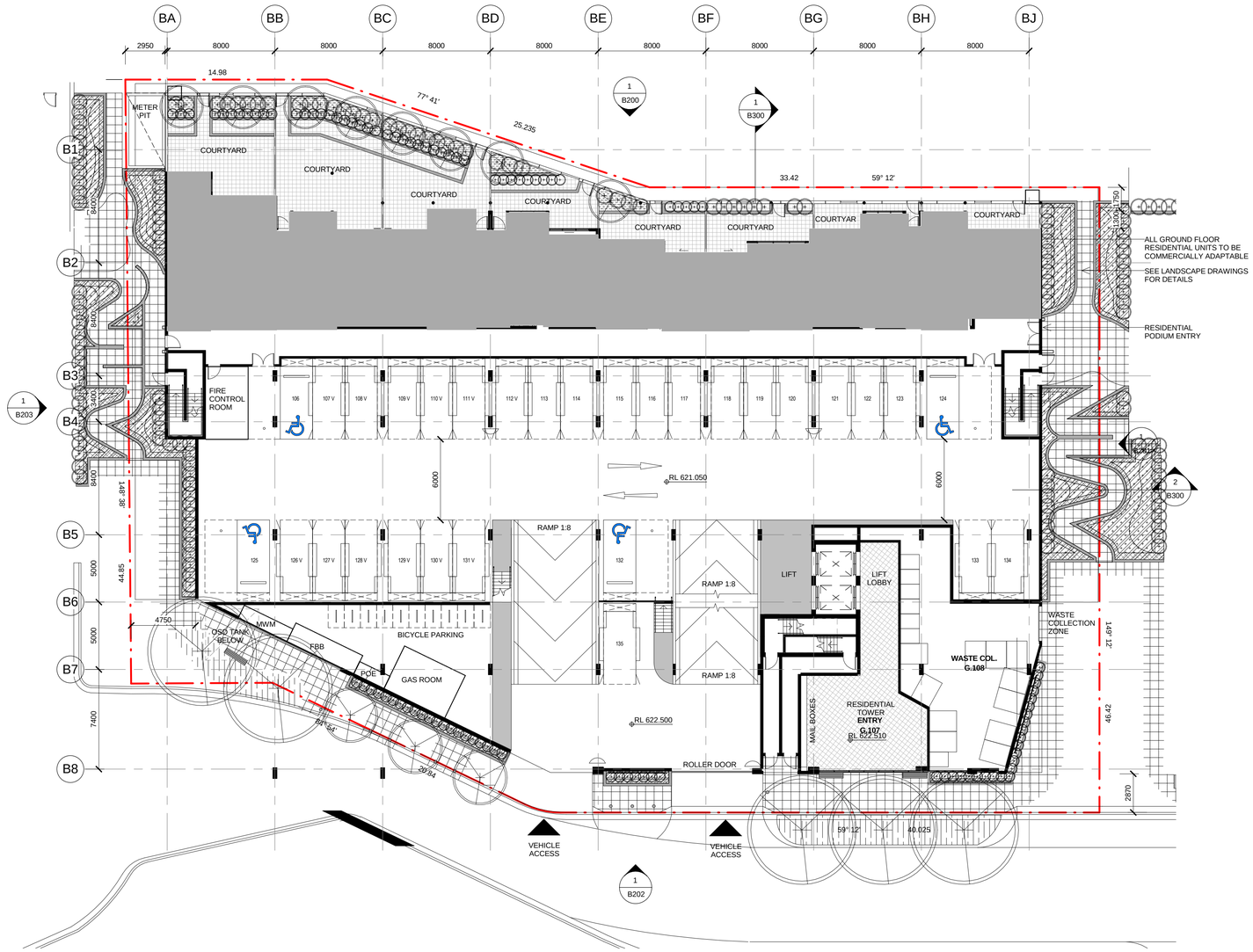


NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

001

DA-B102

BUILDING B - GROUND FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision K date 11.09.15

project 4188



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

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HANDRAIL TO **AS 1428.1**

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REFER TO WIND REPORT

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MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

002

DA-B103

BUILDING B - LEVEL 01 FLOOR PLAN

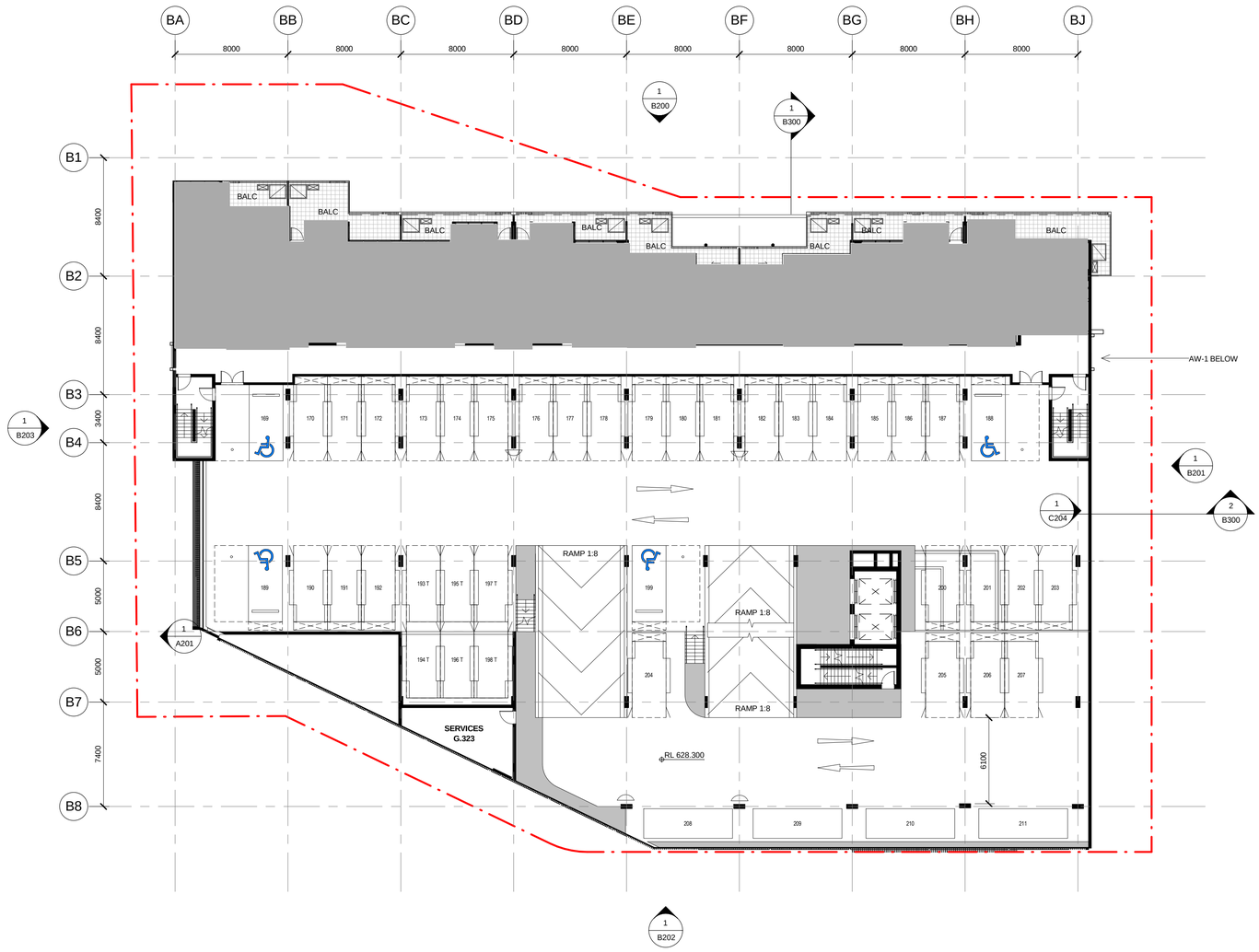
0 2 4 6 8 10m

Scale 1:200 @ A1

revision J

date 11.09.15

project 4188



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

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HANDRAIL TO **AS 1428.1**

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

003

DA-B104

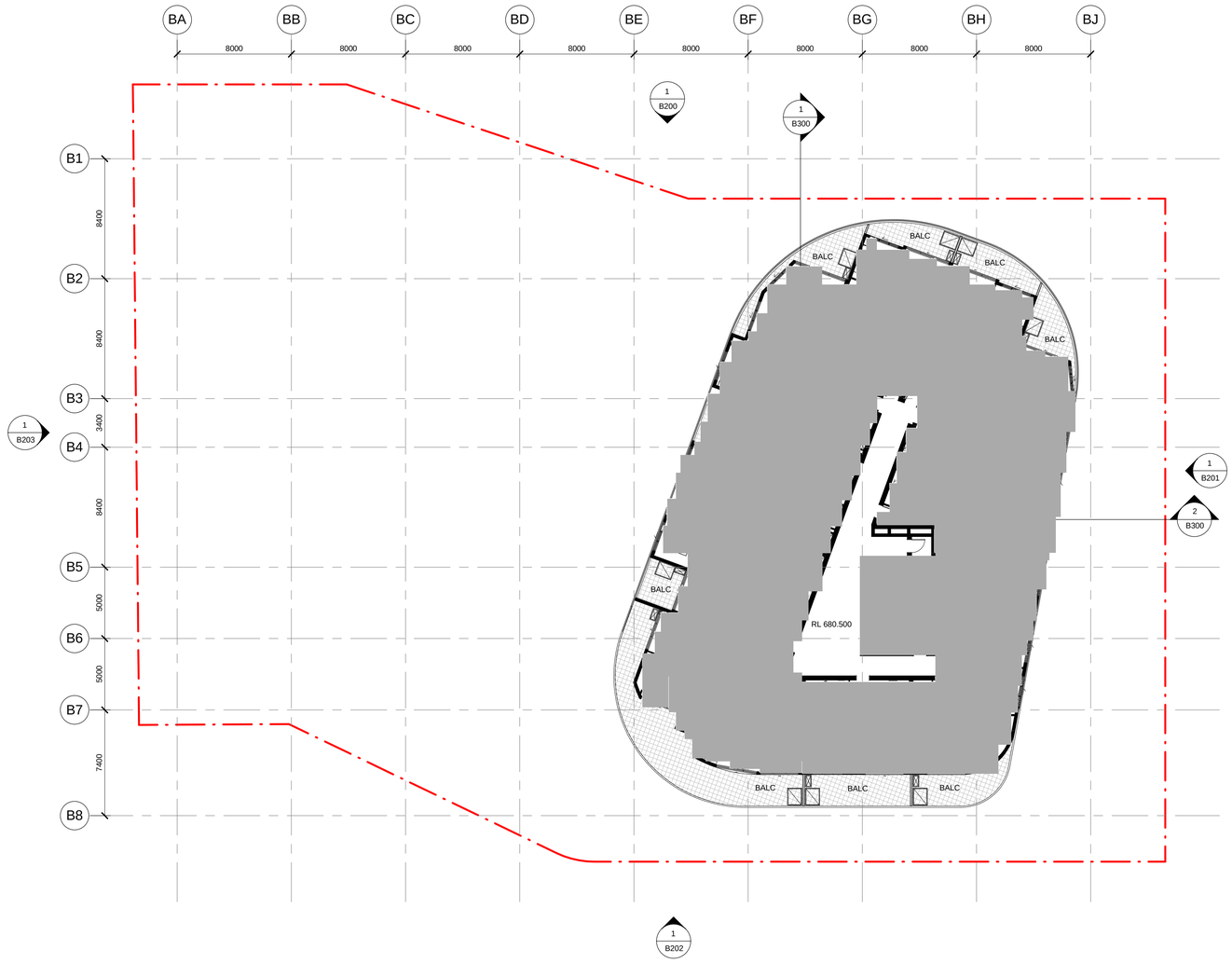
BUILDING B - LEVEL 02 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision J date 11.09.15

project 4188



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

004

DA-B109

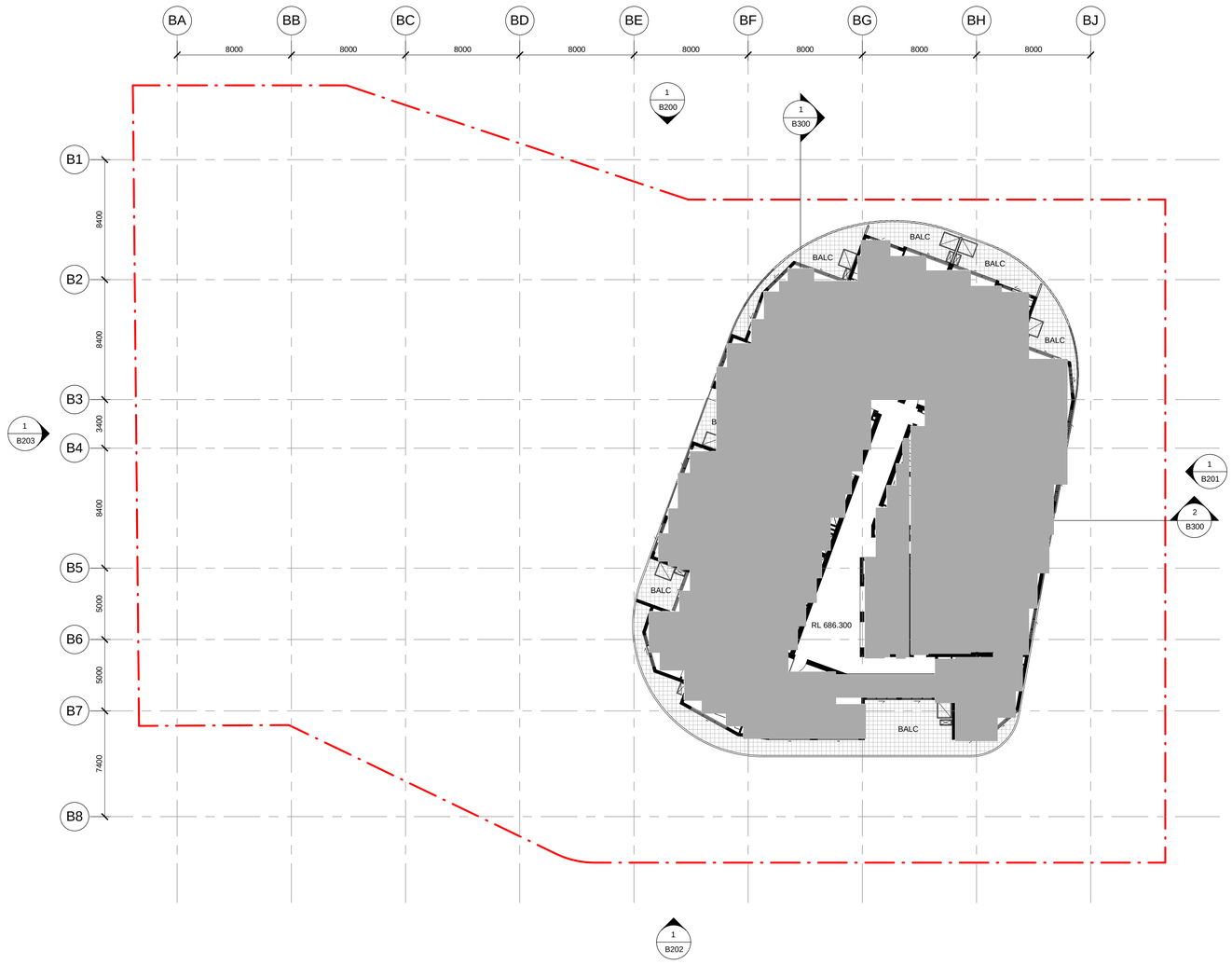
BUILDING B - LEVEL 20 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **A** date **11.09.15**

project **4188**



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

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TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

DA-B111

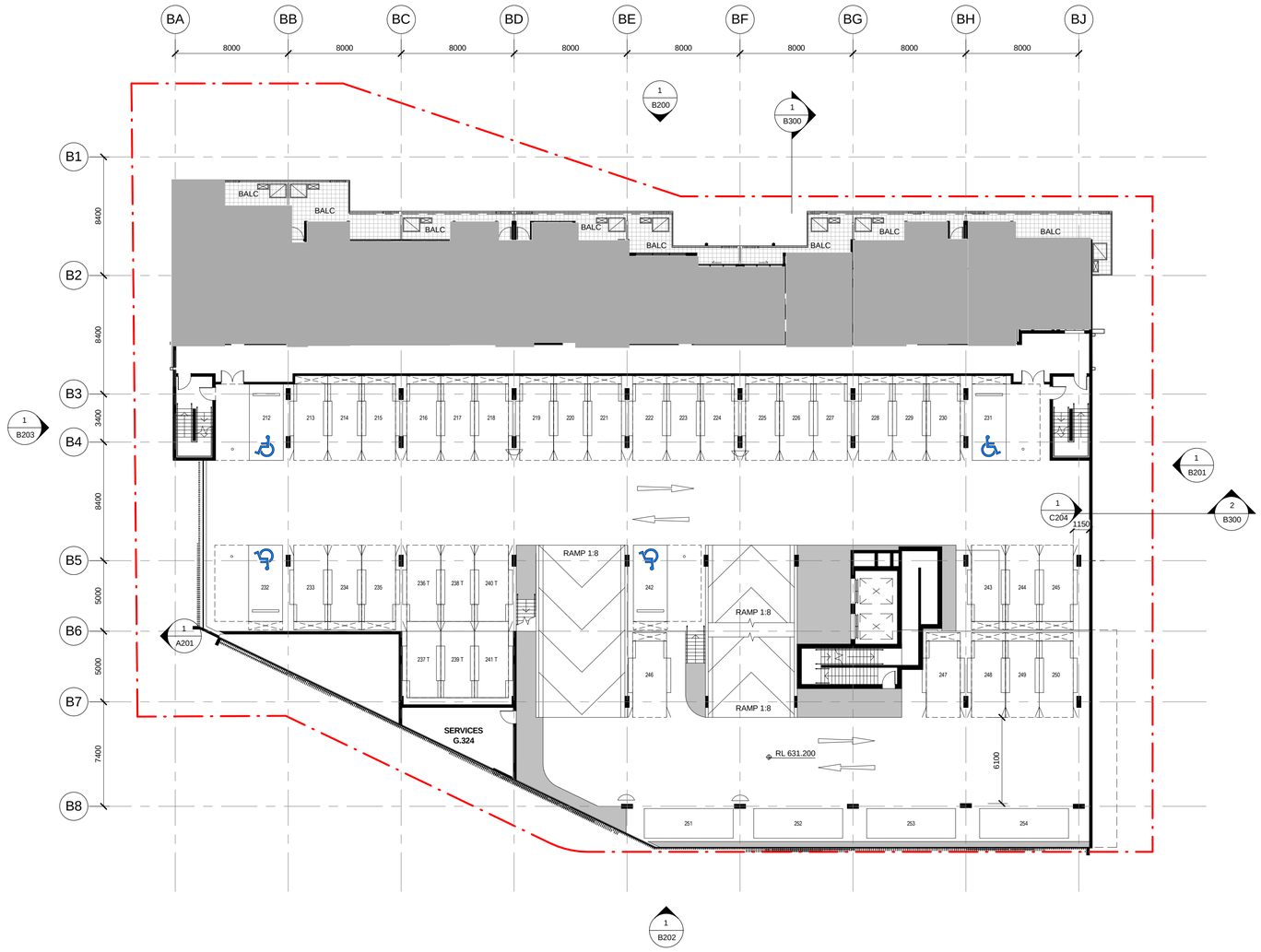
BUILDING B - LEVEL 22 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **A** date **11.09.15**

project **4188**



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

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ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

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HANDRAIL TO **AS 1428.1**

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TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

DA-B105

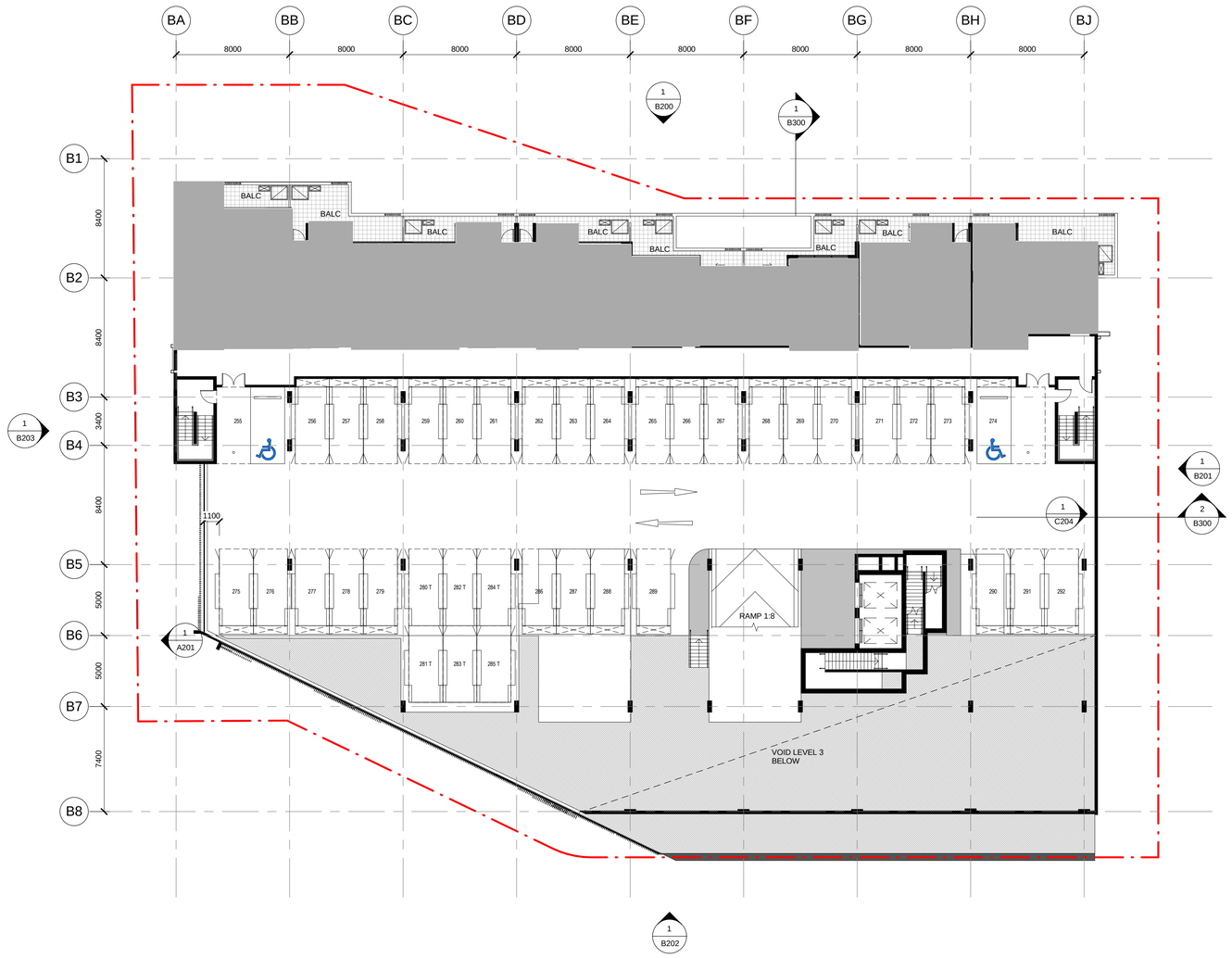
BUILDING B - LEVEL 03 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision J date 11.09.15

project 4188



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

DA-B106

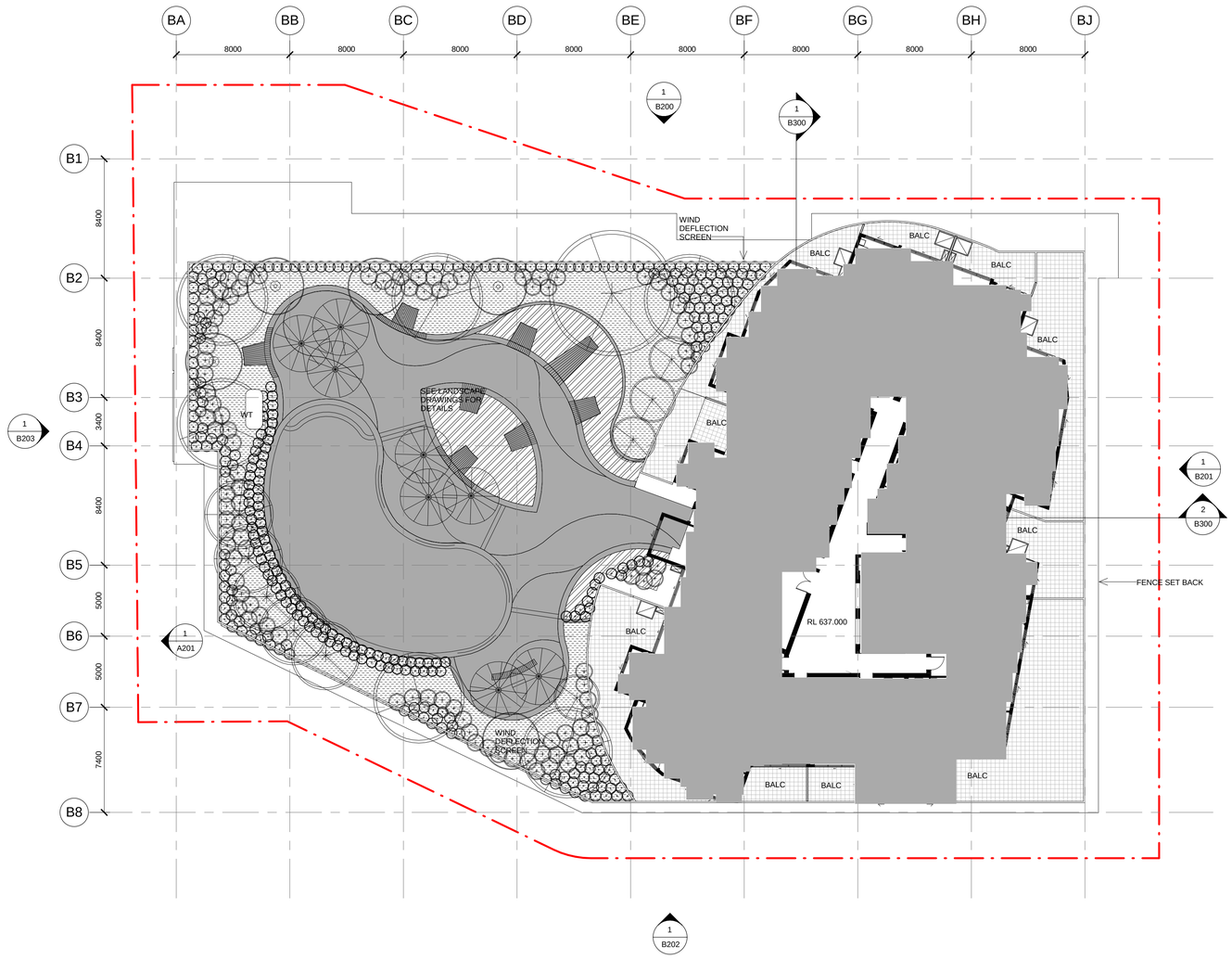
BUILDING B - LEVEL 04 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision J **date** 11.09.15

project 4188



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

008

DA-B107

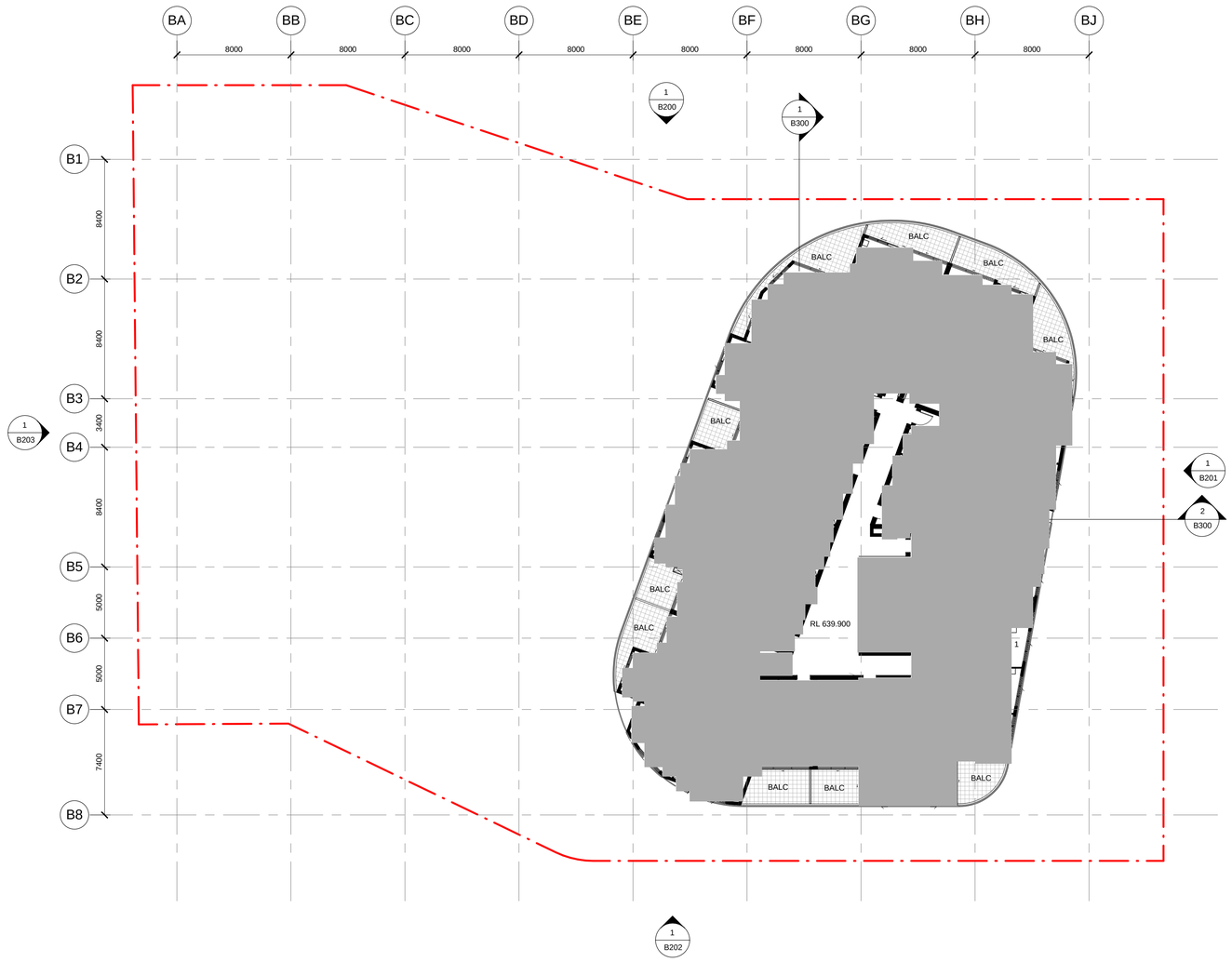
BUILDING B - LEVEL 05 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision K date 11.09.15

project 4188



NOTES

PASSENGER LIFTS TO **AS1735.12** & **BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

009

DA-B108

BUILDING B - LEVEL 06 TO LEVEL 19 FLOOR PLAN (TYPICAL)

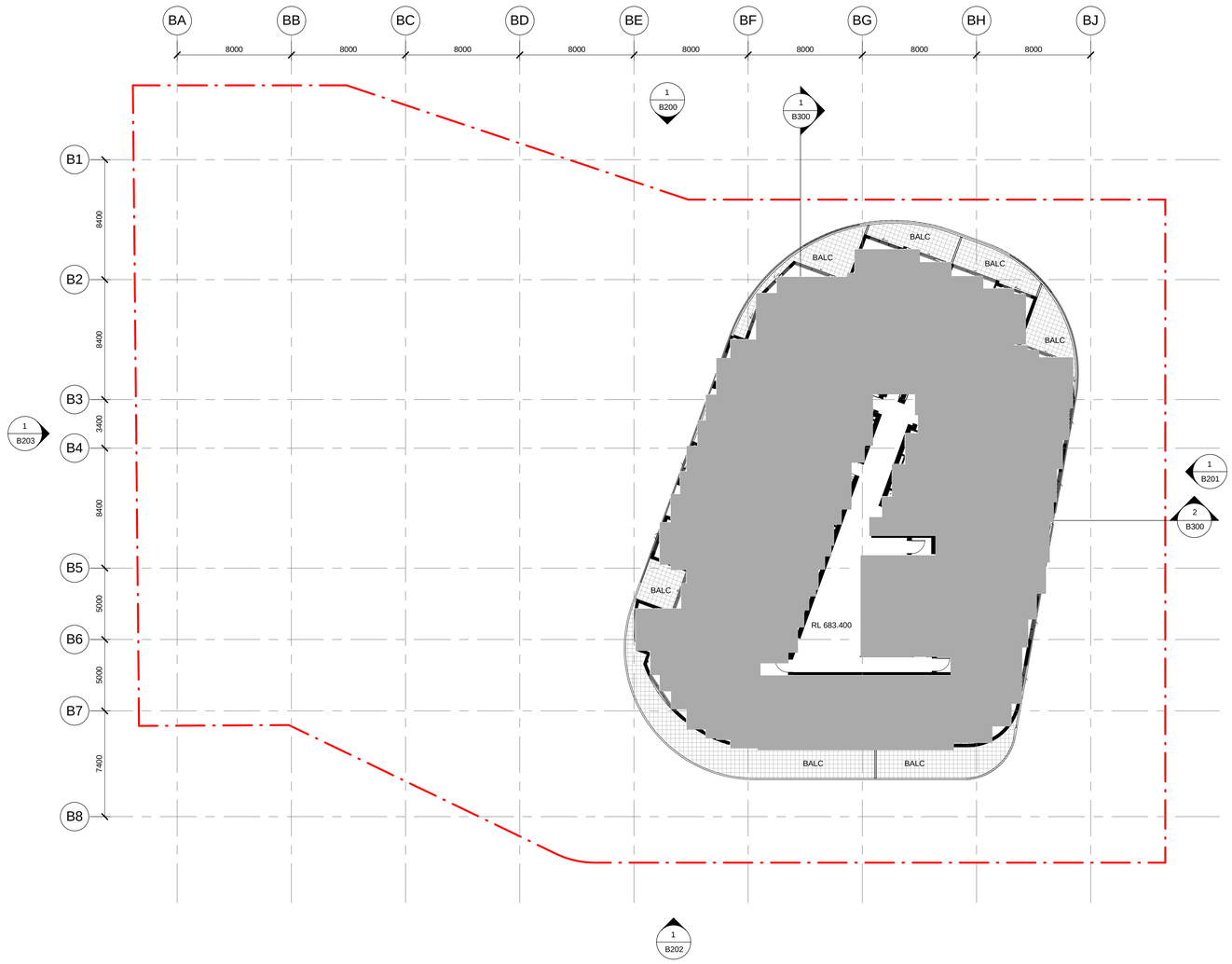
0 2 4 6 8 10m

Scale 1:200 @ A1

revision K

date 11.09.15

project 4188



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 3 SECTION 209 GUNGAHLIN

010

DA-B110

BUILDING B - LEVEL 21 FLOOR PLAN

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **A** date **11.09.15**

project **4188**

GEOCON
BUILDING CANBERRA

BLOCK 3 SECTION 209 GUNGAHLIN

LANDSCAPE WORKS

SPACELAB
CREATING TIMELESS PLACES

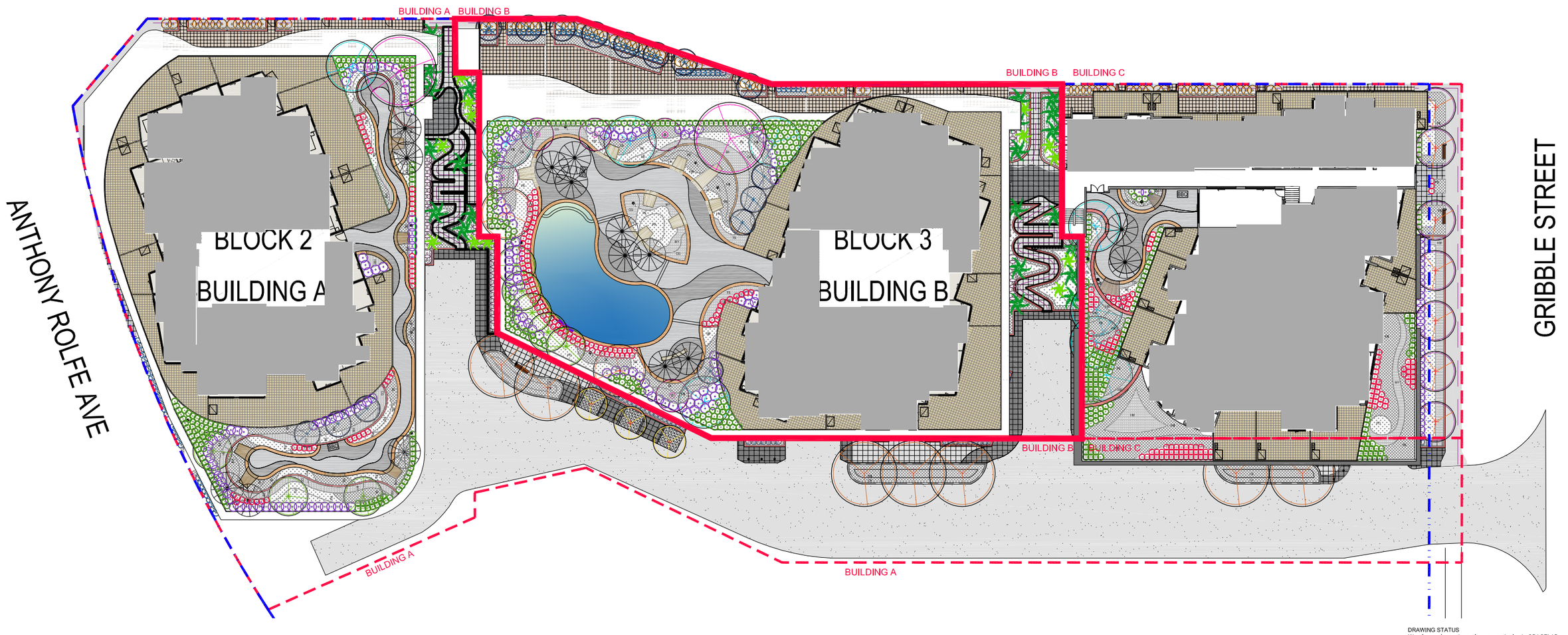
14/1075

ISSUE DATE: 31.08.2015
ISSUE: D
ISSUE FOR DA

DRAWING SCHEDULE

LANDSCAPE DRAWINGS:

Drawing NO.	Drawing Title	Scale @A1	Rev
L501.1	SURFACES, SETOUT AND GRADING- SHEET 1	1:100	D
L501.2	SURFACES, SETOUT AND GRADING- SHEET 2	1:100	D
L501.3	SURFACES, SETOUT AND GRADING- SHEET 3	1:100	D
L501.4	SURFACES, SETOUT AND GRADING- SHEET 4	1:100	D
L501.5	SURFACES, SETOUT AND GRADING- SHEET 5	1:100	D
L502.1	PLANTING PLAN- SHEET 6	1:100	D
L502.2	PLANTING PLAN- SHEET 7	1:100	D
L502.3	PLANTING PLAN- SHEET 8	1:100	D
L502.4	PLANTING PLAN- SHEET 9	1:100	D
L502.5	PLANTING PLAN- SHEET 10	1:100	D
L502.6	PLANTING PLAN- SHEET 11	1:100	D
L505.1	LANDSCAPE MATERIALS PALETTE - SHEET 12	Varies	D
L505.2	LANDSCAPE DETAILS- SHEET 13	Varies	D
L505.3	LANDSCAPE DETAILS- SHEET 14	Varies	D
L505.4	LANDSCAPE DETAILS- SHEET 15	Varies	D
L505.5	LANDSCAPE DETAILS- SHEET 16	Varies	D
L505.6	LANDSCAPE MASTER PLAN - SHEET 17	1:300	D
L506.1	LANDSCAPE MANAGEMENT AND PROTECTION PLAN - SHEET 18	1:300	F



BLOCK 3 SECTION 209 GUNGAHLIN LANDSCAPE - CONTEXT PLAN

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BUILDING B

1200mm MIN TO TOP OF BUILDING WALL FROM FINISHED PLANTER BED SURFACE

1200mm MIN TO TOP OF BUILDING WALL FROM FINISHED PLANTER BED SURFACE

POOL

+0mm

+1000mm TW

+1000mm TW

+1000mm TW

+1350mm TW

+1350mm TW

+1350mm TW

+900mm

+900mm TW

+900mm TW

+450mm BW

+450mm TW

+450mm TW

+450mm TW

+450mm TW

+400mm

+200mm

+200mm

+400mm

+1000mm

+800mm

+600mm

+600mm

+800mm

+1090mm

BBQ

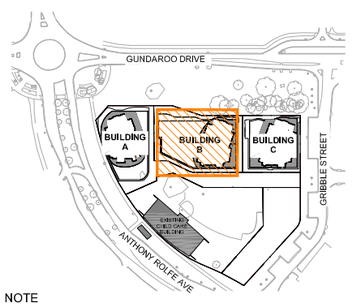
BBQ

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- PAVING TYPE 2: Non-slip finish — 2 / L505.4
- PUBLIC CONCRETE FOOTPATH — 1 / L505.4
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- NATURAL PLANTER BED — 1+3 / L505.3
- BBQ — BARBEQUE — 8 / L505.5
- SCULPTURAL LIGHT POLE LOCATION — 8 / L505.5
- TREE PIT — 4+5 / L505.5
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER — 8 / L505.5
- BOLLARD: HUB S505 — 8 / L505.5
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- 900mm — RELATIVE LEVEL
- 1% MIN — SLOPE / FALL
- GLASS POOL WALL
- WATER WALL INTO POOL

KEY PLAN

NOT TO SCALE



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NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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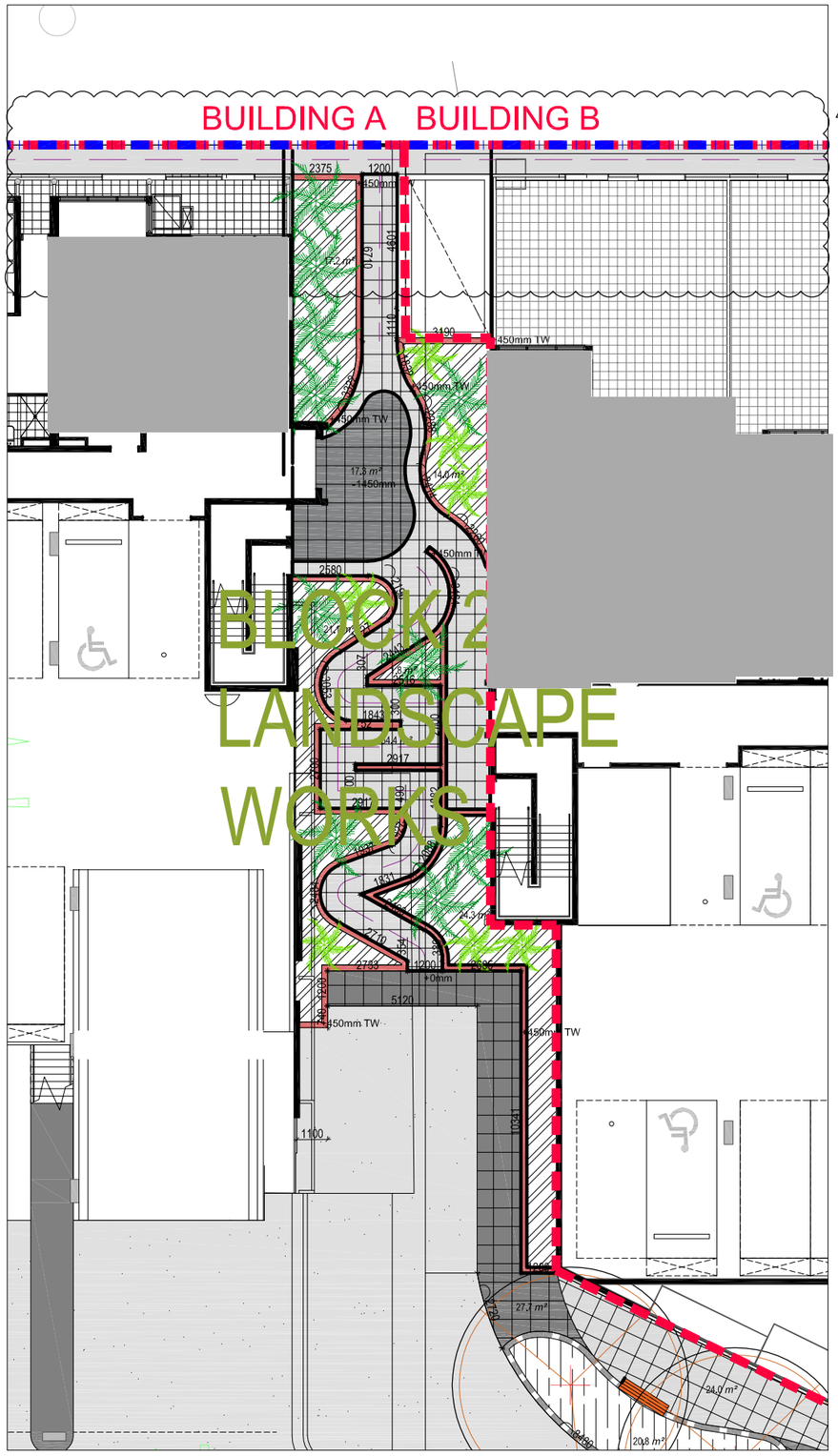
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
BUILDING B PODIUM

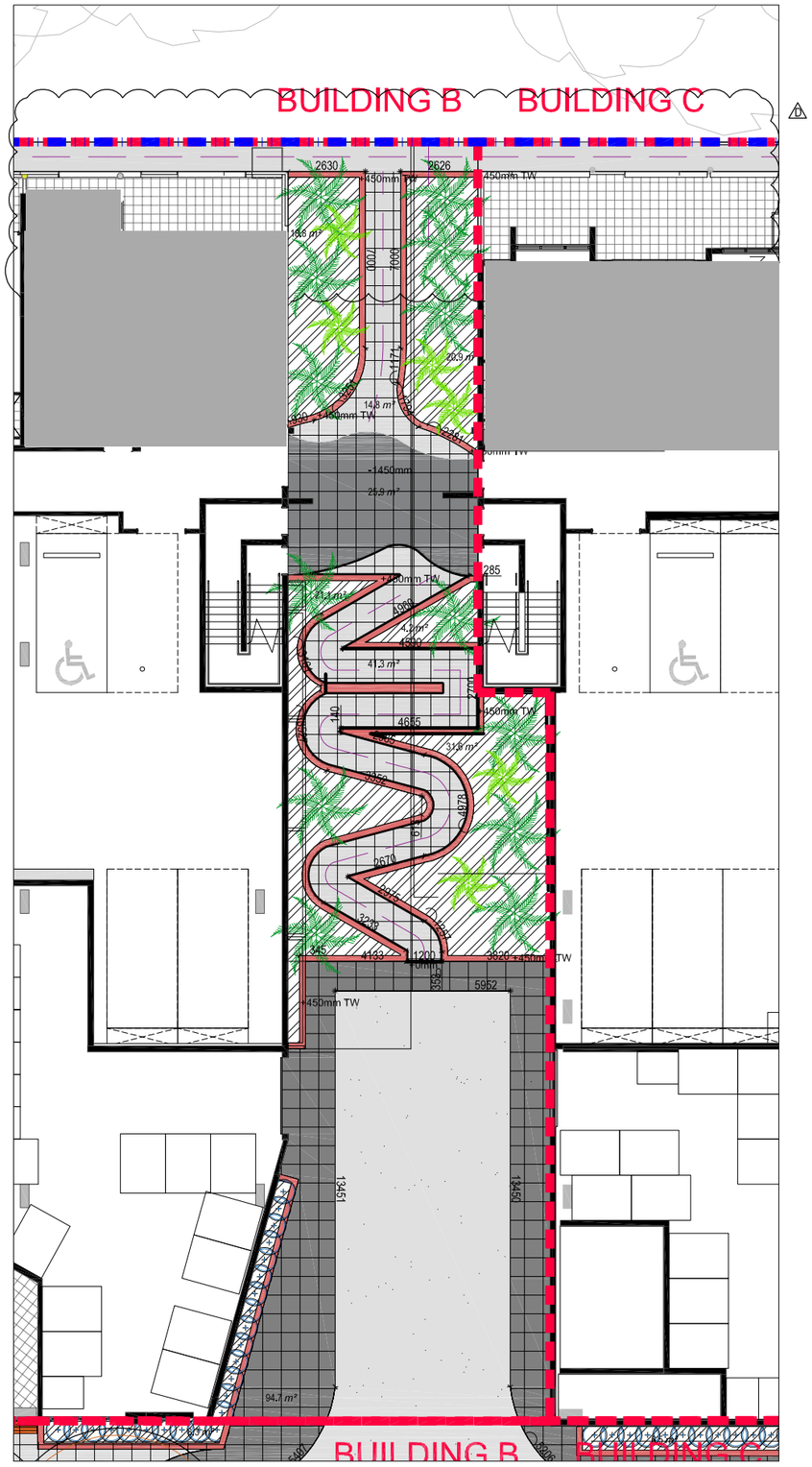
DRAWING: SURFACES & SETOUT SHEET 1

SCALE @ A1: 1:100 — SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501.1	DA	D



1 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING A AND B



2 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING B AND C

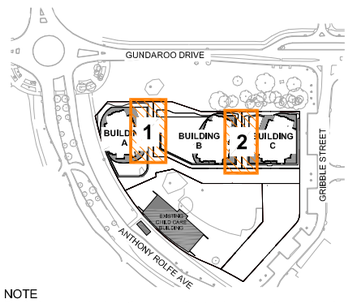
SURFACES LEGEND

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- CANOPY TREES — Refer to planting plan for species
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- NATURAL PLANTER BED — 1+3 / L505.3
- BBQ — BARBEQUE — 8 / L505.5
- L — SCULPTURAL LIGHT POLE LOCATION — 8 / L505.5
- TREE PIT — 4+5 / L505.5
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER — 8 / L505.5
- BOLLARD: HUB S505 — 8 / L505.5
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- × 900mm — RELATIVE LEVEL
- 1% MIN — SLOPE / FALL

Architectural bases updated

KEY PLAN

NOT TO SCALE



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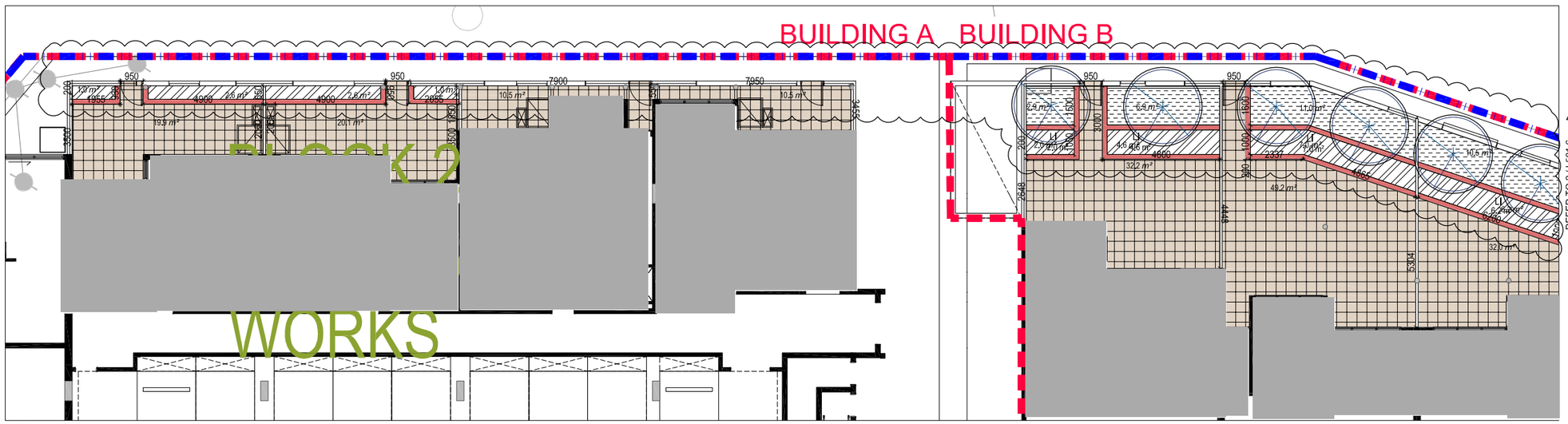
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT
BLOCK 3 SECTION 209
GUNGAHLIN
PUBLIC COURTYARDS

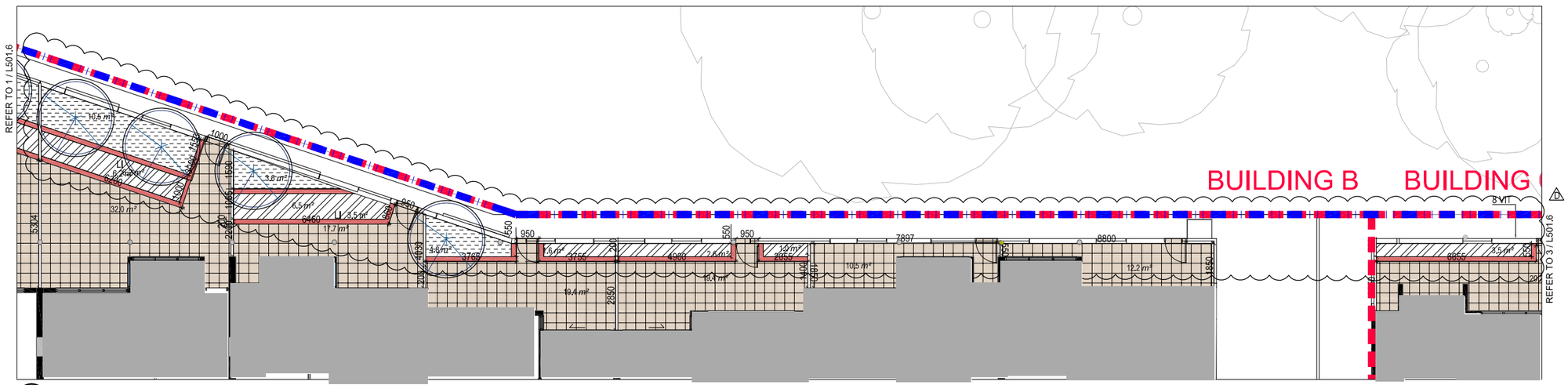
DRAWING
SURFACES & SETOUT
SHEET 2

SCALE @ A1 1:100 SCALE @ A3 1:200

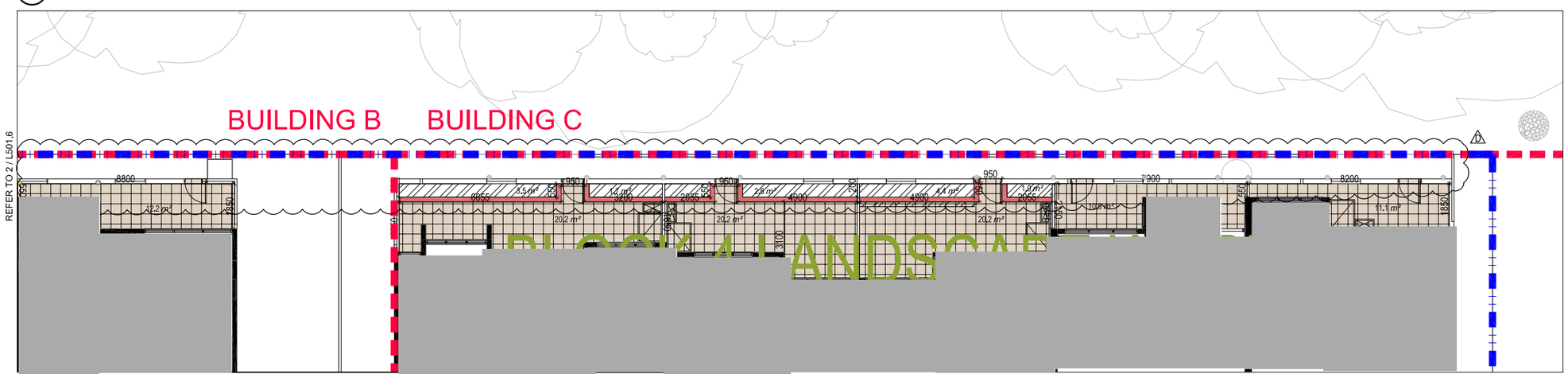
PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501.2	DA	D



1 NORTH WESTERN COURTYARDS



2 NORTH CENTRAL COURTYARDS



3 NORTH EASTERN COURTYARDS

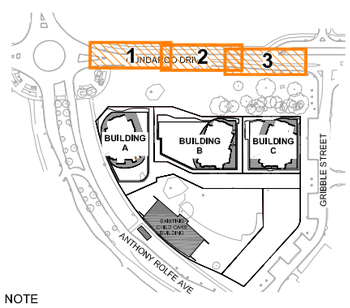
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- 1% MIN — SLOPE / FALL

1 Architectural bases updated
Public path within boundary

KEY PLAN

NOT TO SCALE



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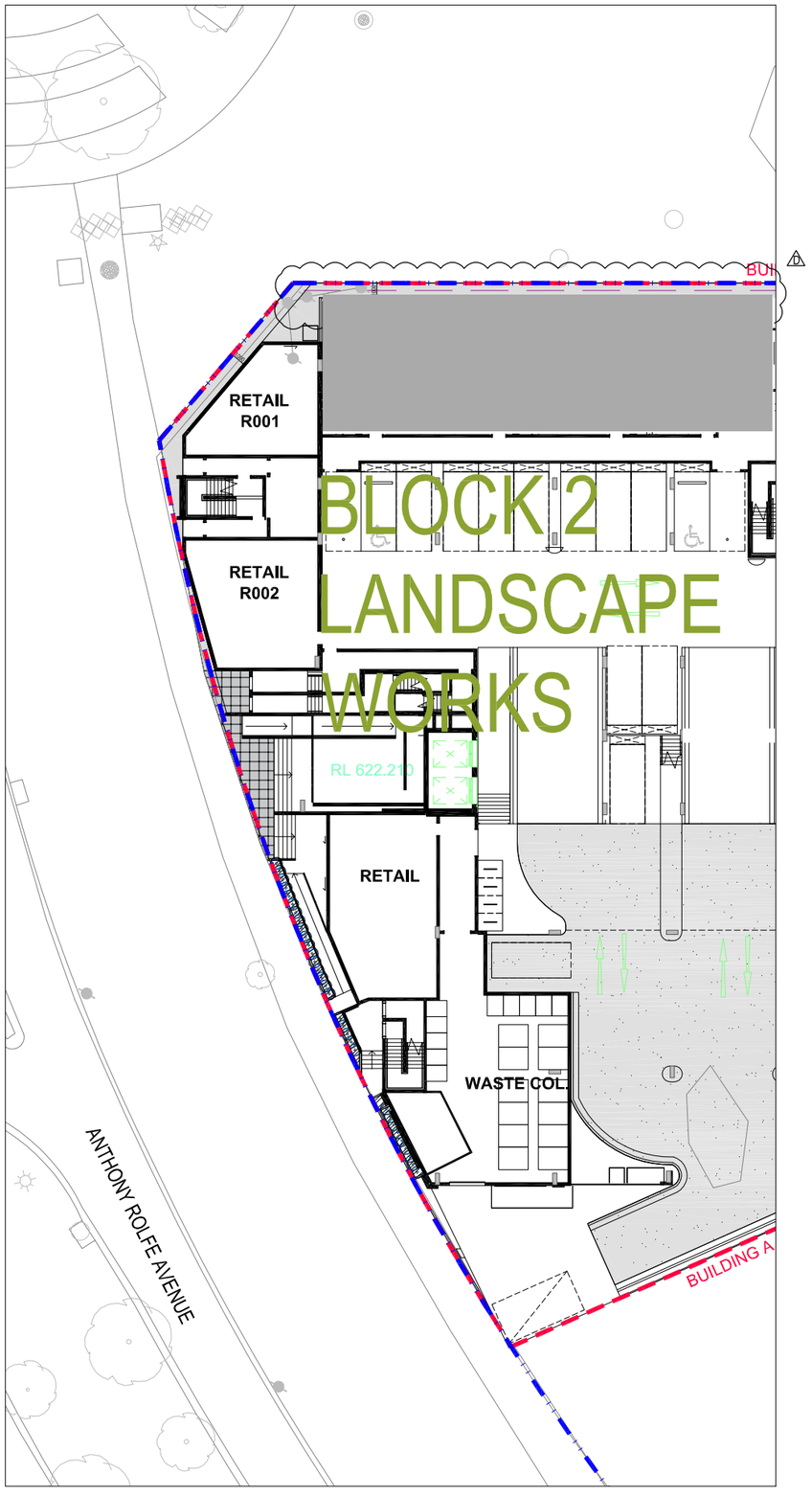
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
PRIVATE COURTYARDS

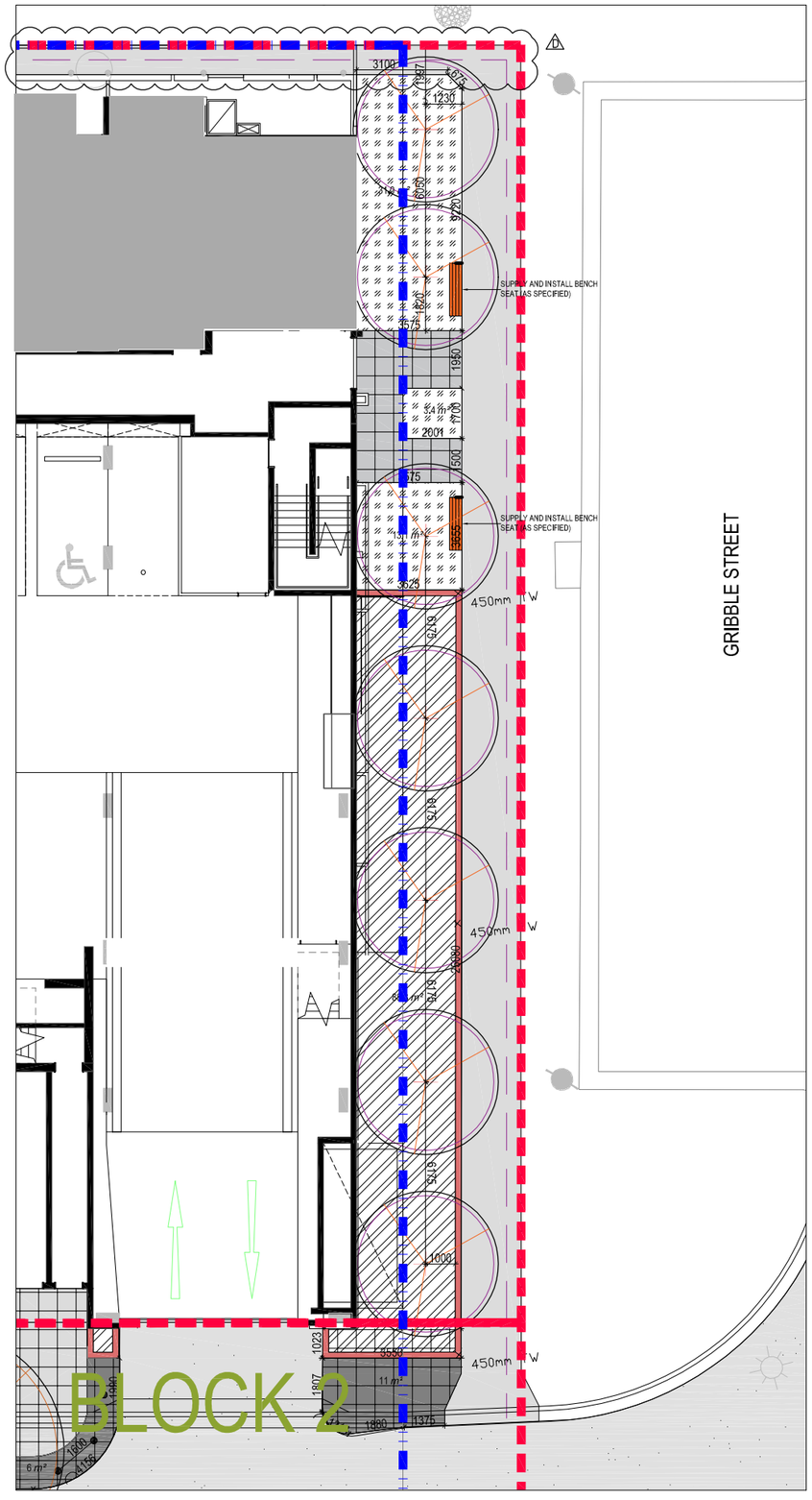
DRAWING: SURFACES & SETOUT SHEET 4

SCALE @ A1: 1:100 — SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501.4	DA	D



1 GROUND FLOOR SURFACES - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)



2 GROUND FLOOR SURFACES - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

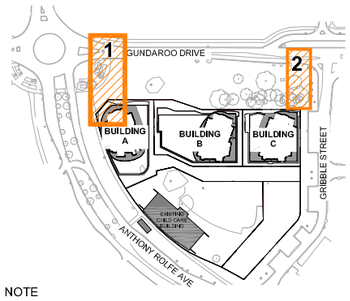
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- 1% MIN — SLOPE / FALL

Architectural bases updated
Public path within boundary

KEY PLAN

NOT TO SCALE



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D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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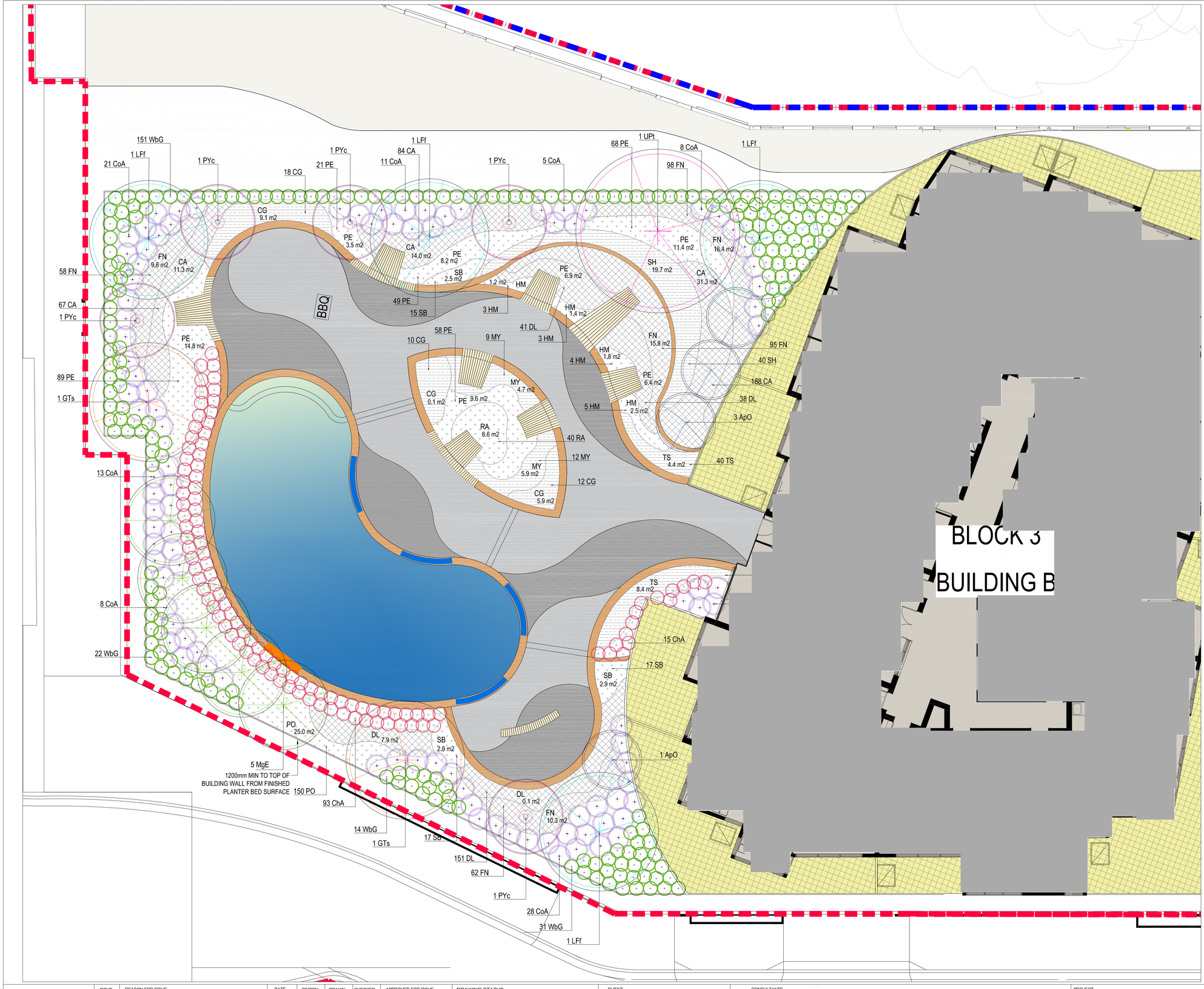
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
PUBLIC BUILDING EDGES

DRAWING: SURFACES & SETOUT SHEET 5

SCALE @ A1: 1:100 | SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501.5	DA	D



PLANTING LEGEND - Podium B

LEASEHOLD BOUNDARY

LANDSCAPE STAGING BOUNDARY

PROPOSED TREES

SYM	Plant Species	TOT	Minimum Stock Size
UPt	Ulmus parvifolia 'Todd'	1	150L/3.5m
GTs	Gleditsia tricanthos 'Speczam'	2	150L/3.5m
LFf	Lagerstroemia fauriei 'Fantasy'	4	150L/3.5m
MgE	Magnolia grandiflora 'Exmouth'	5	100L/3m
PYc	Pyrus betulaefolia 'Southwood Dancer'	5	100L/3m
ApO	Acer palmatum 'Osakazuki'	4	100L/3m

Note: All trees to be anchored to roof structure.

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Min Stock Size
WbG	Westringia 'Blue Gem'	0.6m	218	200mm pot
CoA	Correa alba	0.8m	99	200mm pot
ChA	Chrysocephalum apiculatum	0.6m	108	200mm pot

PROPOSED GROUNDCOVERS

SYM/Code	Plant Species	Total	Area	Stock size	Rate
CG	Casuarina glauca 'Cousin It'	80	79.5m²	140mm pot	2 / m²
HM	Hardenburgia 'Meema'	15	131.5m²	140mm pot	2 / m²
MY	Myoporum parvifolium 'Yareena'	21	79.5m²	140mm pot	2 / m²
SH	Scaevola humilis 'Purple Fuslon'	40	131.5m²	140mm pot	2 / m²
TS	Thymus praecox 'Coccineus'	116	79.5m²	140mm pot	9 / m²

PROPOSED GRASSES AND FLAXES

SYM	Plant Species	Total	Area	Stock size	Rate
CA	Carex appressa	339	79.5m²	140mm pot	6 / m²
DL	Dianella caerulea 'Lucia'	151	131.5m²	140mm pot	6 / m²
FN	Ficinea nodosa	313	79.5m²	140mm pot	6 / m²
PE	Poa labillardieri 'Eskdale'	285	131.5m²	140mm pot	6 / m²

OTHER PLANTINGS

SYM	Plant Species	Total	Area	Stock size	Rate
PO	Patersonia occidentalis	150	79.5m²	140mm pot	6 / m²
RA	Rhodanthe 'Paper Star'	40	131.5m²	140mm pot	6 / m²
SB	Stachys byzantina	34	79.5m²	140mm pot	6 / m²

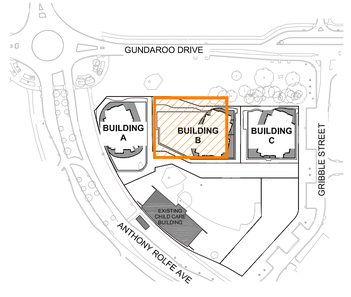
GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

KEY PLAN

NOT TO SCALE



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NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

DRAWING STATUS
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CLIENT: GEOCON BUILDING CANBERRA

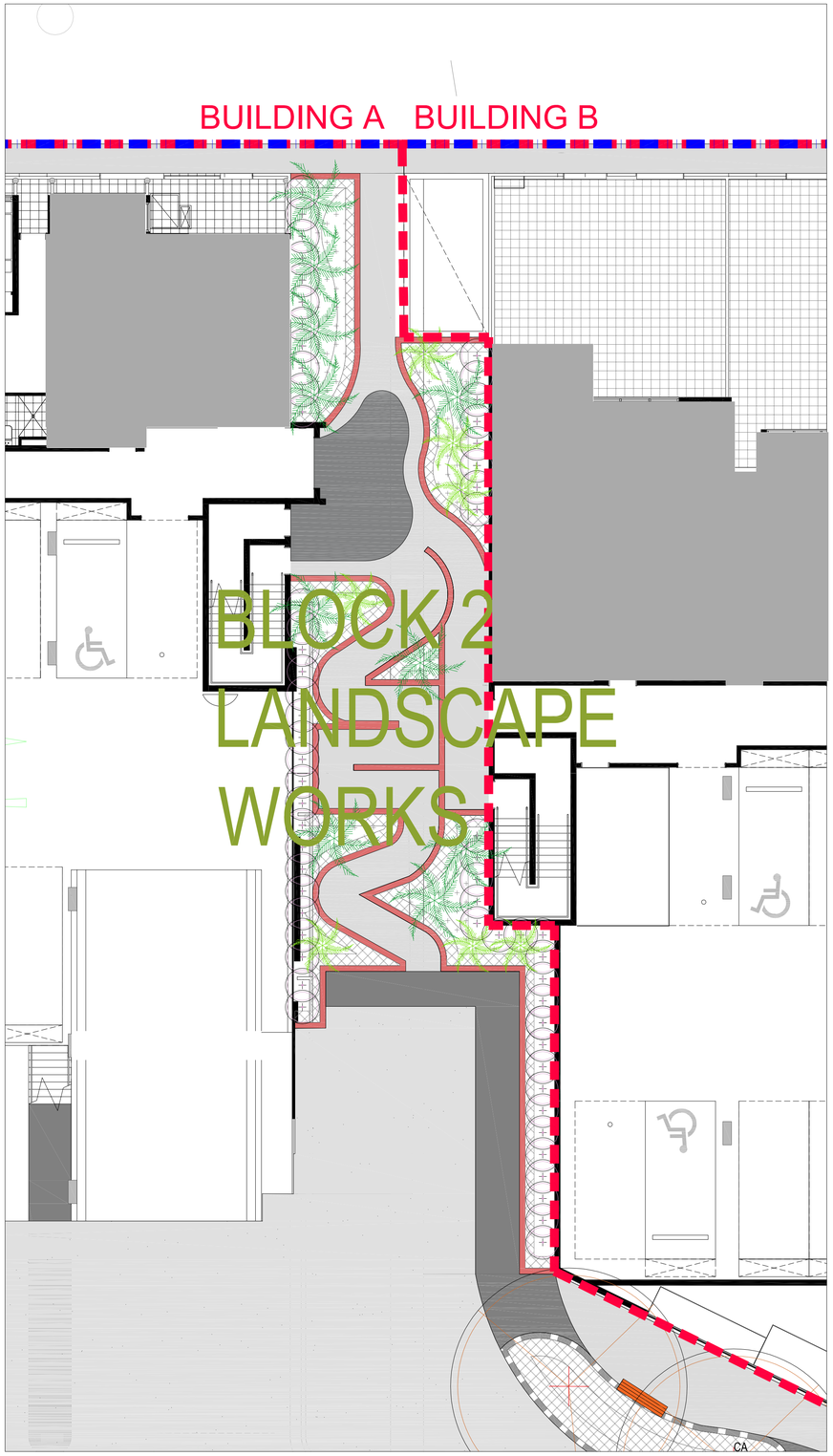
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
BUILDING B PODIUM

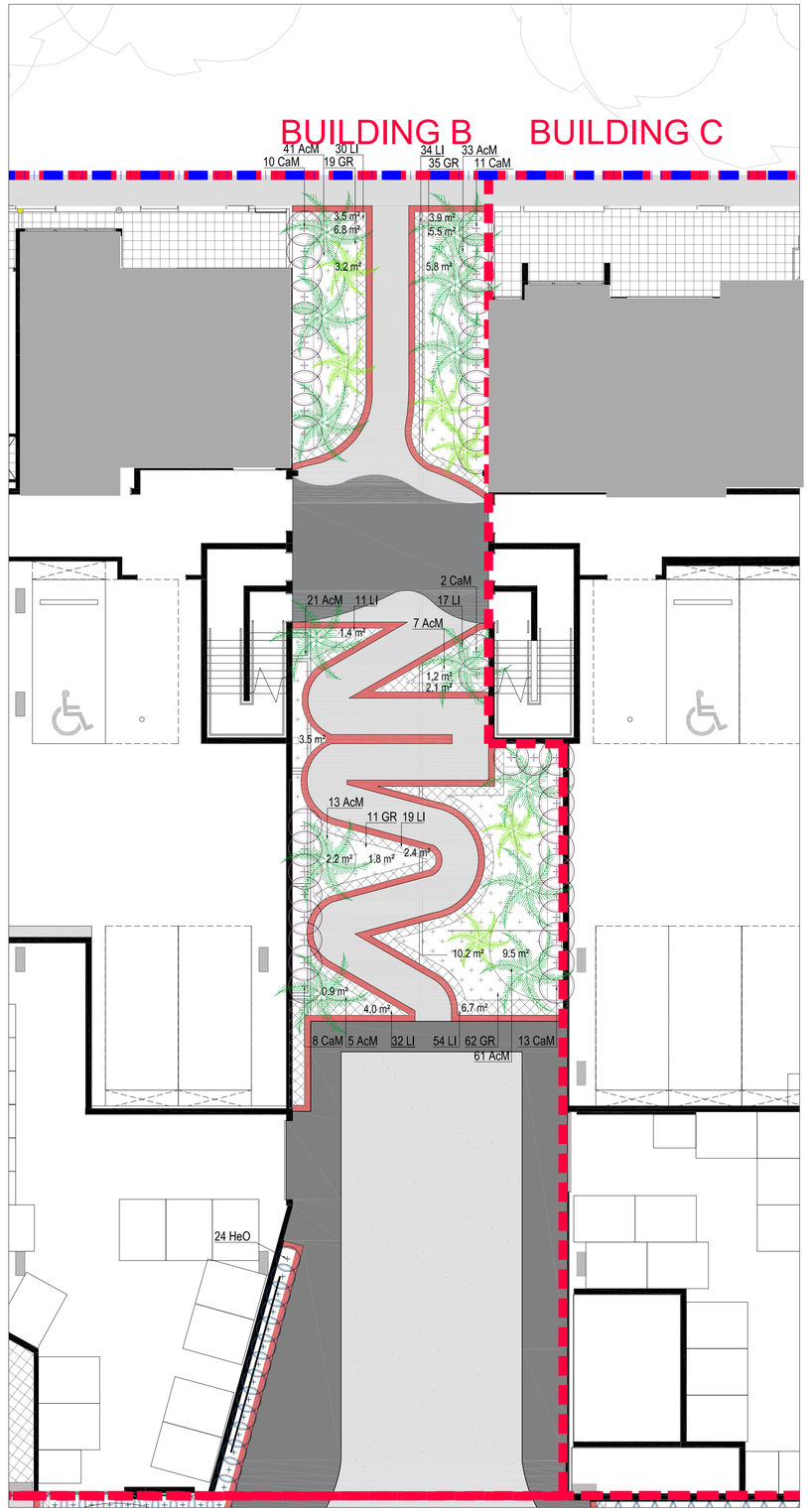
DRAWING: PLANTING PLAN SHEET 6

SCALE @ A1: 1:100 (1 0 1 2 3m)
SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.1	DA	D



1 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING A AND B



2 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING B AND C

PLANTING LEGEND - Building B
Common Space Landscape

LEASEHOLD BOUNDARY

LANDSCAPE STAGING BOUNDARY

PROPOSED TREES

SYM	Plant Species	TOT	Minimum Stock Size
DI1	Dicksonia antarctica	13	1.5m
DI2	Dicksonia antarctica	6	0.5m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Min Stock Size
CaM	Camellia sasanqua 'Pure Silk'	0.75m	42	200mm pot
HeO	Hebe 'Otari Delight'	0.6m	14	140mm pot

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total	Area	Stock size	Rate
LI	Liriope muscari 'Evergreen Giant'	197	33m²	140mm pot	6 / m²

PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total	Area	Stock size	Rate
GR	Gardenia radicans	127	21m²	140mm pot	6 / m²
AcM	Acanthus mollis	181	30m²	140mm pot	6 / m²

GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

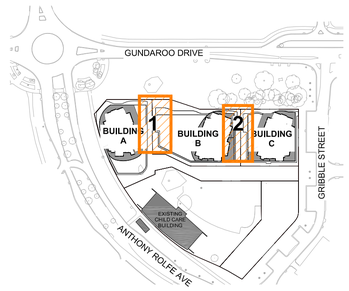
ALL PLANTING TO BE IRRIGATED.

