

icon



Application Number

167509

Sheet

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Form 044 - AVCL

Access Canberra

Chief Minister



AVCL\$2102415 20/07/2017 10:21:22 MOULE

2102415

APPLICATION TO VARY A CROWN LEASE

ES RA ate

Land Titles Act 1925

The Minister or the Delegate of the Planning and Land Authority (the Authority) has agreed to vary the lease as described below, subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged for registration prior to the lodging of this document. (Note - This form cannot be used to vary a Unit within a Registered Units Plan)

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number
Capital Crown Leasing P/L	PO Box 7336 Watson 2602	[REDACTED]

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
1829:31	Mitchell	11	18

FULL NAME OF REGISTERED PROPRIETOR/S (Surname Last) (ACN required for all companies)	FULL POSTAL ADDRESS
Konstantinou Developments Pty Ltd - ACN 088 414 742	RSM Bird Cameron level 1 103-105 Northbourne Avenue Canberra ACT 2600

LEGISLATIVE PROVISION TO VARY CROWN LEASE

I, Irma Sare, being a delegate of the planning and land authority, APPLY to you to register the variation which has been made to the Crown lease of the land described above. An approval of the Variation of Lease is submitted herewith in accordance with Section 72A of the Land Titles Act 1925.

DETAILS OF DELETED CLAUSES (no longer applicable after registration)

N/A

Australian Capital Territory
 Planning and Development Act 2007
 Variation of a Crown lease

167569

Under the Planning and Development Act 2007 I, **Irma Sare** approved the variation of the Crown lease specified hereunder

Former Provision

3.(e) To use the premises for one or more of the following purposes:

- (i) funeral parlour
- (ii) Light Industry
- (iii) non retail commercial use Limited to office
- (iv) shop; and
- (v) vehicle sales

PROVIDED ALWAYS THAT the maximum gross floor area for any supermarket or shop selling food shall not exceed 200 square metres;

Amended Provision

3.(e) To use the premises for one or more of the following purposes:

- (i) funeral parlour;
- (ii) Light Industry;
- (iii) non retail commercial use Limited to office;
- (iv) shop;
- (v) vehicle sales; and
- (vi) community use LIMITED to child care centre

PROVIDED ALWAYS THAT the maximum gross floor area for any supermarket or shop selling food shall not exceed 200 square metres;

Inserted Provisions

Replace the full stop/period (".") at the end of clause 1(q) with a semi-colon (";") and add the following sub clauses:

- 1 (r) "child care centre" means the use of land for the purpose of educating, supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the Children and Young People Act 2008 or authorised pursuant to the Education and Care Services national Law (ACT) ACT 2011 and which does not include residential care.
- 1(s) "community use" means childcare centre, community activity centre, community theatre, cultural facility, educational establishment, health facility, hospital, place or worship, religious associated use.



WATER

EXECUTION BY ACT PLANNING AND LAND AUTHORITY

Application Number

Signed by the person duly authorised by the Planning and Land Authority
(Please print full name of authorised signatory)

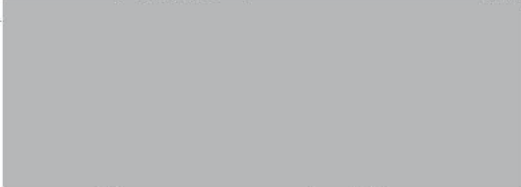
167559

Sheela Sare

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Senior Officer Grade

Position No... 15612



Dated - 20.7.2017

Print full name and address of witness

Jackie Hurst

Environment, Planning and Sustainable Development
Dame Pattie Menzies House
16 Challis Street
DICKSON ACT 2602



Signature of witness

Dated - 20.7.17

OFFICE USE ONLY

Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date	25 JUL 2017	Production number	2101498



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ORIGINAL

Entered in Register Book Vol. 1929 Folio 31

- 1 NOV 2007

AUSTRALIAN CAPITAL TERRITORY

LAND (PLANNING AND ENVIRONMENT) ACT 1991
Brett Phillips
Registrar-General



Australian Capital Territory (Planning and Land Management) Act 1988 (C'th) ss 29, 30 & 31

