

Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>201733198</u>	Drawings in set	<u>4</u>
Block:	<u>18</u>	Section:	<u>11</u>
Suburb:	<u>MITCHELL</u>		

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

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

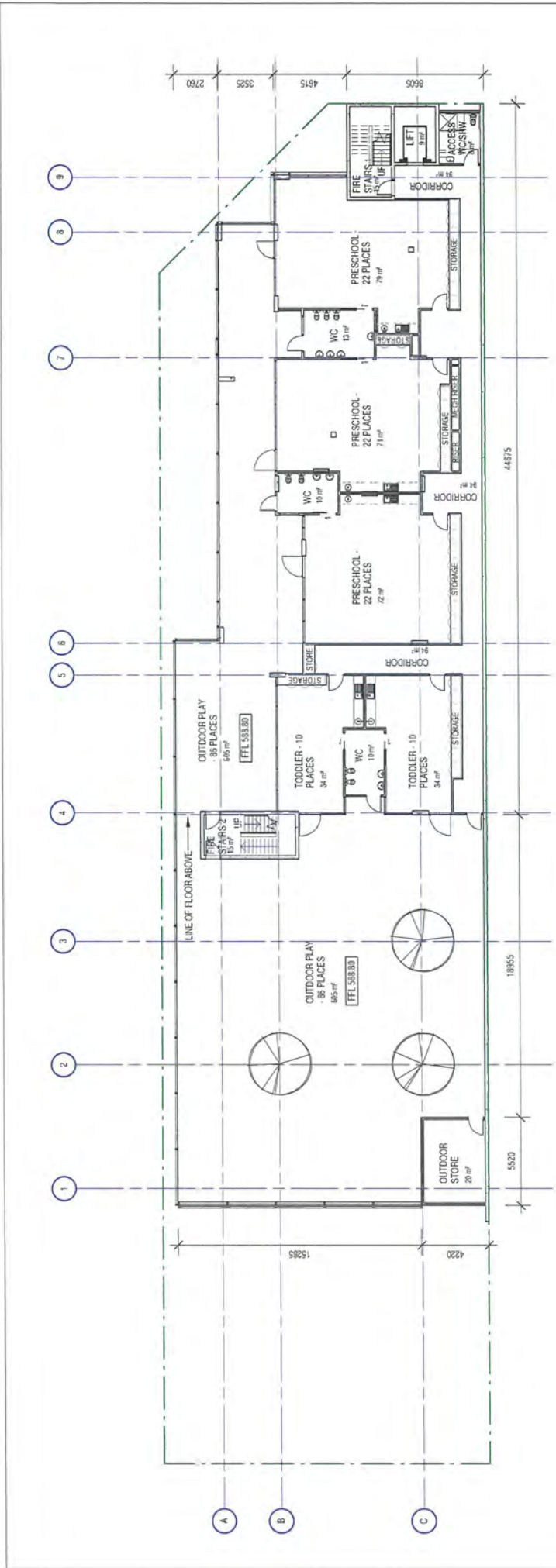
- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- Development is to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

Please note:

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

Signed...  Date 1/13/18

For further information please phone Steve Donnelly – Jemena 6192 6270



ActewAGL
Gas Networks

CONDITIONALLY COMPLIES

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

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

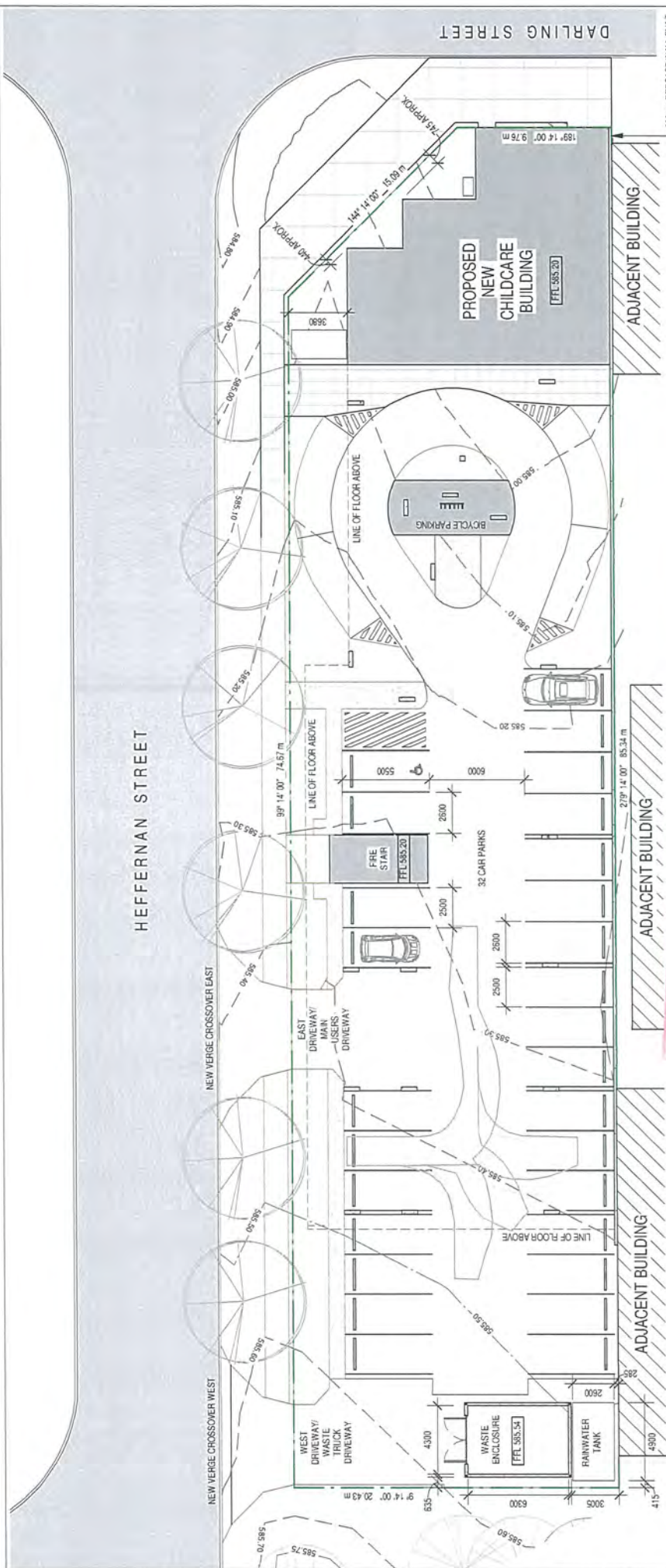
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed: [Redacted] Date: 13/02/2018

Rev	Amendment	Date	Int
arpm			
Mitchell Childcare Centre Block 18, Section 11 Corner Darling & Heffernan Street, Mitchell, ACT			
Drawn	Date	Scale	Project Number
Author	1.250	A3	A17041
Review	Date	Project Leader	Date
Checker	Date	Designer	Date
PRELIMINARY			Drawing Number
			SK 103
			Area

1. Mitchell Childcare Centre - 11/02/2018 - 11/02/2018 - 11/02/2018
 2. Mitchell Childcare Centre - 11/02/2018 - 11/02/2018 - 11/02/2018
 3. Mitchell Childcare Centre - 11/02/2018 - 11/02/2018 - 11/02/2018





ActewAGL Gas Networks
CONDITIONALLY COMPLIES

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

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

Please note: Construction of unapproved works may result in a safety hazard to remove non-compliant structures around the property covered by the notification works on ActewAGL's gas network.

Signed: [Redacted] Date: 13/18 5285 7705

BUILDING AREA		Name	Level	Area
GROUND LEVEL BUILT AREA	GROUND LEVEL			201 m ²
	LEVEL 1			513 m ²
	LEVEL 2			373 m ²
Grand total 3 levels				1087 m ²
OUTDOOR AREA		Name	Level	Area
LEVEL 2 OUTDOOR PLAY	LEVEL 1			658 m ²
	LEVEL 2			331 m ²
Grand total 2				989 m ²
SITE AREA		Name	Area	
			1856 m ²	

SITE NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERS' DOCUMENTATION
- REFER TO SERVICES DOCUMENTS FOR LOCATION AND CO-ORDINATION OF KNOWN EXISTING IN-GROUND SERVICES

Rev | Amendment | Date | Int

arpm

Project Number: A17041
 Drawing Number: SK 101
 Date: 1.250
 Project Location: AP

MITCHELL CHILDCARE CENTRE
 BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

10/02/2018 9:29:17 AM



Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°: 167848 Drawings in set _____
 Block: 18 Section: 11
 Suburb: MITCHELL

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

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

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
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- Other:

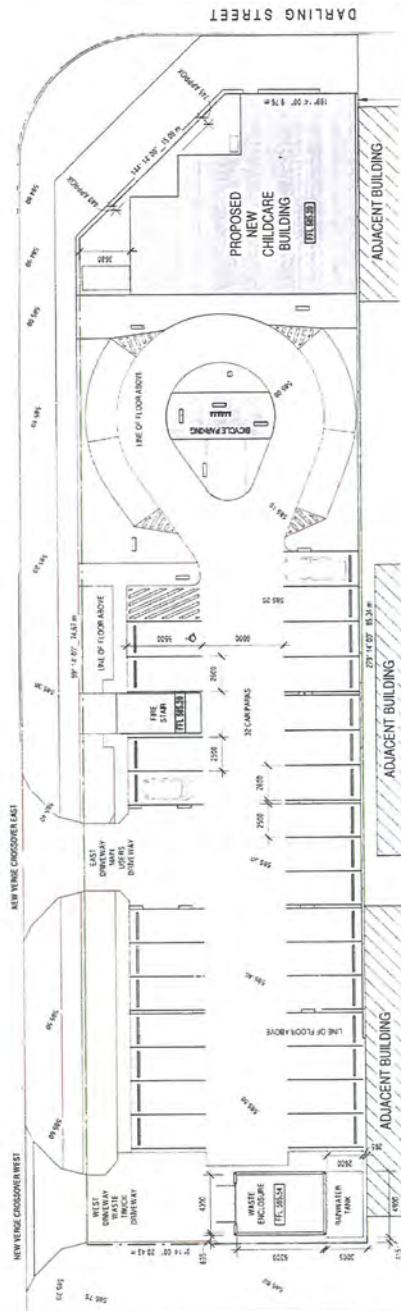
Please note:

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- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed.....  Date 7.13.18

For further information please phone Steve Donnelly – Jemena 6192 6270

HEFFERNAN STREET



200mm PRECAST WALL BALU TO 1000mm PAINT FINISH OF 100mm CONCRETE SLAB

arpm
 ARCHITECTS
 100 WING CROSSOVER EAST
 HEFFERNAN STREET, MITCHELL ACT

PROJECT: NEW WING CROSSOVER EAST
 BLOCK 14 SECTION 11 CORNER HANING & HEFFERNAN STREET, MITCHELL ACT

SITE PLAN
 Scale: 1:250
 Date: 25/01/2018
 Drawing: A17041
 Status: PRELIMINARY
 Sheet: SK 101

Name	Level	Area
GROUND LEVEL BELT AREA	UPGRADE LEVEL	201 m ²
LEVEL 1 BELT AREA	LEVEL 1	373 m ²
LEVEL 2 BELT AREA	LEVEL 2	373 m ²
LEVEL 3 BELT AREA	LEVEL 3	106 m ²
OUTDOOR AREA		
LEVEL 1 OUTDOOR PLAY	LEVEL 1	106 m ²
LEVEL 2 OUTDOOR PLAY	LEVEL 2	106 m ²
LEVEL 3 OUTDOOR PLAY	LEVEL 3	106 m ²
SITE AREA		
Site Area	Area	1015 m ²

ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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