D

Architectural bases updated
Plant numbers adjusted

KEY PLAN

NOT TO SCALE



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NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
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B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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CLIENT: GEOCON BUILDING CANBERRA

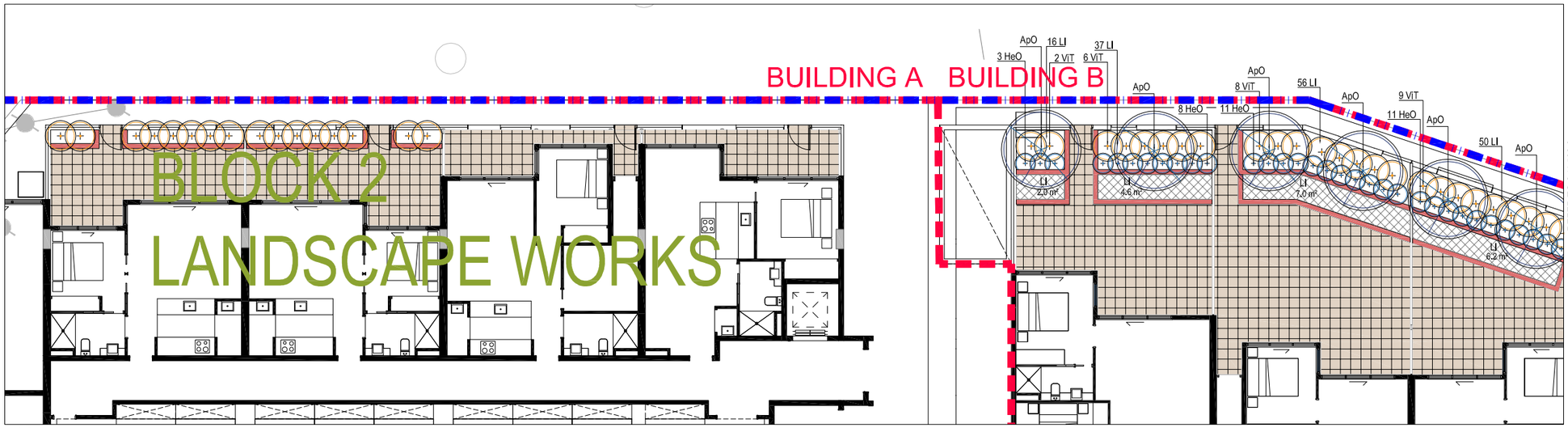
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
PUBLIC COURTYARDS

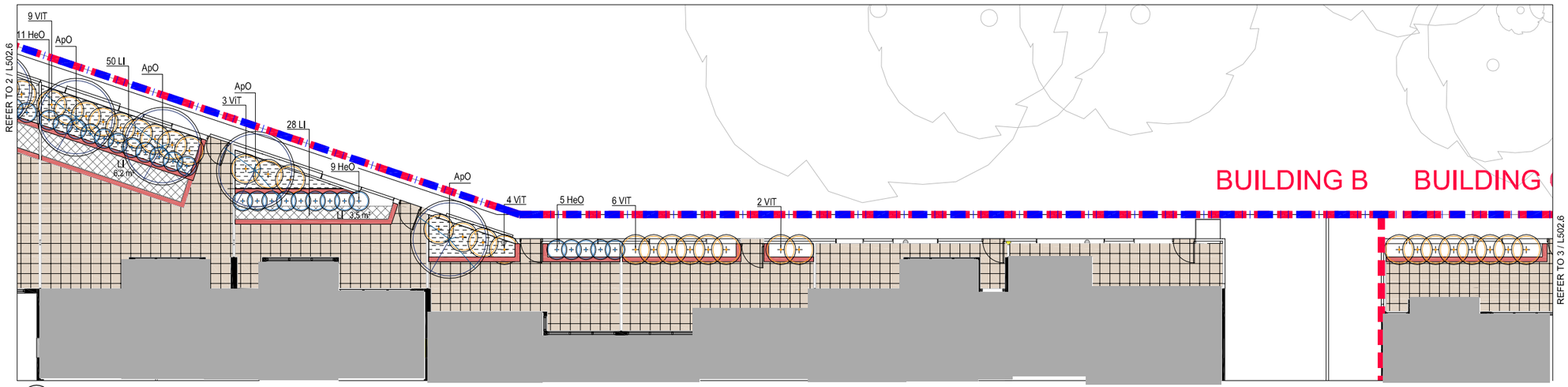
DRAWING: PLANTING PLAN SHEET 7

SCALE @ A1: 1:100
SCALE @ A3: 1:200

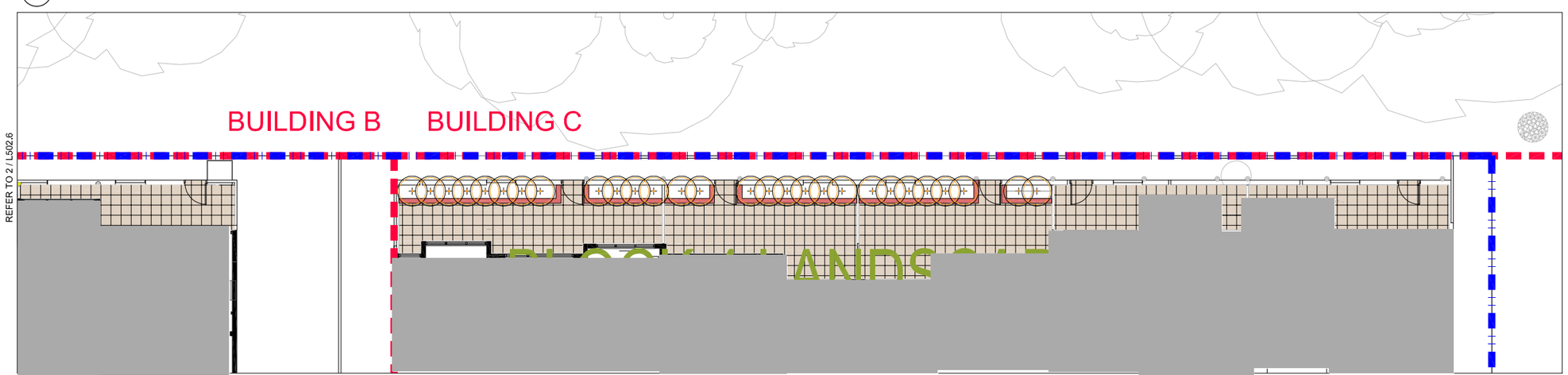
PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.2	DA	D



1 NORTH WESTERN COURTYARDS



2 NORTH CENTRAL COURTYARDS



3 NORTH EASTERN COURTYARDS

PLANTING LEGEND - Building A
Private Courtyards

LEASEHOLD BOUNDARY

LANDSCAPE STAGING BOUNDARY

PROPOSED TREES (2 / 505.1)

SYM	Plant Species	TOT	Minimum Stock Size
ApO	Acer palmatum 'Osakazuki'	8	75L/2m

PROPOSED SHRUBS/PERENNIALS (4 / 505.1)

SYM	Plant Species	SPACING	TOT	Min Stock Size
ViT	Viburnum tinus	0.75m	40	200mm pot
HeO	Hebe 'Otari Delight'	0.6m	47	140mm pot

PROPOSED GRASSES AND FLAXES (4 / 505.1)

SYM	Plant Species	Total	Area	Stock size	Rate
LI	Liriope muscari 'Evergreen Giant'	187	23 m²	Virotube	8 / m²

GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

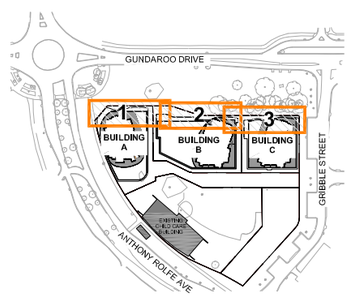
D

Architectural bases updated
Plant numbers adjusted

1

KEY PLAN

NOT TO SCALE



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NOT FOR CONSTRUCTION

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C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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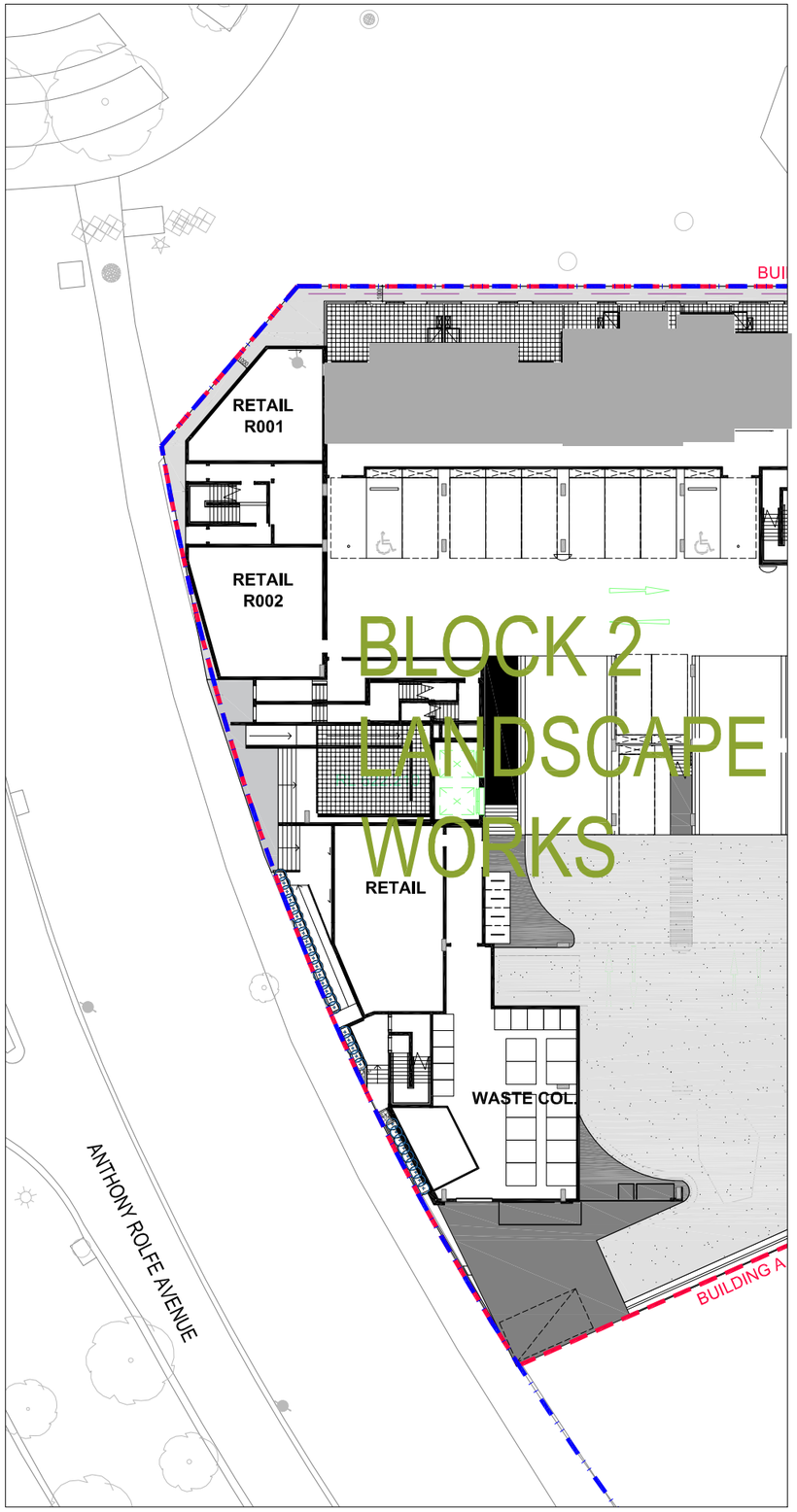
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
PRIVATE COURTYARDS

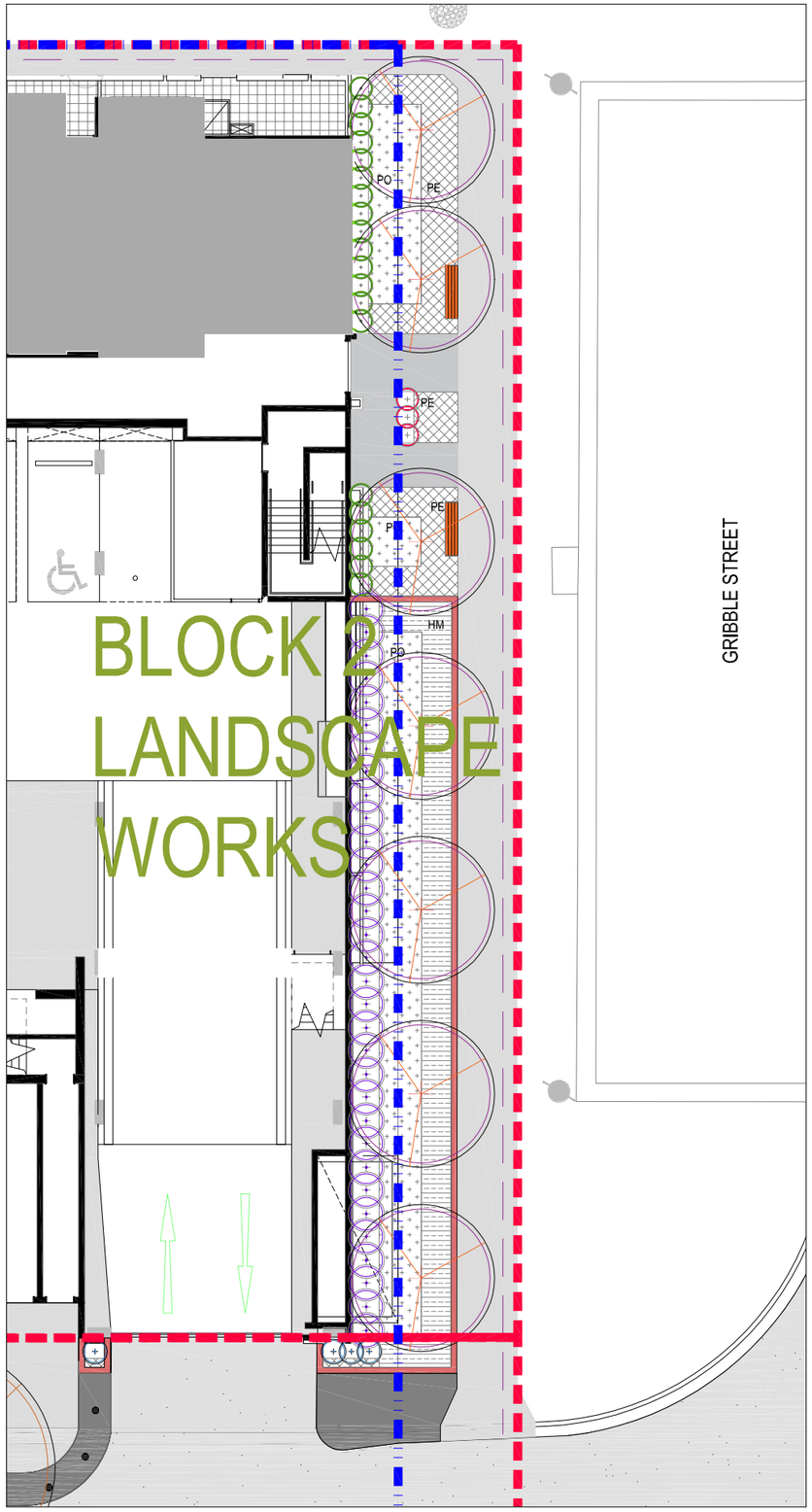
DRAWING: PLANTING PLAN SHEET 9

SCALE @ A1: 1:100 | SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.4	DA	D



1 GROUND FLOOR PLANTINGS - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)



2 GROUND FLOOR PLANTINGS - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

PLANTING LEGEND - Building A
Common Space Landscape

LEASEHOLD BOUNDARY

LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES (1 505.3) (2+5 505.5)

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x freemanii 'Jeffersred'	7	150L/3.5m
AcB	Acer rubrum 'Bowhall'	3	150L/3.5m

PROPOSED TREE FERNS (7 505.3)

SYM	Plant Species	TOT	Minimum Stock Size
Di1	Dicksonia antarctica	10	1.5m
Di2	Dicksonia antarctica	7	0.5m

PROPOSED SHRUBS/PERENNIALS (4 505.3)

SYM	Plant Species	SPACING	TOT	Min Stock Size
CaM	Camellia sasanqua 'Pure Silk'	0.75m	60	200mm pot
HeO	Hebe 'Otari Delight'	0.6m	99	140mm pot

PROPOSED STRAPPY PLANTING (4 505.3)

SYM	Plant Species	Total	Area	Stock size	Rate
CA	Carex appressa	292	49m²	Virotube	6 / m²
FN	Ficinea nodosa	199	33m²	Virotube	6 / m²
LI	Liriope muscari 'Evergreen Giant'	240	40m²	140mm pot	6 / m²

PROPOSED OTHER PLANTINGS (4 505.3)

SYM	Plant Species	Total	Area	Stock size	Rate
GR	Gardenia radicans	54	9m²	140mm pot	6 / m²
AcM	Acanthus mollis	82	14m²	140mm pot	6 / m²

GENERAL NOTES:

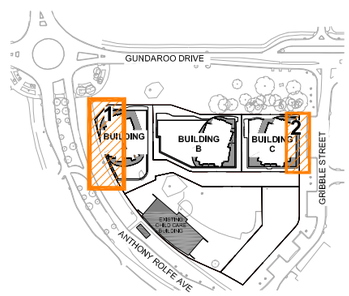
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

D Architectural bases updated
Plant numbers adjusted

KEY PLAN

NOT TO SCALE



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C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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CLIENT: GEOCON BUILDING CANBERRA

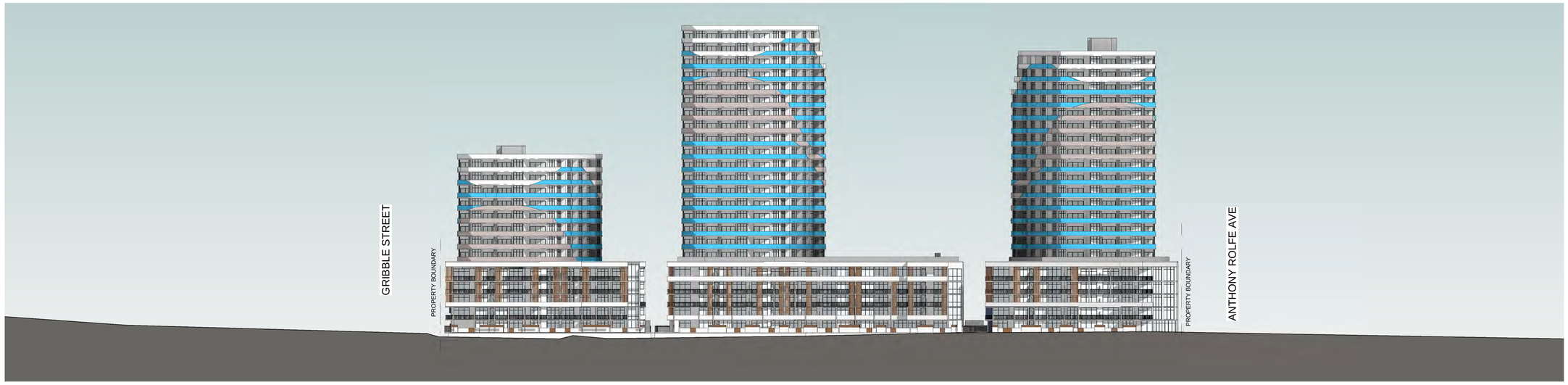
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
PUBLIC BUILDING EDGES

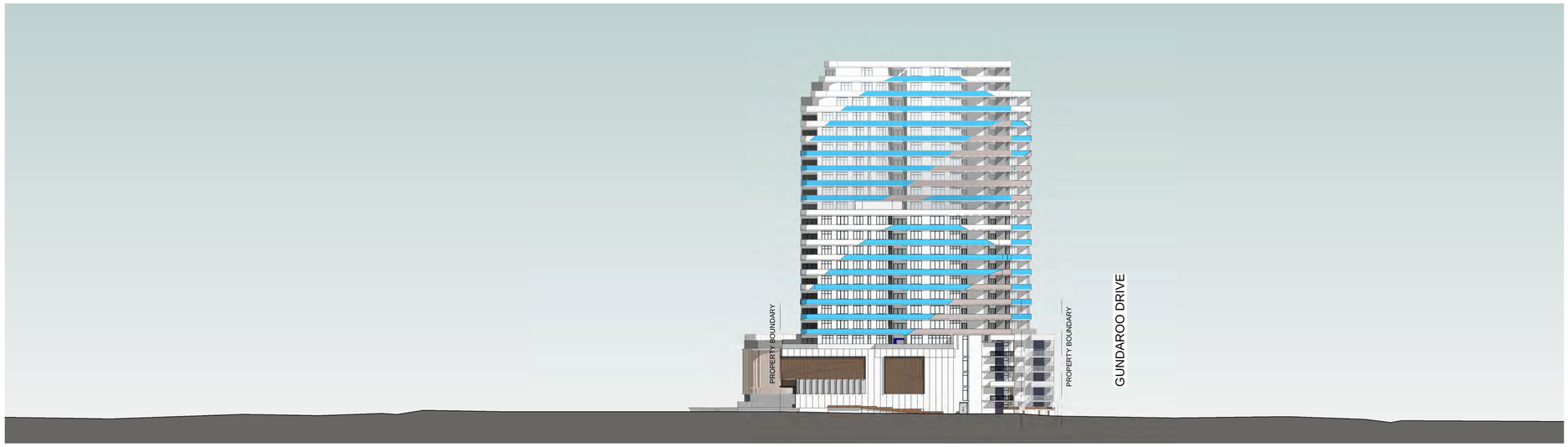
DRAWING: PLANTING SHEET 10

SCALE @ A1 1:100 | SCALE @ A3 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.5	DA	D



1 STREETSCAPE ELEVATION - GUNDAROO DRIVE
1 : 500



2 STREETSCAPE ELEVATION - GRIBBLE STREET
1 : 500

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

020

DA-S201

STREETSCAPE ELEVATIONS - SHEET 1 OF 2

0 5 10 15 20 25m

Scale 1:500 @ A1

revision G date 11.09.15

project 4188



1 STREETSCAPE ELEVATION - ANTHONY ROLFE DRIVE
1 : 500

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

021

DA-S202

STREETSCAPE ELEVATIONS - SHEET 2 OF 2

0 5 10 15 20 25m

Scale 1:500 @ A1

revision G date 11.09.15

project 4188



1 BLOCK 3 - NORTH ELEVATION
1 : 200

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

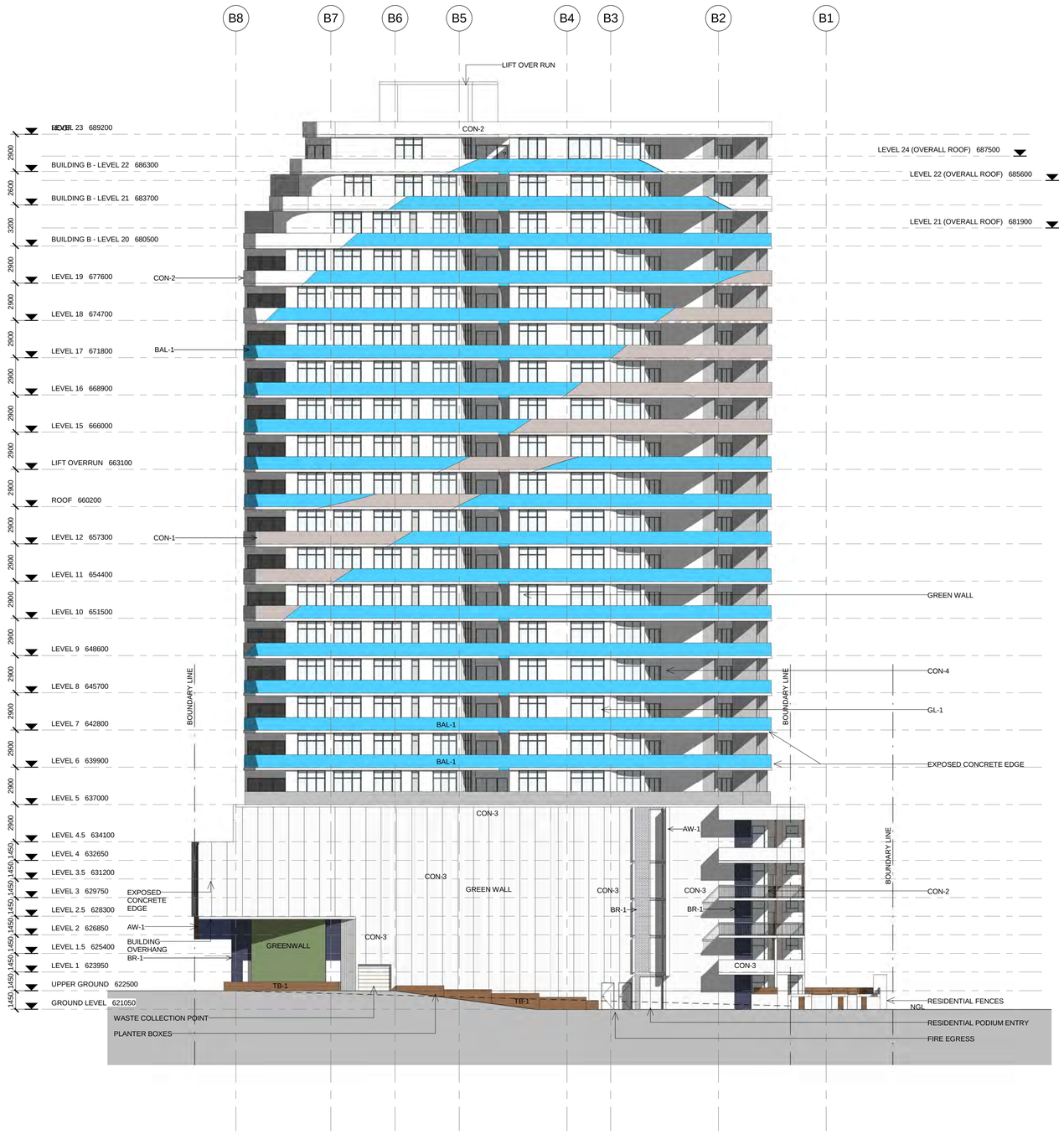
GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B200 **BUILDING B - ELEVATIONS - SHEET 1 OF 4**

0 2 4 6 8 10m
Scale 1:200 @ A1

revision F date 11.09.15
project 4188



1 BLOCK 3- EAST ELEVATION
1 : 200

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

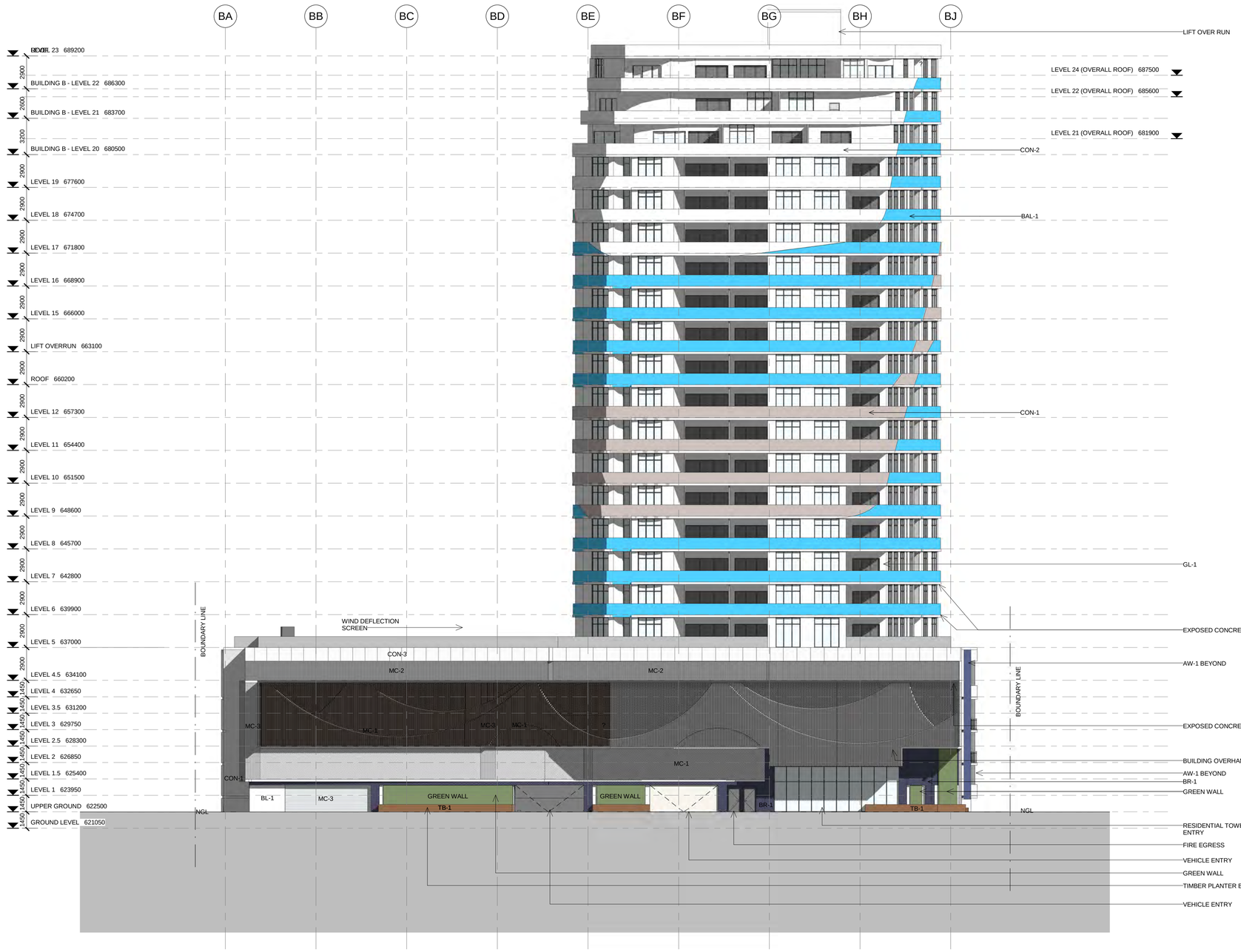
GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B201

BUILDING B - ELEVATIONS - SHEET 2 OF 4

0 2 4 6 8 10m
Scale 1:200 @ A1

revision F
date 11.09.15
project 4188



1 BLOCK 3 - SOUTH ELEVATION
1 : 200

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

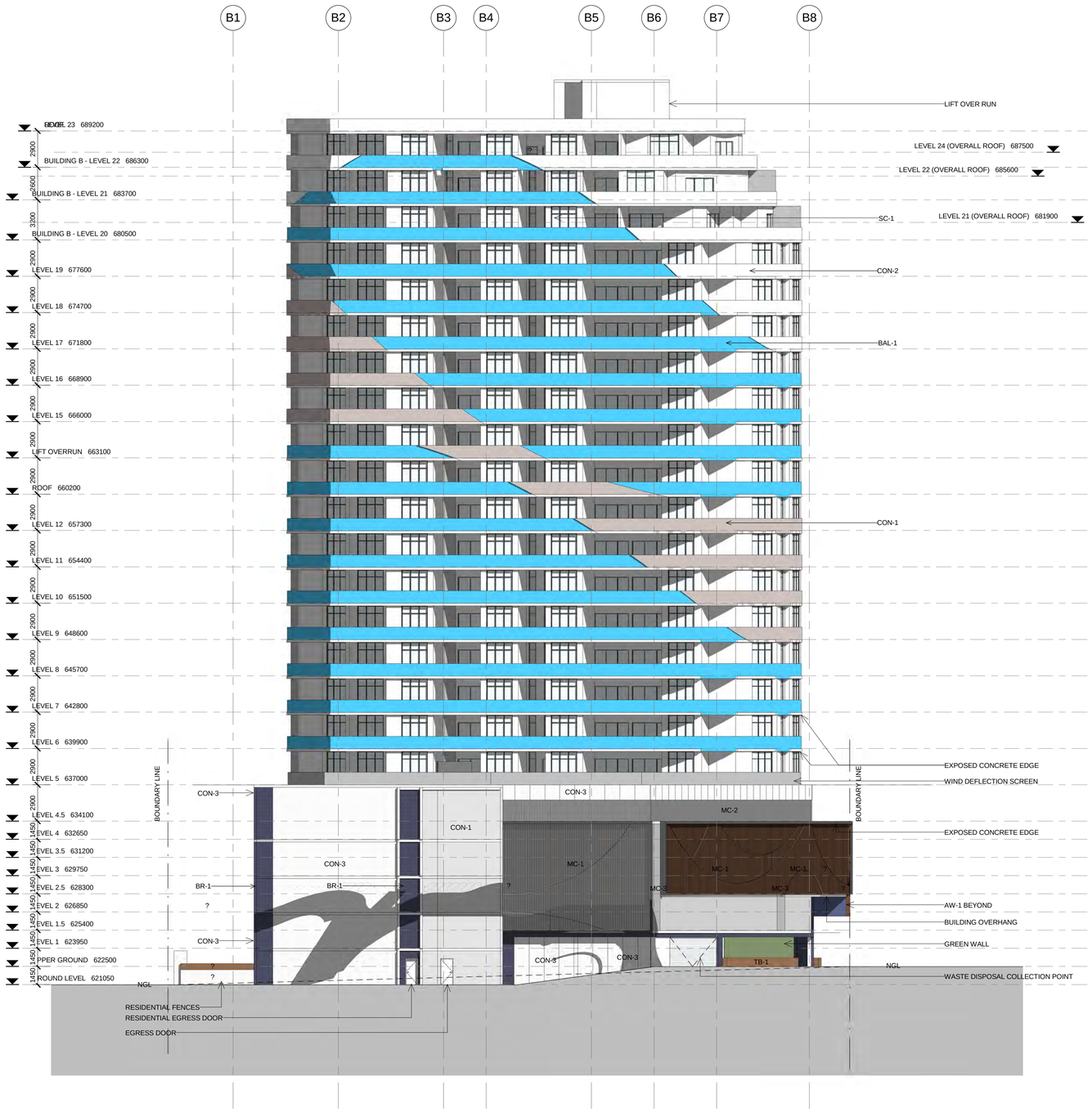
GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B202 **BUILDING B - ELEVATIONS - SHEET 3 OF 4**

0 2 4 6 8 10m Scale 1:200 @ A1

revision F date 11.09.15
project 4188



1 BLOCK 3 - WEST ELEVATION
1 : 200

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B203

BUILDING B - ELEVATIONS - SHEET 4 OF 4

0 2 4 6 8 10m

Scale 1:200 @ A1

revision F
date 11.09.15
project 4188

DRAWING REGISTER - OVERALL SITE

NUMBER	TITLE	Current Revision
S000	COVER SHEET	H
S001	SITE - PUBLIC NOTIFICATION PLAN	C
S005	UNIT PARKING ALLOCATION SCHEDULE	B
S010	SITE PLAN	H
S100	OVERALL - BASEMENT 2 PLAN	G
S101	OVERALL - BASEMENT PLAN	H
S102	OVERALL - GROUND FLOOR PLAN	K
S103	OVERALL - LEVEL 01 FLOOR PLAN	J
S104	OVERALL - LEVEL 02 FLOOR PLAN	J
S105	OVERALL - LEVEL 03 FLOOR PLAN	J
S106	OVERALL - LEVEL 04 FLOOR PLAN	J
S107	OVERALL - LEVEL 05 FLOOR PLAN	J
S108	OVERALL - LEVEL 06 FLOOR PLAN (TYPICAL)	H
S201	STREETSCAPE ELEVATIONS - SHEET 1 OF 2	F
S202	STREETSCAPE ELEVATIONS - SHEET 2 OF 2	F
S210	OVERALL - MATERIAL PALETTE SCHEDULE	G
S301	OVERALL SECTION - A	D
S400	BUILDING A - UNIT TYPE PLANS - TOWER	D
S401	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S402	BUILDING A,B & C - ADAPTABLE UNIT PLANS	F
S403	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S404	BUILDINGS B & C - UNIT TYPE PLANS - TOWER	F
S501	SITE SHADOW PLAN	G
S502	BUILDING A - SUN PENETRATION STUDIES	E
S503	BUILDING B - SUN PENETRATION STUDIES	E
S504	BUILDING C - SUN PENETRATION STUDIES	E
S505	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B
S506	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B

DRAWING REGISTER - BUILDING A

NUMBER	TITLE	Current Revision
A099	BUILDING A - SITE PLAN (ROOF PLAN)	A
A100	BUILDING A - BASEMENT 02 PLAN	E
A101	BUILDING A - BASEMENT 01 PLAN	G
A102	BUILDING A - GROUND FLOOR PLAN	H
A103	BUILDING A - LEVEL 01 FLOOR PLAN	H
A104	BUILDING A - LEVEL 02 FLOOR PLAN	H
A105	BUILDING A - LEVEL 03 FLOOR PLAN	H
A106	BUILDING A - LEVEL 04 FLOOR PLAN	H
A107	BUILDING A - LEVEL 05 FLOOR PLAN	H
A108	BUILDING A - LEVEL 06 TO 17 FLOOR PLAN (TYPICAL)	J
A109	BUILDING A - LEVEL 18 FLOOR PLAN	A
A110	BUILDING A - LEVEL 19 FLOOR PLAN	A
A111	BUILDING A - LEVEL 20 FLOOR PLAN	A
A150	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 2	E
A151	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
A152	BUILDING A - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
A153	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
A154	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
A155	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
A156	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
A157	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
A158	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 19 (TYPICAL)	F
A200	BUILDING A - ELEVATIONS - SHEET 1 OF 4	E
A201	BUILDING A - ELEVATIONS - SHEET 2 OF 4	E
A202	BUILDING A - ELEVATIONS - SHEET 3 OF 4	E
A203	BUILDING A - ELEVATIONS - SHEET 4 OF 4	E
A300	BUILDING A - SECTIONS	E
A400	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	F
A401	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	E

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED 1 B (A)	1
1 BED 1 B (AA)	1
1 BED 1B (A)	1
1 BED 1B (AA)	1
1 BED (A)	16
1 BED (B)	27
1 BED (C)	23
1 BED (D)	5
1 BED + (A)	26
1 BED + (B)	5
2 BED 1B (A)	12
2 BED 1B (B)	4
2 BED 2 B (A)	1
2 BED 2 B (AA)	1
2 BED 2B (A)	18
2 BED 2B (AA)	15
2 BED 2B (B)	15
3 BED 2B (C)	1
3 BED (A)	13
Total: 182	

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	20
STANDARD	183
Total	203

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING A TANDEM

TYPE	COUNT
STANDARD	20

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	109 m²
BASEMENT 2.5	45 m²
GROUND	845 m²
LEVEL 1	416 m²
LEVEL 2	536 m²
LEVEL 3	508 m²
LEVEL 4	456 m²
LEVEL 5	842 m²
LEVEL 6	845 m²
LEVEL 7	845 m²
LEVEL 8	845 m²
LEVEL 9	845 m²
LEVEL 10	845 m²
LEVEL 11	845 m²
LEVEL 12	845 m²
LEVEL 13	845 m²
LEVEL 14	845 m²
LEVEL 15	845 m²
LEVEL 16	845 m²
LEVEL 17	845 m²
LEVEL 18	845 m²
LEVEL 19	845 m²
TOTAL	15593 m²

PARKING SCHEDULE - BUILDING A VISITOR

TYPE	COUNT
STANDARD	10

PARKING SCHEDULE - BUILDING A RETAIL

TYPE	COUNT
STANDARD	0
REQUIRED 4 PER 100m²	8

29 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	192

TOTAL BIKE STORAGE 232

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	217 m²

DRAWING REGISTER - BUILDING B

NUMBER	TITLE	Current Revision
B100	BUILDING B - SITE PLAN (ROOF PLAN)	B
B101	BUILDING B - BASEMENT 01 PLAN	G
B102	BUILDING B - GROUND FLOOR PLAN	K
B103	BUILDING B - LEVEL 01 FLOOR PLAN	J
B104	BUILDING B - LEVEL 02 FLOOR PLAN	J
B105	BUILDING B - LEVEL 03 FLOOR PLAN	J
B106	BUILDING B - LEVEL 04 FLOOR PLAN	J
B107	BUILDING B - LEVEL 05 FLOOR PLAN	K
B108	BUILDING B - LEVEL 06 TO LEVEL 19 FLOOR PLAN (TYPICAL)	K
B109	BUILDING B - LEVEL 20 FLOOR PLAN	A
B110	BUILDING B - LEVEL 21 FLOOR PLAN	A
B111	BUILDING B - LEVEL 22 FLOOR PLAN	A
B151	BUILDING B - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
B152	BUILDING B - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
B153	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
B154	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
B155	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
B156	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
B157	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
B158	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 21 (TYPICAL)	F
B200	BUILDING B - ELEVATIONS - SHEET 1 OF 4	F
B201	BUILDING B - ELEVATIONS - SHEET 2 OF 4	F
B202	BUILDING B - ELEVATIONS - SHEET 3 OF 4	F
B203	BUILDING B - ELEVATIONS - SHEET 4 OF 4	F
B300	BUILDING B - SECTIONS	F
B301	BUILDING B - SECTION 2	
B400	BUILDING B - UNIT TYPE PLANS - PODIUM	F

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	14
1 BED (B)	32
1 BED (C)	17
1 BED (D)	14
1 BED (E)	15
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	35
1 BED + (AA)	2
1 BED + (B)	20
2 BED 1B (A)	13
2 BED 1B (C)	1
2 BED 2B (A)	20
2 BED 2B (AA)	18
2 BED 2B (B)	18
3 BED 2B (C)	1
3 BED (A)	5
Total: 240	

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
Not Placed	0 m²
BASEMENT 1.5	179 m²
GROUND LEVEL	638 m²
LEVEL 1	638 m²
LEVEL 2	638 m²
LEVEL 3	638 m²
LEVEL 4	638 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	835 m²
LEVEL 19	835 m²
LEVEL 20	835 m²
LEVEL 21	835 m²
LEVEL 22	835 m²
TOTAL	18401 m²

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	25
STANDARD	257
STANDARD (PARALLEL)	10
Total	292

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING B TANDEM

TYPE	COUNT
STANDARD	58

PARKING SCHEDULE - BUILDING B VISITOR

TYPE	COUNT
STANDARD	12

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

TOTAL BIKE STORAGE 263

DRAWING REGISTER - BUILDING C

NUMBER	TITLE	Current Revision
C100	BUILDING C - SITE PLAN (ROOF PLAN)	B
C101	BUILDING C - BASEMENT PLAN	H
C102	BUILDING C - GROUND FLOOR PLAN	K
C103	BUILDING C - LEVEL 01 FLOOR PLAN	J
C104	BUILDING C - LEVEL 02 FLOOR PLAN	J
C105	BUILDING C - LEVEL 03 FLOOR PLAN	J
C106	BUILDING C - LEVEL 04 FLOOR PLAN	G
C107	BUILDING C - LEVEL 05 FLOOR PLAN	J
C108	BUILDING C - LEVEL 06 TO LEVEL 12 FLOOR PLAN (TYPICAL)	J
C151	BUILDING C - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
C152	BUILDING C - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
C153	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
C154	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
C155	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
C156	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
C157	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
C158	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 12 (TYPICAL)	F
C200	BUILDING C - ELEVATIONS - SHEET 1 OF 4	F
C201	BUILDING C - ELEVATIONS - SHEET 2 OF 4	F
C202	BUILDING C - ELEVATIONS - SHEET 3 OF 4	F
C204	BUILDING C - ELEVATIONS - SHEET 4 OF 4	F
C300	BUILDING C - SECTIONS	F
C400	BUILDING C - UNIT TYPE PLANS - PODIUM	G

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	14
1 BED (B)	9
1 BED (C)	9
1 BED (F)	11
1 BED (G)	5
1 BED (H)	1
1 BED + (A)	8
1 BED + (AA)	8
1 BED + (B)	5
2 BED 1B (A)	8
2 BED 1B (B)	14
2 BED 2B (A)	9
2 BED 2B (AA)	8
2 BED 2B (B)	8
2 BED 2B (C)	9
2 BED 2B (D)	1
Total: 127	

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	17 m²
GROUND	664 m²
LEVEL 1	389 m²
LEVEL 2	389 m²
LEVEL 3	389 m²
LEVEL 4	1071 m²
LEVEL 5	847 m²
LEVEL 6	846 m²
LEVEL 7	843 m²
LEVEL 8	843 m²
LEVEL 9	843 m²
LEVEL 10	843 m²
LEVEL 11	843 m²
LEVEL 12	843 m²
TOTAL	9670 m²

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	16
SMALL CAR	3
STANDARD	133
STANDARD (PARALLEL)	4
Total	156

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING C TANDEM

TYPE	COUNT
STANDARD	30

PARKING SCHEDULE - BUILDING C VISITOR

TYPE	COUNT
STANDARD	10

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	15

STORAGE SCHEDULE - BUILDING C

DESCRIPTION	COUNT
PARKING STORAGE UNIT	159

TOTAL BIKE STORAGE 222

ADDITIONAL INFORMATION

	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15

GENERAL NOTE:
This Schedule and Information is preliminary and indicative only.
Design, advice and co-ordination is required from specialist consultants.
This information is subject to further design development,
as well as specialist planning advice and authority liaison.

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

026

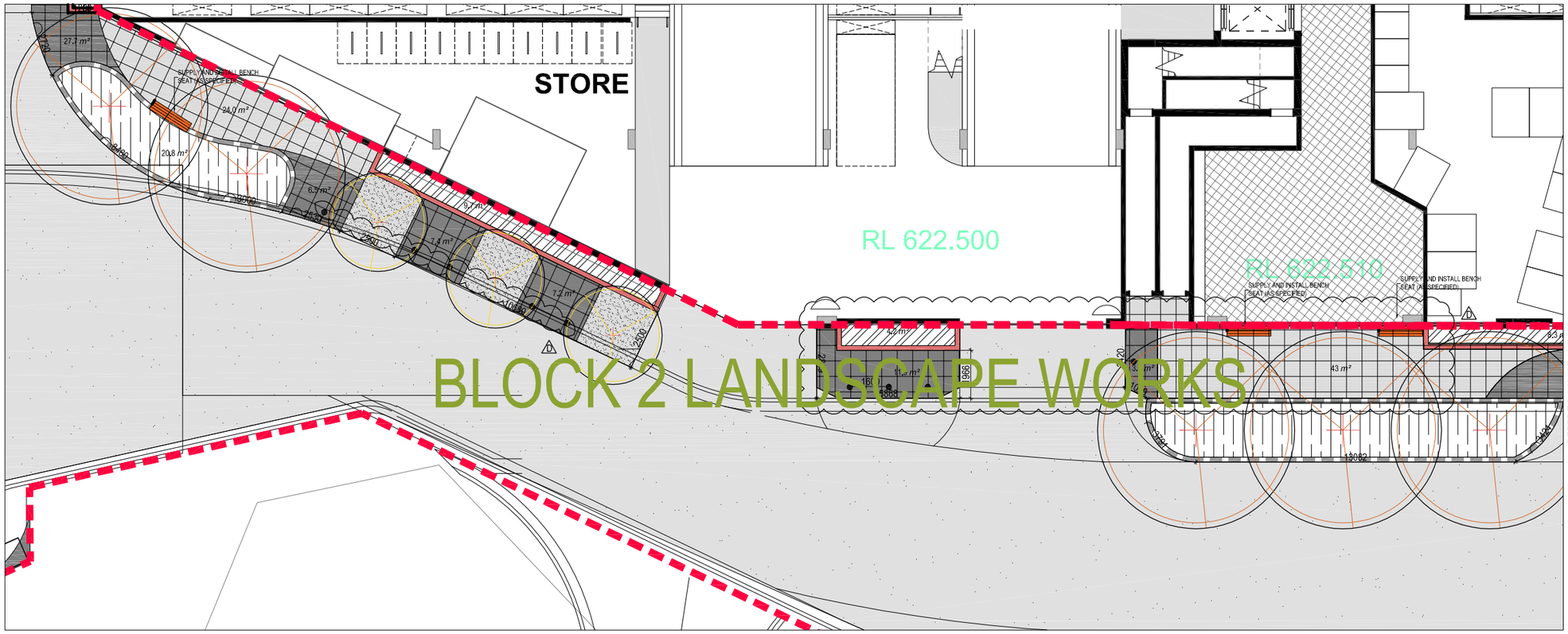
DA-S000 COVER SHEET

Not To Scale @ A1

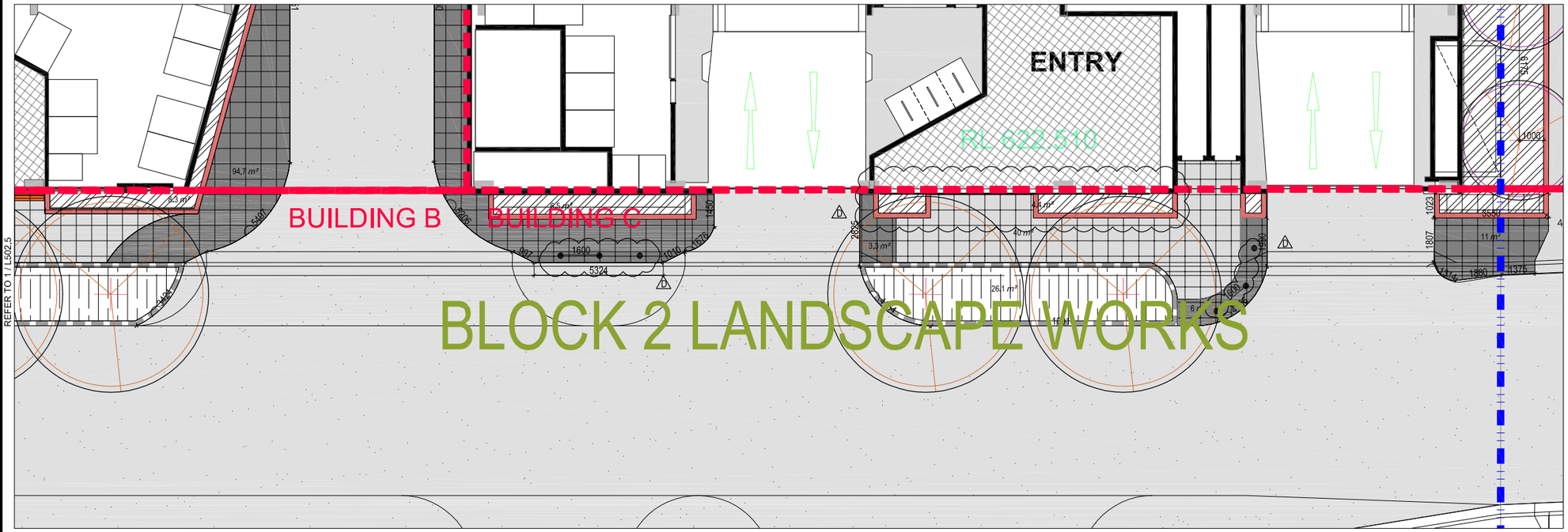
revision

date 11.09.15

project 4188



1 ACCESS ROAD LANDSCAPE



2 ACCESS ROAD LANDSCAPE

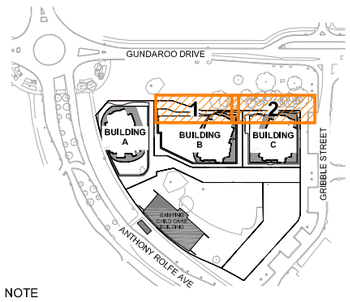
SURFACES LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES — Refer to planting plan for species
- METAL SUN SHELTER — Single pole fixing — 6+7 / L505.5
- TIMBER DECKING SEATING PLATFORM — 6,7,8 / L505.4
- TIMBER SLATS OVER CONCRETE SEATWALL — 6,7,8 / L505.4
- PAVING TYPE 1: Non-slip finish — 2 / L505.4
- PAVING TYPE 2: Non-slip finish — 2 / L505.4
- PUBLIC CONCRETE FOOTPATH — 1 / L505.4
- COLOURED CONCRETE TYPE 1: Sawcut as detailed — 1 / L505.5
- COLOURED CONCRETE TYPE 2: Sawcut as detailed — 1 / L505.5
- PRIVATE COURTYARD PAVING / PAVING TYPE 1: Non-slip finish — 3+4 / L505.4
- 400mm WIDE CONCRETE SEATWALL — 9 / L505.4
- 200mm WIDE CONCRETE PLANTER WALL — 9 / L505.4
- 450mm DEEP PLANTER BED — 4 / L505.3
- 900mm DEEP PLANTER BED — 2 / L505.3
- PLANTED RAIN GARDEN — 2 / L505.5
- NATURAL PLANTER BED — 1+3 / L505.3
- BARBEQUE — 8 / L505.5
- SCULPTURAL LIGHT POLE LOCATION — 8 / L505.5
- TREE PIT — 4+5 / L505.5
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER — 8 / L505.5
- BOLLARD: HUB S505 — 8 / L505.5
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- 900mm RELATIVE LEVEL
- 1% MIN SLOPE / FALL

Architectural bases updated
Bollards added

KEY PLAN

NOT TO SCALE



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C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS

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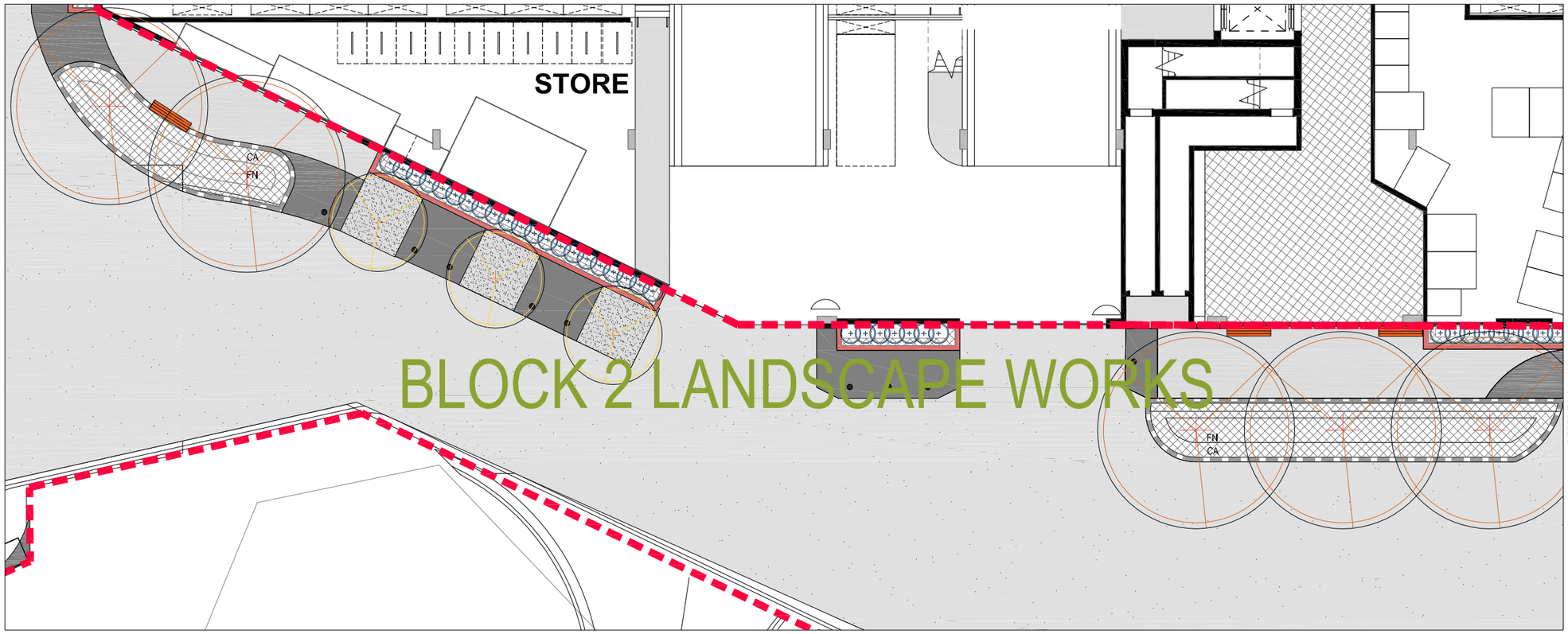
CONSULTANTS: 027 SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
ACCESS ROAD

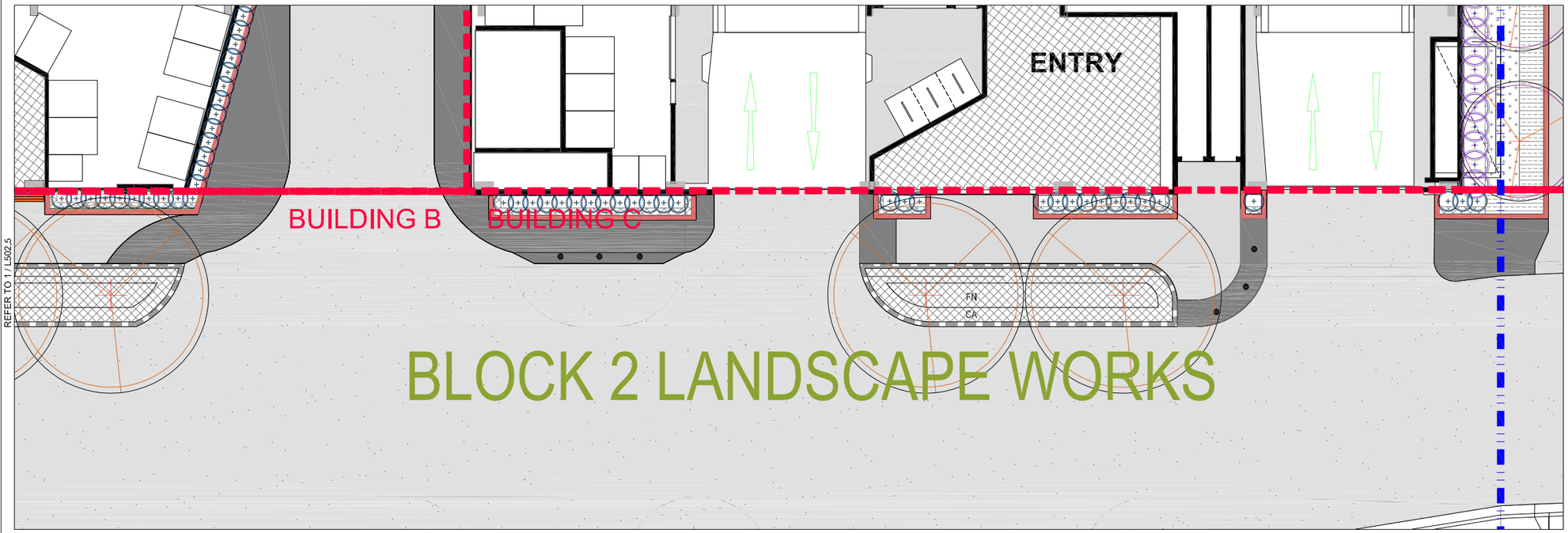
DRAWING: SURFACES & SETOUT SHEET 3

SCALE @ A1: 1:150 | SCALE @ A3: 1:300

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501.3	DA	D



1 ACCESS ROAD LANDSCAPE



2 ACCESS ROAD LANDSCAPE

PLANTING LEGEND - Building A
Common Space Landscape

LEASEHOLD BOUNDARY

LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES (1 / 505.3, 2+5 / 505.5)

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x freemanii 'Jeffersred'	7	150L/3.5m
AcB	Acer rubrum 'Bowhall'	3	150L/3.5m

PROPOSED TREE FERNS (7 / 505.3)

SYM	Plant Species	TOT	Minimum Stock Size
Di1	Dicksonia antarctica	10	1.5m
Di2	Dicksonia antarctica	7	2.0m

PROPOSED SHRUBS / PERENNIALS (4 / 505.3)

SYM	Plant Species	SPACING	TOT	Min Stock Size
CaM	Camellia sasanqua 'Pure Silk'	0.75m	60	200mm pot
HeO	Hebe 'Otari Delight'	0.6m	99	140mm pot

PROPOSED STRAPPY PLANTING (4 / 505.3)

SYM	Plant Species	Total	Area	Stock size	Rate
CA	Carex appressa	292	49m²	Virotube	6 / m²
FN	Ficinea nodosa	199	33m²	Virotube	6 / m²
LI	Lirlope muscari 'Evergreen Giant'	240	40m²	140mm pot	6 / m²

PROPOSED OTHER PLANTINGS (4 / 505.3)

SYM	Plant Species	Total	Area	Stock size	Rate
GR	Gardenia radicans	54	9m²	140mm pot	6 / m²
AcM	Acanthus mollis	82	14m²	140mm pot	6 / m²

GENERAL NOTES:

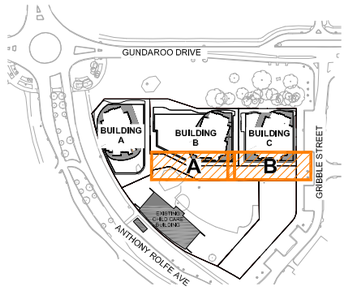
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

D Architectural bases updated
Plant numbers adjusted

KEY PLAN

NOT TO SCALE



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CLIENT: GEOCON BUILDING CANBERRA

CONSULTANTS: 028 SPACELAB CREATING TIMELESS PLACES; peckvonhartel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN
ACCESS ROAD

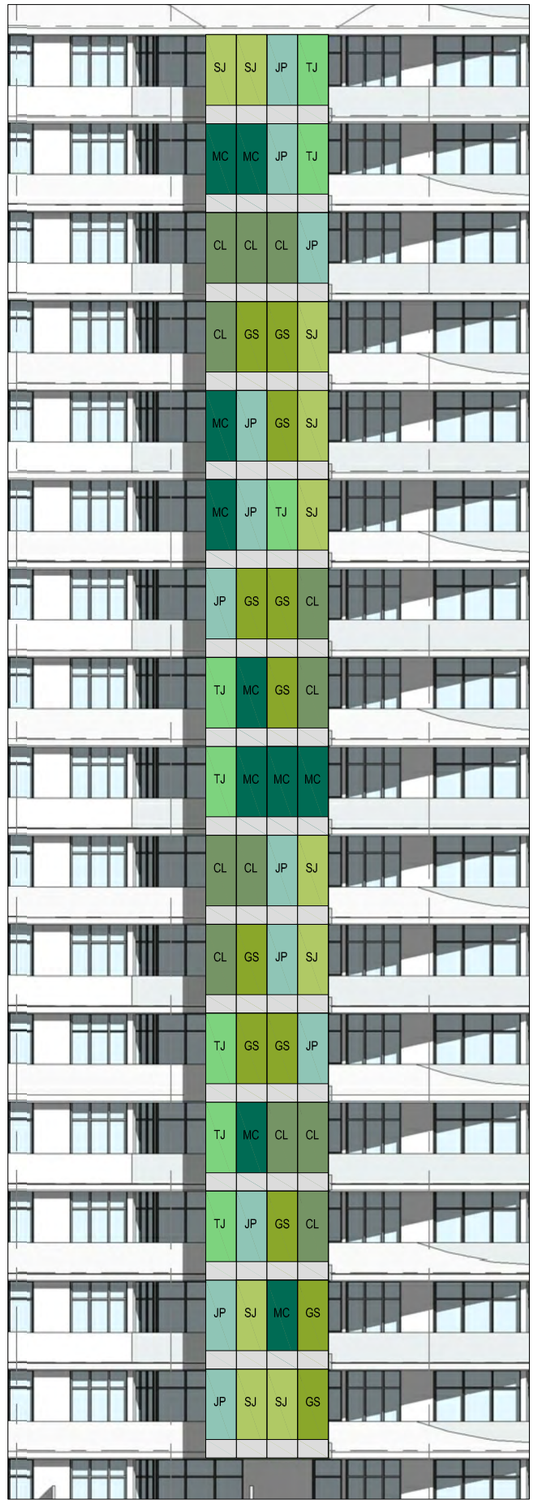
DRAWING: PLANTING PLAN SHEET 8

SCALE @ A1: 1:100 SCALE @ A3: 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.3	DA	D



1 BUILDING A - GREEN WALL PLANTING



2 BUILDING B - GREEN WALL PLANTING



3 BUILDING C - GREEN WALL PLANTING

PLANTING LEGEND - Green Wall Building A

(6+9) 505.1

SYM	Plant Species	Total	Boxes	Stock size	Rate
CL	Clematis armandii	12	6	200mm pot	2 /box
GS	Gelsemium sempervirens	22	11	200mm pot	2 /box
JP	Jasminum polyanthum	16	8	200mm pot	2 /box
TJ	Trachelospermum jasminoides	24	12	200mm pot	2 /box
SJ	Solanum jasminoides	18	9	200mm pot	2 /box
MC	Muehlenbeckia complexa	20	10	200mm pot	2 /box

Note: Building A comprises of 56 planter boxes in total.

PLANTING LEGEND - Green Wall Building B

(6+9) 505.1

SYM	Plant Species	Total	Boxes	Stock size	Rate
CL	Clematis armandii	24	12	200mm pot	2 /box
GS	Gelsemium sempervirens	24	12	200mm pot	2 /box
JP	Jasminum polyanthum	24	12	200mm pot	2 /box
TJ	Trachelospermum jasminoides	16	8	200mm pot	2 /box
SJ	Solanum jasminoides	20	10	200mm pot	2 /box
MC	Muehlenbeckia complexa	20	10	200mm pot	2 /box

Note: Building B comprises of 64 planter boxes in total.

PLANTING LEGEND - Green Wall Building C

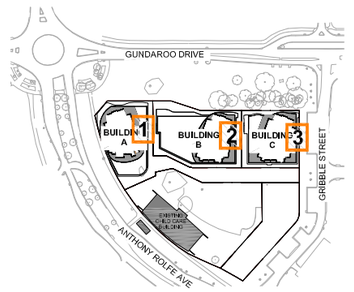
(6+9) 505.1

SYM	Plant Species	Total	Boxes	Stock size	Rate
CL	Clematis armandii	20	10	200mm pot	2 /box
GS	Gelsemium sempervirens	18	9	200mm pot	2 /box
JP	Jasminum polyanthum	12	6	200mm pot	2 /box
TJ	Trachelospermum jasminoides	24	12	200mm pot	2 /box
SJ	Solanum jasminoides	12	6	200mm pot	2 /box
MC	Muehlenbeckia complexa	18	9	200mm pot	2 /box

Note: Building C comprises of 52 planter boxes in total.

KEY PLAN

NOT TO SCALE



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CLIENT
GEOCON BUILDING CANBERRA

CONSULTANTS
SPACELAB CREATING TIMELESS PLACES
peckvonhartel pvh

PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN
GREEN WALL

DRAWING
PLANTING ELEVATION SHEET 11

1 0 1 2 3m
SCALE @ A1 1:100
SCALE @ A3 1:200

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L502.6	DA	D

1. PROPOSED TREE SPECIES


Fraxinus pennsylvanica 'Cimmzam' Cimmaron


Magnolia grandiflora 'Exmouth'


Acer palmatum 'Osakazuki'


Ulmus parvifolia 'Todd'


Gleditsia triacanthos var. inermis 'Speczam' - Spectrum


Lagerstroemia x fauriei 'Fantasy'


Acer x freemanii 'Jeffersred' Autumn Blaze


Acer rubrum 'Bowhall'


Pyrus calleryana 'Bursnozam' Burgundy Snow

2. PROPOSED SHRUB AND PERENNIAL SPECIES


Dicksonia antarctica


Chrysocephalum apiculatum


Correa alba


Patersonia occidentalis


Rhodanthe anthemoides '


Stachys byzantina


Westringia 'Blue Gem'



Camellia 'Pure Silk'


Gardenia radicans


Ficinia nodosa


Poa labillardieri 'Eskdale'


Carex appressa


Dianella caerulea 'Lucia'


Liriope muscari 'Evergreen Giant'


Acanthus mollis


Viburnum tinus


Hebe 'Otari Delight'

3. PROPOSED GROUNDCOVER SPECIES


Casuarina glauca 'Cousin It'


Hardenbergia violacea 'Meema'


Thymus praecox 'Coccineus'


Scaevola humilis 'Purple Fusion'


Myoporum 'Yareena'

4. PROPOSED GREEN WALL SPECIES

REMOVED


Jasminum polyanthum


Muehlenbeckia complexa


Clematis armandii


Trachelospermum jasminoides


Gelsemium sempervirens


Solanum jasminoides

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
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peckvonhartel pvh

PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING
LANDSCAPE PLANTING PALETTE SHEET 12

AS SHOWN

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.1	DA	D

PODIUMS



Curved concrete seat walls/ podium planters with radial timber slats



Seating nodes that protrude into planted areas



Kidney shaped pool with windows



BBQ island



Timber decking rest platform

STREETSCAPE/ URBAN INTERFACES



Hess VIGO lighting columns or similar



Metal sun shelters - solid texture



Metal sun shelters - perforated texture



Water feature into pool



Two-tone paving



Courtyard paving - concrete coloured sawcut



Pedestrian pathways between buildings



Precast concrete planter boxes



Standalone concrete/ timber bench seats



Grassing

GREEN WALLS



Mixed vines growing up tensile wire balcony to balcony to top of buildings



Cable trellis detail



Green wall buildings concept



Green wall buildings concept elevation

REMOVED

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
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CONSULTANTS
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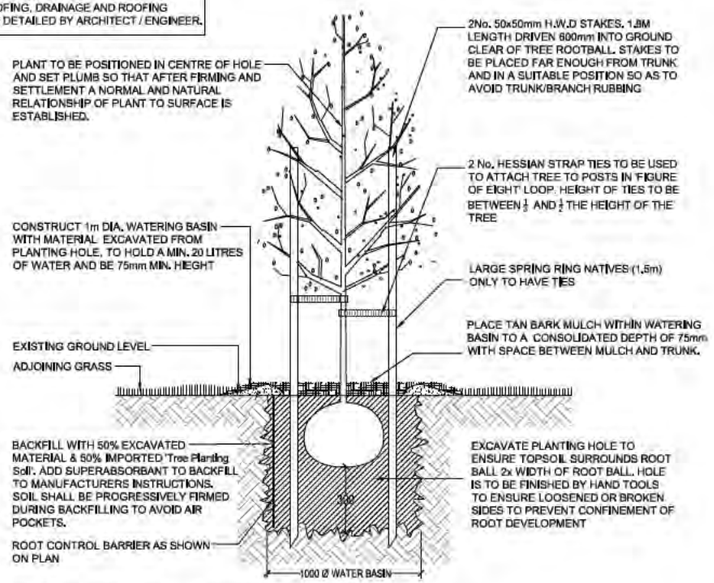
PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING
LANDSCAPE MATERIALS PALETTE SHEET 13

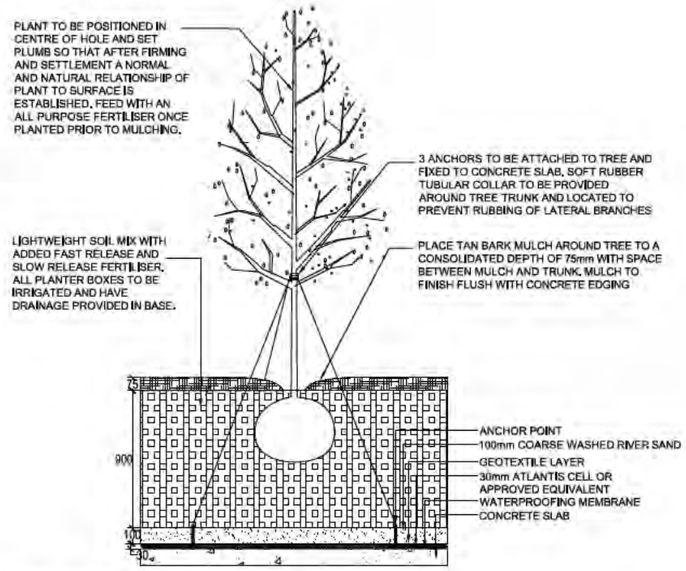
AS SHOWN

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.2	DA	D

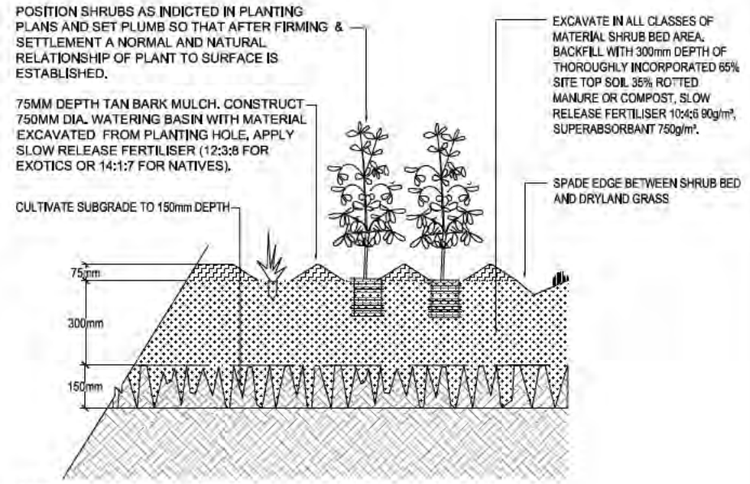
NOTES:
JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT / ENGINEER.



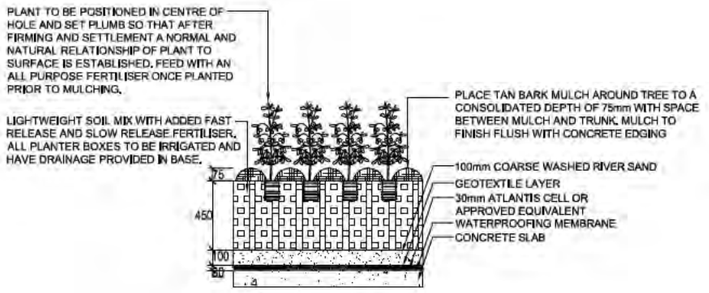
1 DECIDUOUS TREE IN GRASS
SCALE 1:40 @ A3 1:20 @ A1



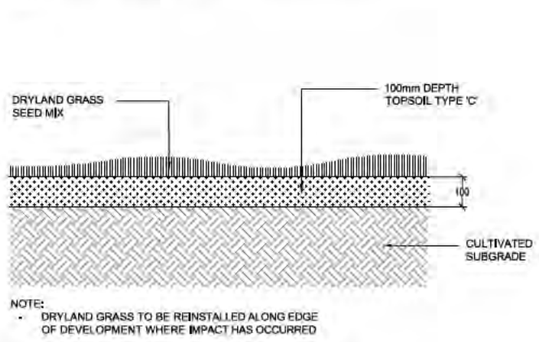
2 DECIDUOUS TREE IN RAISED PLANTER BOX
SCALE 1:40 @ A3 1:20 @ A1



3 PLANTING IN SHRUB BED
SCALE 1:10 @ A3 1:12.5 @ A1



4 SHRUBS IN RAISED PLANTER BOX
SCALE 1:40 @ A3 1:20 @ A1



NOTE:
- DRYLAND GRASS TO BE REINSTALLED ALONG EDGE OF DEVELOPMENT WHERE IMPACT HAS OCCURRED

5 DRYLAND GRASS
SCALE 1:20 @ A3 1:10 @ A1

DRYLAND GRASS SPECIFICATION
DRYLAND GRASS MIX (kg/ha):

SUMMER (SEPT. TO FEB.)	
TALL FESCUE	140
PERENNIAL RYE GRASS	50
CREEPING RED FESCUE	40
WHITE CLOVER	20
COUCH GRASS HULLED	30
TOTAL	280

WINTER (MARCH TO AUGUST)	
TALL FESCUE	140
PERENNIAL RYE GRASS	50
CREEPING RED FESCUE	40
WHITE CLOVER	20
TOTAL	250

6 NON-IRRIGATED DRYLAND GRASS MIX

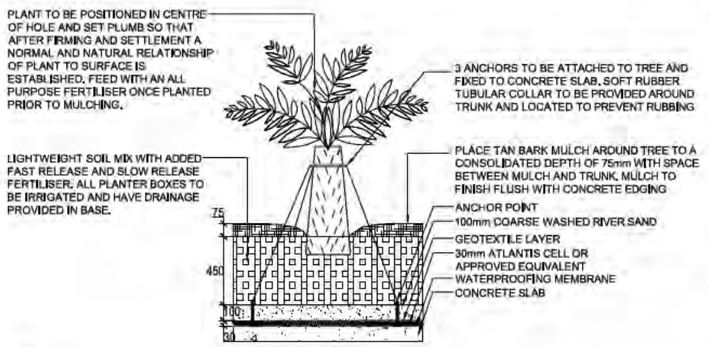


REMOVED

8 MOUNTED PLANTER BOX DETAIL
SCALE 1:20 @ A3 1:10 @ A1

AGS4C - Cable Border

9 RONSTAN TRELLIS SYSTEM



7 TREE FERN IN RAISED PLANTER BOX
SCALE 1:40 @ A3 1:20 @ A1

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS

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CLIENT: GEOCON BUILDING CANBERRA

CONSULTANTS: 02 SPACELAB CREATING TIMELESS PLACES

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING: LANDSCAPE DETAILS SHEET 14

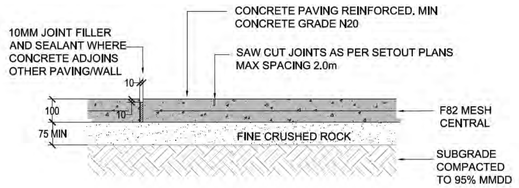
AS SHOWN

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.3	DA	D

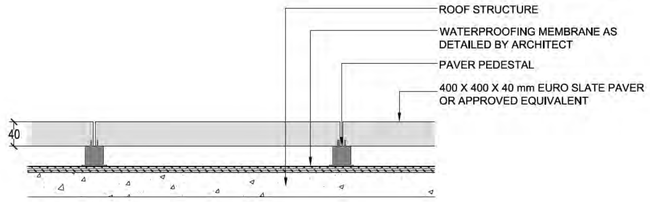
NOTES:
JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT / ENGINEER.

PAVING TYPE 1 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
COLOUR: CYPRUS or approved equivalent

PAVING TYPE 2 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
COLOUR: PRAGUE or approved equivalent

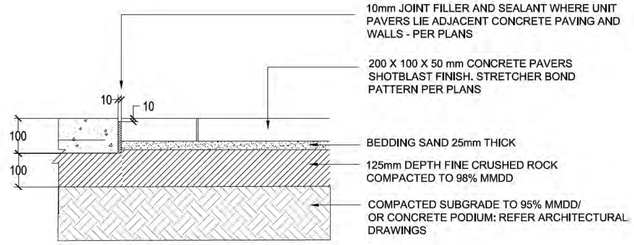


1 CONCRETE PATH
SCALE: 1:20@A3 1:10@A1

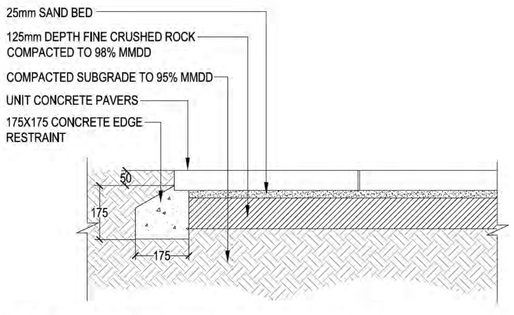


2 PODIUM PAVING DETAIL
SCALE 1:10 @ A3 1:5 @ A1

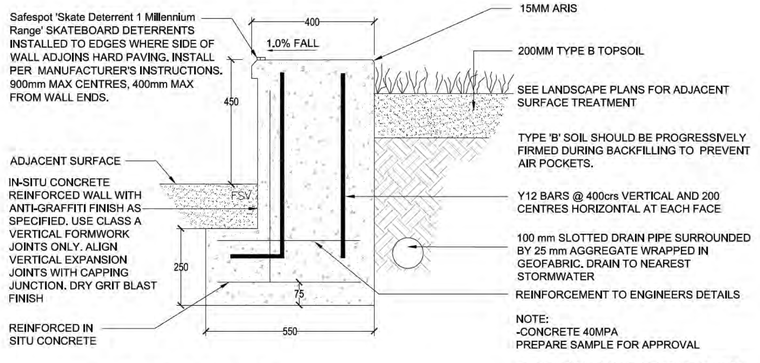
PAVING TYPE 1 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
COLOUR: CYPRUS or approved equivalent



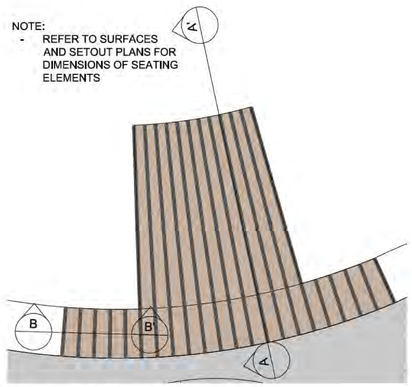
3 CONCRETE UNIT PAVING ON SAND BASE
SCALE 1:25 @ A3 1:12.5 @ A1



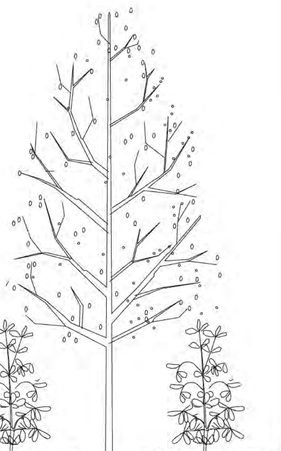
4 TYPICAL EDGE RESTRAINT & PAVED SURFACE
SCALE: 1:10@A3 1:5@A1

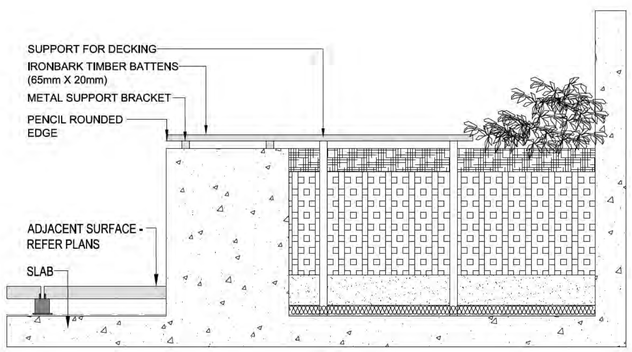


5 CONCRETE SEAT WALL DETAIL
SCALE 1:20 @ A3 1:10 @ A1

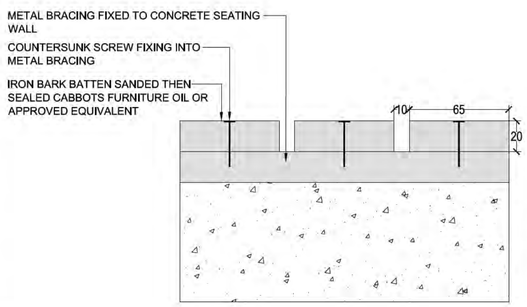


6 TIMBER SEAT ON WALL PLAN
SCALE NTS

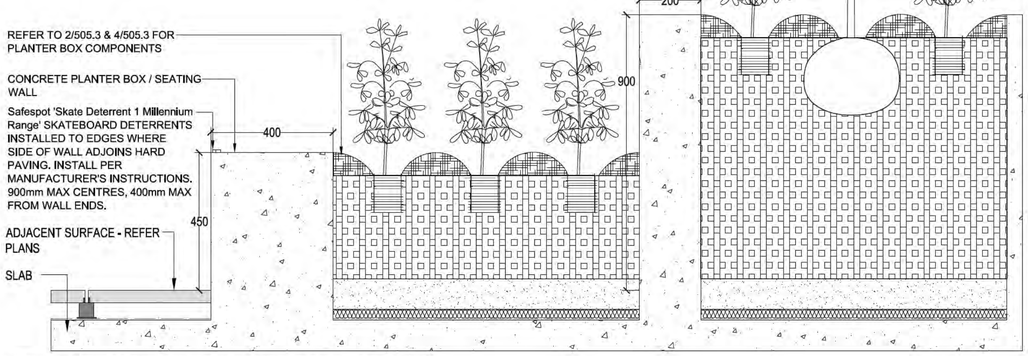




7 TIMBER SEAT WALL - SECTION A-A'
SCALE: 1:20@A3 1:10@A1



8 TIMBER SEAT WALL - SECTION B-B'
SCALE 1:4 @ A3 1:2 @ A1



NOTE: REFER TO ENGINEERS DETAILS FOR REINFORCEMENT FOR WALLS.

9 PODIUM PLANTER SECTION
SCALE: 1:20@A3 1:10@A1

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ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS

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CLIENT: GEOCON BUILDING CANBERRA

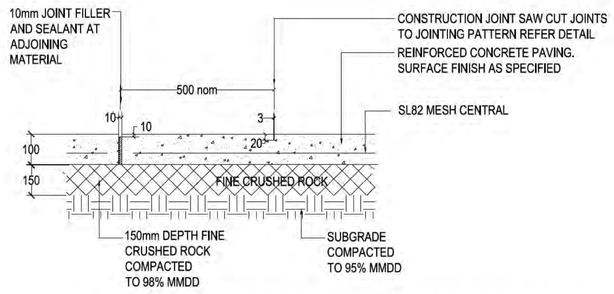
CONSULTANTS: SPACELAB CREATIVE TIMELESS PLACES; pcknowhanel pvh

PROJECT: BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING: LANDSCAPE DETAILS SHEET 15

AS SHOWN

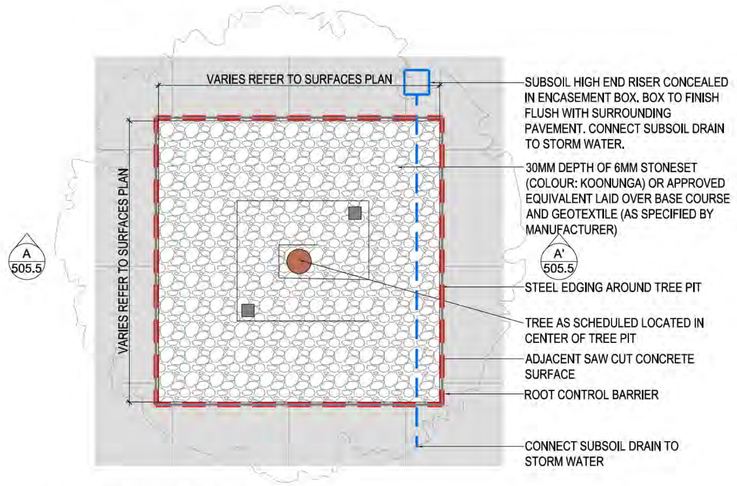
PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.4	DA	D



TYPE 1: COLOURED CONCRETE - 'ABILOX' MOONLIGHT GREY @ 4.15% IN GREY CEMENT (BY WEIGHT)
TYPE 2: COLOURED CONCRETE - 'ABILOX' BLACK CAF-X2 @ 4.15% IN GREY CEMENT (BY WEIGHT)

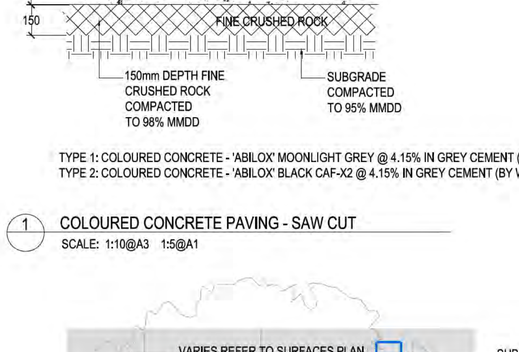
1 COLOURED CONCRETE PAVING - SAW CUT

SCALE: 1:10@A3 1:5@A1



4 PLAN: TREE PIT ON VERGE

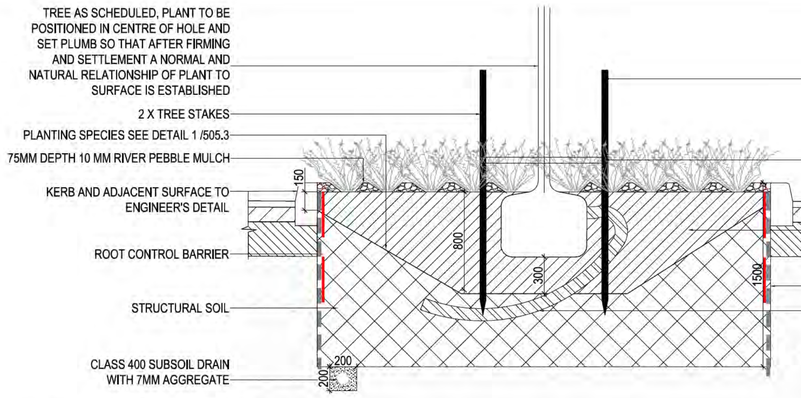
1:50@A3 1:25 @ A1



NOTE
REFER TO STRUCTURAL ENGINEERS DETAIL

6 PLAN: SHADE STRUCTURE

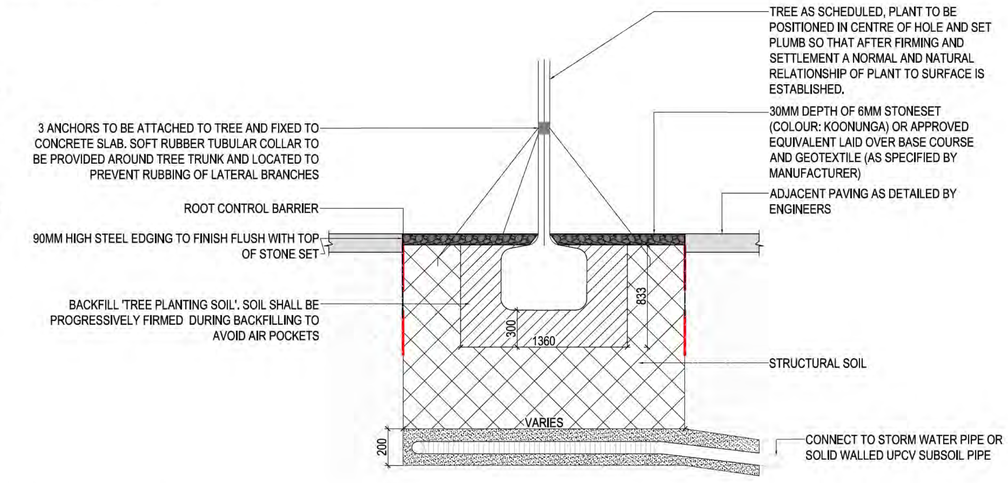
1:100@A3 1:50 @ A1



NOTE:
REFER TO SURFACES AND SETOUT PLANS FOR RAIN GARDEN DIMENSIONS AND PLANTING PLANS FOR PLANTING SPECIFICATION

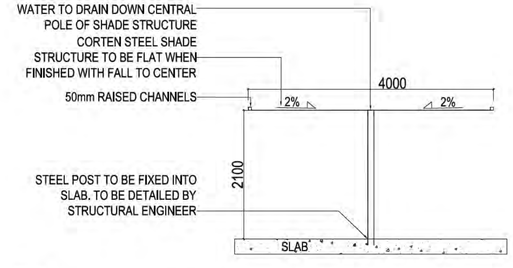
2 RAIN GARDEN ADJACENT TO ROAD

1:50@A3 1:25 @ A1



5 SECTION A-A': TREE PIT ON VERGE

1:50@A3 1:25 @ A1



NOTE
REFER TO STRUCTURAL ENGINEERS DETAIL

7 SECTION B-B': PODIUM SHADE STRUCTURE

1:100@A3 1:50 @ A1

3 LANDSCAPE NOTES

SOFTWORKS NOTES

PLANT MATERIALS
-SUPPLY OF PLANT MATERIAL WILL BE BY THE CONTRACTOR.
-ALL GRASS AREAS TO BE BITUMEN STRAW MULCHED.

ROOT CONTROL BARRIERS
ROOT CONTROL BARRIERS ARE TO BE INSTALLED TO ALL TREES PLANTED CLOSER TO A PATH OR KERB THAN THE MIN. DISTANCE SPECIFIED IN THE PLANT SCHEDULE. THESE DISTANCES ARE REFERENCED FROM A.C.T. URBAN SERVICES' DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 /SEPTEMBER 2002.
BARRIERS TO BE EQUAL TO NYLEX ROOT CONTROL BARRIER AND SHALL BE 450MM DEEP AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
WHERE TREES ARE PLANTED ADJACENT TO A KERB, A ROOT BARRIER SHALL BE INSTALLED EXTENDING 6 METRES MINIMUM ALONG THE BACK OF KERB AND CENTRED AT THE TRUNK OF THE TREE (6 LM PER TREE).
WHERE TREES ARE PLANTED ADJACENT TO A KERB AND FOOTPATH, 6 METRES LENGTH OF ROOT BARRIER SHALL BE INSTALLED ALONG BOTH THE BACK OF KERB AND THE FOOTPATH AND CENTRED AT THE TRUNK OF THE TREE (2 NO 6M LENGTHS = 12 LM PER TREE).

CLEARANCES REQUIRED FOR TREE PLANTING LOCATIONS IN VERGE AREAS:
-MINIMUM 900MM TO STORMWATER MAIN, SEWER MAIN, WATER MAIN, GAS
-MINIMUM 900MM TO STORMWATER TIE, SEWER TIE, WATER TIE
-MINIMUM 1500MM FROM MATURE TRUNK FOR CATEGORY 1 TREES TO STORMWATER SUMP, SEWER MANHOLE, ELECTRICAL MINIPILLAR
-MINIMUM CLEARANCE TO LIGHT STANDARDS 2M FROM MATURE CANOPY

THE MINIMUM REQUIRED CLEARANCES BETWEEN TREES AND FOOTPATHS DEPENDS UPON THE FOOTPATH WIDTH AND TREE SHAPE CATEGORY. THEY MUST BE IN ACCORDANCE WITH A.C.T. URBAN SERVICES' DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 /SEPTEMBER 2002 (PAGES 5 & 6).

NOTES
1. FINAL TREE LOCATIONS TO BE CONFIRMED ON SITE.
2. ALL SERVICES SHALL BE LOCATED ON SITE PRIOR TO WORKS COMMENCING BY THE APPROPRIATE SERVICE AUTHORITY. MAKE ALL ARRANGEMENTS AND PAY ANY COSTS OR CHARGES SHOULD DAMAGES OCCUR.
3. ALL AREAS DISTURBED DURING THE WORKS MUST BE REINSTATED WITH DRYLAND GRASSING TO THE SATISFACTION OF A.C.T. URBAN SERVICES.
4. TEMPORARY FENCES ARE TO BE INSTALLED TO PROTECT LANDSCAPE WORKS DURING CONSOLIDATION. CONTRACTORS WHO INSTALL PERMANENT BOUNDARY FENCES ON INDIVIDUAL LEASED SITES (DWELLINGS) ADJACENT TO UNLEASED LAND ARE RESPONSIBLE FOR REINSTATING DISTURBED AREAS.

