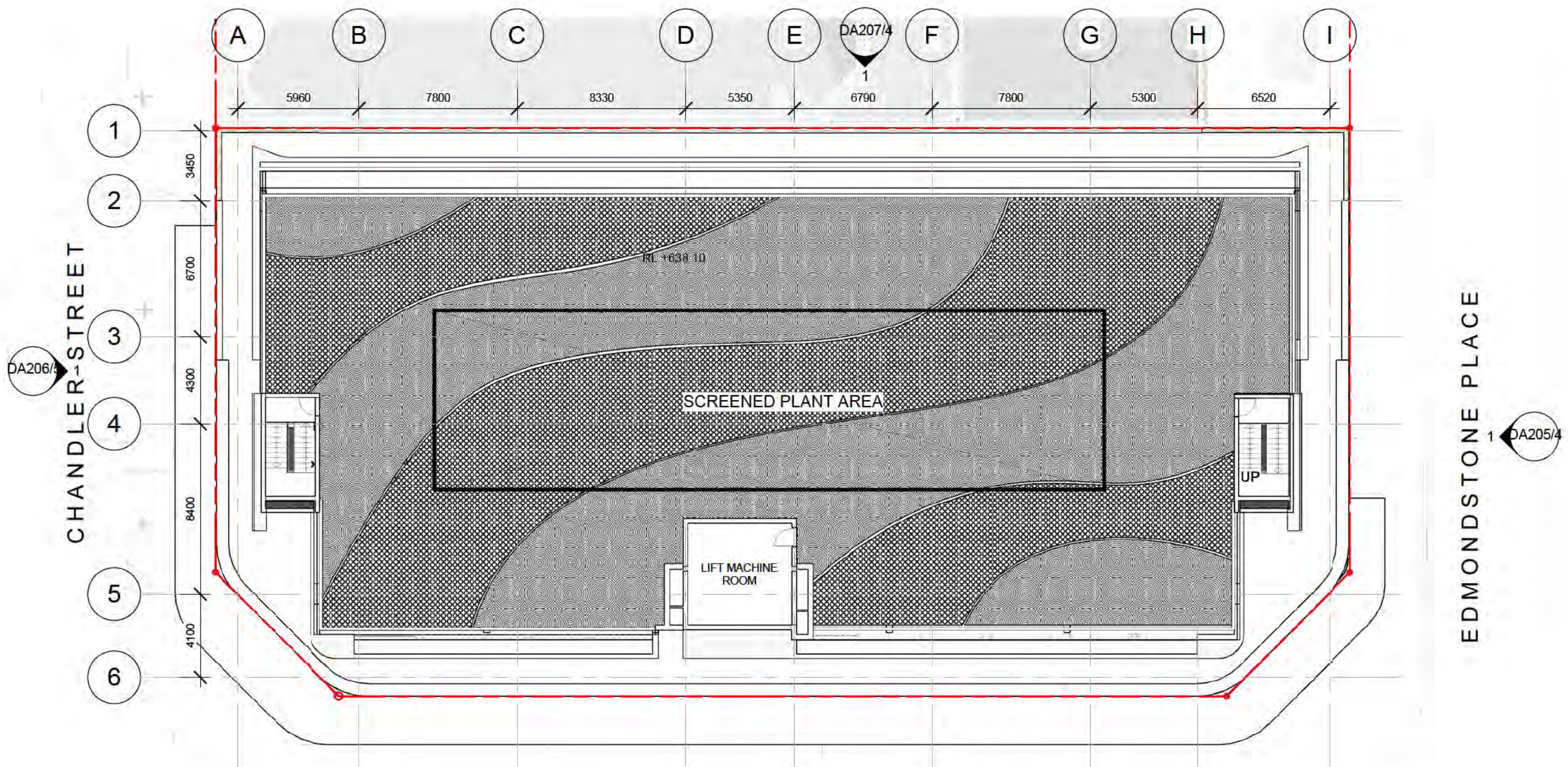
DRAWING TITLE

MATERIALS & FINISHES

BOARD  
SCALE: @A3  
DATE : 07/03/17

Drawing Number  
DA905/2

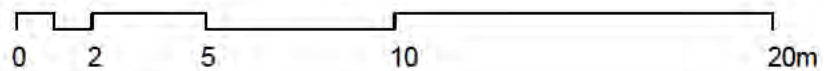
DA SUBMISSION



CAMERON AVENUE

1 LEVEL 12 - ROOF

1:200



NORTH



DRAWING TITLE

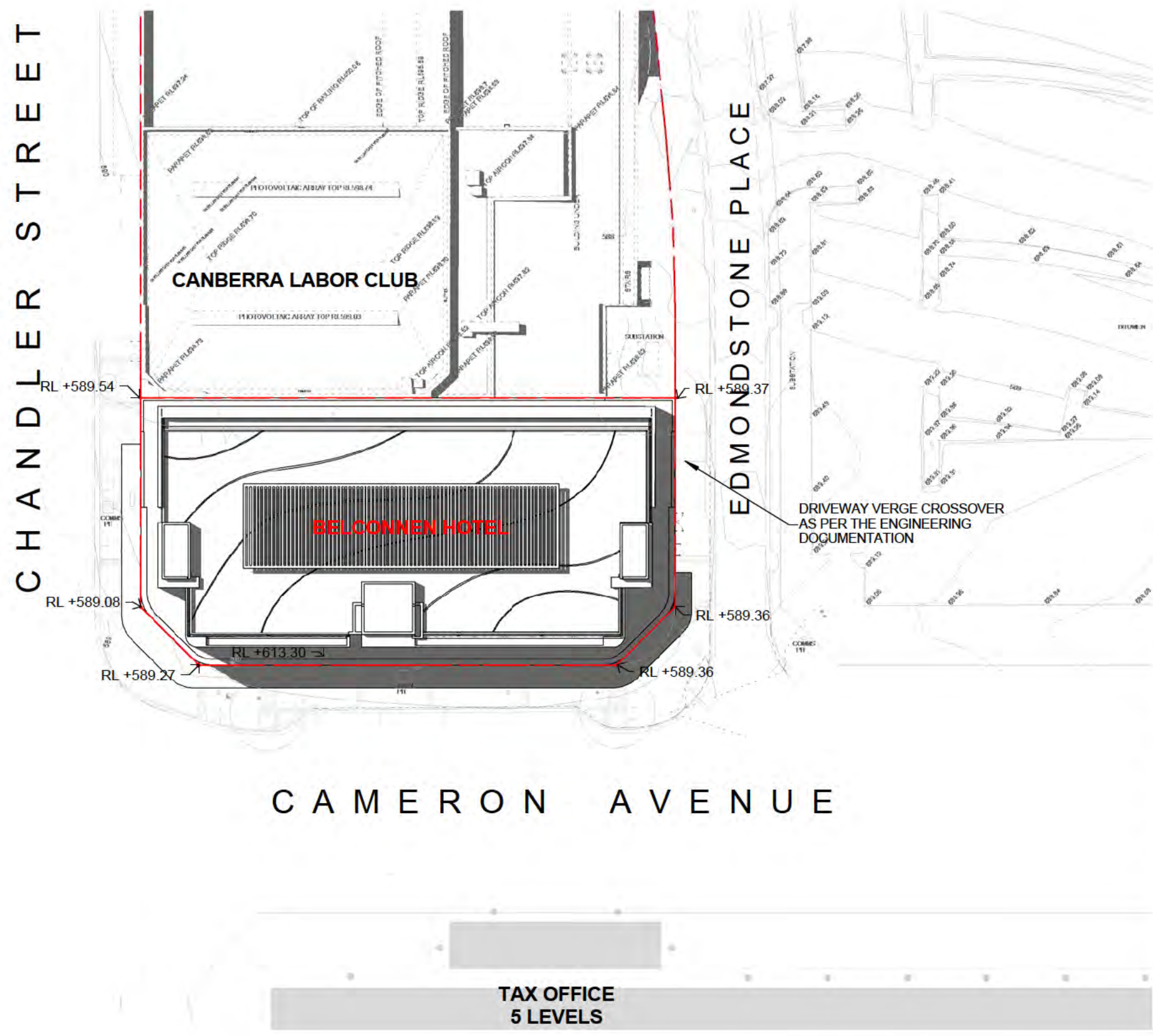
ROOF PLAN

SCALE: 1:200 @A3  
DATE: 13/03/17

Drawing Number  
DA114/3

DA SUBMISSION

ROBERTSON+MARKS

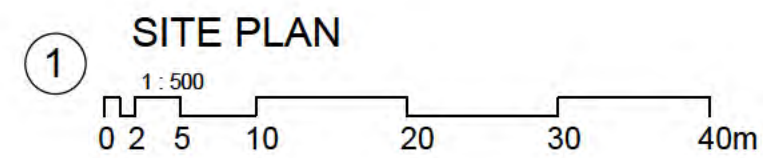


| Belconnen Hotel - Gross Floor Area |                      |
|------------------------------------|----------------------|
| Level                              | Area                 |
| BASEMENT - HOTEL                   | 687 m <sup>2</sup>   |
| GROUND LEVEL - HOTEL               | 1523 m <sup>2</sup>  |
| LEVEL 1 - CARPARK                  | 1418 m <sup>2</sup>  |
| LEVEL 2 - CARPARK                  | 1345 m <sup>2</sup>  |
| LEVEL 3 - CARPARK                  | 1347 m <sup>2</sup>  |
| LEVEL 4 - CARPARK                  | 1348 m <sup>2</sup>  |
| LEVEL 5 - HOTEL                    | 1087 m <sup>2</sup>  |
| LEVEL 6 - HOTEL                    | 1087 m <sup>2</sup>  |
| LEVEL 7 - HOTEL                    | 1087 m <sup>2</sup>  |
| LEVEL 8 - HOTEL                    | 1087 m <sup>2</sup>  |
| LEVEL 9 - HOTEL                    | 1087 m <sup>2</sup>  |
| LEVEL 10 - COMMERCIAL              | 1134 m <sup>2</sup>  |
| LEVEL 11 - COMMERCIAL              | 1132 m <sup>2</sup>  |
|                                    | 15370 m <sup>2</sup> |



DRAWING TITLE  
**SITE PLAN**

SCALE : 1 : 500 @A3  
DATE : 13/03/17  
Drawing Number  
DA115/4



DA SUBMISSION

**From:** [Elizabeth Slapp](#)  
**To:** [Ramesh, Meena](#)  
**Subject:** FW: DA201630289 - NOD Condition A11 Plans  
**Date:** Thursday, 6 April 2017 2:10:55 PM  
**Attachments:** [Floor Plans.zip](#)

---

Hi Meena,

Re-named files attached as requested.  
This is email no. 1 from 3

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner  
Mobile 0457 786 776



This message may be confidential. If you are not the intended recipient please contact the sender and permanently delete the message.

---

**From:** Elizabeth Slapp  
**Sent:** Thursday, 6 April 2017 1:11 PM  
**To:** 'Ramesh, Meena' <Meena.Ramesh@act.gov.au>  
**Subject:** DA201630289 - NOD Condition A11 Plans

Hi Meena,

As requested, please find attached a copy of the plans related to our response to Condition A11 of the NOD for DA201630289.

Due to file size, I will be sending you two other emails with the remaining plans included.

Should you require anything further, please do not hesitate to contact me.

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner  
2/20 Challis Street, Dickson 2602  
Mobile 0457 786 776  
[elizabeth@canplan.com.au](mailto:elizabeth@canplan.com.au)  
[canberratownplanning.com.au](http://canberratownplanning.com.au)

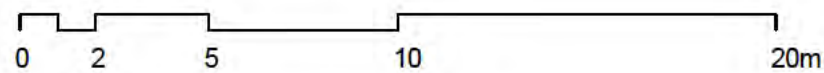


**Please consider the environment before printing this email.**

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.



1 BASEMENT - HOTEL  
1:200



NORTH



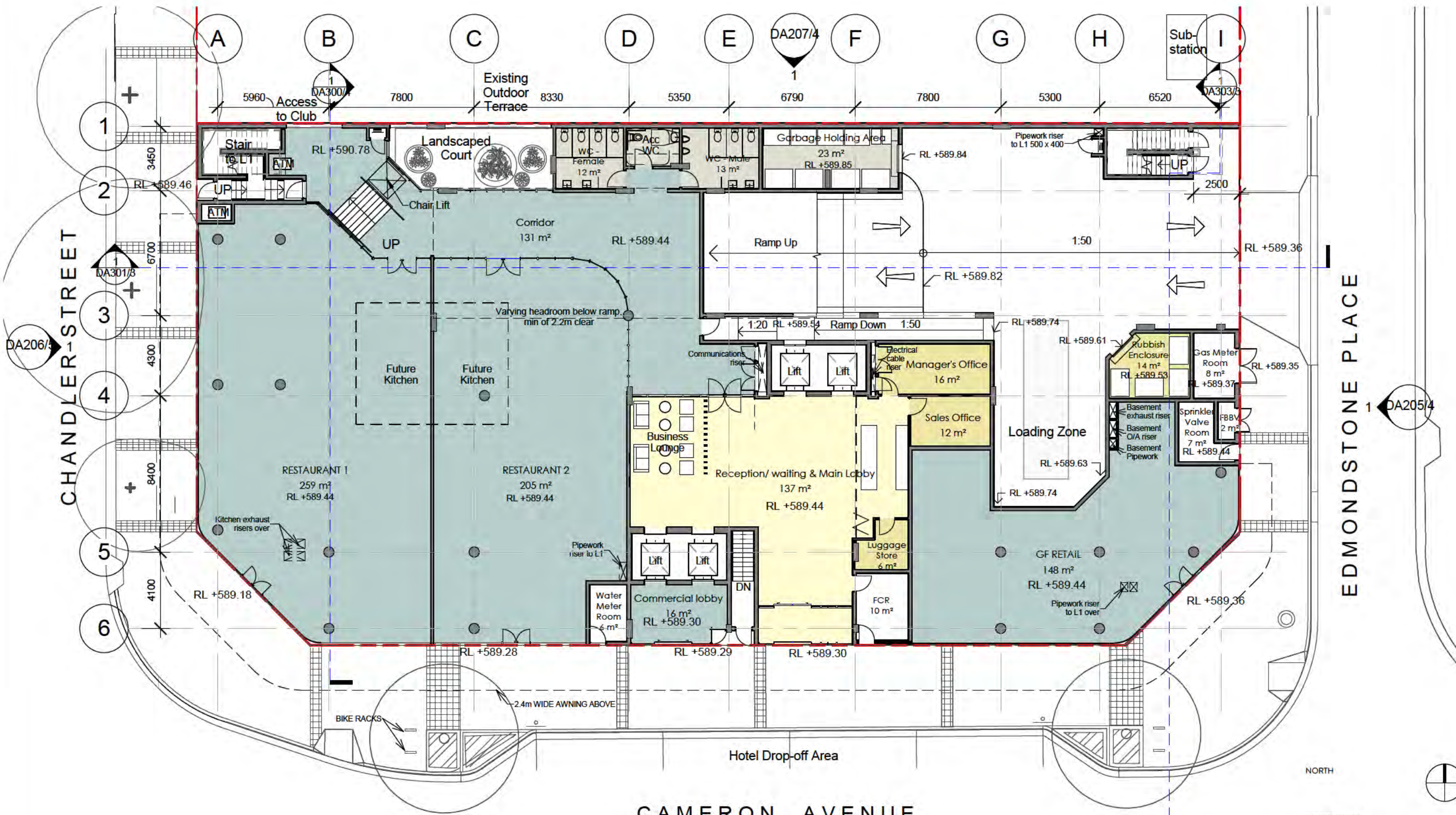
DRAWING TITLE

BASEMENT - HOTEL

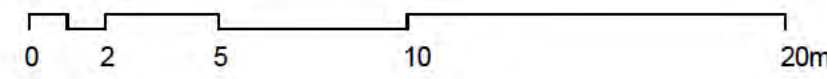
SCALE : 1:200 @A3  
DATE : 20/01/17

Drawing Number  
DA100/2

DA SUBMISSION



1 GROUND LEVEL - HOTEL  
1:200



DRAWING TITLE  
GROUND LEVEL - HOTEL

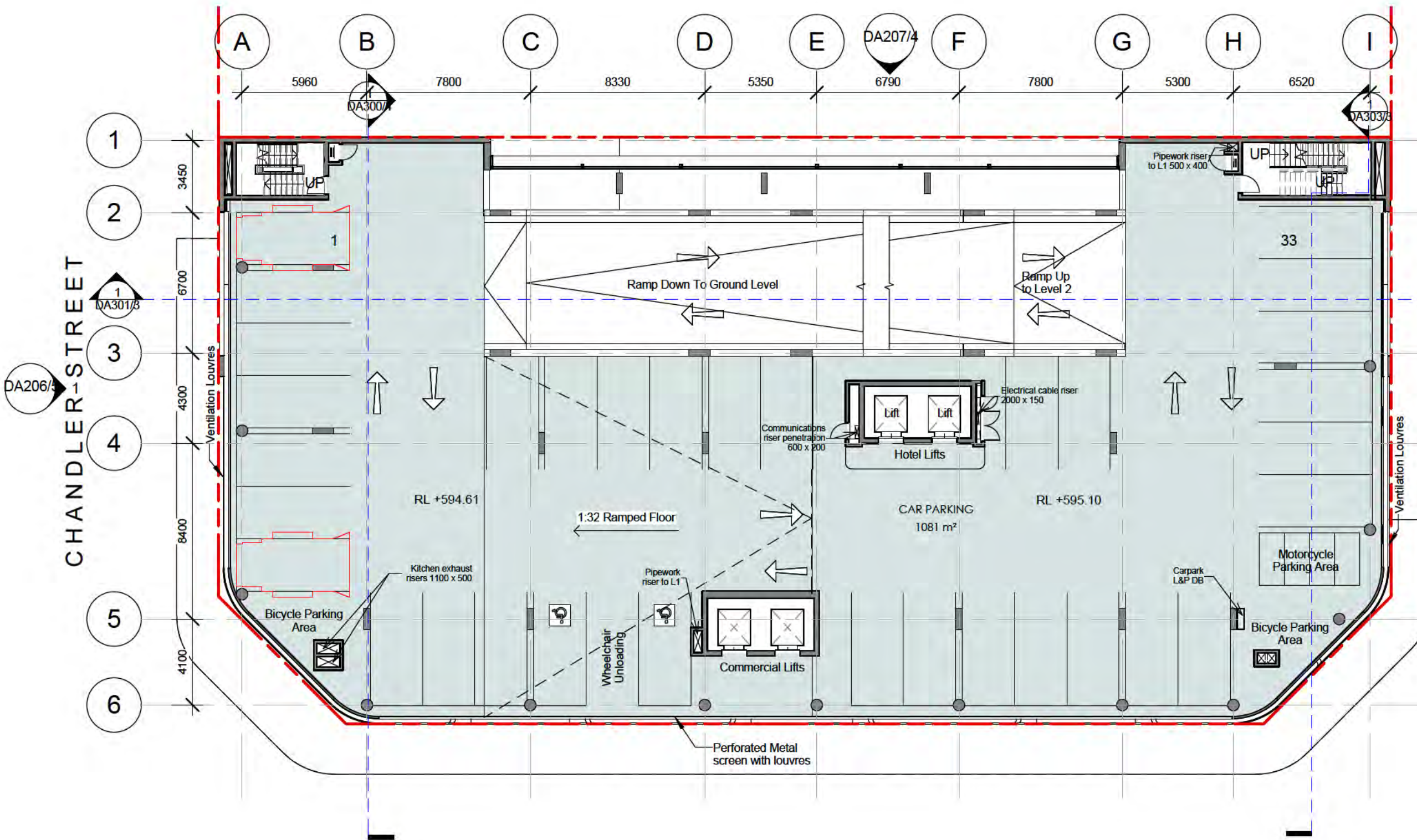
SCALE: 1:200 @A3  
DATE: 13/03/17  
Drawing Number  
DA102/4

