

icon WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network ADJACENT BUILDINGS requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal Date 17 Feb 2020

Contact phone: 6248 3111

H	PRELIMINARY DRAWINGS FOR INFORMATION ONLY	21/12/18	
G	CLIENT ISSUE	6/12/18	
F	AMENDMENT TO DIMENSIONING	3/12/18	
E	-	-	
D	-	-	
C	-	-	
B	-	-	
A	-	-	

Rev	Amendment	Date	Init



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

SITE PLAN

Drawn JS	Date 29/10/18	Scale 1 : 200	Project Number A17041
Review Checker	Date AE	Project Leader Date 3/12/18	Drawing Number CD100
CD		Amdt H	

- SITE NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DOCUMENTATION
 - REFER TO SERVICES DOCUMENTS FOR LOCATION AND CO-ORDINATION OF KNOWN EXISTING IN GROUND SERVICES
 - CARPARKING**
 - SET OUT AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION, NT PLANNING SCHEME AND AS2990 1:2004
 - PROVIDE WHITE PAINTED LINEMARKING BETWEEN PARKING SPACES AS SHOWN, SINGLE LINE 60 - 100mm WIDE
 - PROVIDE PRECAST CONCRETE WHEELSTOPS TO ALL CARPARKS
 - ACCESSIBLE CARPARKING SPACE SYMBOL 600 - 1000mm HEIGHT
 - DEMARKATION FOR SHARED SPACE ADJACENT ACCESSIBLE CARPARK PROVIDE LINEMARKING AS SHOWN, WHITE DIAGONAL STRIPES 150 - 200mm WIDE, 200 - 300mm WIDE BETWEEN



Application Number
181770
Sheet
60

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ICON WATER, STANDARDS, RELEASE 2, AMENDMENT 1, SEPTEMBER 2012 AND A.C.T. PUBLIC WORKS BASIC SPECIFICATION.
- WORKS UNDER THE CONTROL OF THE PLUMBING INSPECTORS TO BE CARRIED OUT IN ACCORDANCE WITH THE CALIBERRA SEWERAGE AND WATER SERVICES REGULATIONS AND AS 3500.
- CONNECTIONS AND DISCONNECTIONS AT MAIN BY ICON WATER AT THE CONTRACTORS EXPENSE.

- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT, PRIOR TO THE COMMENCEMENT OF WORK.
- ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAS BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR MUST DIG TEST PIT BY HAND AT UTILITY CROSSINGS AND/OR CONNECTIONS IN ADVANCE OF TRENCHING.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
- WORK AS EXECUTED DRAWING AND THE BOOK MUST BE SUBMITTED BEFORE CONNECTION. A REGISTERED DEPOSITED PLAN MUST ALSO BE SUBMITTED WHERE EASEMENTS ARE EXISTING OR PROPOSED ON THE BLOCK. WORK AS EXECUTED DRAWINGS AND THE BOOK DETAIL (A4 SIZE) ARE TO SHOW DIMENSIONED LOCATIONS OF TAPPING ONTO MAIN, WHERE SERVICE CROSSES FRONT BOUNDARY AND DISTANCE METER IS INSIDE THE BLOCK.
- PROVISIONAL CERTIFICATE OF OPERATION WILL BE ISSUED WHEN HANDOVER INSPECTION IS PASSED AND ACCEPTABLE WORK AS EXECUTED DRAWING AND THE BOOK RECORD HAS BEEN COMPLETED AND SUBMITTED TO ICON WATER.

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.

REINSTATEMENT GENERALLY

- UNLESS OTHERWISE DIRECTED REINSTATE ALL SURFACES DISTURBED BY THE WORKS WITH MINIMUM 100mm SITE TOP SOIL, DRY LAND GRASS, BITUMEN, STRAW MULCH.
- CONSOLIDATE FOR 13 WEEKS ONCE HEALTHY SWARD ESTABLISHED.
- REMOVE ALL EXCESS SOIL INCLUDING EXCESS TOPSOIL AND UNSUITABLE SUBGRADE FROM THE SITE UNLESS DIRECTED OTHERWISE.

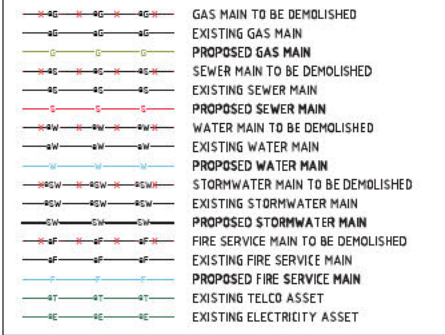
WATER

- CONSTRUCT CONNECTIONS, BENDS etc. IN ACCORDANCE WITH THE FOLLOWING STANDARD DRAWINGS.
- WSS-001 - DESIGN SYMBOLS AND NOTATION.
 - WSS-027 - HYDRANT MARKERS ON ROADS.
 - WSS-100 - GENERAL NOTES AND SIZING SCHEDULE.
 - WSS-103 - SINGLE FIRE SERVICE BELOW GROUND ARRANGEMENT AND CONNECTION DETAILS.
 - WSS-105 - METER PIT COVER FOR METERS COVER FOR LARGER THAN 50mm GENERAL ARRANGEMENT AND DETAILS.
 - WSS-106 - VALVE AND METER PIT COVERS.