LEASE GRANTED pursuant to the Land (Planning and Environment) Act 1991 and the Regulations thereunder on the *twentieth* day of *August* Two thousand and seven WHEREBY THE PLANNING AND LAND AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in exercising its functions grants to **KONSTANTINOU DEVELOPMENTS PTY LTD A.C.N. 088 414 742** a company having its registered office at RSM Bird Cameron, Level 1, 103-105 Northbourne Avenue Canberra in the Australian Capital Territory ("the Lessee")

LESSEE ALL THAT piece or parcel of land situate in the Australian Capital Territory containing **an area of 1,685 square metres** or thereabouts and being **Block 18 Section 11 Division of Mitchell** as delineated on **Deposited Plan Number 4865** in the Registrar-General's Office at Canberra in the said Territory ("the land")

LAND RESERVING unto the Territory all minerals TO HOLD unto the Lessee for the term of ninety nine years commencing on the **twenty thrid** day of **July Two thousand and seven** ("the date of the commencement of the lease") to be used by the Lessee for the purpose set forth in Clause 3(e) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times hereinafter provided and UPON AND SUBJECT TO the covenants conditions and agreements hereinafter contained.

TERM

ACT REVENUE OFFICE
ORIGINAL DULY STAMPED
Client A/C No 108451
Assess Basis Liabile
Assessment ID 161903
Assessed Value \$791,000.00
Duty Paid **Blk 18 Sec 11 Mitchell**
For **18/10/2007 Lease**
Date **18/10/2007 Time 11:08:57**

IN THIS LEASE unless the contrary intention appears:

- (a) “Authority” means the Planning and Land Authority established by section 7 of the Planning and Land Act 2002;
- (b) “building” means any building or structure, as those terms are defined in section 222 of the Land (Planning and Environment) Act 1991, which requires approval under Part 6 of that Act;
- (c) “business agency” means the use of land for the purpose of providing a commercial service directly and regularly to the public;
- (d) “financial establishment” means the use of land for the primary purpose of providing finance, investing money, and providing services to lenders, borrowers and investors on a direct and regular basis;
- (e) “funeral parlour” means the use of land by an undertaker in the carrying out of that profession. The term includes all ancillary uses such as a funeral chapel and office;
- (f) “gross floor area” means the sum of the area of all floors of the building measured from the external faces of the exterior walls or from the centre lines of walls separating the building from any other building excluding any area used solely for rooftop fixed mechanical plant and/or basement carparking;
- (g) “Lessee” shall -
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
 - (iii) where the Lessee is a corporation be deemed to include such corporation its successors and assigns;

- (h) **“light industry” means an industry, not being a general, offensive, hazardous or mining industry, in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise. The use includes a craft workshop;**
- (i) **“non retail commercial” means a business agency, financial establishment, office, or public agency;**
- (j) **“office” means the use of land used for the purpose of administration, clerical, technical, professional or like business activities, including a government office, which does not include dealing with members of the public on a direct and regular basis except where this is ancillary to the main purpose of the office;**
- (k) **“premises” means the land and any building or other improvements on the land;**
- (l) **“public agency” means the use of land for the purpose of providing a public service directly and regularly to the public and includes a government agency, which provides a commercial service to the public;**
- (m) **“shop” means the use of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services and includes bulky goods retailing, department store, personal service, retail plant nursery, supermarket and take-away food shop;**
- (n) **“Territory” means -**
 - (i) **when used in a geographical sense the Australian Capital Territory; and**
 - (ii) **when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);**
- (o) **“vehicle sales” means the use of land for the sale, hire, display or offering for sale or hire of new or used motor vehicles, caravans, motor cycles, boats, trailers or other vehicles. The term includes the ancillary use of such premises for the sale of spare parts or accessories and the storage, cleaning and maintenance of such vehicles, but does not include a service station;**

- (p) words in the singular include the plural and vice versa;
- (q) words importing one gender include the other genders.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

**MANNER OF
PAYMENT
OF RENT**

- (b) That any rent or other moneys payable by the Lessee under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.