DA SUBMISSION

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

Hotel & Commercial Parking Schedule

| Level             | PARKING SPACE       | No. of Parking Spaces |
|-------------------|---------------------|-----------------------|
| LEVEL 1 - CARPARK | Motorcycle          | 4                     |
|                   | Motorcycle          | 4                     |
|                   | Motorcycle space: 4 | 4                     |
| LEVEL 1 - CARPARK | Car space           | 31                    |
| LEVEL 2 - CARPARK | Car space           | 32                    |
| LEVEL 3 - CARPARK | Car space           | 32                    |
| LEVEL 4 - CARPARK | Car space           | 29                    |
|                   | Car space           | 124                   |
| LEVEL 1 - CARPARK | Disabled car space  | 2                     |
| LEVEL 2 - CARPARK | Disabled car space  | 2                     |
| LEVEL 3 - CARPARK | Disabled car space  | 2                     |
| LEVEL 4 - CARPARK | Disabled car space  | 2                     |
|                   | Disabled car space  | 8                     |
|                   | Parking Space: 132  | 132                   |



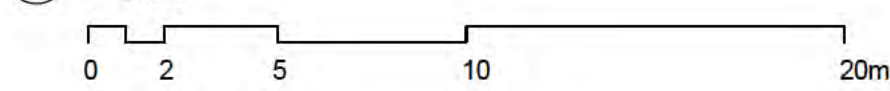
CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

1 LEVEL 1 - CARPARK

1 : 200



DA SUBMISSION

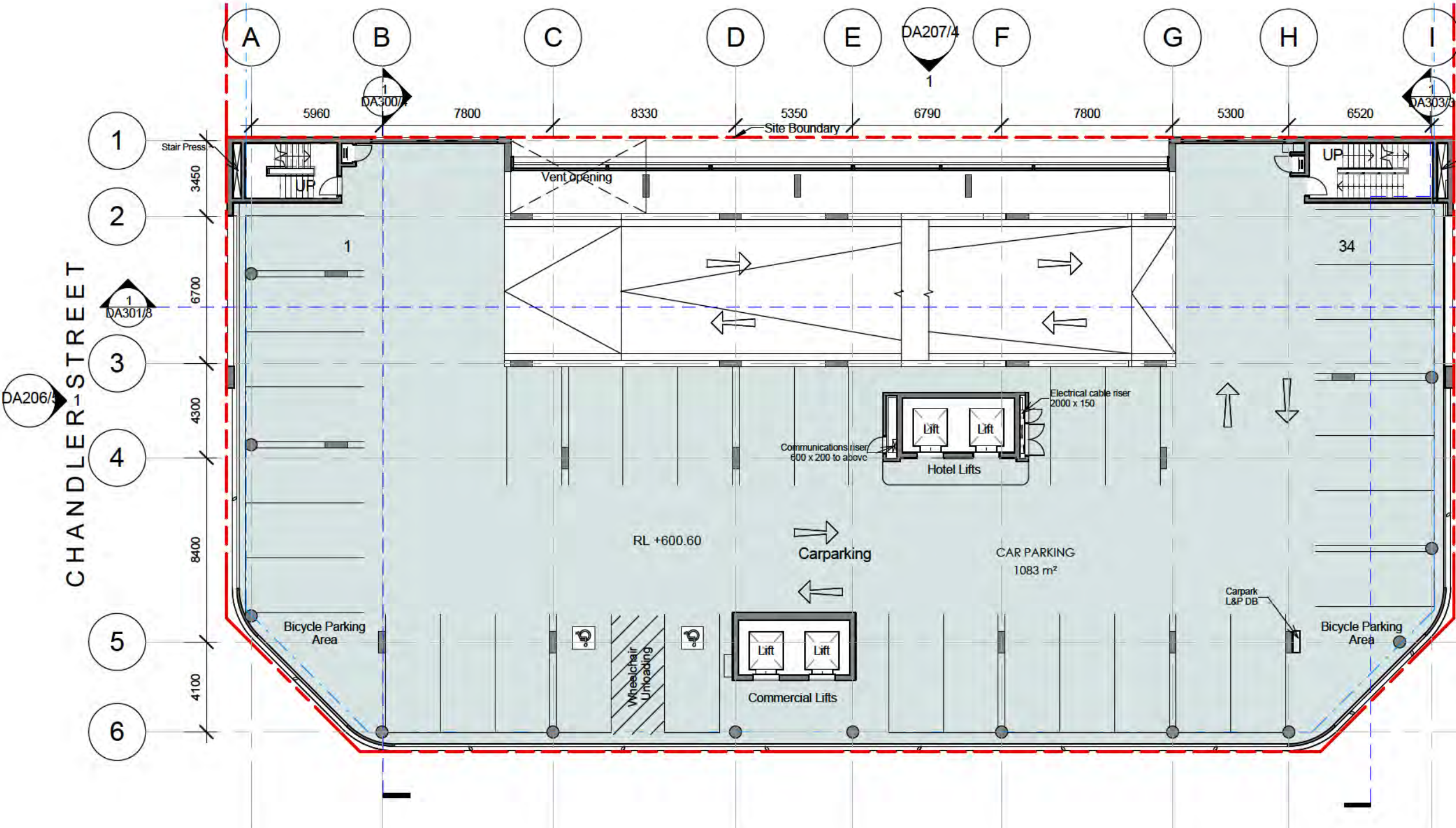


DRAWING TITLE  
LEVEL 1 - CARPARK

SCALE : 1 : 200 @A3 Drawing Number  
DATE : 13/03/17 DA103/4

Hotel & Commercial Parking Schedule

| Level               | PARKING SPACE      | No. of Parking Spaces |
|---------------------|--------------------|-----------------------|
| LEVEL 1 - CARPARK   | Motorcycle         | 4                     |
| Motorcycle          |                    | 4                     |
| Motorcycle space: 4 |                    | 4                     |
| LEVEL 1 - CARPARK   | Car space          | 31                    |
| LEVEL 2 - CARPARK   | Car space          | 32                    |
| LEVEL 3 - CARPARK   | Car space          | 32                    |
| LEVEL 4 - CARPARK   | Car space          | 29                    |
| Car space           |                    | 124                   |
| LEVEL 1 - CARPARK   | Disabled car space | 2                     |
| LEVEL 2 - CARPARK   | Disabled car space | 2                     |
| LEVEL 3 - CARPARK   | Disabled car space | 2                     |
| LEVEL 4 - CARPARK   | Disabled car space | 2                     |
| Disabled car space  |                    | 8                     |
| Parking Space: 132  |                    | 132                   |

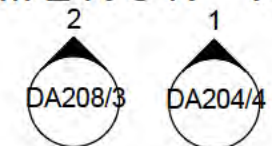
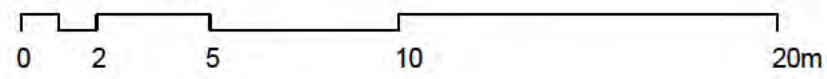


CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

1 LEVEL 2 - CARPARK  
1 : 200



DRAWING TITLE  
LEVEL 2 - CARPARK

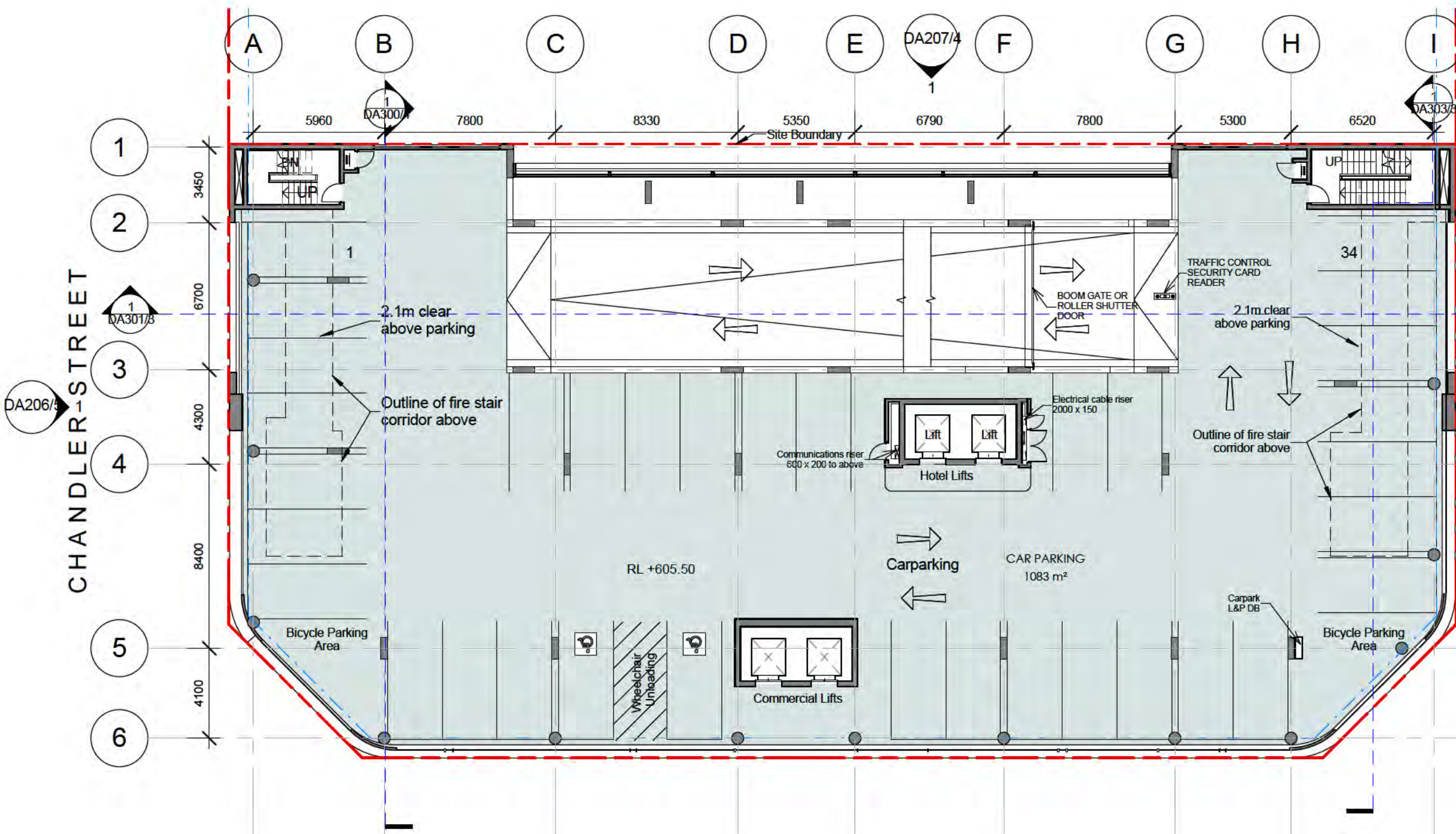
SCALE : 1 : 200 @A3 Drawing Number  
DATE : 07/03/17 DA104/3

DA SUBMISSION

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

Hotel & Commercial Parking Schedule

| Level             | PARKING SPACE       | No. of Parking Spaces |
|-------------------|---------------------|-----------------------|
| LEVEL 1 - CARPARK | Motorcycle          | 4                     |
|                   | Motorcycle          | 4                     |
|                   | Motorcycle space: 4 | 4                     |
| LEVEL 1 - CARPARK | Car space           | 31                    |
| LEVEL 2 - CARPARK | Car space           | 32                    |
| LEVEL 3 - CARPARK | Car space           | 32                    |
| LEVEL 4 - CARPARK | Car space           | 29                    |
|                   | Car space           | 124                   |
| LEVEL 1 - CARPARK | Disabled car space  | 2                     |
| LEVEL 2 - CARPARK | Disabled car space  | 2                     |
| LEVEL 3 - CARPARK | Disabled car space  | 2                     |
| LEVEL 4 - CARPARK | Disabled car space  | 2                     |
|                   | Disabled car space  | 8                     |
|                   | Parking Space: 132  | 132                   |



CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

NORTH



DRAWING TITLE

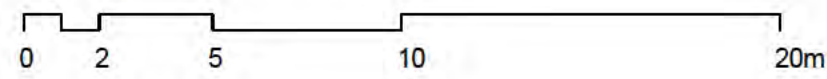
LEVEL 3 - CARPARK

SCALE : 1:200 @A3  
DATE : 07/03/17

Drawing Number  
DA105/3

1 LEVEL 3 - CARPARK

1:200



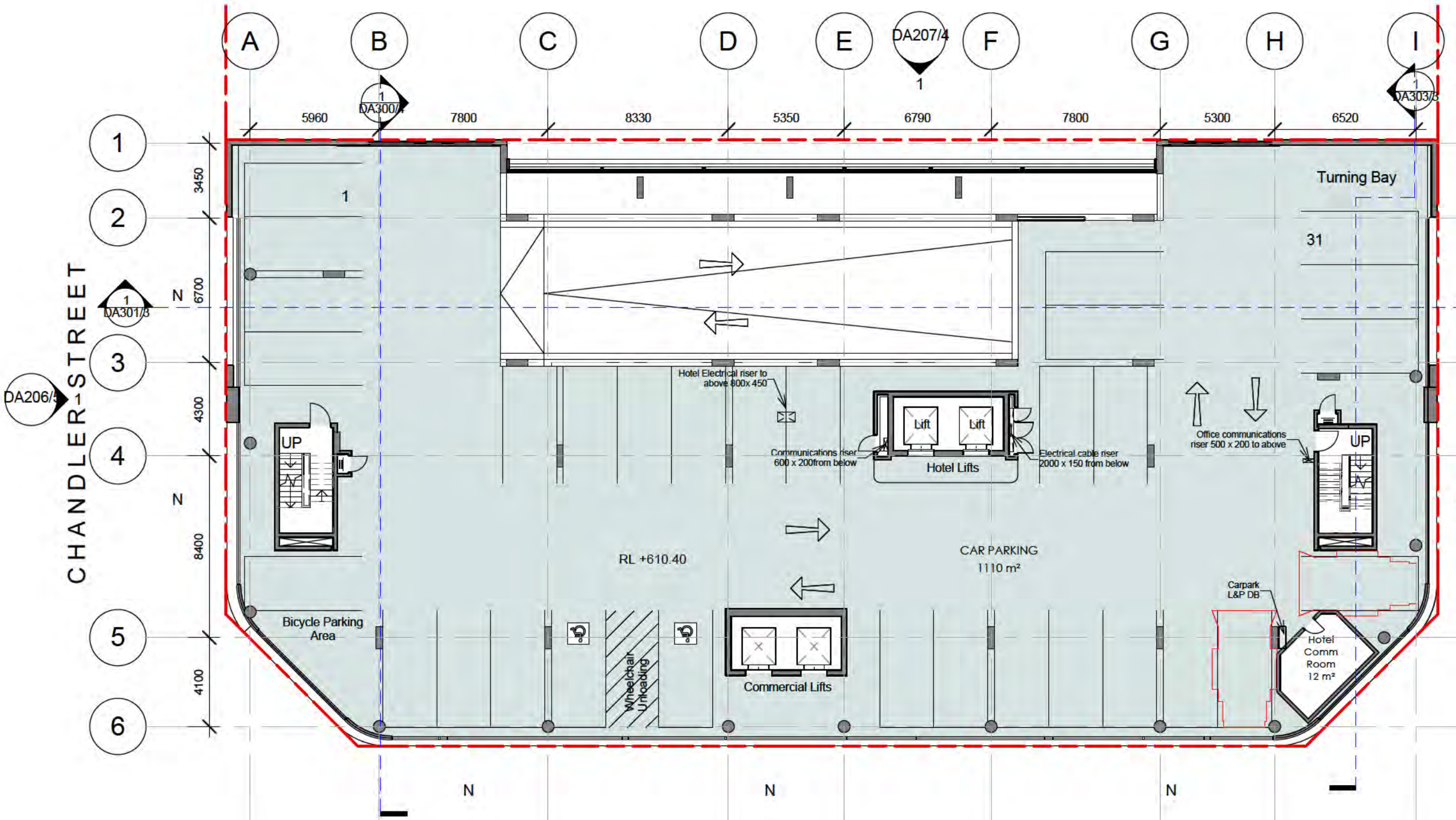
DA SUBMISSION

ROBERTSON+MARKS

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

Hotel & Commercial Parking Schedule

| Level              | PARKING SPACE      | No. of Parking Spaces |
|--------------------|--------------------|-----------------------|
| LEVEL 1 - CARPARK  | Motorcycle         | 4                     |
| Motorcycle         |                    | 4                     |
| Motorcycle space:  | 4                  | 4                     |
| LEVEL 1 - CARPARK  | Car space          | 31                    |
| LEVEL 2 - CARPARK  | Car space          | 32                    |
| LEVEL 3 - CARPARK  | Car space          | 32                    |
| LEVEL 4 - CARPARK  | Car space          | 29                    |
| Car space          |                    | 124                   |
| LEVEL 1 - CARPARK  | Disabled car space | 2                     |
| LEVEL 2 - CARPARK  | Disabled car space | 2                     |
| LEVEL 3 - CARPARK  | Disabled car space | 2                     |
| LEVEL 4 - CARPARK  | Disabled car space | 2                     |
| Disabled car space |                    | 8                     |
| Parking Space:     |                    | 132                   |