HARDWORKS NOTES

CONCRETE WORKS
ALL CONCRETE FOOTINGS ARE TO HAVE ENGINEERS CERTIFICATION PRIOR TO COMMENCEMENT OF WORKS AND ARE TO BE TO AS2870

8 FURNITURE SCHEDULE

△D△

PRODUCT NAME	CODE	SUPPLIER	NUMBER	NOTES
ECO DOUBLE BBQ - LH SINGLE PLATE	KB204	LANDMARK	1	TO HAVE TAP INSTALLED AND TO BE CLAD IN HARDWOOD TIMBER
FAIRHAVEN LARGE PATHLIGHT	220360	BEACON LIGHTING	6	STAINLESS STEEL FINISH WITH OPAL DIFFUSER

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ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS

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CLIENT
GEOCON BUILDING CANBERRA

CONSULTANTS
SPACELAB CREATING TIMELESS PLACES
peckvonhartel pvh

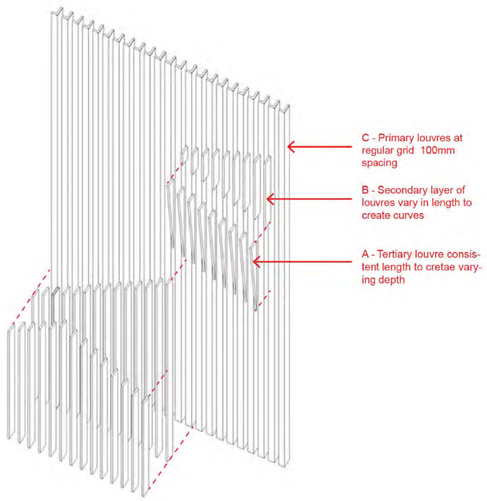
PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING
LANDSCAPE DETAILS SHEET 16

AS SHOWN

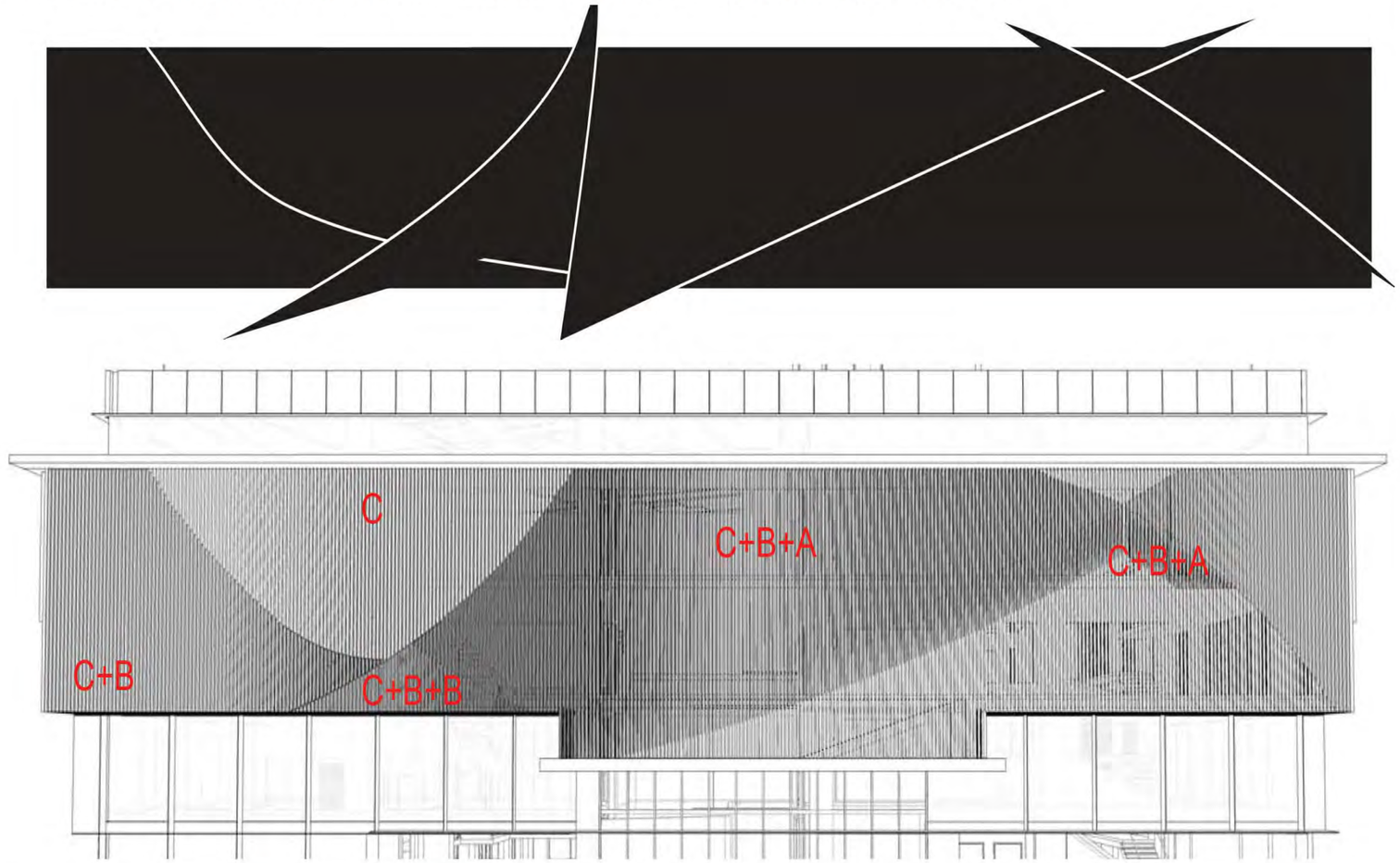
PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.5	DA	D

VARYING LOUVERS' LENTGTH AND DEPTH, TO CREATE A DYNAMIC SCREEN WHILE REDUCING MASS

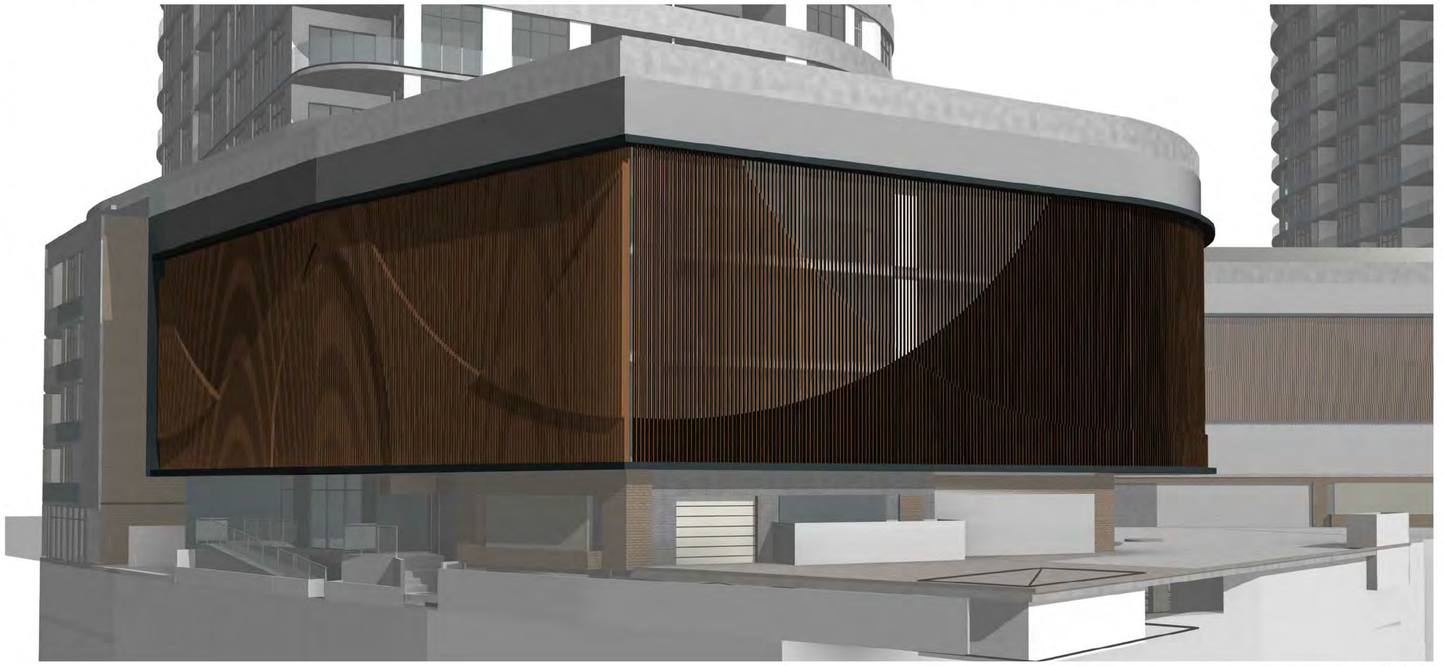


ALUMINIUM LOUVRE COMPOSITION & PLAN DETAIL

MASSING STUDY - CURVES OF TOWER APPLIED CREATING A CONSISTENT RESPONSE WITH FORMS TO PODIUM







NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 4 SECTION 209 GUNGAHLIN

DA-S050 **PODIUM SCREEN STUDY**

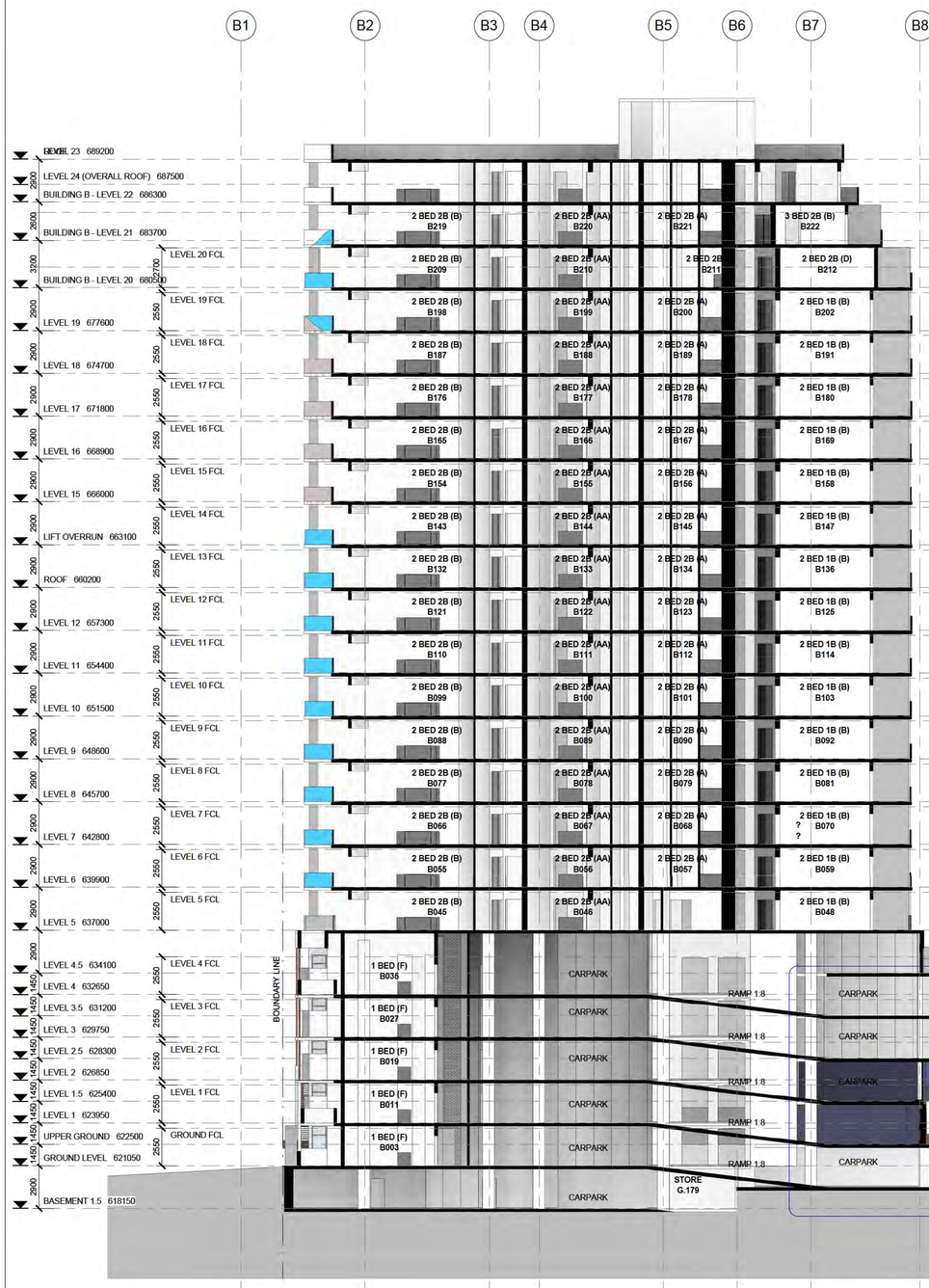
0 10 20 30 40 50mm

Scale 1:1 @ A1

revision

date

project 4188



1 BLOCK 3 SECTION 1
1 : 200



2 BLOCK 3 SECTION 2
1 : 200

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

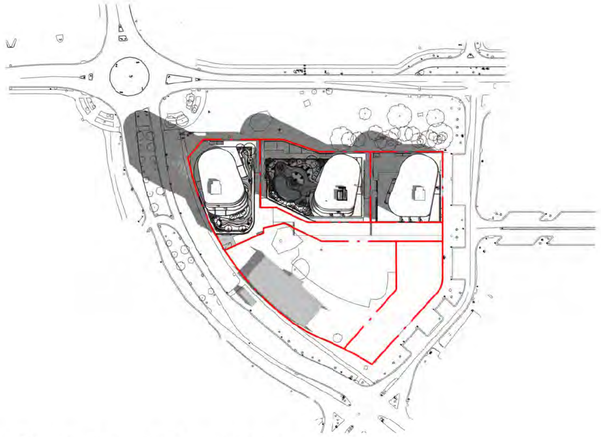
GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B300 **BUILDING B - SECTIONS**

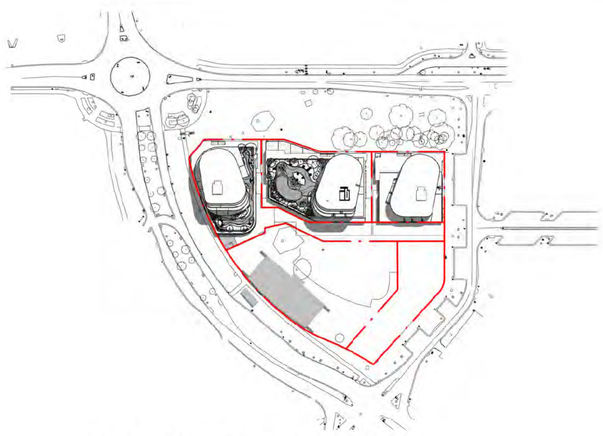
0 2 4 6 8 10m Scale 1:200 @ A1

revision F date 11.09.15

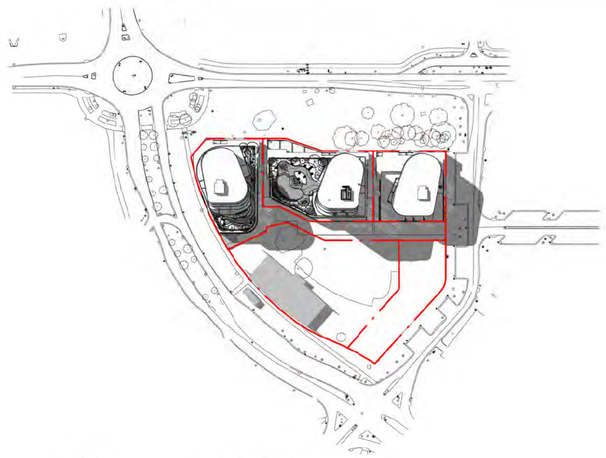
project 4188



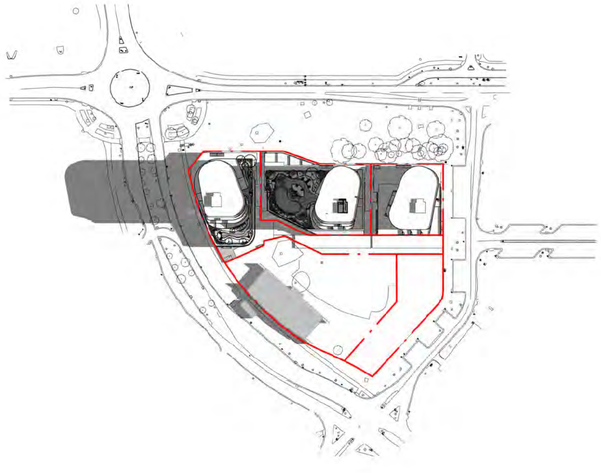
1 SITE SHADOW PLAN - DECEMBER 9am
1 : 2000



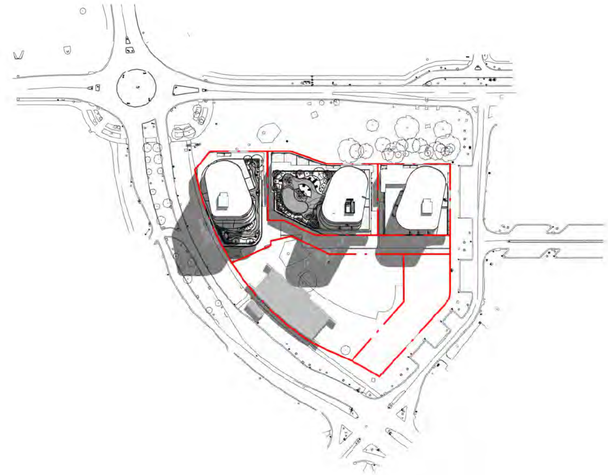
2 SITE SHADOW PLAN - DECEMBER 12pm
1 : 2000



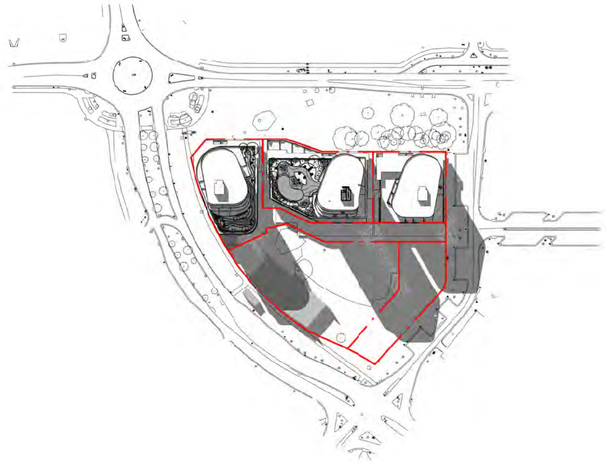
3 SITE SHADOW PLAN - DECEMBER 3pm
1 : 2000



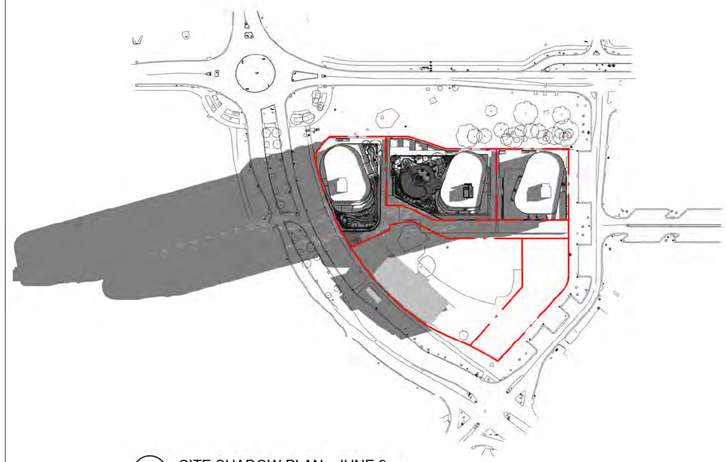
4 SITE SHADOW PLAN - SEPTEMBER 9am
1 : 2000



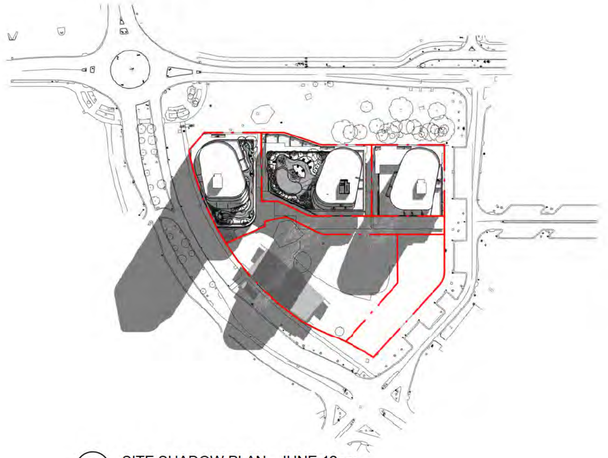
5 SITE SHADOW PLAN - SEPTEMBER 12pm
1 : 2000



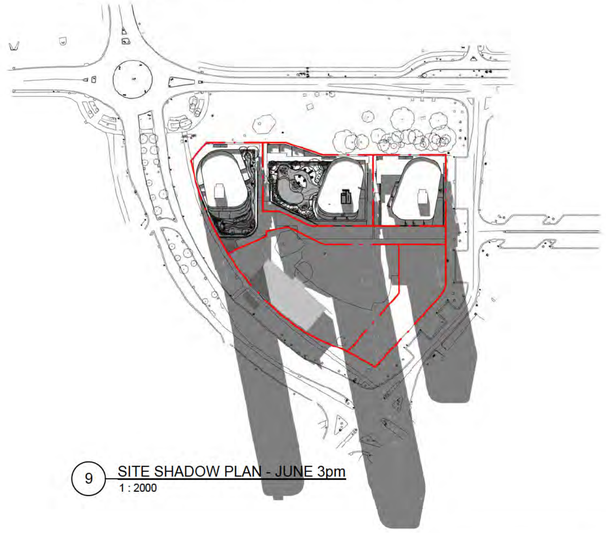
6 SITE SHADOW PLAN - SEPTEMBER 3pm
1 : 2000



7 SITE SHADOW PLAN - JUNE 9am
1 : 2000



8 SITE SHADOW PLAN - JUNE 12pm
1 : 2000



9 SITE SHADOW PLAN - JUNE 3pm
1 : 2000

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

037

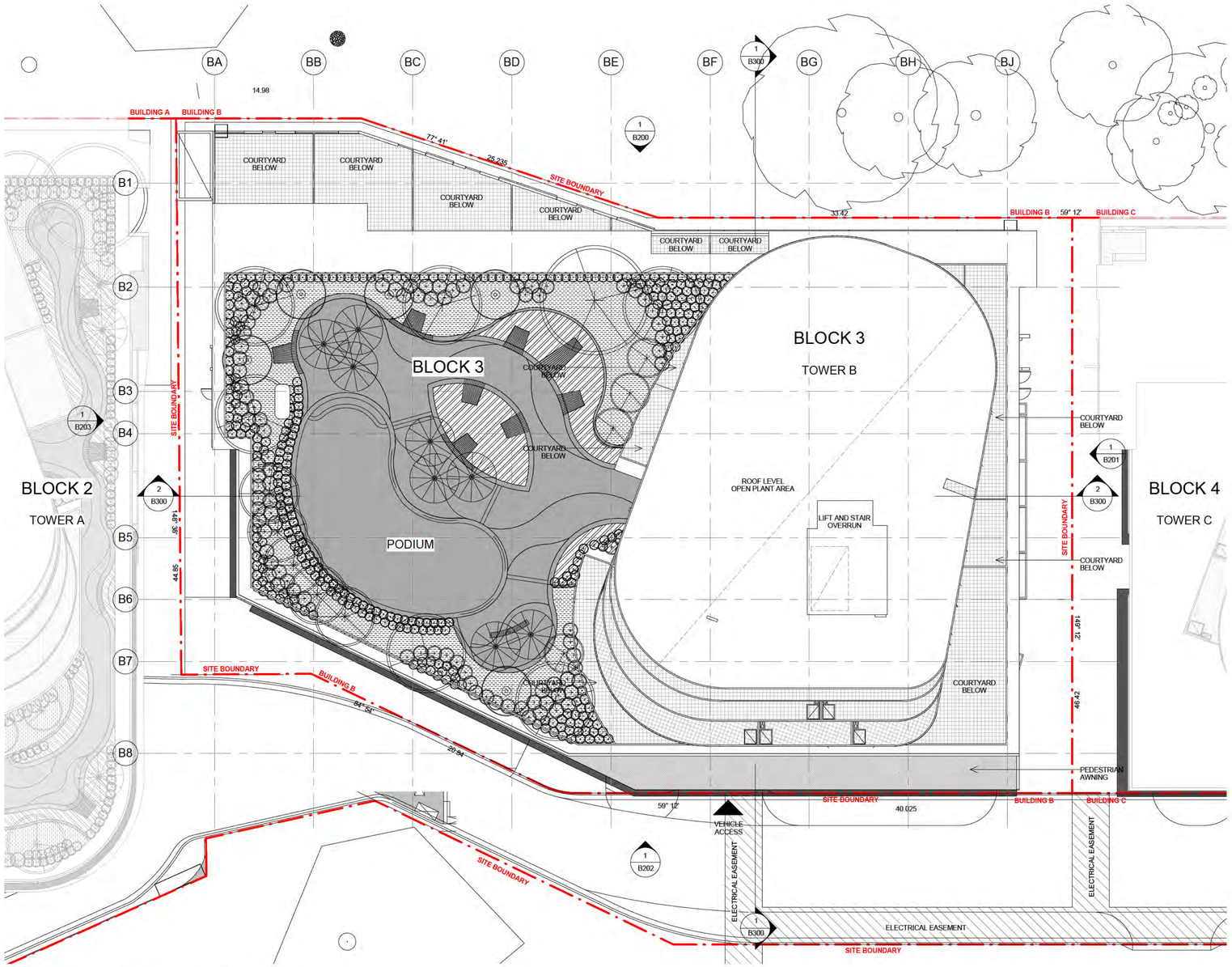
DA-S501 **SITE SHADOW PLAN**

0 20 40 60 80 100m Scale 1:2000 @ A1

revision

date 11.09.15

project 4188



1 BUILDING B - SITE PLAN (OVERALL ROOF PLAN)
1 : 200

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
Not Placed	0 m²
BASEMENT 1.5	179 m²
GROUND LEVEL	638 m²
LEVEL 1	638 m²
LEVEL 2	638 m²
LEVEL 3	638 m²
LEVEL 4	638 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	835 m²
LEVEL 19	835 m²
LEVEL 20	835 m²
LEVEL 21	835 m²
LEVEL 22	835 m²
TOTAL	18401 m²

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12** & **BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

LEGEND

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- V VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

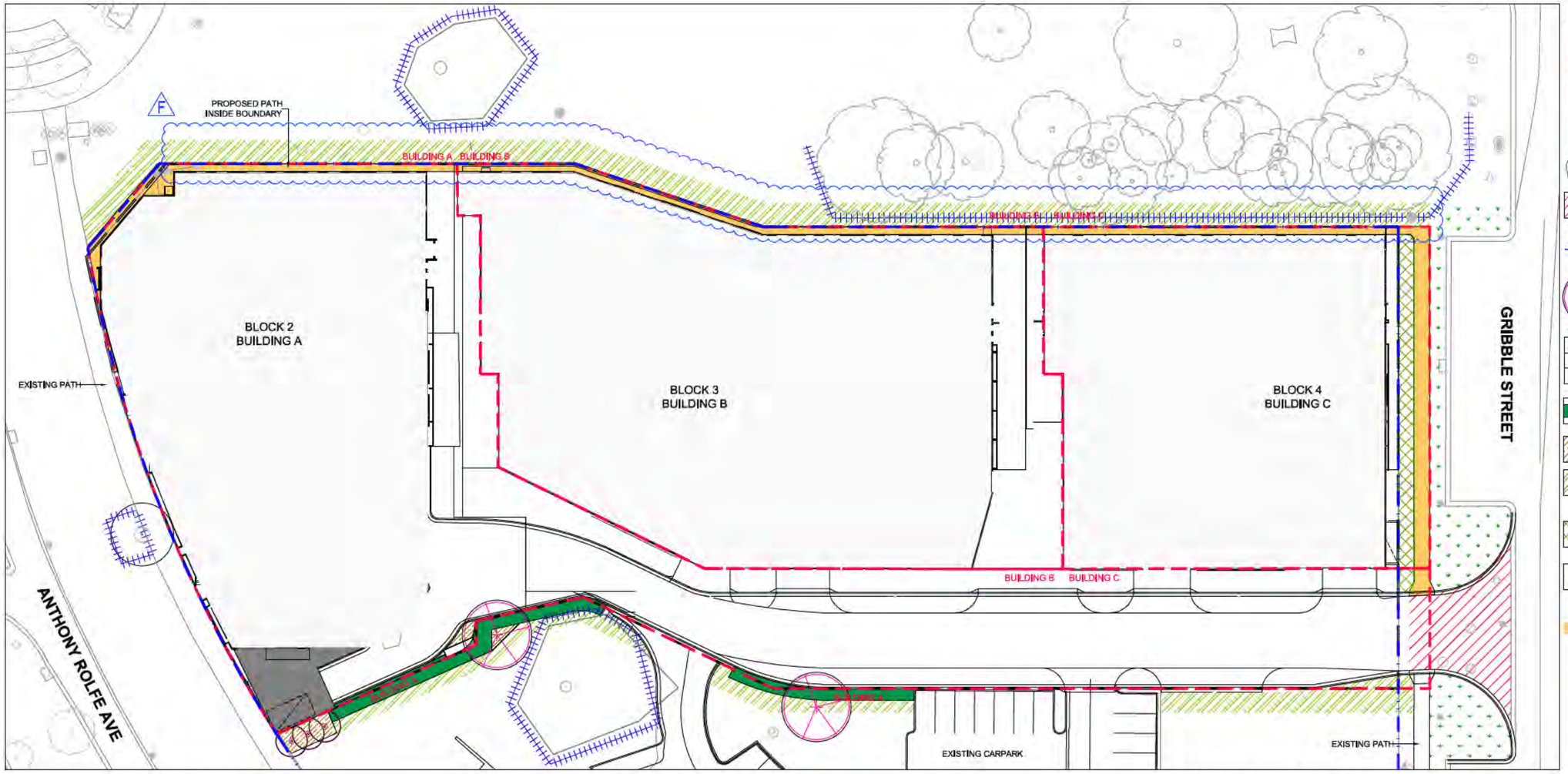
038

DA-B100 **BUILDING B - SITE PLAN (ROOF PLAN)**

0 2 4 6 8 10m Scale 1:200 @ A1

revision date 11.09.15

project 4188



LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- STREET TREE TO BE RETAINED Fence tree as detailed
- ADJACENT OPEN SPACE TREES Fence tree as detailed
- EXISTING VERGE GRASSING TO BE REMOVED- Refer to civil drawings for details
- TREE PROTECTION FENCING Refer to tree protection notes

PROPOSED SCREENING SHRUBS AND TREES

SYM	Plant Species	TOT	Minimum Stock Size
PYc	Pyrus betulaefolia 'Southwood Dancer'	3	100L/3m
UPt	Ulmus parvifolia 'Todd'	3	150L/3.5m
Vlt	Viburnum tinus -spacing 900mm CC	88	200mm pot

- SCREENING SHRUBS BETWEEN CHILDCARE CENTRE AND RESIDENTIAL
- PROPOSED PINE BARK MULCH UNDER TREES
- OPEN SPACE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
- PLANTING AND SEATING WALLS PROPOSED ON VERGE, REFER TO LANSCAPE PLANS FOR DETAILS
- VERGE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
- PROPOSED FOOTPATH CONNECTION ON VERGE

TREE PROTECTION CONDITIONS

STANDARD CONDITIONS

- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.

Tree removal

- All protected trees are to be retained unless otherwise stated in Specific Conditions below.

Fencing of protected trees

- 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the 'Tree Protection Act 2005'.
- The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
- The protective fence shall be maintained in good order for the duration of the construction works.
- A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.

No activities permitted within the fenced off area

- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
- Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.

SPECIFIC CONDITIONS

Protective Fencing

- Protective fencing is to be erected and maintained in accordance with the Standard Conditions except for trees included on the drawings that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
- For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.

Tree Removal

Only trees that have been endorsed within the Landscape Management Protection Plan as marked for removal may be removed.

Services

Services and Utilities reticulation is permitted in accordance with the following conditions:

- Works under the Canopy extent must be undertaken by underboring.
- Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
- No roots greater than 50mm in diameter are damaged; and
- Are at the minimum depth provided by the relevant Standards or Authority requirements.

Low Impact Works

Low impact activity may occur within the fenced off areas of trees (other than Registered Trees and those classified as being of 'Exceptional' quality) for the purpose of "light works", which includes the constructing footpaths, bike paths, driveways, swale drains, specific footing, garden beds and the like, provided the activity is in accordance with the following conditions:

- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
- Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
- Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
- Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless piers are used at 2.5m centre. No strip footings permitted.
- Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in fill which would exceed the natural surface level by 100mm.
- Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
- No roots greater than 50mm in diameter are damaged;
- The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
- Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
- Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.

Notice

Failure to comply with the above conditions is an offence under the Tree Protection Act 2005 and may result in an infringement notice of up to $1,000 for an individual or $5,000 for a corporation. Prosecution of a more serious offence may result in a criminal conviction and a penalty of up to $40,000 for an individual or a penalty of up to $200,000 for a corporation.

LANDSCAPE MANAGEMENT NOTES

1.0 GENERAL NOTES:
1.1 These drawings are to be read in conjunction with Vital Design Solutions and Peckvonhartel's drawings.
1.2 This plan is to be implemented in accordance with "City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04"

2.0 STORAGE OF CONSTRUCTION MATERIALS
2.1 No construction material to be stored inside protected areas. No car parking or equipment parking to be permitted inside protected areas.

3.0 SITE ACCOMMODATION
3.1 No site sheds, storage sheds, site amenities or billboards to be erected inside protected areas. Advertising and signage to be located within property boundary.

4.0 LANDSCAPE RESTORATION
4.1 The landscape must be restored to pre-development conditions. Any disturbance to be reinstated to match pre development conditions and species.

5.0 FENCING
5.1 Use 1800mm tall temporary security fence for the protection of verge trees. Fencing to be erected on commencement of construction and removed at commencement of site restoration.

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH: The A.C.T. Government's "Standard Specification for Urban Infrastructure Works" and the "Design Standards for Urban Infrastructure". Edition 1, Revision 0. September 2002.

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

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA- UPDATED BASED ON PLANNING COMMENTS	15/12/2014	PG	PG BC AJ	JE	CS
D	ISSUE FOR DA - AS Block 2,3,4 Section 209	22/01/2015	PG	PG BC AJ	JE	CS
E	ISSUE FOR DA - SCREENING PLANTINGS TO BOUNDARY	10/06/2015	AJ	AJ	JE	CS
F	DA RESUBMISSION	28/08/2015	AJ	AJ	MR	CS

DRAWING STATUS
Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is notapproved for issue.

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CLIENT: GEOCON BUILDING CANBERRA

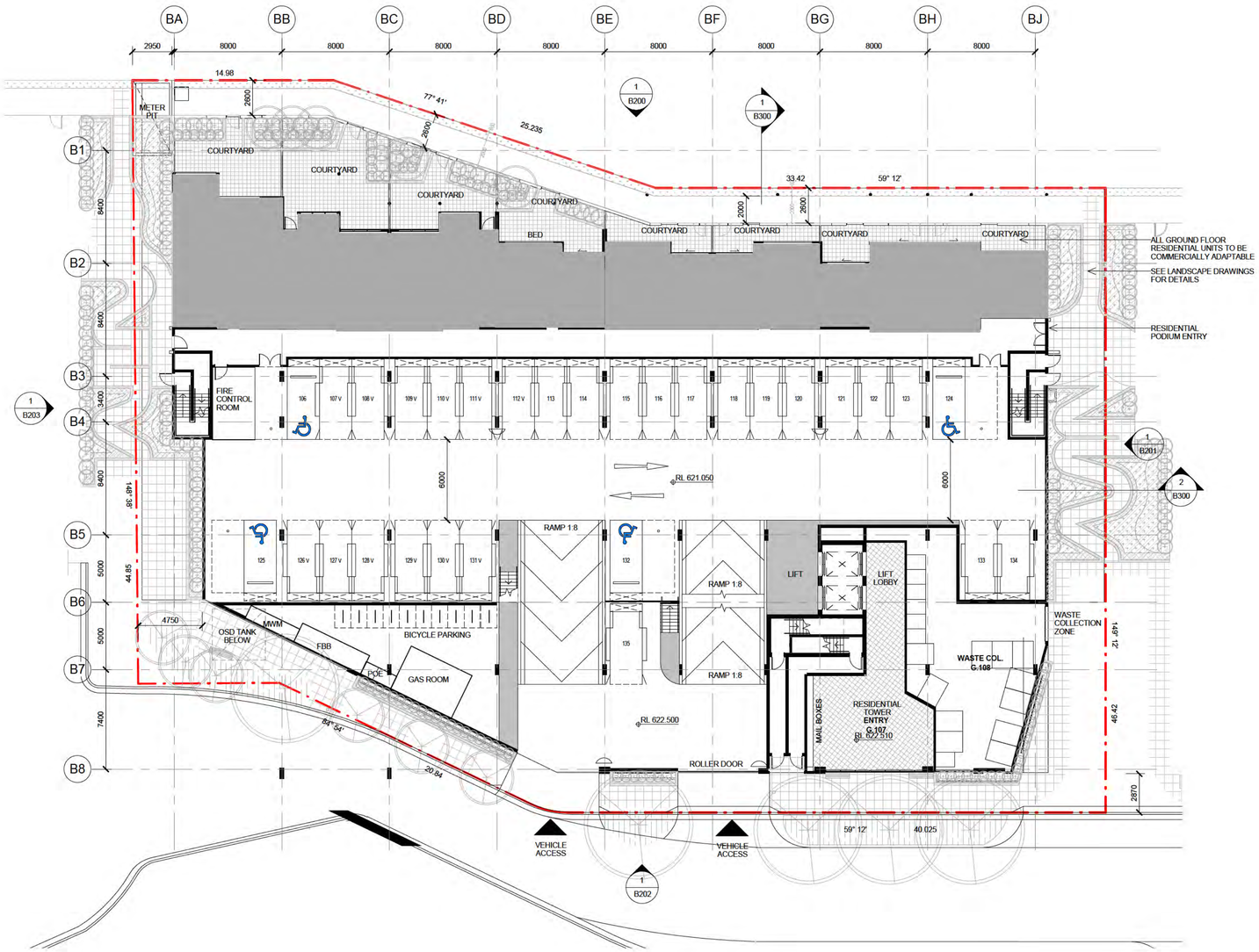
CONSULTANTS: SPACELAB CREATING TIMELESS PLACES; pvh

PROJECT: BLOCKS 2,3&4 SECTION 209 GUNGAHLIN

DRAWING: LANDSCAPE MANAGEMENT AND PROTECTION PLAN SHEET 18

SCALE @ A1 1:300 | SCALE @ A3 1:600

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L506.1	DA	F



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

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TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS **MIN** 920mm

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REFER TO WIND REPORT

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ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

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HANDRAIL TO **AS 1428.1**

LEGEND

A	ACCESSIBLE APARTMENT
PS	1.8 NOM. HIGH PRIVACY SCREENING
	ADAPTABLE PARKING
	BICYCLE PARKING
	STORAGE AREA 2400mm x 600mm
V	VISITOR PARKING
	CAR PARK MIRRORS
	DRYING AREA
	CONDENSOR UNITS
	SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B102 **BUILDING B - GROUND FLOOR PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **M** date **30.09.15**

project **4188**



NOTES

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B103 **BUILDING B - LEVEL 01 FLOOR PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **K** date **23.09.15**

project **4188**

GUNDAROO DRIVE



LEGEND

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- V VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

042

DA-S102 **OVERALL - GROUND FLOOR PLAN**

0 4 8 12 16 20m Scale 1:400 @ A1

revision M date 22.09.15

project 4188

MC-1



Perforated Metal Sheets -
Carpark cladding / screening

MC-2



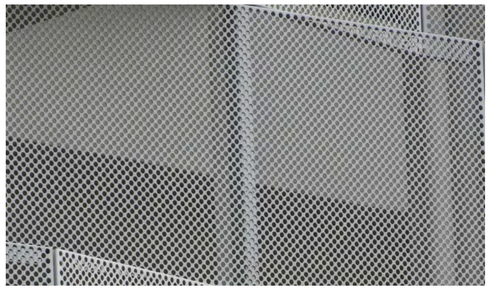
Extruded Metal Sections -
Carpark cladding / screening

MC-3



Metal Louvres -
Carpark cladding

MC-4



Perforated aluminium screen -
White powder coated

CON-1



Off form concrete - Light grey tint, Class 2 -
Podium Facades & Exposed Floor Plates

CON-2



Textured white concrete

GREENWALL



Perforated screen for residents plantings

GL-1



Tinted glazed windows,
Black metal frames

BL-1



Blockwork -
Podium Facades

TB-1



Timber look metal vertical screen

BAL-1



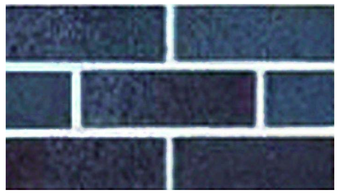
Blue tinted / glass balustrade

BAL-2



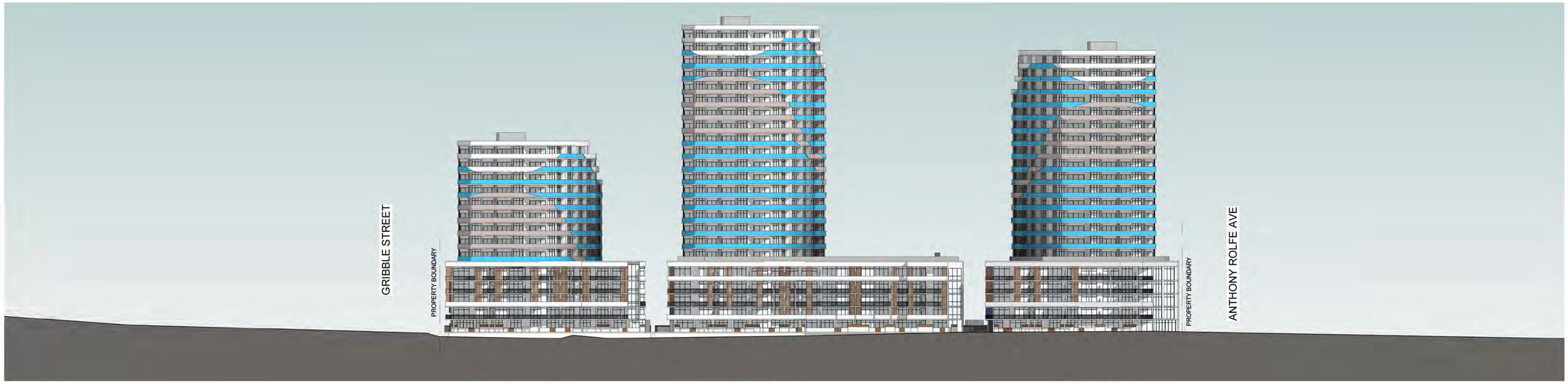
Vertical steel balustrade

BR-1



Coloured feature brick -
Podium Facades

NOT TO BE USED FOR CONSTRUCTION



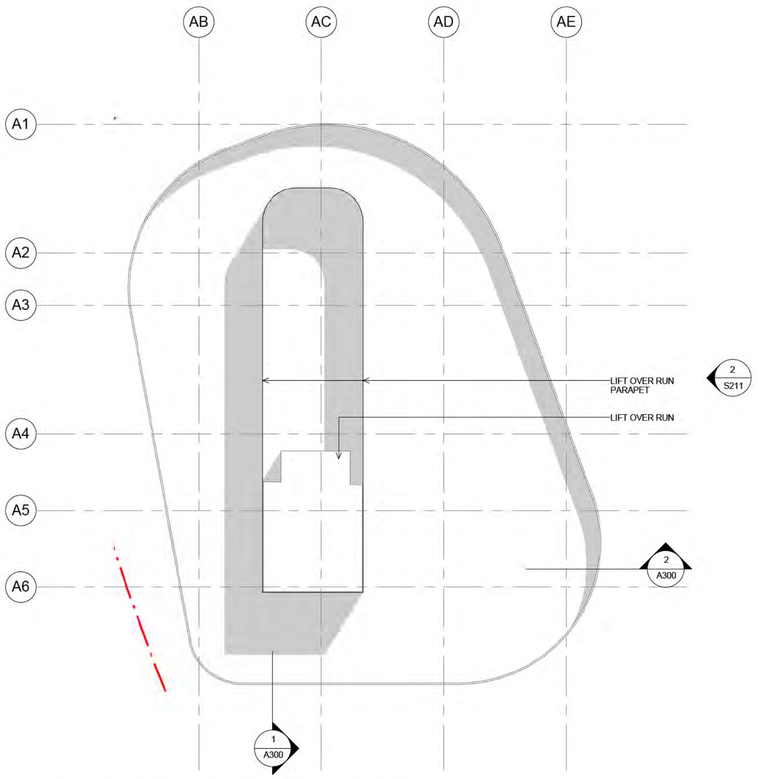
1 STREETSCAPE ELEVATION - GUNDAROO DRIVE
1 : 500



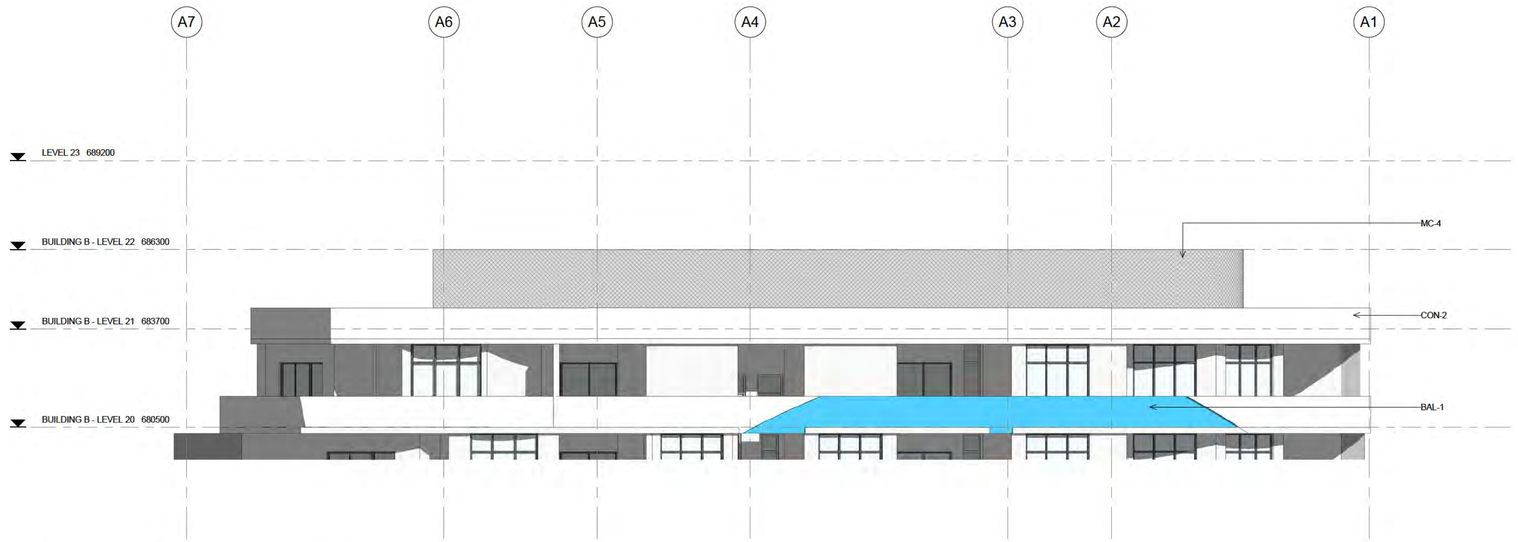
2 STREETSCAPE ELEVATION - GRIBBLE STREET
1 : 500



1 STREETSCAPE ELEVATION - ANTHONY ROLFE DRIVE
1 : 500



1 BUILDING A - LEVEL 21 LIFT OVER RUN (TYPICAL)
1 : 200



2 BUILDING A - LIFT OVER RUN PARAPET (TYPICAL)
1 : 100

FOR INTERNAL USE ONLY
NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN
046

DA-S211 **BUILDINGS A, B & C - LIFT OVER RUN PARAPET**

revision A date 22.09.15
project 4188

@A1

DRAWING REGISTER - OVERALL SITE

NUMBER	TITLE	Current Revision
S000	COVER SHEET	M
S001	SITE - PUBLIC NOTIFICATION PLAN	C
S005	UNIT PARKING ALLOCATION SCHEDULE	B
S010	SITE PLAN	H
S100	OVERALL - BASEMENT 2 PLAN	G
S101	OVERALL - BASEMENT PLAN	H
S102	OVERALL - GROUND FLOOR PLAN	L
S103	OVERALL - LEVEL 01 FLOOR PLAN	J
S104	OVERALL - LEVEL 02 FLOOR PLAN	J
S105	OVERALL - LEVEL 03 FLOOR PLAN	J
S106	OVERALL - LEVEL 04 FLOOR PLAN	J
S107	OVERALL - LEVEL 05 FLOOR PLAN	J
S108	OVERALL - LEVEL 06 FLOOR PLAN (TYPICAL)	H
S201	STREETSCAPE ELEVATIONS - SHEET 1 OF 2	J
S202	STREETSCAPE ELEVATIONS - SHEET 2 OF 2	J
S210	OVERALL - MATERIAL PALETTE SCHEDULE	J
S211	BUILDINGS A, B & C - LIFT OVER RUN PARAPET	A
S301	OVERALL SECTION - A	D
S400	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S401	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S402	BUILDING A,B & C - ADAPTABLE UNIT PLANS	H
S403	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S404	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S405	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	B
S501	SITE SHADOW PLAN	G
S502	BUILDING A - SUN PENETRATION STUDIES	E
S503	BUILDING B - SUN PENETRATION STUDIES	E
S504	BUILDING C - SUN PENETRATION STUDIES	E
S505	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B
S506	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B

DRAWING REGISTER - BUILDING A

NUMBER	TITLE	Current Revision
A099	BUILDING A - SITE PLAN (ROOF PLAN)	B
A100	BUILDING A - BASEMENT 02 PLAN	E
A101	BUILDING A - BASEMENT 01 PLAN	G
A102	BUILDING A - GROUND FLOOR PLAN	J
A103	BUILDING A - LEVEL 01 FLOOR PLAN	J
A104	BUILDING A - LEVEL 02 FLOOR PLAN	H
A105	BUILDING A - LEVEL 03 FLOOR PLAN	H
A106	BUILDING A - LEVEL 04 FLOOR PLAN	H
A107	BUILDING A - LEVEL 05 FLOOR PLAN	H
A108	BUILDING A - LEVEL 06 TO 17 FLOOR PLAN (TYPICAL)	J
A109	BUILDING A - LEVEL 18 FLOOR PLAN	A
A110	BUILDING A - LEVEL 19 FLOOR PLAN	A
A111	BUILDING A - LEVEL 20 FLOOR PLAN	A
A150	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 2	E
A151	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
A152	BUILDING A - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
A153	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
A154	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
A155	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
A156	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
A157	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
A158	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 19 (TYPICAL)	F
A200	BUILDING A - ELEVATIONS - SHEET 1 OF 4	G
A201	BUILDING A - ELEVATIONS - SHEET 2 OF 4	G
A202	BUILDING A - ELEVATIONS - SHEET 3 OF 4	G
A203	BUILDING A - ELEVATIONS - SHEET 4 OF 4	G
A300	BUILDING A - SECTIONS	E
A400	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	H
A401	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	G

DRAWING REGISTER - BUILDING B

NUMBER	TITLE	Current Revision
B100	BUILDING B - SITE PLAN (ROOF PLAN)	C
B101	BUILDING B - BASEMENT 01 PLAN	G
B102	BUILDING B - GROUND FLOOR PLAN	L
B103	BUILDING B - LEVEL 01 FLOOR PLAN	K
B104	BUILDING B - LEVEL 02 FLOOR PLAN	J
B105	BUILDING B - LEVEL 03 FLOOR PLAN	J
B106	BUILDING B - LEVEL 04 FLOOR PLAN	J
B107	BUILDING B - LEVEL 05 FLOOR PLAN	K
B108	BUILDING B - LEVEL 06 TO LEVEL 19 FLOOR PLAN (TYPICAL)	K
B109	BUILDING B - LEVEL 20 FLOOR PLAN	A
B110	BUILDING B - LEVEL 21 FLOOR PLAN	A
B111	BUILDING B - LEVEL 22 FLOOR PLAN	A
B151	BUILDING B - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
B152	BUILDING B - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
B153	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
B154	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
B155	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
B156	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
B157	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
B158	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 21 (TYPICAL)	F
B200	BUILDING B - ELEVATIONS - SHEET 1 OF 4	H
B201	BUILDING B - ELEVATIONS - SHEET 2 OF 4	H
B202	BUILDING B - ELEVATIONS - SHEET 3 OF 4	H
B203	BUILDING B - ELEVATIONS - SHEET 4 OF 4	H
B300	BUILDING B - SECTIONS	F
B301	BUILDING B - SECTION 2	
B400	BUILDING B - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	H
B401	BUILDING B - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	A

DRAWING REGISTER - BUILDING C

NUMBER	TITLE	Current Revision
C100	BUILDING C - SITE PLAN (ROOF PLAN)	D
C101	BUILDING C - BASEMENT PLAN	H
C102	BUILDING C - GROUND FLOOR PLAN	L
C103	BUILDING C - LEVEL 01 FLOOR PLAN	K
C104	BUILDING C - LEVEL 02 FLOOR PLAN	J
C105	BUILDING C - LEVEL 03 FLOOR PLAN	J
C106	BUILDING C - LEVEL 04 FLOOR PLAN	G
C107	BUILDING C - LEVEL 05 FLOOR PLAN	J
C108	BUILDING C - LEVEL 06 TO LEVEL 10 FLOOR PLAN (TYPICAL)	J
C109	BUILDING C - LEVEL 11 FLOOR PLAN	A
C110	BUILDING C - LEVEL 12 FLOOR PLAN	A
C111	BUILDING C - LEVEL 13 FLOOR PLAN	A
C151	BUILDING C - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
C152	BUILDING C - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
C153	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
C154	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
C155	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
C156	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
C157	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
C158	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 12 (TYPICAL)	F
C200	BUILDING C - ELEVATIONS - SHEET 1 OF 4	H
C201	BUILDING C - ELEVATIONS - SHEET 2 OF 4	H
C202	BUILDING C - ELEVATIONS - SHEET 3 OF 4	H
C204	BUILDING C - ELEVATIONS - SHEET 4 OF 4	H
C300	BUILDING C - SECTIONS	F
C400	BUILDING C - UNIT TYPE PLANS - PODIUM SHEET 1	H
C401	BUILDING C - UNIT TYPE PLANS - PODIUM SHEET 2	B

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	13
1 BED (C)	13
1 BED (D)	4
1 BED (E)	4
1 BED (F)	10
1 BED (J)	1
1 BED + (A)	16
1 BED + (AA)	16
1 BED + (B)	4
2 BED 1B (B)	13
2 BED 1B (E)	1
2 BED 2B (A)	15
2 BED 2B (AA)	16
2 BED 2B (B)	16
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	16
2 BED 2B (F)	1
2 BED 2B (G)	4
2 BED 2B (K)	1
3 BED 2B (A)	13
3 BED 2B (B)	1
3 BED 2B (C)	1
Total: 196	

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	20
STANDARD	183
Total	203

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING A TANDEM

TYPE	COUNT
STANDARD	20

PARKING SCHEDULE - BUILDING A VISITOR

TYPE	COUNT
STANDARD	10

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 01	109 m²
BASEMENT 2.5	24 m²
GROUND	818 m²
LEVEL 1	493 m²
LEVEL 2	472 m²
LEVEL 3	502 m²
LEVEL 4	458 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	795 m²
LEVEL 19	751 m²
LEVEL 20	713 m²
TOTAL	15990 m²

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	217 m²

BASEMENT GROSS AREA - BUILDING A

LEVEL	AREA
BASEMENT 01	2568.07 m²
BASEMENT 02	1338.24 m²
TOTAL	3906.31 m²

PARKING SCHEDULE - BUILDING A RETAIL

TYPE	COUNT
STANDARD	0
REQUIRED 4 PER 100m²	8

29 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	190

TOTAL BIKE STORAGE 232

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	17
1 BED (B)	15
1 BED (C)	15
1 BED (F)	11
1 BED (G)	4
1 BED (J)	1
1 BED + (A)	18
1 BED + (AA)	18
1 BED + (B)	18
2 BED 1B (B)	15
2 BED 1B (E)	1
2 BED 2B (A)	17
2 BED 2B (AA)	18
2 BED 2B (B)	18
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	18
2 BED 2B (F)	1
2 BED 2B (L)	1
3 BED 2B (A)	15
3 BED 2B (B)	1
3 BED 2B (C)	1
3 BED (A)	5
Total: 230	

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	25
STANDARD	257
STANDARD (PARALLEL)	10
Total	292

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING B TANDEM

TYPE	COUNT
STANDARD	58

PARKING SCHEDULE - BUILDING B VISITOR

TYPE	COUNT
STANDARD	12

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	180 m²
GROUND LEVEL	596 m²
LEVEL 1	640 m²
LEVEL 2	640 m²
LEVEL 3	640 m²
LEVEL 4	640 m²
LEVEL 5	836 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	835 m²
LEVEL 19	835 m²
LEVEL 20	795 m²
LEVEL 21	751 m²
LEVEL 22	713 m²
TOTAL	18122 m²

BASEMENT GROSS AREA - BUILDING B

LEVEL	AREA
BASEMENT 1.5	3785.35 m²
TOTAL	3785.35 m²

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

TOTAL BIKE STORAGE 263

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	9
1 BED (B)	7
1 BED (C)	7
1 BED (F)	10
1 BED (G)	4
1 BED (H)	1
1 BED (J)	1
1 BED + (A)	9
1 BED + (AA)	9
1 BED + (B)	4
2 BED 1B (B)	7
2 BED 1B (E)	1
2 BED 1B (F)	1
2 BED 2B (A)	9
2 BED 2B (AA)	8
2 BED 2B (B)	9
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	9
2 BED 2B (F)	1
2 BED 2B (H)	4
2 BED 2B (J)	1
2 BED 2B (M)	1
3 BED 2B (A)	7
3 BED 2B (B)	1
Total: 122	

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	16
SMALL CAR	3
STANDARD	133
STANDARD (PARALLEL)	4
Total	156

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING C TANDEM

TYPE	COUNT
STANDARD	30

PARKING SCHEDULE - BUILDING C VISITOR

TYPE	COUNT
STANDARD	10

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	39 m²
GROUND	626 m²
LEVEL 1	386 m²
LEVEL 2	386 m²
LEVEL 3	386 m²
LEVEL 4	1068 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	795 m²
LEVEL 12	751 m²
LEVEL 13	417 m²
TOTAL	9864 m²

BASEMENT GROSS AREA - BUILDING C

LEVEL	AREA
BASEMENT 1.5	2498.88 m²
TOTAL	2498.88 m²

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	15

TOTAL BIKE STORAGE 222

STORAGE SCHEDULE - BUILDING C

DESCRIPTION	COUNT
PARKING STORAGE UNIT	159

ADDITIONAL INFORMATION

		DATE
1.	BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2.	SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3.	TOWER C CAP AMENDED	22.09.15

GENERAL NOTE:
This Schedule and Information is preliminary and indicative only.
Design, advice and co-ordination is required from specialist consultants.
This information is subject to further design development,
as well as specialist planning advice and authority liaison.

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

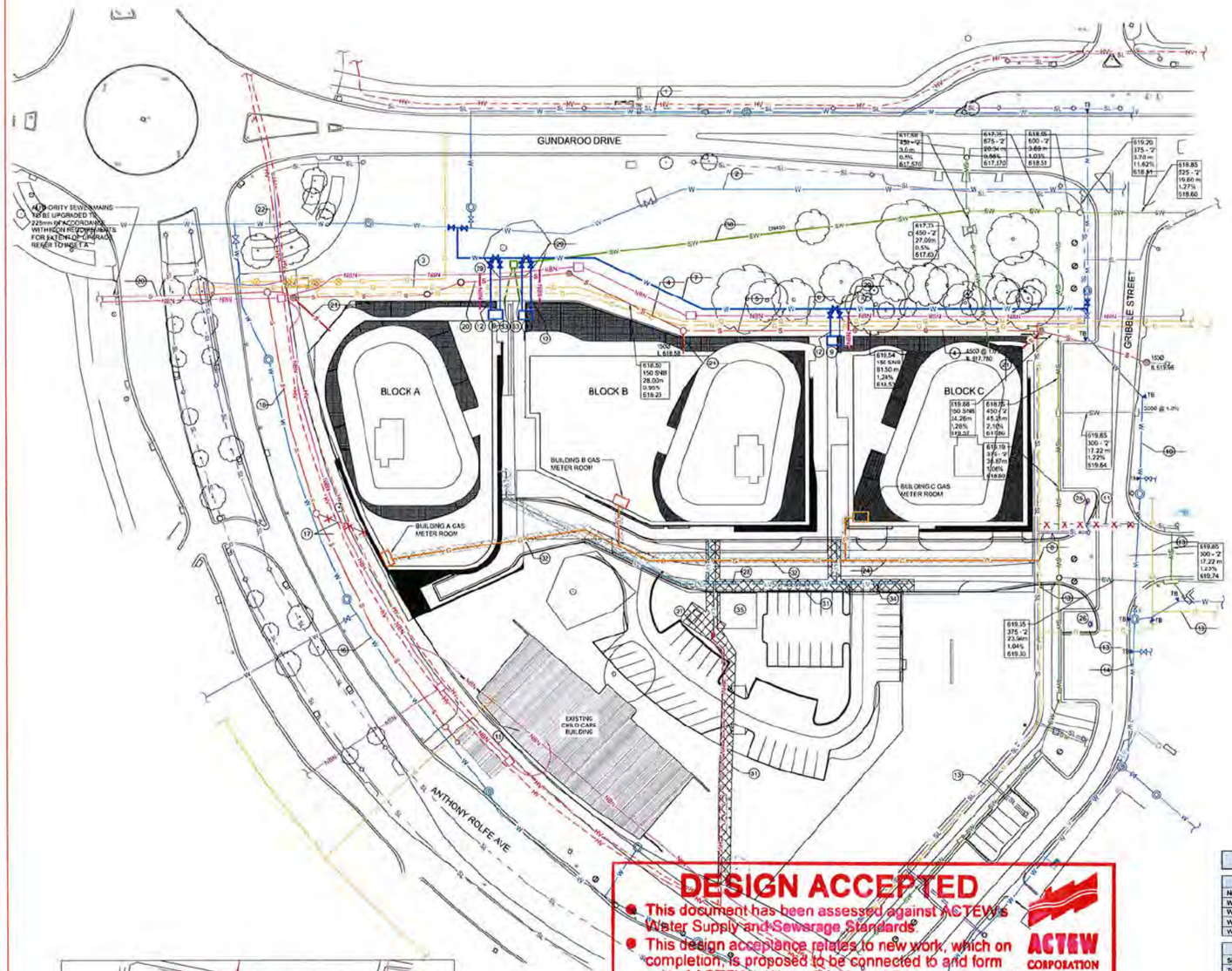
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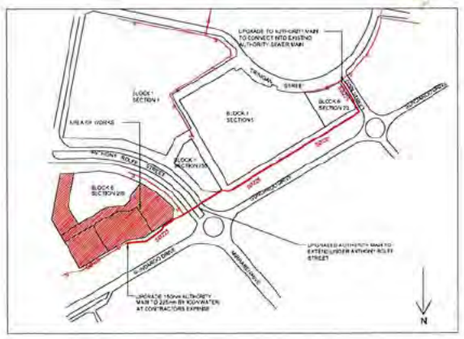
DA-S000 COVER SHEET

Not To Scale @ A1

revision M date 22.09.15

project 4188





INSET A: AUTHORITY SEWER MAIN UPGRADE

SCALE: N.T.S

DESCRIPTION

1. 300MM COLD WATER MAIN
2. 100MM COLD WATER
3. GAS 160MM @ 210KPA (DISTRIBUTION MAIN)
4. NOTE NOT USED
5. EXISTING 150MM SEWER MAIN
6. GAS 150MM @1050KPA (SECONDARY MAIN)
7. NEW 150DN WATER MAIN
8. NEW GAS SUPPLY TAPPING FROM AUTHORITY MAIN TO GAS METER ROOM
9. NEW AUTHORITY WATER METER PIT. FINAL LOCATION TO BE ADJACENT TO NEW ACCESS ROAD AS DISCUSSED WITH ICON
10. 150MM COLD WATER MAIN
11. EXISTING WATER TAPPING TO BE ABOLISHED
12. NEW DUAL 150MM WATER TAPPING FOR FIRE AND DOMESTIC SERVICES WITH DIVIDE VALVE
13. GAS 50MM @ 210KPA (DISTRIBUTION MAIN)
14. 150MM COLD WATER MAIN
15. GAS 110MM @ 210KPA
16. 250MM COLD WATER MAIN
17. EXISTING PROPERTY SEWER CONNECTION TO BE CUT AND SEALED
18. EXISTING 150MM SEWER MAIN
19. NOTE NOT USED
20. NOTE NOT USED
21. NEW EN225 PROPERTY SEWER CONNECTION
22. 750MM COLD WATER
23. NOTE NOT USED
24. NEW AUTHORITY GAS MAIN IN PRIVATE ROAD
25. RELOCATE STREET LIGHT TO TAMS APPROVAL
26. NEW STREET LIGHT TO TAMS APPROVAL
27. EXISTING ACTEWAGL KIOSK SUBSTATION 988. TEMPORARILY RELOCATED TO PROVIDE SPACE FOR NEW CHAMBER SUBSTATION
28. ACTEWAGL ELECTRICAL SERVICE MAINS IN NEW EASEMENT (AS REQUIRED) TO POE CUBICLES
29. NEW NBN CONNECTION. FINAL CONNECTION TO BE COORDINATED WITH NBN.
30. NEW STORMWATER CONNECTION
31. ELECTRICAL EASEMENT
32. GAS EASEMENT
33. NEW EN225 PROPERTY STORM WATER CONNECTION
34. CONDUIT FOR FUTURE CONNECTION
35. NEW ACTEWAGL 2x1.5MVA CHAMBER SUBSTATION IN BLOCK 1 SUBJECT TO NEGOTIATION OF NEW EASEMENT. IF NOT POSSIBLE, NEW CHAMBER SUBSTATION TO BE PROVIDED IN BLOCK 8

WATER SENSITIVE URBAN DESIGN
MULTI-UNIT RESIDENTIAL DEVELOPMENT CHECKLIST

DA No.: BLOCK: 1 SECTION: 209 SUBURB: GUNGAHLIN

STREET ADDRESS:

APPLICANT NAME: COMPANY:

LESSEE (OWNER) NAME:

ESTATE NAME:

WSUD CONCEPT PLAN REQUIRED AS 1:200 SCALE. PLAN No.:

MAINS WATER USE

PLUMBING FITTING	RATING (+++ MIN)	APPLIANCES (OPTIONAL)	RATING
TAPS	****	WASHING MACHINE	*****
SHOWER HEADS	***	DISHWASHER	*****
TOILETS	****		
OTHERS			

LANDSCAPING	
AREA OF IRRIGATED LAWN	l m²
AREA OF IRRIGATED GARDEN BEDS	520 m²
TOTAL IRRIGATED AREA	520 m²
AREA OF NON-IRRIGATED LAWN (e.g. DRYLAND GRASS)	0 m²
AREA OF NON-IRRIGATED GARDEN BEDS (eg. NATIVE PLANTS WITH LOW WATER REQUIREMENTS IN LOW MAINTENANCE MULCHED GARDEN BEDS)	0 m²
TOTAL NONIRRIGATED AREA	0 m²

RAINWATER STORAGE AND USE PROPOSED	Y
USES FOR STORED WATER	
GARDEN USE	Y
TOILET FLUSHING	N
LAUNDRY USE	N
OTHER	N

ESTIMATED MAINS WATER USE REDUCTION USING ONLINE ASSESSMENT TOOL BASIX OR OTHER ASSESSMENT TOOL / SPREADSHEET: 41%

STORMWATER MANAGEMENT

DEVELOPMENT AREA	3.569 m²
IMPERVIOUS AREA - ROOF AREA	
ROOF CONNECTED TO RAINWATER STORAGE	1,264 m²
ROOF AREA NOT CONNECTED TO STORAGE	2,315 m²
TOTAL	3,579 m²
IMPERVIOUS AREA - PAVED AREAS	
HARD PAVED AREAS	1,490 m²
PERMEABLE / POROUS PAVING AREA TIMES 50%	0 m²
TOTAL	1,490 m²
TOTAL IMPERVIOUS AREAS	3,069 m²

A WSUD PLAN OR A MORE DETAILED ROOF PLAN WILL NEED TO BE SUBMITTED THAT DEMONSTRATES THE CAPTURE OF WATER TO ENABLE AN ASSESSING OFFICER TO CHECK.

THE LANDSCAPE PLAN WILL NEED TO NOMINATE ALL PERMEABLE AND NON-PERMEABLE SURFACES FOR AN ASSESSING OFFICER TO CHECK.

STORMWATER SITE STORAGE	
= (TIA - 35% OF BLOCK AREA) x 1.4 KL / 100 WHERE TIA = TOTAL IMPERVIOUS AREA	17.08 m³
IF THE PROJECT IS IN A COMMERCIAL OR INDUSTRIAL ZONED AREA THEN THE STORMWATER SITE STORAGE REQUIREMENT = (TIA - 60% OF BLOCK AREA) x 1.4 KL / 100	0 m³
*NOTE: THIS REQUIREMENT MAY HAVE BEEN MET PARTLY OR FULLY IN THE DEVELOPMENT WORKS OF THE RESIDENTIAL ESTATE YOU ARE LOCATED WITHIN AND HENCE THIS REQUIREMENT MAY BE OMITTED OR REDUCED.	
PAVED AREAS SHEDDING RUNOFF TO GARDEN BEDS AND/OR LAWNS:	0 m²

RAINWATER REUSE STORAGE PROPOSED	Y
TYPE OF STORAGE (ABOVE GROUND TANK, BURIED TANK, GUTTER STORAGE, WALL STORAGE, OTHER)	ABOVE GROUND TANK
VOLUME OF STORAGE (m³ OR kL)	10 m³ (10 kL)

EXTENDED DETENTION STORAGE	Y
TYPE OF STORAGE (TANK, BASIN/POND/ WETLAND, LANDSCAPE DEPRESSION, GRAVEL-FILLED TRENCH, OTHER)	ABOVE GROUND TANK
VOLUME OF STORAGE (m³ OR kL)	15 m³ (15 kL)

STORMWATER SITE STORAGE ACHIEVED (= 20% OF RAINWATER REUSE STORAGE PLUS 100% OF EXTENDED DETENTION STORAGE)	
	30 m³ (kL)

ALTERNATIVELY, MODELLING OF WATER QUALITY AND QUANTITY MAY BE UNDERTAKEN AS FOR ESTATE DEVELOPMENT SEE SEPARATE CHECKLIST.

ON-SITE DETENTION (OSD)** IF REQUIRED	NOT REQUIRED
TYPE OF STORAGE (INGROUND TANK, ABOVE GROUND STORAGE, LANDSCAPE DEPRESSION, OTHER.)	
VOLUME OF STORAGE (m³ OR kL)	0 m³ (kL)

**SEPARATE SUBMISSION REQUIRED FOR OSD - REFER TO DEPT OF TERRITORY AND MUNICIPAL SERVICES REQUIREMENTS

WATER REUSE (OPTIONAL)	
WASTEWATER REUSE: PROPOSED?	N
TYPE OF REUSE	
UNTREATED GREYWATER (DIRECT USE ON GARDEN ONLY)	N
TREATED GREYWATER	N
COMMUNITY REUSE FACILITY (IF AVAILABLE)	N
USES FOR WASTEWATER	
GARDEN USE	N
TOILET FLUSHING	N
LAUNDRY USE	N
OTHER	N
ESTIMATED ANNUAL REUSE:	0 m³ (kL)

SUMMARY OF WSUD TARGETS AND ACHIEVEMENTS

	TARGET	ACHIEVED
MAINS WATER USE REDUCTION	40%	41 %
STORMWATER SITE STORAGE (IF APPLICABLE)	67.08 m³ (kL)	30 m³ (kL)
ONSITE DETENTION (OSD) STORAGE (IF APPLICABLE)	0 m³ (kL)	0 m³ (kL)
WASTEWATER REUSE	OPTIONAL	10 L/P

Percentage Reduction =	41%

Indoor Information	
Number of bedrooms in the entire complex	157
What is the water rating of the shower heads?	3 Star
What is the water rating of the clothes washing machines?	3 Star
What is the water rating of the dishwashers?	3 Star
What is the water rating of the toilets?	3 Star

Site information	
Site area (m²)	9,569
Total Roof area (m²)	3,277
Lawn area (m²)	0
Irrigated garden area (m²)	520
Impervious (sheeted or driveway) (m²)	3,489

Rain water tank information	
Are they going to be water tanks installed	Yes
What is the total size of all the tanks (L)?	30,000
What is the total roof area flowing into the tanks (m²)?	3,264
What will be the use for the water in the tanks?	Under

Grey Water information	
What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	
What will be the use for the grey water?	

Pool, Spa or Pond information	
Is there going to be a pool, spa, or pond?	No
Is there going to be a cover on the pool or spa?	No
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0
Average width of the pool, spa or pond (m)?	0
The volume of the pool, spa or pond is (L) =	0

GENERAL NOTES

N1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ACT PUBLIC WORKS SPECIFICATION AND ICON WATER SUPPLY & SEWERAGE STANDARDS, RELEASE 2 AMENDMENT 4 DEC 2008.

N2. WORKS UNDER THE CONTROL OF PLUMBING INSPECTORS TO BE CARRIED OUT TO CSWS REGULATIONS AND AS3500.

N3. ALL STORMWATER TO CONFORM TO ACTEWS STANDARD ENGINEERING PRACTICE.

N4. CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.

N5. THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.

N6. ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.

N7. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.

N8. THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.

N9. WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.

N10. ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.

N11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.

N12. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.

N13. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.

N14. CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

UTILITY LINES

EXISTING

- S — SEWER
- SRM — SEWER RISING MAIN
- ERM — EFFLUENT REUSE MAIN
- SW — STORMWATER
- W — WATER
- G — GAS
- GASNOT IN USE
- E — ELECTRICAL SERVICES

PROPOSED

- S — SEWER
- SRM — SEWER RISING MAIN
- ERM — EFFLUENT REUSE MAIN
- SW — STORMWATER
- W — WATER
- G — GAS

SITE SERVICE LINES

EXISTING

- D — SANITARY DRAINAGE
- P — SANITARY PLUMBING
- SW — STORMWATER
- W — WATER - DOMESTIC
- FS — FIRE SERVICE
- SS — SPRINKLER SERVICE
- G — GAS
- X — X — X — EXISTING REDUNDANT SERVICE

PROPOSED

- D — SANITARY DRAINAGE
- P — SANITARY PLUMBING
- SW — STORMWATER
- W — WATER - DOMESTIC
- FS — FIRE SERVICE
- SS — SPRINKLER SERVICE
- G — GAS

SERVICE STRUCTURES

EXISTING		PROPOSED
	SEWER	
	ENDCAP	
	MANHOLE	
	STORMWATER	
	ENDCAP	
	MANHOLE	
	GRATED PIT	
	OS TYPE SUMP	
	R TYPE SUMP	
	WATER	
H	HYDRANT	H
WM	WATER METER	WM
	GATE VALVE	
TB	THRUST BLOCK	TB
	SPRING HYDRANT	

ELECTRICAL

EXISTING		PROPOSED
	STREET LIGHT/COLUMN	
POE	POINT OF ENTRY CUBICLE	POE
HV	ELECTRICAL HIGH VOLTAGE DISTRIBUTION (UNDERGROUND)	HV
	ELECTRICAL LOW VOLTAGE SERVICE (UNDERGROUND)	
	ELECTRICAL LOW VOLTAGE (UNDERGROUND)	
	ELECTRICAL STREET LIGHT (UNDERGROUND)	
NBN	NBN SERVICES (UNDERGROUND)	NBN

ABBREVIATIONS

C2	CLASS 2
CIC	CAST IRON CEMENT LINED
CL	COVER LEVEL
CTS	CENTRES
Cu	COPPER
DICL	DUCTILE IRON CEMENT LINED
DRG	DRAWING
E	EXISTING
H	HYDRANT
IL	INVERT LEVEL
PVC	POLYVINAL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SMH	SEWER MANHOLE
SN/S	STIFFNESS NUMBER 16
SV	STOP VALVE
SWMH	STORMWATER MANHOLE
TB	THRUST BLOCK

DESIGN ACCEPTED

- This document has been assessed against ACTEW's Water Supply and Sewerage Standards.
- This design acceptance relates to new work, which on completion, is proposed to be connected to and form part of ACTEW's Water Supply and Sewerage networks.
- A separate application to ACTEW Water is required with respect to obtaining a Statement of Compliance (Building Approval).
- Design acceptance is subject to compliance with any conditions attached to a Certificate of Design Acceptance.
- Construction is to be in accordance with this accepted design and ACTEW's Water Supply and Sewerage Standards.
- Construction of unapproved words, structures or landscaping may result in connection to ACTEW's Water Supply and Sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures, and/or conditions being imposed on any [acceptance/Certificate].

ACTEW CORPORATION

[redacted] 26/10/15 607/1053/2

ACTEW Water Hydraulic Asset Acceptance Officer — Date — File

"Accepted in Principle for DA only"

Rev.	Description	Date	Rev.	Description	Date	Rev.	Description	Date	Rev.	Description	Date
P01	FOR INFORMATION ONLY	28.11.2014									
P02	PRELIMINARY ISSUE	05.12.2014									
P03	PRELIMINARY ISSUE	23.01.2015									
P04	PRELIMINARY ISSUE	23.10.2015									

048

NDY QA SYSTEM
DESIGN FOR ISSUE
PRELIMINARY
AUTHORISATION
VERIFICATION OF LATEST AMENDMENT
SD: 23 JAN 2014

Norman Disney & Young
CONSULTING ENGINEERS
ENCKENDORFF HOUSE
MANUKA ACT 2603
AUSTRALIA
TELEPHONE +61 2 6295 1555
FACSIMILE +61 2 6295 7522
www.ndy.com
NDY MANAGEMENT PTY LTD
ABN 20 003 234 971

This drawing is diagrammatic and shows the general arrangement of equipment. Any information including measurement of the works shall be taken from architectural and structural drawings, workshop drawings by others and conditions at the site. The works shall comply with the contract conditions and Statutory Regulations

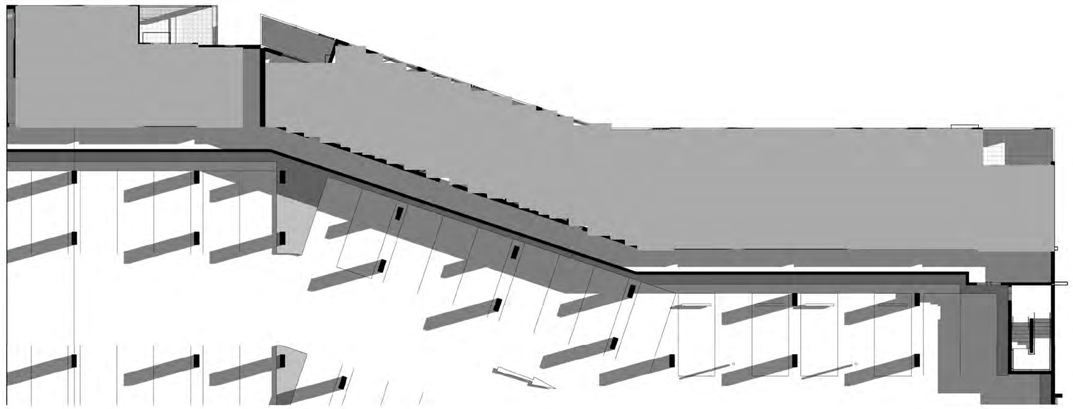
Project: GEOCON GUNGAHLIN
BLOCKS 2, 3 & 4, SECTION 209, GUNGAHLIN

Title: HYDRAULICS, ELECTRICAL AND COMMUNICATIONS SERVICES SITE PLAN

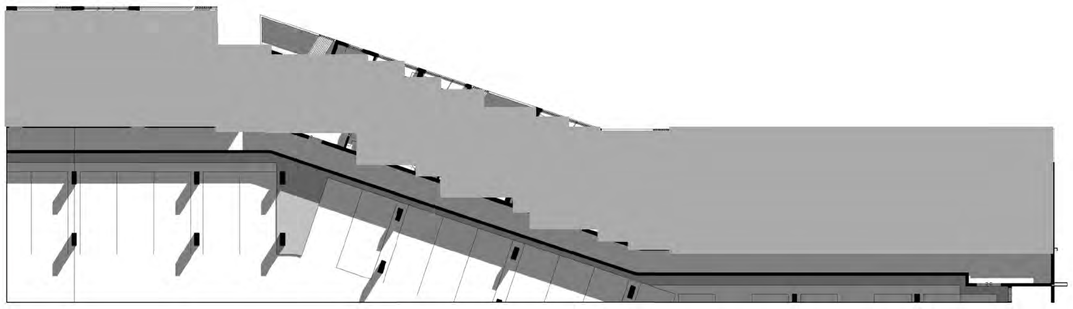
Scale: 1:500 @ B1 | Date: NOV. 2014 | Drawn: BR | Designed: BP | Project No.: C09314-0001-H

Set Of | Cad file

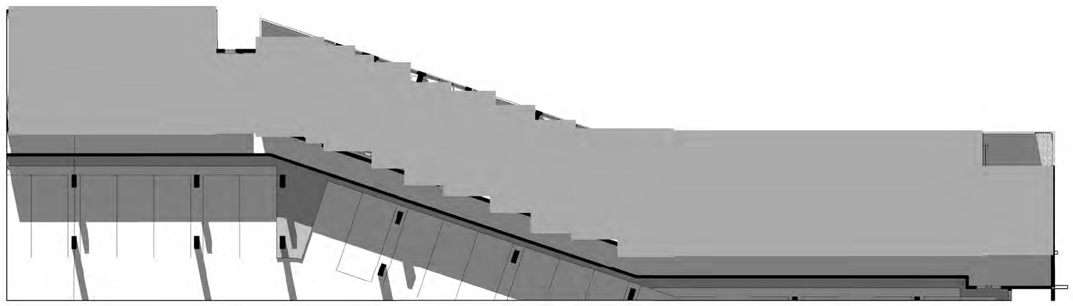
Drawing No.: H-SP-001 P04



1 Build (B) Podium Level 3 - 9am



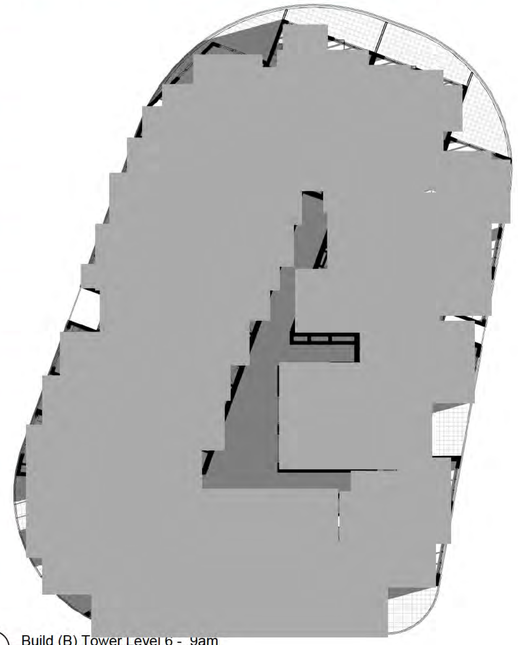
2 Build (B) Podium Level 3 - 12pm



3 Build (B) Podium Level 3 - 3pm

NB: REAR OF PODIUMS REMOVED FOR EXPOSITION PURPOSES

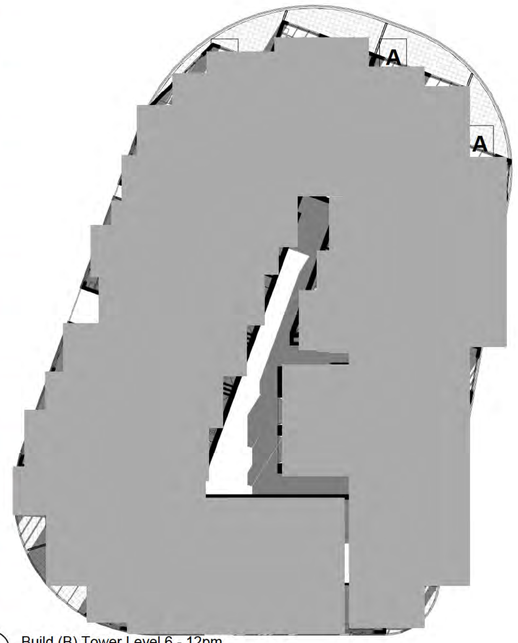
PODIUM SOLAR ACCESS SUMMARY:
CATEGORY A: 3 HOURS OF DIRECT SUNLIGHT
8 = TOTAL NUMBER OF UNITS PER PODIUM FLOOR EXPOSED TO NOT LESS THAN 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM OF THE WINTER SOLSTICE (JUNE 21)



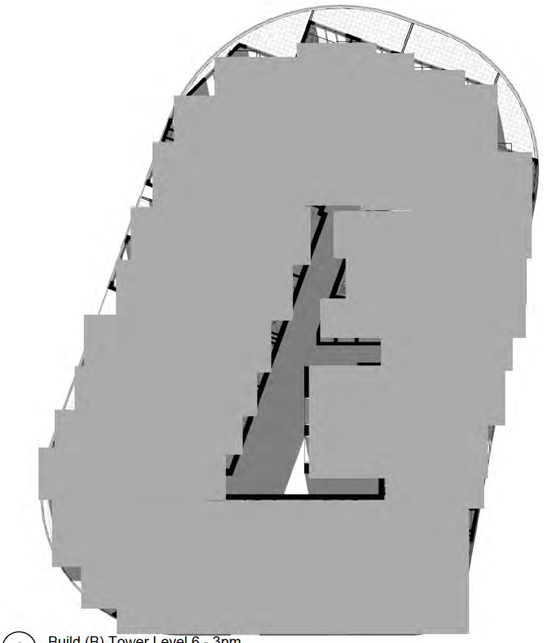
4 Build (B) Tower Level 6 - 9am

NOTE: SUN ANGLES TAKEN BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (21 JUNE)

DA AMEDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED. REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED. OVERALL AN ADDITIONAL 10 SPACES PROVIDED.
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

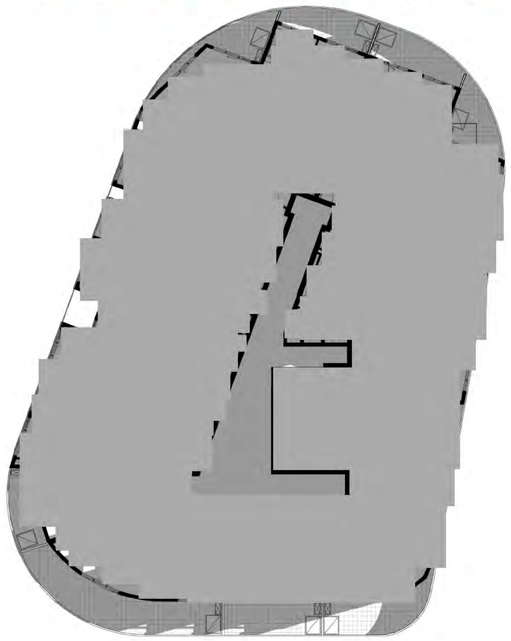


5 Build (B) Tower Level 6 - 12pm

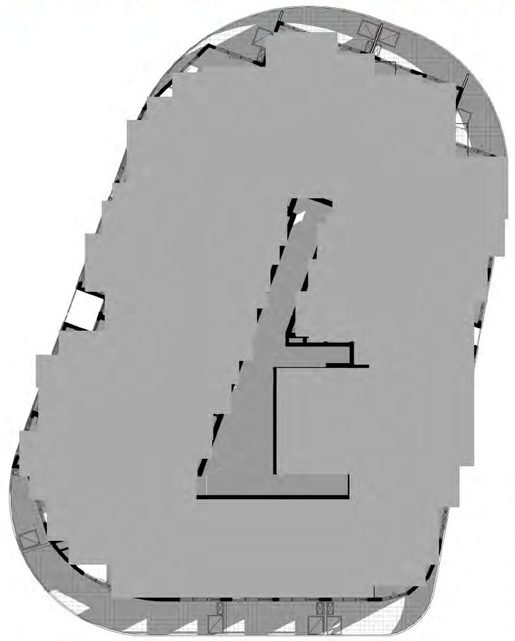


6 Build (B) Tower Level 6 - 3pm

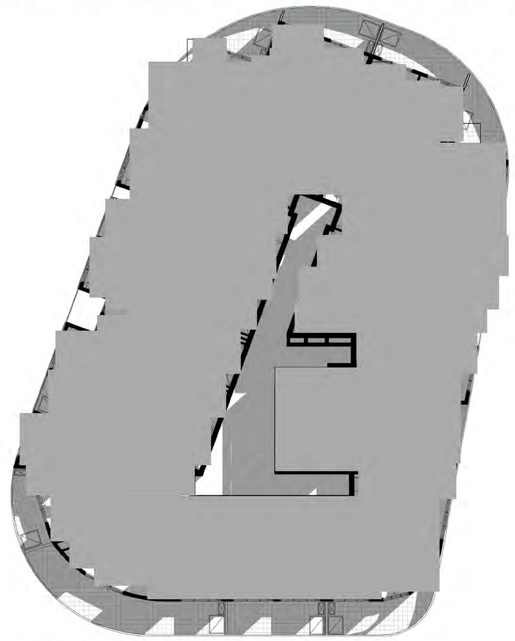
TOWER SOLAR ACCESS SUMMARY:
CATEGORY A: 3 HOURS OF DIRECT SUNLIGHT
6 = TOTAL NUMBER OF UNITS PER TOWER FLOOR EXPOSED TO NOT LESS THAN 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (JUNE 21)



1 Build (B) Tower Level 20 - 9am
1 : 200



2 Build (B) Tower Level 20 - 10am
1 : 200

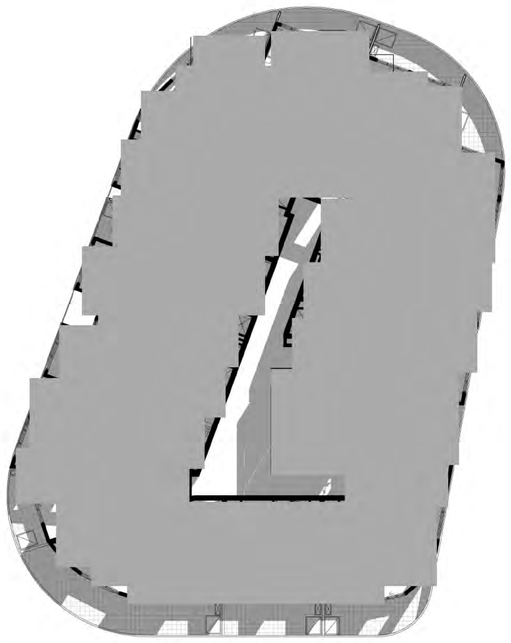


3 Build (B) Tower Level 20 - 11am
1 : 200

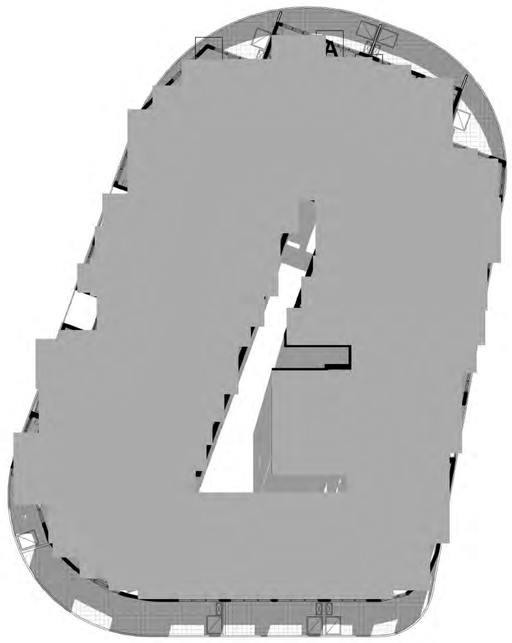
CATEGORY A = UNITS EXPOSED TO NOT LESS THAN 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (JUNE 21)
CATEGORY B= UNITS EXPOSED TO NOT LESS THAN 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (JUNE 21)

55% UNITS CATEGORY A

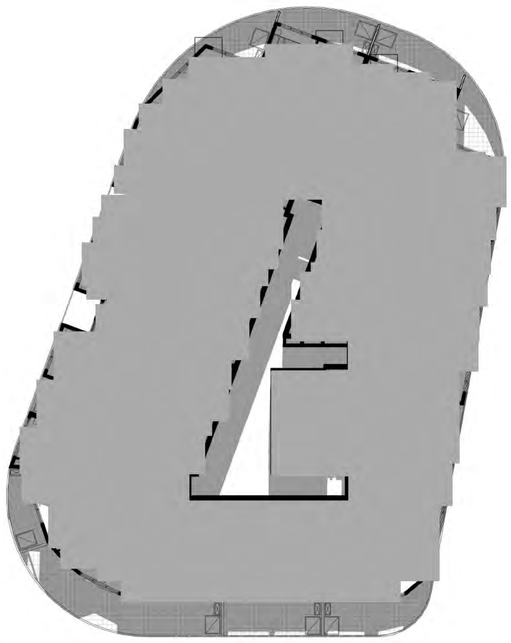
DA AMEDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED. REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED. OVERALL AN ADDITIONAL 10 SPACES PROVIDED.
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED



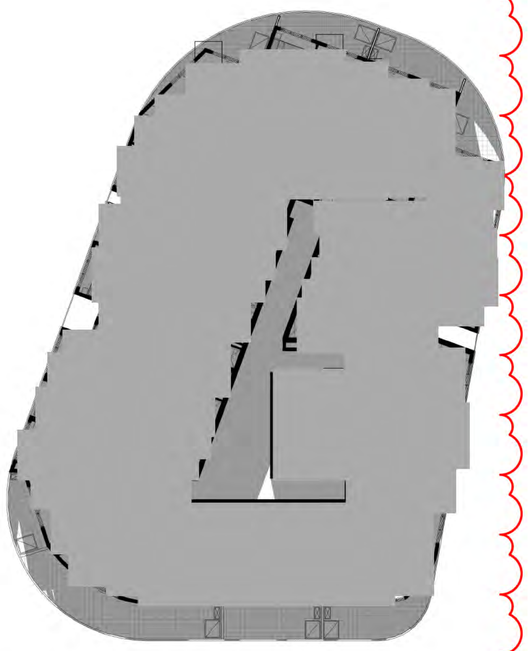
4 Build (B) Tower Level 20 - 12pm
1 : 200



5 Build (B) Tower Level 20 - 1pm
1 : 200



6 Build (B) Tower Level 20 - 2pm
1 : 200



7 Build (B) Tower Level 20 - 3pm
1 : 200

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

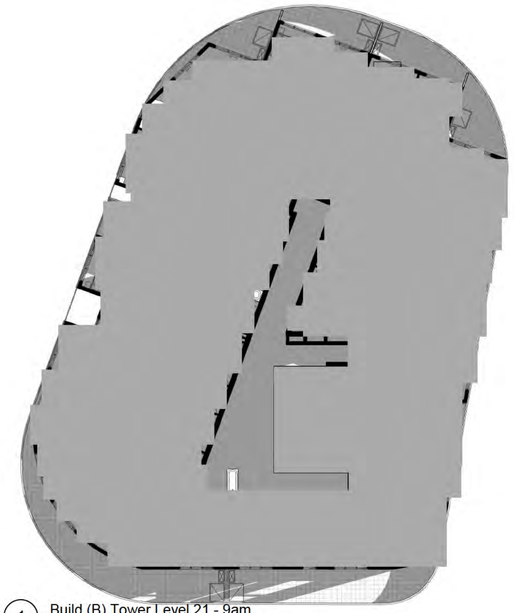
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DA-S510

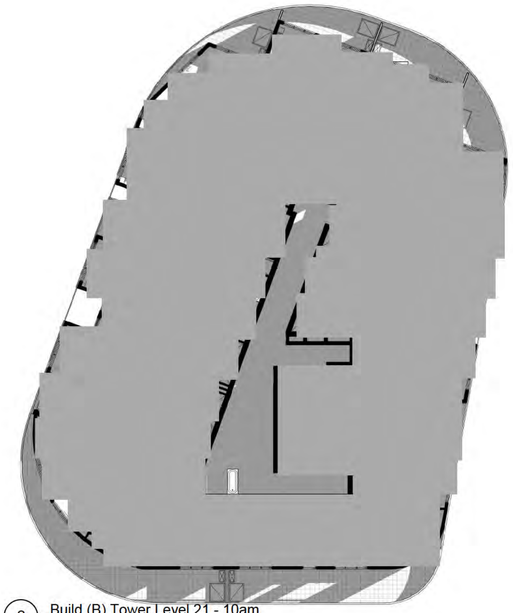
BUILDING TOWER B - 2 HOUR SUN PENETRATION STUDIES LEVEL 20

0 10 20 30 40 50mm
Scale 1:1 @ A1

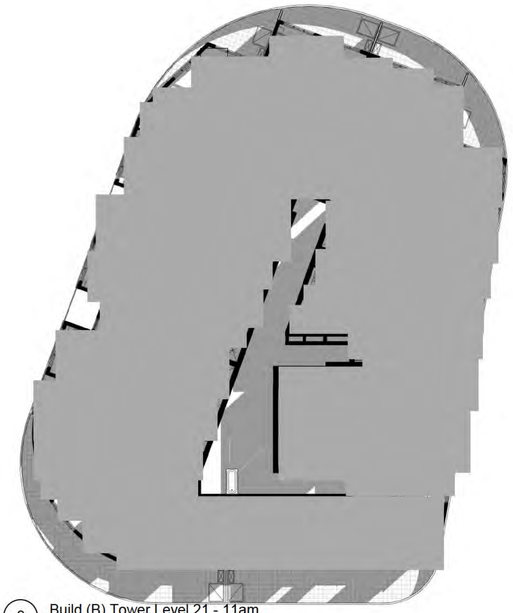
revision C date 25.11.15
project 4188



1 Build (B) Tower Level 21 - 9am
1 : 200



2 Build (B) Tower Level 21 - 10am
1 : 200

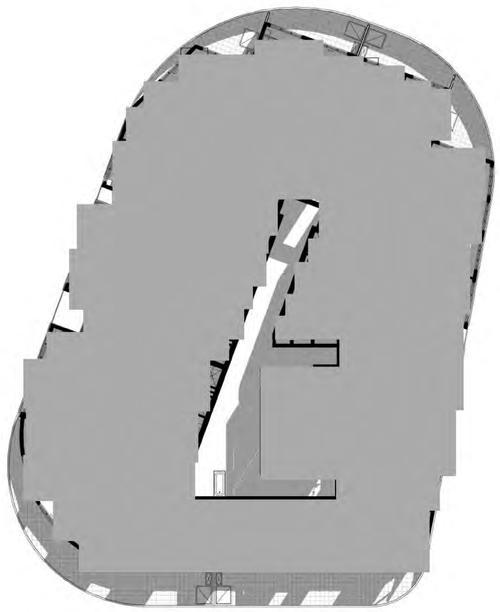


3 Build (B) Tower Level 21 - 11am
1 : 200

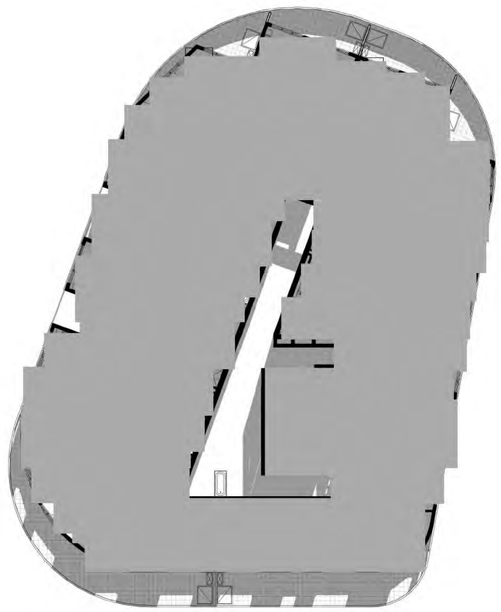
CATEGORY A = UNITS EXPOSED TO NOT LESS THAN 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (JUNE 21)
CATEGORY B = UNITS EXPOSED TO NOT LESS THAN 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE (JUNE 21)