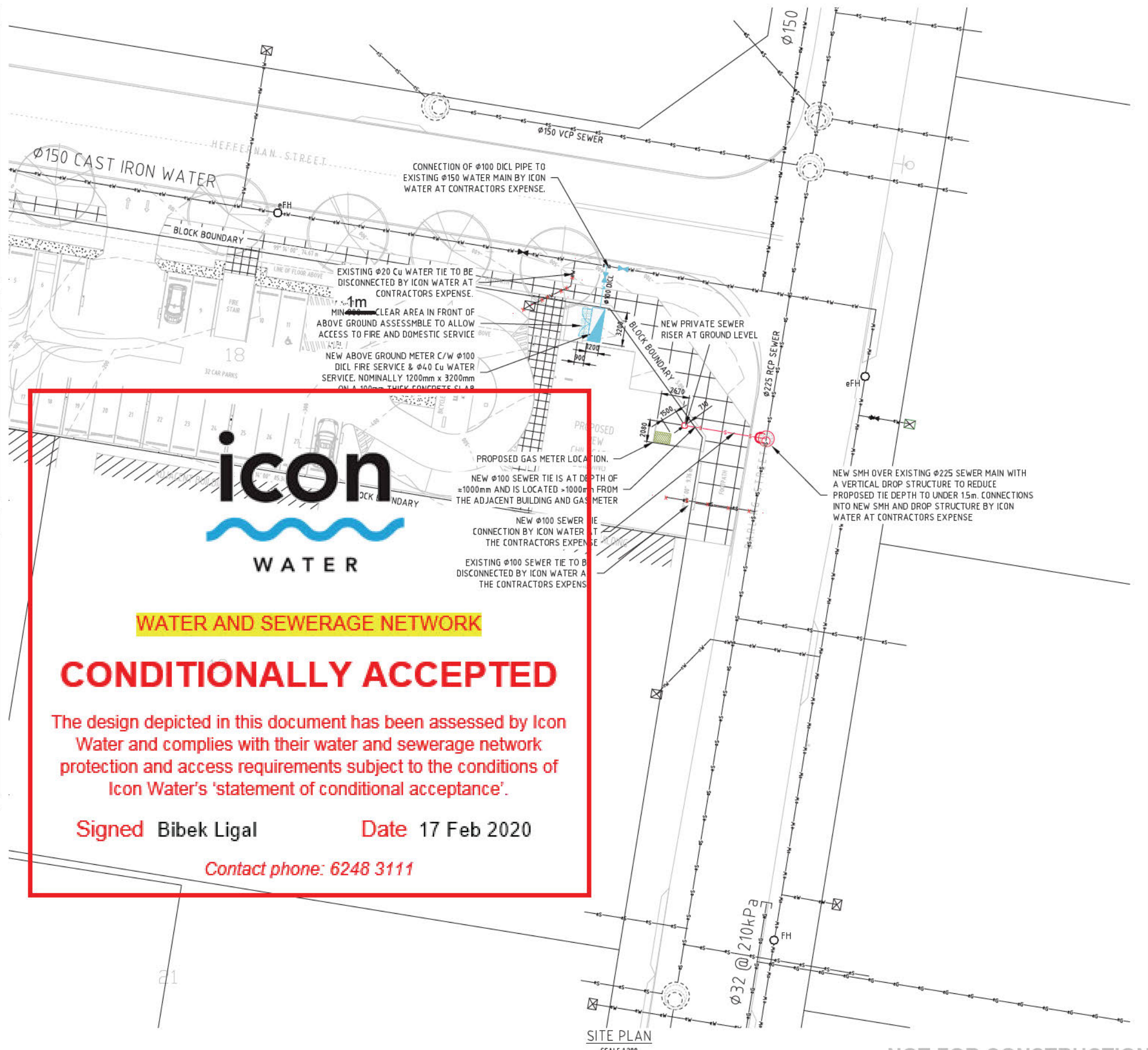
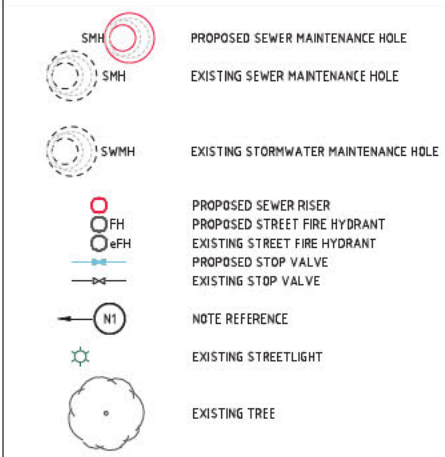
SITE LOCATION PLAN - N.T.S



HYDRAULIC LEGEND



HYDRAULIC SYMBOLS



WATER AND SEWERAGE NETWORK

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Signed Bibek Ligal Date 17 Feb 2020

Contact phone: 6248 3111

PROGRESS STAMP (IN PRINCIPLE)



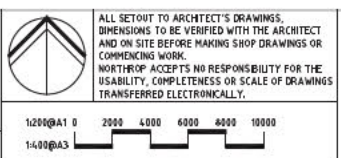
- This design has been reviewed against Icon Water's Water Supply and Sewerage Standards.
- Icon Water confirms this design can proceed to the Development Application / Building Application process. A separate application to Icon Water is required to obtain a Statement of Compliance (Building Approval).
- This stamp is not approval of the design - a separate application for Design Acceptance is required once the DA/BA process is complete. This will require an Estate Services Plan (new developments) or an External Services Plan (existing developments).
- This design must be resubmitted to Icon Water if there are any changes to relevant information, including site conditions.
- The proposed development may require payment of a charge under the Water and Sewerage Capital Contributions Code.

Craig Allen 12/02/2020 2020-DS-6489
Hydraulic Asset Acceptance Officer Date File #

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
2	ISSUED FOR APPROVED IN PRINCIPLE	AS	AC	AC	16.11.2017	
3	ISSUED FOR APPROVED IN PRINCIPLE	AS	AC	AC	14.06.2018	
4	ISSUED FOR APPROVED IN PRINCIPLE	AS	AC	AC	26.06.2018	
5	ISSUED FOR APPROVED IN PRINCIPLE	JC	DF	JW	09.12.2019	
6	FOR COMMENT	JW	DF	JW	14.01.2020	
7	FOR APPROVAL	JC	DF	JW	29.01.2020	

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

ARCHITECT
ARPM
ARCHITECTURE PROJECT
CONSULTING INTERIOR DESIGN



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

PROJECT
CHILD CARE CENTRE
BLOCK 18 SECTION 11
MITCHELL

DRAWING TITLE
HYDRAULIC SERVICES
EXTERNAL SERVICES PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
CR171360	ES01	7

NOT FOR CONSTRUCTION

Planning and Development Act 2007 - SECTION 165 – Satisfying Conditions of Approval

INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL

Block: 18 Section: 11 Suburb: MITCHELL

ORIGINAL DA Number: 201733198

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
- Has the amendment folder been created (i.e.S165X subfolder).

Ensure that lessee details are correct – Check that the lessee has not changed from the original DA lodgement form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy? <i>- This information can be placed on the application form</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
Were any representations received for the original DA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Was the NOD Dispatched to: Applicant/Lessee Representor/s Entities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Initial Check Pass Fail

Initial Check Failure Reasons

ADMINISTRATION CHECKLIST
S165 CONDITIONAL APPROVAL

Objective

- Check orientation and rename plans and documents, if required
- 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 to the EDEV Stage 6 for assessment

Processed By: Emily

Date: 10/9/19



AVCLS2102415 20/07/2017 10:21:22 MOULE

ES
RA
ate

Chief Min

2102415

APPLICATION TO VARY A CROWN LEASE

Form 044 - AVCL

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

DETAILS OF VARIATION

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

AF2017-75

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.