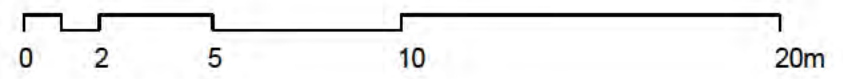
CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

1 LEVEL 4 - CARPARK

1 : 200



NORTH



DRAWING TITLE

LEVEL 4 - CARPARK

SCALE : 1 : 200 @A3  
DATE : 13/03/17

Drawing Number  
DA106/4

DA SUBMISSION



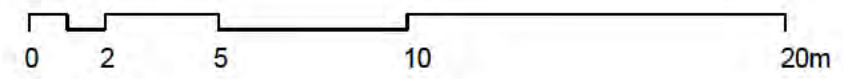
| No. OF UNITS           | UNIT TYPE |
|------------------------|-----------|
| 1                      | 1B        |
| 4                      | 1B-Acc    |
| 14                     | 2B        |
| 1                      | 2B - Acc  |
| 30                     | 2B TK     |
| 5                      | 3B TK     |
| 35                     | Studio    |
| <b>Grand total: 90</b> |           |

CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

1 LEVEL 5 - HOTEL  
1:200



NORTH



DRAWING TITLE

LEVEL 5 - HOTEL

SCALE: 1:200 @A3  
DATE: 20/01/17

Drawing Number  
DA107/2

DA SUBMISSION



CHANDLER-STREET

EDMONDSTONE PLACE

CAMERON AVENUE

LEVEL 6 - HOTEL

1:200

NORTH



DRAWING TITLE

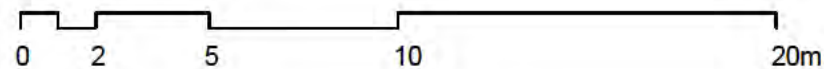
LEVEL 6 - HOTEL

SCALE : 1:200 @A3  
DATE : 20/01/17

Drawing Number  
DA108/2

DA SUBMISSION

ROBERTSON+MARKS



1

2  
DA208/3

1  
DA204/4

DA206/3

1  
DA301/3

A

B

C

D

E

DA207/4

F

G

H

I

1

2

3

4

5

6

1  
DA205/4



CHANDLER-STREET

EDMONDSTONE PLACE

CAMERON AVENUE

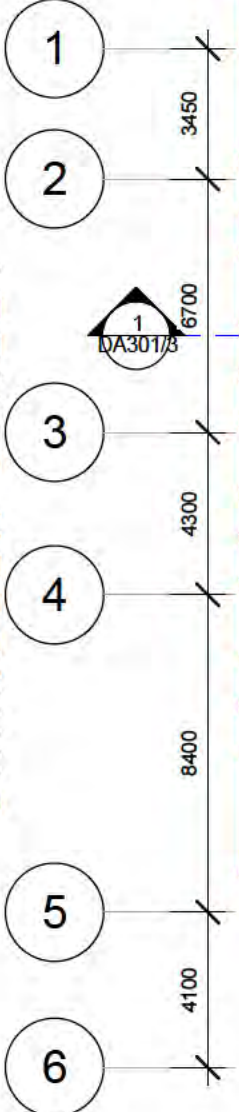
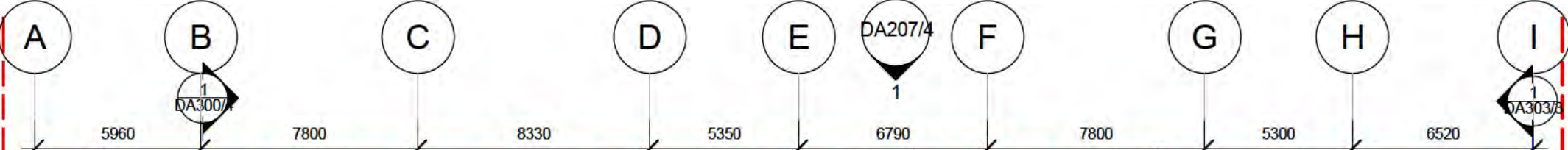
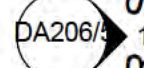
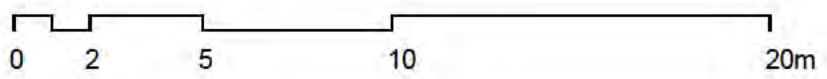
1 LEVEL 7 - HOTEL  
1:200



DRAWING TITLE  
LEVEL 7 - HOTEL

SCALE : 1:200 @A3  
DATE : 20/01/17  
Drawing Number  
DA109/2

DA SUBMISSION



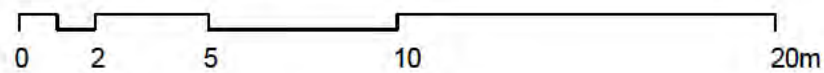


CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

1 LEVEL 8 - HOTEL  
1:200



NORTH



DRAWING TITLE

LEVEL 8 - HOTEL

SCALE: 1:200 @A3  
DATE: 20/01/17

Drawing Number  
DA110/2

DA SUBMISSION

ROBERTSON+MARKS

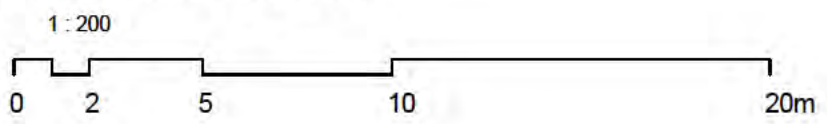


CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

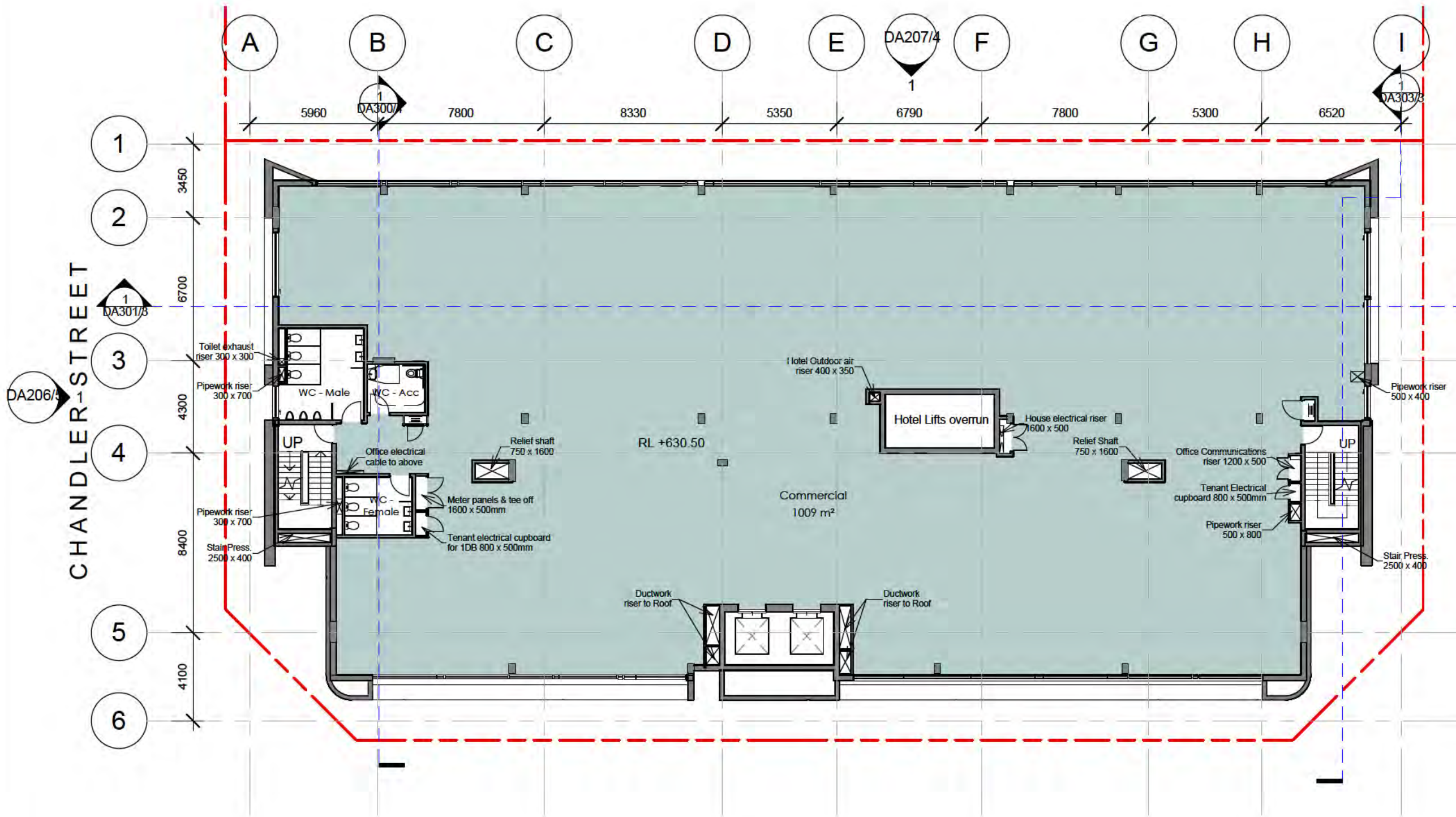
1 LEVEL 9 - HOTEL



DRAWING TITLE  
LEVEL 9 - HOTEL

SCALE : 1:200 @A3  
DATE : 20/01/17  
Drawing Number  
DA111/2

DA SUBMISSION



CHANDLER STREET

EDMONDSTONE PLACE

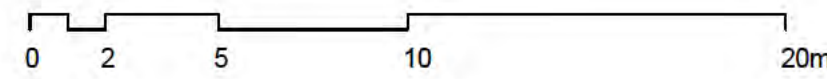
CAMERON AVENUE

1 LEVEL 10 - COMMERCIAL  
1 : 200

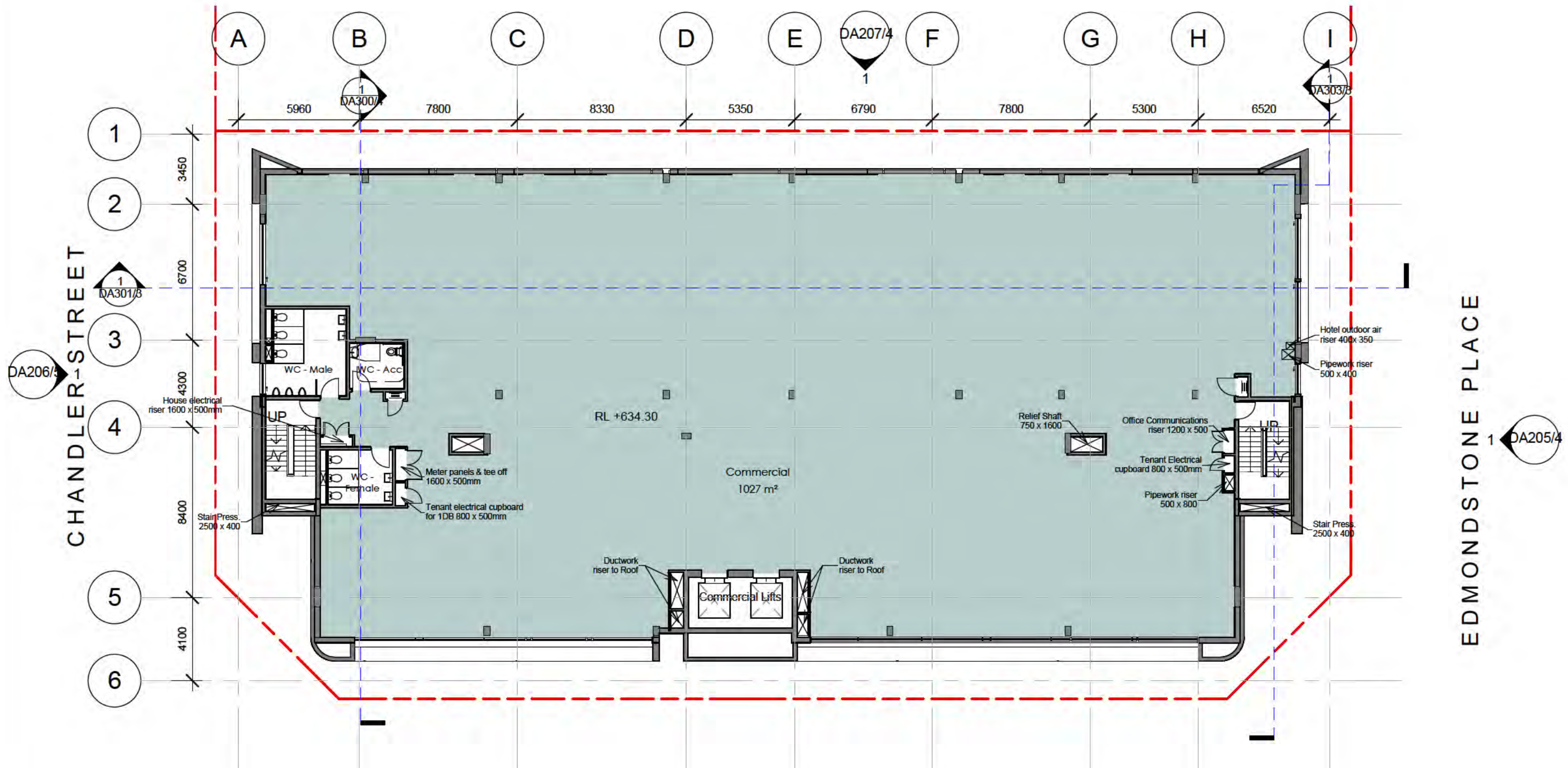


DRAWING TITLE  
LEVEL 10 - COMMERCIAL

SCALE : 1 : 200 @A3  
DATE : 20/01/17  
Drawing Number  
DA112/2

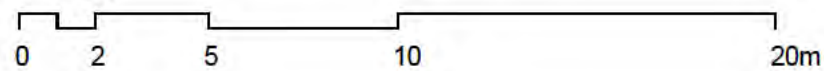


DA SUBMISSION

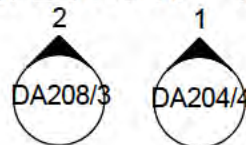


1 LEVEL 11 - COMMERCIAL

1:200



CAMERON AVENUE



NORTH



DRAWING TITLE

LEVEL 11 - COMMERCIAL

SCALE : 1:200 @A3  
DATE : 20/01/17

Drawing Number  
DA113/2

DA SUBMISSION

**INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL****Block: 8      Section: 48      Suburb: belconnen****ORIGINAL DA Number: 201630289****eDevelopment**

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

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

**Initial Check****Pass****Fail****Initial Check Failure Reasons**

1. architectural plans to be separated
2. Landscape plans to be separated

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

**Objective**

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

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

**Intelledox**

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

**eDevelopment**

- Allocate the Amendment back to the Assessing Officer for assessment

Processed By: angelina

Date: 28/3/17

**INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL**

**Block: 8,9    Section: 48    Suburb: BELCONNEN**

**ORIGINAL DA Number: 201630289**

**eDevelopment**

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

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

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

**Initial Check Failure Reasons**

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

**Objective**

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

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

**Intelledox**

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

**eDevelopment**

- Allocate the Amendment back to the Assessing Officer for assessment

Processed By: KAREN

Date: 16/4/18

Dear Mr/s Slapp

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

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201630289 S197B

Site Details:

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

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

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

Customer Services  
Regulation Services Branch  
Environment and Planning Directorate

Dear Mr/s Slapp

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

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

**DA Number:** 201630289 S197B

**Site Details:**

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

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

**Applicant Name:** Elizabeth Slapp

|                      |                         |                     |
|----------------------|-------------------------|---------------------|
| <b>Fees Payable:</b> | Completeness Check Fee: | \$0 (including GST) |
|                      | Development Fee:        | \$1124              |
|                      | Crown Lease Variation:  | \$0                 |
|                      | Public Notification:    | \$0                 |
|                      | Lease Search:           | \$0 (including GST) |
|                      | Home Business Fee:      | \$0                 |
|                      | <b>TOTAL FEES</b>       | <b>\$1124</b>       |

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

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

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

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

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

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

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

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

**DA Number:** 201630289 S197B

**Site Details:**

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

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

**Applicant Name:** Elizabeth Slapp

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

Customer Services  
Environment, Planning and Sustainable Development Directorate

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

**ORIGINAL DA Number:** 201630289-S197B

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

### 1. eDevelopment

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

### 2. Intelledox

- Create and save the S197 Initial Administration Checklist
- Create, complete and save the 'S197 Lodgement Checklist' into the 'S197' subfolder – *If the original DA included a Lease Variation, select the "Yes" option in Intelledox to a Leasing Check.*
- Save as '**LODGEMENTCHECKLIST-201XXXXX-S197X-01**' or update existing for re-submissions.
- Create, complete and save the 'Dispatch Advice Checklist' to the Decision folder (save as **DISPATCHADVICECHECKLIST-201XXXXX-S197X-01**)

### 3. Documentation - Task

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

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

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

|                                                                                                                                                                                  |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form                                                       | Yes |
| b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided. (If the Lessee/s have not changed from the original DA lodgement this form is not required) | Yes |

### 5. ACTMAPi

|                                                                            |     |
|----------------------------------------------------------------------------|-----|
| a) Check that the street address matches the block and section on the form | Yes |
| b) Are there any special overlays on the block eg.NCP                      | No  |

### 6. PALM

|               |    |                       |    |
|---------------|----|-----------------------|----|
| Holding Lease | No | Bushfire              | No |
| Unleased      | No | Asbestos Flag         | No |
| Unit Titled   | No | NCA – Designated Area | No |
| Heritage      | No | Compliance            | No |

### 7. General Information

|                                                                                                                                                    |                                                  |              |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------|-------------------|
| Exclusion from Public Register (Has the Applicant applied for exemption of part of the Development Application Amendment under sections S411/S412) | No–Allocate to the appropriate Technical Co-ordi |              |                   |
| <b>Processed by:</b>                                                                                                                               | <b>Jenna</b>                                     | <b>DATE:</b> | <b>01.09.2017</b> |

- Save the 'Initial Checklist' into the S197 subfolder  
(save as: **INITIALCHECKLIST-201XXXXX-S197X-01**)
- Leave all the documents in the S197 subfolder



# CHECKLIST

## S197 Amendment Submission

DA: 201630289-S197B

UNIT: BLOCK/S: 8 & 9 SECTION/S: 48 SUBURB: BELCONNEN

*CUSTOMER SERVICES TO COMPLETE PARTS A & B*

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES  Pass  Fail

OFFICER JENNA DATE 01.09.2017

**Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

- 1.
- 2.

**Comments**

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

**Exemption S411/412:**

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

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

Does this amendment require public notification?

IF MAJOR NOTIFICATION: Number of additional small signs required is

Number of additional large signs required is

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

Customer Services to complete - Insert wording for public notification:

Notification wording: AMENDMENT TO APPROVED DA201630289. Amendment to the development application for construction of a twelve storey mixed use building above one level of basement which includes restaurant and retail space, four levels of podium car parking, a



**Note:** If Yes, amendment cannot be considered under s197. A new development application is required, with the exception of developments that are the subject of an active application for unit titling.

**Comment:**

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

**NO**

**Part F: Entity Referrals**

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box

Indicate referral requirements by checking appropriate box/es:

| Entity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Provide Reason for Referral                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Refer to all entities as per original DA                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <input type="checkbox"/> Asset Acceptance (TaMS)                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |
| <input type="checkbox"/> ICON Water/ACTEW Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |
| <input type="checkbox"/> Australian Valuation Office (AVO)                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                     |
| <input type="checkbox"/> Conservator of Flora and Fauna <ul style="list-style-type: none"> <li><input type="checkbox"/> General referral</li> <li><input type="checkbox"/> Declared site only</li> <li><input type="checkbox"/> Plan of Management (works on public land)</li> <li><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)</li> </ul> |                                                                                                                                                     |
| <input type="checkbox"/> Custodian of the Land                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                     |
| <input type="checkbox"/> City Renewal Authority<br><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                     |
| <input type="checkbox"/> Environment Protection Agency                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |
| <input type="checkbox"/> Heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <input type="checkbox"/> ESDD Transport Planning                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |
| <input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |
| <input type="checkbox"/> Tree Protection                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |
| <input type="checkbox"/> Water Policy EPD<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <input type="checkbox"/> Worksafe<br><a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a><br>Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Private demolition of loose fill affected residence                                                                        |
| Asbestos Response Task force<br>Coordinator General<br><a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a><br>CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a>                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Asbestos affected "Mr Fluffy" block<br>(Do not refer if the block has been deregistered)<br><br><b>Notes for referral:</b> |
| <input checked="" type="checkbox"/> Other (please specify)<br><br>1.Strategic planning.                                                                                                                                                                                                                                                                                                                                                                                                      | external finishes and materials amended. Balconies added on northern facade.<br>Number of parking is reduced.                                       |

**Part G: Development Fees**

Does the s197 amendment entail a fee? **No**

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

**Development type of Amendment -**

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

**COMPLETENESS CHECK FEE =**

**DEVELOPMENT FEE PAYABLE =**

**NOTIFICATION FEE PAYABLE =**

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

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

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

Number of Completeness Check Failures:

## Development Application payment - Tax invoice

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

Date and time

19 Sep 2017 10:48:30 AM

Reference code

76L29J

Payment receipt number

2020241229

Quantity

1

Description of service

Design and Siting ABN 66 893 463 785

Unit value

\$1,124.00

GST

Total

\$1,124.00

Total amount paid

\$1,124.00

Total amount includes GST of

\$0.00

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

Phone: (02) 6207 1923

## Payer contact details

Organisation name

Canberra Labor Club Limited

Title

Mr

Given name \*

Arthur

Family name \*

Roufogalis

Address line 1 \*

PO Box 167

Address line 2

Suburb \*

Belconnen

State \*

ACT

Postcode \*

2616

Contact phone number \*

0262515522

## Development application details

Proposal number \*

201630289

|                   |           |         |         |
|-------------------|-----------|---------|---------|
| Suburb/District * | Section * | Block * | Unit    |
| BELCONNEN         | 48        | 9       | page 68 |

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

### Fee details

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

Please enter at least one value: \*

|                        |                                         |
|------------------------|-----------------------------------------|
| Completeness check fee | Development fee                         |
| <input type="text"/>   | <input type="text" value="\$1,124.00"/> |

|                           |                         |
|---------------------------|-------------------------|
| Crown lease variation fee | Public notification fee |
| <input type="text"/>      | <input type="text"/>    |

|                      |                      |
|----------------------|----------------------|
| Lease search fee     | Home business fee    |
| <input type="text"/> | <input type="text"/> |

|                                         |
|-----------------------------------------|
| Total fee                               |
| <input type="text" value="\$1,124.00"/> |

Dear Mr/s Slapp

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

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201630289 S197D

Site Details:

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

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

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

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

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

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

**DA Number:** 201630289 S197D

**Site Details:**

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

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

**Applicant Name:** Elizabeth Slapp

|                      |                         |                     |
|----------------------|-------------------------|---------------------|
| <b>Fees Payable:</b> | Completeness Check Fee: | \$0 (including GST) |
|                      | Development Fee:        | \$1030              |
|                      | Crown Lease Variation:  | \$0                 |
|                      | Public Notification:    | \$0                 |
|                      | Lease Search:           | \$0 (including GST) |
|                      | Home Business Fee:      | \$0                 |
|                      | <b>TOTAL FEES</b>       | <b>\$1030</b>       |

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

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

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

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

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

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

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

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

**DA Number:** 201630289 S197D

**Site Details:**

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

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

**Applicant Name:** Elizabeth Slapp

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

Customer Services  
Environment, Planning and Sustainable Development Directorate

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

**ORIGINAL DA Number:** 201630289-S197D

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

### **1. eDevelopment**

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

### **2. Intelledox**

- Create and save the S197 Initial Administration Checklist
- Create, complete and save the 'S197 Lodgement Checklist' into the 'S197' subfolder – *If the original DA included a Lease Variation, select the "Yes" option in Intelledox to a Leasing Check.*
- Save as '**LODGEMENTCHECKLIST-201XXXXX-S197X-01**' or update existing for re-submissions.
- Create, complete and save the 'Dispatch Advice Checklist' to the Decision folder (save as **DISPATCHADVICECHECKLIST-201XXXXX-S197X-01**)

### **3. Documentation - Task**

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

## INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

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

|                                                                                                                                                                                  |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form                                                       | Yes |
| b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided. (If the Lessee/s have not changed from the original DA lodgement this form is not required) | Yes |

### 5. ACTMAPi

|                                                                            |     |
|----------------------------------------------------------------------------|-----|
| a) Check that the street address matches the block and section on the form | Yes |
| b) Are there any special overlays on the block eg.NCP                      | No  |

### 6. PALM

|               |    |                       |    |
|---------------|----|-----------------------|----|
| Holding Lease | No | Bushfire              | No |
| Unleased      | No | Asbestos Flag         | No |
| Unit Titled   | No | NCA – Designated Area | No |
| Heritage      | No | Compliance            | No |

### 7. General Information

|                                                                                                                                                    |                                                  |              |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------|-------------------|
| Exclusion from Public Register (Has the Applicant applied for exemption of part of the Development Application Amendment under sections S411/S412) | No–Allocate to the appropriate Technical Co-ordi |              |                   |
| <b>Processed by:</b>                                                                                                                               | <b>Jenna</b>                                     | <b>DATE:</b> | <b>18.04.2018</b> |

- Save the 'Initial Checklist' into the S197 subfolder  
(save as: **INITIALCHECKLIST-201XXXXX-S197X-01**)
- Leave all the documents in the S197 subfolder



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## S197 Amendment Submission

DA: 201630289-S197D

UNIT:                      BLOCK/S: 8 & 9                      SECTION/S: 48                      SUBURB: BELCONNEN

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

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES Pass Fail

OFFICER JENNA DATE 18.04.2018

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

1.

2.

Comments

Is/was this a “**Mr Fluffy**” Asbestos affected block NO

Is this a “**Mr Fluffy**” private sale Make Selection

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

Has the Asbestos affected block been deregistered. Make Selection

Exemption S411/412:

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

Part B (i): Public Notification Requirements

Does this amendment require public notification?

IF MAJOR NOTIFICATION: Number of **additional small** signs required is

Number of **additional large** signs required is

Part B (ii): Public Notification Wording

Customer Services to complete - Insert wording for public notification:

Notification wording: AMENDMENT TO APPROVED DA201630289. Amendment to the development application for construction of a twelve storey mixed use building above one level of basement which includes restaurant and retail space, four levels of podium car parking, a

hotel comprising of 90 units over five levels and commercial space across the two uppermost levels - the amendment is to for changes to the internal building programming and building facades.

Public Notification wording checked by DA officer

Public Notification wording checked by DA Leasing officer

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

Part C: Leasing Check

LEASING OFFICER

DATE:

INITIAL CHECK BY DA LEASING

Pass **Fail**

DA Leasing Failure reasons

Resubmission

Accepted? List each failure reason separately

1. **DATE**

2. **DATE**

Comments

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

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

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

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

Type of Lease Variation: Initial referral to AVO:

Most Recent Variation Date:

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

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

Part F: Entity Referrals

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box

Indicate referral requirements by checking appropriate box/es:

Entity	Provide Reason for Referral
<input type="checkbox"/> Refer to all entities as per original DA	
<input checked="" type="checkbox"/> Asset Acceptance (TaMS)	All changes appear to be internal or to the façade. However, there are some encroachments over the boundary - so DA referred to TCCS.
<input type="checkbox"/> ICON Water/ACTEW Corporation	
<input type="checkbox"/> Australian Valuation Office (AVO)	
<input type="checkbox"/> Conservator of Flora and Fauna <input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) <input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA’s to determine if this is required)	
<input type="checkbox"/> Custodian of the Land	
<input type="checkbox"/> City Renewal Authority cityrenewal@act.gov.au	
<input type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> ESDD Transport Planning	
<input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA’s and Merit Track DA’s with a ESO)	
<input type="checkbox"/> Tree Protection	
<input type="checkbox"/> Water Policy EPD <input type="checkbox"/> WSUD Code Requirements water.policy@act.gov.au	
<input type="checkbox"/> Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	<input type="checkbox"/> Private demolition of loose fill affected residence
Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au	<input type="checkbox"/> Asbestos affected “Mr Fluffy” block (Do not refer if the block has been deregistered) Notes for referral:
<input type="checkbox"/> Other (please specify)	

Part G: Development Fees

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

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

Development type of Amendment -

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

COMPLETENESS CHECK FEE =

DEVELOPMENT FEE PAYABLE =

NOTIFICATION FEE PAYABLE =

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

Part H: Resubmissions (if application to be failed)

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

Number of Completeness Check Failures:

Development Application payment - Tax invoice

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

Date and time

24 Apr 2018 9:29:46 AM

Reference code

345SB3

Payment receipt number

2159963003

Quantity

1

Description of service

Design and Siting ABN 66 893 463 785

Unit value

\$1,030.00

GST

Total

\$1,030.00

Total amount paid

\$1,030.00

Total amount includes GST of

\$0.00

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

Phone: (02) 6207 1923

Payer contact details

Organisation name

CANBERRA LABOR CLUB

Title

Mr

Given name *

ARTHUR

Family name *

ROUFOGALIS

Address line 1 *

POP BOX 167

Address line 2

Suburb *

BELCONNEN

State *

ACT

Postcode *

2616

Contact phone number *

0262515522

Development application details

Proposal number *

201630289

Suburb/District *

BELCONNEN

Section *

48

Block *

8

Unit

page 82

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

Fee details

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

Please enter at least one value: *

Completeness check fee

Development fee

\$1,030.00

Crown lease variation fee

Public notification fee

Lease search fee

Home business fee

Total fee

\$1,030.00

Dear Mr/s Slapp

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

Please resubmit plans and supporting documents to the Directorate.

DA Number: 201630289 S197E

Site Details:

Block: 9, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48

Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

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

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Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

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

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

DA Number: 201630289 S197E

Site Details:

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

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

Applicant Name: Elizabeth Slapp

Fees Payable:	Completeness Check Fee:	\$0 (including GST)
	Development Fee:	\$1155
	Crown Lease Variation:	\$0
	Public Notification:	\$0
	Lease Search:	\$0 (including GST)
	Home Business Fee:	\$0
	TOTAL FEES	\$1155

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

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

IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS

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

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

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

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Slapp

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

DA Number: 201630289 S197E

Site Details:

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

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

Applicant Name: Elizabeth Slapp

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

Customer Services
Environment, Planning and Sustainable Development Directorate

INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

ORIGINAL DA Number: 201630289

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

1. eDevelopment

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

2. Checklist

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

3. Documentation - Task

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

INITIAL ADMINISTRATION CHECKLIST – S197

(All failure reasons to go onto the lodgement checklist)

4. Application Form and Lessee Requirements - Tarquin

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

5. ACTMAPI

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

6. PALM

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

7. General Information

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



ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

S197 Amendment Submission

DA: 201630289

UNIT:

BLOCK/S: 8,9

SECTION/S: 48

SUBURB: BELCONNEN

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

**Part A: Further information requests**

**INITIAL CHECK BY CUSTOMER SERVICES**

Pass

Fail

OFFICER Emily

DATE 12/04/2019

**Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

1.

2.

**Comments**

Is/was this a “**Mr Fluffy**” Asbestos affected block NO

Is this a “**Mr Fluffy**” private sale Make Selection

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

Has the Asbestos affected block been deregistered. Make Selection

**Exemption S411/412:**

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

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

Does this amendment require public notification?