3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:

**COMMENCEMENT
OF DEVELOPMENT**

- (a) That the Lessee shall within twelve (12) months from the date of the commencement of the lease or within such further time as may be approved in writing by the Authority for that purpose commence to erect an approved development including building works, carparking, fencing and landscaping on the land at a cost not less than the sum of one hundred and fifty thousand dollars (\$150,000) in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

**COMPLETION
OF DEVELOPMENT**

- (b) That the Lessee shall within twenty four (24) months from the date of the commencement of the lease or within such further time as may be approved in writing by the Authority complete the erection of the said approved development including building works, carparking, fencing and landscaping on the land in accordance with the said plans and specifications and in accordance with every Statute Ordinance or Regulation applicable thereto;

**ASSOCIATED
WORKS**

- (c) That the Lessee shall commence within twelve (12) months and complete within twenty four (24) months respectively from the date of the commencement of the lease or within such further time as may be approved in writing by the Authority for that purpose, and prior to the commencement of any trading or business from the premises:

- (i) the design and construction of:
 - (A) a heavy duty industrial driveway in accordance with the Department of Territory and Municipal Services (TAMS) current version of the Design Standards for Urban Infrastructure Works and constructed to TAMS current version of the Standard Specifications for Urban Infrastructure Works; and
 - (B) a stormwater tie to fully service the site;
- (ii) construction of verge works, topsoil, grassing and landscaping; and
- (iii) any other works required as a result of an audit on submitted plans for design approval

including all ancillary works and fittings in accordance with the prescribed conditions for associated works and plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;

INDEMNITY

- (d) That the Lessee shall indemnify and keep indemnified the Commonwealth, the Territory, the Authority, their servants and agents from all actions, claims, suits and demands, brought, maintained or made against the Commonwealth, the Territory, the Authority, their servants or agents by any person or body of persons arising out of the provision by the Lessee of the design and construction of the associated works referred to in Clause 3(c) until such works are completed and formally handed over to the Territory;

PURPOSE

- (e) To use the premises for one or more of the following purposes:
 - (i) funeral parlour;
 - (ii) light industry;
 - (iii) non retail commercial use LIMITED to office;
 - (iv) shop; and
 - (v) vehicle sales

PROVIDED ALWAYS THAT the maximum gross floor area for any supermarket or shop selling food shall not exceed 200 square metres;

GROSS FLOOR
AREA

CAR AND TRUCK
PARKING

LANDSCAPING

LIGHTING

LOADING AND
UNLOADING OF
VEHICLES

PRESERVATION
OF TREES

FACILITIES AND
ACCESS FOR PERSONS
WITH A DISABILITY

SERVICE AREAS

- (f) That the combined gross floor area of all buildings erected on the land shall not be less than 200 square metres and shall not exceed 1,450 square metres;
- (g) That the Lessee shall provide and maintain an approved drained and sealed car and truck parking area on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- (h) That the Lessee shall provide and maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- (i) That the Lessee shall illuminate and keep illuminated all public access areas, carparks and driveways on the land at the Lessee's cost during the evening hours of operation to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- (j) That the Lessee shall provide and maintain an area for the loading and unloading of vehicles on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- (k) That the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
- (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
 - (ii) to which the Tree Protection Act 2005, or any Act in substitution therefore, applies;
- (l) That the Lessee shall provide and maintain facilities and access on the land for persons with a disability in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority;
- (m) That the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;

FAILURE TO
REPAIR

- (n) That the Lessee shall not without the previous approval in writing of the Authority erect any building, or make any structural alterations to any building, on the land;
- (o) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;
- (p) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

RIGHT OF
INSPECTION

- (q) Subject to the provisions of the Land (Planning and Environment) Act 1991 to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND
CHARGES

- (r) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when the same fall due.

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

QUIET
ENJOYMENT

That the Lessee paying the rent and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.