66% UNITS CATEGORY A

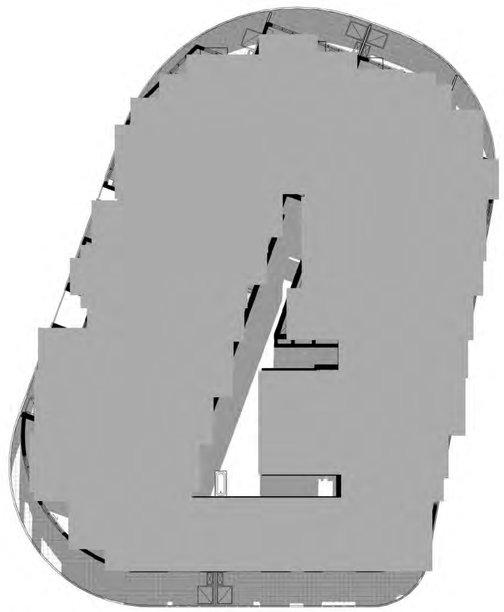
DA AMEDMENTS	
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J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED



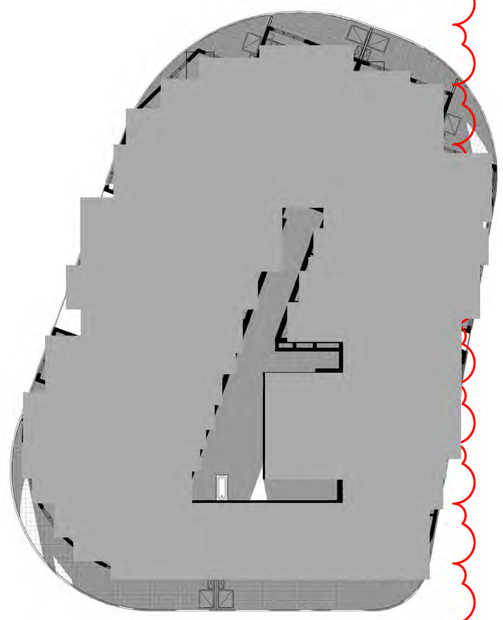
4 Build (B) Tower Level 21 - 12pm
1 : 200



5 Build (B) Tower Level 21 - 1pm
1 : 200



6 Build (B) Tower Level 21 - 2pm
1 : 200



7 Build (B) Tower Level 21 - 3pm
1 : 200

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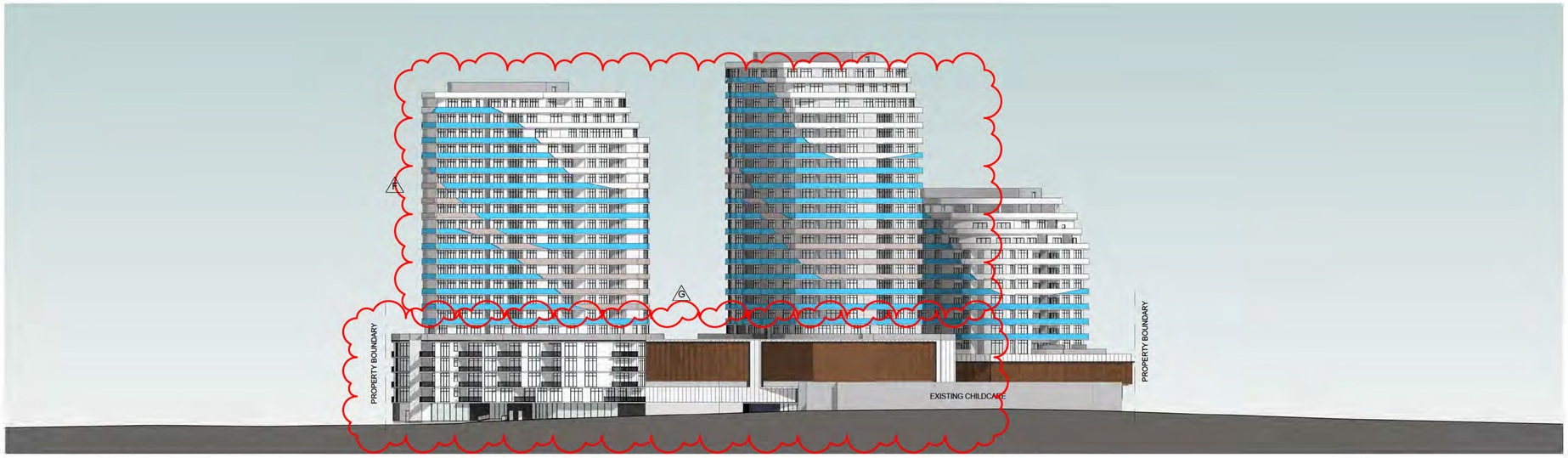
GEOCON GUNGAHLIN
GUNGAHLIN

051

DA-S511

BUILDING TOWER B - 2 HOUR SUN PENETRATION STUDIES LEVEL 21

0 10 20 30 40 50mm
Scale 1:1 @ A1
revision B date 25.11.15
project 4188



1 STREETSCAPE ELEVATION - ANTHONY ROLFE DRIVE
1 : 500

DA AMEDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
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H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

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GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN
052

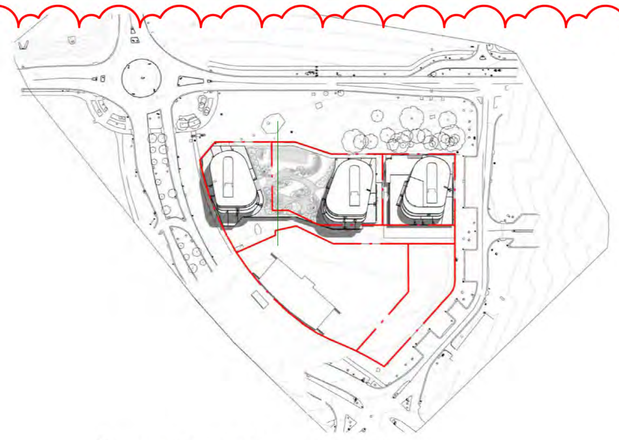
DA-S202 **STREETSCAPE ELEVATIONS - SHEET 2 OF 2**

0 5 10 15 20 25m
Scale 1:500 @ A1

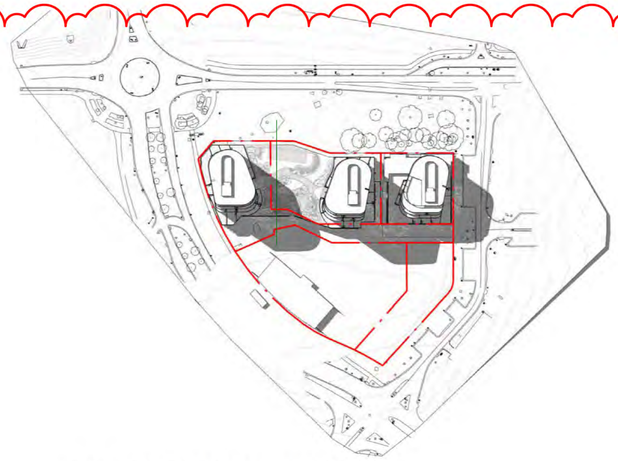
revision **N** date **25.11.15**
project **4188**



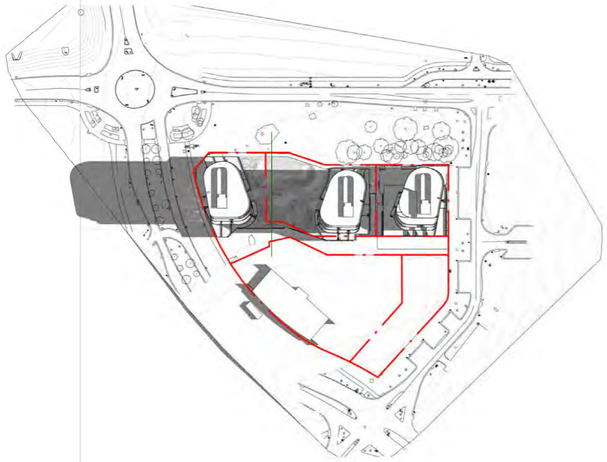
1 SITE SHADOW PLAN - DECEMBER 9am
1 : 2000



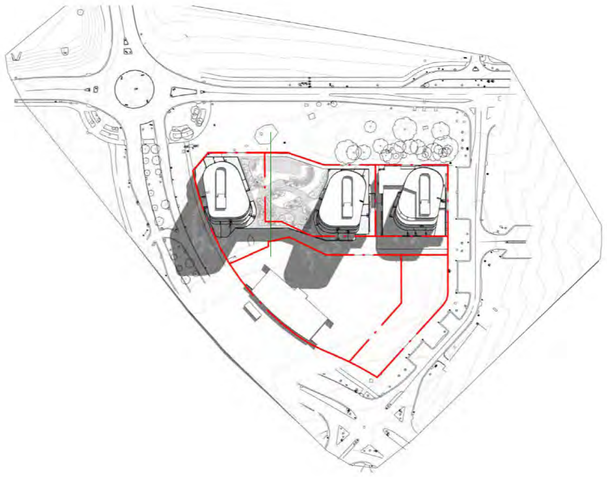
2 SITE SHADOW PLAN - DECEMBER 12pm
1 : 2000



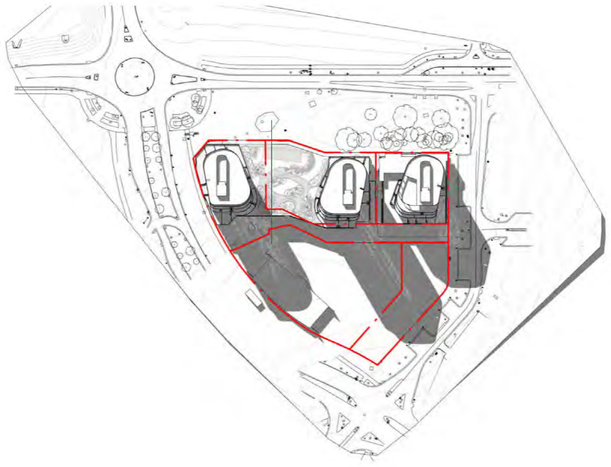
3 SITE SHADOW PLAN - DECEMBER 3pm
1 : 2000



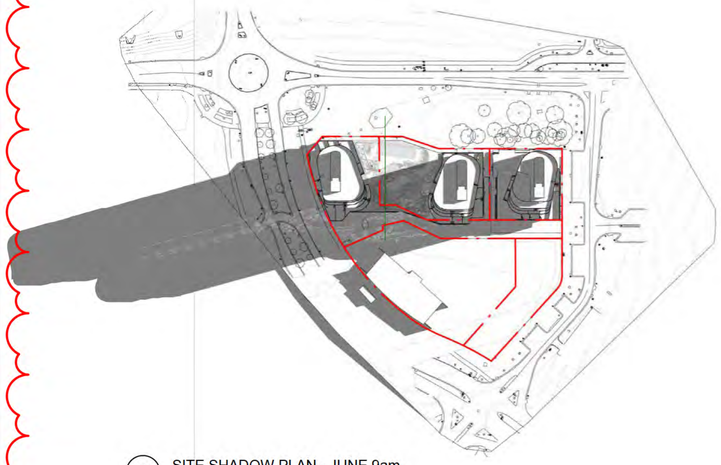
4 SITE SHADOW PLAN - SEPTEMBER 9am
1 : 2000



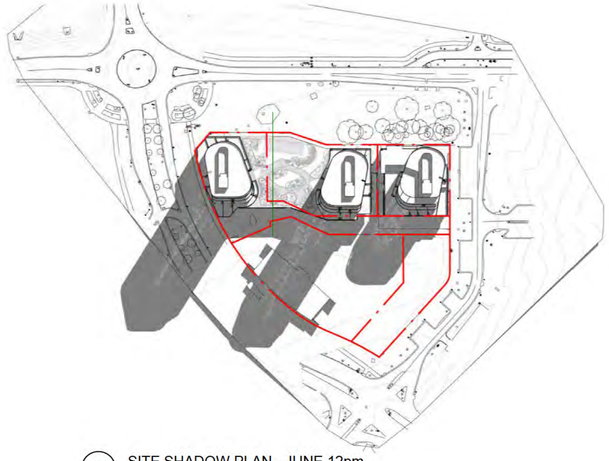
5 SITE SHADOW PLAN - SEPTEMBER 12pm
1 : 2000



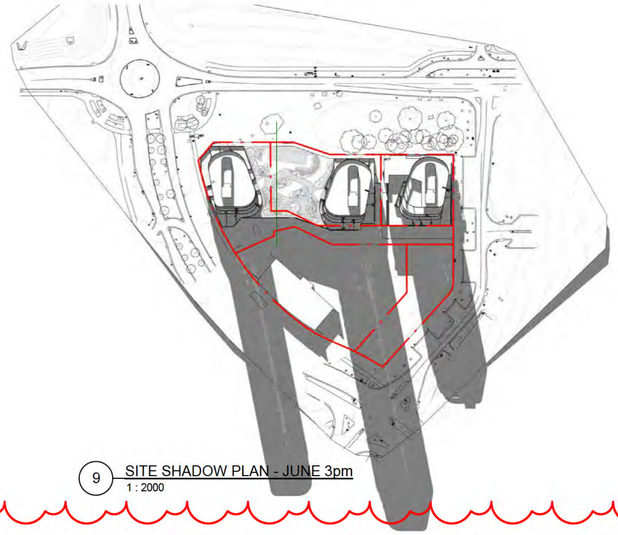
6 SITE SHADOW PLAN - SEPTEMBER 3pm
1 : 2000



7 SITE SHADOW PLAN - JUNE 9am
1 : 2000



8 SITE SHADOW PLAN - JUNE 12pm
1 : 2000



9 SITE SHADOW PLAN - JUNE 3pm
1 : 2000

DA AMEDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
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I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

053

DA-S501 **SITE SHADOW PLAN**

0 20 40 60 80 100m Scale 1:2000 @ A1

revision K date 25.11.15

project 4188

Planning and Development Act 2007

Development Application

Application Number: **201527109S197F**

Type of Application

The type of application you are applying for is a S197 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 2	1-3 Torrens St

Postal Address 3

BRADDON

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Company

Australian Company Number (ACN)
143149053

Company Name
Geocon Commercial Holdings Pty Ltd

Position held / Title
Director

Salutation
None

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

◉ Yes
○ No

Will the assessment track for the application change if the application is amended?

○ Yes
◉ No

Please provide the date of the original approval:

5/11/2015

Has work relating to the original approval commenced?

○ Yes
◉ No

List Amendments Being Satisfied

Please refer to the Amendment Schedule lodged with DA documents.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

22/02/2016

Planning and Development Act 2007

Development Application

Application Number: **201527109S197G**

Type of Application

The type of application you are applying for is a S197 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 4	1-3 Torrens St

Postal Address 3

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

(•) Company

Australian Company Number (ACN)

601 913 839

Company Name

NG Landholdings No.1 Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Nick

Surname

Georgalis

Postal Address 1

PO Box 5425

Postal Address 2

Postal Address 3

Suburb

Kingston

State/Territory

ACT

Postcode

2604

Country

Australia

Phone Number

62550430

Fax Number

Mobile Number

0410215200

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

(•) Yes

( ) No

Will the assessment track for the application change if the application is amended?

( ) Yes

(•) No

Please provide the date of the original approval:

5/11/2015

Has work relating to the original approval commenced?

( ) Yes

(•) No

List Amendments Being Satisfied

Amend DA Notice of Decision to reflect consolidated lease boundaries and to delete Condition A1 (a).

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

11/11/2016

Planning and Development Act 2007

Development Application

Application Number: **201527109S197H**

Type of Application

The type of application you are applying for is a S197 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 4	1-3 Torrens St

Postal Address 3

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

(•) Company

Australian Company Number (ACN)
46601913839

Company Name
NG Landholdings No. 1 Pty Ltd

Position held / Title
Director

Salutation
None

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number

Fax Number

Mobile Number
0410215200

Email
nick@geocon.com.au

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

(•) Yes
( ) No

Will the assessment track for the application change if the application is amended?

( ) Yes
(•) No

Please provide the date of the original approval:

5/11/2015

Has work relating to the original approval commenced?

( ) Yes
(•) No

List Amendments Being Satisfied

Refer to "Letter to EPD" for list of amendments for DA.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

24/01/2017

ACT Government
Environment and Planning

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	2, 3, 4	Section	209	Suburb	Gungahlin
Unit No.		Street Address	Anthony Rolfe Drive, Gundaroo Drive, Gribble Street		
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	Geocon Commercial Holdings Pty Ltd (ACN 143 149 053) Nick Georgalis (Director)	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	Purdon Planning Pty Ltd	Email address	purdons@purdon.com.au

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	Rob Purdon	Nominee 2	Sue Cutler	Nominee 3	Trevor Fitzpatrick

Approved form AF 2014-73 approved by Dorte Ekelund, Director-General, Environment and Planning Directorate on 29 August 2014 under the *Planning and Development Act 2007, s425* and revokes approved form AF2014-4
063
Unauthorised version prepared by ACT Parliamentary Counsel's Office

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.

1st Lessee's Signature [redacted] Date 11/12/14

2nd Lessee's Signature [redacted] 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: Sue Cutler
Rob Purdon

Company Name: Purdon Planning Pty Ltd

Signature [redacted]

Date: 9 December 2014

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

Agency Name

Signature

Date

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

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Contact Details:
Environment and Planning Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602

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Phone: (02) 6207 1923 TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

ACT Government
Environment and Planning

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	2 + 3	**Section**	209	**Suburb**	Gungahlin
Unit No.		**Street Address**	Gundaroo Drive		
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	NG Landholdings No. 1 Pty Ltd.	**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	Purdon Planning P/L	**Email address**	purdons@purdon.com.au

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	Kristi Jorgensen	**Nominee 2**	Sue Cutler	**Nominee 3**	Trevor Fitzpatrick

Approved form AF 2014-73 approved by Dorte Ekelund, Director-General, Environment and Planning Directorate on 29 August 2014 under the *Planning and Development Act 2007, s425* and revokes approved form AF2014-4
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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.

1st L... Sig... | Date

2nd L... Signature | 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: Kristi Jørgensen Sue Cutler | Company Name: Purdon Planning Pty Ltd

Signat... | Date: 17/11/2016

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 | Agency Name

Signature | Date

Delegate Name | Agency Name

Signature | Date

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Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

ACT Government
Environment and Planning

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	2+3	**Section**	209	**Suburb**	Gungahlin
Unit No.		**Street Address**	Gundaroo Drive		
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	NG Landholdings No.1 Pty Ltd.	**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	Purdon Planning P/L	**Email address**	purdons@purdon.com.au

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- 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.

1st Signature [redacted] Date 17/11/2016

2nd Signature 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 Kristi Jørgensen Sue Cutler

Company Name Purdon Planning Pty Ltd

Signature [redacted]

Date 17/11/2016

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

Agency Name

Signature

Date

Delegate Name

Agency Name

Signature

Date

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Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

28 April 2015

DA201527105- Geocon Gungahlin B3 S209

Response to Completeness Check Failure

No.	EPD Issue	Action
1	Apply for a boundary realignment on blocks 3 and 4 OR a subdivision/consolidation to ensure that new leases will be granted to reflect the stratum parcel for the basement car park which is proposed under block 2. Amend the subdivision plan to make levels clear (i.e. the stratum boundary for the basement car park does not start at ground level).	A more detailed cross section has been provided which shows RL622.5 as the top of the basement. Refer plan B301. Encroachments from the turning circle movements Block 3 and 4 have resulted in an amendment to the Subdivision Plan to show Designated Right of Ways. Refer updated Subdivision Plan.
2	Resolve the access easement issue with respect to the lease plan attached to the leases for blocks 2,3,4,5 and 6. Currently landscaping and building works are proposed over this access easement. In addition there is not enough room for waste turning vehicles on block 2. This issue needs to be resolved. Any need to use part of block 3 for waste turning on block 2 will need to be reflected as an easement. If works on the access easement cannot be avoided, then an application to vary the lease plan must be included in the DA.	Geocon have agreed to vary the lease arrangements rather than redesign the building. ACTPLA will address this issue during the assessment of the DA, noting that practical access to the child care centre (Block 6) is not dependent on the turning head of the right of way. A Justification for Landscaping treatments over the ROW has been provided as a part of this response.
3	Review the wording around 'retirement village' in the request for lease variation. Please ensure the statement of criteria and other relevant documentation is updated to reflect any changes in accordance with the above	Independent Living Units falls under the definition of a *Retirement Village.* Both a *Retirement Village* and *Supportive Housing* are permitted uses under the term *Residential Use*. It is therefore proposed to include on *Residential Use* in the proposed lease.

SUITE 404, 44 HAMPDEN ROAD
ARTARMON NSW 2064
T: 61 2 9412 2322
F: 61 2 9412 2433

sydney@philipchun.com

DEVELOPMENT APPLICATION ACCESS REVIEW

BCA 2014 / Premises Standards and

Disability Discrimination Act 1992 (*Cth*) (DDA) Assessment

GOECON GUNGAHLIN

Blocks 2, 3 & 4 Section 209
GUNGAHLIN ACT

Report prepared for:	Geocon PO Box 5425 KINGSTON ACT 2604 **Attention: Tom Stephens**
Report prepared by:	Philip Chun Access Pty Ltd Suite 404, 44 Hampden Road ARTARMON NSW 2064
Report No:	AN14-204272 20150120 DAR_LP Rev2.pdf.doc
Date:	10 December 2014

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DOCUMENT ACCEPTANCE

	Name	Signed	Date
Prepared by	Lindsay Perry *ACAA Accreditation No. 136*		10 December 2014

REVISION HISTORY

Revision No.	Prepared by	Description	Date
00	Lindsay Perry	DRAFT for comment	6 December 2014
01	Lindsay Perry	DA Access Report	10 December 2014
02	Lindsay Perry	DA Access Report	20 January 2015

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Philip Chun Access.

Philip Chun Access accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

1. INTRODUCTION

This report documents a comprehensive review of the proposed project documentation with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (*Cth*) (DDA).

This report has been prepared for Geocon by Philip Chun Access with the aim of providing reasonable recommendations in regards to access to premises. Philip Chun Access has endeavored to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health and Safety legislation.

Site and Contexts

The site is located at Blocks 2, 3 & 4 Section 209 Gungahlin. It is a greenfield site bounded by Gundaroo Drive, Gribble Street and Anthony Rolfe Avenue. There is an existing childcare centre located along Anthony Rolfe Avenue.

The project consists of three residential towers containing a total of 627 residential units. Retail areas are provided at the ground floor level of Building A and basement carparking is provided. As a part of the development, adaptable units have been provided as a part of the ACT Access and Mobility Code.

Reviewed Documentation

This report is based upon the design documents produced by PVH for Philip Chun Access review and approval. Document list forms Appendix A of this report.

Council Requirements

ACT Planning & Land Authority *Access and Mobility General Code* (the Code) has been addressed within the design of the proposed development. The main item affecting access this development is the provision of adaptable housing units as required by the Code.

The Code has four elements specific to the provision of adaptable housing within residential developments being:

Element 1: Built Form

The intent of element one is to provide for the appropriate design, location and choice of sizes of adaptable dwellings within multi-unit developments and places of shared accommodation. It states that adaptable dwellings are to be provided in accordance with AS4299 Class C.

Element 2: Parking

The intent of Element 2 is to provide for adequate and convenient parking for owners, residents, tenants and visitors to adaptable dwellings. It requires a minimum of one accessible carparking space for each adaptable unit in accordance with AS2890.6.

Element 3: Access to Common Use Areas

The intent of Element 3 is to provide for convenient access for owners, residents, tenants and visitors to common use areas in adaptable dwellings. It states that this includes shared corridors which are to offer compliance with AS1428.1.

Element 4: Circulation

The intent of Element 4 is to provide access within developments for people with disabilities to provide design options for easy adaption. It requires that lifts complying with AS1735.12 be provided within multi-unit developments that include adaptable housing.

The development is considered capable of meeting the intent of these four elements based on the following:

- We note that adaptable units have been provided within the development and both pre and post adaption layouts have been reviewed. Adaptable units are provided on most residential levels, being distributed equitable.
- Accessible carparking is provided within basement carpark areas and is provided with lift access to all levels of the building.
- Common areas including gyms and roof gardens are provided within each residential tower. Lift access is available to these areas from all residential apartments. Corridor areas throughout the development offer compliance with AS1428.1 (2009).
- Lifts offer access between all levels of the building. The overall configuration of the lift cars suggests compliance with AS1735.12.

Further information specific to the adaptable apartments is included in Section 8 of this report.

The required number and location of adaptable units and car spaces provided within the development are consistent with ACT Planning & Land Authority *Access and Mobility General Code*.

Minor internal unit amendments will be required to be made prior to construction to ensure compliance with AS4299 (1995).

Methodology

Philip Chun Access aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

2. LEGISLATION

Building Code of Australia

The primary classification for the proposed buildings pursuant to the BCA is a Class 2. Other classifications apply to the retail component (Class 6) and the carparking areas (Class 7a).

Part D3 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with Table D3.1.The following table outlines the general building access requirements for this project:

Class of building	Access requirements
Class 2	
Common areas	From a pedestrian entrance *required* to be accessible to at least one floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed- (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Class 6	To and within all areas normally used by the occupants
Class 7a	To and within any level containing *accessible* carparking spaces

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

Access to Premises Standards

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

3. COMPLIANCE SUMMARY

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2014 and Premises Standards. The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. The finer details with respect to BCA 2014 compliance can be finalised prior to the issue of a Construction Certificate.

Item No.	Description	Compliant			Comments
		Yes	No	TBC	
Access and Approach					
4.1	Approach from Allotment Boundary			•	Further information required to ascertain compliance.
4.2	Approach from Accessible Carparking	•			Subject to recommendations included within this report being implemented during construction.
4.3	Approach Between Buildings			•	Further information required to ascertain compliance.
4.4	Accessible Carparking	•			Subject to recommendations included within this report being implemented during construction.
4.5	Building Entrance			•	Further information required to ascertain compliance.
Accessibility Provisions – Internal Areas					
5.1	Internal Paths of Travel	•			Subject to recommendations included within this report being implemented during construction.
5.2	Floor Finishes			•	Further information required to ascertain compliance.
5.3	Internal Doors		•		Circulation areas to some doorways do not offer compliance.
5.4	Exemptions				N/A
5.5	Signage			•	Further information required to ascertain compliance.
5.6	Hearing Augmentation			•	Further information required to ascertain compliance.
5.7	Tactile Indicators			•	Further information required to ascertain compliance.
5.10	Glazing on an Accessway			•	Further information required to ascertain compliance.
5.11	Slip Resistance			•	Further information required to ascertain compliance.
5.12	Thresholds			•	Further information required to ascertain compliance.
Vertical Circulation					
6.1	Passenger Lifts	•			Subject to recommendations included within this report being implemented during construction.
6.4	Accessible Ramps	•			Subject to recommendations included within this report being implemented during construction.
6.5	Stairs	•			Subject to recommendations included within this report being implemented during construction.
6.6	Fire Isolated Stairs	•			Subject to recommendations included within this report being implemented during construction.

Item No.	Description	Compliant			Comments
		Yes	No	TBC	
Adaptable Housing					
8.1	Access to Common Areas		•		Circulation areas to some doorways do not offer compliance. Minor design amendments will be required prior to construction to ensure compliance.
8.2	Parking	•			Subject to recommendations included within this report being implemented during construction.
8.3	Entrance and Doorways	•			Subject to recommendations included within this report being implemented during construction.
8.4	Bathroom			•	Circulation areas for a visitable toilet not achieved. Minor design amendments will be required prior to construction to ensure compliance.
8.5	Kitchen	•			Subject to recommendations included within this report being implemented during construction.
8.6	Bedroom			•	Circulation areas not achieved.
8.7	Living Area	•			Subject to recommendations included within this report being implemented during construction.
8.7	Laundry			•	Circulation areas not achieved. Minor design amendments will be required prior to construction to ensure compliance.
8.8	Balconies	•			Subject to recommendations included within this report being implemented during construction.
8.9	Power and Lighting Switches	•			Subject to recommendations included within this report being implemented during construction.
Additional Accessibility					
9.1	Additional Accessibility Considerations				Highly recommended.

4. ACCESS AND APPROACH - EXTERNAL AREAS

External areas of the development generally comprise the podium areas which are accessed from Anthony Rolfe Avenue. Pedestrian access is provided throughout the podium to the three buildings on the site

4.1 Approach from the Allotment Boundary (BCA Part D3.2)

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

Details of the pedestrian access to the site are limited on the documentation received for review. Stairs and ramps offer access to the podium level along Anthony Rolfe Drive via Building A. The overall configuration of the ramp sand stairs appear to offer compliance with AS1428.1 (2009).

Subsequent design of these features to offer compliance with AS1428.1 (2009) as a part of the accessible path of travel – refer to Appendix C for compliance requirements regarding pathways, ramps and stairs.

4.2 Approach from the Accessible Carparking (BCA Part D3.2)

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

Lift access is available from all accessible carparking areas to the facilities within the buildings. We consider that this requirement is met in the current design.

4.3 Approach Between Buildings on Site (BCA Part D3.2)

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

Buildings on the site are linked at the podium level. Insufficient detail is provided at this stage of the design process to ascertain compliance.

Pedestrian areas to offer compliance with AS1428.1 (2009) – refer to Appendix C for compliance requirements regarding pathways, ramps and walkways

4.4 Accessible Carparking (BCA Part D3.5)

Accessible carparking, designed and constructed in accordance with AS 2890.6 (2009), is required to be provided as per the below ratio:

Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
Class 5, 7, 8 and 9c	1 space for every 100 carparking spaces or part thereof.
Class 6	
(a) Up to 1 000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(b) for each additional 100 carparking spaces or part thereof in excess of 1 000 carparking spaces.	1 space.

There are not specific requirements for the provision of accessible carparking within Class 2 buildings.

In addition to the accessible carparking associated with the retail component of the development, at least one allocated car space complying with AS4299 Clause 3.7 is required for each of the adaptable units. These spaces are to be capable of providing a space of 3800mm x 5400mm .

There are a total of 677 carparking spaces provided on the site, sixty-two (62) of which are designated as accessible spaces. General configuration of the spaces appears to offer compliance with AS 2890.6 (2009). Refer to Appendix C for compliance requirements.

The accessible carparking spaces essentially cater for the adaptable units and have been designed to reflect the requirements of AS1418.1(2009) which exceeds the minimum requirements of AS4299 (1995).

4.5 Building Entrance (BCA Part D3.2)

A continuous, accessible path of travel must be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances / exits.

Where the total floor area of the building exceeds 500m2, therefore the distance of travel between accessible and inaccessible entrances must not exceed 50m.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Insufficient detail of the entry doors has been provided at this stage of the design process to ascertain compliance. Design of all entrance doors should be addressed in subsequent design stages of the development to ensure compliance. Refer to Appendix C for compliance requirements for entry doors.

5. ACCESSIBILITY PROVISIONS – INTERNALS AREAS

Internal areas are essentially lobby and common areas such as the gym within each building. The provision of the retail tenancies is acknowledged however, the fit-out of these areas does not form a part of this development application.

5.1 Internal Paths of Travel Generally (BCA Part D3.3)

BCA Part D3.3 requires that accessways complying with AS 1428.1 (2009) must be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm;
- Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and
- Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Note: a passing space may serve as a turning space.

Increased landings are required at changes of direction, including 1500mm X 1500mm turning spaces to facilitate a 60-90 degree turn.

Drawings indicate that sufficient areas are provided for circulation purposes.

5.2 Floor Finishes / Surfaces (BCA Part D3.3)

The following applies to interior finished and surface materials:

- Where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick.
- Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges.

- Grates are to have openings no greater than 13mm in diameter and any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.

  At the development application stage, details of this nature have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages.

5.3 Internal Doors

Doors and doorways to be provided with the following circulation clearances as per AS 1428.1 (2009):

Table 5.3(a) – Hinged Door Requirements

Door Approach	Door opening direction	Clearances (mm)		
		Latch side	Hinge side	Depth in front of door
Front	Towards occupant	530	110	1450
	Away from occupant	510	-	1450
Latch Side	Towards occupant	900	110	1670
	Away from occupant	660	240	1240
Hinge Side	Towards occupant	900	660	1670
	Away from occupant	340	560	1220
Either Side	Towards occupant	900	660	1670
	Away from occupant	660	560	1240

Table 5.3(b) – Sliding Door Requirements

Door Approach	Clearances (mm)		
	Latch side	Slide side	Depth in front of door
Front	530	-	1450
Slide Side	395	660	1280
Latch Side	660	185	1230
Either Side	660	660	1280

Note: the above clearances are based upon an unobstructed door opening of 850mm, which is the minimum required clearance. Unobstructed door openings greater than 850mm will have different requirements. This will be reviewed upon provision of a door schedule and detailed architectural drawings.

Where a door required to be accessible has more than one door leaf, one of the leaves must have a clear opening of 850mm.

Drawings indicate that doorways are provided with adequate circulation areas for compliance with the exception of doorways to external courtyard areas adjacent the gym within each building – refer to marked plans which form Appendix B of this report for exact locations. For additional compliance requirements, refer to Appendix C.

5.4 Exemptions (BCA Part D3.4)

Where full access is unachievable due to the functions of the space, there may be opportunity to access the area under the permitted exemptions of the BCA D3.4 which states:

The following areas are not required to be accessible:

a) An area where access would be inappropriate because of the particular purpose for which the area is used.
b) An area that would pose a health or safety risk for people with a disability.
c) Any path of travel providing access only to an area exempted by (a) or (b).

All areas of the development are generally considered accessible and therefore, we do not foresee any exemptions needing to be sought.

5.5 Signage (BCA Part D3.6)

Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D3.6 and AS1428.1 (2009) and must identify:

- Each sanitary facility
- Any space with a hearing augmentation system
- Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use
- Ambulant accessible sanitary facilities on the door of the cubicle
- Where an entrance is not accessible, directional signage to identify nearest accessible entrance
- Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility.
- Each door required by Part E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number.

At the development application stage, signage details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages.

5.6 Hearing augmentation (BCA Part D3.7)

A hearing augmentation system must be provided where an inbuilt amplification system is provided, other than one used for emergency purposes only as required by BCA Part D3.7.

Further, for buildings that are required to be accessible, the BCA (Part D3.7) requires hearing augmentation systems at service counters **where the user is screened from the service provider.**

Note: Consideration to the design specifications of AS 1428.5 (2010) is recommended, however is not mandatory to meet the Premises Standards.

We do not foresee any requirements for hearing augmentation within the development. If required by the BCA, we recommend that the abovementioned items be addressed during subsequent design stages.

5.7 Tactile indicators (BCA Part D3.8)

Where a building is required to be made accessible, BCA Part D3.8 requires that tactile indicators must be provided to –

- A stairway
- A ramp, other than kerb ramp
- Any overhead obstruction less than 2m above the FFL, other than a doorway, where a suitable barrier has not been provided
- Where an accessway meets a vehicular way in the absence of a kerb or kerb ramp

Tactile indicators will be required at the top and bottom of accessible ramps (external areas of the building) and to stairs used for general communication between levels. Refer to Appendix C for compliance requirements regarding stairs and ramps.

5.8 Glazing on an accessway (BCA Part D3.12)

BCA Part D3.12 requires that where full height glazing that can be mistaken for an unobstructed opening is provided along an accessway, the glazing must be provided with visual identification as per AS 1428.1 (2009).

At the development application stage, glazing details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages.– refer to Appendix C for compliance requirements.

5.9 Slip Resistance (BCA Part D2.14)

Landings in a stairway must have;

(A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or

(B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a *flight* below;

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

At the development application stage, slip resistance requirements have not been addressed. We recommend that the abovementioned items be addressed during subsequent design stages.

5.10 Thresholds (BCA Part D2.15)

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—

(a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or

(b) in a Class 9c aged care building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or

At the development application stage, threshold details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix C for compliance requirements.

6. VERTICAL CIRCULATION

Lifts provide the main access between levels of the building. Multiple lifts are provided within the development. Stairs within the building are use both for communication between levels and fire egress.

6.1 Passenger Lifts

Every passenger lift in an accessible building must be suitable for use by people with a disability. Typically, requiring the following to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 14000mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least on emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indication at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

At the development application stage, lift details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages.– refer to Appendix C for compliance requirements.
The area proposed for the lift offers a floor area conducive to compliance.

6.4 Accessible Ramps

All accessible ramps must be designed and constructed in accordance with AS 1428.1 (2009) Clause 10.

At the development application stage, ramp details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix C for compliance requirements.
The area proposed for the ramps (Building A) offers a floor area conducive to compliance.

6.5 Stairs

All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1 (2009) Clause 11.

Further to this is recommended that fire-isolated stairways proposed to be used as a means of general communication between floors should meet these enhanced requirements for the safety of all occupants.

At the development application stage, stair details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix C for compliance requirements.

6.6 Fire Isolated Stairs

All fire-isolated stairways, must possess luminance contrast to the stair nosing as per AS 1428.1 (2009) Clause 11.1(f) and (g).

At the development application stage, stair details have not been indicated on the documentation. We recommend that the abovementioned items be addressed during subsequent design stages. – refer to Appendix C for compliance requirements.

7. SANITARY AND OTHER FACILITIES

There are no sanitary facilities indicated within the residential areas of the building for common use. The following information is provided for informational purposes only.

7.1 Unisex Accessible Toilets

Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a). That is:

Class of building	Minimum accessible unisex sanitary compartments to be provided
Class 2	Where *sanitary compartments* are provided in common areas, not less than 1.
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a *health-care building*	Where Part F2.3 of the *BCA* requires closet pans: (a) 1 on every *storey* containing *sanitary compartments*; and (b) where a *storey* has more than 1 bank of *sanitary compartments* containing male and female *sanitary compartments* at not less than 50% of those banks

Design

- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- The door to a fully enclosed sanitary compartment must:
  (i) Open outwards; or
  (ii) Slide; or
  (iii) Be readily removable from the outside of the sanitary compartment,
  Unless there is a clear space of at least 1.2m, measured in accordance with Figure F2.5, between the closet pan with the sanitary compartment and the doorway.

Location

- An accessible sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only.
- Where male sanitary facilities are provided in a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of these locations.

7.2 Unisex Accessible Showers

Accessible unisex showers must be provided in accordance with Table F2.4(b). That is:

Class of building	Minimum accessible unisex showers to be provided
Class 2	Where showers are provided in common areas, not less than 1.
Class 5, 6, 7, 8 and 9 — except for within a ward area of a Class 9a *health-care building*	Where Part F2.3 of the *BCA* requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

7.3 Sanitary compartments for people with an ambulant disability

At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for people with an ambulant disability (PAD) must be provided for use by males and females.

8. ADAPTABLE HOUSING PROVISIONS

A total of 627 sole-occupancy units are proposed within the residential development, including sixty-two (62) units which have been designed to enable future adaptability. This complies with the mandatory requirement of ACT Multi Unit Housing Code Element 5.2 which requires one in ten units (10%) to be adaptable to Class C of AS4299. These units are required to be 'visitable' initially but can be made 'adaptable' should the need arise. Consideration has been given to structural or design features which are difficult to change later.

The apartments nominated as adaptable for accessibility are one bedroom apartments – 1 Bed Type A.

All adaptable units will require full compliance with the accessibility requirements for sole-occupancy units under the BCA, including a complying accessways as per AS 1428.1 (2009) to the entry door.

The design of the adaptable units have been assessed against the provisions of AS4299 Class C and the arrangements are considered capable of compliance with the guidance laid out in this Standard, as will be elaborated on below. Modifications may be required in the future, however are limited to elements which are likely to require adaptation to meet individual need.

a) **Visitability** - all adaptable units are required to be "visitable" from the outset. Visitable units are required to have at least one wheelchair accessible entry, an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

b) **Avoidance of level Change** - All units have no steps which will ensure adaptability will be easy to accommodate.

c) **Manoeuvrability** - the scheme provides for suitable space pre-adaption, but will accommodate wheelchair access and circulation against the principles of AS4299 on post adaption, particularly the kitchen, laundry, bathroom and an accessible bedroom.

d) **Ease of adaption** - Care has been taken to optimise the pre adaption units to allow post adaption works relatively easily. Service locations have been considered and any wall relocation have been designed. Additional provisions are proposed to facilitate ease of modification in the future such as the provision of additional capped off drainage points.

e) **Ease of reach** - key services and controls will be located so they are within the reach range of a wheelchair user.

f) **Laundry facilities** - These have been reviewed to ensure they are accessible against the provisions of AS4299 on post-adaption.

8.1 Access to Common Use Areas

Access routes required for access by those living in the adaptable units is to comply with AS1428.1 (2009) requirements. Access is to be provided to all common use facilities. Letterboxes are to have a hard standing area and be connected to an accessible pathway.

We note that lift access has been provided to all adaptable units to allow access to common facilities.

8.2 Parking

One car parking space is required for each of the adaptable units to comply with AS4299 Clause 3.7. The allocated spaces for the adaptable units are to have a minimum width available of 3.8 m and have 2.5m head clearance over the parking space to allow the use of wheelchair loading ramps. Refer to previous Section on Accessible Car Parking of this report for car parking details.

We note that the drawings indicate that this has been provided.

8.3 Entrance, Doorways and Internal Circulation

All adaptable units are designed to enable access to and through the main entrance with clear opening widths to entrances of not less than 850mm and appropriate circulation spaces per AS 1428.1 (2009) Clause 13.3.

In regards to internal doors, each requires appropriate clear opening width with a minimum clear width of 820mm, with the door to the accessible bathroom meeting AS1428.1 (2009) requirements with a minimum clear width of 850mm. We recommend providing 850mm to all doors in adaptable units from the onset.

A minimum unobstructed width of internal pathways will be 1000mm.

We note that the drawings indicate that this has been provided.

8.4 Bathroom

Pre and potential post adapted bathroom facilities have been addressed as part of the design.

Toilet within the adaptable apartment (pre-adaption) does not offer adequate circulation areas for a visitable toilet within the meaning of AS4299 (1995) – refer to marked plans within Appendix B for further details.

Structural support (such as structural ply sheeting) will be provided at toilet and shower grab rail zones, as appropriate, to allow for ease of installation of any future fixings. Whilst a vanity unit is proposed, this could be removed and non load-bearing walls relocated to enhance circulation as required. Generally, unit bathrooms provide the potential for the pan and shower in the appropriate location for compliant circulation space, or the location of drain outlet / falls located to accommodate easy adaptation.

All service locations have been considered in respect to the potential post adaption layouts, thereby allowing fixtures to easily be relocated where shown.

We recommend that the design of the bathroom within the adaptable units be modified to offer circulation areas in keeping with AS4299 (1995). Note that this requirement is applicable from the outset.

8.5 Kitchen

The kitchen facilities have been located and designed to allow simple modification and will achieve a minimum circulation of 1540mm between opposing walls, cabinets and appliances to facilitate completion of a 180 degree turn by a wheelchair user, when post adapted.

Where a proposed workbench will be relocated, consideration has been given to the location of services to ensure they can be reconnected without any difficulties.

In addition the design of the kitchen will accommodate for the potential adaption to include:

- An 800mm length of worktop that can be adjusted in height, with a removable base unit under
- The location of the fridge adjoining a suitable work surface
- Potential to adjust sink height, with a sink bowl depth of 150mm - lever type taps to be provided to the side of the sink
- Cooktops with side controls
- Isolation switches for appliances to be accessible / reachable (e.g. oven and fridge / freezer)
- Suitable oven height and worktop adjoining

We note that the drawings indicate that this has been provided in the post-adaption plan.

8.6 Bedroom

The main bedroom within the adaptable units will require sufficient circulation space (post adaption) to permit movement by a wheelchair user, being not less than 1540mm x 2070mm clear circulation to at least one side and/or base of a queen size bed on post adaption.

Window sills within the bedroom and living areas will be a maximum of 600mm and 730mm above finished floor level respectively, to enable viewing by persons in the seated position and persons who may be confined to bed (AS 4299:1995 Clauses 4.6.2 / 4.7.2).

Circulation areas around the bed do not meet the requirements of AS499 (1995). We recommend that this be modified to achieve compliance.

8.7 Living Areas

Living areas are designed to enable a wheelchair to turn 360 degrees after the placement of furniture so as to be visitable. An area of 2250mm minimum diameter is available.

We note that the drawings indicate that this has been provided.

8.8 Laundry

Laundry facilities and joinery will be designed to allow for adjustment where required to cater for accessibility in the future; the post adaption location will provide for a clear 1500mm approach to the facility.

Circulation areas required by AS4299 (1995) are not achieved in the post-adaption layout. We recommend that this be modified to achieve compliance.

8.8 Balcony

It is recommended that the width of the balconies to adaptable units should be 1540mm or greater which will permit access to these spaces and facilitate completion of a 180 degree turn by wheelchair user. Internal and external surfaces will be designed and constructed at grade (the maximum change in level between abutting surfaces to be 3mm, or 5mm where edges are rounded or bevelled) to enable access by all.

Where waterproofing is a concern a maximum threshold of 35mm will be provided, with a 1:8 graded ramp abutting the door (with a maximum length of 280mm). Alternatively, consideration will be given to a raised, permeable balcony surface, such as decking which will not impede drainage.

The door accessing the balcony will possess appropriate clear opening width and circulation space to permit independent operation by a person with a disability and either provided with door furniture complying with AS1428.1 (2009) or capable of being added or modified.

We note that the drawings indicate that this has been provided.

8.9 Power and Lighting Switches and Telephone / Television Outlets

AS4299 has guidance on the location of key services and switches to assist residents with a disability. As part of the detailing of the apartments this will be considered, including:

- Power outlets located at strategic points,600mm - 1000mm off floor level, including
  - points 300mm from the edge of kitchen worktops
  - adjoining the bedhead
  - in living room (four outlets)
  - laundry areas (double outlet)
- Light switches, 900mm - 1100mm of floor level at convenient locations including:
  - adjoining potential bedhead
- Telephone points in the bedroom and living room (both adjoining a power outlet)
- Television outlets in the bedroom (opposite potential bedhead) and two points in living / dining areas

We note that the drawings indicate that this has been provided – refer to architects notes.

APPENDIX A
DRAWING REGISTER

DRAWING REGISTER - OVERALL SITE

NUMBER	TITLE	Current Revision
S000	COVER SHEET	E
S005	UNIT PARKING ALLOCATION SCHEDULE	A
S010	SITE PLAN	F
S100	OVERALL - BASEMENT 2 PLAN	E
S101	OVERALL - BASEMENT PLAN	F
S102	OVERALL - GROUND FLOOR PLAN	G
S103	OVERALL - LEVEL 01 FLOOR PLAN	F
S104	OVERALL - LEVEL 02 FLOOR PLAN	F
S105	OVERALL - LEVEL 03 FLOOR PLAN	F
S106	OVERALL - LEVEL 04 FLOOR PLAN	F
S107	OVERALL - LEVEL 05 FLOOR PLAN	F
S108	OVERALL - LEVEL 06 FLOOR PLAN (TYPICAL)	F
S201	STREETSCAPE ELEVATIONS - SHEET 1 OF 2	E
S202	STREETSCAPE ELEVATIONS - SHEET 2 OF 2	E
S210	OVERALL - MATERIAL PALETTE SCHEDULE	D
S301	OVERALL SECTION - A	C
S400	BUILDING A - UNIT TYPE PLANS - TOWER	C
S401	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	E
S402	BUILDING A,B & C - ADAPTABLE UNIT PLANS	D
S403	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	E
S404	BUILDINGS B & C - UNIT TYPE PLANS - TOWER	E
S501	SITE SHADOW PLAN	E
S502	BUILDING A - SUN PENETRATION STUDIES	D
S503	BUILDING B - SUN PENETRATION STUDIES	D
S504	BUILDING C - SUN PENETRATION STUDIES	D

DRAWING REGISTER - BUILDING A

NUMBER	TITLE	Current Revision
A100	BUILDING A - BASEMENT 02 PLAN	D
A101	BUILDING A - BASEMENT 01 PLAN	E
A102	BUILDING A - GROUND FLOOR PLAN	E
A103	BUILDING A - LEVEL 01 FLOOR PLAN	E
A104	BUILDING A - LEVEL 02 FLOOR PLAN	E
A105	BUILDING A - LEVEL 03 FLOOR PLAN	E
A106	BUILDING A - LEVEL 04 FLOOR PLAN	E
A107	BUILDING A - LEVEL 05 FLOOR PLAN	E
A108	BUILDING A - LEVEL 06 FLOOR PLAN (TYPICAL)	E
A150	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 2	D
A151	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 1	D
A152	BUILDING A - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	D
A153	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 01	D
A154	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 02	D
A155	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 03	D
A156	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 04	D
A157	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 05	D
A158	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	D
A200	BUILDING A - ELEVATIONS - SHEET 1 OF 4	D
A201	BUILDING A - ELEVATIONS - SHEET 2 OF 4	D
A202	BUILDING A - ELEVATIONS - SHEET 3 OF 4	D
A203	BUILDING A - ELEVATIONS - SHEET 4 OF 4	D
A300	BUILDING A - SECTIONS	D
A400	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	E
A401	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	D

DRAWING REGISTER - BUILDING B

NUMBER	TITLE	Current Revision
B101	BUILDING B - BASEMENT 01 PLAN	E
B102	BUILDING B - GROUND FLOOR PLAN	E
B103	BUILDING B - LEVEL 01 FLOOR PLAN	E
B104	BUILDING B - LEVEL 02 FLOOR PLAN	E
B105	BUILDING B - LEVEL 03 FLOOR PLAN	E
B106	BUILDING B - LEVEL 04 FLOOR PLAN	E
B107	BUILDING B - LEVEL 05 FLOOR PLAN	E
B108	BUILDING B - LEVEL 06 FLOOR PLAN (TYPICAL)	E
B151	BUILDING B - PUBLIC NOTIFICATION PLAN - BASEMENT 1	D
B152	BUILDING B - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	D
B153	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 01	D
B154	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 02	D
B155	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 03	D
B156	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 04	D
B157	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 05	D
B158	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	D
B200	BUILDING B - ELEVATIONS - SHEET 1 OF 4	D
B201	BUILDING B - ELEVATIONS - SHEET 2 OF 4	D
B202	BUILDING B - ELEVATIONS - SHEET 3 OF 4	D
B203	BUILDING B - ELEVATIONS - SHEET 4 OF 4	D
B300	BUILDING B - SECTIONS	D
B400	BUILDING B - UNIT TYPE PLANS - PODIUM	E

DRAWING REGISTER - BUILDING C

NUMBER	TITLE	Current Revision
C101	BUILDING C - BASEMENT PLAN	E
C102	BUILDING C - GROUND FLOOR PLAN	E
C103	BUILDING C - LEVEL 01 FLOOR PLAN	E
C104	BUILDING C - LEVEL 02 FLOOR PLAN	E
C105	BUILDING C - LEVEL 03 FLOOR PLAN	E
C106	BUILDING C - LEVEL 04 FLOOR PLAN	E
C107	BUILDING C - LEVEL 05 FLOOR PLAN	E
C108	BUILDING C - LEVEL 06 FLOOR PLAN (TYPICAL)	E
C151	BUILDING C - PUBLIC NOTIFICATION PLAN - BASEMENT 1	D
C152	BUILDING C - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	D
C153	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 01	D
C154	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 02	D
C155	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 03	D
C156	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 04	D
C157	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 05	D
C158	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	D
C200	BUILDING C - ELEVATIONS - SHEET 1 OF 4	D
C201	BUILDING C - ELEVATIONS - SHEET 2 OF 4	D
C202	BUILDING C - ELEVATIONS - SHEET 3 OF 4	D
C204	BUILDING C - ELEVATIONS - SHEET 4 OF 4	D
C300	BUILDING C - SECTIONS	D
C400	BUILDING C - UNIT TYPE PLANS - PODIUM	E

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	30
1 BED (C)	25
1 BED (D)	5
1 BED + (A)	29
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	4
2 BED 2B (A)	31
2 BED 2B (B)	15
2 BED 2B (C)	4
3 BED (A)	15
Total: 192	

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	19
STANDARD	184
Total	203

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING A TANDEM

TYPE	COUNT
STANDARD	22

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

PARKING SCHEDULE - BUILDING A VISITOR

TYPE	COUNT
STANDARD	1
REQUIRED 5%	10

PARKING SCHEDULE - BUILDING A RETAIL

TYPE	COUNT
STANDARD	0
REQUIRED 4 PER 100m²	8

30 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	194

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	220 m²

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	16
1 BED (B)	34
1 BED (C)	17
1 BED (D)	17
1 BED (E)	17
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	34
1 BED + (B)	15
1 BED + (C)	5
2 BED 1B (A)	17
2 BED 2B (A)	34
2 BED 2B (B)	17
3 BED (A)	5
Total: 243	

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	24
STANDARD	258
STANDARD (PARALLEL)	10
Total	292

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING B TANDEM

TYPE	COUNT
STANDARD	58

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B VISITOR

TYPE	COUNT
STANDARD	12

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	14
1 BED (B)	28
1 BED (C)	14
1 BED (D)	14
1 BED (E)	14
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	27
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	5
2 BED 2B (A)	28
2 BED 2B (B)	14
Total: 192	

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	19
SMALL CAR	3
STANDARD	152
STANDARD (PARALLEL)	8
Total	182

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING C TANDEM

TYPE	COUNT
STANDARD	29

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

PARKING SCHEDULE - BUILDING C VISITOR

TYPE	COUNT
REQUIRED 5%	10

30 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	8

STORAGE SCHEDULE - BUILDING C

DESCRIPTION	COUNT
PARKING STORAGE UNIT	189

NOT TO BE USED FOR CONSTRUCTION

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GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

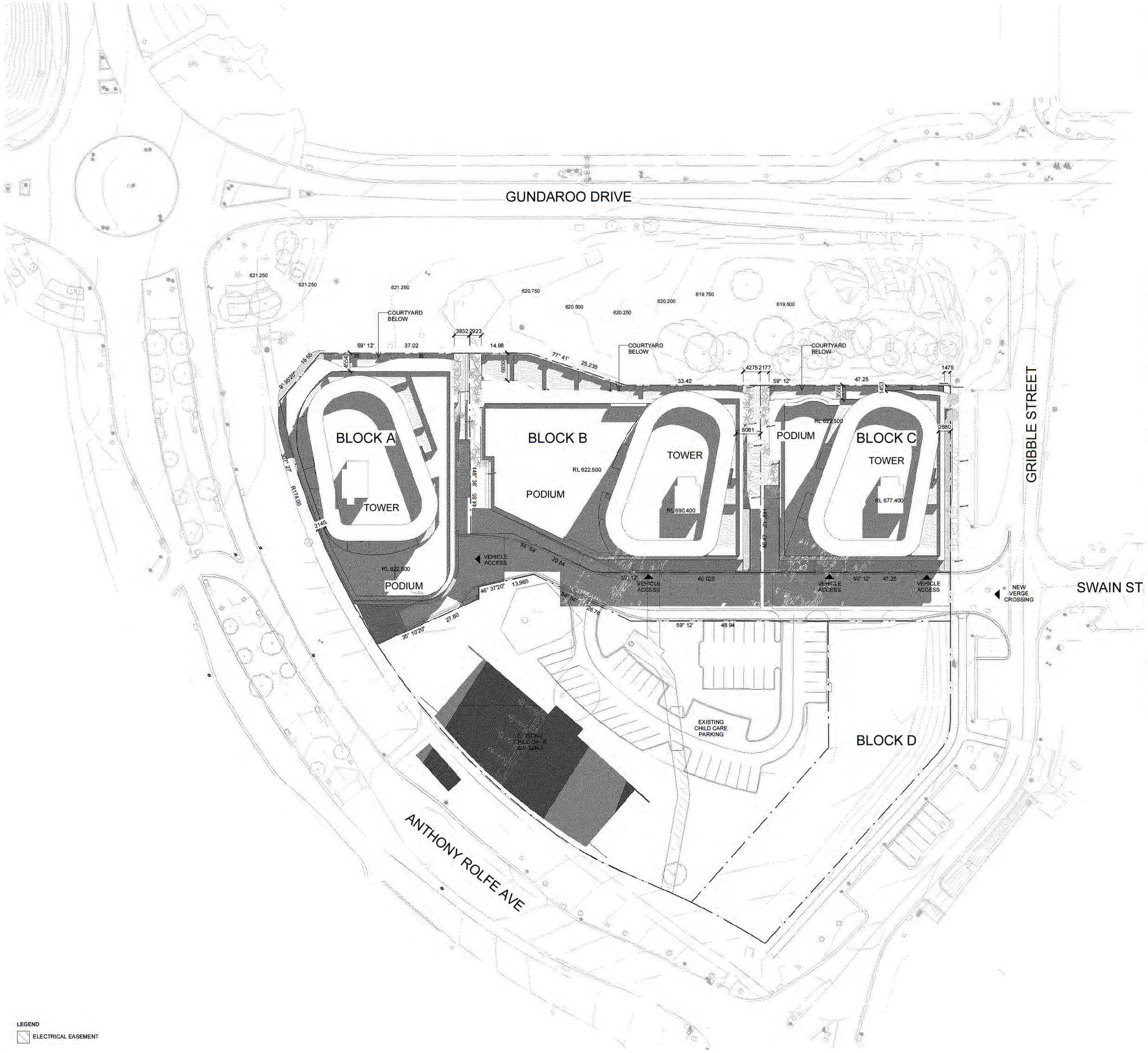
DA-S000 **COVER SHEET**

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revision E date 03.12.14

project 4188

APPENDIX B
MARKED PLANS



LEGEND

ELECTRICAL EASEMENT

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	220 m²

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	19
STANDARD	184
Total	203

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	24
STANDARD	258
STANDARD (PARALLEL)	10
Total	292

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	19
SMALL CAR	3
STANDARD	152
STANDARD (PARALLEL)	8
Total	182

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	30
1 BED (C)	25
1 BED (D)	5
1 BED + (A)	29
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	4
2 BED 2B (A)	31
2 BED 2B (B)	15
2 BED 2B (C)	4
3 BED (A)	15
Total: 192	

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	16
1 BED (B)	34
1 BED (C)	17
1 BED (D)	17
1 BED (E)	17
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	34
1 BED + (B)	15
1 BED + (C)	5
2 BED 1B (A)	17
2 BED 2B (A)	34
2 BED 2B (B)	17
3 BED (A)	5
Total: 243	

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	14
1 BED (B)	28
1 BED (C)	14
1 BED (D)	14
1 BED (E)	14
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	27
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	5
2 BED 2B (A)	28
2 BED 2B (B)	14
Total: 192	

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	8

NOT TO BE USED FOR CONSTRUCTION

0 5 10 15 20 25m Scale 1:500 @ A1

revision F date 03.12.14

project 4188

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 1 SECTION 209 GUNGAHLIN

DA-S010 SITE PLAN

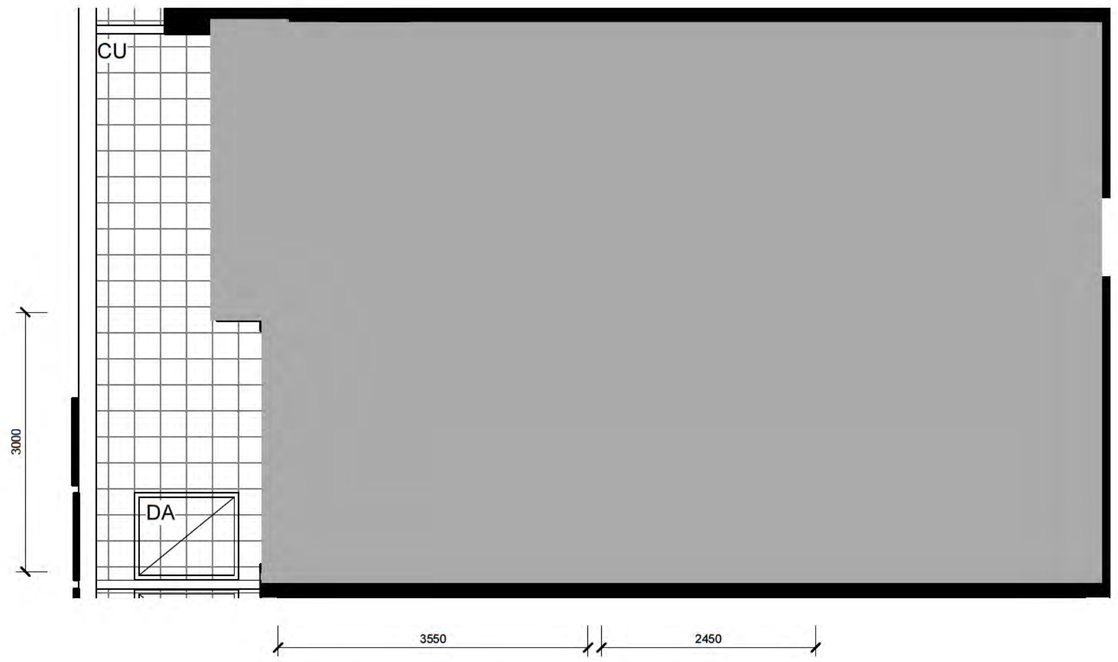
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1 PRE ADAPTABLE UNIT - 1 BED + TYPE A
1 : 50

UNIT AREA: 64m²
BALCONY AREA: 12m²

LEVEL 5 COURTYARD AREA
BLDG A: 38m²
BLDG B: 26m²
BLDG C: 24m²



2 POST ADAPTABLE UNIT - 1 BED + TYPE A
1 : 50

ADAPTABLE UNIT

ALL LIFTS TO BE AS 1735.12 COMPLIANT
ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS AND MOBILITY CODE

KITCHEN:
FLOOR FINISH TO CONTINUE UNDER RELEVANT JOINERY.
RECONFIGURE JOINERY TO SUIT END USER. TURNING CIRCLE OF 1550 ACHIEVED AS SHOWN.

LIVING:
TURNING CIRCLE OF 2500MM ACHIEVED AS SHOWN.

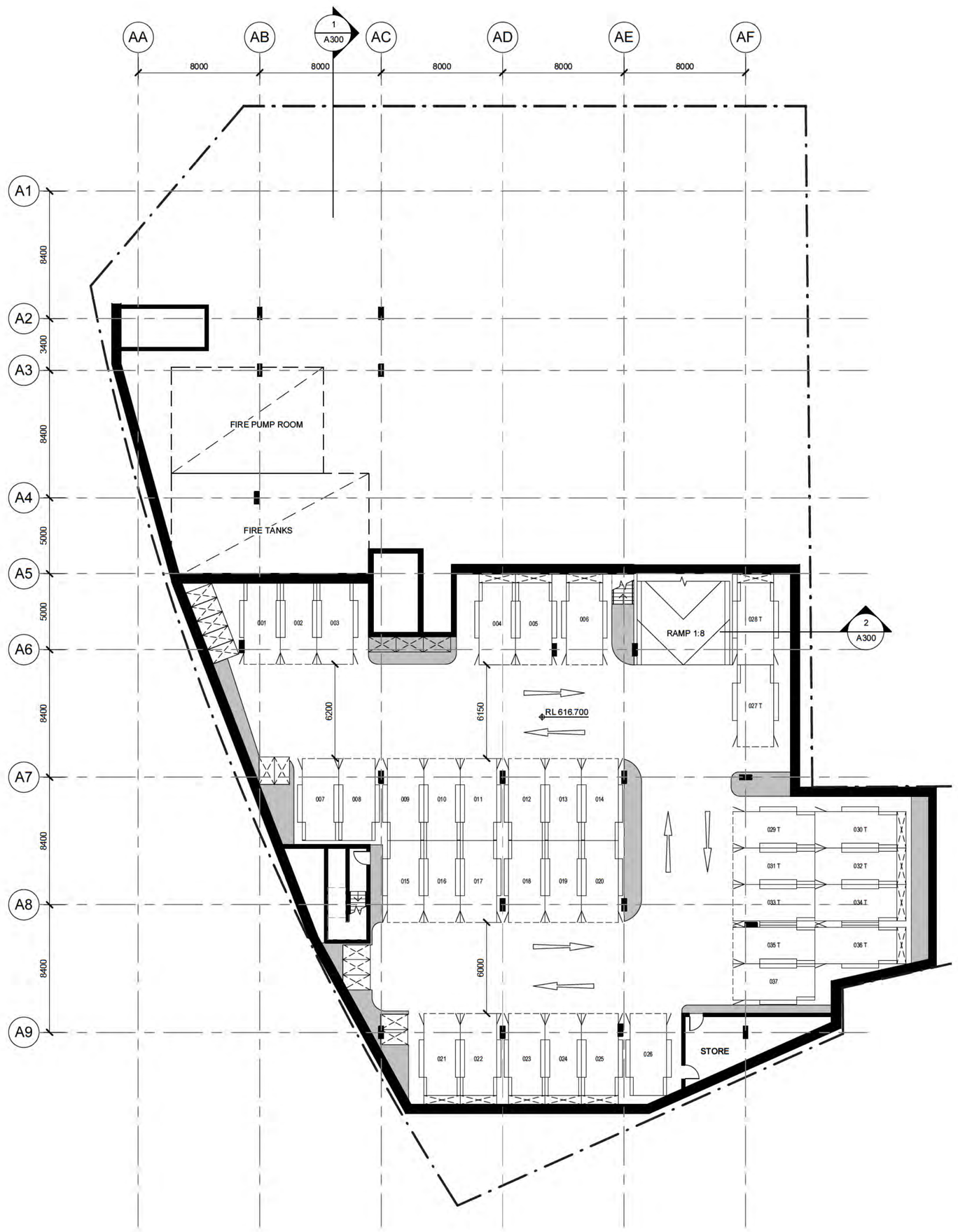
BEDROOM:
1550MM TURNING CIRCLE ACHIEVED AS SHOWN WITH STANDARD DOUBLE BED. REMOVE JOINERY AS SHOWN. FLOOR FINISH TO CONTINUE UNDER RELEVANT JOINERY.

BATHROOM:
REPLACE AND RELOCATE SHOWER, BASIN & WC WITH AS1428 APPROVED VERSIONS. INSTALL SHOWER CURTAIN, FOLD DOWN SEAT & GRAB RAILS AS REQUIRED.

BALCONY:
STEPLESS TRANSITION TO BALCONY. ACCESS FROM LIVING ROOM.

LAUNDRY:
PROVISION FOR FUTURE REPLUMBING & POWER TO BE INSTALLED.

GENERAL NOTES.
Living/Dining
Please ensure a telephone point is adjacent a GPO. Ensure Illumination level of min. 300 lux provided.
Kitchen
Ensure heights and provisions of kitchen facilities are in accordance with AS4299 - 1995
Bathroom
Fixtures and fittings within bathroom to comply with AS1428.1 and AS4299. Flooring to bathroom to comply with HB197 and AS3740
Laundry
Ensure a double GPO is provided.



PARKING SCHEDULE - BUILDING A BASEMENT 2	
TYPE	COUNT
STANDARD	37
Total	37

GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT. BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

A ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

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GEOCON BUILDING CANBERRA

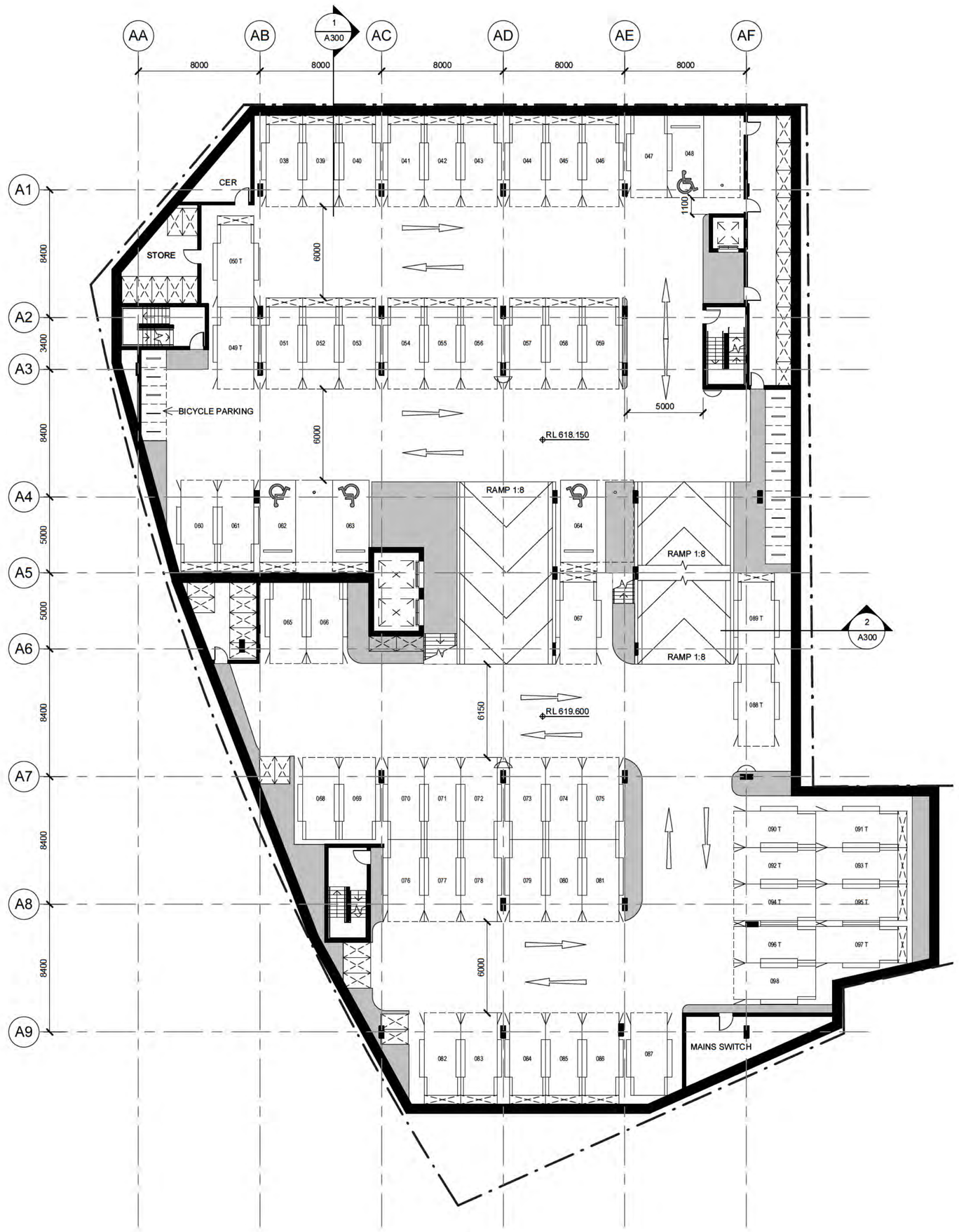
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A100 **BUILDING A - BASEMENT 02 PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **D** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING A BASEMENT

TYPE	COUNT
ACCESSIBLE	4
STANDARD	57
Total	61

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- DRYING AREA
- V VISITOR PARKING
- R RETAIL PARKING
- CAR PARK MIRRORS
- CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

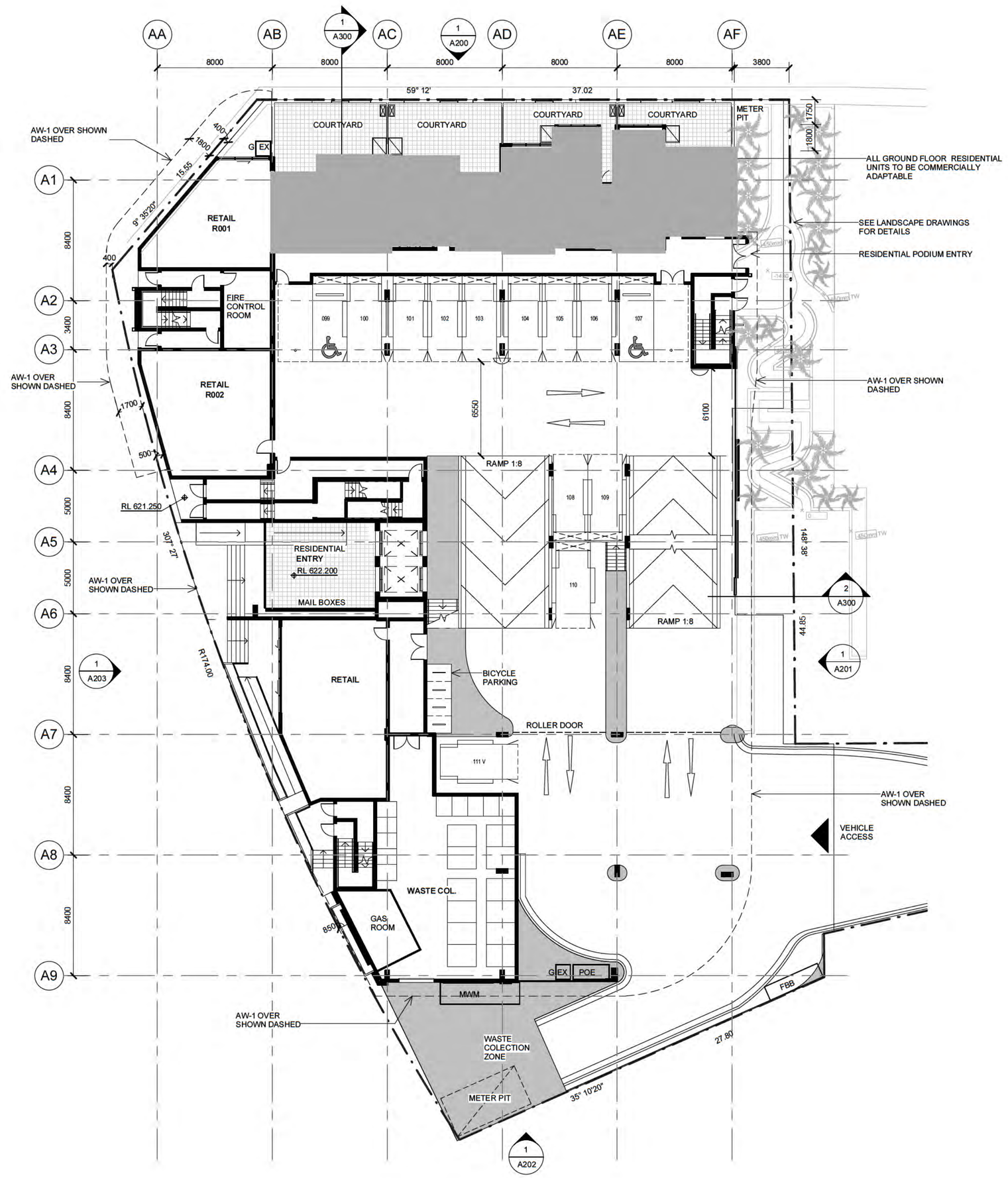
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A101 **BUILDING A - BASEMENT 01 PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision E date 03.12.14

project 4188



PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	19
STANDARD	184
Total	203

PARKING SCHEDULE - BUILDING A GROUND FLOOR

TYPE	COUNT
ACCESSIBLE	2
STANDARD	11
Total	13

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	30
1 BED (C)	25
1 BED (D)	5
1 BED + (A)	29
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	4
2 BED 2B (A)	31
2 BED 2B (B)	15
2 BED 2B (C)	4
3 BED (A)	15
Total: 192	

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	194

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	220 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

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REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

960

peckvonhartel pvh

GEOCON BUILDING CANBERRA

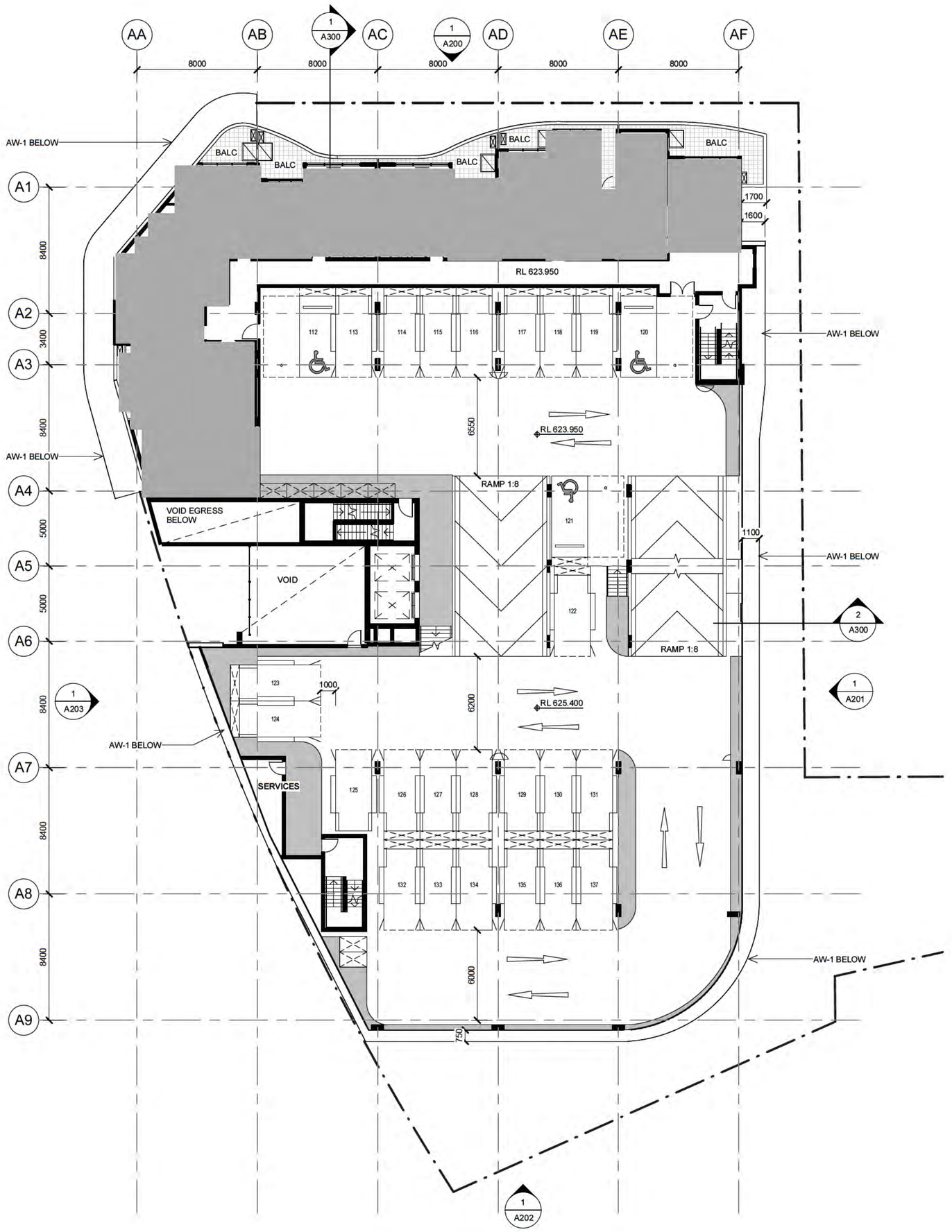
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A102 **BUILDING A - GROUND FLOOR PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING A LEVEL 1

TYPE	COUNT
ACCESSIBLE	3
STANDARD	23
Total	26

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

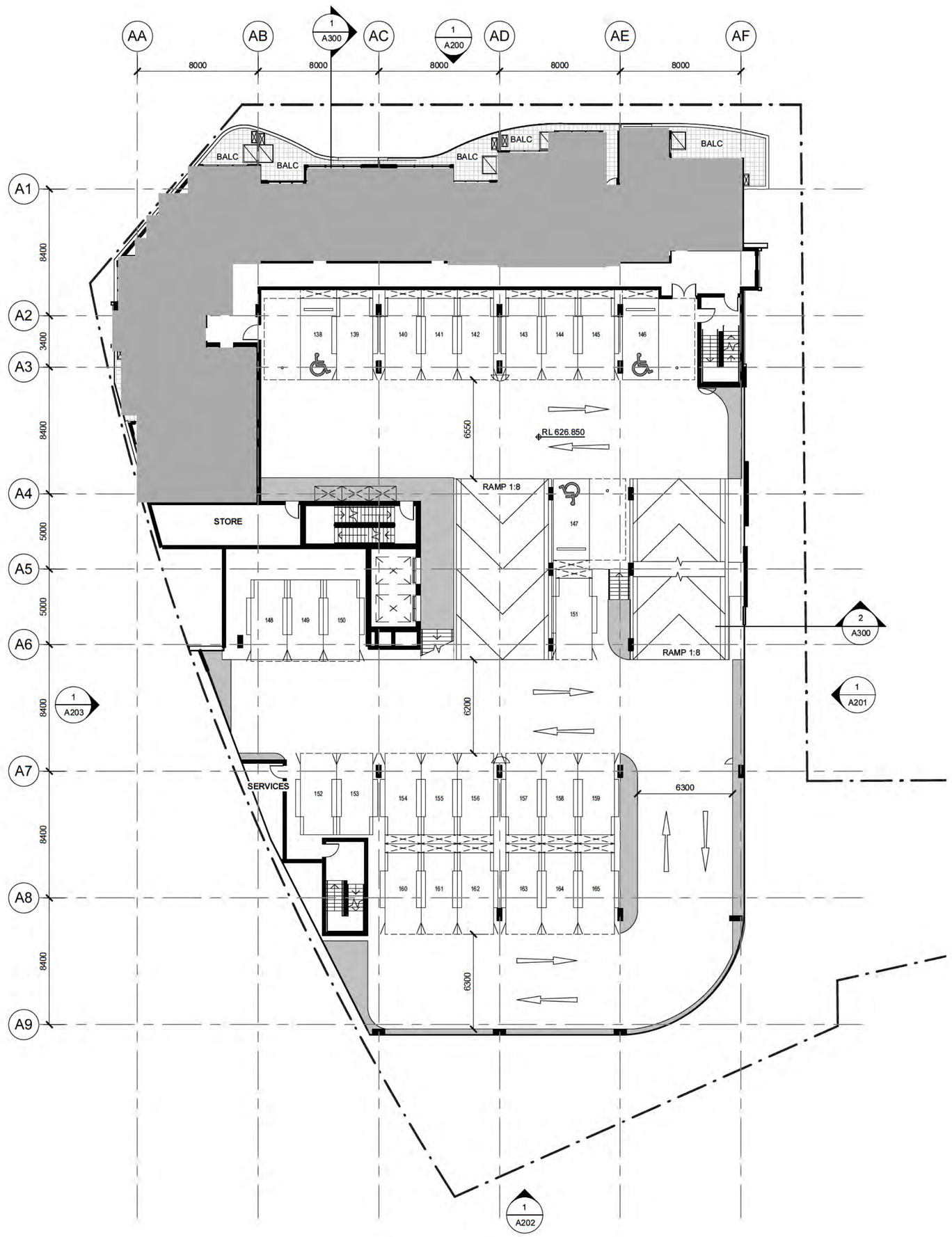
MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

PARKING SCHEDULE - BUILDING A LEVEL 2	
TYPE	COUNT
ACCESSIBLE	3
STANDARD	25
Total	28



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

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NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A	ACCESSIBLE APARTMENT
PS	1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A104 **BUILDING A - LEVEL 02 FLOOR PLAN**

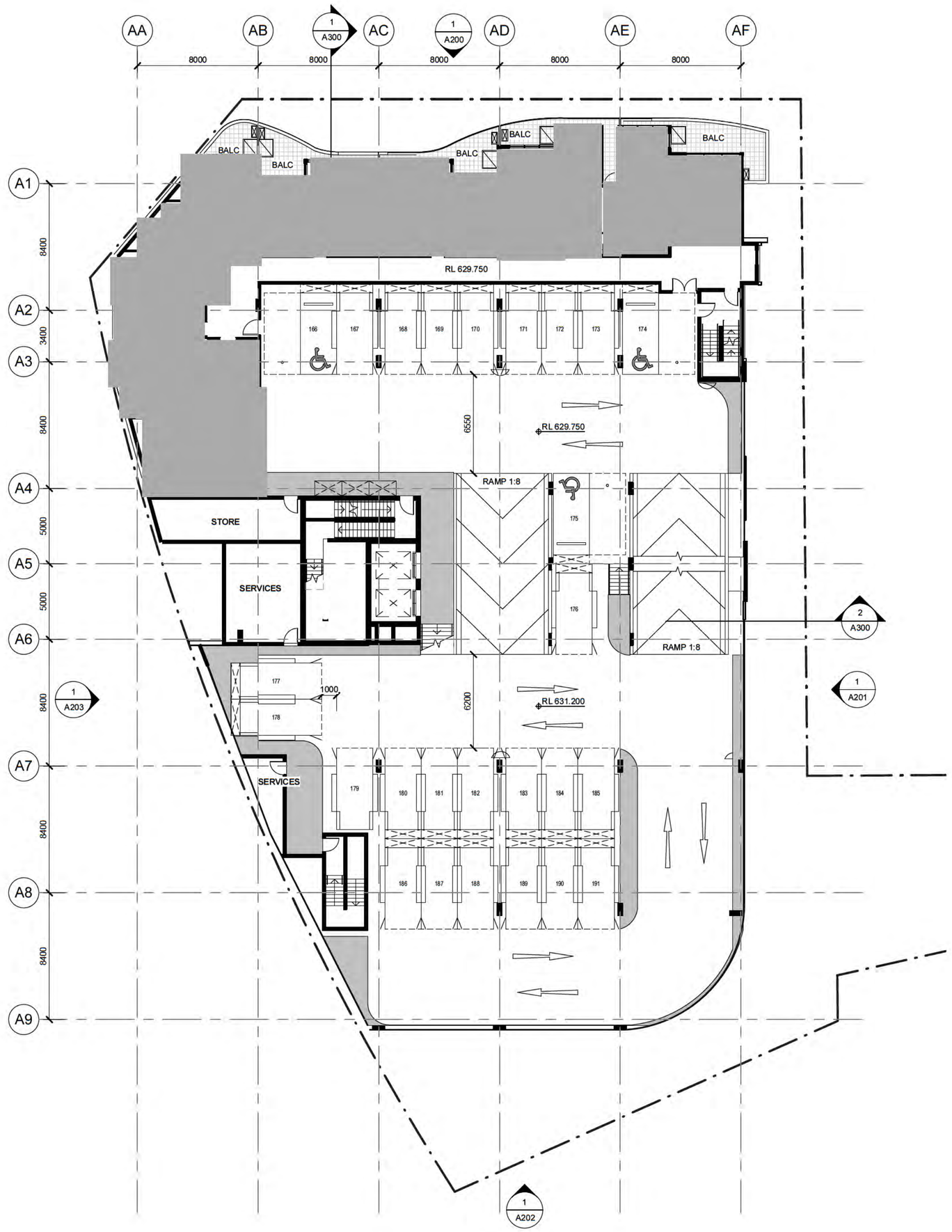
0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

PARKING SCHEDULE - BUILDING A LEVEL 3	
TYPE	COUNT
ACCESSIBLE	3
STANDARD	23
Total	26



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A105 **BUILDING A - LEVEL 03 FLOOR PLAN**

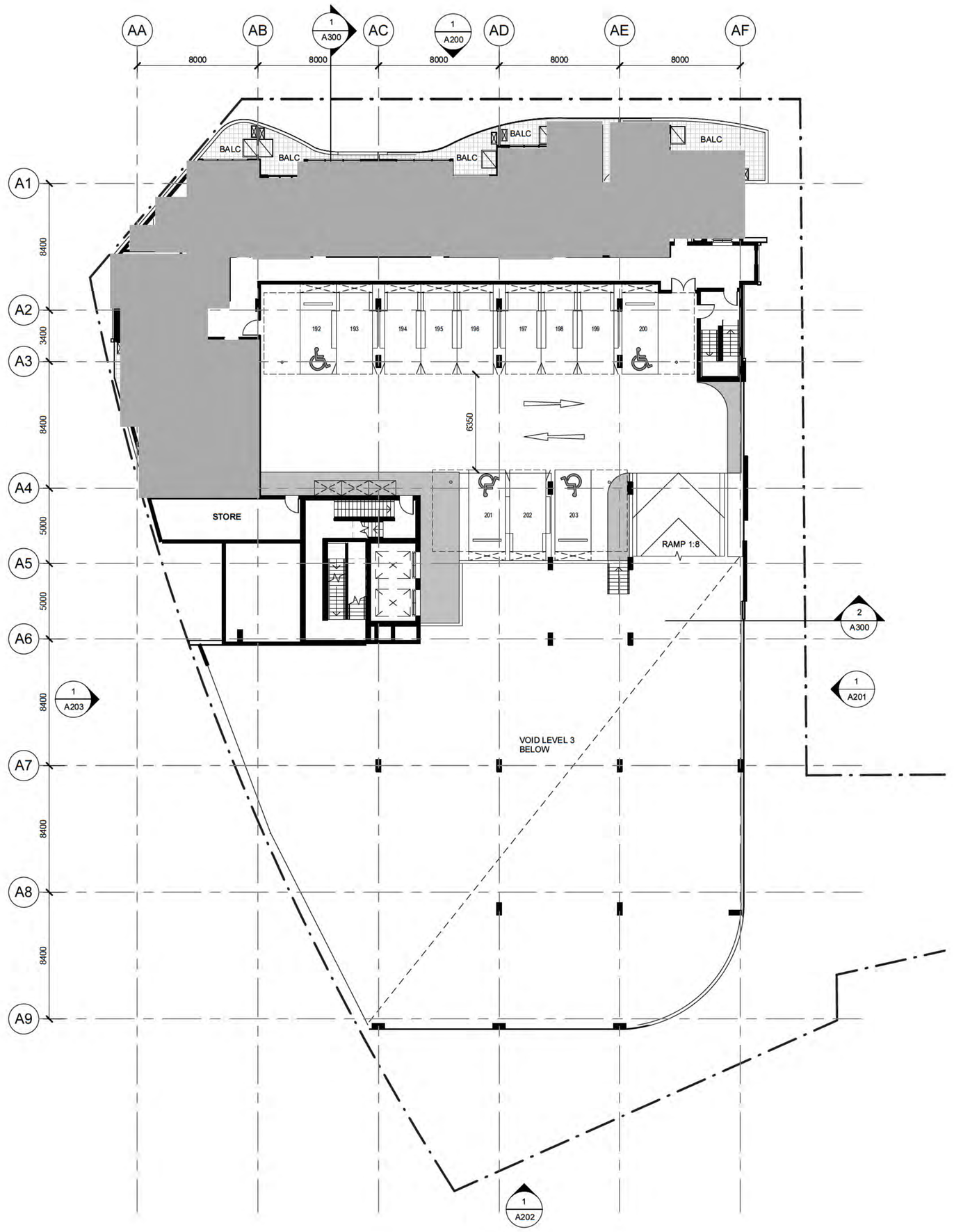
0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

PARKING SCHEDULE - BUILDING A LEVEL 4	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	8
Total	12



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A106 **BUILDING A - LEVEL 04 FLOOR PLAN**

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	**AREA**
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
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LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

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CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A107 **BUILDING A - LEVEL 05 FLOOR PLAN**