No

IF MAJOR NOTIFICATION: Number of **additional small** signs required is

0

Number of **additional large** signs required is

0

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

Customer Services to complete - Insert wording for public notification:

Notification wording: AMENDMENT TO APPROVED DA201630289. Amendment to the development application for proposal for 12 storey commercial development - consolidation - lease variation - the amendment is to changes to internal building programming and building





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

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

**Part F: Entity Referrals**

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box

Indicate referral requirements by checking appropriate box/es:

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

**Part G: Development Fees**

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

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

Development type of Amendment -

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

COMPLETENESS CHECK FEE =

DEVELOPMENT FEE PAYABLE =

NOTIFICATION FEE PAYABLE =

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

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

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

Number of Completeness Check Failures:

## Development Application payment - Tax invoice

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

Date and time

14 May 2019 10:06:59 AM

Reference code

5GFH6T

Payment receipt number

2431296748

Quantity

1

Description of service

Completeness Check Fee ABN 31 432 729 493

Unit value

\$1,050.00

GST

\$105.00

Total

\$1,155.00

Total amount paid

\$1,155.00

Total amount includes GST of

\$105.00

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

Phone: (02) 6207 1923

## Payer contact details

Organisation name

CANBERRA LABOR CLUB LIMITED

Title

Mr

Given name \*

ARTHUR

Family name \*

ROUFOGALIS

Address line 1 \*

PO BOX 167

Address line 2

Suburb \*

BELCONNEN

State \*

ACT

Postcode \*

2616

Contact phone number \*

0262515522

## Development application details

Proposal number \*

201630289

Suburb/District \*

BELCONNEN

Section \*

48

Block \*

20

Unit

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

## Fee details

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

Please enter at least one value: \*

Completeness check fee

\$1,155.00

Development fee

Crown lease variation fee

Public notification fee

Lease search fee

Home business fee

Total fee

\$1,155.00

**From:** [EPD, Customer Services](#)  
**To:** [HPS](#)  
**Subject:** REFERRAL-ACT HEALTH-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 24 November 2016 3:51:00 PM

---

**Due to the number and size of documents a CD will be posted. In the interim please find attached a link to the public register documents on our website.**

**PLEASE PROVIDE COMMENTS ASAP**

[LINK TO WEBSITE](#)

**DEVELOPMENT APPLICATION NO:** 201630289

**BLOCKS:** 8 & 9 **SECTION:** 48 **DIVISION:** BELCONNEN

**Description - PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice (**15/12/2016**).

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

Please forward any written advice via email to Customer Services

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

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

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

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

Kind Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

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

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



**From:** [EPD, Customer Services](#)  
**To:** ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL-DEMOLITION-UTILITIES-201630289-8&9/48 BELCONNEN-01  
[SEC=UNCLASSIFIED]  
**Date:** Monday, 31 October 2016 1:44:00 PM

---

**Due to the number and size of documents a CD will be posted. In the interim please find attached a link to the public register documents on our website.**

[http://www.planning.act.gov.au/development\\_applications/pubnote#M](http://www.planning.act.gov.au/development_applications/pubnote#M)

**DEVELOPMENT APPLICATION NO:** 201630289

**BLOCKS:** 8&9 **SECTION:** 48 **DIVISION:** BELCONNEN

**Description - PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

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

Please forward any written advice via email to Customer Services

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

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

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

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

Kind Regards

Customer Services

**Phone 02 6207 1923**

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



**From:** [Walker, Benjamin](#)  
**To:** ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL-UTILITIES-2016302589-S197B-8/48 BELCONNEN-01 (EMAIL 1 OF 2)  
[SEC=UNCLASSIFIED]  
**Date:** Friday, 27 October 2017 4:19:53 PM  
**Attachments:** [image001.jpg](#)  
[COMPSTREET-201630289-S197B-RENDERS-01.pdf](#)  
[ELEV-201630289-S197B-EAST-01.pdf](#)  
[ELEV-201630289-S197B-NORTH-01.pdf](#)  
[ELEV-201630289-S197B-SOUTH-01.pdf](#)  
[ELEV-201630289-S197B-WEST-01.pdf](#)  
[FLOORREG-201630289-S197B-BASEMENT-01.pdf](#)  
[FLOORREG-201630289-S197B-GROUND-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 1-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 10-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 11-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 2-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 3-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 4-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 5-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 9-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVELS 6-8-01.pdf](#)  
[FLOORREG-201630289-S197B-PLANT AREA-01.pdf](#)

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**DEVELOPMENT APPLICATION NO: 201630289 - S197B  
BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN**

**S197 Amendment - Proposed amendment to DA approval** – AMENDMENT TO APPROVED DA201630289. Amendment to the development application for construction of a twelve storey mixed use building above one level of basement which includes restaurant and retail space, four levels of podium car parking, a hotel comprising of 90 units over five levels and commercial space across the two uppermost levels - the amendments relate to the building envelope, building facade, internal building programming and compliance matters as detailed in information supplied.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(17/11/2017)**.

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

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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

**COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXX-01**  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Kind Regards

Benjamin | Customer Services Officer

**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)*

**From:** [EPD, Customer Services](#)  
**To:** [EPD Strategic Planning Referrals](#)  
**Subject:** REFERRAL-EPD TRANSPORT PLANNING-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Monday, 31 October 2016 1:31:00 PM  
**Attachments:** [supporting docs#2.obr](#)  
[plans#2.obr](#)

---

**DEVELOPMENT APPLICATION NO:** 201630289

**BLOCKS:** 8&9 **SECTION:** 48 **DIVISION:** BELCONNEN

**Description - PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

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

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

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

Kind Regards

Customer Services

**Phone 02 6207 1923**

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

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**From:** [EPD, Customer Services](#)  
**To:** [EmergencyManagement](#)  
**Subject:** REFERRAL-ESA-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Monday, 31 October 2016 1:44:00 PM

---

**Due to the number and size of documents a CD will be posted. In the interim please find attached a link to the public register documents on our website.**

[http://www.planning.act.gov.au/development\\_applications/pubnote#M](http://www.planning.act.gov.au/development_applications/pubnote#M)

**DEVELOPMENT APPLICATION NO:** 201630289

**BLOCKS:** 8&9 **SECTION:** 48 **DIVISION:** BELCONNEN

**Description - PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

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Please forward any written advice via email to Customer Services

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

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

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

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

Kind Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

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**From:** [Walker, Benjamin](#)  
**To:** [EmergencyManagement](#)  
**Subject:** REFERRAL-ESA-2016302589-S197B-8/48 BELCONNEN-01 (EMAIL 1 OF 2) [SEC=UNCLASSIFIED]  
**Date:** Friday, 27 October 2017 4:19:18 PM  
**Attachments:** [image001.jpg](#)  
[COMPSTREET-201630289-S197B-RENDERS-01.pdf](#)  
[ELEV-201630289-S197B-EAST-01.pdf](#)  
[ELEV-201630289-S197B-NORTH-01.pdf](#)  
[ELEV-201630289-S197B-SOUTH-01.pdf](#)  
[ELEV-201630289-S197B-WEST-01.pdf](#)  
[FLOORREG-201630289-S197B-BASEMENT-01.pdf](#)  
[FLOORREG-201630289-S197B-GROUND-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 1-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 10-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 11-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 2-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 3-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 4-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 5-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVEL 9-01.pdf](#)  
[FLOORREG-201630289-S197B-LEVELS 6-8-01.pdf](#)  
[FLOORREG-201630289-S197B-PLANT AREA-01.pdf](#)

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**DEVELOPMENT APPLICATION NO: 201630289 - S197B**  
**BLOCK: 8 SECTION: 48 DIVISION: BELCONNEN**

**S197 Amendment - Proposed amendment to DA approval – AMENDMENT TO APPROVED** DA201630289. Amendment to the development application for construction of a twelve storey mixed use building above one level of basement which includes restaurant and retail space, four levels of podium car parking, a hotel comprising of 90 units over five levels and commercial space across the two uppermost levels - the amendments relate to the building envelope, building facade, internal building programming and compliance matters as detailed in information supplied.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(17/11/2017)**.

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

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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

**COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01**  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Kind Regards

Benjamin | Customer Services Officer

**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)*

---

**From:** EPD, Customer Services  
**Sent:** Monday, 28 November 2016 4:06 PM  
**To:** admin@canberratownplanning.com.au  
**Subject:** CLOSE OF PUBLIC NOTIFICATION-DA 201630289-8&9/48 BELCONNEN-(No Representations Received) [SEC=UNCLASSIFIED]

## **CLOSE OF PUBLIC CONSULTATION PERIOD**

The public consultation period for DA 201630289 has now closed.

No representations were received by the Environment, Planning and Sustainable Development Directorate during the public consultation period.

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.

Kind Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

*Access Canberra 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.**

**(Advertisement for The Canberra Times)**

Fax to: **The Canberra Times (Classifieds) Fax 6280 2119**  
Account Name: Environment & Planning Directorate  
Account Number: 1277730  
Department's contact: Customer Service Centre 6207 1923  
Publication Date: 3 November 2016  
Size of Advertisement: Single Column  
Classification: Development Applications  
Order Number: BELCS48B8

\*\*\*\*\*



The Planning and Land Authority has received the following development applications:

**Development Application 201630289CT:**

**Location:** Block: **8,9** Section: **48** Suburb: **BELCONNEN**  
**55 CHANDLER STREET & 1 EDMONDSTONE PLACE**  
PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT -  
CONSOLIDATION - LEASE VARIATION - construction of restaurant and  
commercial/retail space on ground floor, four levels of car parking, five  
levels of commercial accommodation comprising of ninety units,  
landscaping and associated works-Variation of the Crown lease for block  
8 to remove area limits and consolidation of two Crown leases. Please  
see application form for description.

**From 04<sup>th</sup> January 2016 the Planning and Land Authority will no longer be placing details of development applications in the Canberra Times.**

Details of applications that are available for public inspection can be found at [www.planning.act.gov.au](http://www.planning.act.gov.au) (Comment on a DA), through the ACT Government's DA Finder App for smartphones and tablets (the app is free of charge and available on iOS and the Google Play Store) or at the Access Canberra, Environment Planning and Land Shopfront, 16 Challis Street, DICKSON between 8:30am and 4:30pm Monday to Friday. Written representations **MUST** be received by **close of business 23 November 2016** to be considered during the assessment of the application. Representations can be submitted online [www.act.gov.au/DArepresentation](http://www.act.gov.au/DArepresentation) or posted to EPD Representations – PO Box 365 Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.



31 October 2016

WESTPAC BANKING CORPORATION  
GPO BOX 3076  
Canberra ACT 2601

Dear Sir/Madam

The following application has been made in relation to 55 CHANDLER STREET & 1 EDMONDSTONE PLACE. As you have a registered interest in this property, you may wish to comment on the application.

**Development Application 201630289:**

PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.

**Lessee:** CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED

**Location:** **Block: 8,9 Section: 48 Suburb:** BELCONNEN

55 CHANDLER STREET & 1 EDMONDSTONE PLACE

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

**Environment and Planning 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 the public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

**Environment and Planning Directorate  
Customer Service Centre  
16 Challis Street, Dickson  
PO Box 365, Mitchell, ACT 2911 • Telephone: (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)**

Representations must be received by the Authority by close of business **23 November 2016**.

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 and Planning Directorate



31 October 2016

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

THE RESIDENT  
51 CHANDLER STREET  
BELCONNEN ACT 2616

**Dear Property Owner**

The following Development Application in relation to 55 CHANDLER STREET & 1 EDMONDSTONE PLACE has been lodged with the Planning and Land Authority for consideration.

**Development Application 201630289:**

**PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

**Location: Block: 8,9 Section: 48 Suburb: BELCONNEN  
55 CHANDLER STREET & 1 EDMONDSTONE PLACE**

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 and Planning 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.

Representations must be received by the Authority by close of business **23 November 2016**.

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (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)

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

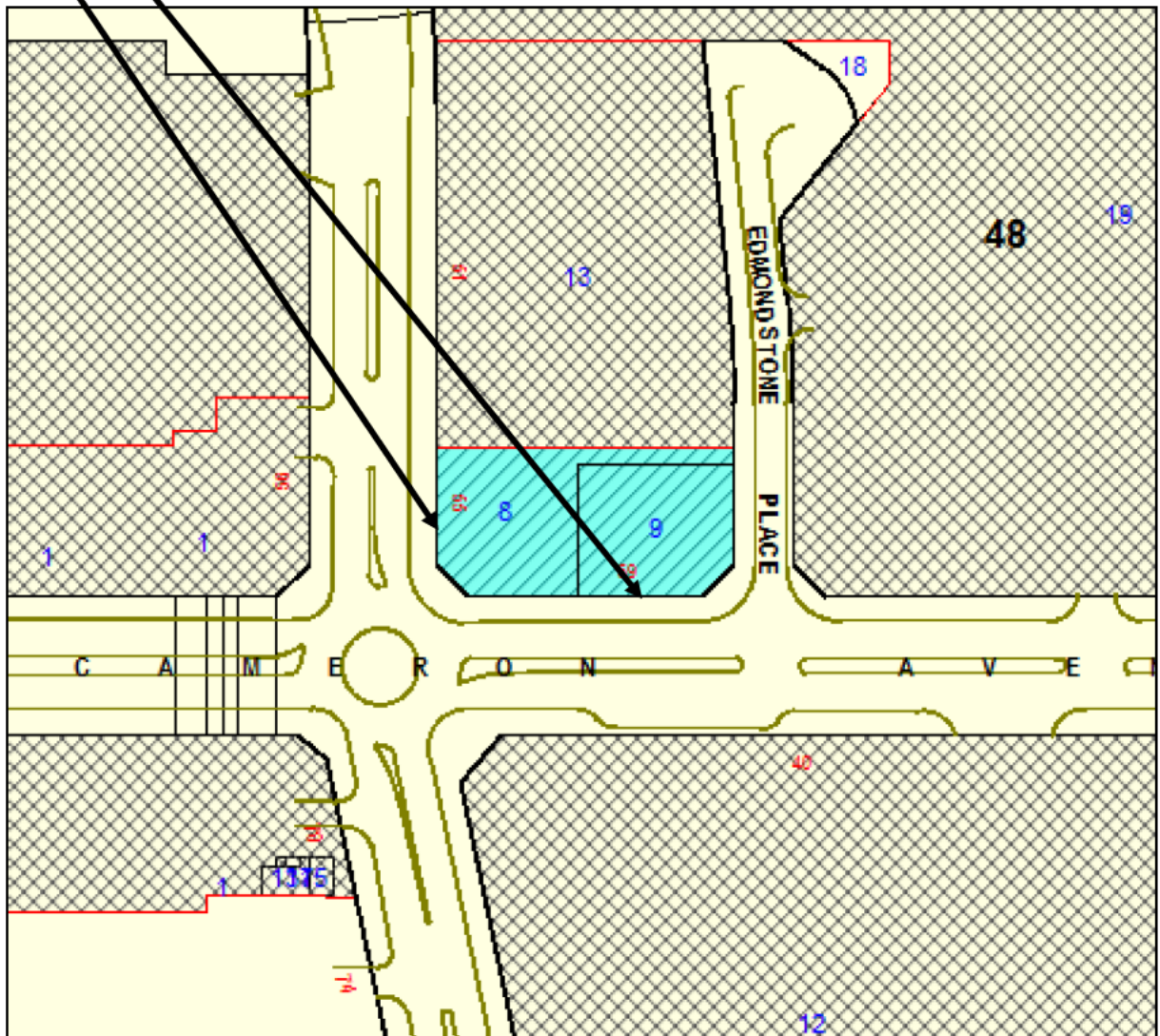
Customer Services  
Environment and Planning Directorate

2 STANDARD SIGNS FOR WEDNESDAY 2<sup>nd</sup> NOVEMBER, 2016  
BELCONNEN  
Blocks 8, 9 Section 48

2 November 2016 to 23 November 2016

Development Application  
201630289

55 CHANDLER STREET & 1 EDMONDSTONE PLACE,  
BELCONNEN



0 10 20 30 40



| metres |

Name,Address1,Address2,Address3,Address4

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

CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED,55 CHANDLER STREET  
BELCONNEN ACT 2616,,

Elizabeth Canberra Town Planning Pty Ltd,24/43 Constitution Avenue,Reid ACT 2612,

The Resident,70 CHANDLER STREET,BELCONNEN ACT 2617,

[REDACTED]

the Resident,40 CAMERON AVENUE,BELCONNEN ACT 2616,

[REDACTED]

[REDACTED]

[REDACTED]

the Resident,54 CHANDLER STREET,BELCONNEN ACT 2616,

[REDACTED]

the Resident,56 CHANDLER STREET,BELCONNEN ACT 2616,

[REDACTED]

the Resident,51 CHANDLER STREET,BELCONNEN ACT 2616,



31 October 2016

CANBERRA TOWN PLANNING PTY LTD  
ATTN: ELIZABETH SLAPP  
8 BELLINGER CRESCENT  
KALEEN ACT 2617

Dear Applicant

**Suburb: BELCONNEN Block: 8,9 Section: 48  
Development Application Number: 201630289**

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 **3 November 2016** and end at the close of business on **23 November 2016**. 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 24 November 2016.**

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

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (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)

**LIST OF INTERESTED PARTIES**

**Suburb: BELCONNEN Block(s): 8,9 Section: 48**  
**Development Application Number: 201630289**  
**31 October 2016**

1. Westpac Banking Corporation  
GPO Box 3076  
Canberra ACT 2601

**Environment and Planning Directorate**

**Customer Service Centre**

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (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)

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JOB REPORT - Public Notification Generator

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JOB DATE: 31 October 2016 10:57 am  
JOB CODE: 105303  
OPERATOR: BENJAMIN WALKER

Development Application 201630289

PUBLIC NOTIFICATION

Application lodged on 27 October 2016.

Notification begins on 3 November 2016 and ends on 23 November 2016.

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SUBJECT BLOCK

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BLOCK: BELCONNEN SECTION 48 BLOCKS 8,9  
STREET ADDRESS: 55 CHANDLER STREET & 1 EDMONDSTONE PLACE  
LESSEE(S): CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED  
ADDRESS: 55 CHANDLER STREET BELCONNEN ACT 2616

APPL\_TYPE: SUBC  
DEV\_DESC: PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT -  
CONSOLIDATION - LEASE VARIATION - construction of restaurant and  
commercial/retail space on ground floor, four levels of car parking, five levels  
of commercial accommodation comprising of ninety units, landscaping and  
associated works-Variation of the Crown lease for block 8 to remove area  
limits and consolidation of two Crown leases. Please see application form for  
description.