EXECUTION BY ACT PLANNING AND LAND AUTHORITYSigned by the person duly authorised by the Planning and Land Authority
(Please print full name of authorised signatory)**Irma Sare**Senior Officer Grade **C**Position No.: **13612**

9162 5771

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 -

20.7.2017

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

Planning and Development Act 2007

Development Application

Application Number: **201733198**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="MITCHELL"/>	<input type="text" value="11"/>	<input type="text" value="18"/>	<input type="text"/>

Street Address

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="MITCHELL"/>	<input type="text" value="11"/>	<input type="text" value="18"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

162174665

Company Name

ArPM Pty Ltd

Position held / Title

Project Leader

Salutation

None

First Name

Annette

Surname

Pogas

Postal Address 1

Level 5, Tower A

Postal Address 2

7 London Circuit

Postal Address 3

Canberra

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

0261694097

Fax Number

Mobile Number

Email

info@arpm.net.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company

Australian Company Number (ACN)

49088414742

Company Name

Konstantinou Developments Pty Ltd

Position held / Title

Director

Salutation

None

First Name

John

Surname

Konstantinou

Postal Address 1

PO Box 222

Postal Address 2

Postal Address 3

Suburb

Mitchell

State/Territory

ACT

Postcode

2911

Country

Australia

Phone Number

0262423933

Fax Number

Mobile Number

0419654655

Email

john.konstantinou@kgroup.com.au

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

IZ2 Mixed use industrial zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Industrial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal

Mitchell Precinct map and code

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

Construction of three storey building containing a childcare centre for up to 130 children with upper level outdoor play areas, ground level undercroft parking and service areas, associated landscaping, services infrastructure, off-site works comprising construction of new driveway entrances and pedestrian paths. The Crown lease purpose clause has been previously varied to include the proposed childcare centre use.

Proposed Use of the Land

Describe the use of the development. **Example:** Office, childcare facility, gymnasium. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

childcare facility

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Community Use (includes Institutional)

Community Use

Please select a Community Use sub type:

New building

New building storeys

3

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

0.00

B - Gross Floor Area to be demolished (m²)

0.00

C - Gross Floor Area to be added (m²)

1087.00

D - Total Gross Floor Area of development (A-B+C)(m²)

1087

E - COST OF WORKS (\$)

1521800.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

27.0

G - Parking areas – undercover

1100.0

H - COST OF WORKS (F & G) (\$)

160000.0

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

180000.0

J - Cost of all public works and/or off site works (\$)

20000.0

K - TOTAL COST OF WORKS (E+H+I+J)

1881800

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.*

Demolition, Trees

Demolition

Is the [Demolition](#) item relevant to your proposal?

No

Trees

Is the Trees item relevant to your proposal?

No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

Contamination

Is the [Contamination](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

Yes

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

No

Utilities

Is the [Utilities](#) item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility

Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

National Capital Plan

Is the [National Capital Plan](#) item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the [Crime Prevention](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Access and Mobility

Is the [Access and Mobility](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the [Landscape](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Lighting

Is the [Lighting](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Signs, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

No

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

No

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken

Construction of new driveway

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width*

and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate 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](#)

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

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/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

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

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

13 Feb 2018

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process.

The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

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 Website: www.environment.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting
- Development Application
- Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR



Company Name Email address

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3


LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		DIRECTOR	Date	8/9/2017
2 nd Lessee's Signature		JOHN KONSTANTINOU	Date	


APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	ANNETTE POGAS	Company Name	APM
Signature		Date	06.09.2017

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name	Robyn Hawkins	Agency Name	TCCS - Roads ACT
Signature		Date	17 January 2018
Delegate Name		Agency Name	
Signature		Date	

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

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Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au



ACT
Government
Education

Re: Mitchell Childcare Centre
Block 18, Section 11
Corner Darling & Heffernan Street, MITCHELL, ACT

To whom it may concern

This letter is to advise that Children's Education and Care Assurance (CECA) has made an assessment of the design proposal for the development of an education and care centre at Block 18 Section 11, MITCHELL, ACT.

An officer from CECA has also visited the site at Mitchell for the purpose of assessing the suitability of the location for an education and care centre.

The planning arrangements proposed in the drawings are considered to have met the current regulatory requirements and the proposed arrangement is endorsed in principle.

CECA considers the site to be suitable for the development of an education and care service.

This endorsement is provided for the design as documented on the plans provided, and for the suitability of the location, but does not remove the requirement for the facility to undergo a formal review of completed works prior to approval and operation.

If you require any additional information please contact me on 6207 1093.

Yours sincerely



Susan Sullivan
Manager
Children's Education and Care Assurance
ACT Education Directorate

3 November 2017



ACT
Government

Chief Minister, Treasury and
Economic Development



File Ref: 2015/27987

Mr Ryan O'Leary
SMEC Australia Pty Ltd
Suite 2, Level 1 243 Northbourne Ave
Lyneham ACT 2602

Dear Mr O'Leary

**ENDORSEMENT OF CONTAMINATION ASSESSMENT REPORT -
BLOCK 18 SECTION 11 MITCHELL GUNGAHLIN**

The Environment Protection Authority (EPA) has reviewed the report titled "Block 18 Section 11 Mitchell, ACT Lead Paint Assessment" dated 30 May 2016 by SMEC Australia Pty Ltd.

The EPA has assessed the report and supports the consultant's findings that the soils assessed "do not pose a risk to human receptors" from a contamination perspective and the results of analysis indicate that the paint on the shipping container is considered 'lead free'. The EPA would therefore support the use of the site as a childcare facility.

The works have been generally undertaken to the satisfaction of the EPA in accordance with the Contaminated Sites Environment Protection Policy November 2009 and associated guidelines.

This letter of endorsement must be read in conjunction with the above report.

This should not be taken as a warranty by the Environment Protection Authority or the Territory that the land is fit for any particular purpose.

Yours sincerely



Leesha Pitt

Delegate, Environment Protection Authority

2 June 2016

Deb Barnes

From: Pitt, Leesha <Leesha.Pitt@act.gov.au>
Sent: Monday, May 30, 2016 4:39 PM
To: O'Leary, Ryan
Cc: Finch, Stuart; Heckenberg, Mark
Subject: BRU Approval No 201621 - Block 18 Section 11 Mitchell [SEC=UNCLASSIFIED]

Dear Mr O'Leary,

The Environment Protection Authority (EPA) has reviewed the report titled "Block 18 Section 11 Mitchell ACT Material Classification Report" dated 24 May 2016 by SMEC Australia Pty Ltd and supports the beneficial reuse of up to 30m³ of stockpiled material, as identified in the above report, from Block 18 Section 11 Mitchell within the West Belconnen Resource Management Centre (Block 1586 Belconnen) subject to the following conditions:

1. This approval only applies to the stockpiled material identified in the above report. No other material from the site is to be removed under this approval (**BRU Approval No 201621**);
2. Separate approval must be sought if the material is to be reused or disposed to any other site;
3. The placement of material within the West Belconnen Resource Management Centre at Block 1586 Belconnen must be in accordance with the requirements of the conditions of the Environmental Authorisation (No. 0374) issued to **ACT NOWaste** for the site;

Regards

Leesha Pitt
Delegate, Environment Protection Authority

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

This e-mail has been scanned for viruses by Symantec.Cloud.