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IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

- (a) That if -
 - (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent or other moneys shall have been formally demanded or not); or
 - (ii) an approved development in accordance with Clause 3(a) of this lease is not commenced within the period specified in the said Clause; or
 - (iii) an approved development in accordance with Clause 3(a) of this lease is not completed within the period specified in Clause 3(b); or
 - (iv) associated works in accordance with Clause 3(c) of this lease are not completed within the period specified in the said Clause; or
 - (v) after completion of an approved development as aforesaid the land is at any time not used for a period of one year for the purpose for which this lease is granted; or
 - (vi) the Lessee shall fail to observe or perform any other of the covenants herein contained on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii), (iii), (iv), (v) or (vi) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by said Clauses;

FURTHER LEASE

- (c) Subject to the provisions of the Land (Planning and Environment) Act 1991 the Lessee shall be entitled to a further lease of the land for such further term and at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;

EXERCISE OF
POWERS

- (d) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;
- (e) Any and every right, power and or remedy conferred on the Commonwealth or Territory hereunder or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by –
- (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) the authority or person to whom the Authority has delegated all its powers or functions under the Planning and Land Act 2002 or any Statute Ordinance or Regulation substituted therefore.



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IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this Lease.

Signed by **GERARD JOHN RYAN**)
a delegate authorised to execute this lease)
on behalf of the Commonwealth in the)
presence of)

.....
[Redacted Signature]
Delegate

.....
[Redacted Signature]
Witness
SANDRA ALDRIDGE

Signed by **KONSTANTINOU DEVELOPMENTS PTY LTD**)
(A.C.N. 088 414 742) by:)

.....
[Redacted Signature]
Signature

.....
[Redacted Signature]
Signature

.....
JOHN KONSTANTINOU
Name in full

.....
JEFF KONSTANTINOU
Name in full

.....
DIRECTOR
Director/Secretary

.....
DIRECTOR
Director/Secretary



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AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

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Mitchell Section 11 Block 18 on Deposited Plan 4865
Lease commenced on 29/07/2007, granted on 20/08/2007, term of 99 years
Area is 1685 square metres or thereabouts

Sole Proprietor:

Konstantinou Developments Pty Ltd
of RSM Bird Cameron Level 1 103-105 Northbourne Avenue Canberra ACT 2600

Registered Date	Dealing Number	Description
		Original title is Volume 1829 Folio 31 Purpose Clause: Refer Crown Lease S.180 Land Act 1991: Current
01/11/2007	1550876	[REDACTED]
25/07/2017	2102415	Application to vary Crown Lease - refer instrument End of interests

ADMINISTRATIVE INTERESTS

(This information is not guaranteed)

ACT Planning and Land Authority (ACTPLA) - For further information concerning the following administrative interests, please contact ACTPLA on (02) 6207 1923. ACTPLA administrative interests information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
200916451	Development Application	12/03/2010	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	20/08/2010
Description NONR COMMERCIAL - NEW BUILDING - SHOWROOM & OFFICE. Proposed construction of a new two storey office & showroom building; Includes rear carpark with access from Heffernan Street.					

PROPOSED SERVICES

- STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP
- STORMWATER GRATED PIT
- 24 KL RETENTION TANK
- STRUCTURE IDENTIFICATION
- OVERLAND FLOW DIRECTION

EXISTING SERVICES

- STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP

WARNING:
EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.