---

NEIGHBOURING LESSEES

---

1. BLOCK: BELCONNEN SECTION 48 BLOCK 13  
NAME(S): THE RESIDENT  
ADDRESS: 51 CHANDLER STREET  
BELCONNEN ACT 2616

2. BLOCK: BELCONNEN SECTION 48 BLOCK 13  
NAME(S):  
ADDRESS:



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

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

5. BLOCK: BELCONNEN SECTION 49 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 54 CHANDLER STREET  
BELCONNEN ACT 2616

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

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

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

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

10. BLOCK: BELCONNEN SECTION 45 BLOCK 12  
NAME(S): [REDACTED]  
ADDRESS: [REDACTED]

11. BLOCK: BELCONNEN SECTION 44 BLOCK 7  
NAME(S): THE RESIDENT  
ADDRESS: 70 CHANDLER STREET  
BELCONNEN ACT 2617

---

APPLICANTS

---

1. NAME(S): ELIZABETH CANBERRA TOWN PLANNING PTY LTD  
ADDRESS: 24/43 CONSTITUTION AVENUE  
Reid ACT 2612

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INTERESTED PARTIES

---

1. NAME(S): WESTPAC BANKING CORPORATION  
ADDRESS: GPO BOX 3076

Canberra ACT 2601

---

S U M M A R Y

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No of lessee notifications created = 11  
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



31 October 2016

CANBERRA LABOR CLUB, CANBERRA LABOUR CLUB LIMITED  
55 CHANDLER STREET BELCONNEN ACT 2616

Dear Property Owner

**Suburb: BELCONNEN Block: 8,9 Section: 48**  
**Development Application Number: 201630289**

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 **3 November 2016** and ends at the close of business on **23 November 2016**. 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  
**Environment and Planning Directorate**

**Customer Service Centre**  
16 Challis Street, Dickson  
PO Box 365, Mitchell, ACT 2911 • Telephone: (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)

**LIST OF INTERESTED PARTIES**

**Suburb: BELCONNEN Block(s): 8,9 Section: 48  
Development Application Number: 201630289  
31 October 2016**

1. Westpac Banking Corporation  
GPO Box 3076  
Canberra ACT 2601

## NOTICE OF DEVELOPMENT APPLICATION

**Development Application 201630289:**

PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.

**Location: Block: 8,9 Section: 48 Suburb: BELCONNEN**  
55 CHANDLER STREET & 1 EDMONDSTONE PLACE

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 and Planning website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **23 November 2016**.

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:** [McInerney, Geoff](#)  
**To:** [ACTPLA DA Leasing](#)  
**Cc:** [Hurst, Jackie](#); [Valuations](#)  
**Subject:** Quality Assurance report DA 201630289  
**Date:** Wednesday, 18 January 2017 10:55:02 AM

---

Please find attached our Quality Assurance review of the LVC assessment report submitted by Colliers International in relation to DA 201630289 for Block 8 Section 48 Belconnen

Regards

Geoff McInerney AAPI CPV

Senior Valuer

**ACT Valuation Office** | Chief Minister, Treasury and Economic Development Directorate | **ACT Government**

wk: 02 620 54839



**From:** [Hurst, Jackie](#)  
**To:** ["admin@canberratownplanning.com.au"](mailto:admin@canberratownplanning.com.au)  
**Subject:** Quality Assurance report - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 19 January 2017 3:49:00 PM

---

Dear Ms Slapp,

Please find attached Quality Assurance review of the LVC assessment submitted by Colliers in relation to Block 8 & 9 Section 48 BELCONNEN

Please provide the further information they have requested to enable them to finalise the LVC assessment.

If I can be of any further assistance, please call at 6207 5963.

Kind Regards,

**Jackie Hurst** | DA Leasing |  
**Phone 02 6207 5963** | [jackie.hurst@act.gov.au](mailto:jackie.hurst@act.gov.au) |  
**Planning Delivery Division** | Environment, Planning and Sustainable Development Directorate | **ACT Government** |  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au) |

 *Please consider the environment before printing this e-mail*

Please Cc all emails/replies through [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au). This will ensure that matters are dealt with promptly in the event of any particular officer's absence.

---

**From:** McInerney, Geoff  
**Sent:** Wednesday, 18 January 2017 10:55 AM  
**To:** ACTPLA DA Leasing  
**Cc:** Hurst, Jackie; Valuations  
**Subject:** Quality Assurance report DA 201630289


Please find attached our Quality Assurance review of the LVC assessment report submitted by Colliers International in relation to DA 201630289 for Block 8 Section 48 Belconnen

Regards

Geoff McInerney AAPI CPV  
Senior Valuer

**ACT Valuation Office** | Chief Minister, Treasury and Economic Development Directorate | **ACT Government**

wk: 02 620 54839



**From:** [Walker, Karen](#)  
**To:** [Valuations](#)  
**Cc:** [McInerney, Geoff](#); [Hurst, Jackie](#); [Sare, Irma](#)  
**Subject:** FW: Quality Assurance report - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]  
**Date:** Friday, 12 May 2017 10:38:00 AM  
**Attachments:** [BELC048008 FIR Cover Letter.pdf](#)  
[VCan3280 Belconnen 048 008 LVC May 2017.pdf](#)  
**Importance:** High

---

Hi ACTVO,

Please find attached the applicants response to a quality assurance report over DA 201630289 blocks 8 and 9 section 48 Belconnen.

If you need anything further please let me know.

Thanks,  
Karen.

Karen Walker | Leasing DA  
**Phone 02 6207 7257** | Fax 02 6207 1856  
 Planning and Delivery Division | Environment, Planning and Sustainable Development | **ACT Government**  
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 Mon - Fri, 9:30 - 14:30

---

**From:** Elizabeth Slapp [<mailto:Elizabeth@CanberraTownPlanning.com.au>]  
**Sent:** Thursday, 11 May 2017 4:49 PM  
**To:** Walker, Karen; Hurst, Jackie  
**Subject:** RE: Quality Assurance report - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Karren/Jackie,

I apologise for the delay.  
 Please find attached a copy of our response to the Quality Assurance Review and a revised Valuation Report prepared by Colliers.  
 Should you require anything further, please do not hesitate to contact either myself or Deb Barnes.

Ta.

-E

CTP Logo



**Elizabeth Slapp**  
Town Planner

**Mobile 0457 786 776**



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**From:** Walker, Karen [<mailto:Karen.Walker@act.gov.au>]  
**Sent:** Friday, 28 April 2017 10:28 AM  
**To:** Angela Jones <[Angela@CanberraTownPlanning.com.au](mailto:Angela@CanberraTownPlanning.com.au)>; Elizabeth Slapp <[Elizabeth@CanberraTownPlanning.com.au](mailto:Elizabeth@CanberraTownPlanning.com.au)>

**Subject:** FW: Quality Assurance report - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]

Hi Elizabeth,

Please see email below and attachment.

Thanks,  
Karen.

Karen Walker | Leasing DA  
**Phone 02 6207 7257** | Fax 02 6207 1856  
Planning and Delivery Division | Environment, Planning and Sustainable Development | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.planning.act.gov.au](http://www.planning.act.gov.au)  
Mon - Fri, 9:30 - 14:30

---

**From:** Hurst, Jackie  
**Sent:** Thursday, 19 January 2017 3:49 PM  
**To:** 'admin@canberratownplanning.com.au'  
**Subject:** Quality Assurance report - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]

Dear Ms Slapp,

Please find attached Quality Assurance review of the LVC assessment submitted by Colliers in relation to Block 8 & 9 Section 48 BELCONNEN

Please provide the further information they have requested to enable them to finalise the LVC assessment.

If I can be of any further assistance, please call at 6207 5963.

Kind Regards,

**Jackie Hurst** | DA Leasing |  
**Phone 02 6207 5963** | [jackie.hurst@act.gov.au](mailto:jackie.hurst@act.gov.au) |  
**Planning Delivery Division** | Environment, Planning and Sustainable Development Directorate | **ACT Government** |  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au) |

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*Please Cc all emails/replies through [actpladleasing@act.gov.au](mailto:actpladleasing@act.gov.au). This will ensure that matters are dealt with promptly in the event of any particular officer's absence.*

---

**From:** McInerney, Geoff  
**Sent:** Wednesday, 18 January 2017 10:55 AM  
**To:** ACTPLA DA Leasing  
**Cc:** Hurst, Jackie; Valuations  
**Subject:** Quality Assurance report DA 201630289

Please find attached our Quality Assurance review of the LVC assessment report submitted by Colliers International in relation to DA 201630289 for Block 8 Section 48 Belconnen

Regards

Geoff McInerney AAPI CPV

Senior Valuer

**ACT Valuation Office** | Chief Minister, Treasury and Economic Development Directorate | **ACT Government**

wk: 02 620 54839



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11 May 2017

**Jackie Hurst**

DA Leasing - Planning Delivery Division  
Environment, Planning and Sustainable Development Directorate (EPSDD)  
GPO Box 158  
Canberra ACT 2601

By E-mail: [Jackie.Hurst@act.gov.au](mailto:Jackie.Hurst@act.gov.au)

**Quality Assurance Review of the LVC Assessment  
DA201630289 - Blocks 8 and 9 Section 48 Belconnen**

Dear Jackie,

I refer to your email dated Thursday 19 January 2017, which provided a copy of the Quality Assurance Review of the LVC Assessment prepared by Colliers for Blocks 8 and 9 Section 48 Belconnen.

In response to the matters raised, Colliers have prepared a revised Valuation Report, which is attached to this correspondence for your consideration.

To supplement the revised Report, we provide the following comments in relation to a number of specific matters raised in the Quality Assurance Assessment.

***ACTVO received the Colliers valuation report on 17 January 2017, which is after the Notice of Decision date being 13 December 2016.***

The Colliers Valuation Report (as signed on 14 October 2016) was included as part of the package of documentation submitted with the Development Application (DA). EPSDDs timing for circulating the Report to the ACTVO is outside of our control.

***The DA was submitted over Blocks 8 and 9 Section 48 Belconnen. Also the NOD relates to both Blocks 8 and 9, ACTVO query whether the Colliers report which relates to Block 8 only is an appropriate assessment.***

As detailed in the Lease Variation Report submitted with the DA, the intent of the variation is to harmonise the Crown Lease purpose clauses for both Blocks 8 and 9 so that they can be consolidated into a single Block. To do this, the limitations in relation to 'restaurant' and 'indoor recreation facility' must be removed from the Block 8 Purpose Clause. We therefore consider it appropriate that the Colliers LVC Assessment only relate to Block 8.

We trust that the above and attached documentation satisfies all matters raised in the Quality Assurance Review. However, should you require anything further, please do not hesitate to contact me on 0409 550 596 or Deb Barnes on 0407 278 947.

Yours Sincerely,



PER:

**Pieter Van Der Walt**

Director - Senior Town Planner

**Attachments**

Revised Valuation Report - Block 8 Section 48 Belconnen.

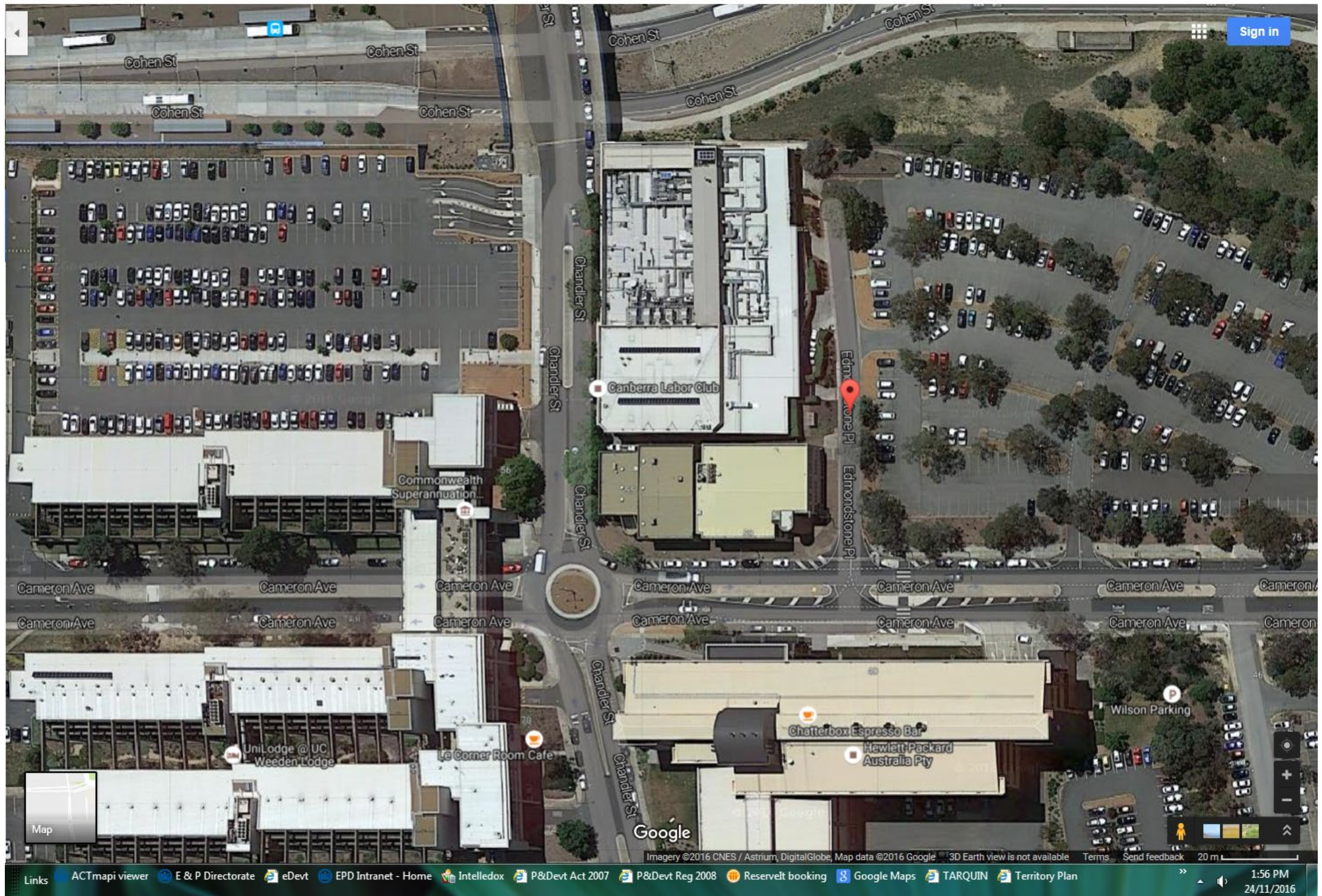
The screenshot displays the ACTmap Development web application interface. At the top, the browser address bar shows the URL <http://app.actmap.act.gov.au/actmap/index.html?viewer=dev>. The page header includes the ACT Government logo and the text "ACTmap Development". A search bar is located in the top right corner.

On the left side, there is a "Layers" panel with a list of "All Available Layers". The layers are as follows:

- Licences
- Development Applications
- Road labels
- Road Labels
- Cadastre
- Cadastre for Imagery
- Heritage
- ACT Registered Trees
- Significant Plants and Animals
- Environmental Offsets
- Strategic Assessment Areas
- Territory Plan
- National Capital Authority
- Land Custodianship
- Regional Linkage Value
- Habitat (colonisation potential) Generalist
- 2016 Aerial Photography
- 2015 Aerial Photography

The main map area shows a detailed cadastral plan with various colored zones and street names. The zones are color-coded: blue (CZ2), yellow, green, red, and orange. Street names include SWANSON COURT, CAMERON AVENUE, CHAN STREET, COLLEGE STREET, BENJAMIN WAY, CHANDLER STREET, VERNYARD LANE, EMU BANK, AIRMAN DRIVE, and CRISP CIRCUIT. A scale bar at the bottom left indicates 0, 50, and 100 meters. The bottom of the screen shows a Windows taskbar with various application icons and a system tray displaying the time as 2:51 PM on 04/11/2016.

This is a satellite view of the Belconnen suburb in Canberra, Australia. The map shows a grid of streets including Benjamin Way, Chandler St, Cohen St, Cameron Ave, and College St. Key landmarks and businesses are labeled, such as Kmart Belconnen, ALDI Belconnen, Coles Supermarkets, Westfield Belconnen, and the Canberra Labor Club. A red pin is placed on the Canberra Labor Club. The map interface includes a search bar at the top left, a 'Sign in' button at the top right, and a Google logo at the bottom center. The bottom of the screen features a Windows taskbar with several open applications: ACTmapi viewer, E & P Directorate, eDev, EPD Intranet - Home, Intellex, P&Dev Act 2007, P&Dev Reg 2008, Reservel booking, Google Maps, TARQUIN, and Territory Plan. The system clock shows 1:55 PM on 24/11/2016.



**From:** [Ramesh, Meena](#)  
**To:** ["Pieter Van Der Walt"](#)  
**Cc:** ["admin@canberratownplanning.com.au"](mailto:admin@canberratownplanning.com.au)  
**Subject:** DA201630289 – Belconnen Hotel (Canberra Labor Club)- Blocks 8 & 9 Section 48 Belconnen [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 30 November 2016 12:18:00 PM  
**Importance:** High

---

Hi Pieter

As discussed over the phone, we have received the following comments from our Strategic Planning Unit. The Unit has raised a number of design issues as below.