ACT
Government

Chief Minister, Treasury and
Economic Development



File Ref: 2015/27987

Mr Ryan O'Leary
SMEC Australia Pty Ltd
Suite 2, Level 1 243 Northbourne Ave
Lyneham ACT 2602

Dear Mr O'Leary

**ENDORSEMENT OF CONTAMINATION ASSESSMENT REPORT -
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The works have been generally undertaken to the satisfaction of the EPA in accordance with the Contaminated Sites Environment Protection Policy November 2009 and associated guidelines.

This letter of endorsement must be read in conjunction with the above report.

This should not be taken as a warranty by the Environment Protection Authority or the Territory that the land is fit for any particular purpose.

Yours sincerely



Leesha Pitt

Delegate, Environment Protection Authority

2 June 2016

MITCHELL CHILDCARE CENTRE

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

DRAWING LIST

Sheet #	TITLE
100	COVER PAGE
101	SITE PLAN
102	GROUND FLOOR PLAN
103	FIRST FLOOR PLAN
104	SECOND FLOOR PLAN
105	ROOF PLAN
200	ELEVATIONS
201	ELEVATIONS
300	SECTIONS
301	SECTIONS
302	SECTIONS
800	PERSPECTIVES
801	PERSPECTIVES
802	PERSPECTIVES
900	SUN STUDY



Rev	Amendment	Date	Init
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arpm

Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth

Level 5, 15 Moosa 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

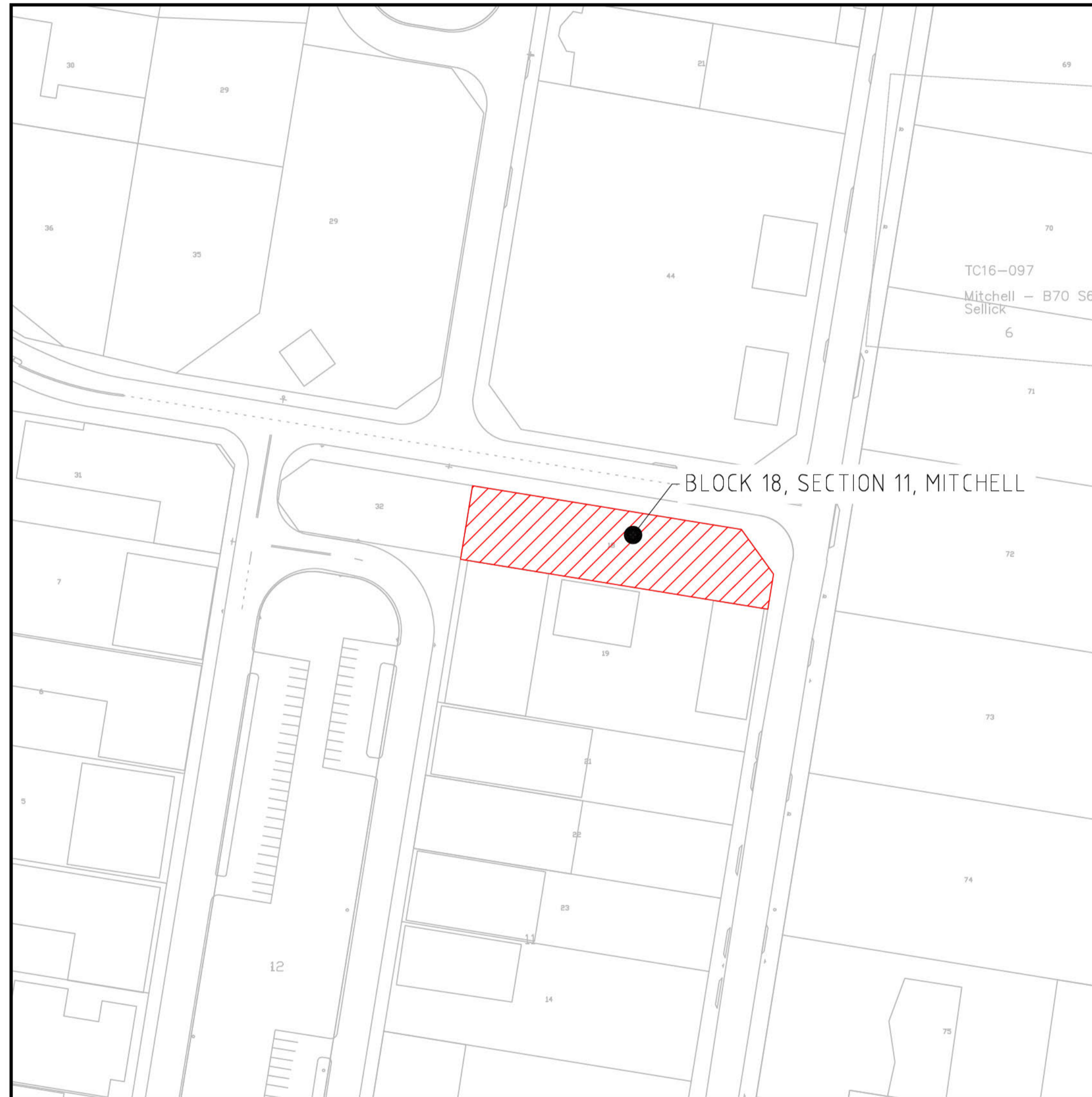
COVER PAGE

Drawn XX	Date XXX	Scale A3	Project Number A17041
Review XX	Date XXX	Project Leader XX	Date XXX
PRELIMINARY			Drawing Number SK 100

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

CHILDCARE CENTRE BLOCK 18, SECTION 11, MITCHELL

CIVIL WORKS



LOCALITY PLAN
NOT TO SCALE

DRAWING SCHEDULE

No.	DRAWING TITLE
C000	COVER SHEET, DRAWING INDEX & LOCALITY PLAN
C001	STANDARD NOTES
C010	EROSION, SEDIMENT & POLLUTION CONTROL PLAN
C012	CONCEPT TEMPORARY TRAFFIC MANAGEMENT PLAN - WESTERN DRIVEWAY
C013	CONCEPT TEMPORARY TRAFFIC MANAGEMENT PLAN - EASTERN DRIVEWAY
C020	VEHICLE TURNING TEMPLATES - MEDIUM RIGID VEHICLE - REVERSE IN / FORWARD OUT
C070	EXISTING SERVICES PLAN
C120	CIVIL WORKS & PAVEMENT PLAN
C121	EXTERNAL CIVIL WORKS PAVEMENT PLAN
C160	CONCEPT STORMWATER MANAGEMENT PLAN

VERIFIER: J. WILTSHIRE

JOB MANAGER: D. FIELD

DESIGNED: A. HOWARD

DRAWN: A. HOWARD

NOT FOR CONSTRUCTION

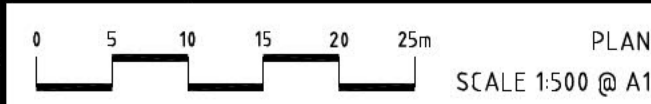
REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER
1	DRAFT D.A.	AH		JW	22.11.17		ARPM ARCHITECTURE PROJECT CONSULTING INTERIOR DESIGN	CHILD CARE CENTRE BLOCK 18 SECTION 11 MITCHELL	CIVIL WORKS COVER SHEET, DRAWING INDEX AND LOCALITY PLAN	CR171360
2	D.A.	AH		JW	30.11.17					C000
										2

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

THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.