STORMWATER

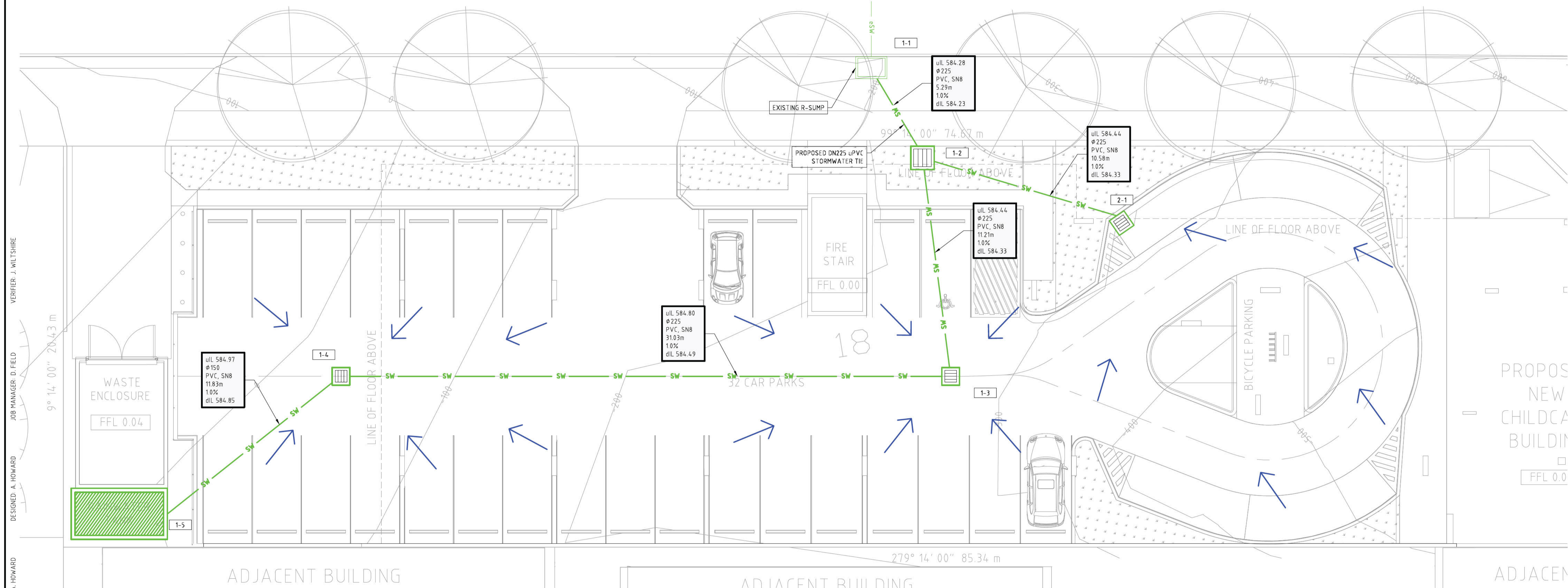
1. CARRY OUT WORKS IN ACCORDANCE WITH TAMS STANDARDS FOR URBAN INFRASTRUCTURE
2. CONSTRUCT STRUCTURES, CONNECTIONS, BENDS etc. IN ACCORDANCE WITH THE FOLLOWING STANDARD DRAWINGS:
 - ST-0001 - PIPE JUNCTIONS
 - ST-0002 - PIPE DETAILS
 - ST-0011 - SUMP INLETS ON KERBS AND GUTTERS
 - ST-0012 - TYPE R AND QS SUMPS
 - ST-0013 - PLANTATION AND GRATED SUMPS
 - ST-0014 - 1050 ND MANHOLES
 - ST-0017 - STRUCTURES MISCELLANEOUS DETAILS
 - ST-0018 - PIPE CONNECTION TO STRUCTURES
 - ST-0021 - PIPE CULVERTS 300-675 DIA ENDWALLS
3. FLEXIBLE JOINTS, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD DETAILS.
4. ALL PIPES SHALL BE RUBBER RING JOINTED, EXCEPT FOR 100mm UPVC PIPES WHICH SHALL BE SOLVENT WELDED.
5. ALL SUMPS AND MANHOLES OF GREATER DEPTH THAN 900mm SHALL BE FITTED WITH GALVANISED STEP IRONS.
6. ALL STORMWATER PIPES TO BE MIN 100mm DIA LAID AT MIN 1% GRADE. UNLESS NOTED OTHERWISE
7. MATERIALS:
STORMWATER MAIN - UNPLASTICIZED POLYVINYL CHLORIDE (uPVC). MANHOLE ACCESS COVERS - HD MH INDICATES MANHOLE WITH CAST IRON "CLASS D GATIC" COVERS OR EQUIVALENT.
8. REFER TO HYDRAULIC DOCUMENTATION FOR DOWNPIPE CONNECTIONS FROM FIRST FLOOR DURING DETAILED DESIGN

STORMWATER STRUCTURE TABLE

PIT NUMBER	COVER LEVEL	EASTING	NORTHING	STRUCTURE
1-1	623.52	212 408.741	614 285.980	EXISTING R-SUMP
1-2	623.12	212 391.592	614 289.469	PROPOSED 900 x 900 GRATED PIT
1-3	622.82	212 377.383	614 292.360	PROPOSED 600 x 600 GRATED PIT
1-4	622.52	212 356.805	614 296.547	PROPOSED 600 x 600 GRATED PIT
1-5	622.31	212 336.227	614 300.733	24 KL ABOVE GROUND RAINWATER TANKS
2-1	622.19	212 092.056	610 807.996	PROPOSED 600 x 600 GRATED PIT