The DA is to be presented to MPRG next Wednesday 7 December 2016 morning. Can you please provide a written response to the issues raised below (in consultation with the lessee & the architect), so we can present it to the MPRG. Can you please include any revised drawings and 3D modelling to support your response. I will send a formal additional information request via eDevelopment. However, at this stage for presentation to MPRG an email response with just “sketches” will suffice.

I need your response by noon Tuesday 6 December 2016. If you cannot meet this timeframe, we will need to postpone the MPRG meeting to the following week. Please note MPRG schedule for next few weeks will fill up quickly, so please let me know ASAP if you cannot meet the timeframe.

#### Strategic Planning comments

- It is unclear why the conference and gym facilities are located in the basement of the proposal. It could be assumed that these facilities would have far greater appeal if they were located at an upper level with access to the northern view.
- Given the existing buildings are to be demolished, it is unclear why the opportunity hasn't been taken to provide at least one or two levels of basement car parking. This could reduce the extent of podium parking required and increase hotel room numbers.
- Strategic Planning has significant concerns with the height and appearance of the proposed podium car park. When combined with the ground floor, the proposed podium car park will be approximately 23m high, which is almost half the total proposed building height. This will have a significant visual impact on the area and appears excessive and inefficient in relation to the number of parking floors provided. For example, providing car park floor to ceiling heights of up to 5470mm appears very inefficient when 3000mm is provided for the proposed hotel rooms above. Please consider measures to reduce the height of the parking structure, including reducing the floor to floor height, reconfiguring the western fire stairs to remove the cross-over corridor and providing basement car parking.
- Please consider measures to improve the screening of the proposed car park podium structure. Strategic Planning is concerned that the proposed height and extent of screening will become too dominant. The proposed metal louvres and powder coated screens are repetitive and emphasise that this is a car park, rather than being a small part of a hotel building. Note that the floor slabs indicated on the proposed elevations currently don't appear to align with the screening and that the edge of these slabs will be visible through the louvres. Consider breaking down the extent of louvres by providing some alternative treatments, such as sections of green walls / plantings,

alternative materials or carrying elements of the upper levels of the building down to the car park levels. Note that the proposed colour palette is not clear. The current car park proposal is not considered a high quality outcome and is not supported.

- The Draft Belconnen Town Centre Master plan indicated a height limit of 12 storeys for these sites, following an earlier pre-application meeting. Following consideration of a significant submission from the Canberra Labor Club on the draft master plan, the maximum height limit for these sites was increased to 18 storeys. It is not clear why the proposal has not taken up the additional height which was argued for.
- The planning and variety of hotel rooms is generally considered good and is supported.

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 |

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**From:** [Pieter Van Der Walt](#)  
**To:** [Ramesh, Meena](#)  
**Cc:**  [Arthur Roufogalis](#)  
**Subject:** RE: DA201630289 – Belconnen Hotel (Canberra Labor Club)- Blocks 8 & 9 Section 48 Belconnen [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 6 December 2016 12:14:11 PM  
**Attachments:** [Ltr BELCO FIR 8 9 48 STRATPLAN COMV2e.pdf](#)  
**Importance:** High

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Meena,

Please find attached our response to the matters raised by the Strategic Planning Unit – happy to continue working with the Authority on this matter as may be required.

We will get a copy of the 3-D model to you As soon as possible.

Regards

Pieter

CTP Logo




**Pieter Van der Walt**  
 Director • Town Planner

**Mobile** 0409 550 596

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**From:** Ramesh, Meena [mailto:Meena.Ramesh@act.gov.au]  
**Sent:** Wednesday, 30 November 2016 12:19 PM  
**To:** Pieter Van Der Walt <Pieter@CanberraTownPlanning.com.au>  
**Cc:**   
**Subject:** DA201630289 – Belconnen Hotel (Canberra Labor Club)- Blocks 8 & 9 Section 48 Belconnen [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Pieter

As discussed over the phone, we have received the following comments from our Strategic Planning Unit. The Unit has raised a number of design issues as below.

The DA is to be presented to MPRG next Wednesday 7 December 2016 morning. Can you please provide a written response to the issues raised below (in consultation with the lessee & the architect), so we can present it to the MPRG. Can you please include any revised drawings and 3D modelling to support your response. I will send a formal additional information request via eDevelopment. However, at this stage for presentation to MPRG an email response with just

“sketches” will suffice.

I need your response by [noon Tuesday 6 December 2016](#). If you cannot meet this timeframe, we will need to postpone the MPRG meeting to the following week. [Please note MPRG schedule for next few weeks will fill up quickly, so please let me know ASAP if you cannot meet the timeframe.](#)

#### Strategic Planning comments

- It is unclear why the conference and gym facilities are located in the basement of the proposal. It could be assumed that these facilities would have far greater appeal if they were located at an upper level with access to the northern view.
- Given the existing buildings are to be demolished, it is unclear why the opportunity hasn't been taken to provide at least one or two levels of basement car parking. This could reduce the extent of podium parking required and increase hotel room numbers.
- Strategic Planning has significant concerns with the height and appearance of the proposed podium car park. When combined with the ground floor, the proposed podium car park will be approximately 23m high, which is almost half the total proposed building height. This will have a significant visual impact on the area and appears excessive and inefficient in relation to the number of parking floors provided. For example, providing car park floor to ceiling heights of up to 5470mm appears very inefficient when 3000mm is provided for the proposed hotel rooms above. Please consider measures to reduce the height of the parking structure, including reducing the floor to floor height, reconfiguring the western fire stairs to remove the cross-over corridor and providing basement car parking.
- Please consider measures to improve the screening of the proposed car park podium structure. Strategic Planning is concerned that the proposed height and extent of screening will become too dominant. The proposed metal louvres and powder coated screens are repetitive and emphasise that this is a car park, rather than being a small part of a hotel building. Note that the floor slabs indicated on the proposed elevations currently don't appear to align with the screening and that the edge of these slabs will be visible through the louvres. Consider breaking down the extent of louvres by providing some alternative treatments, such as sections of green walls / plantings, alternative materials or carrying elements of the upper levels of the building down to the car park levels. Note that the proposed colour palette is not clear. The current car park proposal is not considered a high quality outcome and is not supported.
- The Draft Belconnen Town Centre Master plan indicated a height limit of 12 storeys for these sites, following an earlier pre-application meeting. Following consideration of a significant submission from the Canberra Labor Club on the draft master plan, the maximum height limit for these sites was increased to 18 storeys. It is not clear why the proposal has not taken up the additional height which was argued for.
- The planning and variety of hotel rooms is generally considered good and is supported.

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 |

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**From:** [Ramesh, Meena](#)  
**To:** [Henriquez, Jose](#)  
**Cc:** [Chowdhury, Abu Sayem](#); [TCCS SPATAS DA](#)  
**Subject:** RE: COMM: TCCS-STORMWATER-WASTE MANAGEMENT-TRAFFIC MANAGEMENT-URBAN TREESCAPES-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 24 November 2016 3:38:00 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

Hi Jose

Please see my comments in blue below.

Please confirm TCCS supports the hotel drop off area.

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:** Henriquez, Jose  
**Sent:** Tuesday, 22 November 2016 4:44 PM  
**To:** EPD, Customer Services  
**Cc:** TCCS\_SPATAS DA COORD; Bell, Jeff; Chowdhury, Abu Sayem  
**Subject:** COMM: TCCS-STORMWATER-WASTE MANAGEMENT-TRAFFIC MANAGEMENT-URBAN TREESCAPES-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

Dear App Sec,

**We apologise for our late response but please consider our comments below.**

**DEVELOPMENT APPLICATION NO: 201630289**

**Project Description:**

**PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

|                         |                    |                          |
|-------------------------|--------------------|--------------------------|
| <b>BLOCK: 8 &amp; 9</b> | <b>SECTION: 48</b> | <b>SUBURB: BELCONNEN</b> |
|-------------------------|--------------------|--------------------------|

This DA has been assessed in regards to the following:

|                                |   |                                 |   |
|--------------------------------|---|---------------------------------|---|
| Traffic                        | X | Driveways/Verge Crossings       | X |
| Parking (to be checked by EPD) | X | LMPP/Street Trees               | X |
| Public Transport               |   | Street Lighting                 | X |
| Waste Management               | X | Pedestrian Footpath             | X |
| Stormwater Tie                 | X | Stormwater Easement             | X |
| Subdivision                    |   | EDP                             |   |
| Further Information            |   | Amendments/Additions/Alteration |   |

|                 |               |
|-----------------|---------------|
| Lease Variation | Capital Works |
|-----------------|---------------|

X = Areas Assessed.

And our position is:

|                                                                      |   |
|----------------------------------------------------------------------|---|
| That It Is Supported                                                 |   |
| That It Is Supported Subject to Compliance With Following Conditions | X |
| That It Is Not Supported                                             |   |
| That Further Information Is Required                                 |   |

**Conditions**

**VERGE CROSSING**

1. The existing verge crossings must be removed and reconstructed in accordance with TCCS Standards to match proposed verge concrete paving treatment.
2. The internal ground floor driveway must comply with sightlines requirements as per AS 2890.1.
3. The levels on the verge are not to be altered as a result of the new constructed verge crossing.
4. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing and 1.2m for stormwater sumps.

**VERGE**

5. A Landscape Management and Protection Plan and a dilapidation report for all Govt Assets adjacent to the site must be submitted to Asset Acceptance –TAMS prior to commencement of construction and on the completion of works.
6. Urban Treescapes support the development at Block 8 & 9 Section 48 Belconnen in terms of the impact on existing trees with the following conditions to increase the likelihood that new tree plantings will succeed.
7. The proposed removal of Tree 1 in the Landscape Management and Protection Plan (1625 LMPP-01 Issue A dated 26.8.2016) is not consistent with the Demolition Plan (160810 C107 Issue B dated 14.09.16) – **AGREE** and other associated plans (i.e. Landscape Plan 1625 L01 Issue A dated 12.09.2015 and Ground Floor – Hotel DA102/1 14.09.2016- **are ok – both plans actually show new tree planting where Tree 1 currently exists - see Planting Plan L01 for clarification**) and plans must be updated for consistency.
8. As the supporting Tree Assessment has identified that Tree 1 is in poor health, please remove Tree 1 and replant with *Eucalyptus mannifera* ‘Little Spotty’ (please note that due to limited verge space Cameron Avenue the ‘Little Spotty’ cultivar is to be used for both new tree plantings).
9. Please increase the space for the new *Eucalyptus mannifera* ‘Little Spotty’ (Tree 1) adjacent to the car park bays on Cameron Avenue (as per the design indicated on the Ground Level – Hotel plan DA102/1 14.09.2016) to improve growing conditions and promote the development of healthy root systems.
10. Please also increase the distance from the outside of the tree trunk to the back of kerb to 1.7m minimum.
11. Please confirm that the awning on Chandler Street will be articulated to provide space

for existing street trees and prevent conflict between the awning and tree canopies. – already shown –see Site Plan & Roof Plan, Chandler Street Elevation & Perspectives 4

12. There is to be no additional excavation to install concrete pavement or 'soak through gravel' within the tree protection zones of existing trees on Chandler Street.
13. Please provide more detail at design acceptance stage to show the planting methodology for the new trees in the garden beds on Cameron Avenue.
14. In line with Urban Treescapes community notification procedures please ensure the tree to be removed is signposted at least 14 days before removal is carried out.

#### **PEDESTRIAN NETWORK**

15. The pedestrian walkway is to take precedence over the verge crossing and be constructed in accordance with TCCS Standards.
16. A Construction Management Plan must be submitted at the Design Acceptance stage.

#### **STORMWATER**

17. The Stormwater plan must be resubmitted at the Design Acceptance stage.

#### **WASTE**

18. Please note that the headroom clearance around the waste enclosure and loading zone at the ground level is only 4.5m, therefore, all waste will need to be collected through rear loading (please see attach document).

#### **Standard Conditions**

-

*The following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:*

*In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Asset Acceptance, TCCS by the ways of:*

1. A certificate of design acceptance prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

#### ***Design Acceptance and Operational Acceptance***

*A Certificate of Design Acceptance is required for all off-site works from the Senior Manager, Asset Acceptance, TCCS, prior to the construction.*

*In order to obtain the Certificate of Design Acceptance, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Asset Acceptance, TCCS.*

*A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Asset Acceptance, TCCS, prior to the issue of a Certificate of Occupancy.*

*Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Asset Acceptance, TCCS on completion of all off-site works.*

*A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.*

### **Temporary Traffic Management (TTM)**

*A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, Transport and Infrastructure Division, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.*

### **Landscape Management & Protection Plan (LMPP)**

*LMPP approval from the Senior Manager, Asset Acceptance, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Asset Acceptance, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

### **Use of Verges or other Unleased Territory land**

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and City Services, TCCS.*

### **Repair of Damage to Public Assets**

*The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.*

### **Notice of Commencement of Construction**

*Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Asset Acceptance, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.*

**Additional Comments/Advice (as advice to ACTPLA only, and not to be included in the Notice of Decision)**

- 
- 19. **All parking requirements should be checked by EPD in accordance with the Parking and Vehicular Access General Code.**
- 20. **All plans must be updated before they are stamped approved and released to the Applicant.**

**Kind regards,**

Jose Henriquez | DA Coordinator Development Review & Coordination

Phone 02 6207 7480 | Email: [jose.henriquez@act.gov.au](mailto:jose.henriquez@act.gov.au)

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

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ACTGov\_TCCS\_inline\_black



**From:** EPD, Customer Services

**Sent:** Monday, 31 October 2016 1:30 PM

**To:** TCCS\_SPATAS DA

**Subject:** REFERRAL-TCCS-STORMWATER-WASTE MANAGEMENT-TRAFFIC MANAGEMENT-URBAN TREESCAPES-201630289-8&9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

**DEVELOPMENT APPLICATION NO:** 201630289

**BLOCKS:** 8&9 **SECTION:** 48 **DIVISION:** BELCONNEN

**Description - PROPOSAL FOR 12 STOREY COMMERCIAL DEVELOPMENT - CONSOLIDATION - LEASE VARIATION - construction of restaurant and commercial/retail space on ground floor, four levels of car parking, five levels of commercial accommodation comprising of ninety units, landscaping and associated works-Variation of the Crown lease for block 8 to remove area limits and consolidation of two Crown leases. Please see application form for description.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice (**21/11/2016**).

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

Please forward any written advice via email to Customer Services

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

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

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

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

Kind Regards

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

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**From:** [Pieter Van Der Walt](#)  
**To:** [Ramesh, Meena](#)  
**Subject:** DA 201630289-8&9/48 BELCONNEN-  
**Date:** Tuesday, 29 November 2016 4:09:54 PM

---

Meena,

Thanks for brining the Elevation/boundary matter to our attention.

I can confirm that the issue is that if a Drafting error and no encroachment of the podium parking is proposed (as per the floor plans).

We can get you a replacement elevation drawing set immediately if you want or deal with this as a condition – just met me know.

Regards

Pieter

CTP Logo



**Pieter Van der Walt**  
Director • Town Planner

**Mobile** 0409 550 596



This message may be confidential. If you are not the intended recipient please contact the sender and permanently delete the message.

## REPORT ON NEW TERMINATION DATE FOR CONSOLIDATED BLOCKS

DA No. 20163028

Est. DA Approval Date 20-JAN-17

Suburb : BELCONNEN

Section : 48

|              |        |   |       |
|--------------|--------|---|-------|
| <u>Areas</u> | Blocks | 8 | 817.5 |
|              |        | 9 | 713.3 |

---

New Block Total : 1530.8

| <u>Lease Details</u> | <u>Commencement Date</u> | <u>Expiry Date Due</u> |
|----------------------|--------------------------|------------------------|
| Block 8              | 01-APR-2011              | 31-AUG-2078            |
| 8                    | 23-MAY-2011              | 31-AUG-2078            |
| 9                    | 01-SEP-1979              | 31-AUG-2029            |

Balance Lease Period Of Theoretical Block \_\_\_\_\_

Commencement date from 20-JAN-2017 is 14-SEP-2001Termination date from 20-JAN-2017 is 13-SEP-2100

**ASSESSMENT REPORT**

ASSESSMENT OFFICER: Meena Ramesh

APPLICATION NUMBER: 201630289

BLOCKS: 8 & 9                      SECTION: 48

DIVISION: BELCONNEN

**Zone:     CZ2 Business Zone**

**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"> <tr> <td>Precinct Code:</td> <td><b>Belconnen Precinct Map &amp; Code</b></td> </tr> <tr> <td>Development Code:</td> <td><b>Commercial Zones Development Code</b></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>Bicycle Parking 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 meets all rules of the above code(s) that are relevant to the development with the exception of those identified in the statement against relevant criteria submitted for the proposal. 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.</p> <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: | <b>Commercial Zones Development Code</b> | General Code: | <b>Parking and Vehicular Access General Code</b> | General Code: | <b>Bicycle Parking 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:                                                                                                                           | <b>Commercial Zones Development Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |                                          |                   |                                          |               |                                                  |               |                                     |               |                                         |               |                                                                   |
| General Code:                                                                                                                               | <b>Parking and Vehicular Access General Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                          |                   |                                          |               |                                                  |               |                                     |               |                                         |               |                                                                   |
| General Code:                                                                                                                               | <b>Bicycle Parking 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> |

**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 a mixed use development for uses consistent with the approved variation.</p> <p>The proposed uses are listed as an assessable development in the CZ2 <b>zone development table</b>, and are therefore determined <b>to be</b> permissible uses for the land.</p> <p>The proposed development <b>is</b> in accordance with the provisions of the Crown Lease as varied by this approval.</p> <p>The land <b>is</b> suitable for the development proposed.</p> |
| S120 (c) Environmental Significance Opinion | <p>An Environmental Significance Opinion (ESO) <b>is not</b> in force for the development proposal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| S120 (d) Representations                    | <p>No representations were received.</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<br/>(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>A site inspection was conducted on 1 Dec 2016. Photos saved in DA file.<br/>Accompanied by Phab V.</p>                                                                               |







**ASSESSMENT REPORT****CZ2 Business zone**

ASSESSMENT OFFICER: Meena Ramesh

APPLICATION NUMBER: 201630289

BLOCKS: 8 &amp; 9 SECTION: 48

DIVISION: BELCONNEN

**Proposal – Mixed use development**

- Lease variation to remove the Gross Floor Area (GFA) limitations in relation to ‘Restaurant’ and ‘Indoor Recreation Facility’, some other Lease clause changes to prepare the Lease for consolidation and to consolidate the blocks into a single development parcel
- Demolition of the existing buildings;
- Construction of a twelve (12) storey mixed use building above one level of basement comprising:
  - Restaurant and retail space at the ground floor level;
  - Four (4) levels of podium car parking comprising 134 car parking spaces;
  - Hotel comprising 90 commercial accommodation units over five (5) levels and ancillary uses including a Conference Room and Gym within the basement level; and
  - 2,037m<sup>2</sup> of commercial/office space across the two uppermost levels.
- Landscaping and associated site servicing works, verge crossovers, offsite works and other works as documented in this DA.