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.



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

CHILD CARE CENTRE
BLOCK 18 SECTION 11 MITCHELL

CIVIL WORKS
COVER SHEET, DRAWING INDEX
AND LOCALITY PLAN

CR171360

C000 **2**

DRAWING SHEET SIZE = A1

General intent: plantings should represent the function of the childcare centre, should be bright and colourful, and stimulating to the senses.
All plants around play areas should be non-toxic/ low-irritant.

CHILDCARE CENTRE PLANTINGS (LEVELS 1 AND 2)

TURF



Artificial turf

Artificial turf is suitable for frequently trafficked play areas (which tend to become muddy and compact over time). Artificial turf product must be cool when in full sun.

TREES AND SHRUBS



Lagerstroemia indica x L. fauriei 'Zuni' - Crepe Myrtle

Full sun, tough specimen with year round interest
Young branches are heavily pigmented red, lavender flowers late summer/ early autumn

Non-climbable multi-stem planting



Citrus x meyeri - Meyer Lemon

Full sun, protect from westerly winter winds
Edible, colourful fruit, evergreen

Select Flying Dragons root stock



Calamondin. X Citrofortunella microcarpa - Calamondin

Frost hardy. Small edible, colourful fruit, evergreen



Correa glabra

Full sun/part shade

This species is useful for screening, dust suppression and capture, carbon sequestration, and aesthetics. Beneficial if used at boundary of recreational areas.



Correa decumbens - spreading Correa

Full sun/part shade

This species is useful for screening, dust suppression and capture, carbon sequestration, and aesthetics. Beneficial if used at boundary of recreational areas.



Trachelospermum jasminoides - Star Jasmine

Grows up cables or trellis. Use to minimise visible vertical hard surfaces.

INTERACTIVE SENSORY GARDENS SHRUBS AND PERENNIALS



Chrysocephalum apiculatum - Yellow Buttons

Full sun



Lavendula spp. - Lavender

Full sun, well drained soil



Stachys byzantina - Lamb's Ear

Full sun, well-drained soil
Soft and fuzzy tactile plant



Dietes grandiflora - Wild Iris

Full sun/part shade
Long flowering period



Thymus serpyllum - Creeping Thyme

Full sun
Scented herbal groundcover



Rosmarinus officinalis - Rosemary

Full sun



Atriplex nummularia - Salt Bush

Full sun



Veggies and herbs

Full sun

GROUND FLOOR AND FRONTAGES

SHRUBS AND PERENNIALS



Dicksonia antarctica

Feature plant for building undercroft ground floor/carpark.
Hardy to frost and tolerant of drought.



Acanthus mollis

Adaptable to heavy shade. Good for building undercroft ground floor/carpark.



Westringia fruticosa 'Grey Box' - Grey Box Native Rosemary

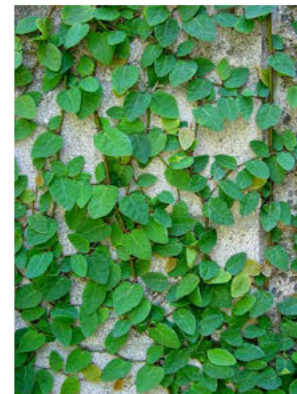
Full sun
Hardy cultivar of native species, drought tolerant, compact form, and year round interest.



Iris unguicularis - Algerian Iris

Part shade
Winter flowering

VINES AND CLIMBING PLANTS (TRELLISES AND WALLS)



Ficus pumila - Creeping Fig

Adheres directly to wall. Use to minimise visible vertical hard surfaces for adjacent sites.

STREETSCAPE (OUTSIDE OF BOUNDARY PLANTINGS)

VERGE PLANTINGS



Ulmus 'Sapporo Autumn Gold'

Long-lived, frost tolerant street tree with low flammability, moderate growth and resistant to Dutch Elm disease; suitable for most soils.

Suitable for north-facing childcare
Trees in northern verge should be deciduous considering winter solar access and heat attenuation, and providing leafy canopy backdrop to upper floors (play areas).

NOTE
Preliminary works by others shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

REVISION	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	CLIENT	CONSULTANTS	SPACELAB DESIGN CERTIFICATION	PROJECT	DRAWING		
A	FOR INFORMATION	01.11.2017	AJ	AJ	GB	CS	Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	Kostantinou Developments Pty Ltd		SPACELAB DESIGN CERTIFICATION APPROVED BY ARDEN JONES 04.12.2017	MITCHELL CHILDCARE CENTRE BLOCK 18 SECTION 11 MITCHELL, ACT	PLANTING PALETTE		
B	FOR INFORMATION	15.11.2017	AJ	CB	CS		PROJECT No					DRAWING No	ISSUE	REVISION
C	FOR APPROVAL	04.12.2017	AJ	AJ	CB	CS	17/1272					L502.1	DA	C

NOTE: ALL CIVIL ENGINEERING CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH TCCS DEVELOPMENT GUIDELINES .THE AFOREMENTIONED GUIDELINES INCLUSIVE OF ALL SPECIFICATIONS TAKE PRECEDENCE OVER NOTES PROVIDED BELOW.

CIVIL NOTES

- UNLESS NOTED OTHERWISE, CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT EDITION OF "TRANSPORT CANBERRA AND CITY SERVICES STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE".
- CONTRACTOR TO OBTAIN SERVICES CLEARANCES FROM ALL RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS. UNDERTAKE ALL NECESSARY TEMPORARY WORKS TO PROTECT & MAINTAIN EXISTING SERVICES DURING CONSTRUCTION. RESTORE ALL SERVICES AT THE COMPLETION OF THE WORKS.
- CONTRACTOR IS TO DESIGN, OBTAIN APPROVALS AND CARRY OUT REQUIRED TEMPORARY TRAFFIC CONTROL PROCEDURES.
- CONTRACTOR IS TO CHECK WITH RELEVANT AUTHORITIES TO ENSURE WORKS ARE CLEAR OF EXISTING SERVICES.
- RESTORE ALL PAVED, GRASSED AND LANDSCAPED AREAS OUTSIDE THE BOUNDARY DAMAGED BY THE WORK TO THEIR ORIGINAL CONDITION ON COMPLETION OF WORKS.
- CONFIRM LEVELS ON SITE. IF ANY DISCREPANCIES, CHECK WITH THE SUPERINTENDENT.