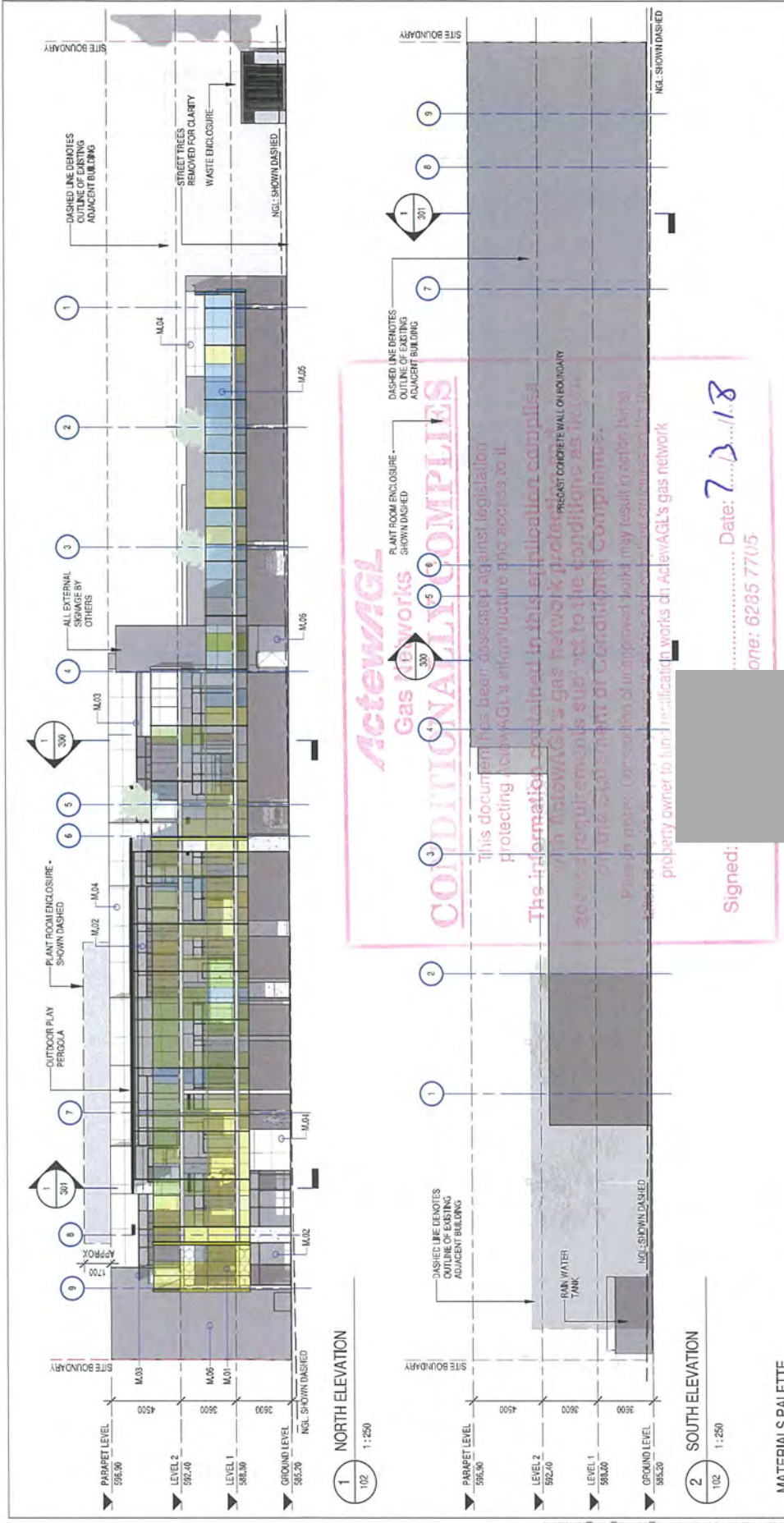
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

SITE NOTES:

- 1. The information contained in this application is for informational purposes only and does not constitute an offer of any product or service.
- 2. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 3. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 4. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 5. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 6. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
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- 10. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 11. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 12. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 13. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 14. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 15. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 16. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 17. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 18. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 19. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.
- 20. The information contained in this application is subject to the conditions of the Statement of Conditional Compliance.

taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network

Signed: Date: 25/01/18
 35 7705



MATERIALS PALETTE



M.01 PERFORATED STEEL SCREEN, COLOUR - TO MATCH TRANSPARENT CLADDING (M05)



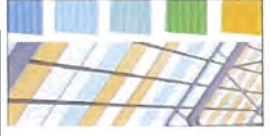
M.02 CLEAR GLAZING IN COLOUR-COATED ALUMINUM FRAMES, COLOUR - COLORBOND MONUMENT



M.03 HEXA HOOD (H-600) (W-WIDE) COLOUR - COLORBOND MONUMENT



M.04 METAL BARBESTONE EXTERNAL CLADDING COLOUR - GABBSTONE



M.05 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN INDICATIVELY ON ELEVATIONS