0 2 4 6 8 10m

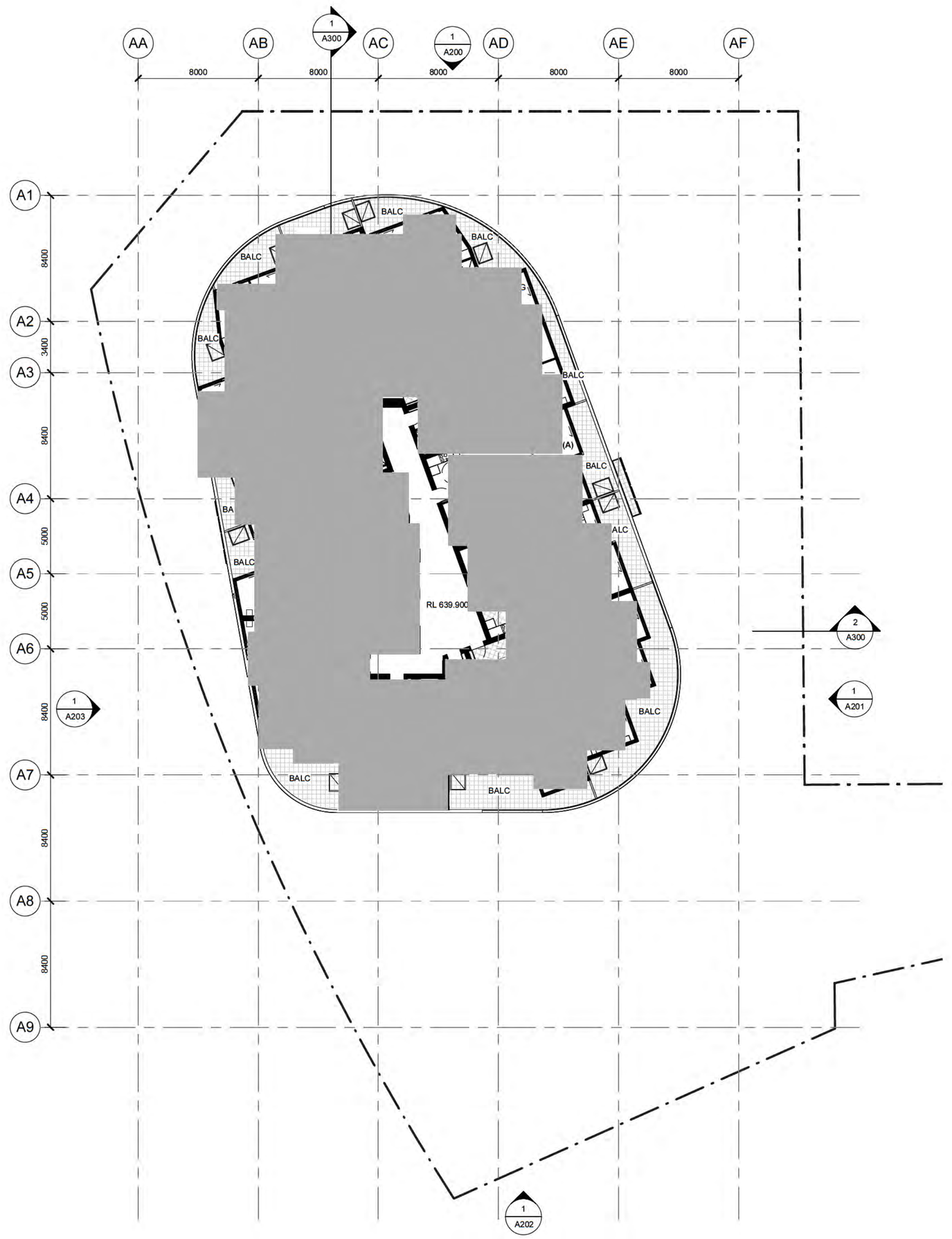
Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

101

GFA SCHEDULE - BUILDING A - OVERALL	
LEVEL	**AREA**
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

LEGEND

A	ACCESSIBLE APARTMENT
PS	1.8 NOM. HIGH PRIVACY SCREENING
	ADAPTABLE PARKING
	BICYCLE PARKING
	STORAGE AREA 2400mm x 600mm
	DRYING AREA
V	VISITOR PARKING
R	RETAIL PARKING
	CAR PARK MIRRORS
	CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-A108

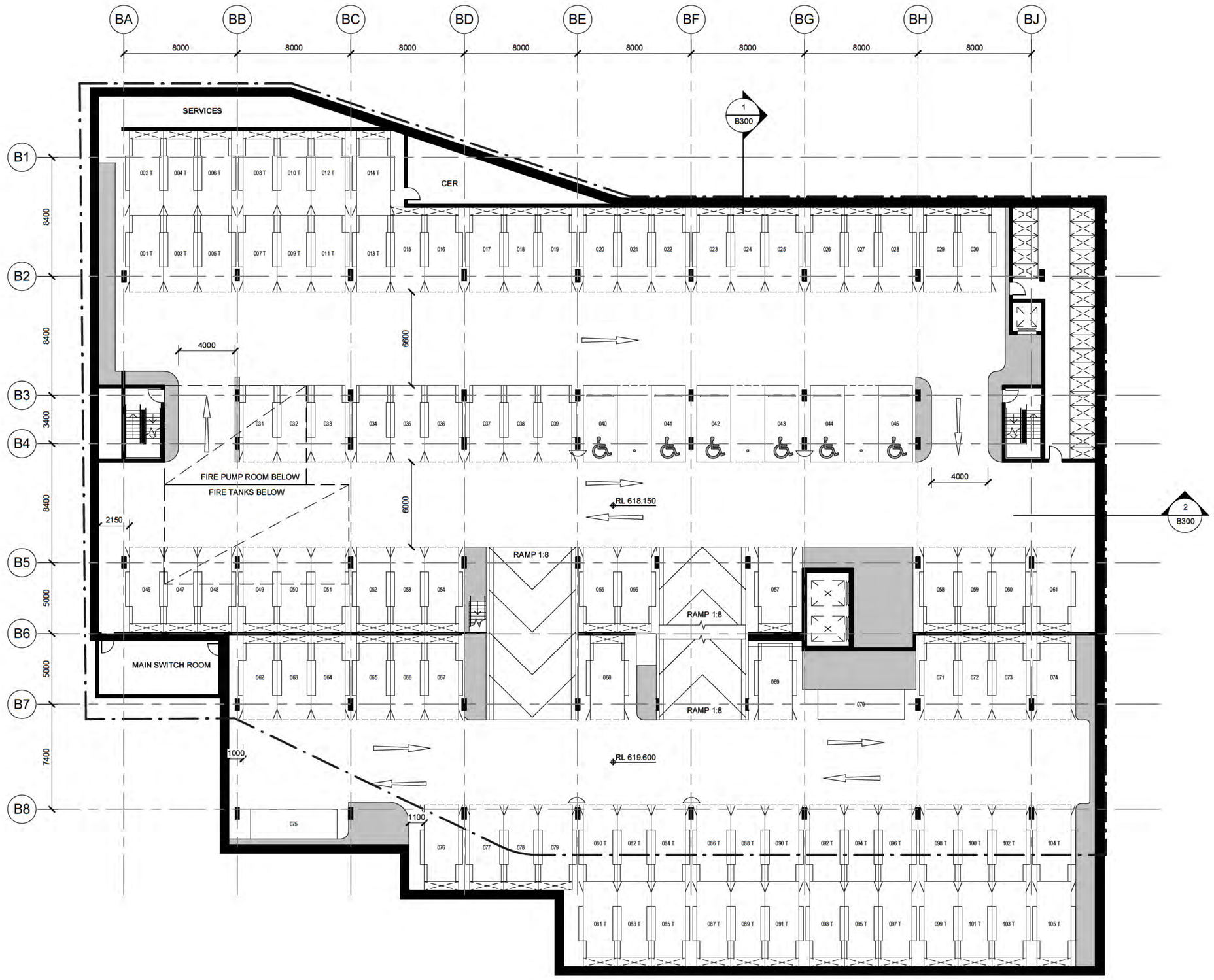
BUILDING A - LEVEL 06 FLOOR PLAN (TYPICAL)

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING B BASEMENT

TYPE	COUNT
ACCESSIBLE	6
STANDARD	97
STANDARD (PARALLEL)	2
Total	105

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

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HANDRAIL TO **AS 1428.1**

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TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

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REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

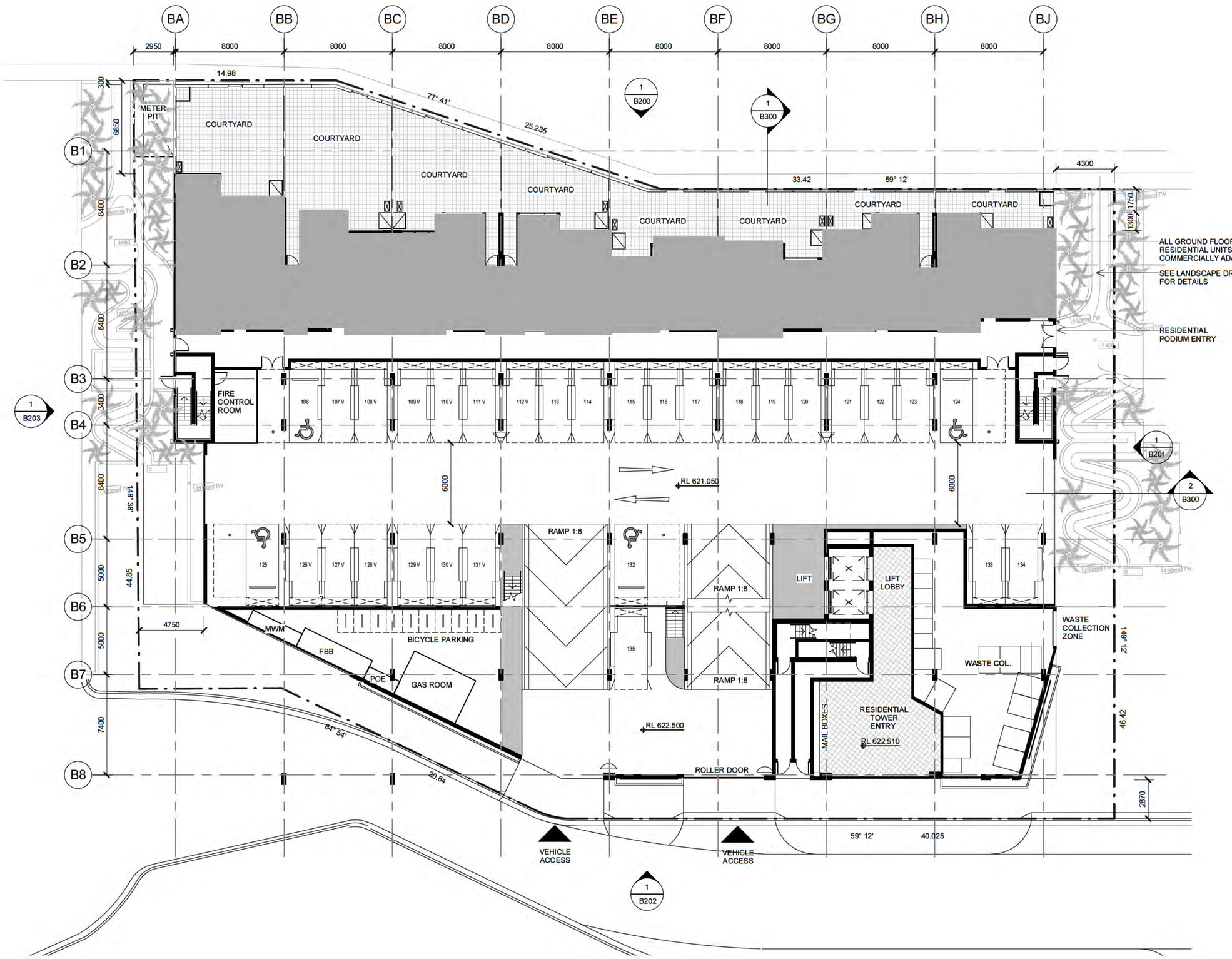
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B101 **BUILDING B - BASEMENT 01 PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	24
STANDARD	258
STANDARD (PARALLEL)	10
Total	292

PARKING SCHEDULE - BUILDING B GROUND FLOOR

TYPE	COUNT
ACCESSIBLE	4
STANDARD	26
Total	30

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	16
1 BED (B)	34
1 BED (C)	17
1 BED (D)	17
1 BED (E)	17
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	34
1 BED + (B)	15
1 BED + (C)	5
2 BED 1B (A)	17
2 BED 2B (A)	34
2 BED 2B (B)	17
3 BED (A)	5
Total: 243	

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

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TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

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REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B102 **BUILDING B - GROUND FLOOR PLAN**

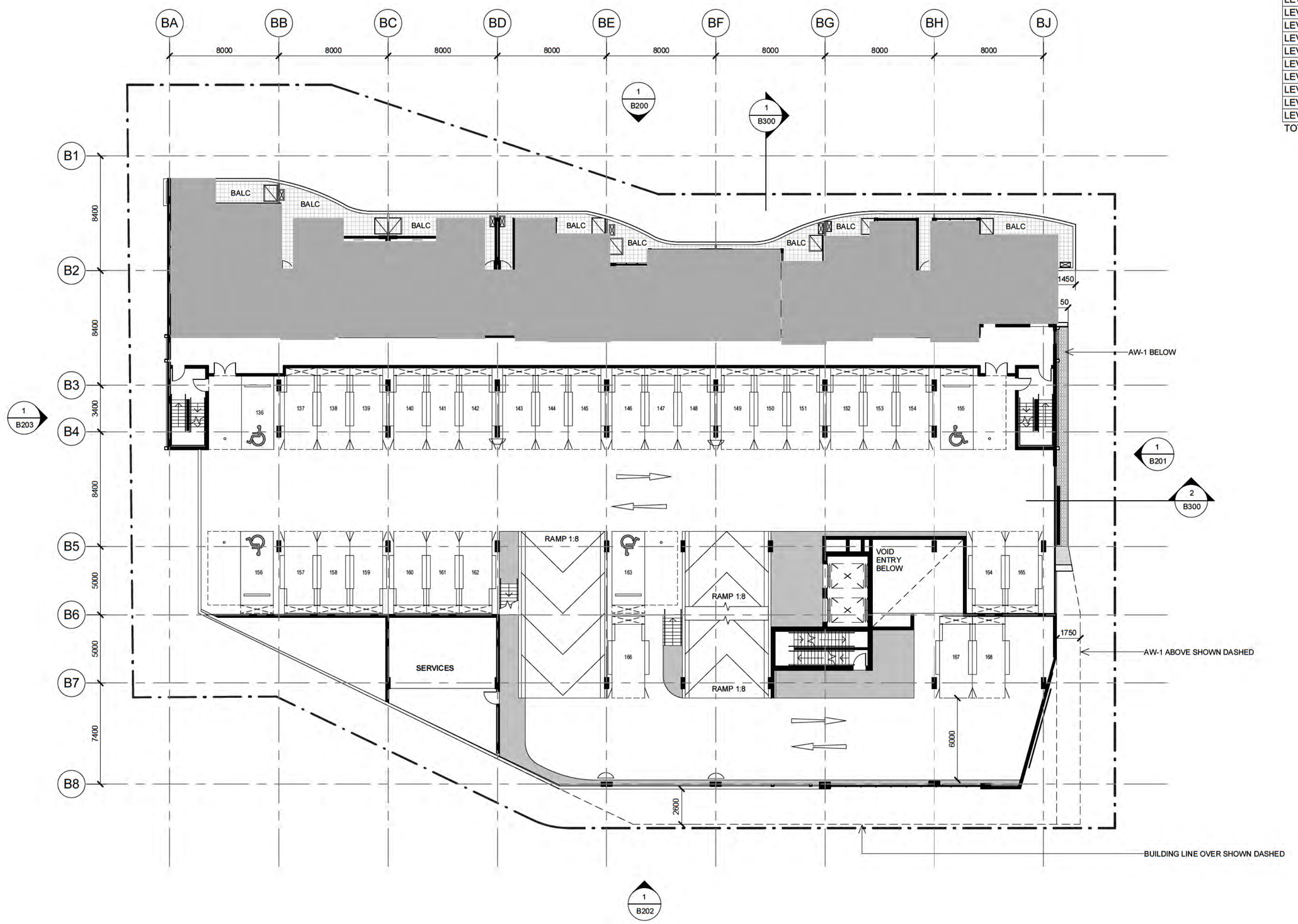
0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B LEVEL 1	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	29
Total	33



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

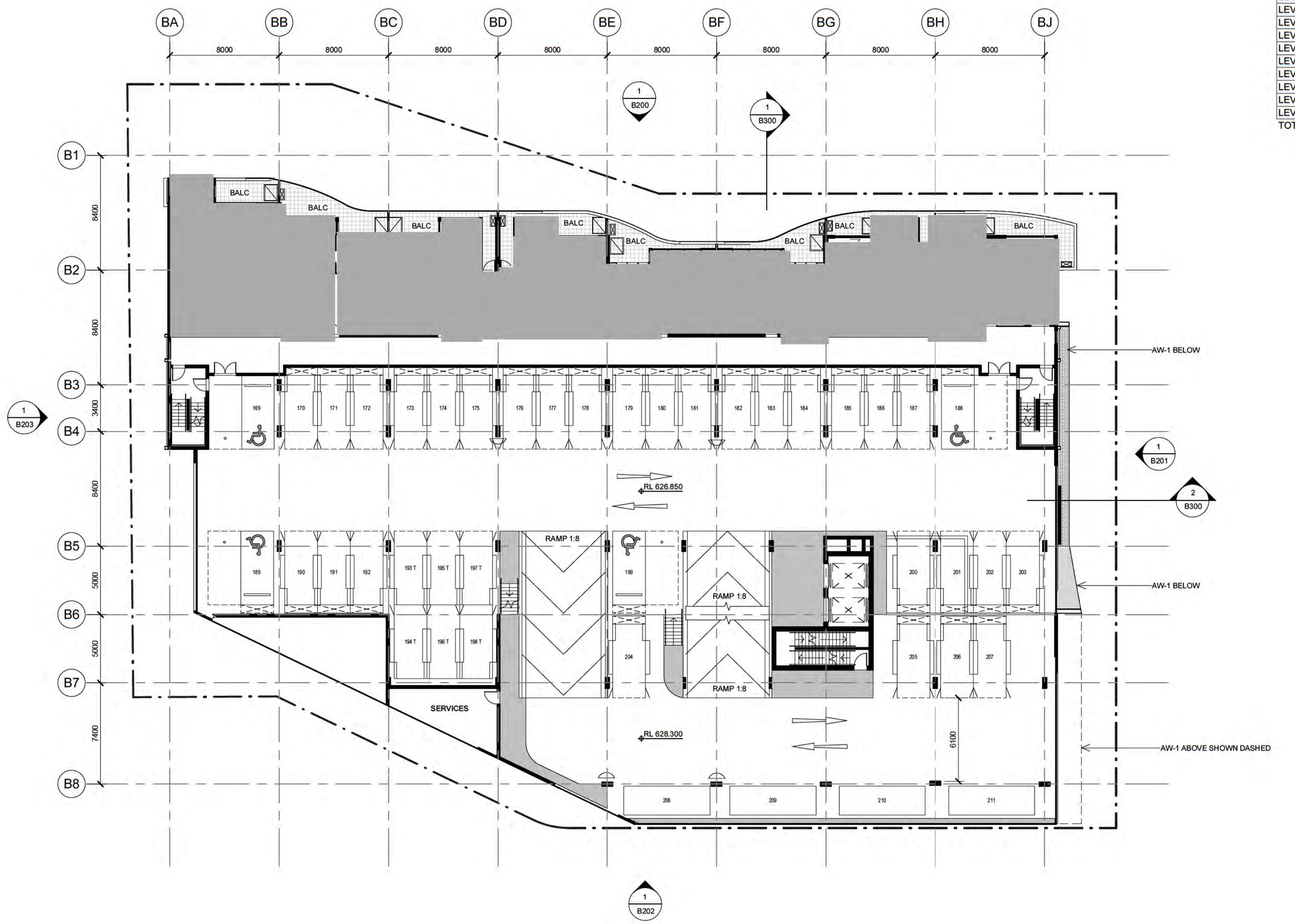
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B103 **BUILDING B - LEVEL 01 FLOOR PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B LEVEL 2

TYPE	COUNT
ACCESSIBLE	4
STANDARD	35
STANDARD (PARALLEL)	4
Total	43

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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NOTES

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B104 **BUILDING B - LEVEL 02 FLOOR PLAN**

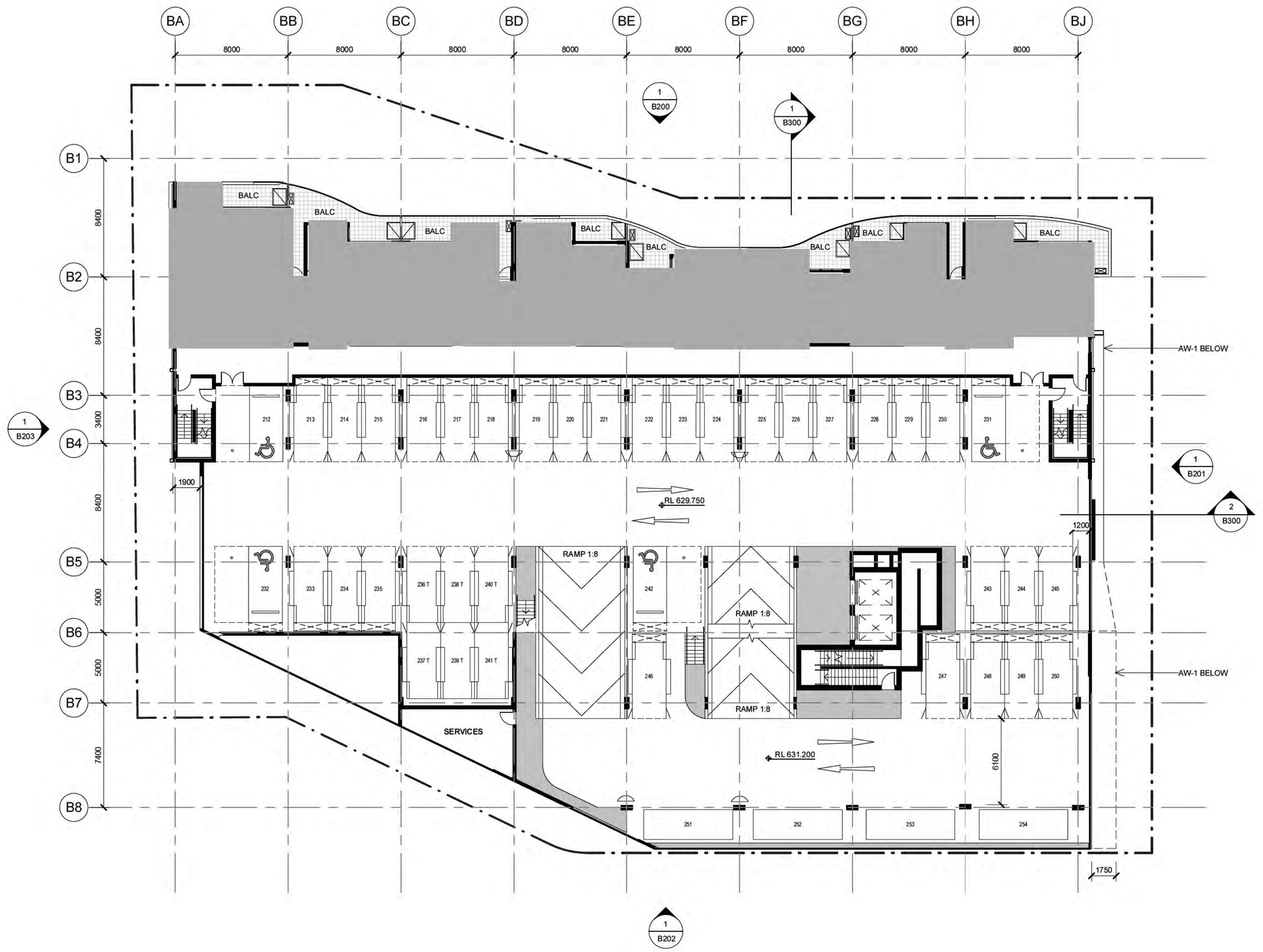
0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
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LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B LEVEL 3	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	35
STANDARD (PARALLEL)	4
Total	43



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

pvh peckvonhartel

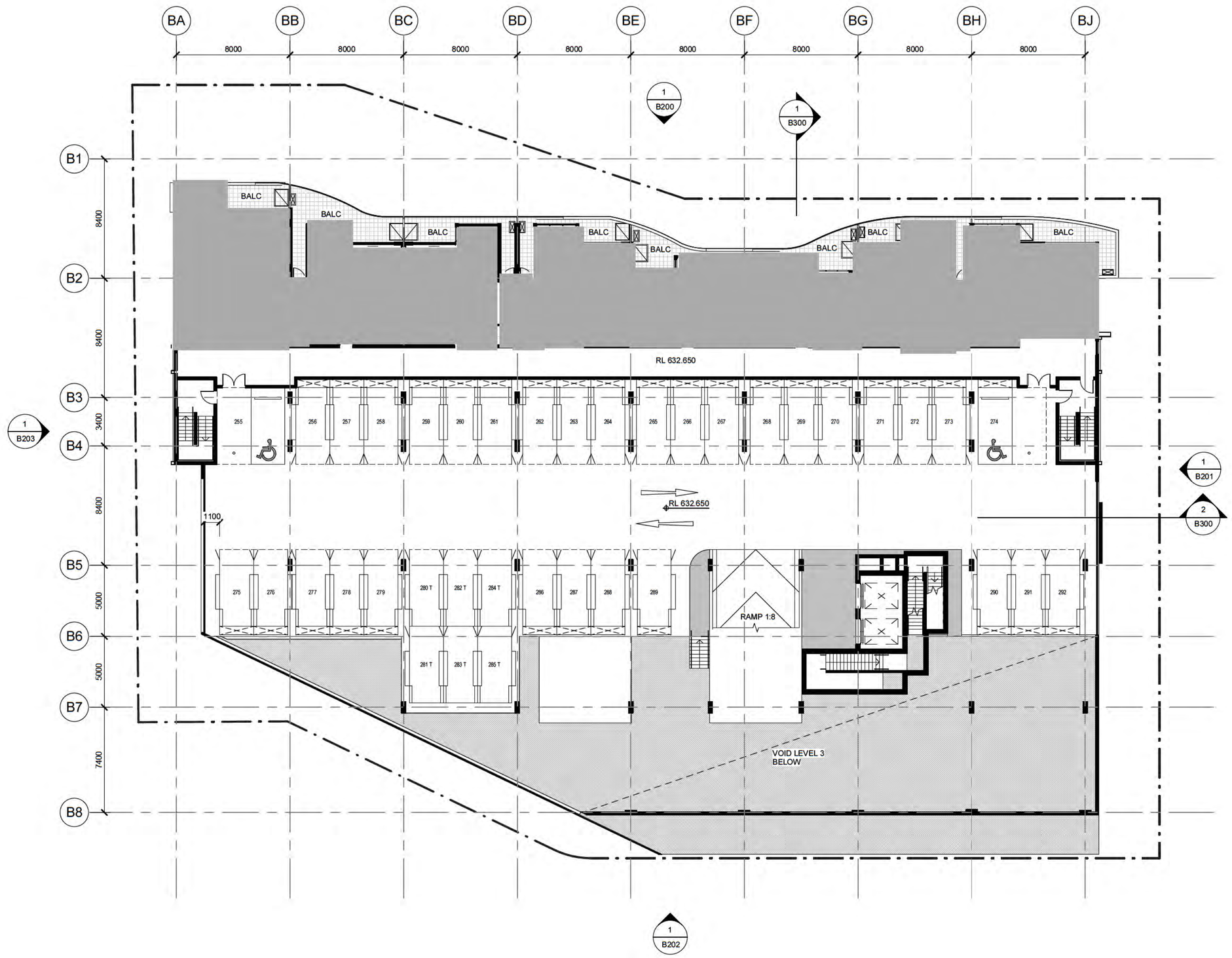
GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN

BLOCK 1 SECTION 209 GUNGAHLIN

DA-B105 BUILDING B - LEVEL 03 FLOOR PLAN

107



GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B LEVEL 4	
TYPE	COUNT
ACCESSIBLE	2
STANDARD	36
Total	38

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B106

BUILDING B - LEVEL 04 FLOOR PLAN

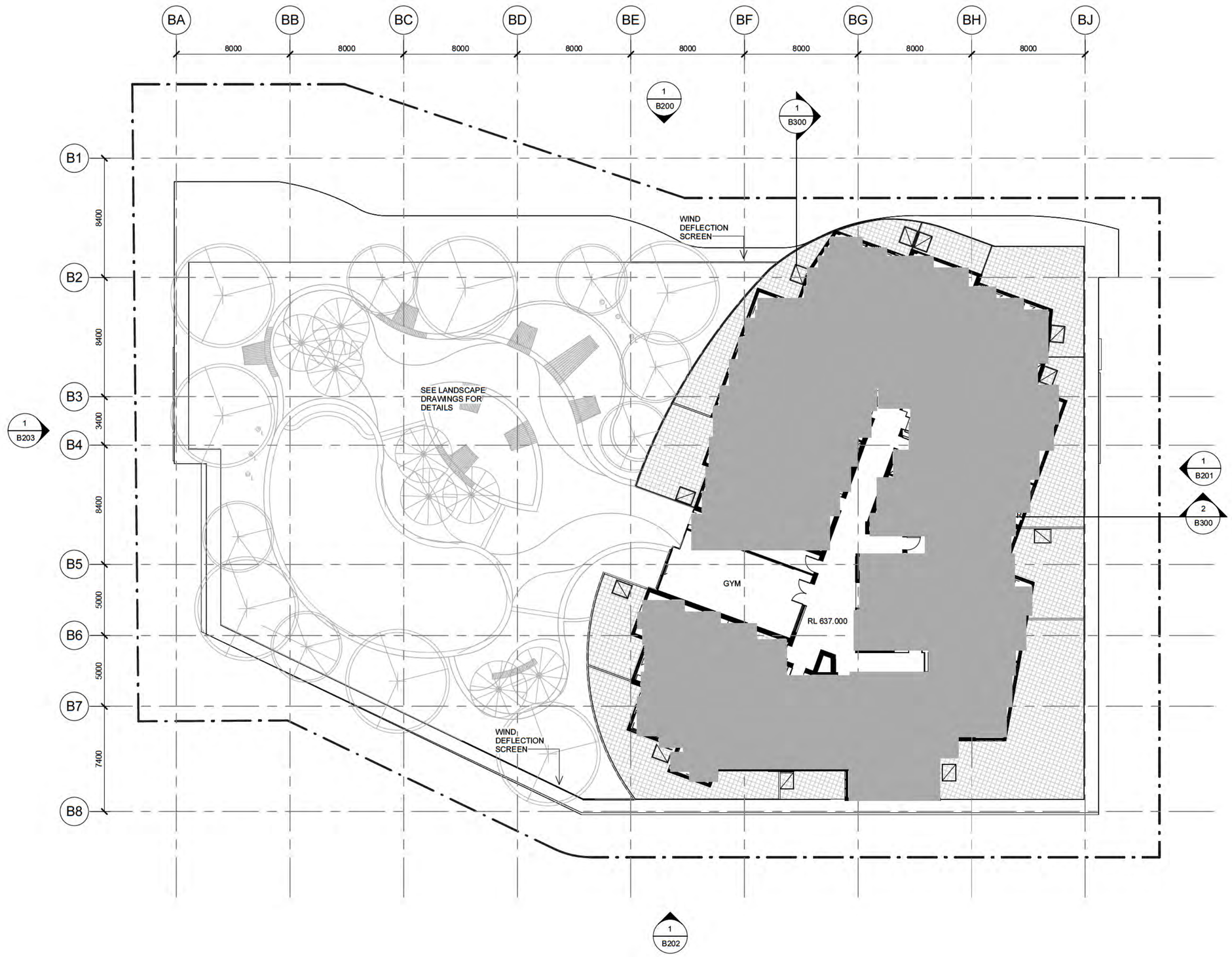
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Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	**AREA**
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

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ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

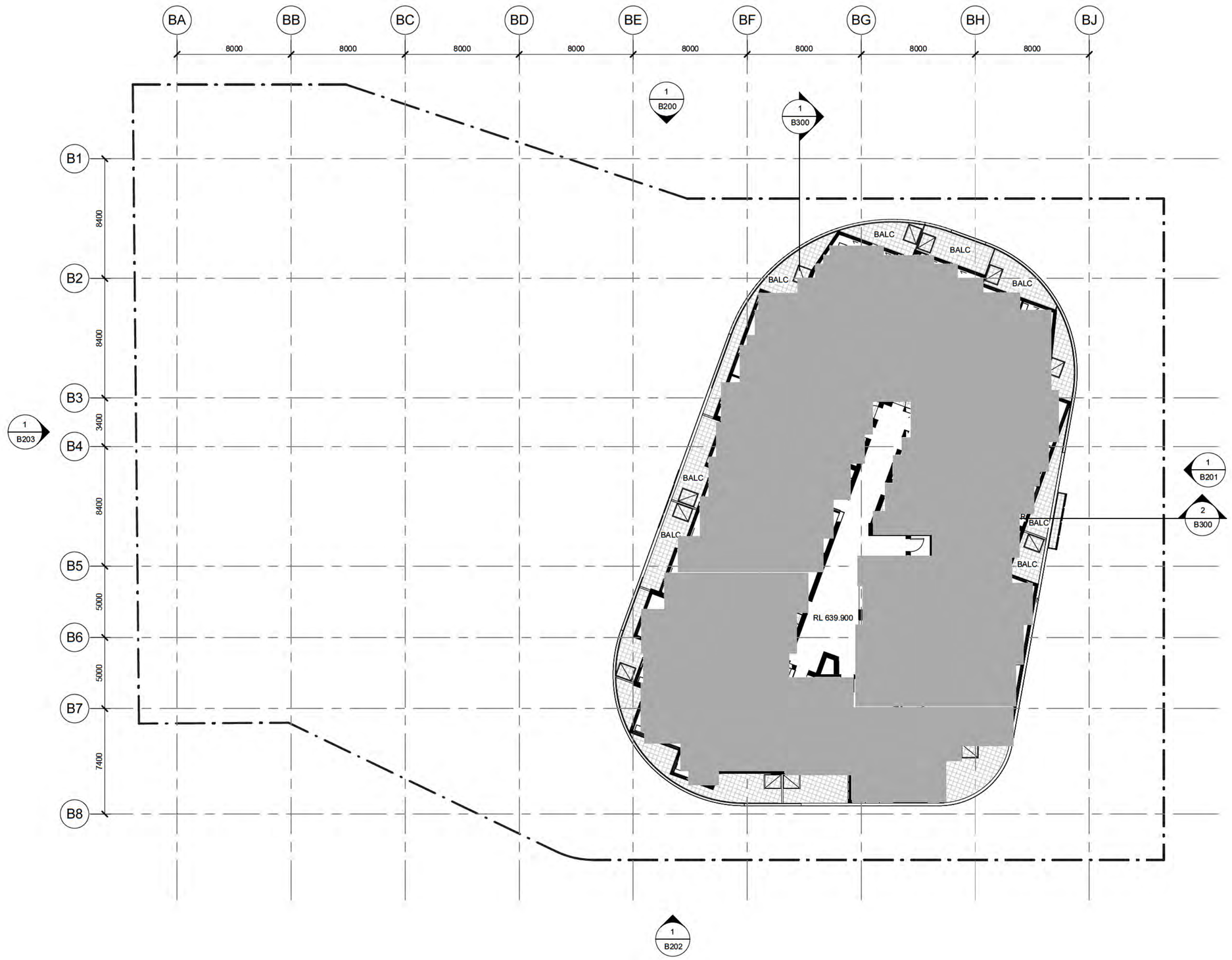
R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	**AREA**
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
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LEVEL 5	810 m²
LEVEL 6	810 m²
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LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

LEGEND

- **A** ACCESSIBLE APARTMENT
- **PS** 1.8 NOM. HIGH PRIVACY SCREENING
- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- DRYING AREA
- **V** VISITOR PARKING
- **R** RETAIL PARKING
- CAR PARK MIRRORS
- CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-B108

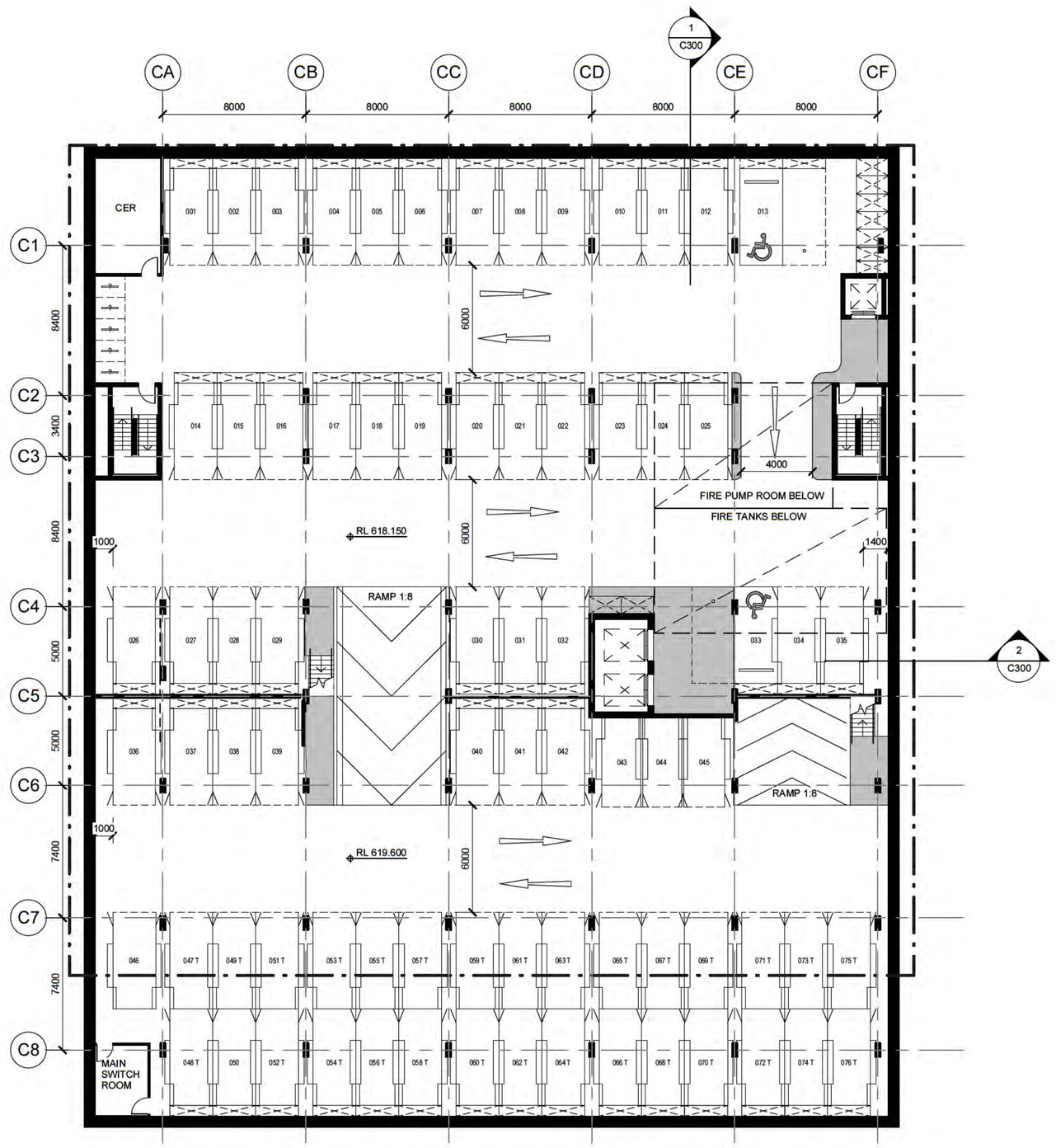
BUILDING B - LEVEL 06 FLOOR PLAN (TYPICAL)

0 2 4 6 8 10m

Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING C BASEMENT

TYPE	COUNT
ACCESSIBLE	2
SMALL CAR	3
STANDARD	71
Total	76

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

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REFER TO WIND REPORT

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MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- DRYING AREA
- V VISITOR PARKING
- R RETAIL PARKING
- CAR PARK MIRRORS
- CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

111

peckvonhartel pvh

GEOCON BUILDING CANBERRA

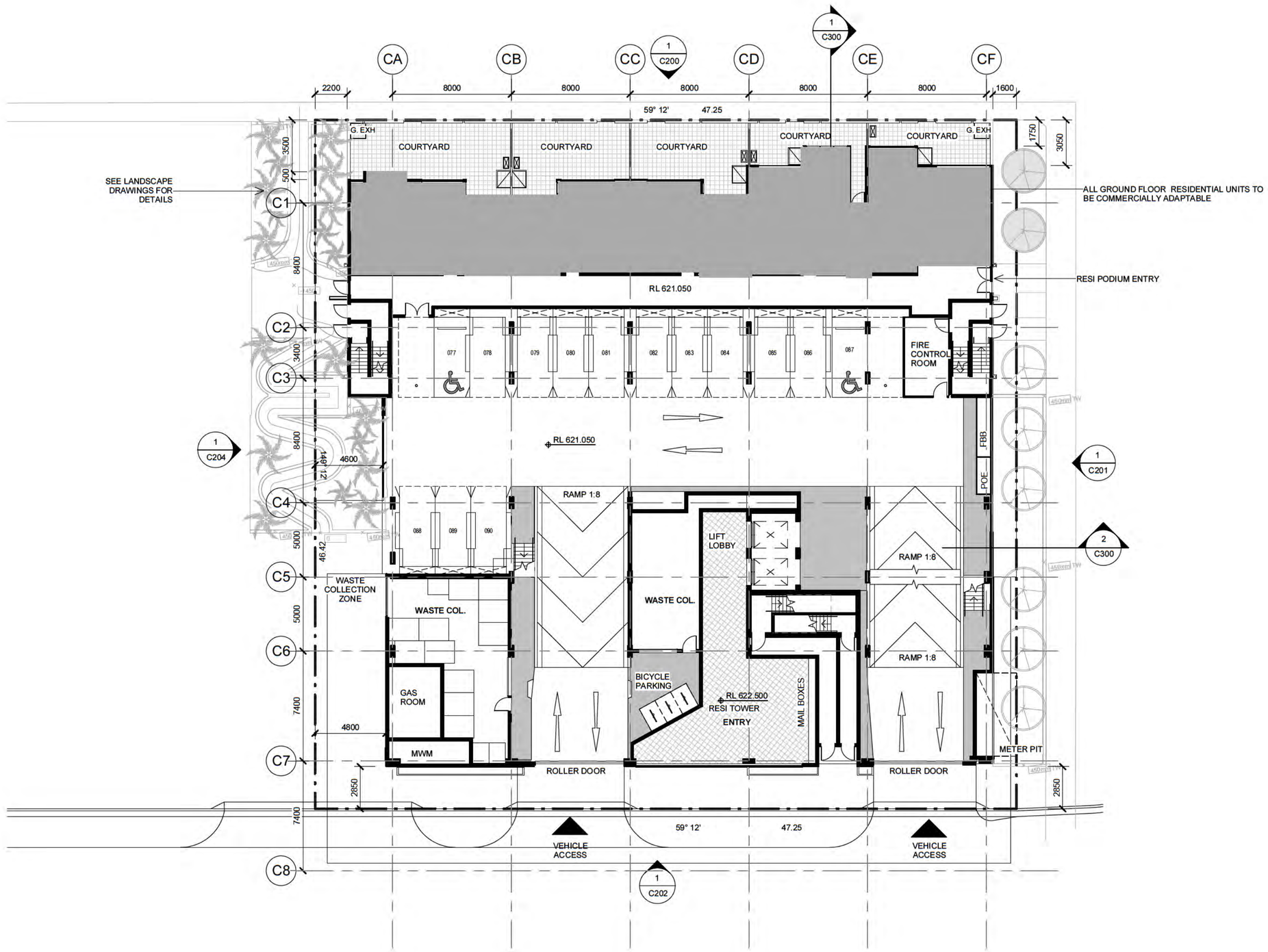
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-C101 **BUILDING C - BASEMENT PLAN**

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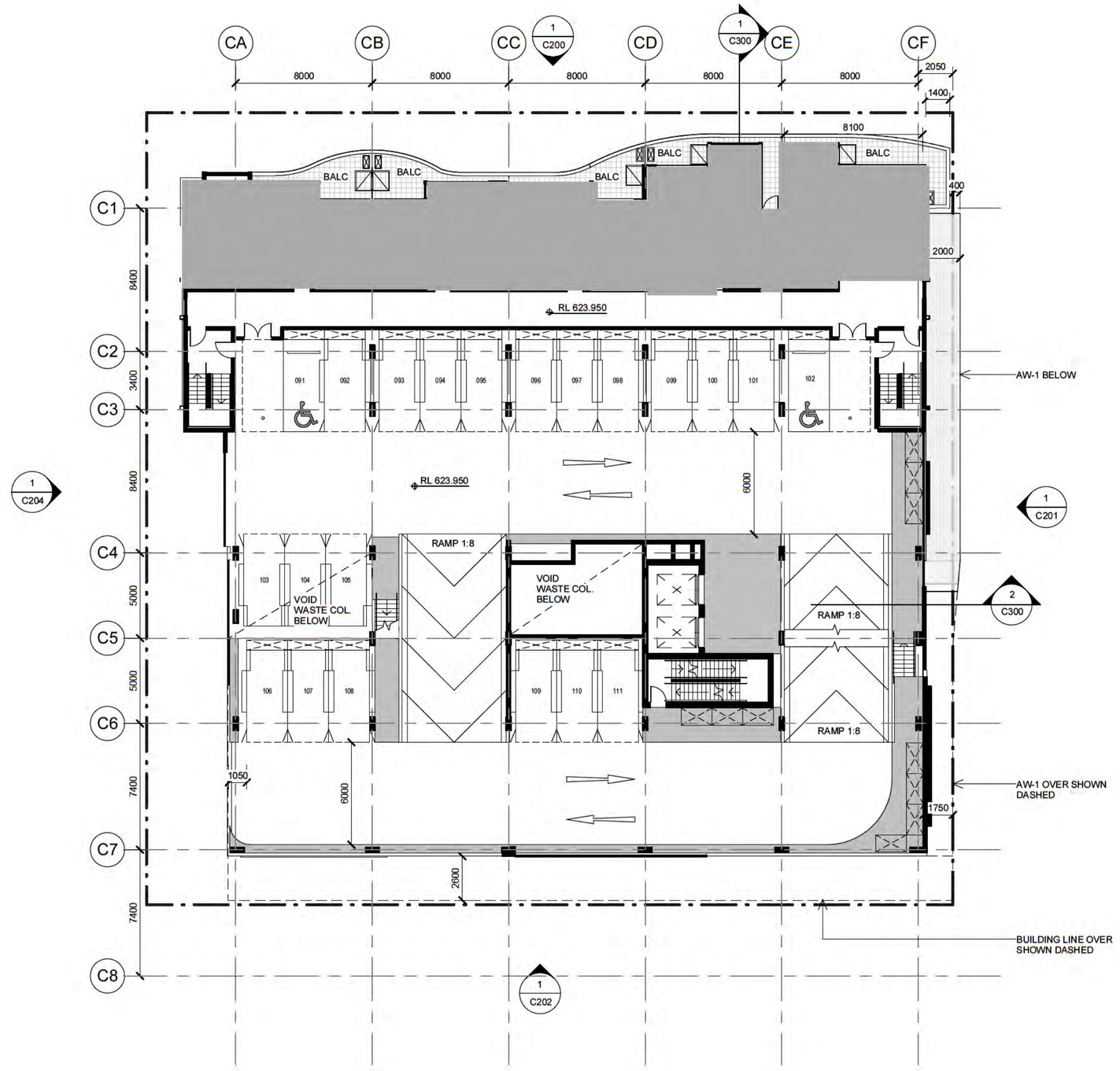
revision **E** date **03.12.14**

project **4188**


CA
CB
CC
CD
CE
CF
1 C200
1 C300
2200
8000
8000
8000
8000
8000
1600
59° 12'
47.25
G_EXH
COURTYARD
COURTYARD
COURTYARD
COURTYARD
COURTYARD
G_EXH
1750
3050
SEE LANDSCAPE DRAWINGS FOR DETAILS
C1
ALL GROUND FLOOR RESIDENTIAL UNITS TO BE COMMERCIALLY ADAPTABLE
RESI PODIUM ENTRY
RL 621.050
C2
C3
077
078
079
080
081
082
083
084
085
086
087
FIRE CONTROL ROOM
FRR
POE
1 C204
RL 621.050
4600
1 C201
C4
RAMP 1:8
088
089
090
LIFT LOBBY
2 C300
C5
WASTE COLLECTION ZONE
WASTE COL.
WASTE COL.
RAMP 1:8
C6
BICYCLE PARKING
RL 622.500
RESI TOWER ENTRY
MAIL BOXES
RAMP 1:8
GAS ROOM
4800
C7
MWM
METER PIT
ROLLER DOOR
ROLLER DOOR
2850
2850
59° 12'
47.25
VEHICLE ACCESS
VEHICLE ACCESS
C8
1 C202
8400
8400
7400
7400
5000
5000
3500
500
2150
2150
2150

GFA SCHEDULE - BUILDING C - OVERALL	
LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

PARKING SCHEDULE - BUILDING C LEVEL 1	
TYPE	COUNT
ACCESSIBLE	2
STANDARD	19
Total	21



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-C103 **BUILDING C - LEVEL 01 FLOOR PLAN**

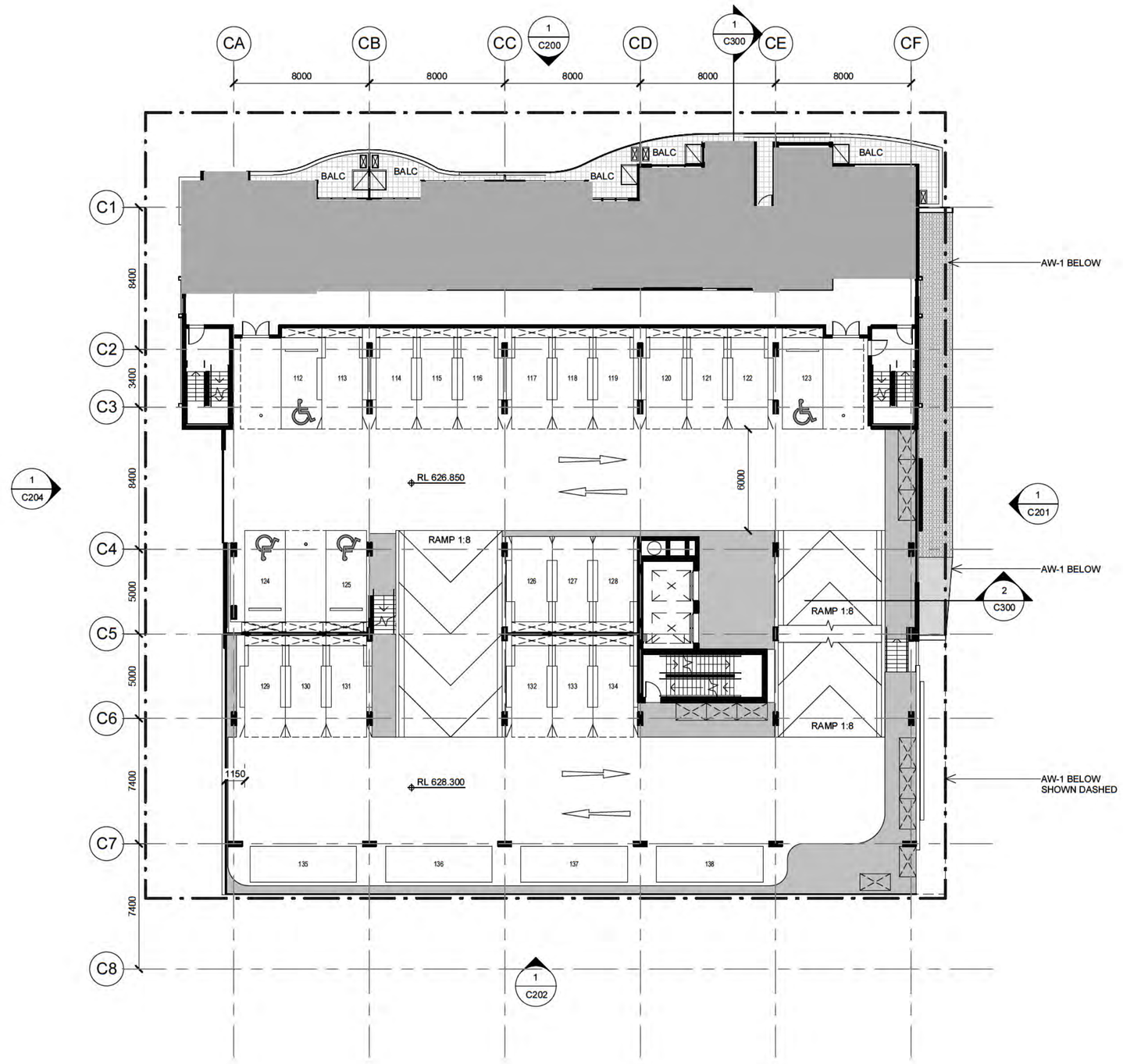
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revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING C - OVERALL	
LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

PARKING SCHEDULE - BUILDING C LEVEL 2	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	19
STANDARD (PARALLEL)	4
Total	27



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-C104 **BUILDING C - LEVEL 02 FLOOR PLAN**

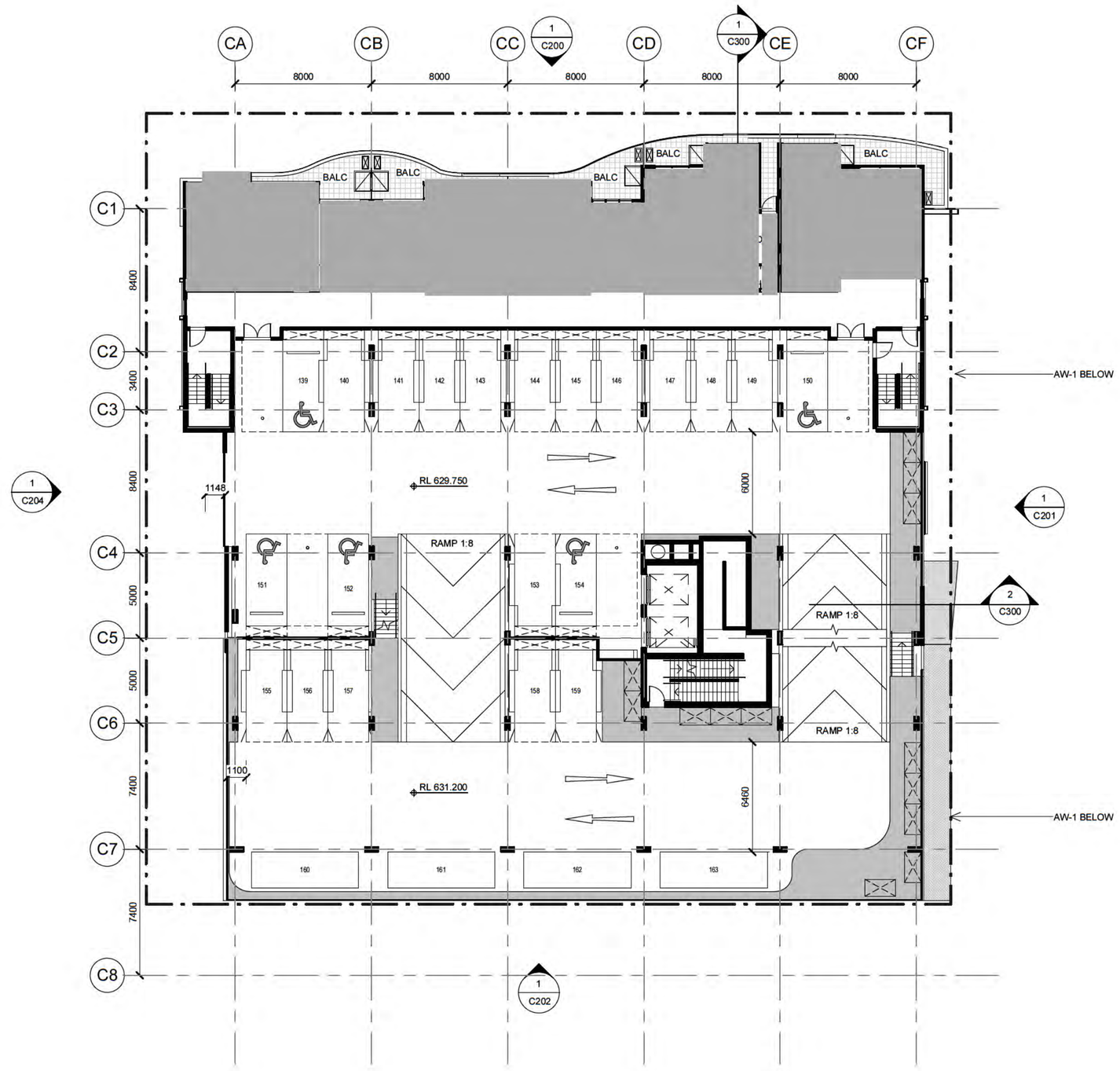
0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

GFA SCHEDULE - BUILDING C - OVERALL	
LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

PARKING SCHEDULE - BUILDING C LEVEL 3	
TYPE	COUNT
ACCESSIBLE	5
STANDARD	16
STANDARD (PARALLEL)	4
Total	25



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

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HANDRAIL TO **AS 1428.1**

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH **AS 1158.3** - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE **BCA & AUST STANDARDS**

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER **AS 1428.4**

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO **AS 128.1**

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO **AS 1428.1**

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

DRYING AREA

V VISITOR PARKING

R RETAIL PARKING

CAR PARK MIRRORS

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

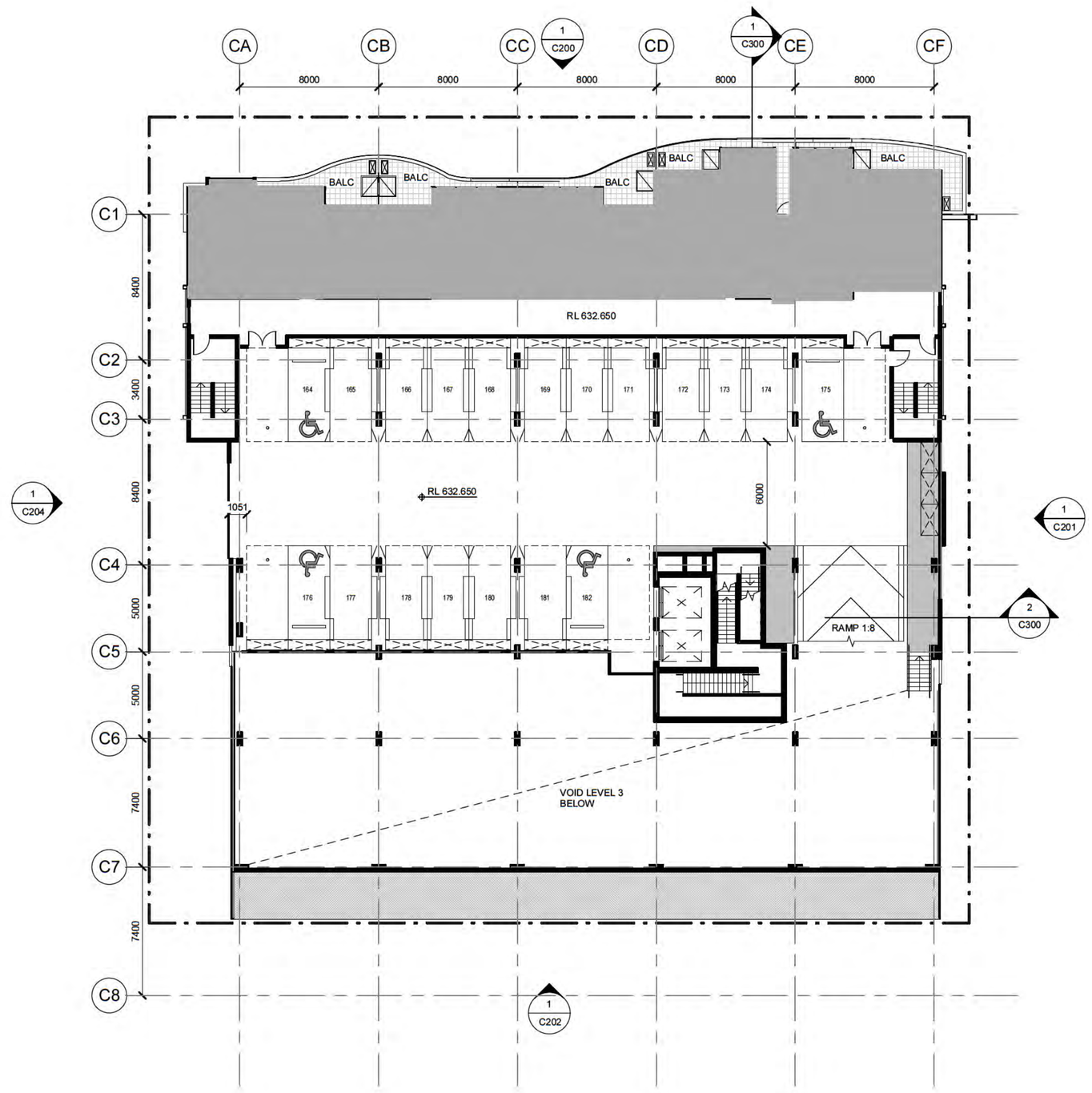
GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-C105 **BUILDING C - LEVEL 03 FLOOR PLAN**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**



PARKING SCHEDULE - BUILDING C LEVEL 4

TYPE	COUNT
ACCESSIBLE	4
STANDARD	15
Total	19

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH **AS 2890.6**

PASSENGER LIFTS TO **AS 1735.12 & BCA E3.6**

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

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TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

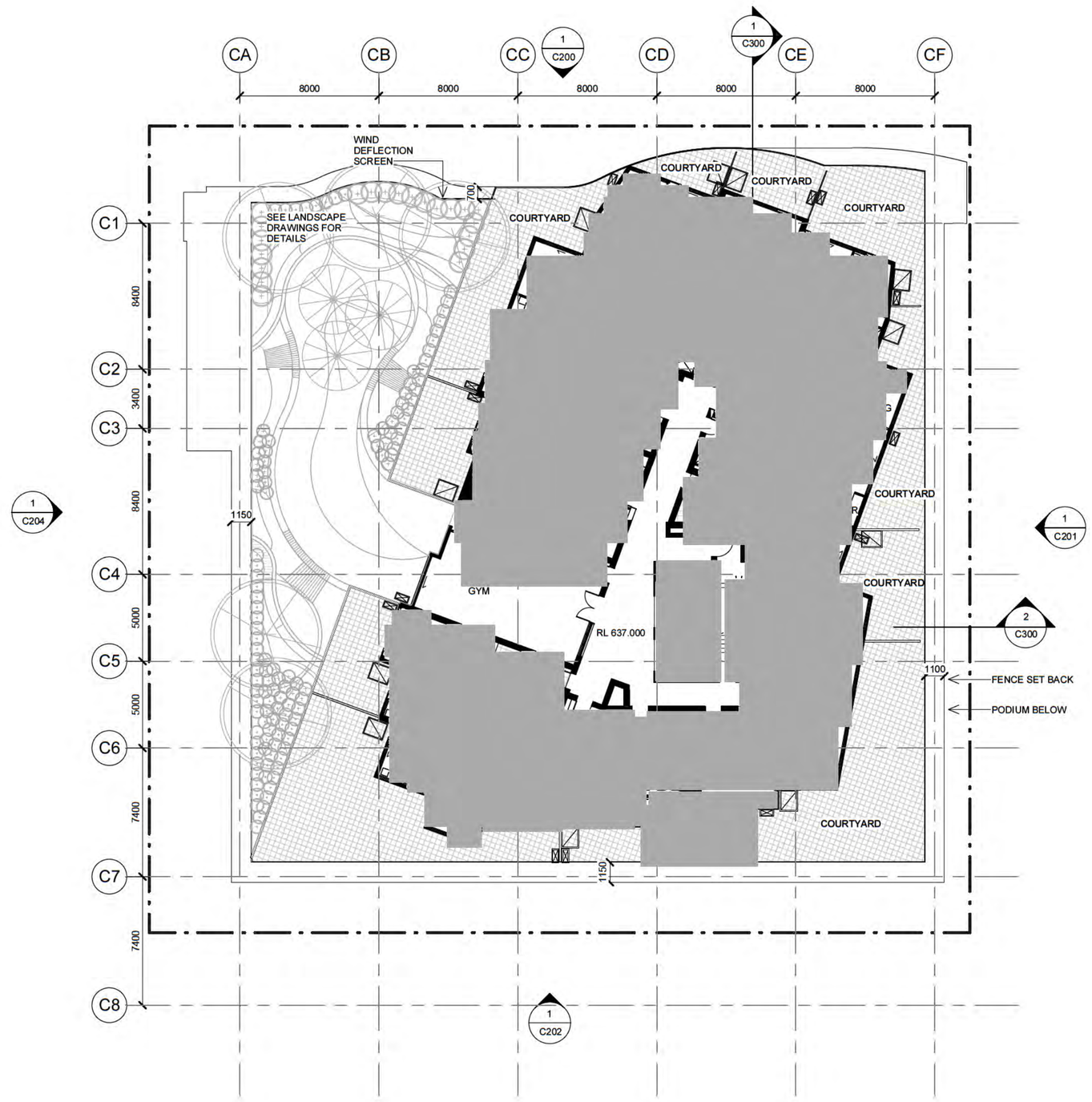
TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH **AS 2890.1**

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
DRYING AREA
V VISITOR PARKING
R RETAIL PARKING
CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

GFA SCHEDULE - BUILDING C - OVERALL	
LEVEL	**AREA**
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

ALL ADAPTABLE UNITS TO COMPLY WITH **AS 4299-1995 & THE ACCESS MOBILITY CODE**

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HANDRAIL TO **AS 1428.1**

LEGEND

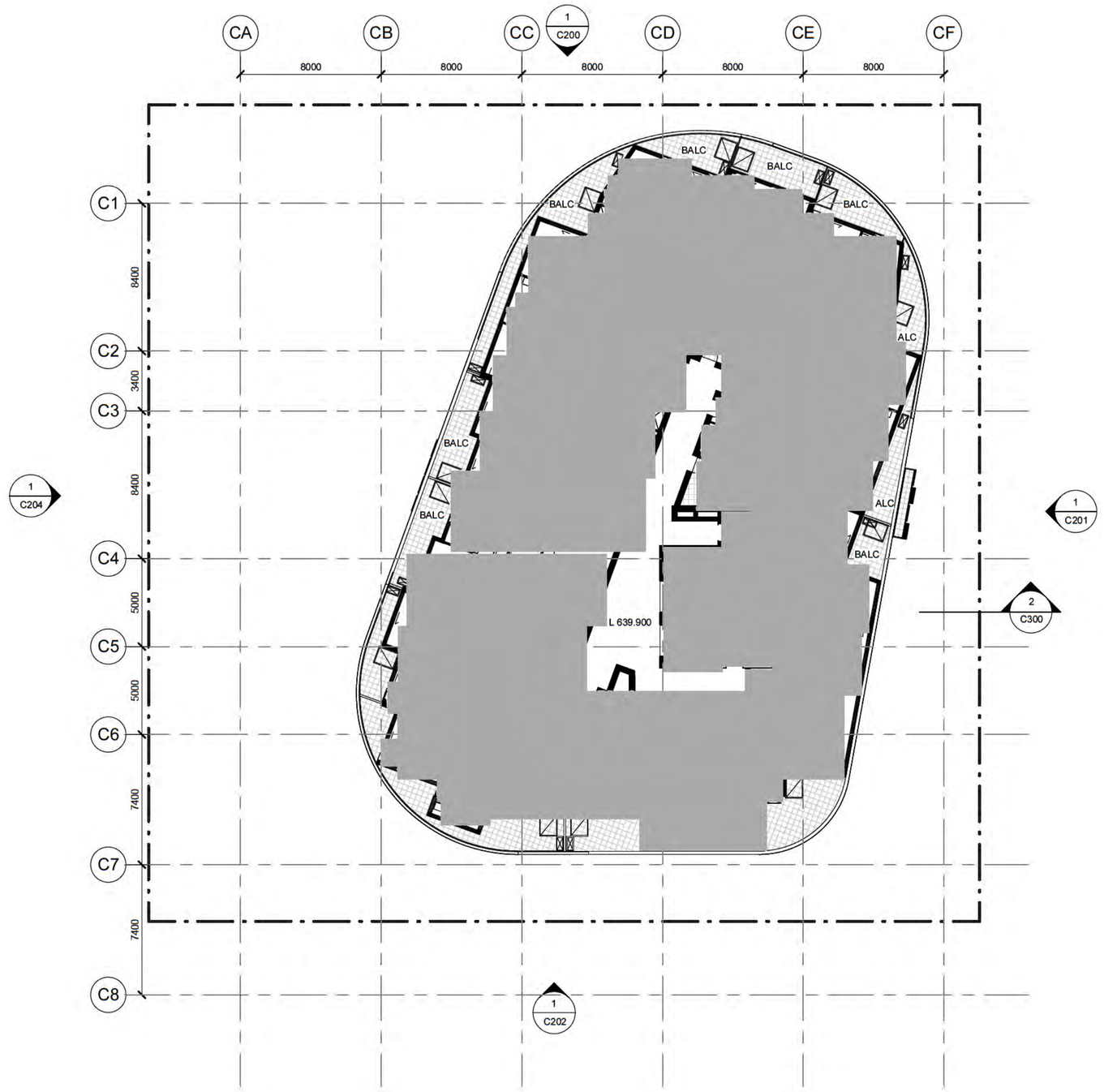
A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
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V VISITOR PARKING
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CAR PARK MIRRORS
CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

GFA SCHEDULE - BUILDING C - OVERALL	
LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
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LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
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LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²



NOTES

PASSENGER LIFTS TO **AS1735.12 & BCA E3.6**

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CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 1 SECTION 209 GUNGAHLIN

DA-C108 **BUILDING C - LEVEL 06 FLOOR PLAN (TYPICAL)**

0 2 4 6 8 10m Scale 1:200 @ A1

revision **E** date **03.12.14**

project **4188**

APPENDIX C
ACCESS COMPLIANCE REQUIREMENTS

C1 ACCESSIBLE CARPARKING

Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required. The car space and the shared zone should be a minimum of 5400mm long.

Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.

The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.

For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.

Designated accessible carparking is to be identified using the International Symbol for Access (ISA) – ground and vertical signage is required. Signage is to comply with AS1428.1.

C2 EXTERNAL WALKWAYS

The minimum unobstructed width of all pathways and walkways is to be 1000mm (AS1428.1(2009), Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2(1992).

All pathways and walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1(2009)).

The maximum allowable crossfall of pathways and walkways is to be 1:40. Surface of the accessible path of travel to be slip-resistant.

The ground abutting the sides of the pathways and walkways should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided to the side of the pathway (refer to AS1428.1(2009) Clause 10.2).

Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180º, landings to be 1540mm in length – refer to AS1428.1(2009), Clause 10.8.

C3 KERB RAMPS

Kerb ramps to comply with AS1428(2009) Amendment 1, Clause 10.7

Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).

Kerb ramps to have a non-slip surface as required by AS1428.

A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

C4 STEP RAMPS

The configuration of the step ramps to comply with the requirements of AS1428.1, Clause 10.6.

Maximum gradient of the step ramp to be 1:10 and maximum length to be 1900mm (providing a maximum height of 190mm).

Provide landings at the top and bottom of the step ramp to comply with AS1428.1, Clause 10.8.2.

Step ramp to be enclosed on both sides (minimum height 450mm) or a kerb and handrail needs to be installed. Where a kerb is to be installed, the height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level of the ramp. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

C5 ACCESSIBLE RAMPS

Ramp to comply with AS1428.1(2009), Clause 10.3. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).

Accessible ramp are to have a maximum rise of 3.6m (BCA Part 3.11).

The ramp is required to be set back a minimum 900mm from the property boundary (AS1428.1(2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to occur within the boundary and not protrude into the footpath area.

The ramp is required to be set back a minimum 600mm from an internal corridor (AS1428.1(2009), Clause 10.3 (f)). This allows tactile indicators and handrail extensions to be provided an not protrude into the corridor area.

Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1(2009), Clause 12. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right handed disabilities.

Where a ramp is not enclosed, provide kerb rails in accordance with AS1428.1(2009). The height of kerb rails are to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.

Provide tactile indicators at the top and bottom of the ramps to comply with BCA Part D3.8 and AS1428.4.1(2009),. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4(2009), Figure A1.

Tactile indicators will be required at a mid-landing where the ramp is not continuous. Where the handrail is continuous along both sides of the mid-landing, tactile indicators are not required.

C6 THRESHOLD RAMPS

Threshold ramps to comply with AS1428.1(2009), Clause 10.5.

Threshold ramps to have a maximum rise of 35mm, maximum length of 280mm and maximum gradient of 1:8.

Threshold ramps to be located within 20mm of the door leaf that it services.

C7 BUILDING ENTRANCES

Entrances to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.

Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.

Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where bevelled edges are provided between surfaces – refer to Figure 6.

Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1(2009), Clause 6.6.

C8 TACTILE INDICATORS AT THE BUILDING ENTRANCE

BCA Clause 3.8 (a) (v) states that for a building that is required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching – in the absence of a suitable barrier – an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building…if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators to be 600-800mm deep across the width of the path of travel.

C8 DOORWAYS

Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.

All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.

Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

C9 TACTILE INDICATORS

Installations of tactile indicators to be in accordance with AS1428.4.1 (2009).

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators to be 600-800mm deep across the width of the path of travel.

C10 VISUAL INDICATION TO GLAZING

Provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

C11 SIGNAGE

The BCA has requirements for Braille and tactile signage within Specification D3.6. This provides information for the provision of statutory signage. In addition, AS1428.2(1992) contains additional information as to the form of signage.

Signage should be easily comprehended by all building users. In this regard, the use of pictograms is highly recommended. The message that the sign conveys should be unambiguous.

Placement of signage should be considered at the following locations:

- Where it is clearly visible to people in bot a standing and seated position.
- At changes in direction.
- At locations where directional decisions are made.

- As required to amenities and exits

C12 PASSENGER LIFTS

Every passenger lift in an accessible building must be suitable for use by people with a disability. Typically, requiring the following to be provided:

Lift dimensions

- Lift floor dimensions of not less than 1100mm X 1400mm for lifts which travel not more than 12m.
- Lift floor dimensions of not less than 1400mm X 1600mm for lifts which travel more than 12m.
- Provision for a stretcher facility within at least one emergency lift required by E3.4, or where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve every floor served by lifts.

Lift Features

- Handrail complying with the provisions for a mandatory handrail in AS1735.12.
- Minimum clear door opening complying with AS1735.12.
- Passenger protection system complying with AS1735.12.
- Lift landing doors at the upper landing.
- Lift car and landing control buttons complying with AS173.5.12.
- Lighting in accordance with AS1735.12.
- Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

All passenger lifts serving more than 2 levels must possess:

- Automatic audible information within the lift car to identify the level each time the car stops.
- Audible and visual indication at each lift landing to indicate the arrival of the lift car.
- Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

C13 STAIRS

Stair construction to comply with AS1428.1(2009), Clause 11.1.

Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.

Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS1429.1(2009) Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

Provide handrails, with extensions, to both sides of the stair (AS1428.1(2009), Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.Handrails are required on both sides of the stair to cater for left and right handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser.

Provide tactile indicators at the top and bottom of the stair to comply with BCA Part D3.8 and AS1428.4.1(2009).

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.

C14 FIRE ISOLATED STAIRS

Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

Stair nosings shall not project beyond the face of the riser.

APPENDIX D
BEST PRACTICE RECOMMENDATIONS

D1 FIRE EGRESS FOR PEOPLE WITH DISABILITIES

HREOC Advisory notes on access to premises, Item 5.21 states that, in an emergency, all users should be provided with a means of egress from a premises to a place of comparative safety. This ensures people with disabilities to be provided with the same level of protection as other premises users or building occupants.

We recommend that signage displaying the ISA be provided to identify any places of comparative safety provided. Signage should state that the area is safe in the event of an emergency. Evacuation procedures for the building should address the provision of places of comparative safety for people with limited mobility.

Further, the Access Code for Buildings states that in the event of an emergency, provision must be made for people with vision impairment to locate the exit path (Part H2.14).

We also recommend that as a part of the emergency evacuation plan for the building, egress for persons requiring assistance be addressed. The provision of places of comparative safety within fire isolated passages would be advantageous to persons with a disability. This consists of a waiting area large enough to accommodate a wheelchair where persons can wait for assistance from emergency services. The waiting area should be identified with appropriate signage that incorporates the International Symbol for Access.

D3 SEATING TO PUBLIC AREAS

Where seating is located within public areas, a proportion of accessible seating should be provided offering compliance with AS1428.2:1992 Clause 27.

D4 SIGNAGE

Signs and symbols should be provided to inform all users. Provide a signage system which informs all users (HREOC Advisory notes on access to premises, Item 5.15).

D5 ACCESS CONTROLLED ENTRIES TO CAR PARKS

Where an entry to a car park is access control, the access or intercom pedestal should be position so that it is accessible by a driver who uses a wheelchair. The access /intercom pedestal to be positioned in accordance with AS2890.6:2009 Appendix A4.

D6 DEPTH OF DOOR RECESS

Where the depth of the door recess (measured to the face of the door) exceeds 300mm, the door must be automated to enhance access.

D7 LUMINANCE CONTRAST

Luminance contrast is the light reflected from one surface or component, compared to the light reflected from another surface or component. A luminance contrast of 30% between two surfaces is generally accepted as a minimum when considering it as a navigational / way-finding tool for people with Vision impairment.

In this regard, we recommend that the provision of a minimum 30% luminance contrast between surfaces be adopted in the following instances to assist people with Vision impairment negotiate the built environment:

- Provide luminance contrast between walls and doors.
- Generally, contrasting wall and floor surfaces should be provided. At a minimum skirting boards which provide suitable contrast to the floor surface assist people with low vision in identifying perimeters of corridors and accessible spaces.
- For joinery, Counters or benches to achieve a minimum 30% luminance contrast with the counter / bench face to which it is viewed. Additionally, Counter / bench surfaces to have a matte or low sheen finish;
- For handrails and grabrails, provide a luminance contrast between the rail and the wall colour;
- For signage, provide luminance contrast so that message can be conveyed – luminance contrast required between the information in the sign and base sign colour.

  Note: Statutory requirements for luminance contrast include tactile indicators, stair nosing strips, toilet seats and door / wall identification.

9. ADDITIONAL ACCESSIBILITY CONSIDERATIONS

As detailed above, it is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

Philip Chun Access provides the following as a summary of additional accessibility issues that can be addressed in order to reduce Client risk of attracting a discrimination complaint. Refer to Appendix C for specific requirements

- Fire Egress for People with Disabilities
- Seating in Public Areas
- Signage
- Access controlled entries to carparks
- Depth of Door Recess

10. CONCLUSION

We have assessed the architectural documentation available to date and have reviewed the proposed building works with respect to the Building Code of Australia 2014 and Premises Standards. The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. The finer details with respect to BCA 2014 compliance can be finalised prior to the issue of a Building Permit.

The proposed development is capable of achieving a high level of access for people with disabilities and meeting all the relevant standards.

The required number and location of adaptable units and car spaces provided within the development are consistent with ACT Planning & Land Authority *Access and Mobility General Code*.

Minor internal unit amendments will be required to be made prior to construction to ensure compliance with AS4299 (1995).

Planning and Development Act 2007

Development Application

Application Number: **201527109**

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?

◯ Yes

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
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

What type of applicant are you:

◯ Business

ACN or ABN
14659841354

Company Name
Purdon Planning Pty Ltd

Position held / Title
Office Manager

Salutation
None

First Name
Sue

Surname
Cutler

Postal Address 1
Unit 2

Postal Address 2
1-3 Torrens St

Postal Address 3
BRADDON

Suburb
BRADDON

State/Territory
ACT

Postcode
2612

Country
Australia

Phone Number
62571511

Fax Number

Mobile Number

Email
purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

○ Registered company

Australian Company Number (ACN)
143149053

Company Name
Geocon Commercial Holdings Pty Ltd

Position held / Title
Director

Salutation
Mr

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email
nick@geocon.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.

☐ CZ2 Business 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.

☐ Commercial Zones Development Code

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

Gungahlin Precinct Code

Fully Describe Your Proposal

Please provide a full description of your proposal

- A standalone 22 storey building, comprising a total of 243 residential apartments
- Site access via Gribble Street
- Onsite parking comprising 1 basement and 4 podium levels which will provide a total of 292 parking spaces.
- A variation to the existing Crown Lease for Block 3 to:

(a) delete the following land uses from the existing lease:

(iii) Drink Establishment;

(v) Non-retail commercial use

(b) add the following land uses to the existing crown lease:

(iv) Residential

(vi) Commercial accommodation use LIMITED TO serviced apartments

- The above variations will result in a new lease purpose clause as follows:

“To use the premises only for one or more of the following purposes:

(i) car park;

(ii) community use LIMITED TO child care centre and health facility;

(iii) indoor recreation facility;

(iv) residential use;

(v) restaurant
(vi) shop LIMITED TO a maximum of 200m2 GFA per shop; and
(vii) commercial accommodation use LIMITED TO serviced apartments"
- Realignment of the Block 2 boundary to create a Stratum Lease to accommodate the basement associated with Block 3. The new stratum block will be linked to the lease for Block 3.
- A new Right of Way (R.O.W) to facilitate waste truck turning paths into the adjacent Block 4.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area
192 residential units
182 car parking spaces

Is the use consistent with the current Crown lease?
○ No

Assessment Track

Please indicate which assessment track applies to this Development Application:

○ Merit

For more information about which track your development application will be assessed in, please click *here*. *Please note, the Environment and Planning Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Planning 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.
☐ Lease Variation

☐ Mixed Use (combined non-residential and residential developments)

Does this proposal involve a variation to a Units Plan?
○ No

Please select a *Lease Variation* sub type:
☐ Clause Changes
☐ Other (Please specify)

Please specify
Please note this is not Mixed Use, it is a residential only development. Unable to select only residential on eDevelopment system.

Mixed Use

Please select a Mixed Use sub type:

☐ New building

Number of non-residential Units

0

Number of residential dwellings

243

Total number of Units

243

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) (m^2)

0.00

B - Gross Floor Area to be demolished (m2)

0.00

C - Gross Floor Area to be added (m^2)

24527.00

D - Total Gross Floor Area of development (A-B+C)(m^2)

24527

E - COST OF WORKS at D* ($)

41030312.00

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) (m^2)

0.00

G - Parking areas – undercover

11432.00

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

9345297.00

Cost of Associated Works

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

841800.00

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

0.00

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

51217409

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?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

Trees

Is the Trees item relevant to your proposal?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

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?

○ No

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?

○ No

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?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

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?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

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?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

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

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

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

Traffic Generation

Is the Traffic Generation 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?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

○ Yes

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, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the *Signs* item relevant to your proposal?

○ No

Neighbourhood Plans

Is the *Neighbourhood Plans* 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 (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?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

○ Yes

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?

○ No

Survey Requirements - S.139(2)(i) - 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 – 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 and Planning 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 and Planning 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 Directorate;

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 lodgment 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 and Planning Directorate will not provide written advice of this decision.

I/we also understand that the Environment and Planning 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 and Planning Directorate its servants and agents to erect sign/s on the subject property(s) as required and 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 and Planning Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

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

28 Apr 2015

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 interuption.

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 EPD for review.

Development applications (DAs) can be delayed unnecessarily because EPD 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

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

necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

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 and Planning Directorate
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au
Website: www.environment.act.gov.au

ACT Government
Environment and Planning

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	2, 3, 4	Section	209	Suburb	Gungahlin
Unit No.		Street Address	Anthony Rolfe Drive, Gundaroo Drive, Gribble Street		
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	Geocon Commercial Holdings Pty Ltd (ACN 143 149 053) Nick Georgalis (Director)	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	Purdon Planning Pty Ltd	Email address	purdons@purdon.com.au

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	Rob Purdon	Nominee 2	Sue Cutler	Nominee 3	Trevor Fitzpatrick

Approved form AF 2014-73 approved by Dorte Ekelund, Director-General, Environment and Planning Directorate on 29 August 2014 under the *Planning and Development Act 2007, s425* and revokes approved form AF2014-4

Unauthorised version prepared by ACT Parliamentary Counsel's Office

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.

1st Lessee's Signature [redacted] Date 11/12/14

2nd Lessee's Signature [redacted] 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: Sue Cutler
Rob Purdon

Company Name: Purdon Planning Pty Ltd

Signature [redacted]

Date: 9 December 2014

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

Agency Name

Signature

Date

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

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Contact Details:
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GPO Box 158, Canberra City 2601
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602

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Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

ACT Government
Environment and Planning

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	2, 3, 4	Section	209	Suburb	Gungahlin
Unit No.		Street Address	Gribble Street Road Reserve and Gundaroo Drive		
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	TAMS Roads ACT (Karl Cloos – Actg Director) 37307569373	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	Purdon Planning Pty Ltd	Email address	purdons@purdon.com.au

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	Rob Purdon	Nominee 2	Sue Cutler	Nominee 3	Trevor Fitzpatrick

Approved form AF 2014-73 approved by Dorte Ekelund, Director-General, Environment and Planning Directorate on 29 August 2014 under the *Planning and Development Act 2007, s425* and revokes approved form AF2014-4
Unauthorised version prepared by ACT Parliamentary Counsel's Office

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.

1st Lessee's Signature		Date	
2nd Lessee's Signature		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	Sue Cutler Rob Purdon	Company Name	Purdon Planning Pty Ltd
Signature	[redacted]	Date	15 December 2014

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	Karl Cloos (Actg Director)	Agency Name	TAMS (Roads ACT)
Signature	[redacted]	Date	15/12/2014
Delegate Name		Agency Name	
Signature		Date	

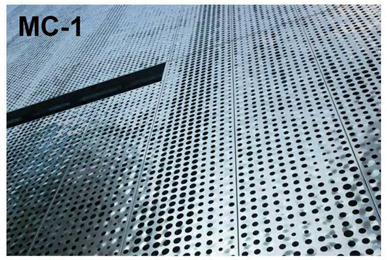
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Perforated Metal SHeets -
Carpark cladding / screening



Extruded Metal Sections-
Carpark cladding / screening



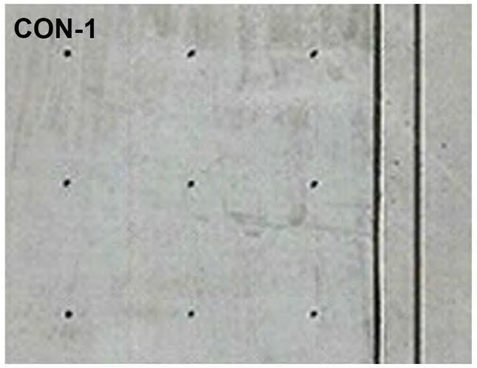
Metal Louvres -
Carpark cladding / screening



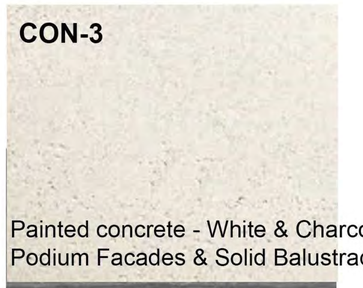
Wire mesh balustrades
(Tower balconies)



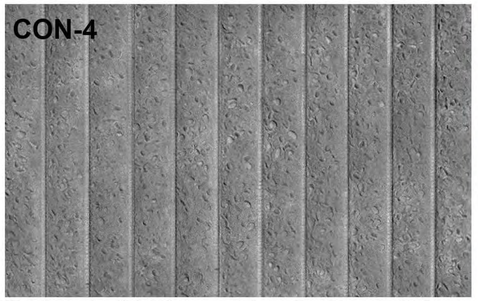
Tinted glazed windows,
Black metal frames



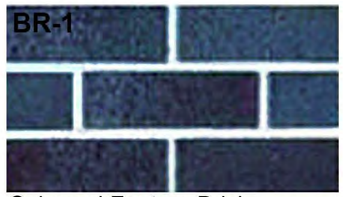
Off form concrete - Light grey tint, Class 2 -
Podium Facades & Exposed Floor Plates



Painted concrete - White & Charcoal-
Podium Facades & Solid Balustrades



Textured, ribbed concrete - Dark grey tint -
Tower Facades



Coloured Feature Brick -
Podium Facades



Blockwork -
Podium Facades



Timber landscape
planter boxes



Climbing vines in planter boxes -
Ground level, podium greening &
Tower feature strip - North face



Coloured Metal Screens -
Tower feature strip - West face

ACT Government
Environment and Planning

Planning and Development Act 2007, s425

PRE DA LODGEMENT

COMMUNITY CONSULTATION WRITTEN NOTICE

To be completed and uploaded via eDevelopment with DA

This document must be provided for the following types of development applications in all areas except for Industrial Zones as defined by the Territory Plan or in an area outlined in Schedule 1B of the *Planning and Development Regulations 2008*:

A development proposal for 1 or more of the following:

(a) a building for residential use with 3 or more storeys and 15 or more dwellings;

(b) a building with a gross floor area of more than 5000m²;

(c) a building or structure more than 25m above finished ground level;

(d) a variation of a lease to remove its concessional status.

Lease/Site Details *Please Print*

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

Block/s	**2, 3, 4**	**Section**	**209**	**Suburb**	**Gungahlin**
District	**Gungahlin**	**Street Address**	**Anthony Rolfe Drive, Gundaroo Drive, Gribble Street**		

Description of Development Proposal *Please Print*

- A Lease Variation for Blocks 2,3 & 4 to use the premises only for one or more of the following purposes:

(i) carpark;

(ii) community use LIMITED TO child care centre and health facility;

(iii) indoor recreational facility;

(iv) residential;

(v) restaurant;

(vi) shop LIMITED TO a maximum of 200m2 per shop;

(vii) retirement (independent living units only); and

(viii) commercial accommodation use LIMITED TO service apartments

- 3 separate buildings of 19, 20 and 22 storeys, comprising a total of 627 residential apartments
- 220m² GFA of retail at ground floor of Block 2
- Site access via Gribble Street
- Onsite parking comprising 1 basement level in all buildings (except Block 1 which has 2 levels) and 4 levels of podium parking in each of the 3 buildings. The site will provide a total of 677 parking spaces.

Approved form AF2014 -83 approved by Dorte Ekelund, Director- General, Environment and Planning Directorate on 29 August 2014 under section 425 of the *Planning and Development Act 2007 and revokes approved form* AF 2014-5

Unauthorised version prepared by ACT Parliamentary Counsel's Office

COMMUNITY CONSULTATION SUMMARY

I/we hereby certify that the following community consultation was undertaken prior to the lodgement of the development application:

Please tick relevant boxes

☑ **LETTER BOX DROP**

Delivery Date/s: 12/12/14 TO 18/12/14

Suburb/s Covered: Gungahlin & Ngunnawal

☑ **MEETING WITH COMMUNITY COUNCIL**

Date & Time: 12 November 2014 at 7:30pm

Location: Gungahlin Public Library

☐ **COMMUNITY MEETING**

Date & Time: _____

Location: _____

☑ **OTHER** – Please specify

Media Coverage

*Pre-DA community consultation must be undertaken for prescribed development. The proposal, that is the subject of the consultation, must be substantially the same as the proposal in the development application.

Applicant Details *Please Print*

Applicants Name Rob Purdon

Applicant Signature [redacted] **Date** 18/12/14

Unauthorised version prepared by ACT Parliamentary Counsel's Office
Unauthorised version prepared by ACT Parliamentary Counsel's Office

Unauthorised version prepared by ACT Parliamentary Counsel's Office

GUNGAHLIN TOWERS

BLOCKS 2, 3 & 4 SECTION 209

GUNGAHLIN ACT

CIVIL WORKS

DRAWING SCHEDULE

COMMON DRAWINGS

C.00	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C.01	EXISTING SERVICES PLAN
C.02	GRIBBLE STREET INTERSECTION PLAN
C.03	GRIBBLE STREET - SWEPT PATH ANALYSIS PLAN
C.04	SHARED ACCESS ROAD PLAN
C.05	SHARED ACCESS ROAD - SWEPT PATH ANALYSIS PLAN
C.10	POLLUTION CONTROL DETAILS
ESP.602	EXTERNAL SERVICES PLAN

BLOCK 2, SECTION 209 GUNGAHLIN

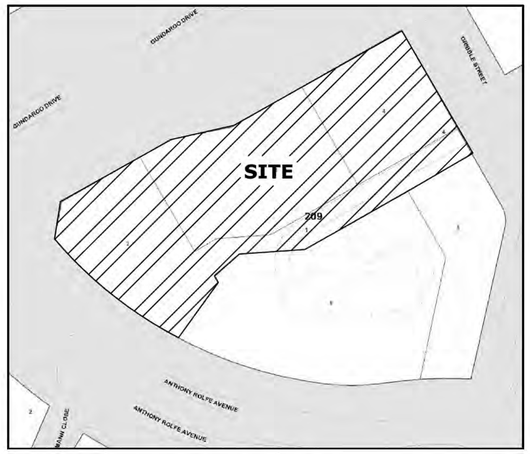
C.200	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C.201	CONCEPT POLLUTION CONTROL PLAN
C.202	WASTE COLLECTION - SWEPT PATH ANALYSIS
ESP.201	COVER SHEET
ESP.202	EXTERNAL SERVICES PLAN

BLOCK 3, SECTION 209 GUNGAHLIN

C.300	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C.301	CONCEPT POLLUTION CONTROL PLAN
C.302	WASTE COLLECTION - SWEPT PATH ANALYSIS
ESP.301	COVER SHEET
ESP.302	EXTERNAL SERVICES PLAN

BLOCK 4, SECTION 209 GUNGAHLIN

C.400	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C.401	CONCEPT POLLUTION CONTROL PLAN
C.402	WASTE COLLECTION - SWEPT PATH ANALYSIS
ESP.401	COVER SHEET
ESP.402	EXTERNAL SERVICES PLAN



LOCALITY

N.T.S.