EARTH WORKS (CONT)

TESTING:

- UNDERTAKE THE FOLLOWING TESTS BY NATA REGISTERED LABORATORY COMPACTION TESTS - NOT LESS THAN 1 TEST PER 1000m² FOR EACH SUCCESSIVE ODD LAYER TESTS TO BE TAKEN ON EXPOSED SURFACE LAYERS No. 1, 3, 5 & EACH SUCCESSIVE ODD LAYER TO OBTAIN REPRESENTATIVE CROSS SECTION CBR TESTS TO CONFIRM IN-SITU CBR STRENGTH OF CUT & FILL SUBGRADES.
- FILL TO BE CERTIFIED BY AN APPROPRIATELY QUALIFIED ENGINEER TO LEVEL 1 STANDARD AS DEFINED IN AS 3798 STOCKPILED TOPSOIL TO BE SPREAD IN LANDSCAPE BATTERS TO FINISH LEVEL. ALL EXCESS TOPSOIL & FILL MATERIAL TO BE SPOILED FROM SITE IN A LEGAL MANNER.
- STABILISE ALL EXCAVATION FACES IN ACCORDANCE WITH DETAILS SPECIFIED ON STRUCTURAL ENGINEERS DRAWING.
- CONTROL ALL RAINWATER & GROUNDWATER SEEPAGE BY PUMPING. COMPLY WITH ALL PROVISIONS OF THE ENVIRONMENT PROTECTION AGREEMENT RELATING TO DISPOSAL OF SITE WATER.
- TOLERANCES: LEVEL: +25mm -10mm

TREE PROTECTION (CONT)

SERVICES AND UTILITIES

- SERVICES AND UTILITIES SHALL BE LAID ONLY IN THE LOCATIONS SHOWN ON THE DRAWINGS. TRENCHING ACROSS THE VERGE SHALL BE UNDERTAKEN ONLY WHERE SHOWN ON THE DRAWINGS
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS NO TRENCHING SHALL BE CARRIED OUT WITHIN THE DRIP LINE OF ANY TREE
- THE NUMBER OF VERGE CROSSINGS SHALL BE MINIMISED. WHERE PRACTICAL AND PERMITTED SHARED TRENCHING SHALL BE ADOPTED
- TRENCHES SHALL BE LOCATED MIDWAY BETWEEN TREES

SITE ACCESS

- SITE ACCESS SHALL ONLY BE VIA THE ACCESS POINTS SHOWN ON THE DRAWINGS.
- PRIOR WRITTEN APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS SHALL BE OBTAINED THROUGH TCCS.
- NEW ACCESS POINTS SHALL BE LOCATED MIDWAY BETWEEN EXISTING TREES WHERE SPACE IS ADEQUATE. DO NOT LOCATE ANY ACCESS WITHIN THE DRIP LINE OF ANY TREE.

POLLUTION, EROSION & SEDIMENT CONTROL

GENERAL

- THE CONTRACTOR MUST ENTER INTO AN ENVIRONMENT PROTECTION AGREEMENT WITH THE EPA
- ENSURE THAT ALL ENVIRONMENT PROTECTION WORKS ARE IN PLACE BEFORE COMMENCING CONSTRUCTION ON THE SITE.
- LIAISE AS NECESSARY WITH THE EPA AND OBTAIN AGREEMENT TO THE ADEQUACY OF THE PROTECTION WORKS.
- KEEP A COPY OF THE EPA SIGNED EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES. DISPLAY IN A PROMINENT LOCATION.
- LOCATE ALL PROTECTION WORKS WHOLLY WITHIN THE SITE UNLESS OTHERWISE PRE-APPROVED.
- CONSTRUCT AND MAINTAIN PROTECTION WORKS IN ACCORDANCE WITH THE "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (2011) AND THE NSW BLUE BOOK AS APPROPRIATE.
- ASSIGN A DESIGNATED PARKING AREA. ALL WORKERS VEHICLES ARE TO BE PARKED IN LEGAL PARKING ZONES, WHERE POSSIBLE VEHICLES TO BE PARKED WITHIN THE BLOCK.
- MINIMISE DISTURBANCE OF THE EXISTING SURFACE AND VEGETATION.

POLLUTION, EROSION & SEDIMENT CONTROL

INSPECTIONS AND MAINTENANCE SCHEDULE

RECORD MAINTENANCE ACTIVITIES AND DETAILS TO PROVIDE TO EPA.)

- DAILY
 - CHUTES, BARRELS, WHEELBARROWS AND OTHER EQUIPMENT TO BE RINSED IN THE SITE WASH-DOWN AREA.
 - REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
 - SUPPRESS DUST BY REGULAR SPRAYING OF WATER AND COVERING AND SECURING VEHICLE LOADS ENTERING/EXITING SITE.
- WEEKLY:
 - MAINTAIN AND INSPECT POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. REPAIR AND REINSTATE WORKS AS NEEDED.
- MONTHLY:
 - MAINTAIN AND INSPECT STABILISED SITE ACCESS POINTS.
 - MAINTAIN AND INSPECT HAY BALES, REPLACE AS REQUIRED IF DEGRADED OR DAMAGED.