M.06 TEXTURED PRECAST CONCRETE PANELS



M.07 KIP LOK STEEL ROOFING COLOUR - SHALE GREY

Rev	Amendment	Date	DT
arom			
100-110, 115-120, 125-130, 135-140, 145-150, 155-160, 165-170, 175-180, 185-190, 195-200, 205-210, 215-220, 225-230, 235-240, 245-250, 255-260, 265-270, 275-280, 285-290, 295-300, 305-310, 315-320, 325-330, 335-340, 345-350, 355-360, 365-370, 375-380, 385-390, 395-400, 405-410, 415-420, 425-430, 435-440, 445-450, 455-460, 465-470, 475-480, 485-490, 495-500, 505-510, 515-520, 525-530, 535-540, 545-550, 555-560, 565-570, 575-580, 585-590, 595-600, 605-610, 615-620, 625-630, 635-640, 645-650, 655-660, 665-670, 675-680, 685-690, 695-700, 705-710, 715-720, 725-730, 735-740, 745-750, 755-760, 765-770, 775-780, 785-790, 795-800, 805-810, 815-820, 825-830, 835-840, 845-850, 855-860, 865-870, 875-880, 885-890, 895-900, 905-910, 915-920, 925-930, 935-940, 945-950, 955-960, 965-970, 975-980, 985-990, 995-1000			
Mitchell Childcare Centre Block 18, Section 11, Corner Darling & Heffernan Street, Mitchell, ACT			
ELEVATIONS			
Project Name	Rev	Rev	Rev
Facility	As Indicated	A3	Project Number
Checker	Designer	A17041	
PRELIMINARY			Sheet Number
SK 200			Area
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CHECKLIST

Reconsideration

BLOCK/S 18 SECTION 11 SUBURB MITCHELL

DA 201733198

NUMBER

APPLICANT NAME KONSTANTINOU LESSEE/S DEVELOPMENTS SIGNATURE? Yes

DATE RECEIVED 21/12/18

DA DECISION DATE 21/05/18

CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

Part A: Further Information requests

RESULT OF INITIAL CHECK BY CUSTOMER SERVICES OFFICER KAT B DATE 21/12/2018 **Pass** **Fail**

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

1. Applications for reconsideration must be submitted within 20 working days of the notice of decision signed. Please request an extension of time to cover the reconsideration submission date of 21/12/2018. **DATE 21/12/2018, EOT sought & granted 14/1/2019**

2. No plans have been submitted in support of the reconsideration application. Page 4 of the application form states YES to plans being amended and provided. **DATE 21/12/18 Reconsideration of condition sought - No plans are required. Meena 14/1/2019**

Comments

Part B: Initial Check by Customer Services

Are the applicant and lessee details and signatures correct on the application form? **YES**
(including land custodian if relevant)

Reconsideration Delegate (refer to original NOD)		George Cilliers	
Original Decision	Conditional Approval		
Create sub folder in Objective (Reconsiderations filed under the relevant DA file, add as 8 - Reconsideration and rename Appeals as 9-use the file structure template)	<input checked="" type="checkbox"/>	Are there any appeals? (Check appeals database)	No