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR DEVELOPMENT APPLICATION	S.G	S.G	07.12.14

LEGEND

Vital Design Solutions
Tel 02 6297 2765
Fax 02 6299 2316
Email admin@vsol.com.au
13 Botford Street
Queanbeyan NSW 2620
www.vsol.com.au
ABN 85 151 540 498
ACN 151 307 768

CLIENT

GEOCON CONSTRUCTORS

ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 2, 3 & 4 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
COVER SHEET, DRAWING
SCHEDULE AND LOCALITY PLAN

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JOB REFERENCE VS14071

DRAWING NUMBER C.00

DESIGNED S.GWYNNE

DRAFTED S.GWYNNE

SCALE

SCALE 1:100 UNO

SIZE A1

N

ISSUE

REVISION 1

GUNGAHLIN TOWERS

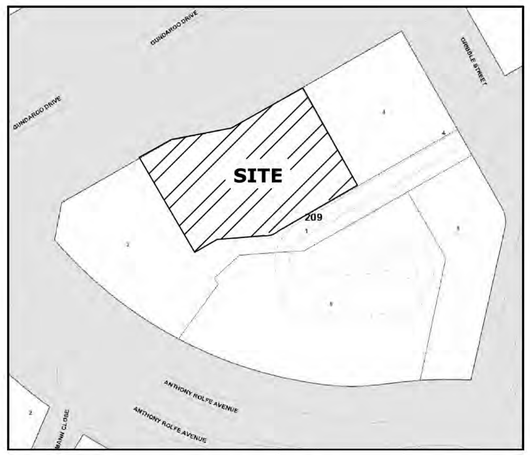
BLOCK 3 SECTION 209

GUNGAHLIN ACT

CIVIL WORKS

DRAWING SCHEDULE

C.300	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
C.301	CONCEPT POLLUTION CONTROL PLAN
C.302	WASTE COLLECTION - SWEPT PATH ANALYSIS
ESP.301	COVER SHEET
ESP.302	EXTERNAL SERVICES PLAN



LOCALITY
N.T.S.

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR DEVELOPMENT APPLICATION	S.G	S.G	07.12.14

LEGEND

Vital Design Solutions
Tel 02 6297 2765
Fax 02 6299 2316
Email admin@vsol.com.au
13 Botford Street
Queanbeyan NSW 2620
vsol.com.au
ABN 86 151 340 788
ACN 151 340 788

CLIENT

GEOCON CONSTRUCTORS

ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 3 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
COVER SHEET, DRAWING
INDEX AND LOCALITY PLAN

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JOB REFERENCE	DRAWING NUMBER
VS14071	C.300

DESIGNED S.GWYNNE | DRAFTED S.GWYNNE

SCALE

SCALE 1:100 UNO | SIZE A1

ISSUE

REVISION 1

GEOCON Group Pty Ltd
ACN 165 918 356
GEOCON Constructors (ACT) Pty Ltd
ACN 163 299 769
Unit 18, Level 1, 24 Iron Knob Street Fyshwick ACT 2609
PO Box 5425 Kingston ACT 2604
P 02 6255 0430 F 02 6241 2706
E admin@geocon.com.au

GEOCON.COM.AU

11 December 2014

Attention: ACTPLA

LIST OF INTERESTED PARTIES

The list of interested parties for Blocks 2,3,4 Section 209 Gungahlin is:



Regards

Peter Micalos
General Manager - Development
GEOCON

ACT Government
Environment and Sustainable Development

Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form

NOMINATING REMISSION - DI2014-48

To be completed and uploaded via eDevelopment with the DA

This form must be provided with any development application that could be eligible for a remission under the *Planning and Development (Remission of Lease Variation Charges – Economic Stimulus and Sustainability) Determination 2014 (No 1)* (DI 2014-48) made under sections 278 and 278E of the *Planning and Development Act 2007*.
An applicant is required to indicate whether or not they are seeking a remission under DI2014-48.

Is your DA eligible under section 3 of DI 2014-48?

If you answer no to this question, please progress to the lessee and applicant declaration on page 2

MEETS CRITERIA NO ☐ YES ☑

Are you seeking remission under DI 2014-48

If you answer no to this question, please progress to the lessee and applicant declaration on page 2

REMISSION APPLICATION YES ☑ NO ☐

To be eligible to apply for remission under DI 2014-48 your development application must include a lease variation that attracts Lease Variation Charge (LVC) calculated in accordance with section **277** of the *Planning and Development Act 2007* AND relate to the approval of development of a building (ie design and siting) where the variation of the lease is necessary to allow the development of the building.

Development Application status:

☑ INITIAL SUBMISSION AND NO EXISTING APPLICATION

☐ PRE-LODGEMENT (FEES NOT YET PAID)

☐ LODGED (FEES PAID AND UNDER ASSESSMENT

☐ DEVELOPMENT CONDITIONALLY APPROVED
- ☐ LVC NOT YET DETERMINED
- ☐ LVC DETERMINED

Existing Development Application number:

DA201527109

Was the application approved prior to 6 March 2014

☐ YES – YOUR APPLICATION DOES NOT MEET THE CRITERIA FOR THIS REMISSION

☐ NO – YOUR APPLICATION MAY MEET THE CRITERIA FOR THIS REMISSION

Lease/Site Details *Please Print*

Block/s: 3 Section: 209 Suburb: GUNGAHLIN

District: GUNGAHLIN Street Address: 4 GRIBBLE STREET

IDENTIFICATION OF PROPOSED CRITERIA FOR REMISSION

I/we hereby certify that the development proposed will meet following criteria:

Please tick relevant boxes

☑ ECONOMIC STIMULUS – where an application is lodged for a lease variation AND relates to development of a building where the variation of the lease is necessary to allow the development of the building, 25% of the added value calculated by using the formula (V1 – V2) x25% may be remitted.

One or more of the following remissions can be packaged together to result in a maximum 25% remission of the lease variation charge (refer to section 10 of DI2014-48).

☐	A BUILDING ACHIEVING AN AVERAGE GREEN STAR RATING OF 5 for a possible 10% remission	☐	A BUILDING ACHIEVING AN AVERAGE GREEN STAR RATING OF 6 for a possible 25% remission
☐	A BUILDING ACHIEVING AN AVERAGE NATHERS RATING OF 6.5 OR 7 for a possible 10% remission	☑	A BUILDING ACHIEVING AN AVERAGE NATHERS RATING OF 7.5 for a possible 25% remission
☐	A DEVELOPMENT WHERE 50% OR MORE (BUT NOT 100%) OF DWELLINGS MEET THE AUSTRALIAN STANDARD FOR ADAPTABLE HOUSING AS 4299-1995 for a possible 10% remission	☐	A DEVELOPMENT WHERE 100% OF DWELLINGS MEET THE AUSTRALIAN STANDARD FOR ADAPTABLE HOUSING AS 4299-1995 for a possible 25% remission

Approved form AF2014 -137 approved by Dorte Ekelund, Director General Environment and Planning Directorate on 1 September 2014 under section 425 of the *Planning and Development Act 2007*

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Important Information for you to understand

Planning and Development (Remission of Lease Variation Charges – Economic Stimulus and Sustainability) Determination 2014 (No 1) Disallowable Instrument 2014- 48 (DI2014-48) applies only to a Lease Variation Charge (LVC) calculated in accordance with section 277 of the *Planning and Development Act 2007*. The amount of remission applied to the determined LVC will be calculated based on the criteria nominated by the applicant in this form.

Please be aware that failure to meet the criteria for remission by either not developing the building or by delivering a lower than nominated building at completion may require the lessee (or subsequent lessee if the lease has been transferred to pay to the Territory, the value of the relevant remitted component beyond the remission applicable to the standard of building delivered i.e. the amount which would apply to the completed development. For example:

1. If an applicant made a nomination to deliver a sustainability outcome e.g. the applicant nominated that the building would deliver an average Green Star rating of 6 meaning that a 25% remission was given. However, on completion the building only achieved an average Green Star rating of 5 then the additional 15% of the remission value must be repaid. This is because the higher rating of Green Star 6 attracted a 25% remission whereas a Green Star rating of 5 only attracts a 10% remission. The repayment is the difference between these two values.
2. If no building is developed the amount of the economic stimulus component of the remission i.e. 25% of the determined added value that was used in the calculation of the LVC is required to be repaid. This is because the remission was provided as an economic stimulus for the construction industry with the intent that buildings would be developed.

The lessee will be required, at their own cost, to provide evidence from the relevant industry authority of the ratings and/or standards of the completed building. Where a remission under DI2014-48 has been applied, and the lessee intends to apply for subdivision under either the *Planning and Development Act 2007* or the *Unit Titles Act 2001*, the lessee will be required to provide evidence from the relevant industry authority of the ratings and/or standards met prior to the subdivision.

This remission is valid for development applications that meet the criteria of DI2014-48, section 3. The DA is approved on or after 6 March 2014 and the approval also relates to the development of a building on the land under the lease and that satisfies the relevant criteria at sections 4 (b), 6 (a) (b) and section 8 (a) (b) (c) as nominated by the applicant.

The DI expires on 6 March 2016 and an eligible DA must be approved by 6 March 2016 to be able to gain a remission under the instrument.

Applicant and Lessee Declaration: please print		
Applicant's Name ROB PURDON	Applic[redacted]'s Signature	Date 3/3/15
Lessee's Name NIKOLAOS GEORGALIS	Lessee's Signature	Date 3/3/15
Lessee's Name	Lessee's Signature	Date

In signing this application for remission on LVC under DI2014-48 I/we understand and accept the terms of the remission.
This form must be signed by all the Crown lessees prior to submission.

DEFINITIONS:

Green Star rating - Means a rating under the national environmental rating system for buildings called the "Green Star" rating system developed by the Green Building Council of Australia. www.gbca.org.au

NatHERS rating - Means a rating under the Nationwide House Energy Rating Scheme (NatHERS) administered through the Ministerial Council of Energy. www.nathers.gov.au

Australian Standard for Adaptable Housing - AS 4299-1995 can be purchased at www.standards.org.au

Privacy Notice

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

Contact Details:	Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays
Environment and Planning Directorate Customer Service Centres GPO Box 158, Canberra City 2601 8 Darling Street Mitchell, ACT 2911 16 Challis Street Dickson ACT 2602	Phone: (02) 6207 1923 TTY: (02) 6207 2622 Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

GUNGAHLIN TOWN CENTRE
Block 3 Section 209

Urban Planning Report
&
Statement Against Criteria



April 2015

PURDON PLANNING
GEOCON CONSTRUCTORS

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Attachment E: Statement against Parking and Vehicular Access Code 50
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1.0 Introduction

1.1 Purpose

This report has been prepared by Purdon Planning Pty Ltd as supporting documentation for a Development Application (DA) on behalf of Geocon Commercial Holdings Pty Ltd (GEOCON) for the overall development of Blocks 2, 3 and 4 Section 209 Gungahlin. The total project includes three separate residential towers with individual parking, some commercial development and associated lease variations.

Three separate DA's have been lodged within the overall site development plan for each of Blocks 2, 3 and 4. This report addresses the specific assessment for Block 3 and contains all relevant specific information for the site.

The proposed development for Block 3 will include 243 residential units and on-site parking.

No development is proposed for the approved commercial building at Block 5 or the existing Child Care Centre at Block 6, however assessment undertaken as part of this DA will consider the entire impacts on all of Section 209 and surrounding areas.

Section 209 is located within the Gungahlin Town Centre and is surrounded by Gundaroo Drive, Anthony Rolfe Ave, and Gribble Street. Site access to all blocks in Section 209 is provided via an existing private Right of Way off Gribble Street.

The proposed development is lodged as a merit track assessment.

All matters required for consideration under the *Planning and Development Act 2007* have been addressed below, including all relevant development codes.

The report includes a description of the site and surrounding area, a description of the proposed development, attached Statements against Criteria (SAC), and an impact assessment of the proposed development. Statements against Code Criteria have been prepared for the following (and attached to this report):

- Gungahlin Precinct Map and Code (includes Belconnen Town Centre)
- Commercial Zones Development Code
- Multi Unit Housing Development Code
- CPTED Code.

The proposal is also consistent with the relevant general codes, including the Vehicle Access and Parking Code and Access and Mobility Code.

The project has also been the subject of mandatory pre-DA consultations with all adjacent lessees and with the wider community and other stakeholders through the Gungahlin Community Council and a number of media reports.

1.2 Background

GEOCON is an experienced Canberra-based development and construction company, specializing in multi-unit residential and commercial projects. The company also owns and operates three Abode Hotels in Gungahlin, Tuggeranong and Woden Town Centres, and is engaged in other residential developments including a number of sites in Gungahlin.

Development Approval for Section 209 (DA 201221070 & 201221070A) was granted by EPD on 19 July 2012 for construction of a mixed commercial use development consisting of commercial office space, a restaurant cafe, a health facility, gym and a childcare centre. This development involved a total GFA of 51,598m² was spread over five separate buildings on Section 209 ranging in height from 2 to 12-storey buildings (including a 7-storey car parking structure); two level basement car parks; and associated works. The crown lease did not contain any upper limit on the amount of non-residential floor space other than for retail (shop) purposes.

Since this approval, GEOCON has completed construction of a two-storey child care centre, an access road off Gribble Street, surface parking and site services.

A separate determination by EPD was made on the 3 April 2014 to approve a Lease Variation to subdivide Section 209 into 5 individual parcels (Blocks 2, 3, 4, 5, & 6) and this has now been implemented with 5 separate crown leases registered with the land Title Office.

1.3 Supporting Material for DA

This report should be read in conjunction with revised architectural plans and revised technical reports (refer separate documents) lodged as part of the DA. These include:

1.4 Project Team

The project team comprises:

- GEOCON (Lessee, Proponent, builder)
- PeckVonHartel Architecture (architect)
- Landdata (surveyor)
- Vital Design Solutions (Civil Engineering, building services)
- NDY (acoustics, external lighting and wind assessment)
- GTA (traffic & parking)
- SpaceLab (Landscape)
- Phillip Chun (building access & mobility)
- Knight Frank (property valuations)
- Purdon Planning (urban planning, community consultations & agency liaison).

2.0 Block 3 Proposal

The proposed development for Block 3 is summarised below and should be read in conjunction with a description of the overall development of Section 209 and supporting rationale as outlined in the following text:

- A standalone 22 storey building, comprising a total of 243 residential apartments
- Site access via Gribble Street
- Onsite parking comprising 1 basement and 4 podium levels which will provide a total of 292 parking spaces.
- A variation to the existing Crown Lease for Block 3 to:

  (a) delete the following land uses from the existing lease:

  (iii) Drink Establishment;

  (v) Non-retail commercial use

  (b) add the following land uses to the existing crown lease:

  (iv) Residential

  (vi) Commercial accommodation use LIMITED TO serviced apartments
- The above variations will result in a new lease purpose clause as follows:

  "To use the premises only for one or more of the following purposes:

  (i) car park;

  (ii) community use LIMITED TO child care centre and health facility;

  (iii) indoor recreation facility;

  (iv) residential use;

  (v) restaurant

  (vi) shop LIMITED TO a maximum of 200m2 GFA per shop; and

  (vii) commercial accommodation use LIMITED TO serviced apartments"
- Realignment of the Block 2 boundary to create a Stratum Lease to accommodate the basement associated with Block 3. The new stratum block will be linked to the lease for Block 3.
- A new Right of Way (R.O.W) to facilitate waste truck turning paths into the adjacent Block 4.

3.0 Overall Development Proposal for Section 209

This section provides a brief description of the overall development proposal and should be read in conjunction with plans and technical reports submitted as part of separate DA submissions for Blocks 2, 3 and 4 Section 209 Gungahlin.

The application is for approval of proposed development on Blocks 2, 3 & 4 Section 209 only and does not apply to approved development on Blocks 5 or 6.

A rationale for the overall development proposal is outlined below.

Section 4 discusses the statutory planning requirements of the overall development.

The impact of the development is assessed in Section 5 and should also be read in conjunction with the technical assessment under the **Statements against Code** attached to this report.

Figure 3-1: Gungahlin Context Plan



Figure 3-2: Site Plan



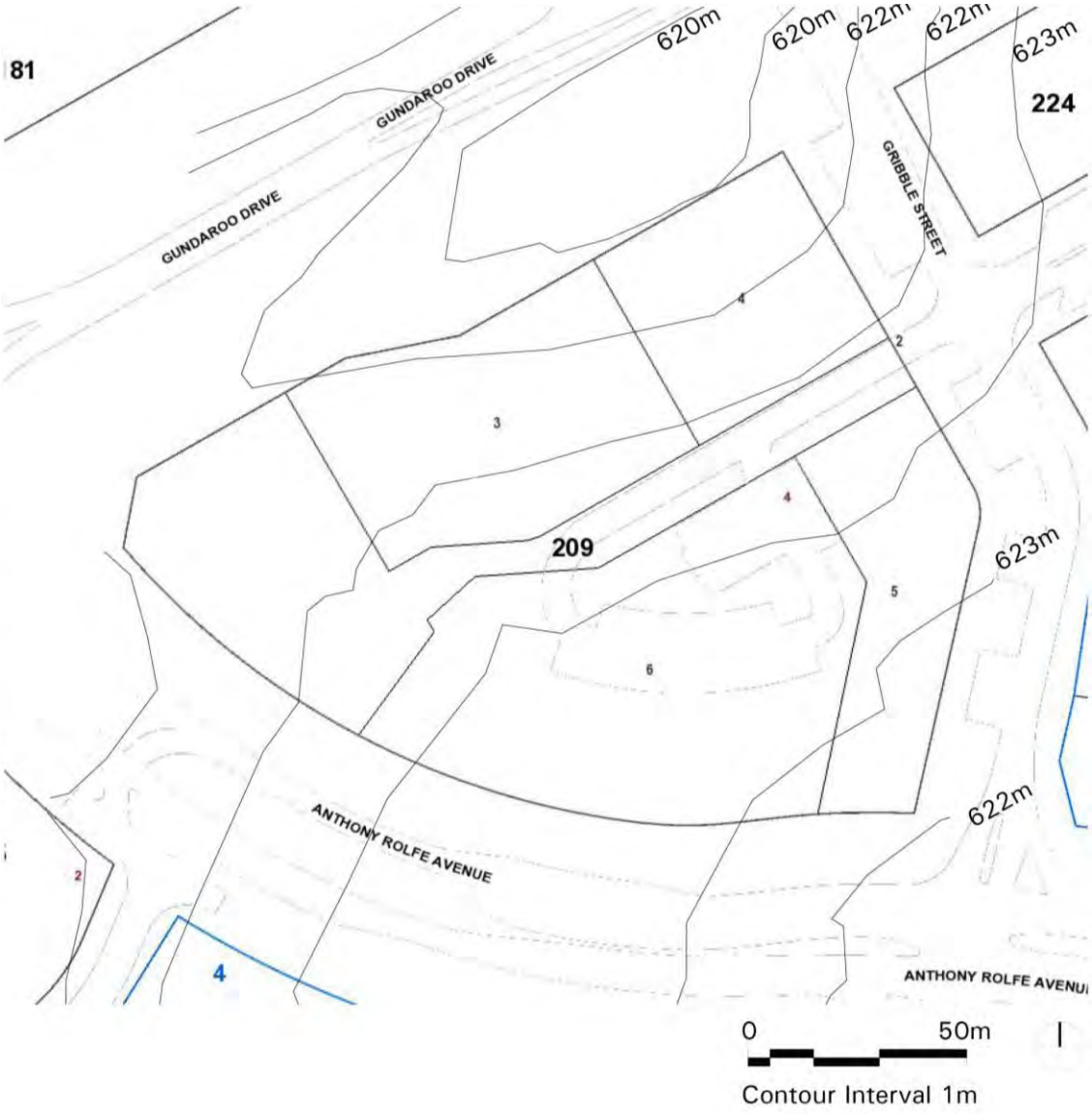
Source: ACTMAPi

Figure 3-3: Site Development Plan



Source: PeckVonHartel, 2015

Figure 3-4: Contour Plan



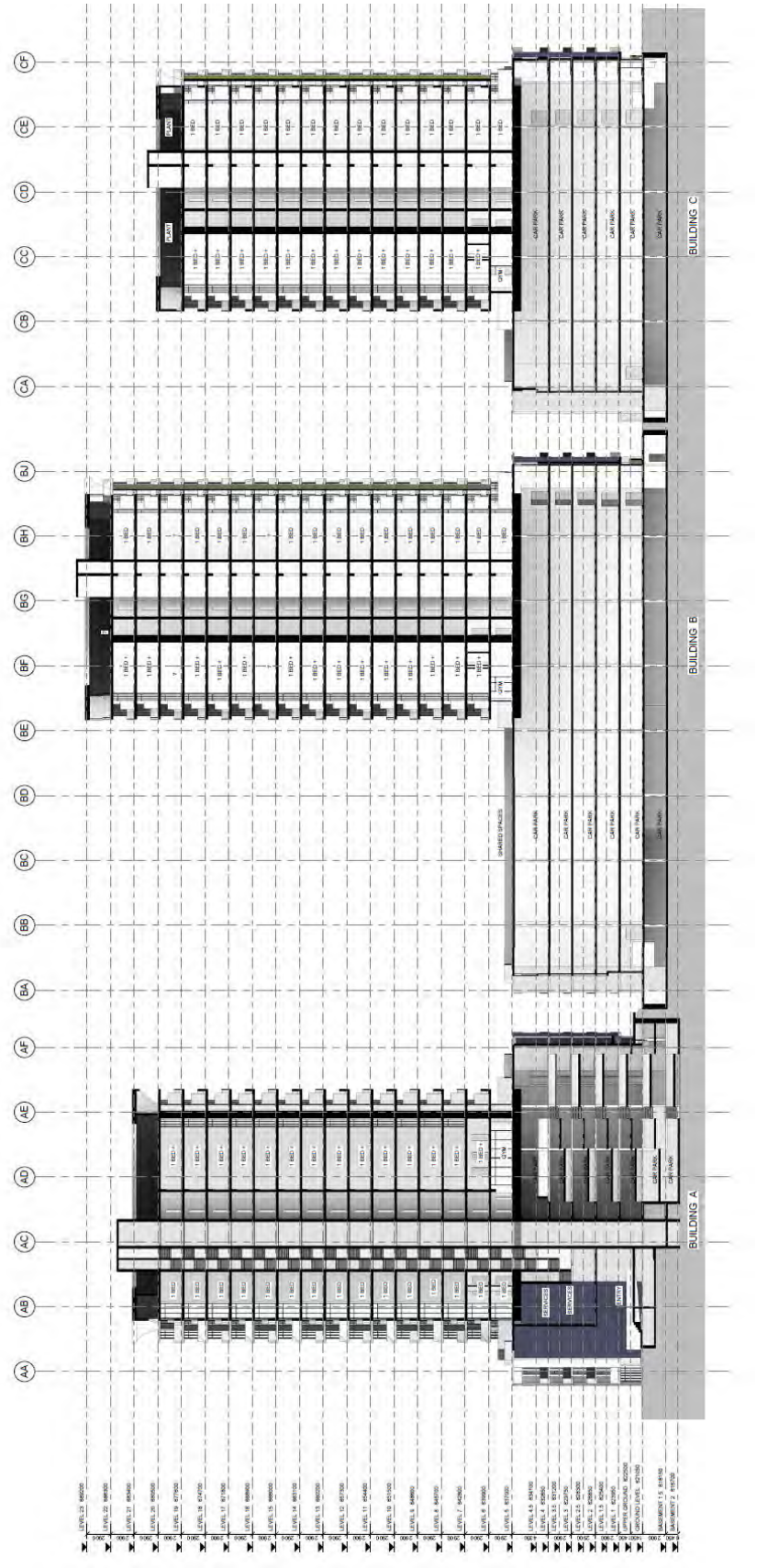
Source: ACTmapi

Figure 3-5: Concept Landscape Plan



Source: Space Lab

Figure 3-6: Western Elevation



Source: Peck Von Hartel 2014

3.1 Project Rationale

The rationale and justification for proposed development of 3 new residential towers on Section 209 Gungahlin is based on the following considerations:

- **Support for light rail project** - the development will deliver a substantial population boost to the light rail station which is within 500m of the proposed GTC station. The development site is also within easy walking distance of existing bus transport.
- **Consistency with government policy for increased density in town centres** – the project will boost residential numbers in the town centre and is consistent with planning policy for higher density development in town centres.
- **High rise in other town centres** – other town centres have high rise buildings to provide residential choice as well as strong urban design markers. The GEOCON project will add visual interest, residential lifestyle choice and activation to Gungahlin Town Centre.
- **Walking distance to the retail core** – the project is within easy walking distance of existing retail, entertainment and community infrastructure in the town centre and will help boost retail viability. Access is via exiting footpaths and signalised intersections.
- There has not been any **demand for large scale commercial development** in the existing business park since the land was acquired in 2010. Prospects for new demand for office or related commercial space is unlikely to improve in the short to medium term because of Federal Government policy and the limited role that the ACT Government can provide given its recent decision to establish a new government office block on the eastern side of the town centre. However, the proposed design could be adapted to incorporate non-residential uses should demand for this type of space change over time. In addition, Block 5 has been retained for commercial use should demand warrant.
- **New job creation** and support for building industry – the project would be staged over several years and would provide an ongoing demand for local construction workforce in this part of Canberra. There would also be multiplier effects for other aspects of the industry and retail sectors as well as business and personal services.
- **Staged development** of the project will not flood the residential market.
- The progressive development of residential units will provide **support for local business in GTC.**
- There are **no adverse environmental impacts** on existing residential areas.
- The project is being initiated by a **local developer with a strong commitment to Canberra** and the local economy.
- The taller building elements will provide the town centre with a **"beacon" or visual marker** from other parts of Gungahlin.
- **Building heights** are consistent with those of other Town Centres across the ACT and present a positive variation to the existing built form of the Gungahlin Town Centre.
- The development will provide **lifestyle choices for new residents** in the town centre, and will provide high levels of residential amenity.
- The development provides a **sustainable development outcome** in terms of its location, as well as attractive building design.
- The Project reinforces **a positive investor outlook** for Gungahlin and the Canberra economy.
- The project will generate **new revenue** potential for Territory in the form of Lease Variation Charges; municipal rates, and other charges.

3.2 Existing Site Conditions

The subject site is located in the Gungahlin Town Centre and bounded by Anthony Rolf Ave, Gribble St and Gundaroo Drive and represents about half the ground area of Section 209 (Figure 3-1 to Figure 3-8).

The site is located on a prominent gateway to the town centre, and is shown as CZ2: Business Zone in the Territory Plan.

A detailed site assessment has been undertaken for the project.

The site currently contains an internal access road off Gribble Street and a new two storey child care centre with its own surface parking.

The site is surrounded by three public roads including the main western entry into the town centre, and there is a mixture of land uses adjacent to the site including:

- Bulky goods retail (including mooted development) and health centre to the west (across Anthony Rolfe Ave),
- Residential and open space to the north and north west (across Gundaroo Drive)
- Small scale commercial and community uses, emergency services and vacant leased land to the east (across Gribble Street).
- Residential units east of Gozzard Street.
- Retail uses including a number of supermarkets, shops, bulky goods retail, community facilities and services within easy walking distance of the town centre to the east.
- Medium density residential units within the Town Centre and along Anthony Rolfe Avenue.
- A Public Transport corridor along Anthony Rolfe Ave which currently comprises Action Buses on 15 minute intervals and to include Light Rail in the future.

The following is a summary of existing site characteristics:

- ***Site Area*** –Section 209 has a total site area of approximately 17,260m^2 across 5 individual parcels of land.
- ***Existing buildings*** – A child care centre is located on Block 6 fronting Anthony Rolfe Ave.
- ***Topography & Drainage*** – The site is relatively flat but has a gentle fall of approximately 3m from the south-east to the north-west. It has been recently re-graded with the civil works for the road and adjoining sites.
- ***Site Contamination*** – There is no known contamination on the site.
- ***Heritage*** - The subject site is not heritage listed or nominated.
- ***Vegetation and Fauna*** – There is no vegetation on the subject site. A regulated tree is located on the child care centre block but is not affected by the development. Native vegetation is located in the Gundaroo Drive verge but will not be affected by the development.
- ***Street Trees*** – There are a number of native trees within the Gundaroo Drive reserve to the north/north west as well as some planting along Anthony Rolfe Ave. None will be affected by the development.

- *Infrastructure Services* - Advice from utility agencies confirm that all development blocks on the site are either fully serviced or can be serviced.
- *Traffic* – The site is bound by Anthony Rolfe Ave, Gundaroo Drive, and Gribble Street. The site currently contains an internal access road off Gribble Street which in turn links both Gundaroo Drive and Anthony Rolfe Ave with existing traffic lights at the latter.
- *Public Transport* - Existing bus stops are located within Anthony Rolfe Avenue adjacent to the site. Hibberson Street is part of the Red Rapid Transport Route and is currently serviced by every 15 minutes during peak hours. Hibberson Street is approximately 400m (walking distance) south east of the subject site.
  There is an ACTION bus layover located adjacent to the site in Anthony Rolfe Ave. The site is within 500m of the proposed light rail station and the retail core.
- *Parking* – Surface car parking is provided for the Child Care Centre on Block 6 Section 209. There is no other parking currently provided within Section 209, although there is provision for on-street parking on Gribble Street and Swain Street.
- *Bicycle and Pedestrian Movement* – Pedestrian access is currently available via a footpath to the south east of Block 5 Section 209 to the Child Care Centre. Footpaths are also provided within the Anthony Rolfe Ave and Gribble Street road reserves. Anthony Rolfe Ave also provides bicycle lanes in both east to west directions.

In summary, the site is located at the north west part of the Gungahlin Town Centre and is within close proximity to a broad range of land uses and services expected within a Town Centre. The site is well connected to the greater Town Centre via existing pedestrian walkways with traffic lights at intersections.

The site has been substantially altered from its natural state by previous earthworks.

The Red Rapid bus route is located within close proximity to the site (approximately 400m walking distance). The proposed Gungahlin terminal for Stage 1 of the Canberra Light Rail Project is also to be located on Hibberson Street.

There are no significant constraints on the proposed development arising from the assessment of site characteristics.

3.3 Summary Project Description

Three separate DA's have been lodged for approval of proposed development on Blocks 2, 3 & 4 Section 209 Gungahlin, consisting of the following elements::

- 3 separate buildings of 19, 20 and 22 storeys, comprising a total of 627 residential apartments
- 220m2 GFA of retail at ground floor of Block 2
- Site access via Gribble Street
- Onsite parking comprising 1 basement level in all buildings (except Block 1 which has 2 levels) and 4 levels of podium parking in each of the 3 buildings. The site will provide a total of 677 parking spaces.
- The approved Subdivision Plan will also be amended to show the encroachment of basements of Blocks 3 and 4 into Block 2. Refer Landdata Stratum Subdivision Plan lodged with DA.
- A variation to the existing Crown Leases for Blocks 2, 3 and 4 to:

  (a) delete the following land use from each of the existing leases:

  (iii) Drink Establishment;

  (v) non-retail commercial use

  (b) add the following land use to each crown lease:

  (iv) Residential

  (vi) Retirement Village (independent living units only)

  (vii) Commercial accommodation use LIMITED TO serviced apartments
- The following lease purpose clause is therefore proposed for each site:

  "To use the premises only for one or more of the following purposes:

  (i) carpark;

  (ii) community use LIMITED TO child care centre and health facility;

  (iii) indoor recreational facility;

  (iv) residential;

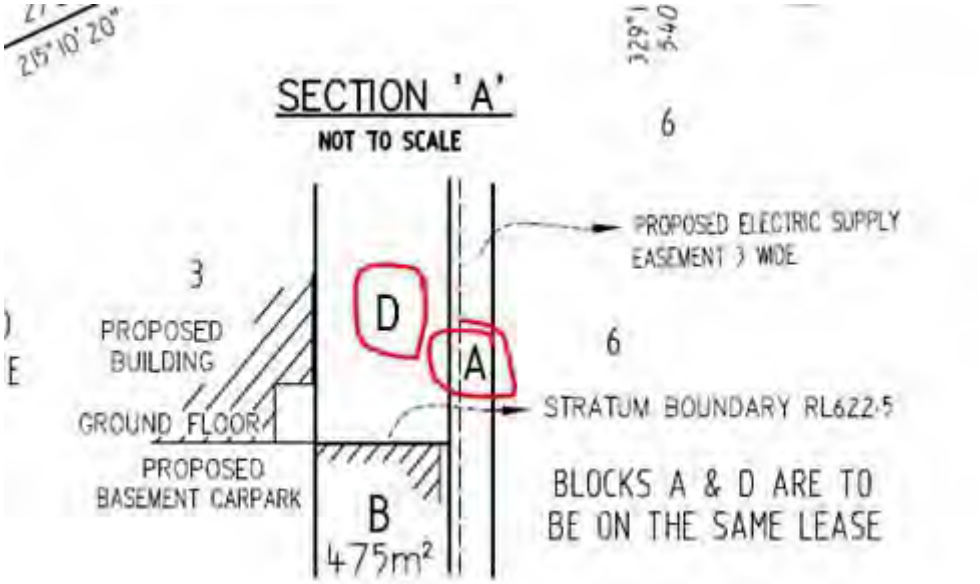
  (v) shop LIMITED TO a maximum of 200m2 per shop;

  (vi) retirement village (independent living units only); and

  (vii) commercial accommodation use LIMITED TO service apartments"

Figure 3-7 is a typical section shown on the Stratum Subdivision Plan lodged with the DA documentation.

Figure 3-7: Stratum Subdivision Section



Source: Landdata, 2015

Block D will have an easement for access registered over it. The basement below Block D does not affect access and is not encumbered with an easement of access. Block A will be encumbered with an easement for access and an easement for electric supply.

The presence of the electric supply does not impede Block A's use for access.

Table 3-1 summarises the key feature of the proposed development (but does not include approved and existing development):

Table 3-1: Project Statistics

Item	Block 2	Block 3	Block 4	Total
GFA	15,337m²	18,231m²	14,154m²	**47,722m²**
Shop Units	3			**3 units**
Shop GFA	220			**220m²**
Residential				
1-bedroom units	109	170	131	**410 units**
2-bedroom units	68	68	61	**197 units**
3-bedroom units	15	5	0	**20 units**
Total Units	192	243	192	**627units**
On-Site Parking				
Podium Parking	92	157	92	**348 cars**
Basement parking	98	105	76	**279 cars**
Surface parking	13	30	14	**57 cars**
Total vehicle parking on site	**203**	**292**	**182**	**677 cars**

The project has undergone considerable design development over a period of several months including inputs from the project team, and comments from Government Agencies, adjacent lessees and the wider community.

The proposed development by GEOCON will be part of a high quality mixed used precinct. Whilst all of Section 209 has been considered during assessment of the proposal, development is restricted to the three parcels fronting Gundaroo Drive (Blocks 2, 3, 4).

Block 5 is to be retained and built as a commercial building as per the approved Business Park and Block 6 remains as a child care centre with surface parking.

3.4 Main Elements

3.4.1 Building Design

Figure 3-6 shows the proposed development as seen from the east. Refer DA plan set for full set of plans and images.

The main **built form design** features are summarised below:

- Buildings will vary in heights from 19-22, with the peak height of the project on Block 3 at RL689 (68m from natural ground level) excluding rooftop plant
- Each building has been modulated to present an individual form that creates variation yet maintains urban design consistency with the overall proposal
- Strong horizontal elements have been incorporated into the building design through the use of exposed slabs, recessed balconies and railings
- The setback of the towers from the podiums creates a strong horizontal band to help reduce the visual impact of the proposed buildings. The setback also allows for open landscaped areas on the roof of each podium for resident amenity.
- The podium parking levels have been screened by residential units fronting Gundaroo Drive and part of Anthony Rolfe Ave at Block 1. Where the parking structure along Anthony Rolfe Ave is not screened by residential units the use of

perforated metal screening will be used to add visual interest whilst maintaining natural ventilation of the concealed parking

- Roof tops have been designed to integrate plant into an interesting architectural feature. This also adds variation to the built form to make it more visually appealing.
- The three proposed buildings will be separated by outdoor landscaped pedestrian walkways which will be maintained by the body corporate.

Other **urban design** elements include:

- The building group will provide a strong visual marker and point of interest for the Gungahlin Town Centre and surrounds
- Highly articulated building forms
- Use of quality and robust materials
- Ground floor pedestrian amenity and active frontages to adjoining streets
- Vehicles access/egress points to each individual building
- Segregated parking entry/areas for apartments/commercial users
- On-site parking that meets Code requirements
- Minimal overshadowing impacts of adjacent properties
- Each tower will include a green wall on its northern facade. These include the use of vegetation growing up the building facade and will be maintained by the body corporate.

The proposed **residential apartments** have been designed to address the following:

- the highest standard and amenity offered to the Gungahlin region
- strong environmental and sustainable credentials
- appropriate solar access levels for multi-unit apartments
- a range of accommodation types (1, 2 and 3 Bedroom apartments)

3.4.2 Building Materials and Colours

The proposed building will incorporate a range of materials and colours as detailed in the DA elevation plans and material palette. The material and colours are varied to highlight different building components including the residential towers, residential podiums, car parking podiums, ground floor and atrium.

The materials and colours proposed for the development are listed in the DA plan set and comprise a number of elements, off-form and coloured concrete, glass windows and wire mesh balustrades, four different colours of brick, and metal feature screens.

3.4.3 Vehicle Access and Parking

Vehicle Access

Vehicular access to the site is via the existing right of way off Gribble Street.

Waste collection vehicles and other service delivery vehicles will access and exit the site in a forward direction via Gribble Street

Parking

The following table summarises the distribution of proposed parking across the site and complies with Code requirements. There is no existing on-site parking associated with the 3 subject sites, although there is surface parking constructed on Block 6.

Provision has also been made to Code standards for the following:

- Bicycle spaces: resident bicycle storage is provided for 629 bicycles in private storage units allocated to individual units within the basement car park.
- Disability spaces are provided on basement and podium levels (62 spaces).

Table 3-2: Parking Provision

Site	Parking type	Proposed spaces
Block 2	Basement	98
	On-grade	13
	Podium	92
	Total	**203**
Block 3	Basement	105
	On-grade	30
	Podium	157
	Total	**292**
Block4	Basement	76
	On-grade	14
	Podium	92
	Total	**182**
Combined Totals		**677**

3.4.4 External Lighting

The proposed development will have a range of external lighting design to address external pedestrian safety as well as highlight the appearance and design elements of each building.

3.4.5 Landscape

Landscape plans have been prepared by Space Lab for the podiums and ground floor of the proposed development. Refer Figure 4-3.

Features of the Landscape Plan include:

- Retention of all existing street trees on Anthony Rolfe Ave and Gundaroo Drive.

- Ornamental trees of a range of sizes will be planted on all proposed podiums. Podiums will also include paved walkways, planter boxes and shrub beds and barbeque areas. The podium on Block 3 will also include a swimming pool.
- Large ornamental trees are to be planted at the Anthony Rolfe Ave/ Gundaroo Drive intersection and the Anthony Rolfe Ave/ Gribble Street corners.
- Medium ornamental trees are to be planted adjacent to the internal road to act as a buffer between the proposal and existing/approved development.
- Ornamental trees are to be planted match those on southern road.
- Public walkways between buildings will be paved and will create a meandering entrance through fern gardens.
- verge paving from building line to block boundary on Gundaroo Drive

3.4.6 Signage

No signage is proposed for this DA. However, signage will be required for the proposed commercial tenants and this will be the subject of a separate application.

3.4.7 Waste Services

A report entitled *Waste & Recycling Management Plan* was produced by Vital Design (see separate report), and includes a calculation of the types and quantities of waste and recycling generated.

The report addresses the strategy to construct a combined waste enclosure within the services area of each new building.

Waste vehicle access/egress will be via the existing Gribble Street cross-over in a forward direction. Large vehicle turning circle templates have been provided to confirm truck turning clearances.

3.4.8 Infrastructure Services

A full range of infrastructure services will be provided on-site to accommodate the proposed uses. Refer to the *Hydraulic Services DA site plan* and *WSUD Checklist* (Vital Design) for supply of water, electricity, gas, and sewer infrastructure.

An existing electrical substation is located on Block 6 Section 209 with capacity to accommodate the estimated demand load of the proposed development. Service easements from Block 6 to individual parcels have been included in the Deposited Plan.

3.4.9 Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) Reports have been prepared by Vital Design for each of the 3 blocks subject to the proposed development. The following WSUD initiatives have been proposed in all 3 buildings to achieve the the target 40% reduction in mains water usage:

- Rain water tanks for reuse in toilets
- 4 star hydraulic fittings (showerheads, dishwashers, toilets)

The proposed buildings achieve reductions of 40%-43% reductions in mains water usage. Refer Vital Design documents submitted with DA.

3.5 Entity Referrals / Advice

The proposed development has been the subject of pre-application liaison with the following agencies:

- ACTPLA/ESDD
- EDD
- Capital Metro
- TAMS
- ActewAGL
- Actew Water
- Fire Brigade.

A number of design changes have been instigated by GEOCON as a result of the agency liaison and community comments (see below). The main changes are as follows:

- Retention of Block 5 as a future commercial development site
- A reduction in the total number of residential units
- Minor changes to building heights.

3.6 Mandatory Pre DA Community Consultation

The GEOCON project requires mandatory pre-DA consultations because as a substantial residential development it triggers the following criteria:

- Exceeds 3 storey's and 15 or more dwellings;
- Gross floor area of more than 5000m²;
- Exceeds 25m above finished ground level;

GEOCON has undertaken community consultation with respect to the initial concept plan for the site, as well as the revised version lodged with this DA.

Attachment G provides further details of the consultation process and outcomes, as well as a copy of the newsletter and distribution plan.

A separate form has been completed for the DA.

Initial discussions about the proposed development were held at a public meeting with the Gungahlin Community Council (GCC) in October 2014. Plans presented included a fourth tower in the development on Block 4.

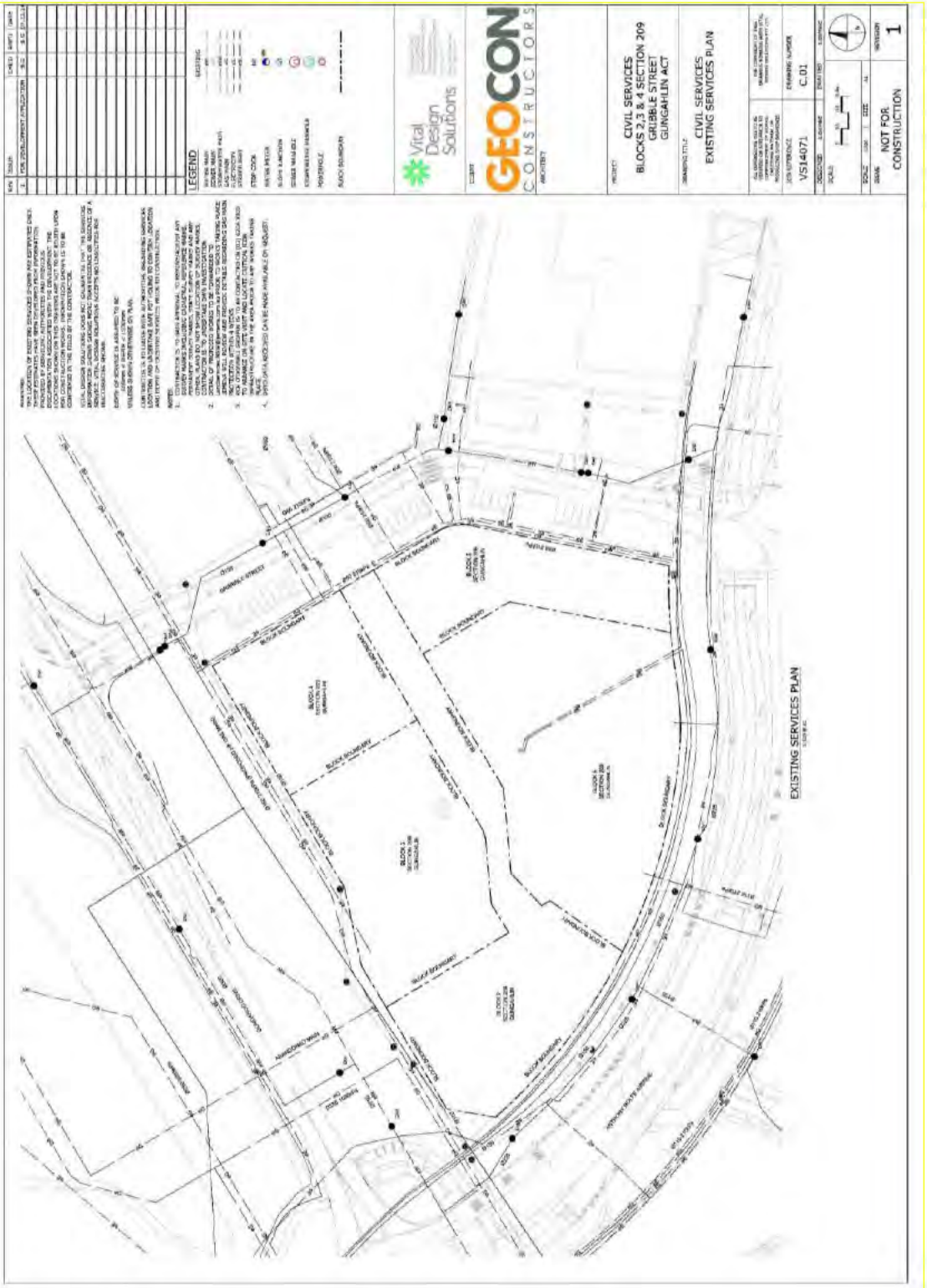
Comments raised during the meeting are summarised in the attached notes of the meeting but included concerns about building height, loss of future development potential for office/commercial space, traffic and parking, visual impacts, and the effect on demand for existing community and social infrastructure services.

Each of the above matters has been addressed in the revised development proposal lodged with EPD.

Prior to DA lodgment, GEOCON undertook a second round of consultation through a letterbox drop to all immediate commercial and residential properties. The newsletter was hand-delivered on 10 December 2014 and provided information about the development including a plan and landscape image, and contained a contact point for further information.

The project has also attracted some media and social media attention.

Figure 3-8: Existing Utility Services



Source: Vital Design 2014

4.0 Statutory Planning Context & Assessment

4.1 National Capital Plan

The site is Territory land and there are no provisions of the National Capital Plan relating to the site.

4.2 ACT Planning Strategy

The proposed development is consistent with all relevant strategies listed in the current *ACT Planning Strategy*, as outlined below:

Item	Description	Compatibility of Proposed Development
1	Create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes, and balancing where greenfield expansion occurs.	The proposal seeks to increase residential densities within the Gungahlin Town Centre.
2	Improve everyone's mobility and choice of convenient travel by integrating the design and investment of the various networks and transport systems with the land uses they serve.	The proposal creates more efficient linking of jobs and residences. The proposal locates residences within walking distance of the Town Centre and along major bus and future light rail routes.
3	Provide more cost effective and sustainable living options by improving the existing housing stock and establishing more choice in housing types in a variety of locations.	The proposal adds to the housing diversity of the Gungahlin district which predominantly consists of single dwelling and low rise multi unit housing.
4	Ensure everyone has convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group and local centres as community hubs.	The Town Centre provides a range of facilities, services and opportunities for social interaction. The proposal increases the residential population of the Gungahlin Town Centre which will help sustain and encourage future services in the local area.
5	Provide vibrant, pleasant urban parks and places for everyone to enjoy by ensuring they are safe and accessible for the most vulnerable in our community.	The site is close to existing urban open spaces and recreation facilities.
6	Invest in design that will ensure urban change creates amenity, diversity, a more sustainable built form and adds to Canberra's landscape setting.	The project creates a strong urban edge at a part of the Town Centre that is currently vacant. It proposes an efficient use of the land by increasing the number of people using the services and facilities of the Gungahlin Town Centre.
7	Improve the city's efficiency, resilience to change and environmental sustainability by designing and incorporating innovative technologies and 'clean' initiatives into the physical infrastructure.	The development is consistent with this strategy through its innovative design and environmental sustainability, as well as efficient use of existing social and network infrastructure
8	Value the land and natural resources of the region by working collaboratively to manage urban growth, ensure connectivity and continuity in the natural systems and conserve, where appropriate, agriculturally productive land.	Provision of high density residential opportunities in the town centre encourages better use of urban spaces and provides a choice to urban sprawl into high value agricultural areas
9	Facilitate the development of a more prosperous region and a diverse economy by enhancing our travel and information networks and creating opportunities for a range of new enterprises.	The development will create jobs and a boost to the local economy, and provides opportunities for new enterprises in the Town Centre via the increase in residential population.

4.3 Territory Plan

4.3.1 Land Use

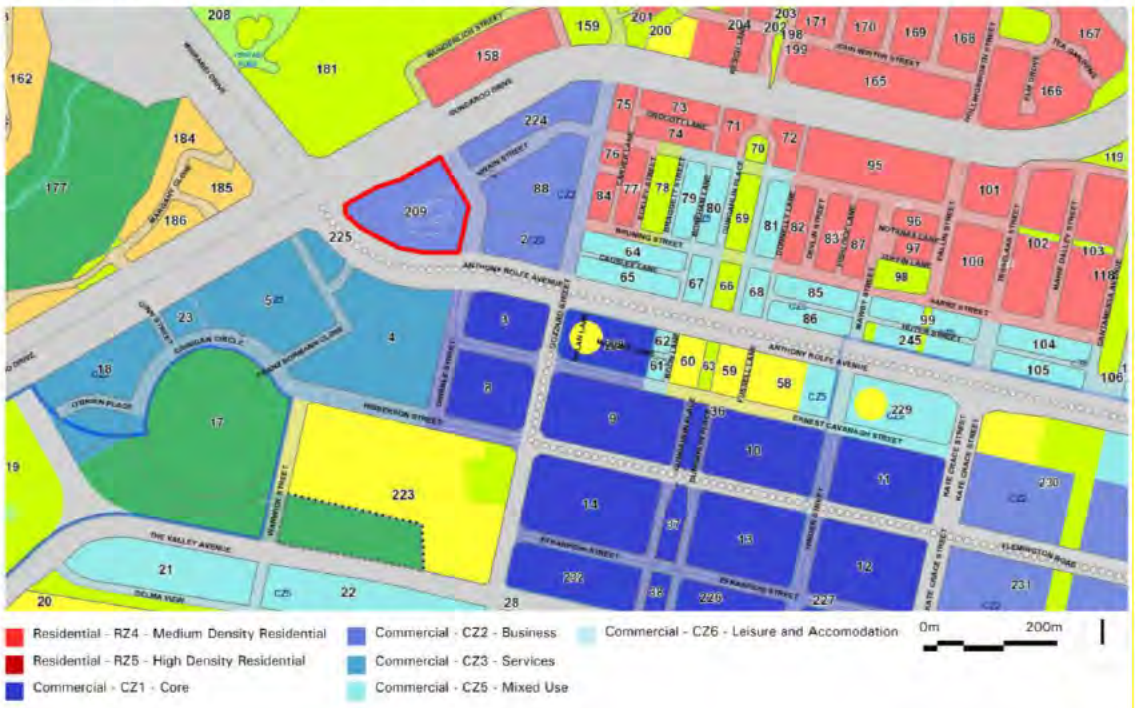
The site is within in the CZ2 Business Zone under the Territory Plan.

Proposed uses including Commercial Accommodation Use, Residential, and shop are all permitted uses under the Merit track. Refer Figure 3-1 and Appendix A.

Recent changes to the Territory Plan have been assessed in this DA, including provisions for:

- Gungahlin Precinct Map and Code.
- Multi Unit Housing Development Code
- mandatory pre-DA consultation

Figure 4-1: Extract From Territory Plan



Source: ACTMAPi

4.3.2 Gungahlin Precinct Code

The site is located within the Gungahlin Town Centre and is therefore subject to the requirements of the Gungahlin Precinct Code.

An assessment against all relevant Rules and Criteria of the Gungahlin Precinct Code has been provided at Attachment A.

The Gungahlin Precinct Code contains a 'Design Intent' section which refers to the Gungahlin Town Centre as a whole. However, Intent '(o)' relates specifically to Precinct Area 2b (subject site).

A response to each design intent objective has been included below:

(a) provide a mix of land use types and densities

The proposed development provides a range of uses at ground and lower levels throughout the site and high density residential in the towers above.

(b) provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community

The proposed development provides a strong opportunity to increase the residential population in Gungahlin Town Centre through the provision of residential accommodation similar to those being developed in other Town Centres. This will increase lifestyle opportunities and provide a boost to local business.

Section 209 is located within walking distance to the approved Stage 1 Light Rail terminal in Gungahlin. The proposed high density residential development at Section 209 provides an environmental benefit by increasing the population within a close proximity to the Light Rail Corridor and therefore allowing for greater patronage.

Economic benefits will be achieved through the added population within the Town Centre increasing demand for the services supplied in the Gungahlin Town Centre. In addition development of the site will result in a large number of construction jobs.

(c) balance and protect residential amenity with the commercial uses

The provision of ground floor commercial uses beneath residential towers will increase the amenity of the precinct. This is achieved via the passive surveillance of from the above residential dwellings and the increase of entertainment and services provided by ground floor commercial activity.

(d) provide a safe and vibrant night time economy

Development of Section 209 for high density residential will add to the demand for a number of services within the Gungahlin Town Centre, including night time activities (bars, restaurants).

The provision of mixed uses at the ground and lower levels of the proposed development will allow for greater vibrancy as well as increased passive surveillance due to the increased pedestrian activity and residential population above.

(e) ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store

The subject site is not located within the retail core. However, there is provision for retail use at ground level of the proposal. In addition the increase in residential population from the proposed development will benefit the retail market of the Town Centre.

(f) promote social inclusion through providing accessible commercial and community facilities

The broad range of commercial and community facilities provided in the Town Centre make it a desirable location for high density development as residents will greatly benefit from the services on offer. In addition, adding to the resident population will benefit the existing commercial and community facilities increasing the demand for their services.

(g) provide a structure to the town centre that is robust, while recognising the changing needs of the town centre

The proposed development is consistent with this objective as it provides a range of uses typical to the Gungahlin Centre. However, it also responds to local demand which is to be a commercial area which attracts business and services of a similar scale to the other Town Centres of Canberra.

(h) continue the 'main street' character to Hibberson Street that promotes quality of public realm and a 'human scale' to the built form

The 'main street' character of Hibberson Street will not be impacted by the proposed development. In addition the visual impact of the towers from Hibberson Street will be minimal, if at all, and there will be no overshadowing of the mandatory active frontage areas.

(i) provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place

The increased residential population will add to the pedestrian movement throughout the areas such as Hibberson Street and Gungahlin Place due to the retail and commercial services they provide.

(j) provide opportunity for a variety of public transport

As stated above the proposed development will increase the patronage of the approved Stage 1 Light Rail project which will have a terminal at the Gungahlin Town Centre.

(k) build upon the distinct public domain character and provide opportunity for variety and change in the public realm

As stated above the increase in residential population due to the proposed development will have a positive impact on the public domain and vibrancy of the Gungahlin Town Centre.

(l) encourage flexibility and innovation in design of the built form and open space

The proposed development has been designed in accordance with the building and design objectives of the Gungahlin Precinct Code to ensure that it is of high architectural and urban design quality.

(m) provide a street network designed for low vehicle speeds and easy pedestrian access

The existing street network will not be altered as a result of the proposed development.

(n) support a strong employment base in the district of Gungahlin

The increase in the local population will add to the demand for employment in the Town Centre, which is likely to result in added private investment in the area.

(o) provide a business park within precinct 2b that contains a variety of building heights consistent with a campus style development

Approval was granted in 2012 for the construction of a business park for a range of possible land uses and a variety of building heights (2-12 storeys). Since then, GEOCON has completed construction of a two-storey child care centre as the first development on this mixed use site.

The proposed development, together with existing and other approved commercial buildings on the site will result in a variety of building heights in what will remain a mixed use precinct on Section 209.

However, change to the local commercial market and the ACT Government's decision to approve an office precinct in the eastern end of the Town Centre has impacted on the demand for an office precinct at the subject site.

The Federal Government's commitment to Public Service job cuts, and to a down-sizing in the per capita staff space allocation have impacted on demand for office development across the ACT, which has had a flow-on effect to private sector investment, especially in locations such as Gungahlin.

New commercial uses are mooted for adjacent areas (e.g. Bunnings Warehouse; new supermarket & DDS in the retail core) and there have been a number of smaller scale medical and child care facilities also established or mooted in the local area. These developments have further reduced demand for commercial space on Section 209.

The on-going release of commercial and community use sites in other parts of the town centre by the LDA also weakens the demand for non-residential use of the subject site.

Given the projected low level of demand for commercial uses in the town centre, it is argued that it is no longer relevant or appropriate for Section 209 to have constraints on its use for other purposes such as high density residential development.

It is also argued that the proposed development will contain some scope for non-residential uses at lower levels in the development, and that the "campus style" development has the capacity to respond to market demand for commercial uses should these arise over the staged development period of the project.

In particular, and in response to both agency and community consultation, GEOCON has amended its initial concept plan to **retain Block 5 as a commercial development site** at the corner of Gribble Street and Anthony Rolfe Street. This will allow flexibility for immediate uptake of new commercial space if and when demand is present.

Based on the above assessment, the proposed development will have a positive contribution to the growth of the Gungahlin Town Centre without excluding the potential for further mixed use development of the site.

4.4 Existing Crown Lease

DA201324634 resulted in the subdivision of Section 209 into 5 individual parcels in 2014.

The 5 parcels are subject to individual Crown Leases all held by GEOCON Commercial Holdings Pty Ltd. The following uses are permitted in the existing Crown Leases for Blocks 2, 3 and 4:

(i) *carpark;*

(ii) *community use LIMITED TO child care centre and health facility;*

(iii) *drink establishment;*

(iv) *indoor recreation facility;*

(v) *non retail commercial use;*

(vi) *restaurant;*

(vii) *shop LIMITED to a maximum 200 square metres per shop;*

The proposed land uses are consistent with the Territory Plan CZ2 Business Zone.

The proposed development will require a lease variation which is detailed at Chapter 2 above and separate Valuation Reports have been prepared for this DA for each site.

5.0 Probable Impact of the Development

This section is based on the overall project description in Section 3, and identifies the probable impact of the development assessed against Code rules and criteria.

In summary, the development will have a substantial beneficial impact for the Gungahlin Town Centre, because of its contribution to a mixture of high quality residential accommodation and activation of an area currently vacant within the Town Centre. The added population will have a positive impact on Hibberson Street due to its close proximity to the subject site.

The proposed development will have a wider benefit to Canberra through a continued boost to the local construction industry, ACT revenue base and the increased capacity to offer residential, retail and commercial accommodation close in the Gungahlin Town Centre as part of the ACT Governments policy of urban consolidation. In addition the proposal offers a substantial population boost within walking distance to the proposed light rail terminal.

5.1 Building Form and Scale

5.1.1 Land Use Mix

Provision for occupancy in the building by students and older people is facilitated by the residential unit mix, which includes 65% 1-bedroom apartments. It is also an attractive option due to access to public transport and town centre retail/entertainment services, and proximity to adjacent educational and medical facilities.

The proposal includes 220m² GFA of retail space at the ground level of Block 2. This space will be used to ensure activation along Anthony Rolfe Ave and to provide a service to residents and visitors to the proposed development.

Table 5-1: Proposed Unit Mix

Unit Type	Quantity	Percentage
1 bedroom	410	65%
2 bedroom	197	31%
3 bedroom	20	3%
Total	**627**	**100%**

Source: PeckVovHartel

5.1.2 Ground Floor and Public Realm

There is separate pedestrian access to all three residential buildings from ground level, as well as lifts in the basement and podium parking levels.

Retail/commercial uses is provided at the corner of Anthony Rolfe Ave and Gundaroo Drive

The landscape plan shows a proposed new pedestrian footpath along the Gundaroo Drive perimeter linking Gribble St to Anthony Rolfe Drive and providing direct access to ground floor residential units.

There are also new street trees and paving in adjacent verges.

5.2 Visual Impact

An assessment of the visual impact has been undertaken by Purdon Planning for the proposed development.

The study was based on site inspections of the local area as well as the preparation of photomontages using images provided by the architect to assess the likely visual impact of the development as seen from publicly accessible vantage points.

5.2.1 Building Bulk and Scale

The proposed buildings range from 19 to 22 storeys (refer Section 5) and are the first medium to high rise buildings to be proposed in the Gungahlin Town Centre. Much of the lower part of the building comprising the Ground Floor and 4-level podium will dominate close street views of the structure.

A summary of proposed building bulk and scale is detailed in Table 5-2.

Table 5-2: Building Scale Per Block

Block	Storeys	RL	GFA (m²)
2	20	683m	15,337
3	22	689m	18,231
4	19	680m	14,154
Total			**47,722**

5.2.2 Views within Town Centre

The proposed development is of a larger scale than the existing development within the Gungahlin Town Centre, where the tallest building is currently 4 storeys. The low building heights in the town centre are in contrast to other major commercial centres in Canberra, reflecting the age of Gungahlin and plans at that time for a lower height format than in other town centres. However, as the Town Centre has expanded and developed, there is pressure for higher rise development to cater for increased density of development. This is also consistent with ACT Government policy for concentration of development in town centres, and complements the planning for the Capital Metro light rail project, but could be done without fundamental change to the desired character of Hibberson Street retail core.

Figure 5-1 provides a comparison of the proposed development and permissible building heights across the Gungahlin Town Centre.

An assessment of Territory Plan building envelopes across the Gungahlin Town Centre (Figure 5-1) shows that existing street blocks have not been built to their maximum permissible building height.

Figure 5-1 also indicates that permissible building heights at Section 231 (east of Katie Crace Street) exceed the RL of the tallest building proposed in this DA on Section 209 and is within closer proximity to Gungahlin Place and the primary pedestrian areas of the Gungahlin Town Centre.

Figure 5-2 shows the elevation plans lodged with the Architectural documentation for the DA. These elevations have been superimposed onto photographs taken from key viewpoints identified in Figure 5-3. These photographs have been used for the visual impact assessment at Figure 5-4 to Figure 5-7 below.

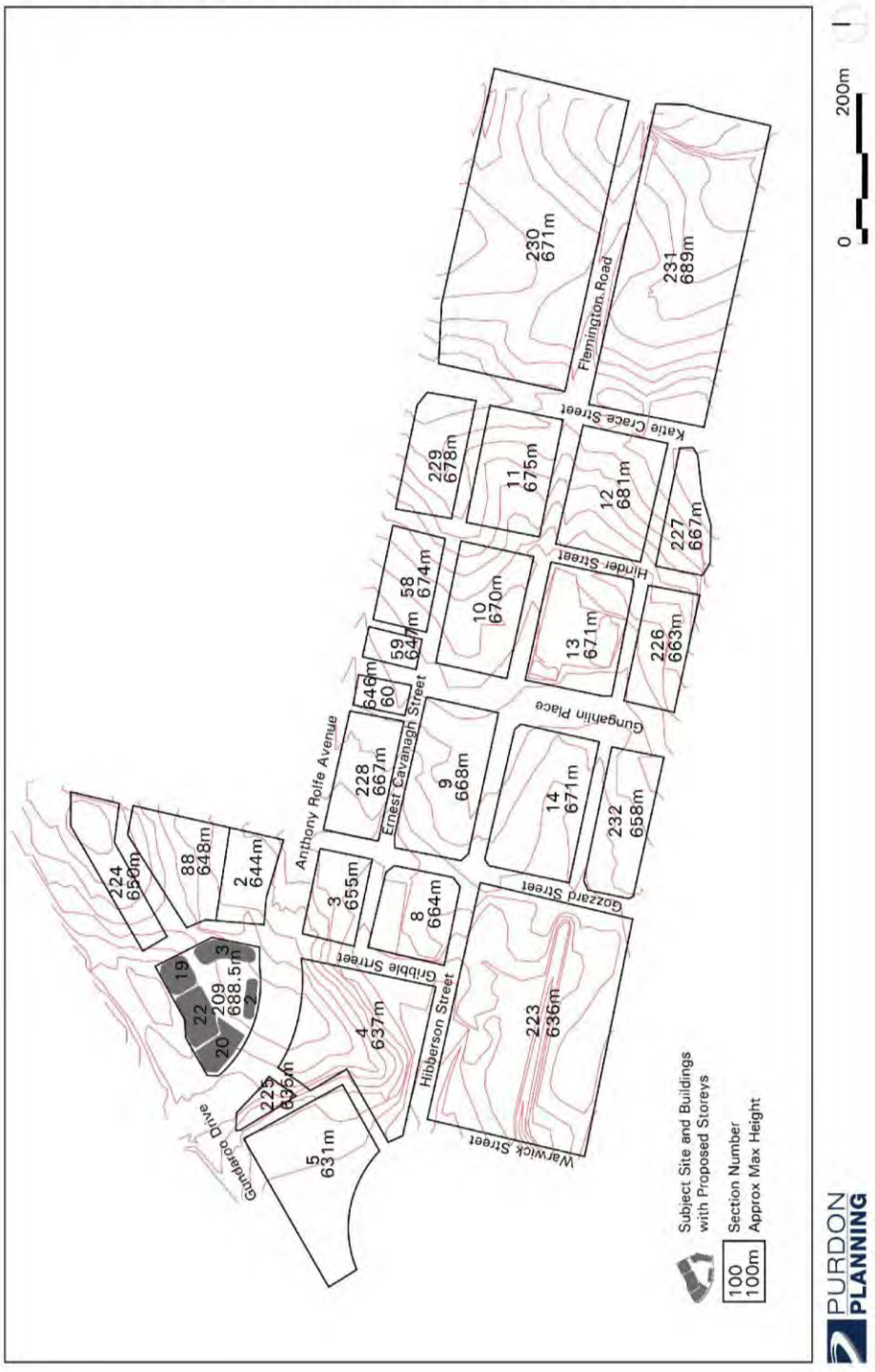
The four-level podium parking areas will be screened by residential units along Gundaroo Drive and parts of Gribble Street and Anthony Rolfe Avenue. Where the podium is not screened by residential apartments, the perimeter facade of the parking areas will be screened by a combination of perforated metal structures, extruded metal sections and louvers to reduce visual impact on the surrounding land uses.

The proposal will be clearly visible from several vantage points within the Gungahlin Town Centre (Figure 5-4). This is largely due to the proportion of land in and around the Town Centre yet to be developed. However, as the Town Centre grows the visual impact on nearby streets will decrease as shown at Figure 5-4 which shows the proposed Gungahlin Marketplace DA currently under assessment with EPD.

Figure 5-5 shows the visual impact of the proposed development on the adjacent streets.

Figure 5-1: Permissible Building Heights – Gungahlin Precinct Code

Section	Max Storeys	Max Building Height (m)	RL (m)
209	22	51.5	688.5
224	7	23	650
88	7	23	648
2	7	23	644
4	2	14	637
5	2	14	631
225	2	14	635
17	4	14	624
223	4	14	636
3	12	36	655
8	15	46	664
9	15	46	668
10	15	46	670
11	15	46	675
229	15	47	678
58	15	47	674
59	15	24	647
60	15	24	646
228	15	47	667
14	17	51	671
13	17	51	671
12	17	51	681
227	10	36	667
232	10	36	658
230	16	50	671
226	10	36	663
231	19	59	689



Source: Gungahlin Precinct Plan; Purdon Planning, 2014

Figure 5-2: Streetscape Elevations



Gundaroo Drive Elevation



Gribble Street Elevation



Anthony Rolfe Ave Elevation

Source: PeckVonHartel)

Figure 5-3: Photo Legend



Refer numbers in description on photo montages below.

Figure 5-4: Visual Impact on Town Centre



(1) View north west from Hibberson St



(2) View north west from Hibberson St - Post construction of Section 9 (approximate height)



(3) No Impact on Gungahlin Place

Source: Purdon Planning 2014

Figure 5-5: Visual Impact on Adjacent Streets



(4) View north east from Gundaroo Dr



(5) View east from BMX tracks adjacent to Gundaroo Dr



(6) View west from Gozzard St/ Anthony Rolfe Ave intersection

Source: Purdon Planning 2014

5.2.3 Distant Views to Town Centre

Figure 5-6 shows elevations of the proposed buildings from the surrounding streets.

The new built form will provide a prominent landmark statement at the intersection of Gundaroo Drive and Anthony Rolfe Avenue (Figure 5-5) when travelling north east, and to Gundaroo Drive and Gribble Street when travelling south west. The visual impact should be seen in the context of proposed developments in other town centres across Canberra such as the new 18-22-storey *Altitude* residential tower, Sentinel (20 storeys) and the approved Westfield site (12-24 storeys) in Belconnen as well as a number of existing buildings within the Woden Town Centre and City.

The proposal will be visible from all major approach routes into the Town Centre. However, the visual impact assessment shown in Figure 5-6 illustrates that whilst clearly visible, the proposed buildings pose a minor addition to the overall urban fabric of Gungahlin and do not greatly disrupt surrounding views of the Town Centre.

The visual impact was also assessed from the surrounding residential hills around Gungahlin, including views from Harcourt Hill in Nicholls and Gungahlin Lakes due to their higher altitude. It was noted that there will be no visual impact on the Gungahlin Lake as the surrounding vegetation and topography block views to the Town Centre, including the proposed buildings. Figure 5-7 shows the southern and northern views from an elevated neighbourhood park in the Harcourt Hill are in Nicholls. The view north is of the Gungahlin Town Centre with the proposed development superimposed. The view south is of the existing Belconnen District and Town Centre.

Figure 5-6: Visual Impact on Town Centre Surrounds



(7) View west from Hibberson St



(8) View north east from The Valley Ave



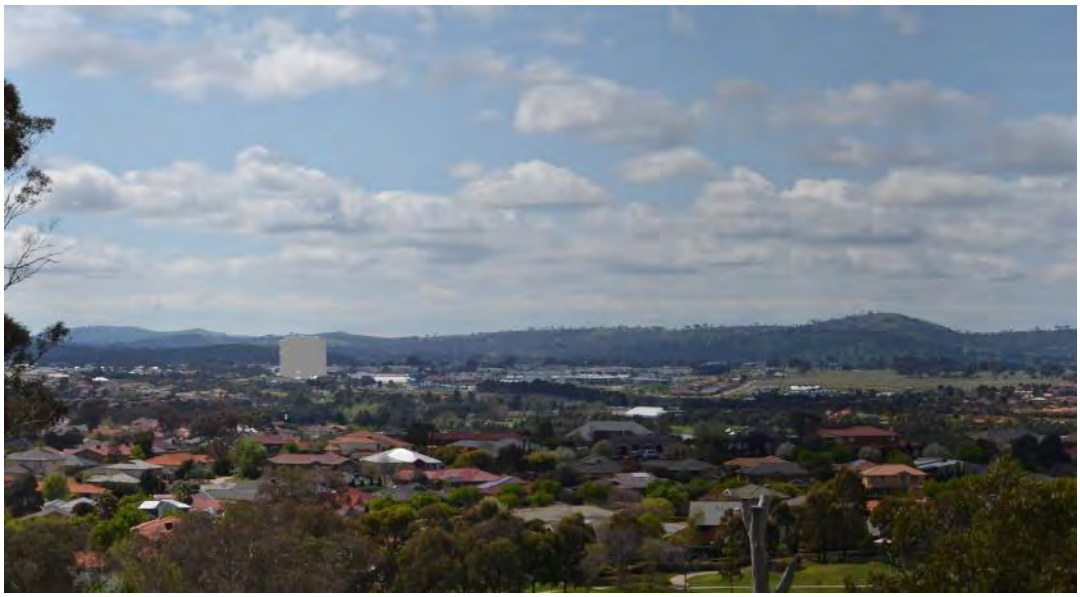
(9) View west from Anthony Rolfe Ave



(10) View east from Mirrabei Dr

Source: Purdon Planning, 2014

Figure 5-7: Emerging Skylines



Distant view of indicative skyline from Harcourt Hill (11)



View towards Belconnen Town Centre from Harcourt Hill (same location) (12)

Source: Purdon Planning, 2014

5.3 Solar Access and Overshadowing

5.3.1 Solar access

The building layout has been designed to ensure that units achieve reasonable solar access to daytime living areas. Units have been divided into two categories (Table 5-3):

- Category A – refers to units that achieve at least 3 hours of direct sunlight between 9am and 3pm on the 21st of June.
- Category B – refers to units that achieve 2 or more hours of direct sunlight between 9am and 3pm on the 21st June.

There is a total of 411 Category A units across the three blocks, representing about 66% of total units receiving at least 3 hours of solar access on the Winter Solstice.

A further 108 (17%) Category B units receive at least 2 hours of sunlight during the winter solstice.

The combined total of Category A and Category B units (receiving at least 2 hours of direct sunlight access) is 519 units (83%), and this is considered a reasonable solar outcome for a multi unit housing development.

Table 5-3: Solar Access Summary

Block	Total number of Units	Category A Units		Category B Units		Combined (A+B)	
		#	%	#	%	#	%
2	192	129	67%	15	8%	144	75%
3	243	159	65%	51	21%	210	86%
4	192	123	64%	42	22%	165	86%
Total	**627**	**411**	**66%**	**108**	**17%**	**519**	**83%**

Notes: Category A Units - At least 3 hours of direct sunlight between 9am - 3pm of the Winter Solstice
Category B Units - 2 + hours of direct sunlight between 9am - 3pm of the Winter Solstice

5.3.2 Overshadowing

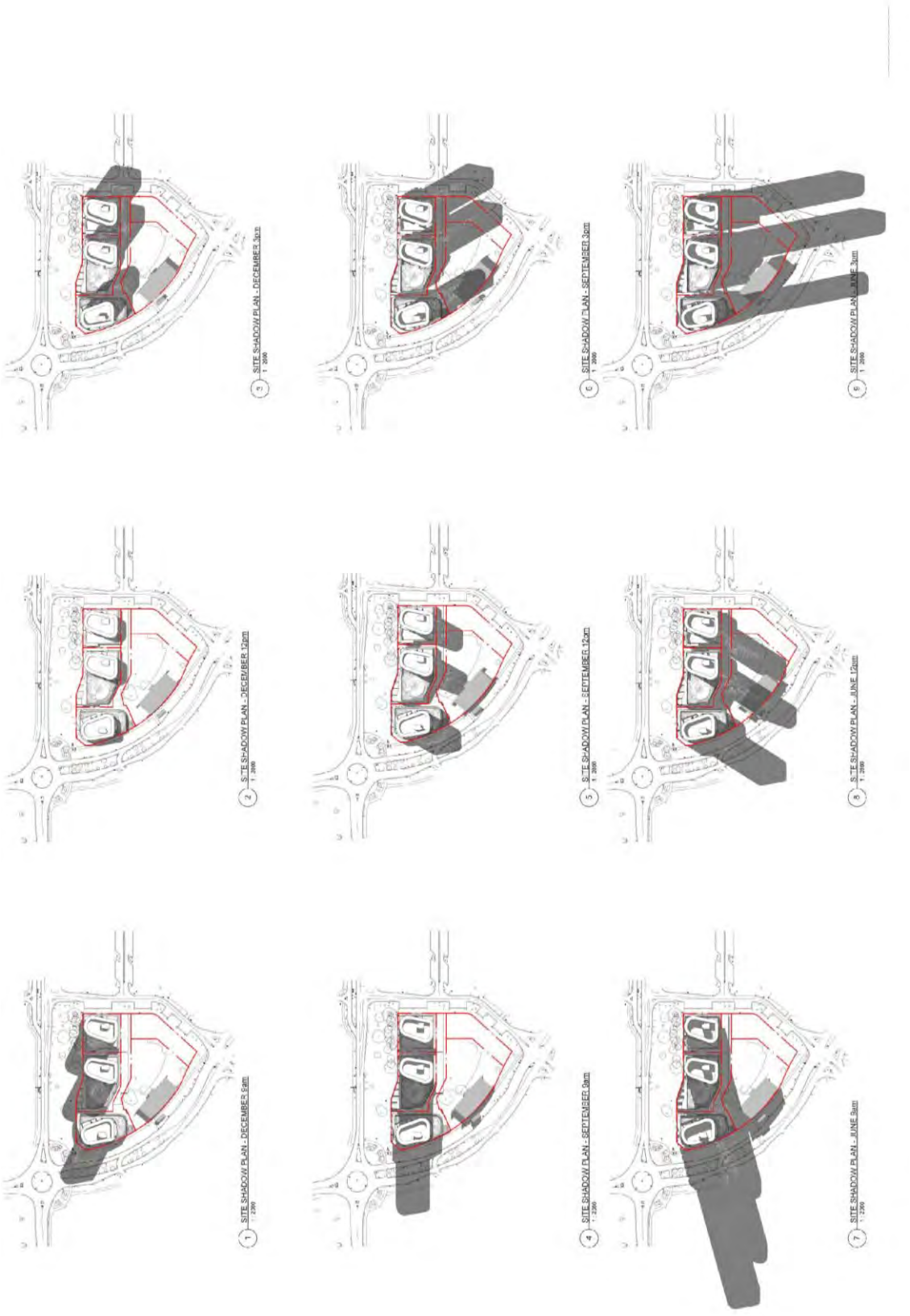
Sun shadow diagrams for hourly periods between 9a.m. and 3p.m. mid-winter (June 21) have been prepared by PeckVonHartel for the proposed development (Figure 5-8).

There are no existing residential dwellings overshadowed by the proposed development.

The child care centres located at Block 6 Section 209 will experience some over-shadowing from approximately 12pm to 3pm per day in mid-winter and at 3pm in September.

It is concluded that the assessed impact of overshadowing on surrounding land uses will not have a substantial adverse impact on minimum solar access requirements. It should be noted that the proposals tall, slim building design would have less impact than the approved shorter but 'squatter' building.

Figure 5-8: Mid-winter Shadow Diagrams



Source: Peck Von Hartel

5.4 Heritage

Section 209 Gungahlin is not entered on the ACT Heritage Register or other heritage inventories. Nor is any item of historical or heritage significance in the immediate vicinity of the site.

5.5 Tree Assessment

The subject site has been cleared of all vegetation. The proposed development does not therefore require the removal or protection of any trees on Blocks 2 -4.

There is a mature remnant eucalypt on Block 6 and in the Gundaroo Drive verge adjacent to Section 209. However, because of the location of this vegetation, it will not be disturbed by the development or associated construction works.

5.6 Landscape

Landscape plans have been prepared by PeckVonHartel and Space Lab (see separate plans). They address measures to enhance the vegetated surrounds of the building as well as to improve outdoor amenity and aesthetic for residents and guests. The plans show a substantial increase of vegetation at the subject site.

The Communal open space provided at the podium of each building comprises shared barbeque and landscaping areas for residents and visitors. The podium at Block 3 also includes a swimming pool

All landscaped areas are well lit and provide safe and accessible communal spaces for pedestrians.

5.7 Development Staging

The development will be staged, with the sequence and timing of buildings being dependent on prevailing market conditions.

5.8 Traffic and Site Access

5.8.1 Traffic impacts

A *Transport Impact Assessment* was produced by GTA Consulting in 2014 for the proposed development (see separate report) for this DA but takes into account other land uses on the site. It addresses the current traffic, access, parking and pedestrian situation in the vicinity of the subject site, and assesses best practice solutions to the impact of the proposed development on these matters.

A previous traffic report was accepted by ACTPLA for the business park project on Section 209 and this has also been used by GTA in its assessment of the net impacts of the proposed development.

The GTA report concludes that the proposed access arrangements will have no noticeable impact on vehicle movements or safety on the major road movements.

The report expects the proposal to generate about 200 vehicle movements in the AM peak and 240 in the PM peak for the combined traffic movements of all land uses on site. The reassessment also concluded that there is adequate capacity on the surrounding road network to cater for the traffic generated by the proposed development.

5.8.2 Access and Egress

Access to and from the site is analysed in the GTA report. It is concluded that traffic flows can operate in a convenient and safe manner with a reasonably high level of accessibility from all directions to and from the site.

The Assessment concludes that the proposed car parking layout is expected to operate satisfactorily.

The proposal makes use an existing Right of Way into Section 209 which provides access/egress into the parking structures of each building. Access/egress to parking will be available via two two-way ramps at each proposed block, with ne providing access to basements and the other to upper levels of the parking structure. All parking will be the responsibility of the Unit Title Body Corporate of each block and will not be TAMS assets.

It is intended that cars driving down the access easement on Block 2 to enter Blocks 3 or 4, will drive into the basement and then out again and onto Gribble Street.

The turning circle in Block 2 will only service vehicles driving into Block 2, therefore Blocks 3 and 4 do not require rights over the turning circle.

For pedestrians and cyclists, the development will include a new pedestrian verge to Gundaroo Drive and an extension of the existing pedestrian footpath on Gribble Street. The pedestrian and cycle network on Anthony Rolfe Ave is not impacted and considered sufficient to service the proposed development. Treatment of pedestrian movement around the site during construction will be addressed at construction stage.

5.8.3 Impacts on Surrounding Traffic

The GTA report considers the potential traffic impact from the fully developed site which includes the existing child care, approved office building and development associated with this proposal. It confirms that all adjacent intersections and streets have adequate capacity to absorb traffic from the development without noticeable impacts on current traffic safety or movements.

5.9 Parking

5.9.1 Vehicle Parking

The development will provide separate parking accommodation for each of the three buildings (separate crown leases) in the form of basement and podium parking.355 car parking spaces.

The proposed development will provide on-site parking in accordance with current Code provisions (Table 5-4). It is noted that the ACT Government has recently reviewed parking provisions and this has resulted in there no longer being a minimum residential parking requirement within town and city centres for CZ1 and CZ2 zones. The subject site is within the CZ2 zone and is located within RC according to the *Gungahlin Precinct Map and Code*.

The Code no longer requires provision for visitor parking for residential uses in Town Centres.

The site is not a current car park and therefore the development will not reduce existing parking supply.

The actual provision of parking on-site for the development includes at least 1 space per residential unit with provision for code parking for shop and an addition 41 spaces for on-site visitor parking.

Table 5-4: Code Parking Requirements and Parking Provision

Block	Storeys	GFA (m2)	Number of Units				Commercial GFA (m2) (shop)	Required Parking (code)			Provision on-site	Available off Site (Gribble)	Total Provision
			1 bed	2 bed	3 bed	Total units		Residential	Commercial (shop)	Total			
2	20	15,337	109	68	15	192	220	0	8.8		203		
3	22	18,231	170	68	5	243		0			292		
4	19	14,154	131	61	0	192		0			182		
Total		**47,722**	**410**	**197**	**20**	**627**	**220**	**0**	**8.8**	**8.8**	**677**	**12**	**689**
Code Requirement:													
Residential		nil requirement as per Code											
		1 space / Unit provided in development											
Commercial (shop)		4 space / 100m²											

Source: Purdon Planning, 2014

5.9.2 Bicycle Parking

The proposed development makes provision in the basement and on podium levels for bicycle parking and meets ACT *Bicycle Parking Guidelines* by provision of a total of 717 spaces , (comprising:

- 629 residents
- 88 visitor/commercial

5.9.3 Motor Cycle Parking

The Code required spaces are calculated at 3 spaces per 100 car spaces (min. 1). This represents a total of 18 spaces. A total of 677 car parking spaces will be provided on site. This represents a surplus of 56.2 spaces which can accommodate the 18 motorcycle spaces. Therefore car parking layout can accommodate both car parking and motorcycle parking as per the Parking and Vehicular Access General Code and specific allocation of motorcycle parking spaces is not required.

5.9.4 Temporary Parking for Construction Workforce

Assuming a staged development, the balance of the overall site will have adequate space for accommodation of construction sheds and construction vehicles for the first two new construction sites. There is also sufficient on-street parking for the construction workforce located at Gribble Street and Swain Street.

A Temporary Traffic Management Plan (TTMP) will be prepared for TaMS approval prior to commencement of construction work.

5.9.5 Pedestrian Movement

The proposed walkways and verge pavement upgrades, as well as new lighting, will substantially pedestrian movement around the site. Prior to construction, a TTMP will be submitted for approval to cover interim arrangements for pedestrian movement.

5.10 Active Street Frontages

The building design provides for active street frontages at the south west corner of the site via commercial units designated for SHOP land use.

Whilst not considered an *Active Use* the increased residential units proposed will activate the street frontages within the vicinity and the greater area due to the services provided by the Gungahlin Town Centre within walking distance of the subject site.

The upper levels will provide residential surveillance of streets in the vicinity of the building.

5.11 Wind

A wind study has been prepared for this project. Refer *Wind Impact Assessment* produced by NDY (November 2014).

The wind report addresses the impact of the proposed development of Blocks 2, 3 and 4, Section 209 Gungahlin, on the wind environment as experienced by pedestrians in the vicinity.

The NDY report concludes that whilst the compliance criteria are generally satisfied, there are regions within the development (at passageways between buildings, and the corners of buildings A and C, and on the Level 5 podiums) which result in local exceedence of the thresholds. The following design initiatives are proposed to mitigate wind speeds:

- Provision of low-level screening at the west entries to the passageways. This can be in the form of landscape features, e.g. trees, to achieve a natural wind break; and
- Provision of screens to the eastern and western extents of the podiums of Buildings B and C, projecting at least 2.5 m above the finished floor level, to provide a screen against and deflection of easterly and north-westerly prevailing winds.

Whilst the initial modelling did not include the assessment of balconies, it is considered that these elements will further reduce the wind impacts of the development.

The DA plan set has incorporated elements of the wind assessment in the current design details especially at the podium level and at ground level between buildings.

5.12 External Lighting

Exterior lighting design of the above mentioned project will be designed to AS1158.3.1: 2005 and the ACT Crime Prevention and Urban Design Resource Manual.

5.13 Security and Crime Prevention

This section outlines the main CPTED features of the development. A detailed assessment under the CPTED Code is provided at Attachment D of this report.

The building design has incorporated the following security and crime prevention elements:

- passive surveillance of public domain through shop/residential ground floor uses
- Increase in pedestrian activity of the site and surrounding area to provide passive surveillance
- additional passive surveillance of public domain by upper level apartments to overlook public domain
- all residential apartments located on upper floors only for added security in a commercial area
- on-site security to be "layered" to provide increasing levels of access control and security for residents and visitors
- external building lighting to all public areas
- CCTV to all external and internal areas
- ground level pedestrian lanes, loading and waste areas lighting
- avoidance of entrapment zones at ground level.

In conclusion, the proposed development meets CPTED requirements for crime prevention.

5.14 Waste Storage and Collection

A *Waste & Recycling Management Plan* was prepared by Vital Design in 2014 for this DA.

The report addresses the strategy to manage construction, residential and commercial waste, and also includes:

- a completed ACT NOWaste form
- waste vehicle turning circles.

The proposed development meets all ACT NOWaste standards for storage and collection of waste. Waste vehicles will enter and leave the development via Gribble Street in a forward direction, and have adequate turning circle space within the private ROW on site.

Provision has been made in the design and siting of waste hoppers to allow for private and government contract waste vehicles.

5.15 Erosion Control

Concept Pollution Control Plans prepared by Vital Design include notes on sediment and erosion control and address all relevant issues.

During construction, erosion control will be managed in accordance with an approved Construction Environmental Management Plan (CEMP).

5.16 Building Access and Mobility

An *Access and Mobility Report* was produced by Philip Chun for this DA.

The report concludes that the proposal is capable of achieving a high level of access for people with disabilities and meeting all relevant standards. The required number and location of adaptable units and car spaces provided within the development are consistent with the Access and Mobility General Code.

5.17 Noise

A *Development Approval Acoustics* report was produced by NDY Consultants (November, 2014) for the project.

The report addresses potential noise emitted by the proposed mixed-use development, noise ingress into the development, and Building *Code of Australia* sound isolation criteria.

The noise report concludes that:

- Noise emission – There are no proposed major noise emitters as part of the development. It is expected that the primary noise source will be plant noise from the residences. The commercial units in Building A are proposed as retail. Noise emission from these units is likely to be minimal.
- Noise ingress - based on the estimated noise allowances for traffic and other sources, single and double glazing methods will be used to meet internal noise levels.

5.18 Signage

Signage will be required for the commercial units to be located at ground level at Block 2. A separate signage DA will be lodged for approval of detailed plans during the construction phase of the project.

5.19 Suitability of the Land for the Development

The site is considered suitable for this development because of its location within the Gungahlin Town Centre. The large-scale mixed use development will advance the growth of the precinct by creating a diverse, lively and attractive character without adverse local environmental impacts.

5.20 Environmental Assessment Summary

The following is a summary of the perceived environmental impacts of the GEOCON project based on a range of technical studies done by the project team:

- The building is located in the Town Centre close to open space, public transport, shops, entertainment, places of employment, community and cultural facilities and entertainment.
- There is no overshadowing of existing nearby residential buildings and only minimal overshadowing of the child care centre on 21 June.
- The built form minimises overshadowing of adjacent properties in the mid-winter period due to the slender shape of the towers. There is no overshadowing of adjacent existing or proposed residential development.

- The proposed buildings will be visible from some parts of Yerrabi Pond but presents 3 "narrow faces" which provide visual relief rather than the approved buildings that would have had a continuous facade to Gundaroo Drive. The building will also be visible from its immediate local area. Visual impacts from within the Gungahlin Town Centre differ depending on location. The proposed development will not be obtrusive on views from Hibberson Street, particularly once Section 9 is developed. It will also be seem from more distant locations, including the hills of Nicholls. However, these viewpoints provide extensive views across North Canberra, including the Belconnen Town Centre. In addition, the buildings will not fundamentally remove views of Yerrabi Pond or distant mountain views from these elevated areas, and will be seen in the context of other town centre structures as part of a changing urban landscape.
- The building will not have an adverse impact on local traffic movement because of the dual access/egress arrangements and nature of the land use mix which does not generate large peak hour traffic movement. The Traffic Impact Assessment also notes that the proposed development will generate fewer cars than the approved Office Park.
- The development will not exacerbate local parking issues because it does not remove existing parking supply, and it makes provision for all site-generated parking.
- Wind effects in the public realm caused by the building have been mitigated in the design of the structure
- Noise emitting activity from the proposal is minimal. Glazing methods will be used to control noise intrusion.
- There are no threatened or endangered plants or animals affected by the proposed development. Existing street trees in Gundaroo Drive, Anthony Rolfe Ave and Gribble Street will not be affected by the proposed development.
- There are no heritage values affected by the development

5.21 Social Benefits

The proposed development offers a number of social benefits:

- a concentration of population in the town centre to support existing facilities and infrastructure, to vitalise the public domain and reduce crime
- facilitate future growth of the Gungahlin Town Centre through the increase in demand for goods and services within the local area via a boost in population
- close to public transport and better use of existing services
- meets market demand from a number of segments including, nearby employment centres and visitors using health, education, sports venues, offices and other nearby facilities
- providing a choice of residential accommodation in a mixed use development to meet differing needs and affordability
- adding to the housing diversity of Gungahlin
- the first landmark development for the Gungahlin Town Centre

5.22 Economic Benefits

The proposed development will have a number of major economic benefits particularly in the current economic circumstances:

- construction of new premises to support the local economy
- a substantial investment in the local economy
- a boost to direct and indirect construction employment
- increased population in the Town Centre catchment to support local business
- support for investment in public infrastructure in the Town Centre (library, pool, school, light rail)
- revenue to the Territory from Lease Variation Charge, stamp duties, municipal rates and other taxes and charges.

6.0 Conclusion

This report is submitted as part of a DA for a mixed-use residential/commercial integrated development proposal by GEOCON, comprising 3 buildings with staggered heights of 19-22 storeys, inclusive of 4-level podiums. The report assesses the development against relevant Code Criteria in the Territory Plan and outlines the planning and design context for the development, together with its impact on adjacent areas.

The current DA has been lodged as a merit track proposal and is supported by a range of technical reports and plans.

The subject site is currently undeveloped.

The site has been the subject of substantial pre-planning consultation and liaison with government agencies. The project originally comprised 4 residential towers but was revised to 3 in response to community comment and ACTPLA liaison. The project is consistent with:

- The ACT Planning Strategy
- The Territory Plan, including:
- The Gungahlin Precinct Map and Code
- Other Codes including:
  - the Commercial Zones Development Code
  - the Multi Unit Housing Development Code (TV306)
  - relevant general codes, including CPTED, vehicle access and parking, waste, signage, and Access and Mobility.