EARTHWORKS

- ALLOW FOR EXCAVATION IN ALL MATERIALS AS FOUND UNO.
- INSTALL AGREED POLLUTION CONTROL MEASURES IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGREEMENT REQUIREMENTS.
- REMOVE ALL VEGETATION, GRASSING, BUILDERS DEBRIS AND CONCRETE & BITUMEN PAVING AND SPOIL OFF SITE TO AN APPROVED LOCATION. STRIP TOPSOIL AND STOCK PILE FOR LATER REUSE.
- REMOVE ALL TREES AND ROOTS EXCEPTING THOSE INTENDED FOR RETENTION. GRUB OUT ROOTS AND STUMPS OVER 75mm DIAMETER TO MINIMUM DEPTH OF 500mm BELOW THE PLATFORM LEVEL. FILL GRUB HOLES AND OTHER VOIDS WITH GENERAL FILL AND COMPACT IN 150mm COMPACTED THICKNESS LAYERS TO THE LEVELS SHOWN ON THE DRAWINGS.
- WHERE THERE IS INSUFFICIENT EXCAVATED MATERIAL SUITABLE FOR FILLING OR SUBGRADE REPLACEMENT, IMPORT FILL.
- IMPORTED FILL SHALL COMPLY WITH THE FOLLOWING: MAXIMUM SIZE 50mm. PASSING 75 MICRON SIEVE - NOT GREATER THAN 25%. PLASTICITY INDEX - LESS THAN 15 AND CBR > 8.
- PROOF ROLL THE EXPOSED SURFACE WITH AT LEAST A 10 TONNE ROLLER IN THE PRESENCE OF THE ENGINEER TO DETERMINE THE INTEGRITY OF THE EXPOSED SURFACE. CARRY OUT REPLACEMENT AS NECESSARY TO ACHIEVE THE REQUIRED COMPACTION.
- EXCAVATE AND REPLACE UNSUITABLE SUBGRADE IN SELECT MATERIAL FROM EXCAVATION, PLACED IN 200mm LAYERS, WITH EACH LAYER COMPACTED TO 95% MMDD. UNSUITABLE MATERIAL TO BE SPOILED FROM SITE.
- UNDERTAKE CUT/FILL OPERATIONS TO ESTABLISH THE BUILDING PLATFORM LEVELS NOMINATED.
- COMPACT THE EXPOSED SURFACE TO THE FOLLOWING CONDITIONS UNDER FUTURE BUILDINGS COMPACT TO 95% MODIFIED MAXIMUM DRY DENSITY (MMDD)
 - UNDER FUTURE ROADS/CARPARKING/PAVING COMPACT TO 90% MMDD IF GREATER THAN 600mm BELOW NOMINATED PAVEMENT SUBGRADE LEVEL, OTHERWISE 95% MMDD.
 - OTHER AREAS COMPACT TO 90% MMDD
 - OMC -1% /+ 3% DURING COMPACTION
- MATERIALS WON FROM EXCAVATION CAN BE USED FOR ENGINEERING FILL ON THE FOLLOWING CONDITIONS
 - TOPSOIL IS EXCLUDED TOPSOIL MAY BE USED IN LANDSCAPE BATTERS. FILL MATERIALS MAY BE USED PROVIDED DELETERIOUS MATERIALS ARE REMOVED.
 - MEDIUM/HIGH PLASTICITY SANDY CLAYS (RESIDUAL SOILS) ARE THOROUGHLY MIXED WITH GRANULAR SOILS.
 - HIGHLY WEATHERED ROCK/MODERATELY WEATHERED ROCK IS BROKEN DOWN TO PARTICLES WITH A SIZE NO GREATER THAN 100mm BIGGER PARTICLES MUST BE EXCLUDED.
- FILL MATERIALS TO BE PLACED IN MAXIMUM 200mm LAYERS, EACH LAYER COMPACTED TO THE NOMINATED DENSITY AND MOISTURE CONTENT.
 - IMPORT FILL TO MAKE UP ANY SHORTFALL. IMPORTED FILL TO COMPLY WITH FOLLOWING SPECIFICATION:
 - MAXIMUM SIZE 75mm
 - PASSING 75 MICRON SIEVE - NOT GREATER THAN 25%
 - PLASTICITY INDEX - LESS THAN 15%
 - CBR - NO LESS THAN 8.
 - FREE OF ORGANIC MATTER AND LUMPS OF CLAY.

TREE PROTECTION

GENERAL

- INSTALL ALL PROTECTIVE MEASURES PRIOR TO COMMENCING CONSTRUCTION WORKS. ADVISE TRANSPORT CANBERRA AND CITY SERVICES (AA) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMPP.
- ALL VERGE VEGETATION INCLUDING GRASS SHALL BE PROTECTED AND RETAINED UNO ON THE DRAWINGS. ROUTINELY WATER TO RETAIN VEGETATION IN GOOD CONDITION.
- A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE ENGAGED BY THE CONTRACTOR TO OVERSEE ALL MAJOR WORK IN THE VERGE.
- CONSTRUCTION MATERIAL SHALL NOT BE STORED ON VERGES OR PUBLIC OPEN SPACES
- CAR PARKING OR EQUIPMENT PARKING SHALL NOT BE PERMITTED ON VERGES OR ADJACENT PARKLAND
- SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS SHALL NOT BE ERECTED ON VERGES OR PUBLIC OPEN SPACES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE MANAGER, TCCS, FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UNLEASED TERRITORY LAND.

PROTECTIVE FENCING

- ALL TEMPORARY PROTECTIVE FENCES SHALL BE IN ACCORDANCE WITH THE APPROVED LMPP
- FENCE OFF TREES, PLANTINGS AND GRASS MARKED FOR RETENTION TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND AREA.
- THE STANDARD LOCATIONS FOR FENCING SHALL BE:
 - FOR EACH TREE ALONG ITS DRIP-LINE 12m OFFSET TO THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.
- FENCING SHALL BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, SHALL BE REMAIN IN PLACE THROUGHOUT THE WORKS AND REMOVED PRIOR TO RESTORATION OF THE VERGE.
- USE TEMPORARY 1800mm CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES UNLESS OTHERWISE APPROVED IN WRITING BY TCCS
- MAINTAIN ALL EXISTING FOOTPATHS AND PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.
- WHERE A CONSTRUCTED FOOTPATH/CYCLEWAY EXISTS IN THE VERGE, OFFSET FENCING 600mm EACH SIDE.
- IF THERE IS NO CONSTRUCTED FOOTPATH/CYCLEWAY PROVIDE A FENCED CLEARWAY 1800mm WIDE FOR PEDESTRIAN ACCESS ALONG THE ENTIRE FRONTAGE
- FENCING SHALL NOT BE REMOVED FOR THE SERVICE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING FROM TCCS. ENSURE ALL TREES ARE ADEQUATELY PROTECTED BEFORE COMMENCING TRENCHING. ON COMPLETION RETURN THE FENCE TO ORIGINAL ALIGNMENT.

TREE PROTECTION (CONT)

WORKING NEAR TREES

- ALL TREES LOCATED IN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND SHALL BE PROTECTED FROM DISTURBANCE, DAMAGE OR DESTRUCTION. PRIOR WRITTEN AUTHORISATION FROM TCCS IS REQUIRED FOR ANY DISTURBANCE, DAMAGE OR DESTRUCTION OF ANY TREE OR LANDSCAPE ASSET.
- EXISTING CANOPY CLEARANCES SHALL NOT BE ALTERED. CROWNS AND APEX OF CANOPIES SHALL NOT BE ALTERED OR REDUCED
- ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB
- DO NOT EXCAVATE OR OTHERWISE DISTURB THE SURFACE LAYER WITHIN THE DRIP-LINE OF ANY TREE WITHOUT THE PRIOR WRITTEN APPROVAL OF TCCS.
- DO NOT SEVER ROOTS >30mm DIAMETER CLOSER THAN HALF-WAY FROM THE DRIP-LINE TO THE TRUNK.
- HAND EXCAVATE TO A DEPTH OF 300mm TO LOCATE ROOTS BEFORE COMMENCING MACHINE EXCAVATION.
- CUT ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR PRUNING ROOTS
- PROTECT ANY EXPOSED ROOTS FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH MOIST Hessian. AFTER REPLACEMENT OF TOPSOIL REGULARLY WATER TREES UNTIL REESTABLISHED.