RETENTION TANK NOTE:

MIN 24 KL RETENTION TANK CONNECTED TO AT LEAST 235 m² ROOF RE-USED FOR TOILET FLUSHING CONNECTED TO AT LEAST 75% OF DEVELOPMENT TOILETS AND URINALS



DESIGNED: A. HOWARD
DRAWN: A. HOWARD
JOB MANAGER: D. FIELD
VERIFIER: J. WILTSHIRE

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT D.A.	AH		JW	22.11.17
2	D.A.	AH		JW	30.11.17

CLIENT
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT
ARPM
ARCHITECTURE PROJECT
CONSULTING INTERIOR DESIGN

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

PLAN
SCALE 1:100 @ A1

NORTHROP
Canberra
Unit 2, 2-6 Shea Street, Phillip ACT 2606
Ph (02) 6285 1822 Fax (02) 6285 1863
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT
CHILDCARE CENTRE
BLOCK 18 SECTION 11 MITCHELL

DRAWING TITLE
CIVIL WORKS
CONCEPT STORMWATER
MANAGEMENT PLAN

JOB NUMBER	
CR171360	
DRAWING NUMBER	REVISION
C160	2
DRAWING SHEET SIZE = A1	



STREET TREES REMOVED FOR CLARITY

Rev	Amendment	Date	Init
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Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth
Level 5, 15 Moore Street Canberra ACT 2601 P: (02) 61 69 4097 | E: info@arpm.net.au

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

PERSPECTIVES

Drawn	Date	Scale	A3	Project Number
Author				A17041
Review	Date	Project Leader	Date	Drawing Number
Checker		Designer		SK 800
PRELIMINARY				Archt

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



I:\Mac\Home\Desktop\Revit Local Files\A17041 Mitchell C_Centra\A17041_Jarrad.rvt

13/02/2018 9:31:09 AM

Rev	Amendment	Date	Init
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Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth
Level 5, 15 Moore Street Canberra ACT 2601 P: (02) 6169 4097 | E: info@arpm.net.au

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

PERSPECTIVES

Drawn	Date	Scale	A3	Project Number
Author				A17041
Review	Date	Project Leader	Date	Drawing Number
Checker		Designer		SK 801
PRELIMINARY				Archt

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

LEGEND

PROPOSED PAVEMENT STRUCTURES

K&G - KERB & GUTTER

KO - KERB ONLY

WS - WHEEL STOP

MK - MOUNTABLE KERB

FK - FLUSH KERB




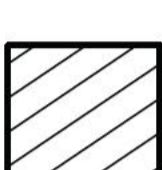
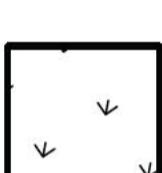
ALL KERBING TO BE CONSTRUCTED TO TCCS STANDARD DRAWING DS3-01