The proposed development is considered to adequately address all local environmental considerations, including traffic, parking, WSUD, wind and noise.

The building will be visible from a number of vantage points, including Yerrabi Pond and nearby elevated suburban areas. However, the proposed heights are considered to be consistent with Town Centre residential developments in other locations across Canberra. The proposal provides a viewpoint to locate the Town Centre in Gungahlin.

Whilst taller than existing development in Gungahlin, the proposed buildings do not greatly exceed the desired height requirements as outlined in the Gungahlin Precinct Code. It is therefore considered that the visual impact of the proposed development on the Town Centre and greater Gungahlin area is acceptable.

The buildings have been designed as narrow east-west articulated towers atop 4 storey podiums to reduce the impact on nearby views and provide a desirable built form consistent with other Town Centre residential buildings in Canberra.

The proposed development in this locality supports the *ACT Planning Strategy* in meeting the targets for development of the ACT. It increases densities within the Town Centre and along transport corridors. The development concentrates residential accommodation close to job centres and major transport facilities which are soon to be serviced by light rail.

There remains scope on Section 209 to provide office space should market circumstances change, thus retaining the mixed use nature of the precinct.

The project also contributes to economic viability of businesses within the Town Centre and will increase demand for further investment and opportunity in Gungahlin as well as the Town Centre.

The development increases the supply of a more diverse housing market in Gungahlin which is dominated by single dwellings and, to a lesser extent, low rise multi unit apartment buildings.

The development also makes more efficient use of existing services and facilities related to education, recreation, health and public transport (including the future light rail) within the Town Centre.

It is **recommended** that EPD and other consent authorities approve the proposed development on Blocks 2, 3 and 4 of Section 209.

Purdon Planning
April 2015

Attachments

Attachment A: Statement against Gungahlin Precinct Map and Code

Attachment B: Statement against the Commercial Zones Development Code

Attachment C: Statement against Residential Zones – Multi Unit Housing Dev. Code

Attachment D: Statement against CPTED Code

Attachment E: Statement against Parking and Vehicular Access Code

Attachment F: Statement against Lease Variation General Code

Attachment G: Community Consultation Process and Outcomes

Attachment A: Statement against Gungahlin Precinct Map and Code for Block 3 Section 209 Gungahlin

NB: Refer Planning Report for detailed response to code compliance

Rule	Criteria	Response
RC1 – Gungahlin Town Centre		
R1 Zones are allocated in accordance with the Territory Plan map.	C1 Zones identified in estate development plans are in accordance with the principles and policies set out in the structure plan.	Complies with Rule.
R2 A minimum of 6 hectares of land is provided with a community facility zone within the area shown in figure 2.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Site is not within a community facility zone.
2.1 Road network		
R3 The design of each street complies with all of the following: a) the road reservations specified in Appendix A b) the road hierarchy shown in figure 3	C3 Street design achieves all of the following: a) street functions and facilities can be provided b) capable of accommodating traffic growth c) hierarchy of the network is clearly identifiable d) endorsed by TAMS	Not Applicable. Existing road network and hierarchy is a private road and has been the subject of prior approval.
2.2 Pedestrian and cyclist network		
R4 Pedestrian and cyclist network is consistent with the trunk walking and cycling network shown in figure 4 and Appendix A.	C4 Pedestrian and cyclist network meets all of the following: a) supports walking and cycling b) provides a high level of accessibility to the existing network c) provides pedestrian and cycle facilities d) is endorsed by the Territory	Complies with criterion. Existing shared cycle and pedestrian paths will not be negatively impacted by the proposed development. There is to be no change to the public pedestrian and cyclist network.
2.3 Bushfire protection		
R5 Development in Area A complies with all of the following (see figure 5)	C5	Not Applicable. Subject site not in Area A.
3.1 Ground floor use – CZ5		
R6	C6	Not Applicable. Site is not zoned CZ5.
3.2 Ground floor use – CZ5 – floor area limit		
R7	C7	Not applicable. Site is not

		zoned CZ5.
4.1 Height of buildings		
R8 Minimum height of buildings is two (2) storeys however uses such as service stations, places of worship or ancillary structures may be one (1) storey.	C8 Buildings achieve a compact urban form and are consistent with the desired planning outcomes described in the introduction of this document.	Complies with criterion. Refer Section 5.3.2 of the Planning Report.
5.1 Building design - general		
There is no applicable rule.	C9 Development complies with all of the following: a) contributes to the desired planning outcomes of the town centre as described in the introduction of this document b) corner buildings contain focal points providing architectural interest and variety to the building design c) entrances to common lobbies for residential use provide strong visual connection to the street and ensure a high level of surveillance d) buildings incorporate sun shading to reduce summer sun into the building interior e) car parking structures are designed to integrate with the built form of adjoining development.	Complies with criterion as outlined below: (a) refer response in Section 5.3 of the Planning Report. (b) Refer Architectural plans lodged with DA. Block 3 provides a strong focal point of entrance to the town centre at the corner when viewed from Gundaroo Drive. (c) Refer location of entrances on Architectural ground floor plan and Landscape Plans lodged with DA. Good visual connection to streets and high level surveillance is achieved. Car parking is screened from public view.
R10 Open structured car parks, loading docks and substations are not located on frontages to the street in the area shown in figure 6.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Site is not shown in Figure 6.
5.2 Public transport stations and adjacent development		
R11 Public transport stops or stations are provided at the locations shown in figure 8.	C11 The location of public transport stations on Hibberson Street achieve all of the following: a) supports public transport usage by town centre patrons b) provides access to retail and office areas c) is endorsed by the Territory	Not Applicable. Location of public transport stops or stations will not be changed in this proposal.

There is no applicable rule.	C12 New buildings adjacent to a (current or future) public transport station shown in figure 8	Not Applicable. Site is not adjacent to a current or future public transport station shown in figure 8.
6.1 Sites for public car parking		
R13 Development on sites identified in figure 9	C13	Not applicable. Site is not identified as a public car park in Figure 9.
6.3 Restrictions on driveway access		
R14 Driveway access or egress to Hibberson Street, Flemington Road and Gungahlin Place is not permitted, other than for ceremonial and visitor access, in the areas shown in figure 10	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Site is not identified in Figure 10 as having restrictions on driveway access.
7.1 Design of Hibberson Street public realm		
There is no applicable rule.	C15	Not Applicable. Site is not located within Hibberson Street.
7.2 Design of Gungahlin Place public realm		
There is no applicable rule.	C16 Gungahlin Place, between Ernest Cavanagh Street and The Valley Avenue,	Not Applicable. Site is not located in Gungahlin Place.
7.3 Active frontage		
R17 For building frontages shown as 'Active Frontage – Mandatory' in figure 11	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Site is not located in an area requiring mandatory active frontages in figure 11.
R18 For building frontages shown as 'Active Frontage – Adaptable Built Form' in figure 11,	C18	Not Applicable. Site is not located in an area requiring adaptable built form in Figure 11.
R19 For building frontages shown as "Partial Active Frontage" in figure 11	C19	Not Applicable. Site is not located in an area requiring partial active frontage in Figure 11.
7.4 Landscape		
There is no applicable rule.	C20 Landscaping achieves all of the following: a) is sensitive to site attributes, including streetscapes and landscapes of documented heritage significance b) use of vegetation types	Complies with criterion as outlined below (refer SpaceLab landscape plans): (a) Complies – no documented heritage significance on site. (b) Complies – Refer Landscape Plans and schedule lodged

	and landscaping styles which complement the streetscape character and integrate with Gungahlin Place, linear parks, public spaces, reserves and public transport corridors c) contributes to energy efficiency and amenity of public space by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor spaces d) satisfies utility maintenance requirements and minimises the visual impact and risk of damage to aboveground and underground utilities e) provides landscaping with low and high elements which does not obscure or obstruct sightlines to building entries, paths and driveways to reduce the actual or perceived personal safety and security f) tree planting in and around car parks to provide shade and soften the visual impact of parking areas g) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments within the town centre h) Drought tolerant plant species are used in both public and private realms to contribute to a high quality landscape character	with DA Documentation. (c) Complies – Tree planting to provide shade to podium areas. (d) Complies – Does not impact on aboveground and underground utilities. (e) Complies – Buildings are to be built to block boundaries. (f) N/A (g) Complies - (h) Only applies to private realm.
Area specific controls - Precinct 2b – Office park		
17.1 Street level uses		
R44 A minimum of one (1) of the following uses is provided at the ground floor level abutting the street or main building entry for buildings of 2,000m2 or greater: a) Business agency b) Drink establishment c) Health facility d) Public agency	C44 Buildings abutting the street or main building entry incorporate uses that generate activity at the ground level in the public space.	Complies with criterion. Block 3 has a frontage to the Gundaroo Dr verge and the private road on Section 209. The Gundaroo frontage has housing at ground level with street access via a proposed footpath in the verge. Non-residential in this frontage is inappropriate due to low

e) Restaurant f) SHOP		pedestrian movement and lack of vehicle access. The private road on S209 will provide pedestrian access to the main lobby entry for Block 3.
18.1 Building height		
R45 Maximum height of buildings is 23 metres above the datum ground level. For leases granted before 30 November 2010, this provision will not apply until five (5) years from that date, being 30 November 2015.	C45 Maximum height of buildings comply with all of the following: a) are compatible with adjacent development b) are appropriate to scale and function of use c) minimise detrimental impacts, including overshadowing and excessive scale d) contribute to the desired planning outcomes	Complies with criterion. Refer to Section 5.3.2 of the Planning Report.
19.1 Location of public entrances		
There is no applicable rule.	C46 To provide public entrances that are easily identifiable and convenient, the development provides all of the following: a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relate to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer c) provide articulated building entrance to the street and/ or public space at grade with the adjoining verge or finished site levels	Complies with C46. All entrances are visible from either public streets or the private access road. The proposed building entrances are sympathetic to the scale of the building, are of generous proportions and visible from adjacent roads. All entrances meet pedestrian accessibility criteria.

Note: Further clauses in the Precinct Map and Code do not apply to the subject site.

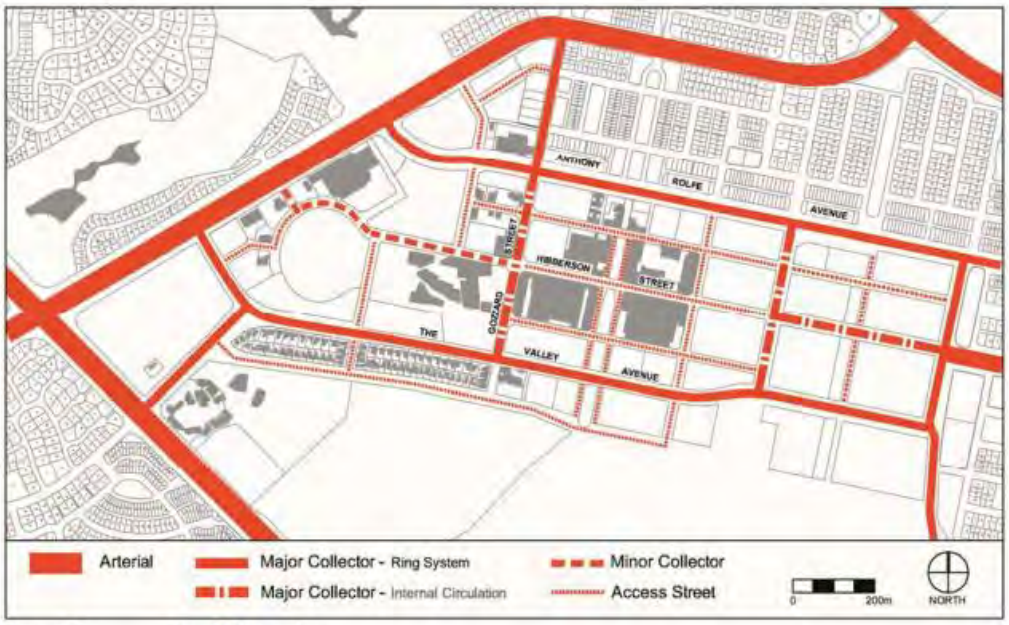


Figure 3 **Road hierarchy**

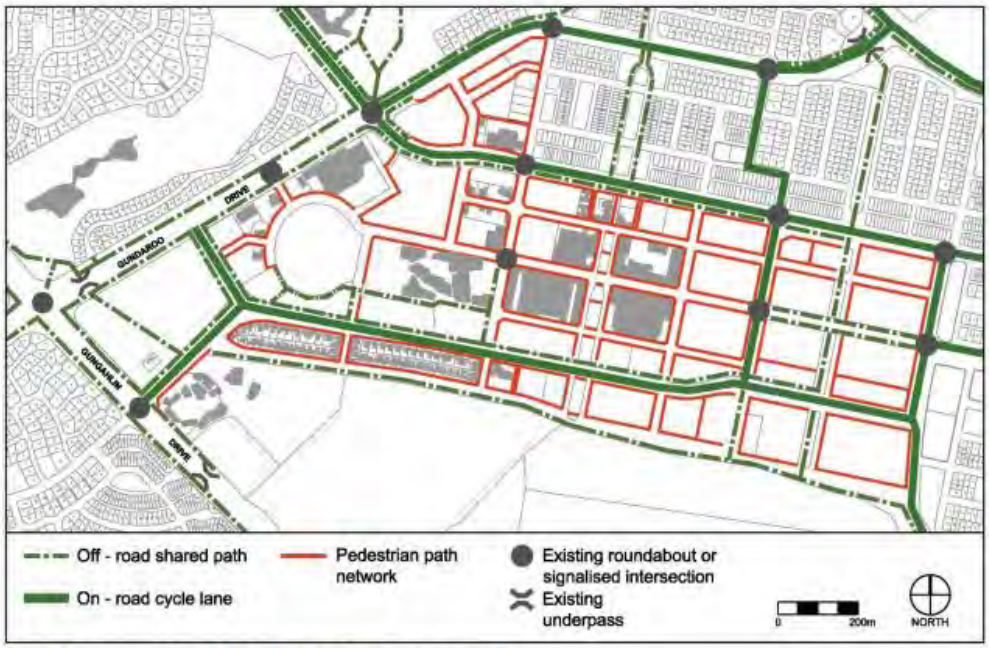


Figure 4 **Trunk walking and cycling network**

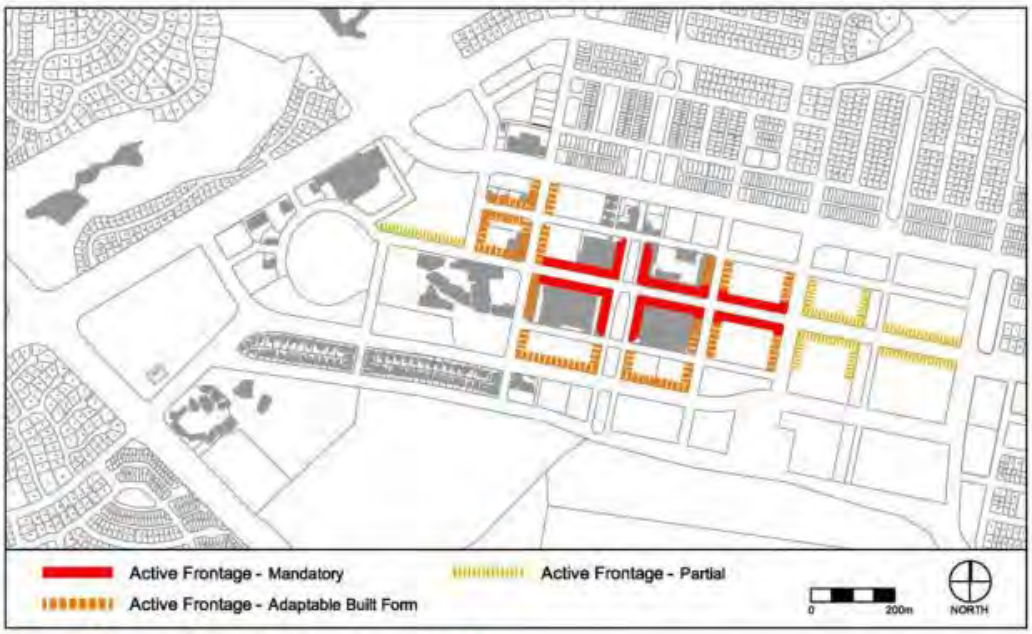


Figure 11 **Active frontage requirements**

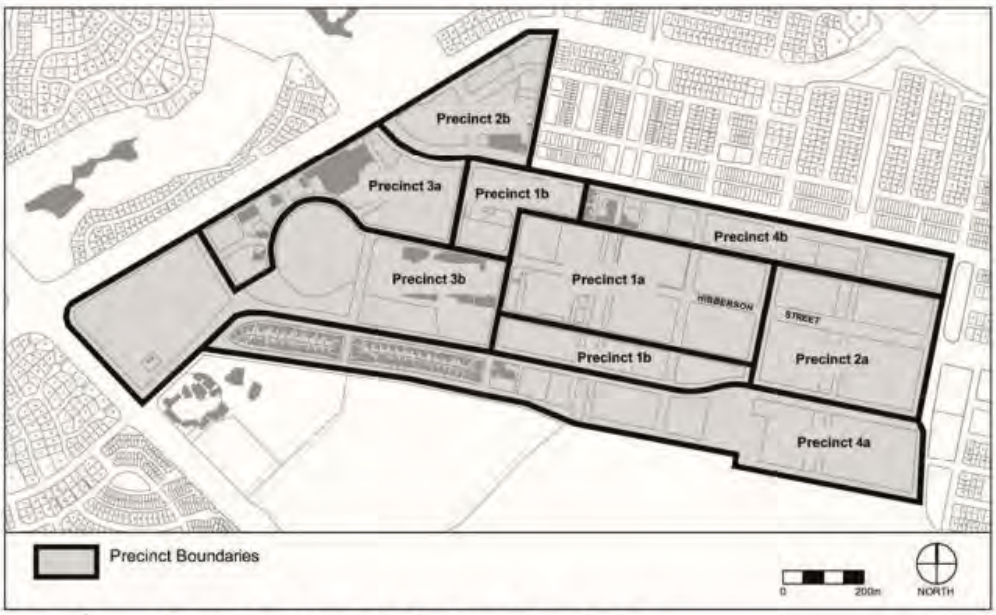


Figure 12 **Precinct areas within the Gungahlin Town Centre**

Attachment B: Statement against the Commercial Zones Development Code for Block 3 Section 209

NB: Refer Planning Report for detailed response to code compliance

Rule	Criteria	Response
Part A: General Controls		
Element 1: Lease and development conditions		Not Applicable
Element 2: Use (Community and Recreation sites)		Not Applicable
3.1 Building design and materials		
There is no applicable rule.	C3 Buildings achieve all of the following: a) a contribution to the amenity and character of adjacent public spaces b) interesting, functional and attractive facades that contribute positively to the *streetscape* and pedestrian experience c) minimal reflected sunlight d) articulated building forms.	Complies with Criterion – High quality and durable materials have been used to enhance the architectural amenity of the building design, creating interesting, functional and attractive facades on all sides of the development. Refer Section 3.4 of the Planning Report.
There is no applicable rule.	C4 Buildings are of permanent construction.	Complies with Criterion – buildings are of permanent construction
3.2 Plant and structures		
There is no applicable rule.	C5 Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.	Complies with Criterion – plant rooms are integrated into building design
3.3 Car parking structures		
There is no applicable rule.	C6 Car parking structures integrate with the built form of adjacent existing development.	Not Applicable – Car parking has been designed in accordance with the overall design and incorporated within the basement and podium levels of the building. This means that on-site parking areas will not be visible from the street. Visitor car parking has been provided on-street (off-site) in Gribble Street and Swain Street.
3.4 Materials and finishes		
There is no applicable rule.	C7 Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings: a) transparency is maximized b) reflectivity is minimized c) shadow profiles or visible joint detailing are included d) visually interesting building elements are applied through the	Complies with C7- The building will incorporate a range of materials to add interesting variation to each facade. A Materials and Colour Schedule is included in the DA plan set.

Rule	Criteria	Response
	use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.	
3.5 Storage		
R8 Outdoor storage areas comply with all of the following: a) are located behind the building line b) are screened from view from any road or other public area c) do not encroach on car-parking areas, driveways, or landscape areas.	C8 Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.	Not Applicable – No outdoor storage areas. All storage of waste is located in an enclosed area behind building facade and not visible from public streets.
3.6 Wind		
There is no applicable rule.	C9 This criterion applies to buildings with a *height of building* greater than 19m but less than 28m. The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a *height of building* of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.	Complies with C9 – A Wind Assessment has been prepared by NDY and submitted with the DA as supporting documentation. It is considered that the proposed development will not have a negative impact on public-access ways around the Gungahlin Town Centre.
R10 This rule applies to buildings with a height of building greater than 28m. As a consequence of the proposed development wind speeds do not exceed the following: a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s b) all other adjacent streets and public places - 16 m/s. Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – Refer to NDY Report submitted with the DA.
3.7 Ventilation		
R11 This rule applies to buildings used or proposed to be used for one or more of the following: a) food retail b) restaurant. All exhaust and ventilation systems are installed and	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – No part of the building will be used for food retail or as a restaurant.

Rule	Criteria	Response
operated to comply with Australian Standard *AS1668.1 The Use of Ventilation and Air conditioning in Buildings*.		
3.8 Shopping arcades and malls – CZ3		
R12 (Internal Malls)		Not Applicable
3.9 Supportive housing and residential care accommodation – N/A		
R13 (Supportive Housing)		Not Applicable
4.1 Landscaping		
There is no applicable rule.	C14 Landscaping associated with the development achieves all of the following: a) response to site attributes, including streetscapes and landscapes of documented heritage significance b) appropriate scale relative to the road reserve width and building bulk c) vegetation types and landscaping styles which complement the *streetscape* d) integration with parks, reserves and public transport corridors e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas g) minimal overlooking between buildings h) satisfies utility maintenance requirements i) minimises the risk of damage to aboveground and underground utilities j) screens aboveground utilities k) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.	Complies with Items (a) to (e) of the Criterion – Refer to Landscape Plan submitted with DA
There is no applicable rule.	C15 Tree planting in and around car parks provides shade and softens the visual impact of parking areas.	Not Applicable – No ability to plant trees within parking areas

Rule	Criteria	Response
4.2 Lighting		
R16 External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard *AS1158.3.1 Pedestrian Lighting*.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – Lighting will meet all relevant Australian Standards. Refer NDY statement submitted with DA.
R17 All external lighting provided is in accordance with Australian Standard *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*.	C17 Light spill is minimised.	Complies with Rule – Lighting will meet all relevant Australian Standards. Refer NDY report statement submitted with DA.
4.3 Easement		
R18 Buildings do not encroach over easements or rights of way.	This is a mandatory requirement. There is no applicable criterion	Complies with Rule – Proposal does not encroach any existing easements and makes use of existing right of way.
5.1 Access		
There is no applicable rule.	C19 Driveways and pedestrian entrances to the site are clearly visible from the front boundary.	Complies with Rule – Proposed driveway from Gribble Street is an existing right of way.
R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.	C20 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.	Complies with Rule – Loading docks are located at the rear of the building site and are not visible from the surrounding streets.
5.2 Traffic generation		
There is no applicable rule.	C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.	Complies with Rule – A Traffic Impact Assessment by GTA Consultants has been submitted with this DA. It is considered that the additional traffic generated by the proposed development would not be expected to compromise the safety or function of the surrounding road network.
5.3 Service access and delivery		
R22 Goods loading and unloading facilities comply with all of the following: a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction. **Note:** Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.	C22 Facilities for the loading and unloading of goods achieve all of the following: a) safe and efficient manoeuvring of service vehicles b) does not unreasonably compromise the safety of pedestrians c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway d) does not unreasonably affect on-street or off-street car parking e) adequate provision for the manoeuvring of vehicles.	Complies with Rule – Loading facilities are located off the existing right of way at the rear of the site. They have been designed so that loading vehicles may either front load or rear load, as it is necessary for some loading vehicles to reverse into the facility. Turning paths were provided for the approved subdivision DA. New turning path plans have been submitted with the current DA for approval.

Rule	Criteria	Response
		It is considered that the location of the proposed service access and delivery will not adversely impact on the surrounding road network. Refer Traffic Report (GTA Consultants, 2014) lodged with DA.
6.1 Potentially noisy uses		
R23 This rule applies to any of the following: *a) club* *b) drink establishment* *c) emergency services facility* *d) hotel* *e) indoor recreation facility* *f) industry (except light industry)* *g) indoor entertainment facility* *h) outdoor recreation facility* *i) restaurant.* Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use. Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.	This is a mandatory requirement. There is no applicable criterion.	Complies with R23. Refer NDY noise report.
7.1 Water sensitive urban design		
R24 This rule applies to sites 5000m2 or larger. The average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Complies with R24 Refer NDY report.

Rule	Criteria	Response
R25 This rule applies to sites 2000m2 or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule R25– Refer to Hydraulics Plans prepared by Vital Design.
R26 This rule applies to *sites* 2,000m2 or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m2 of impervious area, and its release over a period of 1 to 3 days b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days. **Note**: Compliance with this rule is demonstrated by a water sensitive urban design	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule R25– Refer to Hydraulics Plans prepared by Vital Design.
R27 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – Refer to WSUD Plan prepared by Vital Design for the DA.

Rule	Criteria	Response
There is no applicable rule.	C28 Underground piping of natural stormwater overland flow paths is minimised.	Not Applicable – No overland flow paths on site. All stormwater will be contained on site as per WSUD requirements.
7.2 Earthworks		
There is no applicable rule.	C29 The extent of earthworks is minimised.	Complies with C29 – A basement excavation will be required to provide on-site parking requirements.
7.3 Tree Protection		
R30 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees c) is a declared site. The authority shall refer the development application to the Conservator or Flora and Fauna. **Note 1:** The authority will consider any advice from the Conservator or Flora and Fauna before determining the application. **Note 2:** *Protected tree* and *declared site* are defined under the *Tree Protection Act 2005.*	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – No existing trees located on site. However, trees in the Gundaroo Drive verge will be protected during construction works. Refer TMPP by SpaceLab.
R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory.	C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory.	Not Applicable – No trees to be removed
7.4 Heritage		
R32 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the *Heritage Act 2004.* The authority shall refer a development application to the Heritage Council. **Note:** The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion	Not Applicable – Site is not Heritage listed or nominated
R 33 Subdivision		Not Applicable – No subdivision proposed.
9.1 Statement of endorsement		
R34 The *development application* for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the *Planning and*	This is a mandatory requirement. There is no applicable criterion.	Not applicable – No demolition works required.

Rule	Criteria	Response
Development Act 2007 confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.		
R35 Hazardous Materials Survey		Not Applicable
C36 Neighbourhood Plans		Not Applicable
Part B: Additional controls for town centres		Not Applicable
11.1 Shops – floor area limit – CZ2 and CZ3		
R37 This rule applies CZ2. The maximum gross floor area for a shop is 200m2	C37 Shops are limited to a scale appropriate to providing convenience shopping and personal services for the local workforce and residents.	Not Applicable – No shops proposed at Block 3.
R37A This rule applies CZ3.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – Site is not zoned CZ3.
There is no applicable rule.	C38 Buildings fronting main streets incorporate uses that generate activity or provide for service trades at the ground floor level.	Not Applicable – Building does not front main pedestrian areas as outlined in the Gungahlin Precinct Code.
12.1 Materials and finishes		
There is no applicable rule	C39 Building colours and materials are consistent with existing development within the particular town centre.	Complies with criterion – Building colours and materials are consistent with the surrounding Gungahlin Town Centre.
12.2 Number of storeys – CZ3		
R40 This rule applies to CZ3.	C40	Not Applicable – Site is not zoned CZ3.
Part C: Additional controls for group centres		Not Applicable
Part D: Additional controls for local centres		Not Applicable

Rule	Criteria	Response
Part E: Additional controls for CZ6		Not Applicable
Part F: Residential Uses		Not Applicable
R59 Single dwelling housing		Not Applicable
19.2 Multi unit housing		
R60 *Multi unit housing* or residential components of commercial mixed use complies with the Residential Zones – Multi Unit Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – refer to Statement against Criteria for Multi-Unit Code. (Attachment C).
R61 Residential care accommodation		Not Applicable
Part G: Endorsement by government agencies (entities)		
20.1 Goods		
R62 Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Complies with R62 –There is no commercial development requiring goods delivery on site. Removalist trucks have good access to all residential buildings via the private access road off Gribble St. Refer Traffic Report by GTA.
21.1 Management of construction waste		
R63 This rule applies to development that is likely to generate more than 20m3 of waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. **Notes:** 1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. 2. TAMSD may endorse departures.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – Excavation material is addressed as part of Waste Management Plan prepared by Vital Design submitted with DA for TAMS endorsement.
21.2 Post occupancy waste management		
R64 Post occupancy waste management facilities are to be endorsed by TAMS. **Note:** TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule –Waste Management Plan prepared by Vital Design submitted with DA for TAMS endorsement
R65 A statement of compliance from the relevant agency is provided, which confirms that the	C65 If a statement of compliance is not provided the application will be referred to the relevant agency	Complies with Criterion – DA to be referred to relevant agency.

Rule	Criteria	Response
discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.	in accordance with the requirements of the *Planning and Development Act 2007*.	
22.1 Utilities		
R66 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – No proposed encroachment into any registered easement.
R67 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. **Notes:** 1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained 2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – DA to be referred to the relevant agencies in accordance with the requirements of the Planning and Development Act 2007
R68 All new permanent or long-term electricity supply lines are underground.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – electricity lines are underground.
R69 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – under cover areas drain to sewer
23.1 Erosion and sediment control		
R70 This rule applies to sites greater than 3000m2. Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority. **Supporting document:** A sediment and erosion control concept plan is prepared in	This is a mandatory requirement. There is no applicable criterion.	Complies with Rule – Refer Erosion and Sediment Control Plan has been provided by Vital Design and submitted with the DA.

Rule	Criteria	Response
accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011. **Note:** A condition of development approval may be imposed to ensure compliance with this rule.		
23.2 Contamination		
R71 This rule applies where an assessment by the proponent in accordance with the *ACT Government Strategic Plan – Contaminated Sites Management 1995* and the *ACT Environment Protection Policy* identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority. **Supporting document:** Environmental site assessment report endorsed by Environment Protection Authority **Note:** A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.	This is a mandatory requirement. There is no applicable criterion.	Complies with R 71. The site is not contaminated.

Attachment C: Statement against Residential Zones Multi Unit Housing Development Code for Block 3 Section 209

NB: Refer Planning Report for detailed response to code compliance

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
Part A General Controls		
R1- R28 apply to Residential Zones		Not Applicable
3.22 Front boundary setbacks		
R29 Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner blocks apply only to the street frontage nominated as a secondary street frontage. If street frontages on corner blocks are of equal length, the minimum setbacks apply only to one secondary street frontage. Chamfers may be included in the secondary street frontage	C29 Front boundary setbacks achieve all of the following: a) consistency with the desired character b) reasonable amenity for residents c) sufficient space for street trees to grow to maturity.	Complies with Criteria C29 The site has frontages to Gundaroo Dr St and a private access road. There is ample provision for street trees in each of the verges. The building achieves a hard edge to property boundaries consistent with the character of the precinct.
3.23 Side and rear boundary setbacks		
R30 Side and rear boundary setbacks comply with the following: a) in RZ1 and RZ2 - Table A6 b) in RZ3, RZ4, RZ5 and commercial zones -Table A7 c) in all other zones – the relevant zone development code	C30 Buildings and other structures are sited to achieve all of the following: a) consistency with the desired character b) reasonable separation between adjoining developments c) reasonable privacy for dwellings on adjoining residential blocks d) reasonable privacy for principal private open space on adjoining residential blocks e) reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space.	Complies with C30 Building setbacks achieve the desired character.
3.24 Allowable encroachments - setbacks		
R31 Encroachments into one or more of the following: i) minimum side setback ii) minimum rear setback are permitted for one or more of the following building elements: a) an eave or roof overhang	C31 Buildings and other structures achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy on adjoining residential blocks for	Complies with Criterion – building setbacks achieve the desired character, and provide reasonable levels of privacy at ground floor, as well as providing reasonable levels of solar access on adjoining blocks.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
with a horizontal width of not more than 600mm b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level.	dwellings and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.	
R32 Encroachments into the front setback are permitted for one or more of the following building elements: a) an eave or roof overhang with a horizontal width of not more than 600mm b) fascias, gutters, downpipes, light fittings, sun blinds c) landings, steps or ramps, none of which are more than 1m above finished ground level.	C32 Buildings and other structures achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy on adjoining residential blocks for dwellings and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.	Not applicable. The building is wholly contained within private leases and does not overhang into public space.
3.25 Allowable encroachments – building envelopes		
R33 Encroachments outside the building envelope specified in this element are permitted for one or more of the following: a) flues b) chimneys c) antennae d) aerials e) cooling appliances f) heating appliances.	C33 Buildings and other structures achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy on adjoining residential blocks for dwellings and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space.	Not applicable. The building is wholly contained within private leases and does not overhang into public space.
Note: Code does not include R34 & R35		
R36	C36	Not applicable – not within Residential Zone
R37 Site design	C37	Not applicable – proposal includes apartments
R 38 Site open Space	C38	Not Applicable – not a

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
		residential RZ1 or RZ2 zone
4.3 Site open space – RZ3, RZ4, RZ5 and commercial zones		
R39 This rule applies to RZ3, RZ4, RZ5 and commercial zones. Not less than 20% of the total site area is allocated to the following: a) for developments with fewer than 20 dwellings, none of which are apartments, one or more of the following – i) communal open space that complies with all of the following a) a minimum dimension of 2.5m b) is directly accessible from common entries and pathways ii) private open space that complies with all of the following a) a minimum dimension of 2.5m b) is associated with dwellings at the lower floor level b) in all other cases, communal open space that complies with all of the following – i) a minimum dimension of 2.5m ii) is directly accessible from common entries and pathways. Not less than 10% of the total site area is planting area.	C39 Open space on the site achieves all of the following: a) sufficient space for a range of recreational activities for residents b) sufficient space for planting, particularly trees with deep root systems c) a contribution to on-site infiltration of stormwater run-off d) reasonable accessibility to all residents. One or more of the following matters may be considered when determining compliance with this criterion: i) whether the total area of upper floor level private open space contributes to the function of other open space on the site ii) whether any adjoining or adjacent public open space is readily available for the use of residents.	Complies with C39 – The building has a substantial roof-top garden at podium level (refer landscape plans) that is accessible to all residents. All units have private balconies which meet minimum POS standards. The overall development is located in close proximity to Yerrabi Ponds and adjacent open space.
4.4 Landscape design		
There is no applicable rule.	C40 Landscape and site design achieves all of the following: a) planting of trees of semi-mature stock b) planting of trees with a minimum mature height of 4m c) a contribution to energy efficiency by providing substantial shade in summer, especially to west-facing	Complies with C40 – refer Landscape Plans provided by SpaceLab submitted with the DA.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
	windows and open car-parking areas, and admitting winter sunlight to outdoor and indoor living areas, especially to the north d) reasonable residential amenity e) reasonable visibility along paths and driveways f) visual interest in pavement materials and finishes g) species with appropriate growth habits and mature height in relation to site conditions.	
4.6 Courtyard walls		
R42 Courtyard walls are permitted forward of the building line where they comply with all of the following: a) maximum height of 1.8m above datum ground level b) a minimum setback to the front boundary complying with the following: i) where the wall encloses the principal private open space of a ground floor dwellings that is located to the west, north-west, north, north-east or east of the dwelling – 0.7m ii) in all other cases - half the front boundary setback nominated elsewhere in this code c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan d) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel	C42 Courtyard walls achieve all of the following: a) consistency with the desired character b) visual softening though associated planting c) reduced traffic noise, where necessary d) reasonable privacy to lower floor level windows e) opportunities for natural surveillance of public areas and the street f) the articulation of elements g) a variety of materials h) reasonable solar access to principal private open space.	Not applicable. There are no courtyard walls forward of the building line. Refer Landscape Plans provided by SpaceLab submitted with the DA.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
f) maintain clear sightlines between vehicles on driveways and pedestrians on public paths in accordance with A2890.1- The Australian Standard for Off-Street Parking.		
4.7 External facilities		
There is no applicable rule.	C43 The following external facilities or equipment are screened or adequately separated from public areas: a) external storage areas b) water tanks c) waste storage enclosures d) mechanical services (including air conditioners and hot water storage units) e) clothes drying areas.	Complies with C43 – All listed facilities and equipment are screened from public areas.
There is no applicable rule.	C44 Mailboxes are located for convenient access by residents and deliverers with passive surveillance from the street or from active uses. To demonstrate compliance with this criterion a site plan is submitted with the application showing the location and design of mail boxes.	Complies with C44 – Refer ground floor architectural plans in DA set.
4.8 Electrical and telecommunication facilities		
R45 Electrical and telecommunication reticulation within existing residential areas or streets with residential access complies with all of the following: a) do not result in continuous rows of supply poles erected on residential streets b) for developments involving up to 2 blocks or 2 dwellings, are underground or along the rear spine or side of blocks c) for developments involving more than 2 blocks or 2 dwellings, are underground d) there is no overhead	C45 Electrical and telecommunication reticulation within existing residential areas or streets with residential access limits the amount of visual clutter in the streetscape, particularly from supply poles and overhead cabling.	Complies with R45 – Electrical and Telecommunications reticulation is underground.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
cabling to dwellings within the site.		
There is no applicable rule.	C46 Ground level electrical and telecommunication facilities (such as electrical substations, switching stations, and telecommunications nodes) within existing residential areas or streets with residential access are screened from public view whilst allowing for reasonable access for service providers.	Complies with C46 – Electrical and Telecommunications facilities are integrated into the building design.
5.1 Surveillance		
R47 This rule applies to building facades facing a public street or public open space. Building facades have all of the following: a) at least one window to a habitable room that is not screened by a courtyard wall b) at least one door with roofed element such as a verandah or balcony.	C47 Buildings achieve passive surveillance of all of the following: a) adjoining streets b) adjoining public open space.	Complies with C47 – Units have habitable rooms and entry doors facing public areas.
5.2 Building entries		
R48 Common entries to dwellings have all of the following features: a) an external sheltered area outside the entrance b) a direct line of sight between the front door and the public footpath or road c) separate access to any non-residential uses, which are clearly distinguishable and secured after hours.	C48 Common entries to dwellings achieve all of the following: a) a transitional area from the street b) secure, all-weather access c) surveillance of public areas (including between buildings and open space areas, paths, dwelling entries, car parking areas and driveways) d) safety, security and convenience for residents and visitors e) the separation of residential entries and commercial entries.	Complies with C48 – entries to residential units are accessed via internal communal corridors. Units fronting Gundaroo Drive include access via both a communal corridor and from the street.
5.3 Building design		
R49 This rule applies to buildings containing more than 2	C49 Building design, articulation, detailing and finish provide	Complies with C49 – The building facades are highly articulated in both

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
dwellings. Maximum length of unarticulated walls in buildings is 15m. Wall articulation is provided by at least one of the following: a) changes in wall planes of a minimum 1m in depth and 4m in length b) inclusion of balconies, bay windows, verandas, fin walls, etc. c) horizontally stepping facades by at least 1m.	an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces and adjoining residential blocks.	horizontal and vertical planes. Refer architectural plans in DA.
R50 This rule applies to buildings containing more than 2 dwellings. Maximum length of an unarticulated roof is 15m.	C50 Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces and adjoining residential blocks	Complies with C50 – Refer Planning Report (part 2 & 6) and architectural plans. The buildings have been designed as a group rather than as separate buildings and provides a strong urban design element at the western gateway to the town centre. Each building is separately identified by intervening spaces and has different street orientations, as well as articulated facades as seen from public places.
R51 Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.	C51 The exterior colours and finishes of garages and carports achieve all of the following: a) compatibility with the dwelling design when viewed from public spaces b) integration with the overall design c) a contribution to the articulation of the building.	Not Applicable – All parking to be contained on-site in basement, ground level and podiums.
R 52 Building design – RZ2		Not Applicable
5.5 Basements and undercroft parking		
R53 This rule applies to all of the following: i) basements ii) undercroft parking. Exposed external walls comply with all of the following: a) except for ventilation	C53 Basements and undercroft parking structures achieve all of the following: a) visual interest through architectural elements, features or modulation b) visual softening by landscaping	Complies with C53 – Basement and ground level parking will not be visible from surrounding streets.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
openings, are finished in the same manner as the building b) where ventilation openings are provided, they are treated as part of the façade with grilles and screens.	c) avoidance of prominent ventilation openings.	
5.6 Adaptability of dwelling for use by people with a disability		
R54 This rule applies to multi-unit housing comprising more than 9 dwellings. The minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C) is shown in table A8.	This is a mandatory requirement. There is no applicable criterion.	Complies with R54 – Development has been assessed against the Access and Mobility General Code. Refer separate report by Philip Chun as part of DA set.
5.7 Minimum dwelling size		
R55 Minimum dwelling floor areas are as follows: a) studio dwellings - 40 m2 b) one-bedroom dwellings - 50 m2 c) 2-bedroom dwellings - 70 m2 d) dwellings with 3 or more bedrooms - 95 m2 The minimum dwelling floor area excludes balconies and car parking facilities. Storage within dwellings is included in the area calculations.	C55 Dwelling sizes and layouts provide functional living spaces, flexibility in furniture layout, and adequate storage and service areas. The provision of shared facilities (eg. open space, laundry, lounge and storage) may be considered when determining compliance with the criterion	Complies with C55 - - Dwellings are generally of a size greater than the minimum requirements outlined in R55. A total of five (5) 1 bedroom units fall short of the 50m² requirement by 2m². This represents a shortfall of only 4% in the context of total units proposed for Block 3.
5.8 Housing diversity		
R56 For developments containing 40 or more dwellings, a combination of dwelling types, including studio or 1-bedroom dwellings, 2-bedroom dwellings, and dwellings with 3 or more bedrooms are provided.	C56 Housing developments comprising multiple dwellings are required to achieve all of the following: a) a range of housing types b) increased diversity of dwelling types within a neighbourhood.	Complies with R56 – A range of dwelling types have been proposed for the building the site comprising; 170x1 bedroom units, 68x2 bedroom units, 5x3 bedroom units, Refer Planning Report (part 6)
R57 Solar access –other than apartments		Not Applicable – development only comprises apartments.
6.2 Solar access - apartments		
R58 This rule applies to apartments. The floor or internal wall of a daytime living area of not fewer than	C58 Daytime living areas have reasonable access to sunlight.	Complies with C58 – about 65% of all units receive at least 3 hours of sunlight during mid-winter , with a further 21% receiving 2-3

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
70% of apartments on a site is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). Note: Where a development comprises a mixture of apartments and other multi unit housing, this rule will apply to the apartments.		hours of sunlight. Refer Planning Report (part 6.3)
6.3 Privacy		
R59 This rule applies to dwellings on the same block. The relationship between unscreened elements of one dwelling and the primary windows of another dwelling complies with one of the following: a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an unscreened element of one dwelling shall not have a direct line of sight into the primary window of any other dwelling b) the direct line of sight referred to in item a) is more than 12m	C59 Reasonable privacy between dwellings on the same block is achieved.	Complies with R59 – Primary windows of units have been oriented towards the street to ensure living spaces do not overlook key living areas of opposite apartments.
R60 This rule applies to principal private open space on the same block and on adjacent blocks. The relationship between unscreened elements of one dwelling and the principal private open space of another dwelling complies with one of the following: a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an unscreened element of one dwelling shall not have a direct line of sight to more than 50% of the minimum principal private open space of any other dwelling b) the direct line of sight referred to in item a) is more	C60 Reasonable privacy of principal private open space of each dwelling is achieved.	Complies with R60 – Primary windows of units have been oriented towards the street to ensure living spaces do not overlook key living areas of opposite apartments.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
than 12m.		
6.4 Principal private open space		
R61 Each dwelling has at least one area of principal private open space that complies with all of the following: a) located on the site b) has minimum area and dimensions specified in table A9 c) is screened from adjoining public streets and public open space d) is directly accessible from, and adjacent to, a habitable room other than a bedroom e) is not located to the south, south-east or south-west of the dwelling, unless it achieves one or more of the following - i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June) ii) located at an upper floor level and overlooks a public street or public open space.	C61 Principal private open space for each dwelling achieves all of the following: a) an area proportionate to the size of the dwelling b) an extension of the function of the dwelling for relaxation, dining, entertainment, recreation c) directly accessible from the dwelling d) service functions such as clothes drying and mechanical services e) reasonable privacy f) reasonable solar access	Complies with C61 – All units contain a sufficient area of private open space on individual balconies. These are directly accessible from living spaces in each unit and are of a scale large enough to provide a range of uses and services.
6.5 Separation between external walls		
R62 The minimum separation between an unscreened element and an external wall on the same block or an adjoining block, is 3m.	C62 The outlook from an unscreened element is not unreasonably impeded by external walls on the same or adjoining blocks.	Complies with C62 – The outlook from unscreened elements are not impeded by external walls from adjoining buildings on site.
R63 The separation between external walls at the lower floor level on the same block or an adjoining block is not less than 1m.	C63 The separation between blank walls on the same or adjoining blocks at ground level achieves both of the following: a) reasonable access for maintenance b) reasonable management of rodents.	Complies with R63. External walls of adjoining buildings on site are separated by a distance greater than 1m.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
6.6 Balustrades		
R64 This rule applies to balconies with both of the following characteristics: i) located on the third upper floor level or lower (ie the first four storeys) ii) facing public streets or public open space. Balustrades are constructed of one or more of the following: a) obscure glass panels b) solid panels with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. For this rule obscure glass prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.	C64 Balustrades achieve reasonable privacy for residents and screen household items from adjoining public streets and public open space	Complies with C64. Refer architectural plans submitted with DA.
6.7 Storage		
R65 This rule applies to dwellings without an associated garage. An enclosed storage area complying with all of the following is provided for each dwelling: a) at least 2m in height and 0.6m internal dimension b) an area of not less than - i) in RZ1 and RZ2 - 4m2 ii) in all other zones -1.5m2 c) one of the following - i) accessible externally from the dwelling ii) adjacent to a dedicated car space	C65 All dwellings are provided with adequate and secure storage areas for all of the following: a) equipment such as gardening, sporting, leisure and fitness equipment b) accommodate bicycles as per Bicycle Parking Code.	Complies with C65 – Equipment storage areas provided in basement parking areas. Separate bicycle storage provided in basement as per code.
6.8 Natural Ventilation		
There is no applicable rule.	C66 For buildings containing 3 or more dwellings, dwelling layouts are to ensure natural ventilation is provided to habitable rooms by cross or stack effect ventilation by maximising separation between opening windows.	Complies with C66 - Natural ventilation has been incorporated into residential unit design at all levels in the development. Refer plans in DA set.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
6.9 Noise attenuation – external sources		
R67 Where a block has one or more of the following characteristics: i) identified in a precinct code as being potentially affected by noise from external sources ii) adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day iii) located in a commercial zone iv) adjacent to a commercial or industrial zone dwellings shall be constructed to comply with the relevant sections of all of the following: a) AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level) b) AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design. For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005. For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared	This is a mandatory requirement. There is no applicable criterion.	Complies with R67 – An Acoustics Assessment has been provided by NDY Consulting and submitted with the DA documentation. The report concludes that noise levels are not inconsistent with residential uses. Drink establishments, and clubs and indoor/outdoor recreation are not proposed on-site.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the Transport Planning & Projects Section in ESDD. Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.		
R68 Ramps to basement car parking – RZ1 and RZ2		Not Applicable – Site is not within RZ1 or RZ2 zone.
7.2 Driveway verge crossings		
R69 This rule applies to previously undeveloped blocks. No more than one driveway verge crossing is provided to each block.	C69 More than one driveway verge crossing to each block may be allowed in one of the following circumstances: a) where forward entry to roads carrying more than 3000 vehicles per day is desirable b) where all of the following are achieved: i) compatibility with the streetscape ii) priority for pedestrians and cyclists iii) retention of existing street trees iv) protection of existing landscape features v) public safety c) where the block is a corner block.	Complies with R69. Driveway verge crossing makes use of existing right of way.
R70 This rule applies to previously developed blocks or the consolidation of previously developed blocks. No additional driveway verge crossings are permitted.	C70 Additional driveway verge crossings may be allowed in one of the following circumstances: a) where forward entry to roads carrying more than 3000 vehicles per day is desirable b) where all of the following are achieved - i) compatibility with the streetscape ii) priority for pedestrians and cyclists iii) retention of existing street tress iv) protection of existing landscape features	Complies with R70. The existing approved driveway cross-over is being retained.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
	v) public safety c) where the block is a corner block.	
R71 This rule applies to previously developed blocks or the consolidation of previously developed blocks. Redundant driveway verge crossings are removed, and the verge and kerb restored. Note: a condition of development approval may be imposed to ensure compliance with this rule.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – existing verge cross-over to be retained and used.
R72 Driveway verge crossings comply with all of the following: a) 1.2m horizontally clear of stormwater sumps and other services b) 1.5m horizontally clear of transformers, bus stops, public light poles c) 6m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance) d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb e) at a right angle to the kerb line with a maximum 10% deviation f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb g) except for blocks 250m2 or less, 3m wide at the front street boundary h) outside of the drip line of mature street trees i) a minimum of 3m clear of small and new street trees	C72 Driveway verge crossings are endorsed by the Territory and Municipal Services Directorate.	Complies with C72. Existing driveway crossover location and design has been endorsed by TAMS. Proposal involves minor widening of the existing driveway. Refer Traffic Report in DA (GTA, 2014).

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
j) compliant with Australian Standard AS2890.1 – Off Street Parking, having particular regard for sightlines and cross fall of the site k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence) l) if the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original. Note: a condition of development approval may be imposed to ensure compliance with this rule.		
7.3 Internal driveways		
R73 This rule applies to internal driveways that are used by residents of more than one dwelling. Internal driveways comply with all of the following: a) are set back from external block boundaries by not less than 1m b) are set back from the external walls of buildings on the site by not less than 1m c) the setbacks referred to in items a) and b) are planted to a width of not less than 1m d) windows to habitable rooms and exterior doors within 1.5 of an internal driveway have at least one of the following - i) an intervening fence or wall not less than 1.5m high ii) for windows, a sill height not less than 1.5m above the driveway e) the relevant requirements in Australian Standard AS2890.1 - Off Street Parking for sightlines and gradients f) provide internal radius of	C73 Internal driveways achieve all of the following: a) sufficient space for planting along property boundaries b) sufficient space for planting between internal driveways and buildings c) reasonable residential amenity, particularly in relation to the intrusion of light and noise into habitable rooms d) clear differentiation between the driveway and parking spaces.	Complies with C73 – Access to all Block 3 will be via an existing private access way which has a ROW attached to Block 2. Access/egress form the ROW will be into separate basement/podium parking with clear definition between driveways and parking areas. Most residential units except those facing Gundaroo Dr will be separated from the surface access way by 5 levels of non-residential space including podium parking areas and will not be adversely affected by traffic noise.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
at least 4m at changes in direction and intersections g) have a surface treatment that is distinct from car parking spaces.		
R74 This rule applies to internal driveways with both of the following characteristics: a) serve 4 or more car parking spaces b) connect to a major road. Turning spaces are provided on the block to allow vehicles to leave in a forward direction.	C74 Internal driveways achieve reasonable levels of public safety.	Complies with C74 – Site access plans have been provided by GTA Consulting and submitted with DA documentation.
R75 This rule applies to internal driveways with both of the following characteristics: a) serve more than 10 car parking spaces b) connect to a public road. The internal driveway is not less than 5m wide for not less than the first 7m of its length measured from the relevant block boundary.	C75 Internal driveways avoid unreasonable levels of queuing and congestion at vehicular entrances.	Complies with C75 – Site access plans have been provided by GTA Consulting and submitted with DA documentation.
There is no applicable rule.	C76 Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles. Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion, including one or more of the following: a) changes in pavement materials b) the lack of kerb and gutters c) difference in height to adjacent streets d) avoiding long lengths of driveway e) suitable planting f) signage.	Complies with C76 – Site access plans have been provided by GTA Consulting and submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
7.4 Residents' car parking		
R77 Car-parking spaces on the site for residents comply with all of the following: a) located behind the front zone (except for apartment car parking) b) can be in tandem where they belong to the same dwelling c) do not encroach any property boundaries d) one car space per dwelling is roofed and located behind the front zone e) are separated by not less than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space.	C77 Car parking for residents achieves all of the following: a) reasonable residential amenity b) consistency with the desired character c) public safety d) reasonable opportunities for surveillance e) the reasonable requirements of residents for car parking f) reasonable privacy	Complies with C77. The building will have separate basement and podium parking for residents, designed to relevant Australian Standards. A total of 292 parking spaces (including Disabled Parking) are provided even though the parking Code does not require a minimum number of spaces for residential development in town centres. Refer Attachment E for an assessment against the Parking and Vehicular Access General Code.
R78 This rule applies to resident car parking spaces with both of the following characteristics: a) not allocated to a particular dwelling b) shared between 2 or more dwellings. Parking spaces are located within 50m walking distance of any dwelling that is sharing the space.	C78 Car parking spaces are located close to, and with convenient access to dwellings.	Complies with C78. Car parking is accessible via an elevator from within the building.
R79 The maximum total width of garage door openings and external width of carports facing a street…	C79 Garages and car parking structures are consistent with the desired character.	Not Applicable. No garages or carports proposed. All car parking to be provided in basement, ground level and podiums area on-site.
R80 The maximum total width of an entry and/or exit to basement car parking facing the street is 8m.	C80 Entries to basements do not dominate the streetscape.	Not applicable. Basement/podium entry does not face the street.
R81 This rule applies to all of the following: i) developments containing 10 dwellings or more ii) development with a combined entry and exit to apartment car parking less than 6m wide. Approaches	C81 Approaches to basements achieve all of the following: a) public safety b) convenience for all users.	Complies with C81. Driveway to basement/podium is wide enough to accommodate 2 cars side by side travelling in opposite directions.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
to basements containing car parking comply with one of the following: a) include sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass b) at least one waiting area and traffic signals.		
7.5 Visitor parking		
R82 Visitor car-parking spaces on the site comply with all of the following: a) located behind the front zone (except for apartment car parking) b) do not encroach any property boundaries c) are separated by not less than 1.5m from windows and doors to habitable rooms of dwellings d) are not more than 50m walking distance from any common building entry e) clearly identified and visible from driveways	C82 Visitor parking achieves all of the following: a) accessible for all visitors b) safe and direct visitor entry to common building entries.	Complies with C82 – Visitor car parking is provided on street adjacent to the site. A total of 30 surface car parking spaces have been provided on-site which can also accommodate visitor parking.
R83 Visitor car parking complies with one of the following: a) is located outside of any security barriers b) an intercom and remote barrier release system allows access to visitor parking located behind security barriers.	C83 Visitor parking is accessible to all visitors	Complies with R83 – Visitor car parking is provided on street adjacent to the site. A total of 30 surface car parking spaces have been provided on-site which can also accommodate visitor parking.
R84 Number of co-located parking spaces – RZ2		Not Applicable – Site is not located in RZ2 Zone.
7.7 Delivery and removalist vans		
R85 For developments with 40 or more dwellings, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.	C85 Reasonable provision is made for short stay parking for delivery trucks.	Complies with C85 – parking for delivery and or removalist vans can be accommodated on-site at ground level. Refer swept path plans provided by GTA for the DA.
8.1 Water sensitive urban design		
R86 This rule applies to all multi-unit residential development except for minor extensions.	This is a mandatory requirement. There is no applicable criterion.	Complies with R86 – Refer to WSUD plan provided by Vital Design and submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures. Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code. For this element: minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application		
R87 This rule applies to all multi-unit housing except minor extensions. On sites larger than 2,000m2 stormwater management measures comply with all of the following: a) provision for the retention of stormwater on the block is equivalent to at least 1.4kl per 100m2 of impervious area b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) it is released to the stormwater system over a period of not less than 1 day. Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.	C87 On sites larger than 2,000m2 all of the following stormwater management measures are achieved: a) the equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the block b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) it is released to the stormwater system over a reasonable period. Compliance with this criterion is demonstrated by a report by a suitably qualified person	Complies with R87 – Refer to WSUD plan provided by Vital Design and submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
R88 This rule applies to all multi-unit housing except minor extensions. For blocks 5,000m2 or larger, the average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60% b) total phosphorous by at least 45% c) total nitrogen by at least 40% compared with an urban catchment with no water quality management controls. Compliance with this rule is demonstrated by a report by a suitably qualified person, using the MUSIC model or another nationally recognised model	This is a mandatory requirement. There is no applicable criterion.	Complies with R88 – Refer to WSUD plan provided by Vital Design and submitted with DA documentation.
R89 On previously developed blocks larger than 2,000m2 the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in 1-in-100 year storm event Compliance with this rule is demonstrated by a report by a suitably qualified person.	C89 On previously developed blocks larger than 2,000m² the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. Compliance with this criterion is demonstrated by a report by a suitably qualified person.	Complies with R89 – Refer to WSUD plan provided by Vital Design and submitted with DA documentation.
8.2 Heritage		
R90 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004.The authority shall refer a development application to the Heritage Council. Note: The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – Site does not listed on the ACT Heritage Register.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
8.3 Tree protection		
R91 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees. The authority shall refer the development application to the Conservator of Flora and Fauna. Note: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007. Protected tree and declared site are defined under the Tree Protection Act 2005.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – Site has been cleared for development and does not contain trees.
8.4 Bushfire		
R92 Where identified in a precinct code or lease and development conditions as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – Site is not identified within the Gungahlin Precinct Code as a bushfire prone area.
8.5 Erosion and sediment control		
R93 For sites less than 3,000m2, the development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT. Note 1: If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007. Note 2: see part D for sites over 3000m2.	This is a mandatory requirement. There is no applicable criterion.	Complies with R93 – Refer to Erosion and Sediment Control Plan provided by Vital Design and submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
9.1 Post occupancy waste management		
There is no applicable rule.	C94 Post occupancy waste management achieves all of the following: a) consistency with the desired character b) reasonable levels of residential amenity for dwellings and their associated private open space on the subject site c) reasonable levels of amenity for dwellings on adjoining residential blocks and their associated private open space.	Complies with C94 – Refer Waste Management Plan provided by Vital Design and submitted with DA documentation.
R95 Side and rear boundary setbacks – RZ5		Not Applicable – Site not within RZ5 Zone.
Part B – Additional controls for multi unit housing with 4 or more storeys		
10.2 Access to lifts or stairs		
R96 No more than 9 apartments on each floor are accessible from a single common lift or stair lobby.	C96 Convenient access to apartments is achieved. One or more of the following matters may be considered when determining compliance with this criterion: a) whether there is a high level of public amenity and safety in common lobbies b) whether spaces are well-proportioned with clear sightlines c) whether there is a high proportion of dual aspect apartments d) whether there is a high proportion of apartments with northern orientation.	Complies with C96. (a) Elevators are centrally located within a short lobby servicing all apartments. b) the foyer has good sightlines c) There are at least four units on each floor with dual aspect. d) About 50% of all apartments on each level in each building have northerly orientation.
Part C – Additional controls for multi unit housing in commercial zones		
11.1 Ground floor commercial use in commercial zones		
R97 This rule applies to all of the following: a) commercial zones b) blocks nominated in a precinct code for ground floor commercial use c) buildings containing one or more dwellings	C97 In commercial zones, buildings afford the opportunity to accommodate non-residential uses, including office and retail, at the ground floor.	Complies with C97. Ground floor areas can accommodate non-residential uses which are permitted in the Crown Lease variations.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
d) the building line for any ground floor dwelling is less than 6m The ground floor finished floor level to finished ceiling level height is not less than 3.6m. Note: Noise attenuation provisions in part A may also apply.		
Part D – Endorsement by government agencies (entities)		
12.1 Construction waste management		
R98 This rule applies to residential development that is likely to generate more than 20m3 of construction waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures. Note: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Complies with R98 – Refer Waste Management Plan provided by Vital Design Consultants and submitted with DA documentation.
12.2 Post occupancy waste management		
R99 Post occupancy waste management facilities are to be endorsed by TAMS. TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures. Note: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Complies with R99 – Refer Waste Management Plan provided by Vital Design and submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
13.1 Utilities		
R100 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is to be approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable – No easements within site.
R101 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions Note 3: If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	This is a mandatory requirement. There is no applicable criterion.	Complies with R101 – DA to be referred to the relevant agencies in accordance with the requirements of the Planning and Development Act 2007.
14.1 Contamination		
R102 This rule applies to any site located adjacent to a potentially polluting source (including a site used or formerly used as a petrol station).	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Site not located adjacent to a potentially polluting source.
14.2 Erosion and sediment control		
R103 This rule applies to sites 3,000m2 or larger. The development complies with an erosion and sediment control plan endorsed by the ACT Environment Protection	This is a mandatory requirement. There is no applicable criterion.	Complies with R103 – Refer Erosion and Sediment Control Plan provided by Vital Design submitted with DA documentation.

Multi-Unit Housing Development Code		
Rules	**Criteria**	**Response**
Authority. Note 1: If no evidence of assessment of the site for erosion and sediment control is provided, the application may be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007. Note 2: a condition of approval may be imposed to ensure compliance.		

Table A5: All Zones - Front Boundary Setbacks – (explanatory diagram in Appendix 1)

Minimum front boundary setbacks					
floor level	**blocks in subdivisions approved on or after 18 October 1993**	**blocks in subdivisions approved before 18 October 1993**	**exceptions**		
			corner blocks		**public open space or pedestrian paths wider than 6m**
			secondary street frontage - mid-sized blocks	***secondary street frontage- large blocks***	
lower floor level	4m	6m	3m	4m	4m
upper floor levels	6m	6m	3m	6m	4m
garage	5.5 m with a minimum of 1.5 m behind the front building line	6m	5.5m	5.5m	4m

Table A6: RZ1 and RZ2 - Side and Rear Boundary Setbacks (explanatory diagram in Appendix 1)

	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall, unscreened element* and *basement	3m	3m	3m
Upper floor level – external wall	3m	6m	6m
Upper floor level – unscreened element	6m	6m	6m

Table A7: RZ3, RZ4, RZ5 and commercial zones - Side and Rear Boundary Setbacks (explanatory diagram in Appendix 1)

	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
lower floor level – external wall	nil^	3m	3m
lower floor level – unscreened element	1m	3m	3m
first *upper floor level – external wall*	nil^	3m	6m
first *upper floor level – unscreened element*	6m	6m	6m
second *upper floor level – external wall*	nil^	6m	6m
second upper floor level – unscreened element	6m	6m	6m

^ does not apply to that part of a wall with a window of any sort

Attachment D: Statement against CPTED Code for Block 3 Section 209

NB: Refer Planning Report for detailed response to code compliance

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
Part A - General Requirements		
Element 1: Neighbourhood Design – N/A		
Element 2: Use		
2.1 General Code		
There is no applicable rule.	C2 The development described in Table 1 (attached at conclusion) meets the Crime Prevention Through Environmental Design General Code.	Complies with Criterion

Table 1: Development required to meet the Crime Prevention Through Environmental Design General Code.

Airport	Health facility	Retirement Village
Ancillary use	Hospital	Road
Aquatic recreation facility	Hotel	Rural Produce Retailing
Boarding house	Indoor entertainment facility	Rural Supply retailing
Bulky goods retailing	Indoor recreation facility	Scientific research establishment
Business agency	Mint	Service station
Car park	Mobile home park	Serviced apartment
Caravan park/camping ground	Motel	Shop
Child care centre	Multi-unit housing	Special care establishment
Civic administration	Municipal depot	Special care hostel
Club	Office	Special dwelling
Community activity centre	Outdoor recreation facility	Store
Community theatre	Parkland	Subdivision
Corrections facility	Pedestrian plaza	Supermarket
Craft workshop	Personal services	Supportive housing
Cultural facility	Place of assembly	Take-away food shop
Defence installation	Place of worship	Tourist facility
Department Store	Playing field	Tourist resort
Drink establishment	Produce market	Transport depot
Drive-in cinema	Public agency	Vehicle sales
Educational establishment	Public transport facility	Veterinary hospital
Emergency services facility	Railway use	Water based recreation
Financial establishment	Religious associated use	Zoological facility
Funeral parlour	Residential care accommodation	
Guest house	Restaurant	

Element 3: Public Realm		
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a) locating adjacent to activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and	Complies with Criterion – Site design facilitates through movement and provides clear sight lines

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	d) designing out any entrapment spaces.	
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	Complies with Criterion – Site design provides clear entry points and facilitates through movement and provides clear sight lines
There is no rule applicable.	C5 Planting in public spaces does not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	Not Applicable – There are no external public spaces. Refer to Landscape Plan submitted with DA for design of podium and ground floor landscaping that complies with CPTED guidelines.
There is no rule applicable.	C6 Selection of plant material that is sturdy in areas of high crime, to make it difficult to snap main growing stems – heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	Complies with C6 – Refer to Landscape Plan submitted with DA
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Complies with C7 – Refer to Landscape Plan submitted with DA
There is no rule applicable.	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Complies with C8 – Refer to Landscape Plan submitted with DA
3.2 Children's Play Areas – N/A		
		Not Applicable
3.3 Lighting		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the	Complies with C10 – Lighting will meet relevant Australian Standards

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	
There is no rule applicable.	C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	Complies with C11. Plaza lighting provides good night visibility and surveillance is supported by CCTV as well as security patrols.
There is no rule applicable.	C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.	Complies with C12.
There is no rule applicable.	C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	Complies with C13.
3.4 Signs		
R14 A statement is provided that all directional signage will comply with the requirements of *AS1742.10* (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Complies with R14 - Directional signage will comply with the requirements of *AS1742.10*
There is no rule applicable	C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically	N/A. Will be addressed in subsequent and separate DA

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	placed at entrances and near activity centres including bus stops, taxi rank and public facilities	
There is no rule applicable.	C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	N/A. Will be addressed in subsequent and separate DA
Element 4: Built Form		
4.1 Interface between buildings and public realm		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	Complies with C17 – Site design provides clear entry points to upper levels in each building as well as direct access to ground level units on Gundaroo Drive.
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/surface car park before leaving the building.	Complies with C18 – All entries have clear sightlines to external areas including areas including street parking. Units also have lift access to Basement and podium parking.
There is no rule applicable.	C19 Recessed sections in the building elevation/façade are detailed and located so that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	Complies with C19. No hidden/entrapment zones at ground floor level in building design
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Complies with C20. Design of balconies will deter climbing.
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Complies with C21. No hidden/entrapment zones at ground floor level in building design.

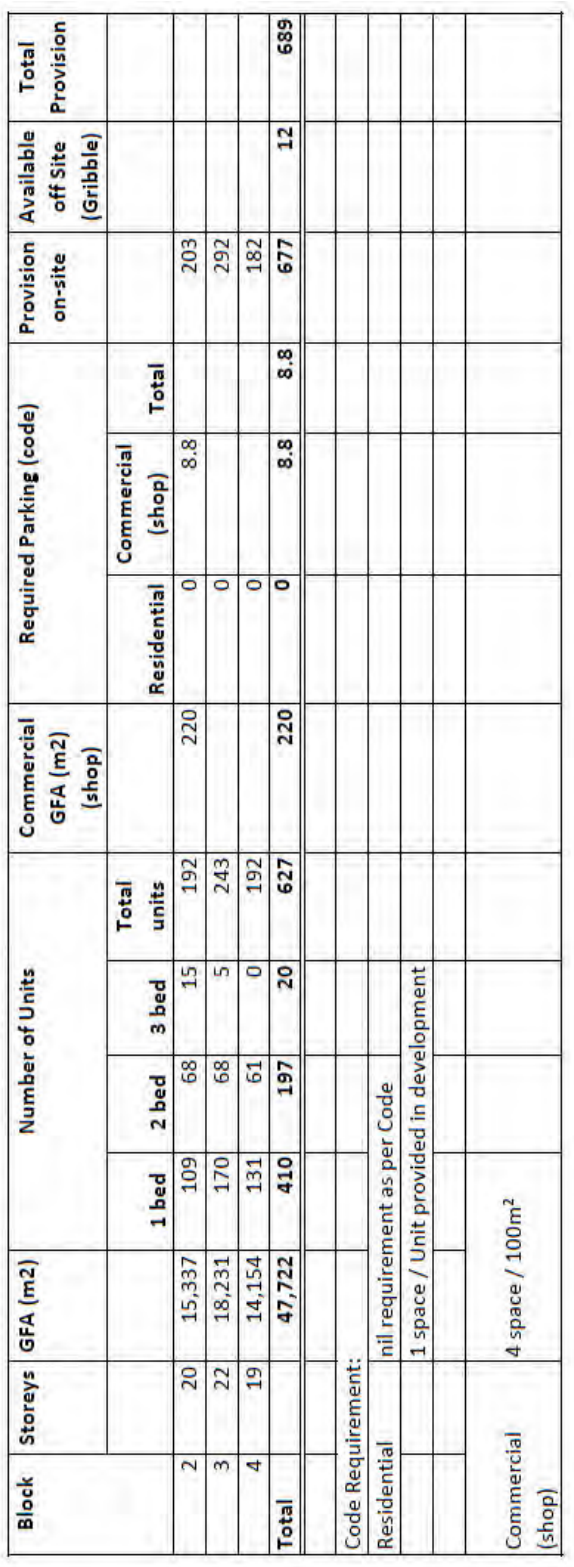
Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
4.2 Materials and Finish		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Complies with C22. Refer building materials schedule
Element 6: Travel and Access		
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no rule applicable.	C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	Not applicable
There is no rule applicable.	C24 Provide direct access routes to buildings, streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	Complies with C24.
There is no rule applicable.	C25 Security of pedestrian routes, bicycle paths and lanes are provided by: a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	Complies with C25.
There is no rule applicable.	C26 When planting adjacent to pedestrian /bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees	Not applicable

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	(two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	Complies with R27 - Pedestrian paths will comply with the requirements of *Austroads.*
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	Complies with R28 - Pedestrian paths will comply with the requirements of *Austroads.*
6.2 Pedestrian Underpasses and Overpasses – N/A		
		Not Applicable
6.3 Bus Interchange, Bus Stops and Taxi Ranks – N/A		
		Not Applicable
Element 7: Services		
7.1 Automatic Teller Machines (ATMs)		
There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	Not Applicable
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not Applicable
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	Not Applicable
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not Applicable

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
7.2 Local Waste Storage Facilities		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Complies with C39. No change to existing facilities and screening.
7.3 Local Utility Facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Complies with C40
7.4 Delivery and Storage Facilities		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Complies with C41. TAMS has endorsed delivery and storage facilities proposed for the development.
7.5 Public Toilets – N/A		
		Not Applicable
7.6 Public Telephones – N/A		
		Not Applicable

Attachment E: Statement against Parking and Vehicular Access Code

NB: Refer Planning Report for detailed response to code compliance



Block	Storeys	GFA (m2)	Number of Units				Commercial GFA (m2) (shop)	Required Parking (code)			Provision on-site	Available off Site (Gribble)	Total Provision
			1 bed	2 bed	3 bed	Total units		Residential	Commercial (shop)	Total			
2	20	15,337	109	68	15	192	220	0	8.8		203		
3	22	18,231	170	68	5	243		0			292		
4	19	14,154	131	61	0	192		0			182		
Total		**47,722**	**410**	**197**	**20**	**627**	**220**	**0**	**8.8**	**8.8**	**677**	**12**	**689**
Code Requirement:													
Residential		nil requirement as per Code											
		1 space / Unit provided in development											
Commercial (shop)		4 space / 100m²											

Attachment F: Statement against Lease Variation General Code for Block 3 Section 209

NB: Refer Planning Report for detailed response to code compliance

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
Part A - General Requirements		
Element 1: Neighbourhood Design – N/A		
Element 2: Use		
2.1 General Code		
There is no applicable rule.	C2 The development described in Table 1 (attached at conclusion) meets the Crime Prevention Through Environmental Design General Code.	Complies with Criterion

Table 1: Development required to meet the Crime Prevention Through Environmental Design General Code.

Airport	Health facility	Retirement Village
Ancillary use	Hospital	Road
Aquatic recreation facility	Hotel	Rural Produce Retailing
Boarding house	Indoor entertainment facility	Rural Supply retailing
Bulky goods retailing	Indoor recreation facility	Scientific research establishment
Business agency	Mint	Service station
Car park	Mobile home park	Serviced apartment
Caravan park/camping ground	Motel	Shop
Child care centre	Multi-unit housing	Special care establishment
Civic administration	Municipal depot	Special care hostel
Club	Office	Special dwelling
Community activity centre	Outdoor recreation facility	Store
Community theatre	Parkland	Subdivision
Corrections facility	Pedestrian plaza	Supermarket
Craft workshop	Personal services	Supportive housing
Cultural facility	Place of assembly	Take-away food shop
Defence installation	Place of worship	Tourist facility
Department Store	Playing field	Tourist resort
Drink establishment	Produce market	Transport depot
Drive-in cinema	Public agency	Vehicle sales
Educational establishment	Public transport facility	Veterinary hospital
Emergency services facility	Railway use	Water based recreation
Financial establishment	Religious associated use	Zoological facility
Funeral parlour	Residential care accommodation	
Guest house	Restaurant	

Element 3: Public Realm		
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a) locating adjacent to activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces.	Complies with Criterion – Site design facilitates through movement and provides clear sight lines

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	Complies with Criterion – Site design provides clear entry points and facilitates through movement and provides clear sight lines
There is no rule applicable.	C5 Planting in public spaces does not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	Not Applicable – There are no external public spaces. Refer to Landscape Plan submitted with DA for design of podium and ground floor landscaping that complies with CPTED guidelines.
There is no rule applicable.	C6 Selection of plant material that is sturdy in areas of high crime, to make it difficult to snap main growing stems – heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	Complies with C6 – Refer to Landscape Plan submitted with DA
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Complies with C7 – Refer to Landscape Plan submitted with DA
There is no rule applicable.	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Complies with C8 – Refer to Landscape Plan submitted with DA
3.2 Children's Play Areas – N/A		
		Not Applicable
3.3 Lighting		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	Complies with C10 – Lighting will meet relevant Australian Standards
There is no rule applicable.	C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature	Complies with C11. Plaza lighting provides good night visibility and surveillance is supported by CCTV as well as

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	security patrols.
There is no rule applicable.	C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.	Complies with C12.
There is no rule applicable.	C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	Complies with C13.
3.4 Signs		
R14 A statement is provided that all directional signage will comply with the requirements of *AS1742.10* (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Complies with R14 - Directional signage will comply with the requirements of *AS1742.10*
There is no rule applicable	C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	N/A. Will be addressed in subsequent and separate DA
There is no rule applicable.	C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	N/A. Will be addressed in subsequent and separate DA
Element 4: Built Form		
4.1 Interface between buildings and public realm		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	Complies with C17 – Site design provides clear entry points to upper levels in each building as well as direct access to ground level units on Gundaroo Drive.

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/surface car park before leaving the building.	Complies with C18 – All entries have clear sightlines to external areas including areas including street parking. Units also have lift access to Basement and podium parking.
There is no rule applicable.	C19 Recessed sections in the building elevation/façade are detailed and located so that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	Complies with C19. No hidden/entrapment zones at ground floor level in building design
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Complies with C20. Design of balconies will deter climbing.
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Complies with C21. No hidden/entrapment zones at ground floor level in building design.
4.2 Materials and Finish		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Complies with C22. Refer building materials schedule
Element 6: Travel and Access		
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no rule applicable.	C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	Not applicable
There is no rule applicable.	C24 Provide direct access routes to buildings, streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	Complies with C24.
There is no rule applicable.	C25 Security of pedestrian routes, bicycle paths and lanes are provided by:	Complies with C25.

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	
There is no rule applicable.	C26 When planting adjacent to pedestrian /bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	Not applicable
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	Complies with R27 - Pedestrian paths will comply with the requirements of *Austroads.*
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	Complies with R28 - Pedestrian paths will comply with the requirements of *Austroads.*
6.2 Pedestrian Underpasses and Overpasses – N/A		
		Not Applicable
6.3 Bus Interchange, Bus Stops and Taxi Ranks – N/A		
		Not Applicable
Element 7: Services		
7.1 Automatic Teller Machines (ATMs)		
There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	Not Applicable
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not Applicable
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-	Not Applicable

Crime Prevention through Environmental Design General Code		
Rule	**Criteria**	**Response**
	legitimate users	
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not Applicable
7.2 Local Waste Storage Facilities		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Complies with C39. No change to existing facilities and screening.
7.3 Local Utility Facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Complies with C40
7.4 Delivery and Storage Facilities		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Complies with C41. TAMS has endorsed delivery and storage facilities proposed for the development.
7.5 Public Toilets – N/A		
		Not Applicable
7.6 Public Telephones – N/A		
		Not Applicable

Attachment G: Community Consultation Process and Outcomes

NB: Refer Planning Report for detailed response to code compliance

The proposed development on Section 209 has been the subject of Mandatory Pre-DA by GEOCON in accordance with EPD guidelines, and has included presentation to a public meeting (GCC), letter drops and media articles.

The proposed development was presented to the Gungahlin Community Council (GCC) on the 12th of November at the Gungahlin Public Library. Attendees were invited to comment during and after the Council meeting. Comments predominantly related to the following:

- Building heights
- Visual amenity
- Loss of commercial space
- Commercial adaptability
- Social & community services
- Overshadowing
- Staging

Concerns raised at the GCC meeting prompted a variation to the project, which resulted in the removal of a residential tower at Block 5 Section 209. This site will now remain a commercial block as per the approved Gungahlin Office Park.

In addition to the meeting with GCC, a total of 154 nearby residents and businesses received consultation flyers between the 12 December and 17 December 2014 (Figure 1). The consultation flyers were delivered via a letter box drop or contacted via email. Of the 154 consultation flyers, 17 were delivered to businesses and 137 were delivered to residents.

The consultation flyers (Figure 2) summarised the proposed development and provided visual context as well an indicative layout. Contact details were also provided should the landowner or tenant request further information about the project.

As at time of lodgement GEOCON had not received any comment or inquiries about the development from adjacent lessees or tenants.

Figure 1 - Consultation Flyer Distribution Map



Figure 2 - Consultation Flyer

BLOCKS 2,3,4 SECTION 209, GUNGAHLIN
PROPOSED MIXED USE DEVELOPMENT

To the landowner or tenant

The Lessee of Blocks 2, 3, and 4 Section 209 Gungahlin is proposing to develop land facing Gundaroo Drive between Anthony Rolfe Avenue and Gribble Street.

The proposed development will include 3 separate residential towers ranging in height from 20-22 storeys with on-site parking, and vehicle access off Gribble Street.

Section 209 has been previously approved by ACTPLA for several multi-storey commercial buildings, a child care centre and a 7 storey car park. To date the site now contains an access road and a 2 storey child care centre. However, due to changing circumstances it is proposed to use some of the remaining site for a mixed use development with an emphasis on residential apartments.

Plans showing the indicative built form and location in the town centre are shown overleaf.

The site is within close walking distance of the town centre shops and amenities, the proposed light rail station, and public open space.

The project is being designed by PeckVonHartel Architects and will be lodged with EPD (ACTPLA) for public notification and for development approval in the near future.

The project has a number of benefits including:

- Increased residential development in Gungahlin Town Centre to support existing businesses and boost light rail patronage
- Creation of lifestyle choices by expanding the range of accommodation in Gungahlin
- Generates business confidence in Gungahlin and Canberra
- A boost to local employment prospect in the construction industry and support for local business

The development will be visible from some areas in Gungahlin but will not overshadow adjacent residential areas. Traffic studies confirm that existing roads and intersections can cope with traffic generated by the proposed development.

Once approved, the project will be undertaken in several stages subject to market demand.

For further information about the project please call Purdon Planning on (02) 6257 1511 or email to purdons@purdon.com.au

Figure 1: Town Centre Context



Figure 2: Indicative Layout



Source: PeckVonHartel; SpaceLab, 2014

Report

Wind Impact Assessment

BLOCKS 2, 3, & 4, SECTION 209, GUNGAHLIN
GEOCON

CONFIDENTIAL

Revision: 3.0 - DA Submission
Issued: 5 December 2014

Norman Disney & Young

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1 EXECUTIVE SUMMARY

This report has been prepared for GEOCON to provide advice on the impact to the local pedestrian wind environment occurring as a result of the development of the site known as Blocks 1, Section 209, Gungahlin, as part of a development application for a mixed use development.

The project site is bounded by Gundaroo Drive to the north-west, Gribble Street to the north-east, and Anthony Rolfe Avenue to the south-west. The proposed development will convert an existing vacant site into a mixed use development, comprising basement level car parking, podium level residential and car parking (four storeys), and residential towers above (up to 22 levels) across three buildings.

Based on meteorological wind observations recorded at half-hourly intervals over the last 10 years, the prevailing wind conditions for the location (based on observations recorded at Canberra Airport) are:

- Prevailing wind direction: north westerly;
- Average wind speed: 3.6 m/s;
- Average wind speed from prevailing wind direction: 5.6 m/s;
- Average gust speed: 5.6 m/s; and
- 99.9th percentile wind speed (i.e. wind speed exceeded no more than 0.01% of time): 14 m/s.

The Commercial Zones Development Code (Rule 10) requires that developments greater than 28 m in height demonstrate that wind speeds 10 m/s (adjacent main pedestrian areas and routes) or 16 m/s (all other adjacent streets or public places) are not exceeded as a consequence of their development. This report is a preliminary assessment of the impact of the proposed development on the local wind environment.

Computational fluid dynamics (CFD) modelling and simulation has been applied to the development and its environs, under the prevailing wind conditions, to assess the wind conditions occurring in the streets bounding the site. Although wind speeds above 30 m/s have been recorded, long term average wind velocity for north-west direction is about 6 m/s. For the CFD simulation, the 99.9th percentile wind speed has been considered, and the following wind conditions are specified as boundary conditions:

- Wind direction: north westerly (originating from 45° west of true north); and
- Wind speed: 18 m/s.

We note that this wind speed represents the 99.99th percentile and is a worst-case scenario. Generally, wind speeds well below this are observed (see above).

Based on this assessment, it is apparent that, although the compliance criteria are generally satisfied, there are regions within the development (at the passageways between buildings, and at the corners of buildings A and C, and on the Level 5 podiums) which result in local exceedence of the thresholds. In order to mitigate these occurrences the following design initiatives are proposed:

- Provision of low-level screening at the west entries to the passageways. This can be in the form of landscape features, e.g. trees, to achieve a natural wind break; and
- Provision of screens to the eastern and western extents of the podiums of Buildings B and C, projecting at least 2.5 m above the finished floor level, to provide a screen against and deflection of easterly and north-westerly prevailing winds.

Additionally, detailed modelling of the balconies has not been included in this analysis and it is anticipated that these will contribute to the reduction of wind speeds in the immediate vicinity of the buildings by causing retardation of the downdraught air speed at the building façade.

Further, the occurrence of wind speeds of the magnitude simulated here is highly infrequent (less than one hour per year on average). At higher return frequencies of 10 and 50 hours per year, the nominal wind speed would reduce to 14 and 12 m/s respectively, with a similar order of reduction in the simulated speeds throughout the simulation domain.

Based on the above and the results of this assessment, it is our opinion that, with the implementation of the above design initiatives and refinements to the analysis model, the prevailing wind conditions will not cause pedestrian discomfort around the proposed development. The microclimatic conditions arising from the construction of the development will achieve local wind speeds less than 16 m/s in areas designated as other than main pedestrian areas and routes and less than 10 m/s in areas designated as main pedestrian areas and routes under the majority of ambient wind conditions.

We note that any change in the proposed design from that modelled will have an effect on the airflow and wind characteristics, and that a more detailed CFD analysis or wind tunnel test may be required.

2 INTRODUCTION

2.1 Purpose

This report has been prepared for GEOCON to provide advice on the impact to the local pedestrian wind environment occurring as a result of the development of the site known as Blocks 2, 3, 4 and 5, Section 209, Gungahlin. It is intended to provide information for consideration as part of the town planning Development Application only.

2.2 Information Sources

The following information sources have been referenced in preparing this report:

- Peck von Hartel Canberra:
  - DA-S010 Site Plan, Rev B, 31.10.14,
  - DA-S201 Streetscape Elevations, Rev B, 31.10.14,
  - DA-S202 Streetscape Elevations, Rev B, 31.10.14,
  - Design Development drawing set, 31th October 2014;
- Bureau of Meteorology:
  - 10 year history of wind speed and wind direction recorded at half-hourly intervals at weather stations located at Canberra Airport (station reference numbers 70014 and 70351) (January 2000 to May 2011);
- Google Maps and Streetview.

2.3 Revision History

Date	Revision	Commentt
20/11/2014	1.0	Draft
28/11/2014	2.0	Draft DA Submission – For Comment
05/12/2014	3.0	DA Submission

3 SITE CONDITIONS

3.1 Physical Context

The site of the proposed development is located in the Gungahlin precinct, approximately 13.6 km north of Canberra city centre, and is bounded by Gundaroo Drive to the Northwest, Gribble Street to the north, and Anthony Rolfe Avenue to the south and south-west, as indicated in Figure 1.

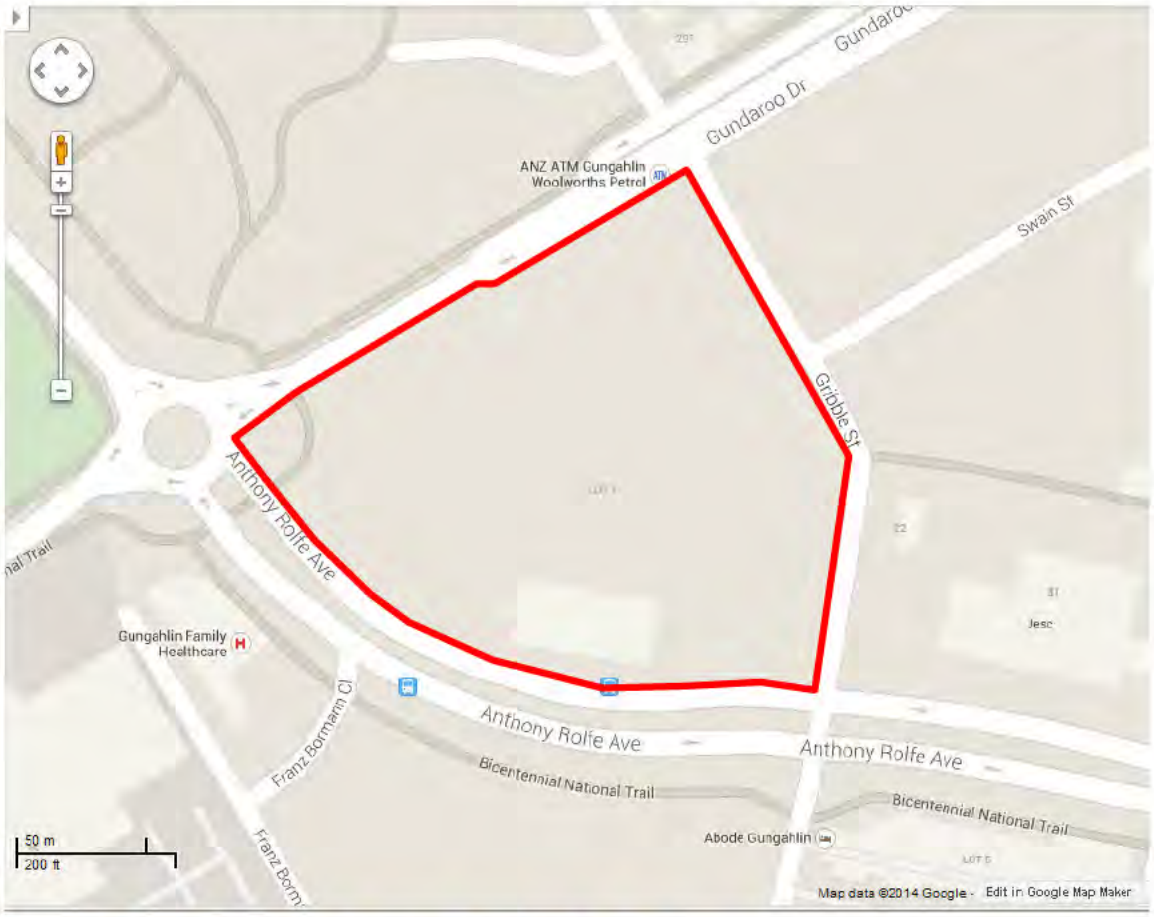


Figure 1: Development site location (from Google Maps)

To the north and northwest of the site is predominantly vacant land, and east and northeast of the site is low-rise residential suburban development, with some open green field spaces. Some single-storey commercial development is present to the southwest. No high-rise buildings exist in close proximity to the development site. This is indicated in Figure 2.



Figure 2: Satellite photograph of site and surroundings (from Google Maps)

3.2 Building Description

The proposed development for the site will introduce a mixed-use development, comprising basement level car parking, podium level residential and car parking, and residential towers above across three buildings. This is illustrated in Figure 3. An additional building may be developed on the site, but this does not form part of this assessment or development application submission.



Figure 3: Proposed elevation (view from south)

3.3 Wind Conditions

The nearest meteorological observation stations are located at Canberra Airport, approximately 20 km to the southeast of the project site. Wind observations, recorded at half-hourly intervals, have been obtained from the Bureau of Meteorology, and used to generate the following wind rose. This indicates the amount of time that the wind occurs from a given direction and at a given speed. Long term wind data indicates that prevailing wind direction is from the north-west, and long-term average wind speed is approximately 3.6 m/s (all directions) and 5.6 m/s (prevailing direction). Although higher wind speeds are recorded, 18 m/s is considered as the upper limit since speeds exceeding this value are only recorded for less than 0.01% of the duration of the data set (i.e. less than 1 hour per year).

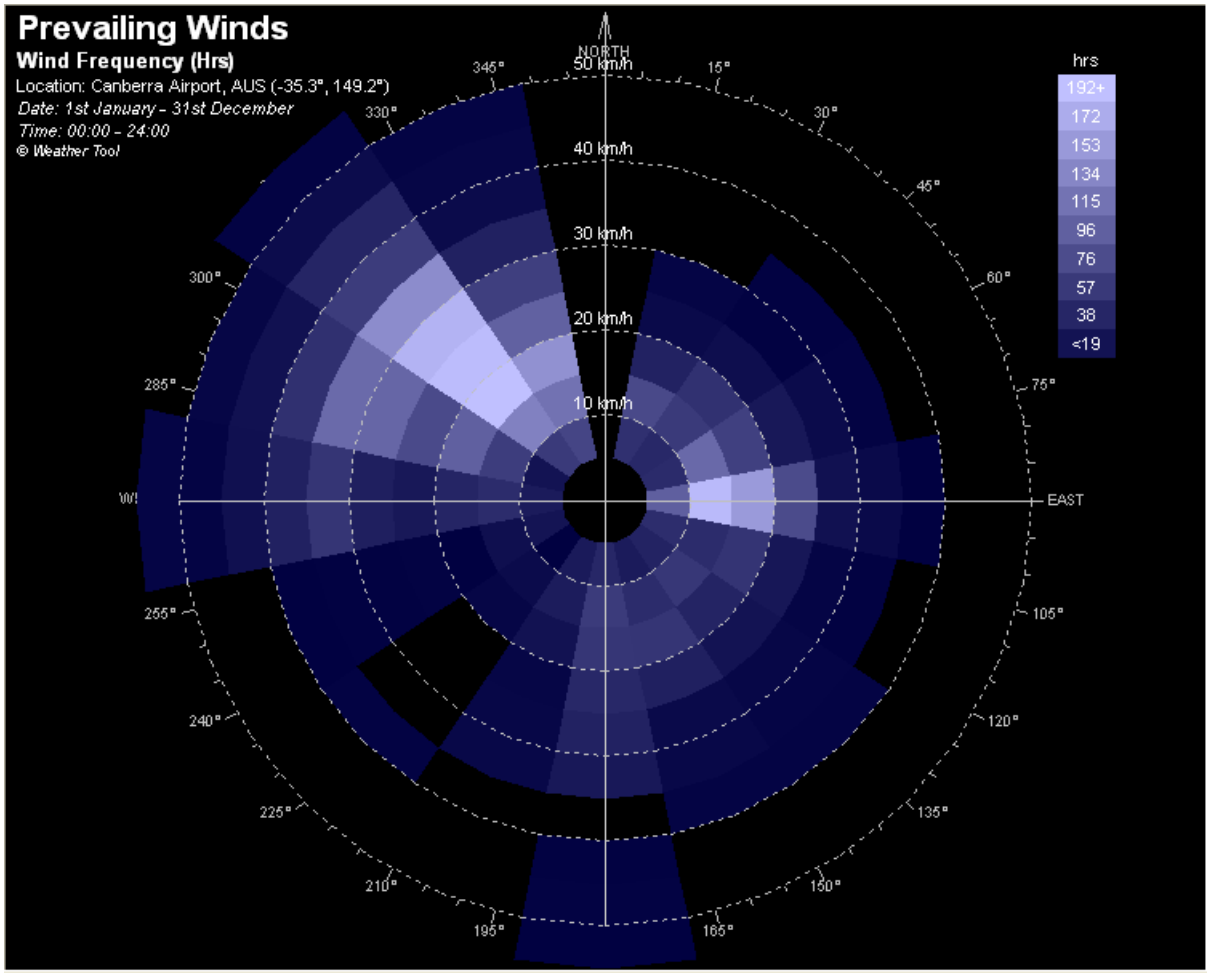


Figure 4: Wind rose for Canberra Airport

4 WIND SPEED ASSESSMENT CRITERIA

4.1 Town Planning Requirements

4.1.1 Commercial Zones Development Code

The ACT Planning and Land Authority's Commercial Zones Development Code (2012) specifies the following requirements for planning controls with respect to wind:

Rules	Criteria
R10 This rule applies to buildings with a height of building greater than 28m. As a consequence of the proposed development wind speeds do not exceed the following: **a)** adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s **b)** all other adjacent streets and public places - 16 m/s. Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.