CONDITION AND RESTORATION

- PRIOR TO COMMENCEMENT NOTIFY TCCS OF COMMENCEMENT OF WORK AND UNDERTAKE A JOINT CONDITION SURVEY.
- AT THE COMPLETION OF WORK ENSURE THAT THE CONDITION OF ALL VEGETATION IS CONSISTENT WITH THE INITIAL CONDITION SURVEY.
- UNDERTAKE A JOINT CONDITION SURVEY AT COMPLETION OF WORKS AND IMPLEMENT ANY DIRECTIVE FROM TCCS.
- IF THE GRASS COVER REQUIRES IMPROVEMENT LIGHTLY CULTIVATE THE SOIL TO 50mm. ADD 50mm OF TYPE 9B TOPSOIL AND GRADE EVENLY. ADD NPK FERTILISER AT 40g/sqm. LAY TURF, WATER AND MAINTAIN UNTIL ESTABLISHED.
- DAMAGED TREES SHALL BE ASSESSED BY TCCS AND REPAIRED OR REPLACED BY THE CONTRACTOR AS DIRECTED.

POLLUTION, EROSION & SEDIMENT CONTROL

SPOIL MANAGEMENT

- DESIGNATE AN AREA ON SITE FOR CONCRETE TRUCK WASH-DOWNS.
- BRICK CUTTING TO OCCUR ON SITE WITHIN THE MATERIALS AND WASTE STORAGE AREA
- SPOIL TO BE DISPOSED OF APPROPRIATELY TO AN APPROVED LOCATION OFF SITE.

NOISE

- ENSURE ALL CONSTRUCTION WORK THAT GENERATES NOISE TAKES PLACE ONLY WITHIN THE PRE-APPROVED OPERATING HOURS FOR THE PROJECT: MONDAY TO SATURDAY, BETWEEN 7AM AND 6PM

SEDIMENT CONTROLS AND STORMWATER

- MAINTAIN STRICT SITE ACCESS CONTROL WITH A STABILISED ACCESS POINT THAT ALL VEHICLES MUST USE.
- AT THE END OF EACH DAY OR WHEN DIRT OCCURS OR PRIOR TO ANY RAIN EVENT, REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
- MAINTAIN AS MUCH VEGETATIVE COVER AS PRACTICAL PARTICULARLY BESIDE MAIN DRAINAGE LINES. FENCE OFF BUFFER AREAS TO PREVENT DISTURBANCE
- PROTECT ALL CUT AND FILL BATTERS FROM RUN-OFF AND STABILISE IMMEDIATELY AFTER CONSTRUCTION.
- USE CONTOUR PLOUGHING AND/OR SURFACE ROUGHENING OF FINISHED LANDFORM TO SLOW WATER FLOW DURING RAIN EVENTS.
- INSTALL SILT FENCES ON THE LOW SIDE OF ANY STOCKPILE
- INSTALL PERMANENT DRAINAGE FACILITIES AT AN EARLY STAGE.
- FILTER SOCKS TO BE INSTALLED AT ALL OPEN PITS AND KERB SIDE SUMPS PROGRESSIVELY AS CONSTRUCTION PROCEEDS
- PROVIDE PROTECTION TO NEW DRAINAGE INLETS IMMEDIATELY ON CONNECTION TO THE DRAINAGE SYSTEM
- ESTABLISH ALTERNATIVE STABLE DRAINAGE SYSTEMS THROUGH THE SITE WHILE PERMANENT FACILITIES ARE BEING INSTALLED.
- USE DIVERSION STRUCTURES TO CONVEY RUN-OFF TO A STABLE DISPOSAL AREA.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS. WHERE MAJOR TEMPORARY DRAINAGE PATHS ARE CREATED CONSTRUCT HAY BALE WEIRS (WRAPPED IN BIDDUMI) ACROSS THE ENTIRE FLOW PATH AND AT 25m INTERVALS.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS
- INSTALL SEDIMENT TRAPS AT DRAINAGE INLETS AND OTHER POINTS OF DISCHARGE FROM AREAS OF DISTURBANCE.
- UNDERTAKE VEGETATIVE STABILISATION MEASURES IMMEDIATELY AFTER COMPLETION OF FINAL LAND FORMING.
- PLACE HAY BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE HAY TO FILL ANY GAPS BETWEEN BALES. - ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
- EMBED EACH BALE IN THE GROUND 75mm-100mm AND ANCHOR WITH TWO 12m STAR PICKETS OR STAKES. ANGLE FIRST STAR PICKET/STAKE IN EACH BALE TOWARDS PREVIOUSLY LAID BALE. DRIVE 600mm INTO THE GROUND AND WHERE STAR PICKETS PROTRUDE ABOVE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.

SAFETY IN DESIGN

CIVIL SAFETY REPORT

PURSUANT TO REGULATION 295(1) OF THE WORK HEALTH AND SAFETY REGULATIONS 2011, SO FAR AS WE ARE REASONABLY AWARE AND BASED ON THE DESIGNS FOR WHICH WE HAVE BEEN COMMISSIONED, THERE ARE NO HAZARDS RELATING TO THE DESIGN OF THE CIVIL WORKS SHOWN ON THESE DRAWINGS THAT REPRESENT A SAFETY RISK DURING THE CONSTRUCTION BEYOND THOSE THAT WOULD NORMALLY BE EXPECTED IN OTHER DESIGNS OF THE SAME TYPE.

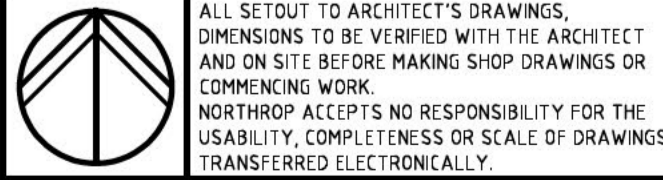

THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER.

IF ANY CIVIL ELEMENT UNDER OUR DESIGN PRESENTS AN UNMANAGEABLE RISK IN RESPECT TO SAFETY, THE MATTER SHALL BE REFERRED TO NORTHPROP CONSULTING ENGINEERS THROUGH THE APPROPRIATE CHANNELS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

THIS REPORT IS PREPARED SOLELY FOR THE PURPOSES OF THE PERSON CONDUCTING THE BUSINESS OR UNDERTAKING WHO COMMISSIONED THE DESIGN (UNDER REGULATION 295(1)) AND IS NOT PREPARED FOR THE BENEFIT OF ANY OTHER PARTY OR FOR ANY OTHER PURPOSE.

SIGNED: _____

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

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER
1	DRAFT D.A.	AH		JW	22.11.17	 <p>ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHPROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.</p>	 <p>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</p>	<p>CHILD CARE CENTRE BLOCK 18 SECTION 11 MITCHELL</p>	<p>CIVIL WORKS STANDARD NOTES</p>	<p>CR171360</p>
2	D.A.	AH		JW	30.11.17					
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHPROP CONSULTING ENGINEERS PTY LTD.			DRAWING SHEET SIZE = A1

NOT FOR CONSTRUCTION