MPRG – Required due to the GFA of the building being more than 7000sqm.

**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 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: 2.1 Ground floor use &amp; 3.2 Active frontage</b>                                                                                                                                                                                                                           |                                   |
| Rule: R2 & 10                                                                                                                                                                                                                                                                                | Applicable Criterion: C2, C3, C10 |
| This rule applies to area “a” but subject blocks are in area “b” – therefore this rule does not apply.<br>C3 - Subject block adjoins main pedestrian area of Chandler Street frontage - Building incorporates uses on the ground floor that generate activity in the public space – complies |                                   |

|                                                 |                          |
|-------------------------------------------------|--------------------------|
| <b>Sub-Element: 2.2 SHOP – floor area limit</b> |                          |
| Rule: R4                                        | Applicable Criterion: C4 |
| Complies                                        |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Sub-Element: 3.1 Height of buildings &amp; 3.3 Materials and finishes</b>                                                                                                                                                                                                                                                                                                                                                                             |                          |
| Rule: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applicable Criterion: C8 |
| Overall height supported by Strategic Planning since Belconnen Town Centre Master Plan allows 18 storeys on this site. However, issues raised by Strategic Planning re: the configuration of floor heights & car park structure design. – APPLICANT ASKED TO RESPOND – 30/11 – revised facade treatment sketch provided by applicant which is an improvement to original -Refer to MPRG – MPRG supported the proposal with the revised facade treatment. |                          |

## 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 Car parking structures</b>                                                                                                                                                                                                                         |                          |
| Rule: N/A                                                                                                                                                                                                                                                              | Applicable Criterion: C6 |
| <i>Car parking structures integrate with the built form of adjacent existing development-</i> revised facade treatment sketch provided by applicant which is an improvement to original -Refer to MPRG– MPRG supported the proposal with the revised facade treatment. |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Sub-Element: 3.6 Wind</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           |
| Rule: R10 mandatory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicable Criterion: N/A |
| <p><i>As a consequence of the proposed development wind speeds do not exceed the following:</i></p> <p><i>a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s</i></p> <p><i>b) all other adjacent streets and public places - 16 m/s.</i></p> <p><i>Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.</i></p> <p>Review wind study indicates it meets this rule. However, it recommends –</p> <p><i>To confirm that the wind effect identified at point A in Figure 9 on page 5 will not negatively impact the local wind climate in the public realm around the development site further detailed CFD modelling is required.</i></p> <p><b>Include above as condition</b> – plus any mitigation measures recommended from such a study should be implemented on site.</p> |                           |

|                                                                                                                                                                                                                                                                                                                                      |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>Sub-Element: 3.7 Ventilation &amp; 4.2 Lighting</b>                                                                                                                                                                                                                                                                               |                                |
| Rule: R11 & R16 – both mandatory, R17                                                                                                                                                                                                                                                                                                | Applicable Criterion: N/A, C17 |
| Exhaust riser proposed within the restaurant area.                                                                                                                                                                                                                                                                                   |                                |
| <p><b>Include condition</b> - All exhaust and ventilation systems are installed and operated to comply with Australian Standard AS1668.1 <i>The Use of Ventilation and Airconditioning in Buildings.</i></p> <p>External lighting design statement by consultant indicates external lighting will be designed to these standards</p> |                                |

|                                                                                        |                                |
|----------------------------------------------------------------------------------------|--------------------------------|
| <b>Sub-Element: 5.2 Traffic generation, 5.3 Service access and delivery 20.1 Goods</b> |                                |
| Rule: N/A, R22 & 62 (mandatory)                                                        | Applicable Criterion: C21, C22 |
| Supported by TCCS                                                                      |                                |

|                                                                                                                                                                                                                                                             |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Sub-Element: 6.1 Potentially noisy uses</b>                                                                                                                                                                                                              |                           |
| Rule: R23 mandatory                                                                                                                                                                                                                                         | Applicable Criterion: N/A |
| <p><b>Include condition</b> - The required noise mitigation measures provided in Section 4 of the Noise Management Plan dated September 2016 by Parson Brinckerhoff must be implemented on site.</p> <p>EPA has supported the DA subject to conditions.</p> |                           |

|                                                      |                                      |
|------------------------------------------------------|--------------------------------------|
| <b>Sub-Element: 7.1 Water sensitive urban design</b> |                                      |
| Rule: R27 MANDATORY                                  | Applicable Criterion: Not Applicable |
| complies                                             |                                      |

|                                                                                                                                                                                                                                                                                         |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Sub-Element: : 9.1 Statement of endorsement , 9.2 Hazardous materials survey 21.1 Management of construction waste, 21.2 Post occupancy waste management, 22.1 Utilities, 23.1 Erosion and sediment control, 23.2 Contamination</b>                                                  |                                           |
| Rule: R34 & R35, R63 & 64, 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>• EPA has supported the DA subject to conditions.</li> </ul> |                                           |

|                                                                                                                                 |                           |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Sub-Element: 12.1 Materials and finishes</b>                                                                                 |                           |
| Rule: N/A                                                                                                                       | Applicable Criterion: C39 |
| <i>Building colours and materials are consistent with existing development within the particular town centre.</i><br>Consistent |                           |

### **3. Assessment of Compliance with Community and Recreation Facilities Location Guidelines General Code**

- Current leases excludes child care centre
- But new purpose clause adds child care centre by deletion of “**exclusion**” **without formally requesting the deletion – i.e. not specifically applied for– suitability of the site for this use has also not been demonstrated – Discussed with Karen Walker – she confirmed that since they have not applied for it, child care will be excluded as per current leases.**

#### **4. 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.

#### **5. Assessment of Compliance with Parking and Vehicular Access & Bicycle Parking General Codes**

These Codes are relevant to this proposal. The comments for the criterion or rule identified in the tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not.

##### **Car parking**

Complies - Refer parking assessment in the Traffic Impact & Parking Assessment Report.

##### **2.2.1 Dimensions of parking spaces for people with disabilities**

Complies

Transport Planner has provided following advice to applicant -

The provision of 2 accessible parking spaces on the level 1 basement parking – this would ensure that accessible parking is available on all levels of the proposed podium parking structure – [include as advice](#)

##### **2.2.2 Head room - complies**

##### **2.2.4 Percentages of parking spaces for people with disabilities – minimum parking provision rate (excluding residential zones)**

Requirement = minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required = 3% of 94 = 3 spaces required – complies

##### **2.4 Parking for motorcycles and motor scooters**

Three dedicated spaces per 100 car parking spaces are required,  
For 134 spaces – 4 spaces required – none provided

Advice from Transport Planner –

An indication of 4 motorcycle visitor parking bays on the plans. The surplus of vehicle parking being proposed by the applicant presents an opportunity to convert some of these spaces into motorcycle parking, preferably on level 1 and near one of the bicycle parking areas – [Include as condition](#)

##### **Bicycle**

##### **Hotel**

##### **Employees - Requirement**

1 per 80 guest bedrooms after the first 50 bedrooms

Total bedrooms = 110 (35 studio, 35x 1 bedroom and 20 two bed) = 1 space required

##### **Visitors, shoppers and guests -Requirement**

1 per 25 m<sup>2</sup> bar floor area after the first 25 m<sup>2</sup> bar floor area PLUS

1 per 100 m<sup>2</sup> of lounge and beer garden after the first 100 m<sup>2</sup> of lounge and beer garden PLUS

1 per 30 guest bedrooms after the first 30 bedrooms (minimum 2 Class 3 Bicycle Parking Spaces)

No bar /beer/lounge area, 3 spaces for guest bedrooms required

### **Office**

#### Employees - Requirement

1 per 250 m<sup>2</sup> GFA after the first 250 m<sup>2</sup> GFA  
2037sqm of office proposed - 7 spaces required

#### Visitors and guests - Requirement

1 per 950 m<sup>2</sup> GFA after the first 400 m<sup>2</sup> GFA – 2 spaces required

### **Restaurant**

#### Employees - Requirement

1 per 400 m<sup>2</sup> GFA after the first 400 m<sup>2</sup> GFA  
Restaurant 464sqm – 1 space required

#### Visitors and guests - Requirement

1 per 200 m<sup>2</sup> GFA after the first 200 m<sup>2</sup> GFA (minimum 2) – 2 spaces required

### **Shop**

#### Employees - Requirement

1 per 500 m<sup>2</sup> GFA after the first 500 m<sup>2</sup> GFA – Shop GFA = 148sqm – none required

#### Visitors and guests - Requirement

1 per 300 m<sup>2</sup> GFA (minimum 2) – 2 spaces required

Total – 9 for employees and 9 for visitors – adequate space provided within podium car park

However, Transport Planner has provided following advice–

The provision of bicycle parking at ground level to allow restaurant patrons and visitors to the retail shops an easy and accessible bicycle option – [Include as advice](#) that opportunities should be explored with TCCS.

## **5. Assessment of Compliance with CEPTED Code**

This is a Code relevant to this proposal. The proposal meets all requirements of this Code that are relevant to the development.

External lighting design statement by consultant indicates external lighting will be designed to relevant standards

**Leases**

**Block 9**



**Block 8**

Note -Clause 3(b) in relation to public access easement has been deleted by an earlier lease variation.

**Proposed lease variation** – see proposed purpose clause below

- consolidate leases into a single block;
- introduce alternative wording in relation to active uses (Clause 3(a)B);
- delete GFA restriction on Indoor recreation facility & restaurant
- Current leases excludes child care centre. But new purpose clause adds child care centre by deletion of exclusion without formally requesting the deletion – i.e. not specifically applied for– suitability of the site for this use has also not been demonstrated – Discussed with Karen Walker – she confirmed that since they have not applied for it, child care will be excluded as per current leases.



### **Other matters**

Note – Incorrect advice given at pre-app meeting – commercial accommodation use or hotel need not be assessed against the Multi unit Housing Development code.

- Existing GFA = 2668 sqm
- Proposed GFA = 15,367 sqm – [needs to go to MPRG](#)
- Block 8 = 817sqm
- Block 9 = 713sqm
- Consolidated block = 1530sqm
  
- [Include licence conditions](#)

### **Documentation**

- Service area structures have doors opening out onto the verge – supported by TCCS – yes discussed

with Jose 28/11.

- No Dimensions on the basement plan—include condition to amend
- Demolition plan shows Tree 1 as being retained –include condition to amend
- Landscape Plan, Planting Plan and civil drawings show different configuration of on-street parking to that on Site & Ground Level Plans - include condition to amend
- Elevations indicate part of the lower 5 levels of the building encroach over the boundary – clarify & – include – confirmation sought from applicant – Pieter V by phone – confirmed not an encroachment – drawing error - Include condition to amend
- The numbering (total) of car spaces shown on podium car park Levels 1 & 4 drawings is incorrect- include condition to amend
  
- DA not referred to Health Protection Service – request sent to Customer Services 24/11- sent 25/11/16 – supported.

## SUBMISSION TO MAJOR PROJECT REVIEW GROUP

|                        |                                                  |
|------------------------|--------------------------------------------------|
| <b>AGENDA ITEM NO.</b> |                                                  |
| <b>DATE OF MEETING</b> | 7 DECEMBER 2016                                  |
| <b>SUBJECT</b>         | DA 201630289 – BLOCKS 8 & 9 SECTION 48 BELCONNEN |
| <b>BRANCH</b>          | PLANNING DELIVERY                                |
| <b>PRESENTED BY</b>    | MEENA RAMESH                                     |

This proposal has been referred to the Major Project Review Group because the total GFA proposed is more than 7000sqm and the building height is greater than 25m.

### **Purpose**

1. To brief the Major Project Review Group on a mixed use development proposal comprising –
  - Lease variation to remove the Gross Floor Area limitations in relation to 'Restaurant' and 'Indoor Recreation Facility', some other Lease clause changes to prepare the Lease for consolidation and to consolidate the subject blocks;
  - Demolition of the existing buildings;
  - Construction of a twelve (12) storey mixed use building above one level of basement including:
    - Restaurant and retail space at the ground floor level;
    - Four (4) levels of podium car parking comprising 134 car parking spaces;
    - Hotel comprising 90 commercial accommodation units over five (5) levels and ancillary uses including a Conference Room and Gym within the basement level;
    - 2,037sqm of commercial/office space across the two uppermost levels;
  - associated landscaping, paving and other site works; and
2. To seek MPRG advice on the development proposal.

### **Leasing**

Blocks 8 and 9 Section 48 Belconnen are both market value leases granted under the *Planning and Development Act 2007* to the Canberra Labour Club Limited.

While the application submitted makes no mention of including child care in the lease variation it has been included in the suggested wording of the purpose clause. If the application is approved, the exclusion of child care will remain in the consolidated lease purpose clause unless/until an application to vary the lease is submitted and

approved to include it.

### **Issues identified for discussion:**

- Building design & external materials

Strategic Planning Unit had significant concerns with the height and appearance of the proposed podium car park. The proposed car park proposal was not considered to be of a high quality outcome.

When combined with the ground floor, the proposed podium car park will be approximately 23m high, which is almost half the total proposed building height. This will have a significant visual impact on the area and appears excessive.

Strategic Planning is concerned that the proposed height and extent of screening will become too dominant. The proposed metal louvers and powder coated screens are repetitive and emphasise that this is a car park, rather than being a small part of a hotel building.

Applicant was asked to consider measures to reduce the height of the parking structure, including reducing the floor to floor height, providing basement car parking and measures to improve the screening of the proposed car park podium structure. It was also suggested that consideration be given to breaking down the extent of louvres by providing some alternative treatments, such as sections of green walls / plantings, alternative materials or carrying elements of the upper levels of the building down to the car park levels.

In response to this request, the applicant has provided an alternative solution (See **Attachment A**) for consideration by the MPRG. The solution provided is considered to be a far better design outcome for the site.

- Representations – None received.
- Entity comments – All relevant entities have supported the proposal with or without conditions. Entity conditions can be addressed as conditions of approval.

### **Site Inspection**

Please see photos under MPRG folder.

### **Communications**

The Belconnen Labor Club has been the subject of recent media enquiries from Fairfax Media (late November). It is important that the EPSDD Communications team is alerted prior to any decisions made to ensure appropriate media preparation is in place.

## Options

The options to progress this matter are as follows:

1. Support the proposal as per the revised sketches appearing at **Attachment A** with appropriate conditions included in the DA decision for submission of revised architectural plans to reflect these changes.
2. Remit the proposal back to the proponent to submit revised architectural plans to reflect these changes prior to DA approval.

## Recommendation

It is recommended that Option 1 be supported.

Meena Ramesh  
Case Officer  
5 December 2016

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### Minutes

**Chair:** George Cilliers

**Minute Taker:** Meena

**Present:** Chris Gell, Monica Saad, Helen Mckeown, Bob Taylor, Meena Ramesh

**Decision by Major Project Review Group:** MPRG noted that height of the podium car park - in particular, the excessive ceiling heights within the car park levels. While the applicant has justified it as allowing for services, natural lighting & ventilation, MPRG considered the opportunity to retrofit in the future by converting one or more of these levels for commercial use. The facade facing the Labor Club appears to be designed to integrate with future development on Labor Club site. It was also noted that the height of the podium car park was not dissimilar to the nearby Wayfarer building.

While the opportunity for a taller building as permitted by the Belconnen Town Centre Master Plan has not been taken up, the proposal meets all relevant requirements of the Territory Plan. MPRG agreed that the revised facade treatment was a far better design outcome for the site and supported the recommendation.

**Date this decision was Approved in Objective by Chair of MPRG meeting:**

**Is additional referral required? No**

**Date referred to Communications Unit: 5 December 2016**

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PLANNING

## Attachment A – Alternative Façade Treatment to Hotel Podium