Part G: 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 application	
<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	
<input type="checkbox"/> Custodian of the Land	
<input checked="" type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> ESDD Transport Planning	
<input type="checkbox"/> Tree Protection	
<input type="checkbox"/> Water Policy EPD	
<input type="checkbox"/> WSUD Code Requirements	
<input checked="" type="checkbox"/> Other (please specify)	ACT HEALTH

~~~~~  
*AFTER PAYMENT – CUSTOMER SERVICES TO COMPLETE*

**Part H: Lodgement**

**LODGEMENT DATE 15/01/2019**

**RECONSIDERATION DUE DATE 13/02/2019**

|                                                                                                                                                                 |    |                              |      |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------------------|------|-------------------------------------|
| Representors?                                                                                                                                                   | No | Letters sent to Representors | Date | N/A                                 |
| Representors comments due (16 calendar days)                                                                                                                    |    |                              | Date | N/A                                 |
| (Enter reminder in Outlook for close of notification period)                                                                                                    |    |                              |      |                                     |
| Enter Reconsideration details on Excel 'Reconsiderations Database'<br>(Objective:\ACAT COORDINATION Team\ACAT COORD Reconsiderations\Reconsiderations Database) |    |                              |      | <input checked="" type="checkbox"/> |
| Refer application to above Agencies                                                                                                                             |    |                              |      | <input checked="" type="checkbox"/> |



## Fee Advice Payments - EPSDD - Tax receipt

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

| Date and time           | Reference code | Payment receipt number | Total amount paid |
|-------------------------|----------------|------------------------|-------------------|
| 15 Jan 2019 11:08:28 AM | HGY6TX         | 2344824874             | \$332.00          |

Environment, Planning and Sustainable  
Development Directorate  
ABN 31 432 729 493

GPO Box 158  
Canberra ACT 2601

Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)  
Phone: 02 6207 1923

## Fee Advice Payments - EPSDD

This payment is for: \*

Reconsideration - DA

Property 1

Suburb/District \*

MITCHELL

Section \*

11

Block \*

18

Unit

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

Reference

201733198

I declare that the payment is being made in accordance with the fee advice I have received by Environment, Planning and Sustainable Development Directorate. \*

Payer name \*

John Konstantinou

Phone number \*

0262623888

Email \*

accounts@kgroup.com.au

Payment amount

\$332.00



**FORM**

**APPLICATION FOR RECONSIDERATION**

**Application for Reconsideration**

**Refusal of Development Application**

For applications assessed in the Merit and Impact assessment tracks **only**

Insert Development Application Number to which this application relates:

20.....

**Conditions of Approval**

For applications assessed in the Code, Merit and Impact assessment tracks

Insert Development Application Number to which this application relates:

20... **DA201733198** .....

**Refusal of an Amendment**

For amendments assessed in the Merit and Impact assessment tracks **only**

Insert amendment number to which this application relates:

20.....

**Amendment approved with conditions**

For amendments assessed in the Code, Merit and Impact assessment tracks

Insert amendment number to which this application relates:

20.....

**Please specify grounds on which reconsideration of the original decision is sought:**

See attached Letter

**Lease/Site Details Please Print**

If more than one lease/site, attach the following details for each lease/site

Block

Section

Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

**Applicant and Lessee Declaration**

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application;

I/we understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for all application fees, bonds, and securities, liaise with the planning and land authority when required, alter amend or provide further information as necessary and receive any communications relating to this application;

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

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

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

|                                                                        |                                                |      |                                         |
|------------------------------------------------------------------------|------------------------------------------------|------|-----------------------------------------|
| Applicant Signature (s)                                                | <input type="text" value="JOHN KONSTANTINOU"/> | Date | <input type="text" value="21/12/18"/>   |
| 1 <sup>st</sup> Lessee Signature                                       | <input type="text" value="JOHN KONSTANTINOU"/> | Date | <input type="text" value="21/12/2018"/> |
| 2 <sup>nd</sup> Lessee Signature                                       | <input type="text" value=""/>                  | Date | <input type="text" value=""/>           |
| Govt Land Managers Signature<br>(unleased land only)                   | <input type="text" value=""/>                  | Date | <input type="text" value=""/>           |
| Delegate of the Planning and Land<br>Authority<br>(unleased land only) | <input type="text" value=""/>                  | Date | <input type="text" value=""/>           |

**Privacy Notice**

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

**Contact Details:**

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

**Lessee (Property Owners) Details** continued

**2nd Lessee's Details (or Government Land Manager)**

Surname

First Name

Company Name

Position held in company

Australian Company Number (ACN)

Postal Address

Suburb

State

Postcode

Phone Number Business Hours

Mobile

EMAIL ADDRESS

**Provision of Notice of Reconsidered Decision**

Your notice of reconsidered decision will be returned via email. Please ensure you have provided an email address.

**Documentation Supporting Application**

Have you provided documentation to support your application?

NO

YES

Have you amended your plans to support your application?

NO

YES

**If YES**

Please provide a copy of plans with this application and describe the impact (if any) on other conditions of approval.

SEE ATTACHED LETTER.

THE PLANS TOOK INTO CONSIDERATION ISSUES ADDRESSED IN TRIBUNAL OVER SITING OF CHILDCARE IN INDUSTRIAL AREA

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**Exclusion from Public Inspection**

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

*If you wish to apply to have all or part of this development application excluded from public inspection you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007.*

**Exclusion from Public Inspection Requested**

**If Yes – please indicate under which section of Planning & Development Act 2007**

YES  
 NO

- S.411(5)** Restriction on Public Availability
- \*S.412(1)** Restriction on Public Availability SECURITY

**Please specify the information to be excluded from public inspection and provide reasons for exclusion:**

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\* if exclusion is requested under Section 412(1) a letter, signed by a justice Minister, certifying this request satisfies the requirements of the Planning and Development Act 2007 **must** accompany this application.

**Conflict of Interest Declaration**

Does the applicant or lessee have any association with EPD staff?

NO  
 YES

**If YES** please provide details:

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

**Applicant and Lessee Declaration**

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application;

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

|                                                                        |                                                |      |                                         |
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| 2 <sup>nd</sup> Lessee Signature                                       | <input type="text"/>                           | Date | <input type="text"/>                    |
| Govt Land Managers Signature<br>(unleased land only)                   | <input type="text"/>                           | Date | <input type="text"/>                    |
| Delegate of the Planning and Land<br>Authority<br>(unleased land only) | <input type="text"/>                           | Date | <input type="text"/>                    |

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Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)