B - BOLLARD

PROPOSED SERVICES

-  SW - STORMWATER MAIN
-  - STORMWATER MANHOLE
-  - STORMWATER SUMP
-  - 24 KL RETENTION TANK

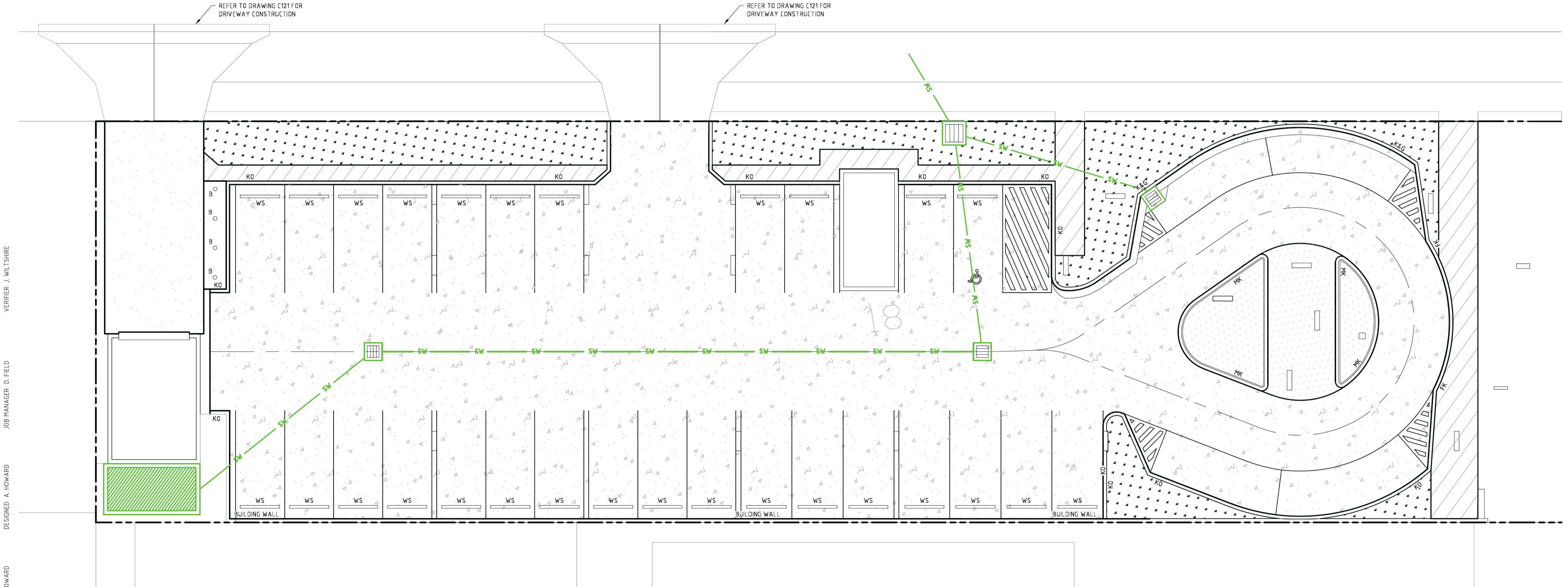
PAVEMENT LEGEND

-  **CONCRETE CIRCULATION ROAD**
120mm N32 CONCRETE - BROOM FINISH
SL82 REINFORCEMENT - CENTRALLY PLACED
100mm DGB20 COMPACTED TO 98% MMDD
SUBGRADE COMPACTED TO 95% MMDD
-  **HEAVY DUTY PAVEMENT FOR WASTE COLLECTION**
150mm N32 CONCRETE - BROOM FINISH
SL82 REINFORCEMENT - 50mm TOP COVER
100mm DGB20 COMPACTED TO 98% MMDD
SUBGRADE COMPACTED TO 95% MMDD
-  **INFILL CONCRETE PAVEMENT**
100mm N25 CONCRETE - FINISH TO ARCHITECT'S SPECIFICATIONS
SL72 REINFORCEMENT - 50mm TOP COVER
75mm DGB20 COMPACTED TO 95% MMDD
SUBGRADE COMPACTED TO 90% MMDD
-  **FOOTPATH**
TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
CONSTRUCTED IN ACCORDANCE WITH TCCS STANDARD DRAWING (DS-13)
-  **GRASSED AREA**
TO LANDSCAPE ARCHITECT'S SPECIFICATIONS

HEFFERNAN STREET

REFER TO DRAWING C121 FOR DRIVEWAY CONSTRUCTION

REFER TO DRAWING C121 FOR DRIVEWAY CONSTRUCTION



VERIFIER: J. WILTSHIRE

JOB MANAGER: D. FIELD

DESIGNED: A. HOWARD


DRAWN: A. HOWARD

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	DRAFT D.A.	AH		JW	22.11.17	<p>ARCHITECT</p> <p>ARPM ARCHITECTURE PROJECT CONSULTING INTERIOR DESIGN</p> <p>ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.</p> <p>0 1 2 3 4 5m PLAN SCALE 1:100 @ A1</p>
2	D.A.	AH		JW	30.11.17	

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

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PROJECT
CHILD CARE CENTRE
BLOCK 18 SECTION 11 MITCHELL

DRAWING TITLE
CIVIL WORKS
SITE WORKS AND
PAVEMENT PLAN

JOB NUMBER
CR171360

DRAWING NUMBER	REVISION
C120	2
DRAWING SHEET SIZE = A1	