Table 1: Commercial Zones Development Code (2012) Rule 10

4.1.2 Gungahlin Precinct Map and Code

The Gungahlin Precinct Map and Code identifies the site and its immediate surroundings as other than a main pedestrian area and route. In consideration of the impact of the proposed development, this area therefore needs to achieve wind speeds not greater than 16 m/s at the level of the pedestrian realm. Areas to the south east of the site do include main pedestrian areas and routes but these areas are sufficiently far downstream of the site that they are unlikely to be affected by the development. This includes Gozzard Street, Hibberson Street and Gungahlin Place.

4.2 Environmental Wind Speed Criteria for Pedestrian Comfort

Extensive research has been conducted in the field of pedestrian comfort in external wind environments. This study uses the Lawson Comfort Criteria as a "standard" against which the wind measurements have been compared. The Lawson Comfort Criteria have been developed over the last thirty years and are well established and used internationally. The Criteria reflect the fact that leisurely activities, such as sitting, require low wind speeds in order for the pedestrian undertaking the activity to be "comfortable". However, for more transient activities, such as walking, pedestrians can tolerate stronger wind conditions.

Table 2 shows the threshold of wind conditions for each of the stated pedestrian activities as proposed by Lawson for wind comfort. For each pedestrian activity an upper threshold of wind speed and frequency is defined, beyond which conditions are considered unacceptable for the stated activity. Beneath the threshold the wind conditions are described as "tolerable" (or "suitable") for the stated pedestrian activity. For example the threshold for leisure walking is such that if the wind speed exceeds Beaufort Force 4 (B4) for more than 4% of the time, the conditions are deemed as unacceptable for leisure walking.

Activity	Upper Threshold of Wind Speed	Wind Speed range for Beaufort number (m/s)
Sitting	1% > Beaufort 3 (B3)	3.4 – 5.4
Pedestrian standing / Entrance doors	6% > B3	3.4 – 5.4
Leisure walking	4% > B4	5.5 – 7.9
Business walking	2% > B5	8.0 – 10.7
Roads and car parks	6% > B5	10.8 – 13.8

Table 2: Lawson Comfort Criteria threshold values

It is generally recognised among researchers that it is the peak gust wind speeds and associated changes in speed which contribute most greatly to individuals' perception of comfort. For some time, the concept of using peak annual three-second gusts to classify the wind environment of a site with regard to people's comfort has been used. Based on this metric, the following wind speed thresholds have been determined as indicators of general comfort perceptions (Design Guide for Wind, Wellington City Council):

Three-second Gust Wind Speed (m/s)	Comfort Perception Description
10	Generally the limit for comfort when standing or sitting for lengthy periods in open space
15	Generally the limit of acceptability for comfort whilst walking
18	Threshold of danger level
23	Completely unsuitable for walking

Table 3: Comfort conditions as a function of wind gust speed

.

5 IMPACT ASSESSMENT

This section provides an assessment of the wind conditions expected around the Development and, in particular, it considers the potential impacts of wind on pedestrian comfort and safety. The assessment is based on computational fluid dynamics (CFD) simulation and analysis.

5.1 Software

This wind assessment study has been carried out by using Ansys CFD-Flo v15.0 software package utilising the CFX simulation engine. CFX is a world-recognised CFD software code which offers the ability to analyse and assess the velocity, thermal and indoor air quality (IAQ) behaviour in a given spatial domain.

This is made possible through accurate generation of physical geometry and boundary conditions of the computational domain parameters, followed by the generation of high quality grids to completely mesh the entire volume of the digital fluid domain.

Through the use of time-averaged steady-state solution methods, relevant modelling parameters are used to accurately model the various conditions of airflow, including the effect of turbulence, convection and buoyancy in order to obtain accurate models of flow, energy, species and IAQ variables.

The results obtained from the converged calculation can either be analysed quantitatively through obtaining physical data from the results to be presented by using a tabular or graphical approach. Qualitative analysis can be conducted to obtain better visualisation of the internal air flow by assigning an appropriate flow variable and viewing either as a plane cut or iso-surface, vector distribution or particle tracing.

5.2 Simulation Model

5.2.1 Physical Attributes

To assess effect of the proposed development on wind conditions within the public realm, it has been modelled with surrounding buildings included. The simulation model parameters are generally based on the guidance of the Architects Institute of Japan. The extents of the domain as modelled are indicated in Figure 5, covering an area of 650 m x 500 m, and the height of the simulation domain is 175 m. The model is based on the preliminary architectural drawings and 3D models, and information derived from Google Maps. Perspective and plan views of the CFD model are shown in Figure 6 and Figure 7, respectively.



Figure 5: Extent of computational domain

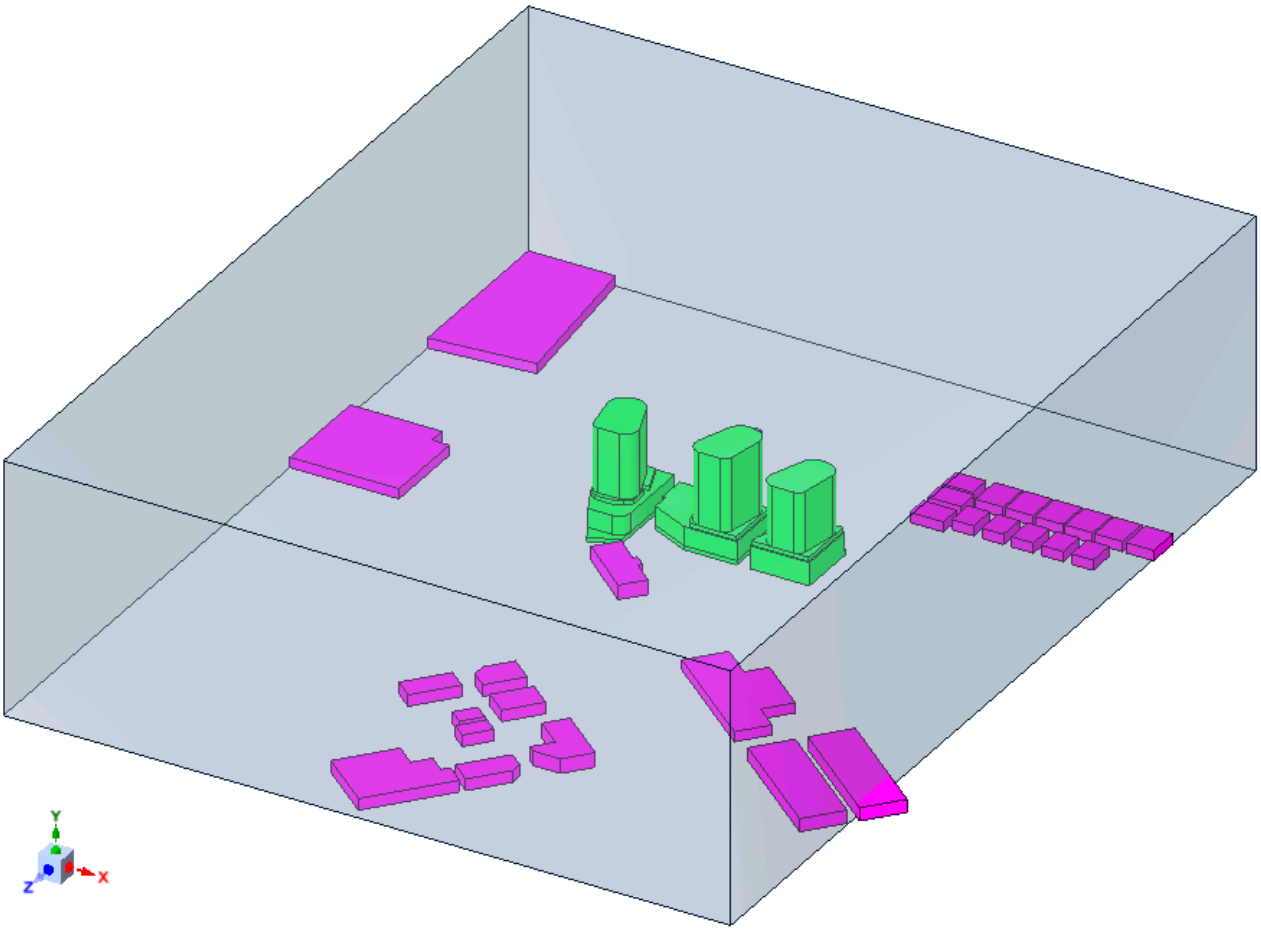


Figure 6: Computational domain (perspective view)

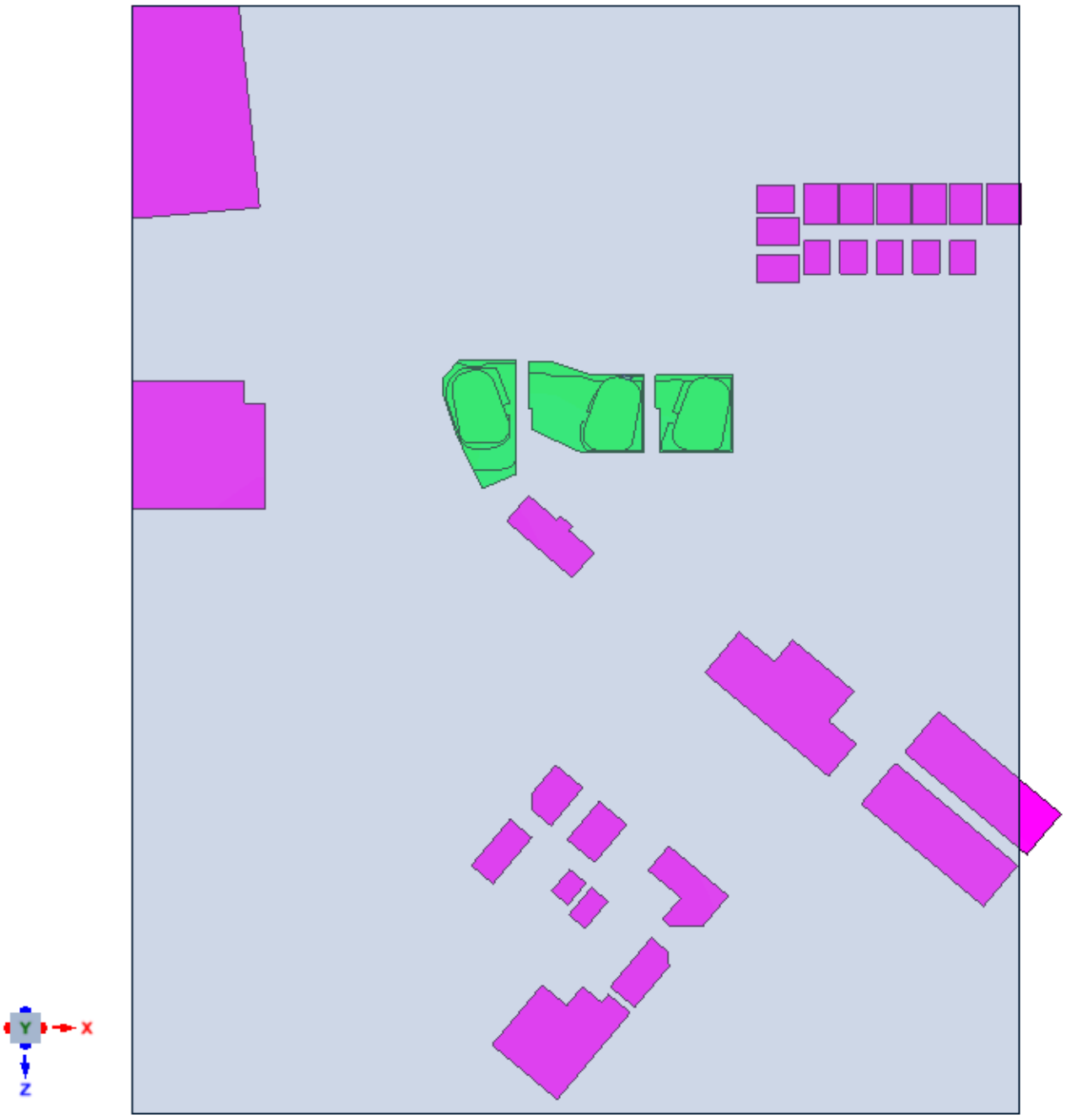


Figure 7: Computational domain (plan view)

5.2.2 Mesh Parameters

Non-conformal meshing techniques have been used to generate the computational grid. Maximum mesh face size is 7.0 m. As the meshing approaches the building structures, the mesh size gradually decreases; the typical mesh size at the development buildings is 250 mm. This high resolution meshing is required to capture any flow variation that may occur in the vicinity of the surfaces. Figure 8, Figure 9, and Figure 10 show the meshing elements in plan section at varying degrees of resolution.

The CFD model meshing quality exceeds the Architectural Institute of Japan's guidelines for the practical application of CFD simulation to the pedestrian wind environment around buildings.

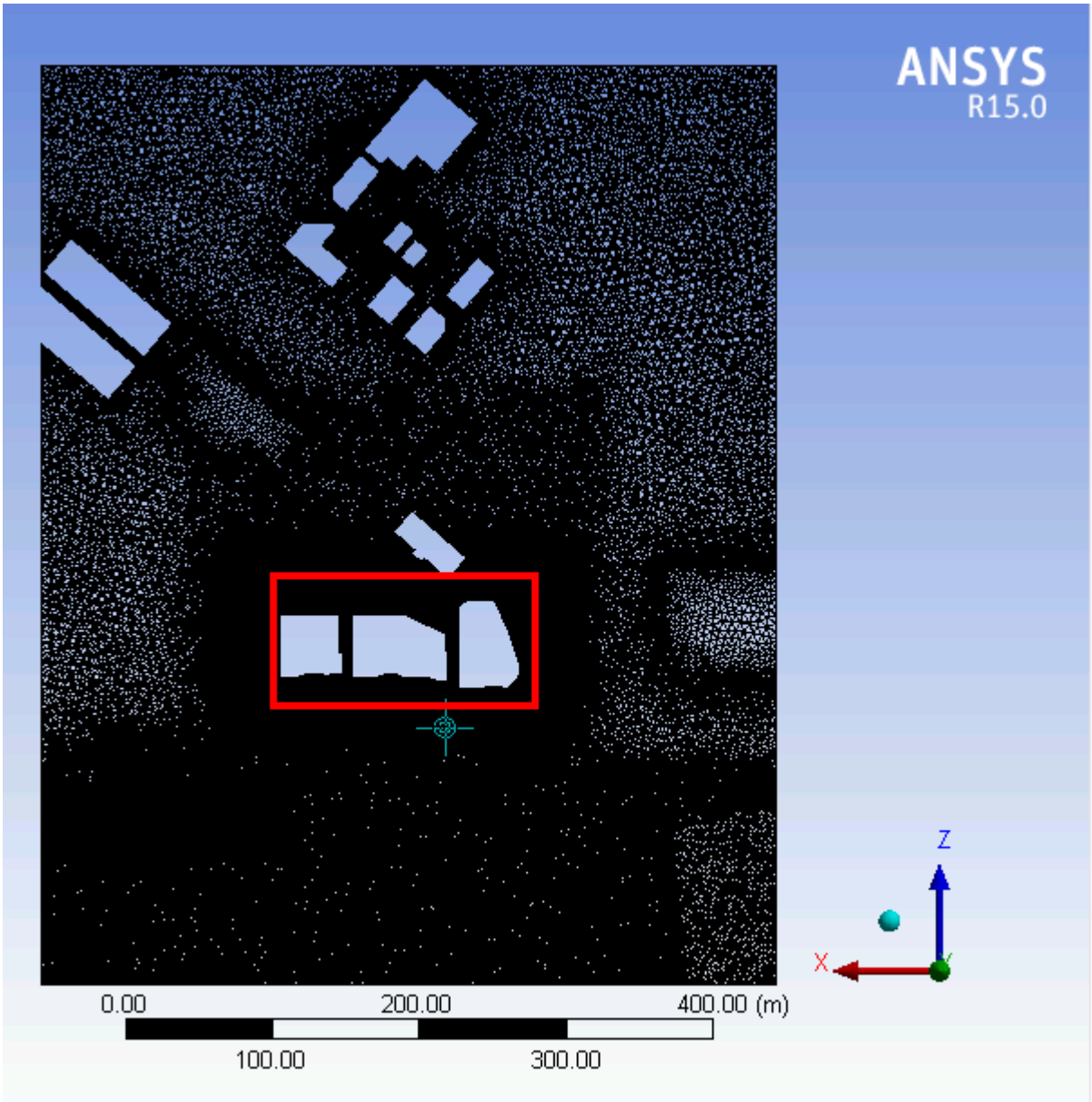


Figure 8: Mesh resolution for whole domain

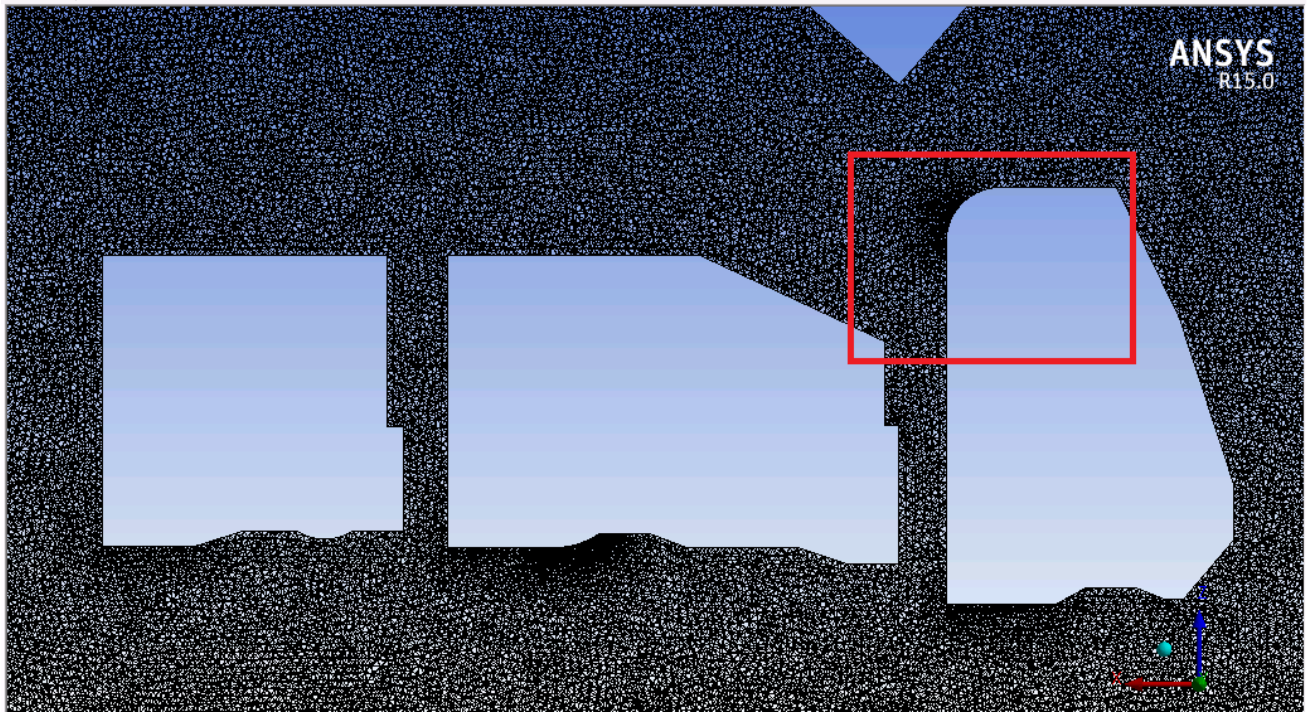


Figure 9: Mesh resolution detail for highlighted region in Figure 8

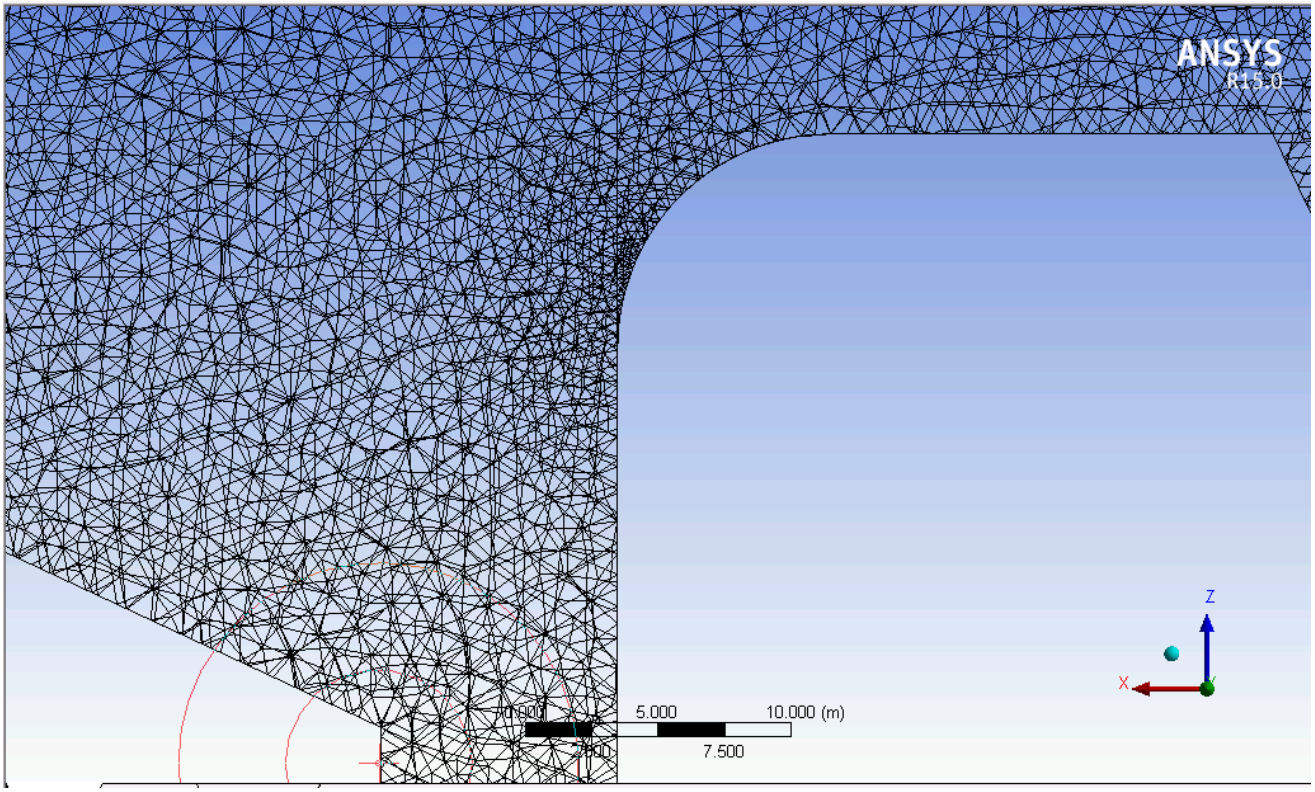


Figure 10: Mesh resolution detail for highlighted region in Figure 9

5.2.3 Boundary Conditions

The simulation has been run using the following boundary conditions, based on the information described in Section 3.3:

- Wind direction: north westerly (originating from 45° west of true north); and
- Wind speed: 18 m/s.

This wind speed covers approximately 99.99% of the long-term wind data for all wind directions, and is highly likely to occur from the prevailing wind direction only. Note that the steady-state solution provided by the simulation may not arise in reality owing to the highly transient nature of the atmospheric wind conditions.

Note that the wind speed is taken as being the measured value at 10 m above ground level, and the atmospheric boundary layer results in wind speeds closer to the ground being less than the nominal value, as per Figure 11:

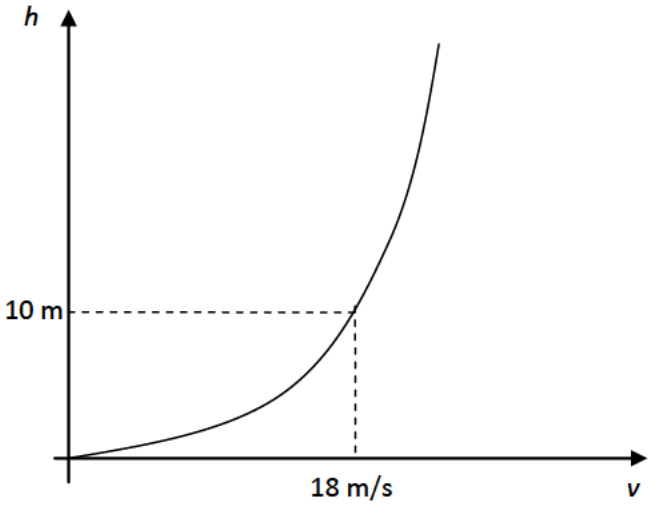


Figure 11: Atmospheric boundary layer effect on free stream wind speed

5.3 Factors Not Assessed

This simulation analysis is based on a simplified range of environmental factors and a steady-state solution only. Actual environmental conditions will be dynamically and continuously varying, and the conditions predicted here represent only a potential snapshot of real conditions under a worst-case load scenario. The influence of wind speed and direction in particular has not been considered and will have a strong influence on the overall effectiveness of the natural ventilation performance of the building.

6 RESULTS

This preliminary pedestrian wind comfort analysis is based on the CFD simulation of immediate surroundings of proposed development based on the wind conditions previously stated (Section 5.2.3). Results of the simulation are presented here for both the public pedestrian realm (i.e. at the ground plane of the domain) and for the residential podium realm (i.e. at Level 5 of each building within the development).

6.1 Public Pedestrian Realm

The following images demonstrate the wind conditions expected to occur in the vicinity of the proposed development.

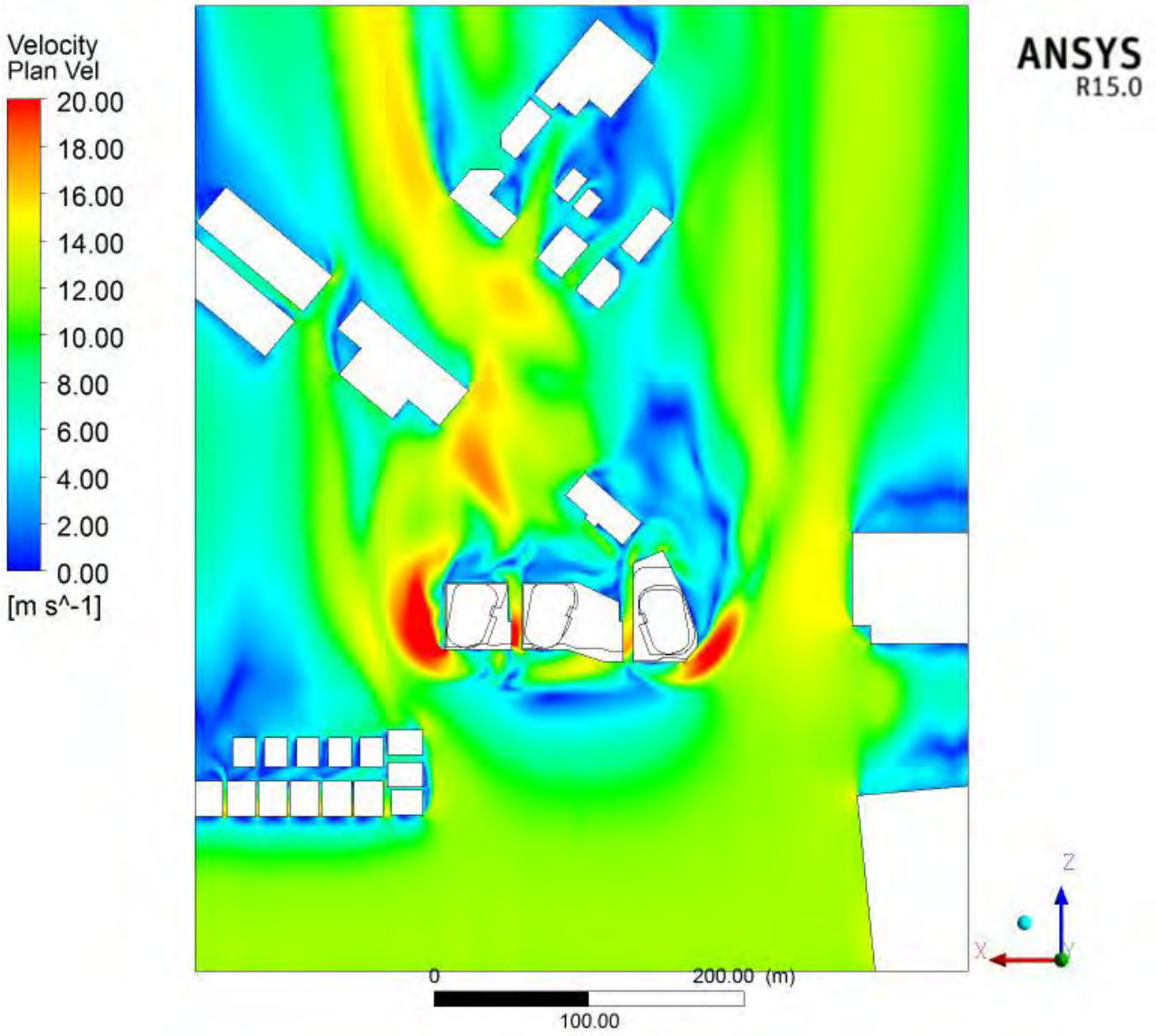


Figure 12: Air speed contours within the immediate surroundings of the proposed development site at 1 m above ground level

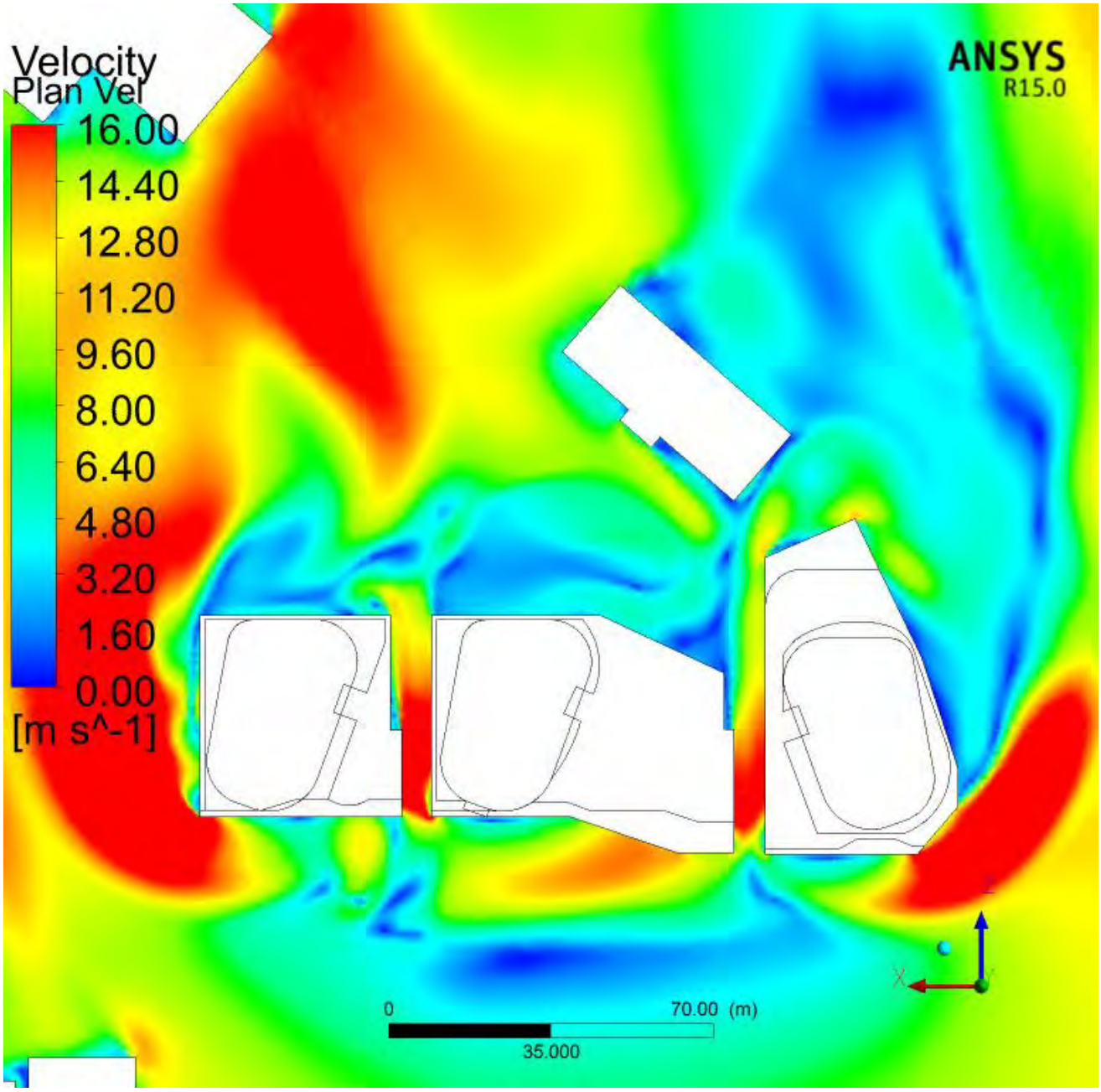


Figure 13: Air speed contours within the immediate surroundings of the proposed development site at 1 m above ground level

It will be noted from Figure 12 and Figure 13 that there are regions within the new development where local wind speeds exceed 16 m/s. These are the passageways between buildings, and at the corners of buildings A and C. Additional measures will be required to be applied to achieve reduction of the local wind speed to below 16 m/s.

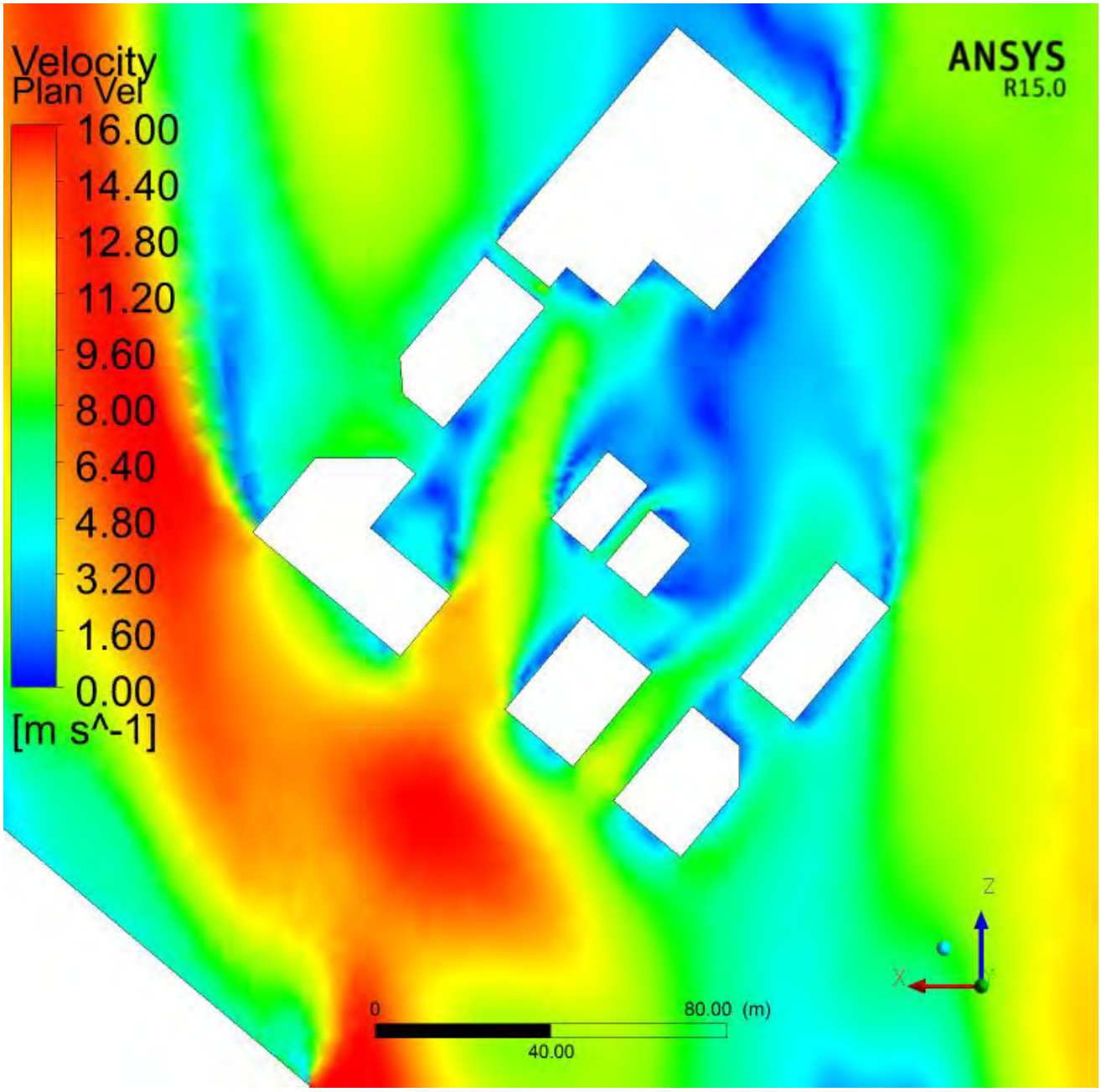


Figure 14: Air speed contours in the vicinity of Gozzard St pedestrian area and route at 1 m above ground level

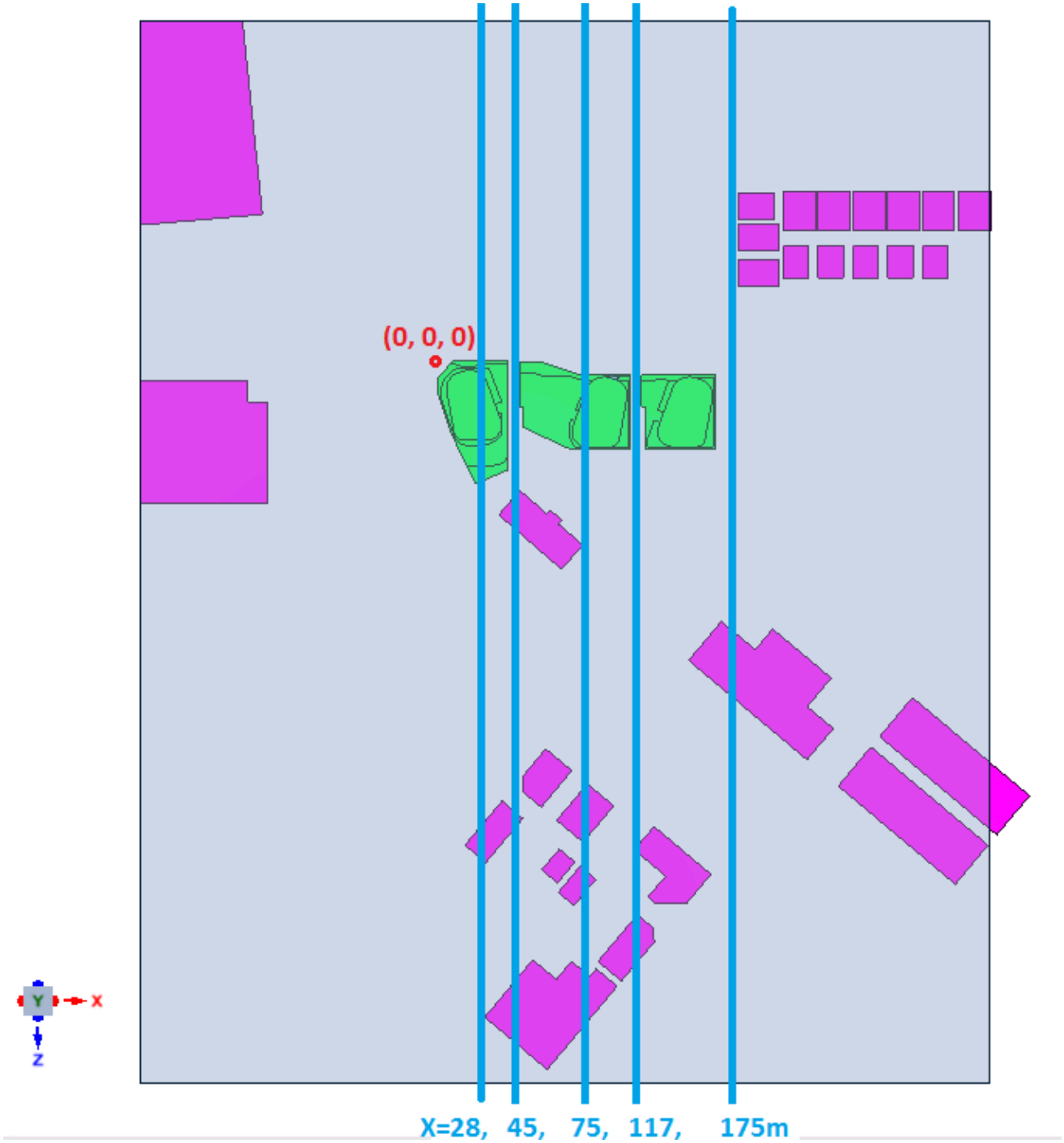


Figure 15: Section locations

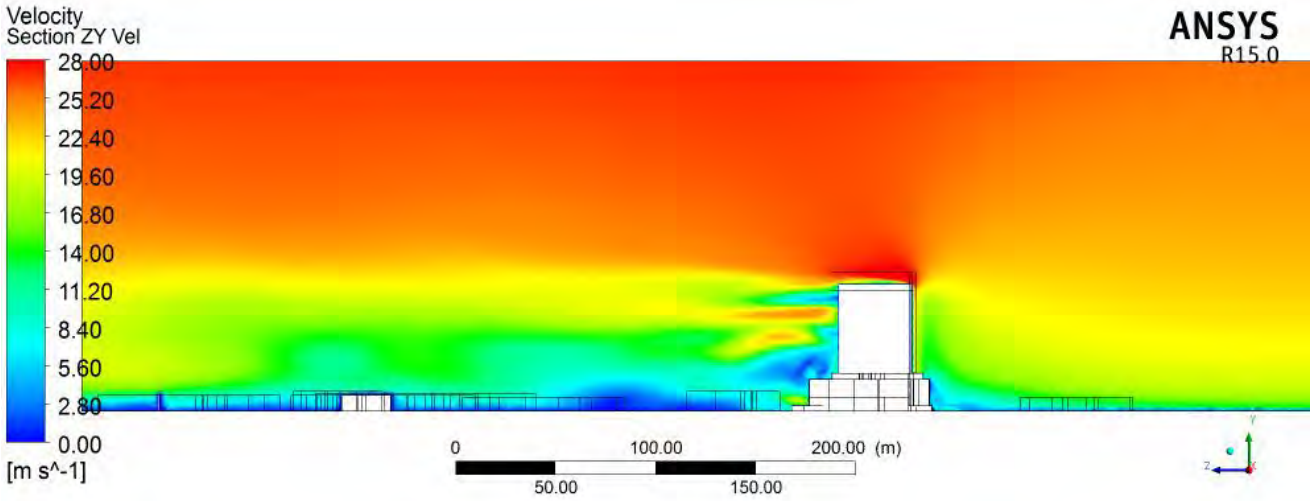


Figure 16: Vertical air speed contours within simulated domain at X=28m

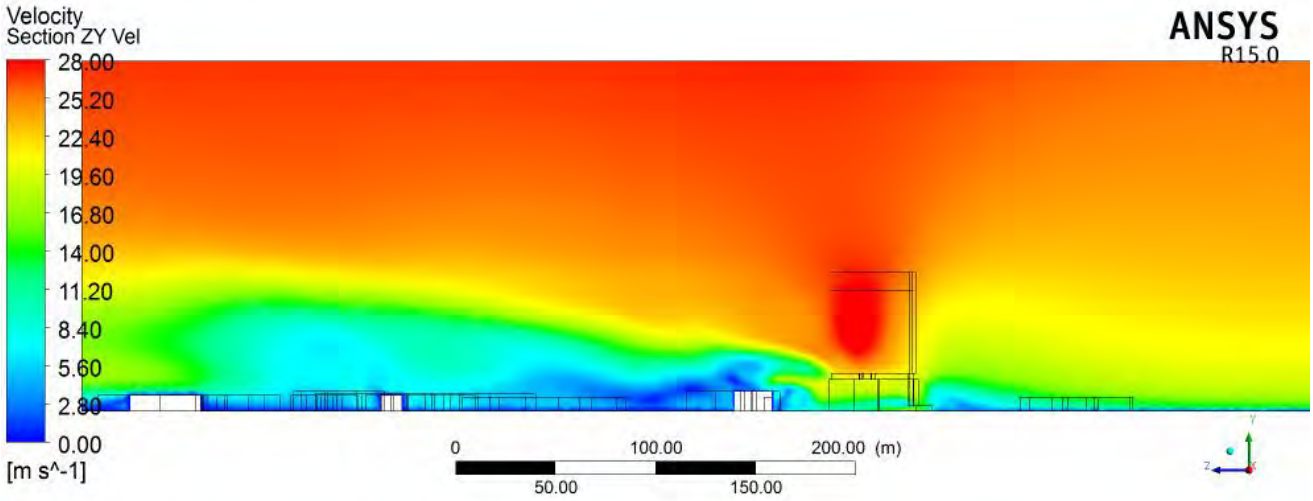


Figure 17: Vertical air speed contours within simulated domain at X=45m

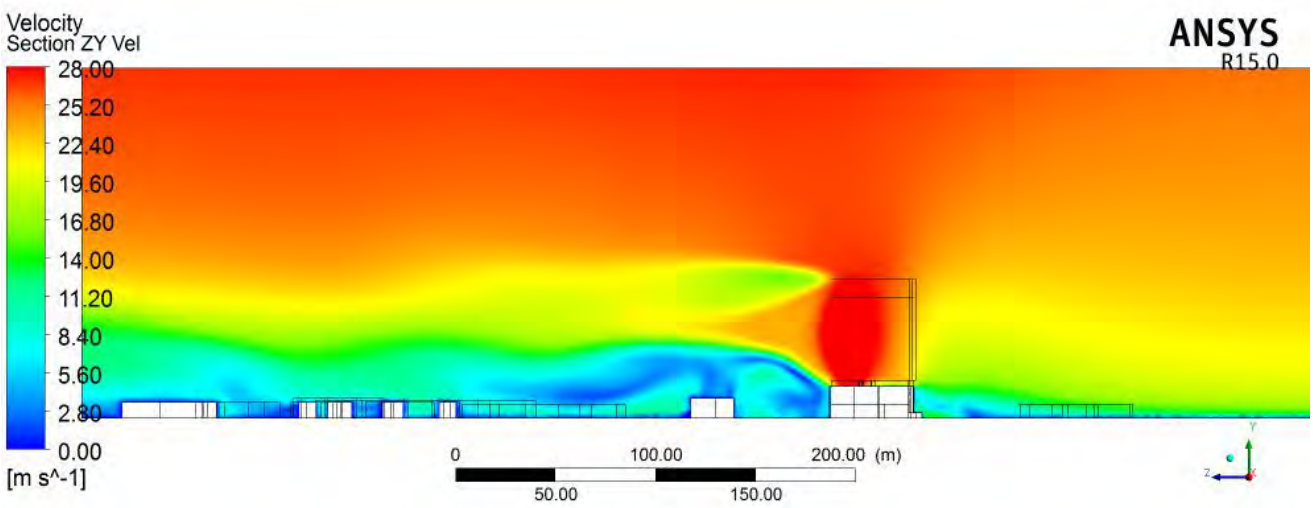


Figure 18: Vertical air speed contours within simulated domain at X=75m

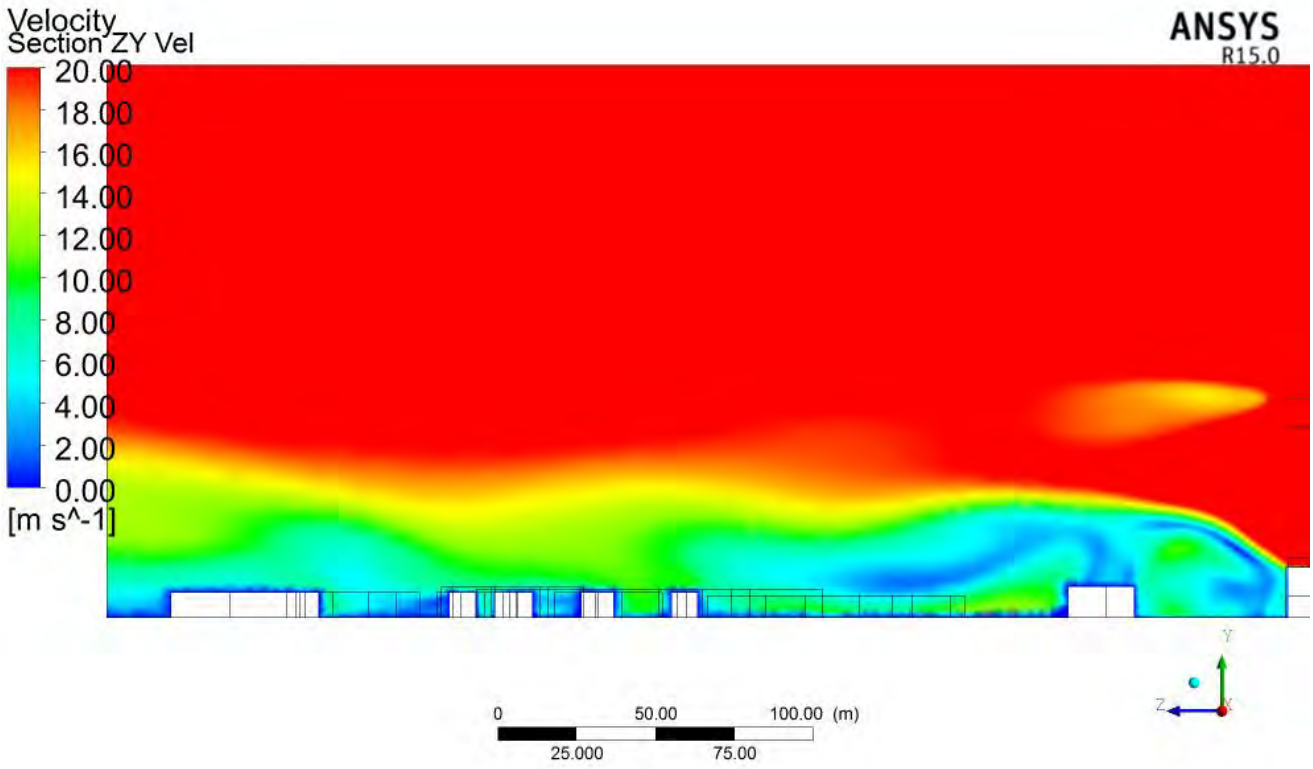


Figure 19: Vertical air speed contours within simulated domain at X=75m (Gribble Street & Ernest Cavanagh St zoomed in)

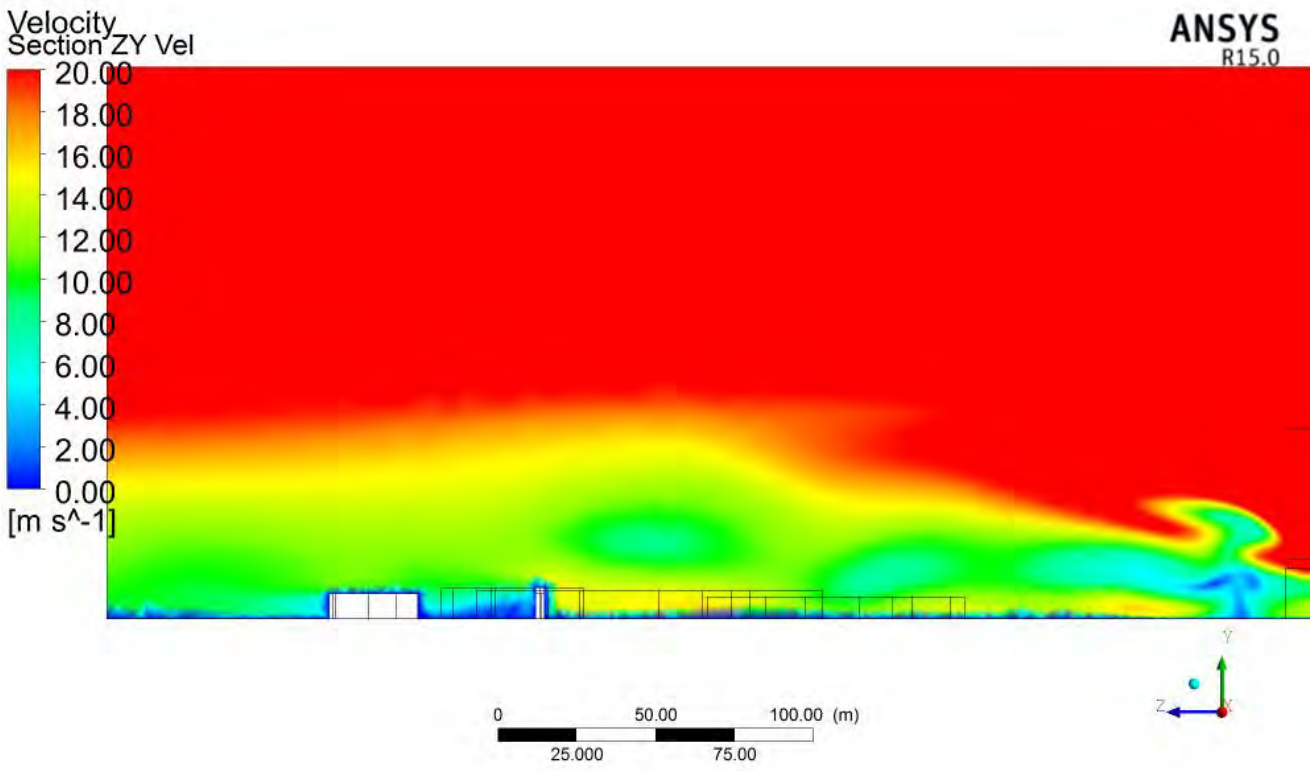


Figure 20: Vertical air speed contours within simulated domain at X=117m (Gribble Street & Ernest Cavanagh St zoomed in)

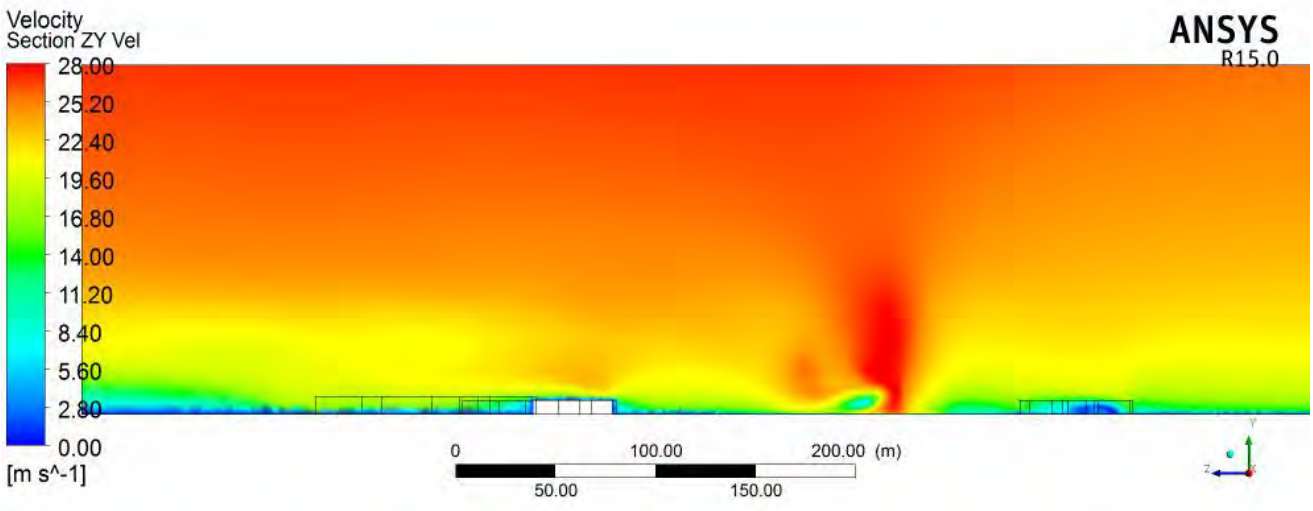


Figure 21: Vertical air speed contours within simulated domain at X=175 m

The highest wind speeds are observed at the outer corners of the development (buildings A and C) and at the narrow passages between buildings at podium levels, as noted above. Generally, all other street level locations around the proposed development are suitable for standing/entrance use (wind speed less than 8-10 m/s). Figure 14 shows the speed contours of the block between Gripple and Gozzard Streets (Ernest Cavanagh St is linking the two streets) and that indicates wind velocities do not exceed 10 m/s within the Gozzard Street pedestrian area and route.

Figure 15 to Figure 20 show the vertical speed contours along different sections of the simulated development site. Since the reference 18 m/s wind speed is measured at 10 m above the ground, higher wind speeds occur above this height and the simulated wind speed increases to 28 m/s at the top of the simulation domain.

As Figure 19 and Figure 20 demonstrate, wind velocities remains below 10 m/s at near-ground level within the vicinity of Gozzard Street (at the left-hand side of the images).

6.2 Residential Podium Realm

The following images demonstrate the wind conditions expected to occur at podium level of the proposed development.

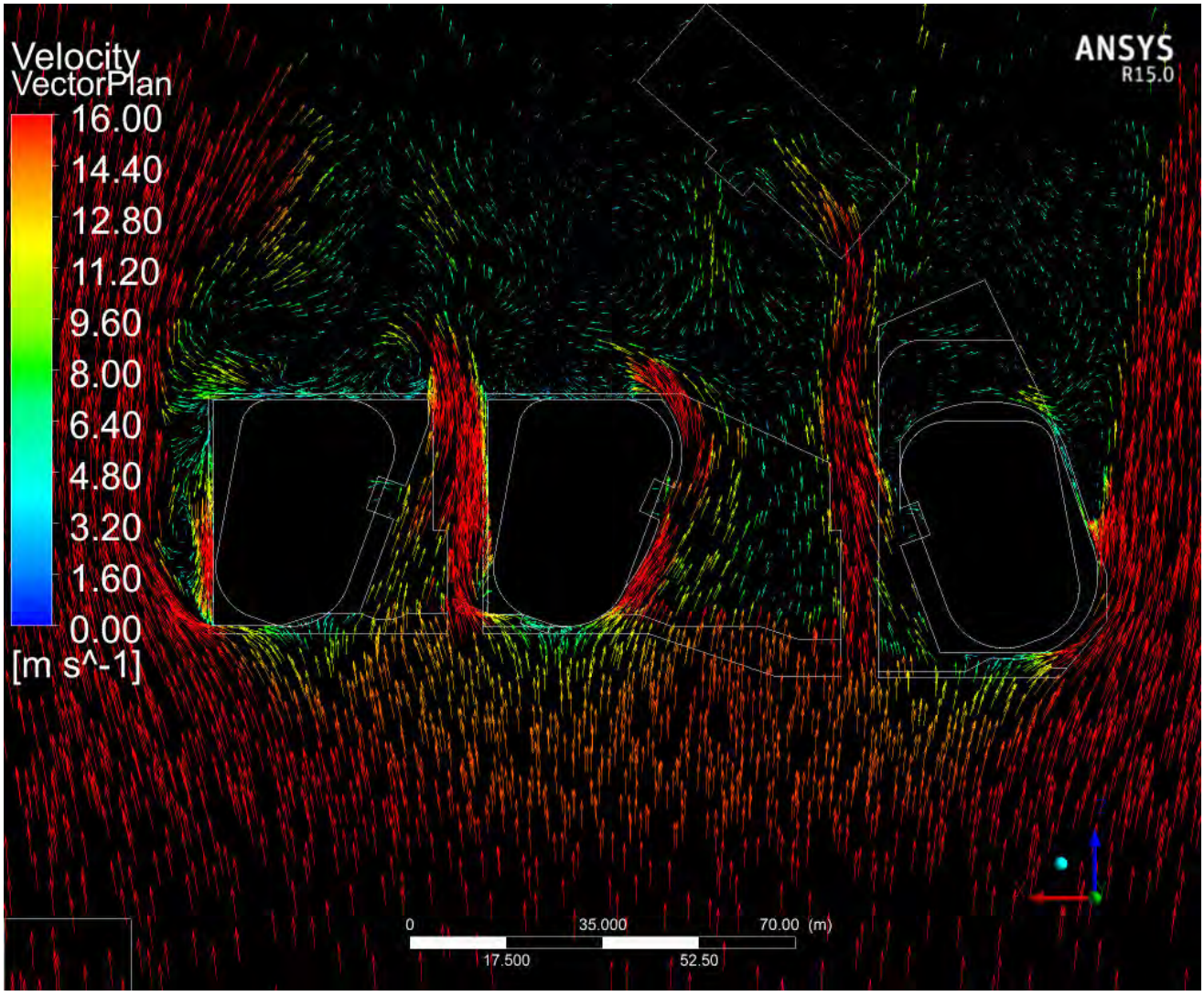


Figure 22: Velocity vectors at Y=16.5 m (i.e. 1 m above podium floor level)

Figure 22 indicates that high air speeds occur at high level over the passageways between buildings, and across the podium plane immediately at the base of the tower of Building B, and in small regions at the south corner of Building A and east corner of Building C. Additional measures will be required to be applied to achieve reduction of the local wind speed to below 16 m/s.

7 CONCLUSIONS

Based on this assessment, it is apparent that, although the compliance criteria are generally satisfied, there are regions within the development (at the passageways between buildings, and at the corners of buildings A and C, and on the Level 5 podiums) which result in local exceedence of the thresholds. In order to mitigate these occurrences the following design initiatives are proposed:

- Provision of low-level screening at the west entries to the passageways. This can be in the form of landscape features, e.g. trees, to achieve a natural wind break; and
- Provision of screens to the eastern and western extents of the podiums of Buildings B and C, projecting at least 2.5 m above the finished floor level, to provide a screen against and deflection of easterly and north-westerly prevailing winds.

Additionally, detailed modelling of the balconies has not been included in this analysis and it is anticipated that these will contribute to the reduction of wind speeds in the immediate vicinity of the buildings by causing retardation of the downdraught air speed at the building façade.

Further, the occurrence of wind speeds of the magnitude simulated here is highly infrequent (less than one hour per year on average). At higher return frequencies of 10 and 50 hours per year, the nominal wind speed would reduce to 14 and 12 m/s respectively, with a similar order of reduction in the simulated speeds throughout the simulation domain.

Based on the above and the results of this assessment, it is our opinion that, with the implementation of the above design initiatives and refinements to the analysis model, the prevailing wind conditions will not cause pedestrian discomfort around the proposed development. The microclimatic conditions arising from the construction of the development will achieve local wind speeds less than 16 m/s in areas designated as other than main pedestrian areas and routes and less than 10 m/s in areas designated as main pedestrian areas and routes under the majority of ambient wind conditions.

8 LIMITATIONS

This report has been prepared to advise on the impacts to the local wind environment arising from the construction of the building described on the project site. This advice has been prepared in our capacity as consulting engineers based on our experience in the use and application of computational fluid dynamics (CFD) simulation to the built environment.

The application of further detailed CFD simulation or wind tunnel experimental testing may be required to validate the results of this assessment.

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Client Contact:	Tom Stephens
Project Co-ordinator:	Bruce Penglis
Editor:	Kemal Gungor

Authorisation By: Richard Jelbert

Verification By: Richard Jelbert

DA201527109- Geocon Gungahlin 3/209 (Block B)

Response to Further Information Request from ACTPLA dated 20 February 2015

No.	Comment	Response
1	Application for remission form must be provided. This form is available at http://www.legislation.act.gov.au/af/2014-137/default.asp	Remission forms have been completed and lodged with the revised documentation Geocon
2	The application must include a request for a lease variation to the lease plan for any changes to the existing easement on block 2. Access to all of the current easement area will not be maintained (e.g. proposed buildings and landscaping) and there will be additional access areas (e.g. for services and turning). These changes need to be reflected on a new lease plan for blocks 2, 3 and 4.	The DA Form requested a lease variation on each application for Blocks 2, 3 and 4. A Stratum Subdivision Plan has been lodged with the revised documentation. Access and egress to all three blocks will be via the right of way across Block 2. Truck movements to service Blocks 3 and 4 can use the turning area on Block 2. The Planning Report has been revised to show that access to the current easement area will be maintained. Refer Sections 3.3 and 5.8.2 of the Planning Report.
3	The construction of basements under block 2 (along the access easement) must be dealt with through a boundary realignment as these are permanent structures on land that is part of block 2. It would make sense for the applicant to also request a lease variation for boundary realignment for blocks 2 and 4 when resubmitting the DA form. There are some errors in the lease variation report for block 3 – some of the information seems to apply to block 2 rather than block 3.	No boundary realignment is proposed. A revised Stratum Subdivision Plan which clearly shows the proposed leasing arrangement is lodged with the revised documentation. This plan shows basements for Blocks 3 and 4 located under Block 2 easement road.
4	Total cost of works in the DA form must be inclusive of GST.	Cost of Works schedule has been revised to include GST.

Visual Amenity

The proposed street trees and lower-level plantings would soften the interface between the proposed building and the adjacent block, reducing the scale of the built form at ground level and upon entry.

Solar Access

The ten (10) trees that have been incorporated into the landscape design are of two species – *Acer ruburm* 'Bowhall' and *Acer jeffersred*. Both are deciduous species, selected so that they would provide ample shade along the laneway in the hot summer months, and access to sunlight in the colder winter months.

Road Infrastructure

The landscape design has been developed with civil engineers to ensure the proposed planting and associated infrastructure does not impact on vehicle access and movement throughout the laneway

Water Sensitive Urban Design

The proposed rain gardens within the road reserve are a key Water Sensitive Urban Design (WSUD) treatment, as required by Criterion C20(f) of the *Gungahlin Precinct Code*.
The proposed rain gardens would reduce the speed and improve the quality of storm-water run-off, thereby enhancing water quality in the Yerrabi Pond and broader Ginninderra Creek catchment.

Gungahlin Precinct Code

The landscaping has been designed to provide a low-maintenance, high-quality landscape character to the laneway that is consistent with Clause 7.4 (Criterion C20) of the *Gungahlin Precinct Code*. In particular:

- the use of *Acer* species would ensure the laneway integrates with the landscaping provided throughout the Gungahlin Town Centre - Acer sp. are used throughout the town centre;
- *Acer rubrum* 'Bowhall' tree have been selected because of their columnar form, ensuring the landscaping is sensitive to constrained site/location attributes, and sensitive to the columnar, high-rise building to be constructed;
- the use of deciduous species would ensure the landscaping contributes to the amenity of the laneway through providing substantial shade in the hot summer months and sunlight access in the cold winter months; and,
- the low and higher elements of the landscaping have been design with the principles of CPTED in mind – it would not obscure or obstruct sightlines to building entries, paths and driveways, and consequently not reduce actual or perceived personal safety and security.

Gungahlin Town Centre Landscape Design Guidelines

The landscape design, including plantings, materials and treatments, has been developed to be consistent with relevant principles and elements of the Gungahlin Town Centre Landscape Design Guidelines, prepared by JEA – John Easthope & Associates (now **SPACE**LAB).

DRAWING REGISTER - OVERALL SITE

NUMBER	TITLE	Current Revision
S000	COVER SHEET	F
S001	SITE - PUBLIC NOTIFICATION PLAN	B
S005	UNIT PARKING ALLOCATION SCHEDULE	B
S010	SITE PLAN	G
S100	OVERALL - BASEMENT 2 PLAN	F
S101	OVERALL - BASEMENT PLAN	G
S102	OVERALL - GROUND FLOOR PLAN	H
S103	OVERALL - LEVEL 01 FLOOR PLAN	G
S104	OVERALL - LEVEL 02 FLOOR PLAN	G
S105	OVERALL - LEVEL 03 FLOOR PLAN	G
S106	OVERALL - LEVEL 04 FLOOR PLAN	G
S107	OVERALL - LEVEL 05 FLOOR PLAN	G
S108	OVERALL - LEVEL 06 FLOOR PLAN (TYPICAL)	G
S201	STREETSCAPE ELEVATIONS - SHEET 1 OF 2	F
S202	STREETSCAPE ELEVATIONS - SHEET 2 OF 2	F
S210	OVERALL - MATERIAL PALETTE SCHEDULE	E
S301	OVERALL SECTION - A	D
S400	BUILDING A - UNIT TYPE PLANS - TOWER	D
S401	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S402	BUILDING A,B & C - ADAPTABLE UNIT PLANS	E
S403	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S404	BUILDINGS B & C - UNIT TYPE PLANS - TOWER	F
S501	SITE SHADOW PLAN	F
S502	BUILDING A - SUN PENETRATION STUDIES	E
S503	BUILDING B - SUN PENETRATION STUDIES	E
S504	BUILDING C - SUN PENETRATION STUDIES	E
S505	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B
S506	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B

DRAWING REGISTER - BUILDING A

NUMBER	TITLE	Current Revision
A100	BUILDING A - BASEMENT 02 PLAN	E
A101	BUILDING A - BASEMENT 01 PLAN	F
A102	BUILDING A - GROUND FLOOR PLAN	F
A103	BUILDING A - LEVEL 01 FLOOR PLAN	F
A104	BUILDING A - LEVEL 02 FLOOR PLAN	F
A105	BUILDING A - LEVEL 03 FLOOR PLAN	F
A106	BUILDING A - LEVEL 04 FLOOR PLAN	F
A107	BUILDING A - LEVEL 05 FLOOR PLAN	F
A108	BUILDING A - LEVEL 06 FLOOR PLAN (TYPICAL)	F
A150	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 2	E
A151	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 1	E
A152	BUILDING A - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	E
A153	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
A154	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
A155	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
A156	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
A157	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
A158	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	E
A200	BUILDING A - ELEVATIONS - SHEET 1 OF 4	E
A201	BUILDING A - ELEVATIONS - SHEET 2 OF 4	E
A202	BUILDING A - ELEVATIONS - SHEET 3 OF 4	E
A203	BUILDING A - ELEVATIONS - SHEET 4 OF 4	E
A300	BUILDING A - SECTIONS	E
A400	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	F
A401	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	E

DRAWING REGISTER - BUILDING B

NUMBER	TITLE	Current Revision
B101	BUILDING B - BASEMENT 01 PLAN	F
B102	BUILDING B - GROUND FLOOR PLAN	F
B103	BUILDING B - LEVEL 01 FLOOR PLAN	F
B104	BUILDING B - LEVEL 02 FLOOR PLAN	F
B105	BUILDING B - LEVEL 03 FLOOR PLAN	F
B106	BUILDING B - LEVEL 04 FLOOR PLAN	F
B107	BUILDING B - LEVEL 05 FLOOR PLAN	F
B108	BUILDING B - LEVEL 06 FLOOR PLAN (TYPICAL)	F
B151	BUILDING B - PUBLIC NOTIFICATION PLAN - BASEMENT 1	E
B152	BUILDING B - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	E
B153	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
B154	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
B155	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
B156	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
B157	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
B158	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	E
B200	BUILDING B - ELEVATIONS - SHEET 1 OF 4	E
B201	BUILDING B - ELEVATIONS - SHEET 2 OF 4	E
B202	BUILDING B - ELEVATIONS - SHEET 3 OF 4	E
B203	BUILDING B - ELEVATIONS - SHEET 4 OF 4	E
B300	BUILDING B - SECTIONS	E
B400	BUILDING B - UNIT TYPE PLANS - PODIUM	F

DRAWING REGISTER - BUILDING C

NUMBER	TITLE	Current Revision
C101	BUILDING C - BASEMENT PLAN	F
C102	BUILDING C - GROUND FLOOR PLAN	F
C103	BUILDING C - LEVEL 01 FLOOR PLAN	F
C104	BUILDING C - LEVEL 02 FLOOR PLAN	F
C105	BUILDING C - LEVEL 03 FLOOR PLAN	F
C106	BUILDING C - LEVEL 04 FLOOR PLAN	F
C107	BUILDING C - LEVEL 05 FLOOR PLAN	F
C108	BUILDING C - LEVEL 06 FLOOR PLAN (TYPICAL)	F
C151	BUILDING C - PUBLIC NOTIFICATION PLAN - BASEMENT 1	E
C152	BUILDING C - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	E
C153	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
C154	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
C155	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
C156	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
C157	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
C158	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 06 (TYPICAL)	E
C200	BUILDING C - ELEVATIONS - SHEET 1 OF 4	E
C201	BUILDING C - ELEVATIONS - SHEET 2 OF 4	E
C202	BUILDING C - ELEVATIONS - SHEET 3 OF 4	E
C204	BUILDING C - ELEVATIONS - SHEET 4 OF 4	E
C300	BUILDING C - SECTIONS	E
C400	BUILDING C - UNIT TYPE PLANS - PODIUM	F

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	30
1 BED (C)	25
1 BED (D)	5
1 BED + (A)	29
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	4
2 BED 2B (A)	16
2 BED 2B (AA)	15
2 BED 2B (B)	15
2 BED 2B (C)	4
3 BED (A)	15
Total: 192	

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	19
STANDARD	184
Total	203

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING A TANDEM

TYPE	COUNT
STANDARD	22

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 1.5	134 m²
BASEMENT 2.5	45 m²
GROUND	782 m²
LEVEL 1	414 m²
LEVEL 2	533 m²
LEVEL 3	506 m²
LEVEL 4	454 m²
LEVEL 5	792 m²
LEVEL 6	792 m²
LEVEL 7	792 m²
LEVEL 8	792 m²
LEVEL 9	792 m²
LEVEL 10	792 m²
LEVEL 11	792 m²
LEVEL 12	792 m²
LEVEL 13	792 m²
LEVEL 14	792 m²
LEVEL 15	792 m²
LEVEL 16	792 m²
LEVEL 17	792 m²
LEVEL 18	792 m²
LEVEL 19	792 m²
LEVEL 20 (PLANT)	592 m²
TOTAL	15337 m²

PARKING SCHEDULE - BUILDING A VISITOR

TYPE	COUNT
STANDARD	10

PARKING SCHEDULE - BUILDING A RETAIL

TYPE	COUNT
STANDARD	0
REQUIRED 4 PER 100m²	8

29 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	194

TOTAL BIKE STORAGE 232

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	220 m²

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	16
1 BED (B)	34
1 BED (C)	17
1 BED (D)	17
1 BED (E)	17
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	34
1 BED + (B)	20
2 BED 1B (A)	17
2 BED 2B (A)	17
2 BED 2B (AA)	17
2 BED 2B (B)	17
3 BED (A)	5
Total: 243	

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	24
STANDARD	258
STANDARD (PARALLEL)	10
Total	292

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING B TANDEM

TYPE	COUNT
STANDARD	58

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m²
GROUND LEVEL	1019 m²
LEVEL 1	699 m²
LEVEL 2	658 m²
LEVEL 3	658 m²
LEVEL 4	631 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19	810 m²
LEVEL 20	810 m²
LEVEL 21	810 m²
LEVEL 22 (PLANT)	616 m²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B VISITOR

TYPE	COUNT
STANDARD	12

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

TOTAL BIKE STORAGE 263

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	14
1 BED (B)	28
1 BED (C)	14
1 BED (D)	14
1 BED (E)	14
1 BED (F)	10
1 BED (G)	5
1 BED + (A)	27
1 BED + (B)	5
2 BED 1B (A)	14
2 BED 1B (B)	5
2 BED 2B (A)	14
2 BED 2B (AA)	14
2 BED 2B (B)	14
Total: 192	

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	19
SMALL CAR	3
STANDARD	152
STANDARD (PARALLEL)	8
Total	182

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING C TANDEM

TYPE	COUNT
STANDARD	30

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	36 m²
GROUND	629 m²
LEVEL 1	381 m²
LEVEL 2	383 m²
LEVEL 3	383 m²
LEVEL 4	383 m²
LEVEL 5	810 m²
LEVEL 6	810 m²
LEVEL 7	810 m²
LEVEL 8	810 m²
LEVEL 9	810 m²
LEVEL 10	810 m²
LEVEL 11	810 m²
LEVEL 12	810 m²
LEVEL 13	810 m²
LEVEL 14	810 m²
LEVEL 15	810 m²
LEVEL 16	810 m²
LEVEL 17	810 m²
LEVEL 18	810 m²
LEVEL 19 (PLANT)	616 m²
TOTAL	14154 m²

PARKING SCHEDULE - BUILDING C VISITOR

TYPE	COUNT
STANDARD	10

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	15

STORAGE SCHEDULE - BUILDING C

DESCRIPTION	COUNT
PARKING STORAGE UNIT	192

TOTAL BIKE STORAGE 222

NOT TO BE USED FOR CONSTRUCTION

UNIT PARKING ALLOCATION SCHEDULE - BUILDING A

UNIT #	UNIT NAME	CARPARK #
001	1 BED (D)	-
002	1 BED + (B)	107
003	1 BED (C)	100
004	1 BED (C)	-
005	1 BED (D)	119
006	1 BED + (B)	120
007	1 BED (C)	-
008	1 BED (C)	115
009	2 BED 1B (B)	114
010	2 BED 2B (C)	113
011	1 BED (D)	145
012	1 BED + (B)	146
013	1 BED (C)	-
014	1 BED (C)	139
015	2 BED 1B (B)	140
016	2 BED 2B (C)	141
017	1 BED (D)	173
018	1 BED + (B)	174
019	1 BED (C)	172
020	1 BED (C)	-
021	2 BED 1B (B)	168
022	2 BED 2B (C)	169
023	1 BED (D)	199
024	1 BED + (B)	200
025	1 BED (C)	198
026	1 BED (C)	195
027	2 BED 1B (B)	194
028	2 BED 2B (C)	193
029	1 BED (A)	-
030	1 BED (B)	1
031	2 BED 2B (AA)	2
032	1 BED + (A)	3
033	2 BED 2B (B)	4
034	3 BED (A)	5
035	2 BED 1B (A)	6
036	1 BED (C)	-
037	2 BED 2B (A)	8
038	1 BED (B)	9
039	1 BED (A)	10
040	1 BED (B)	11
041	2 BED 2B (AA)	12
042	1 BED + (A)	13
043	1 BED + (A)	48
044	2 BED 2B (B)	14
045	3 BED (A)	15
046	2 BED 1B (A)	16
047	1 BED (C)	17
048	2 BED 2B (A)	18
049	1 BED (B)	19
050	1 BED (A)	20
051	1 BED (B)	21
052	2 BED 2B (AA)	22
053	1 BED + (A)	23
054	1 BED + (A)	62
055	2 BED 2B (B)	24
056	3 BED (A)	25
057	2 BED 2B (A)	26
058	1 BED (C)	37
059	2 BED 2B (A)	38
060	1 BED (B)	39
061	1 BED (A)	40
062	1 BED (B)	41
063	2 BED 2B (AA)	42
064	1 BED + (A)	43
065	1 BED + (A)	63
066	2 BED 2B (B)	44
067	3 BED (A)	45
068	2 BED 1B (A)	46
069	1 BED (C)	47
070	2 BED 2B (A)	51
071	1 BED (B)	52
072	1 BED (A)	53
073	1 BED (B)	54
074	2 BED 2B (AA)	55
075	1 BED + (A)	56
076	1 BED + (A)	64
077	2 BED 2B (B)	57
078	3 BED (A)	49-50
079	2 BED 1B (A)	58
080	1 BED (C)	59
081	2 BED 2B (A)	60
082	1 BED (B)	61
083	1 BED (A)	65
084	1 BED (B)	66
085	2 BED 2B (AA)	67
086	1 BED + (A)	68
087	1 BED + (A)	99
088	2 BED 2B (B)	69
089	3 BED (A)	88-89
090	2 BED 1B (A)	70
091	1 BED (C)	71
092	2 BED 2B (A)	72
093	1 BED (B)	73
094	1 BED (A)	74
095	1 BED (B)	75
096	2 BED 2B (AA)	76

UNIT PARKING ALLOCATION SCHEDULE - BUILDING A

UNIT #	UNIT NAME	CARPARK #
097	1 BED + (A)	77
098	1 BED + (A)	121
099	2 BED 2B (B)	78
100	3 BED (A)	90-91
101	2 BED 1B (A)	79
102	1 BED (C)	80
103	2 BED 2B (A)	81
104	1 BED (B)	82
105	1 BED (A)	83
106	1 BED (B)	84
107	2 BED 2B (AA)	85
108	1 BED + (A)	86
109	1 BED + (A)	112
110	2 BED 2B (B)	87
111	3 BED (A)	92-93
112	2 BED 1B (A)	144
113	1 BED (C)	-
114	2 BED 2B (A)	118
115	1 BED (B)	-
116	1 BED (A)	-
117	1 BED (B)	7
118	2 BED 2B (AA)	167
119	1 BED + (A)	116
120	1 BED + (A)	147
121	2 BED 2B (B)	117
122	3 BED (A)	94-95
123	2 BED 1B (A)	98
124	1 BED (C)	122
125	2 BED 2B (A)	123
126	1 BED (B)	124
127	1 BED (A)	125
128	1 BED (B)	126
129	2 BED 2B (AA)	127
130	1 BED + (A)	128
131	1 BED + (A)	138
132	2 BED 2B (B)	129
133	3 BED (A)	96-97
134	2 BED 1B (A)	130
135	1 BED (C)	131
136	2 BED 2B (A)	132
137	1 BED (B)	133
138	1 BED (A)	134
139	1 BED (B)	135
140	2 BED 2B (AA)	136
141	1 BED + (A)	137
142	1 BED + (A)	175
143	2 BED 2B (B)	142
144	3 BED (A)	27-28
145	2 BED 1B (A)	143
146	1 BED (C)	148
147	2 BED 2B (A)	149
148	1 BED (B)	150
149	1 BED (A)	151
150	1 BED (B)	152
151	2 BED 2B (AA)	153
152	1 BED + (A)	154
153	1 BED + (A)	166
154	2 BED 2B (B)	155
155	3 BED (A)	29-30
156	2 BED 1B (A)	156
157	1 BED (C)	157
158	2 BED 2B (A)	158
159	1 BED (B)	159
160	1 BED (A)	160
161	1 BED (B)	161
162	2 BED 2B (AA)	162
163	1 BED + (A)	163
164	1 BED + (A)	203
165	2 BED 2B (B)	164
166	3 BED (A)	31-32
167	2 BED 1B (A)	165
168	1 BED (C)	170
169	2 BED 2B (A)	171
170	1 BED (B)	176
171	1 BED (A)	177
172	1 BED (B)	178
173	2 BED 2B (AA)	179
174	1 BED + (A)	180
175	1 BED + (A)	201
176	2 BED 2B (B)	181
177	3 BED (A)	33-34
178	2 BED 1B (A)	182
179	1 BED (C)	183
180	2 BED 2B (A)	184
181	1 BED (B)	185
182	1 BED (A)	186
183	1 BED (B)	187
184	2 BED 2B (AA)	188
185	1 BED + (A)	189
186	1 BED + (A)	192
187	2 BED 2B (B)	190
188	3 BED (A)	35-36
189	2 BED 1B (A)	191
190	1 BED (C)	196
191	2 BED 2B (A)	197
192	1 BED (B)	202

UNIT PARKING ALLOCATION SCHEDULE - BUILDING B

UNIT #	UNIT NAME	CARPARK #
001	1 BED (G)	134
002	1 BED + (B)	124
003	1 BED (F)	133
004	1 BED (F)	123
005	1 BED + (B)	41
006	1 BED + (B)	122
007	1 BED + (B)	121
008	3 BED (A)	102-103
009	1 BED (G)	154
010	1 BED + (B)	155
011	1 BED (F)	153
012	1 BED (F)	152
013	1 BED + (B)	40
014	1 BED + (B)	151
015	1 BED + (B)	150
016	3 BED (A)	104-105
017	1 BED (G)	203
018	1 BED + (B)	188
019	1 BED (F)	202
020	1 BED (F)	201
021	1 BED + (B)	200
022	1 BED + (B)	187
023	1 BED + (B)	186
024	3 BED (A)	197-198
025	1 BED (G)	245
026	1 BED + (B)	231
027	1 BED (F)	244
028	1 BED (F)	243
029	1 BED + (B)	230
030	1 BED + (B)	229
031	1 BED + (B)	228
032	3 BED (A)	240-241
033	1 BED (G)	273
034	1 BED + (B)	274
035	1 BED (F)	292
036	1 BED (F)	291
037	1 BED + (B)	290
038	1 BED + (B)	272
039	1 BED + (B)	271
040	3 BED (A)	284-285
041	1 BED (A)	15
042	1 BED (B)	16
043	2 BED 2B (A)	17
044	1 BED (C)	18
045	2 BED 2B (B)	19
046	1 BED (D)	20
047	2 BED 1B (A)	21
048	1 BED (E)	22
049	1 BED + (A)	42
050	2 BED 2B (AA)	1-2
051	1 BED (B)	23
052	1 BED (A)	24
053	1 BED (B)	25
054	2 BED 2B (A)	26
055	1 BED (C)	27
056	2 BED 2B (B)	28
057	1 BED (D)	29
058	2 BED 1B (A)	30
059	1 BED (E)	31
060	1 BED + (A)	32
061	1 BED + (A)	43
062	2 BED 2B (AA)	3-4
063	1 BED (B)	33
064	1 BED (A)	34
065	1 BED (B)	35
066	2 BED 2B (A)	36
067	1 BED (C)	37
068	1 BED + (A)	38
069	1 BED + (A)	44
070	2 BED 2B (AA)	39
071	1 BED (B)	46
072	1 BED (D)	47
073	1 BED (E)	48
074	2 BED 2B (B)	5-6
075	2 BED 1B (A)	49
076	1 BED (A)	50
077	1 BED (B)	51
078	2 BED 2B (A)	52
079	1 BED (C)	53
080	1 BED + (A)	54
081	1 BED + (A)	45
082	2 BED 2B (AA)	55
083	1 BED (B)	56
084	1 BED (D)	57
085	1 BED (E)	58
086	2 BED 2B (B)	7-8
087	2 BED 1B (A)	59
088	1 BED (A)	60
089	1 BED (B)	61
090	2 BED 2B (A)	62
091	1 BED (C)	63
092	1 BED + (A)	64
093	1 BED + (A)	132
094	2 BED 2B (AA)	65
095	1 BED (B)	66
096	1 BED (D)	67

UNIT PARKING ALLOCATION SCHEDULE - BUILDING B

UNIT #	UNIT NAME	CARPARK #
097	1 BED (E)	68
098	2 BED 2B (B)	9-10
099	2 BED 1B (A)	69
100	1 BED (A)	70
101	1 BED (B)	71
102	2 BED 2B (A)	72
103	1 BED (C)	73
104	1 BED + (A)	74
105	1 BED + (A)	125
106	2 BED 2B (AA)	75
107	1 BED (B)	168
108	1 BED (D)	167
109	1 BED (E)	166
110	2 BED 2B (B)	11-12
111	2 BED 1B (A)	165
112	1 BED (A)	164
113	1 BED (B)	162
114	2 BED 2B (A)	161
115	1 BED (C)	160
116	1 BED + (A)	159
117	1 BED + (A)	106
118	2 BED 2B (AA)	158
119	1 BED (B)	157
120	1 BED (D)	137
121	1 BED (E)	138
122	2 BED 2B (B)	13-14
123	2 BED 1B (A)	139
124	1 BED (A)	140
125	1 BED (B)	141
126	2 BED 2B (A)	142
127	1 BED (C)	143
128	1 BED + (A)	144
129	1 BED + (A)	163
130	2 BED 2B (AA)	145
131	1 BED (B)	146
132	1 BED (D)	147
133	1 BED (E)	148
134	2 BED 2B (B)	80-81
135	2 BED 1B (A)	149
136	1 BED (A)	76
137	1 BED (B)	77
138	2 BED 2B (A)	78
139	1 BED (C)	79
140	1 BED + (A)	120
141	1 BED + (A)	156
142	2 BED 2B (AA)	211
143	1 BED (B)	210
144	1 BED (D)	209
145	1 BED (E)	208
146	2 BED 2B (B)	82-83
147	2 BED 1B (A)	207
148	1 BED (A)	206
149	1 BED (B)	205
150	2 BED 2B (A)	204
151	1 BED (C)	192
152	1 BED + (A)	191
153	1 BED + (A)	136
154	2 BED 2B (AA)	190
155	1 BED (B)	170
156	1 BED (D)	171
157	1 BED (E)	172
158	2 BED 2B (B)	84-85
159	2 BED 1B (A)	173
160	1 BED (A)	174
161	1 BED (B)	175
162	2 BED 2B (A)	176
163	1 BED (C)	177
164	1 BED + (A)	178
165	1 BED + (A)	199
166	2 BED 2B (AA)	100-101
167	1 BED (B)	179
168	1 BED (D)	180
169	1 BED (E)	181
170	2 BED 2B (B)	86-87
171	2 BED 1B (A)	182
172	1 BED (A)	183
173	1 BED (B)	184
174	2 BED 2B (A)	185
175	1 BED (C)	254
176	1 BED + (A)	253
177	1 BED + (A)	189
178	2 BED 2B (AA)	98-99
179	1 BED (B)	252
180	1 BED (D)	251
181	1 BED (E)	250
182	2 BED 2B (B)	88-89
183	2 BED 1B (A)	249
184	1 BED + (A)	248
185	1 BED (B)	247
186	2 BED 2B (A)	246
187	1 BED (C)	235
188	1 BED + (A)	234
189	1 BED + (A)	169
190	2 BED 2B (AA)	96-97
191	1 BED (B)	233
192	1 BED (D)	273

UNIT PARKING ALLOCATION SCHEDULE - BUILDING B

UNIT #	UNIT NAME	CARPARK #
193	1 BED (E)	214
194	2 BED 2B (B)	90-91
195	2 BED 1B (A)	215
196	1 BED (A)	216
197	1 BED (B)	217
198	2 BED 2B (A)	218
199	1 BED (C)	219
200	1 BED + (A)	220
201	1 BED + (A)	242
202	2 BED 2B (AA)	94-95
203	1 BED (B)	221
204	1 BED (D)	222
205	1 BED (E)	223
206	2 BED 2B (B)	92-93
207	2 BED 1B (A)	224
208	1 BED (A)	225
209	1 BED (B)	226
210	2 BED 2B (A)	227
211	1 BED (C)	289
212	1 BED + (A)	288
213	1 BED + (A)	232
214	2 BED 2B (AA)	193-194
215	1 BED (B)	287
216	1 BED (D)	286
217	1 BED (E)	279
218	2 BED 2B (B)	195-196
219	2 BED 1B (A)	278
220	1 BED (A)	277
221	1 BED (B)	276
222	2 BED 2B (A)	275
223	1 BED (C)	256
224	1 BED + (A)	257
225	1 BED + (A)	212
226	2 BED 2B (AA)	236-237
227	1 BED (B)	258
228	1 BED (D)	259
229	1 BED (E)	260
230	2 BED 2B (B)	238-239
231	2 BED 1B (A)	261
232	1 BED (A)	262
233	1 BED (B)	263
234	2 BED 2B (A)	264
235	1 BED (C)	265
236	1 BED + (A)	266
237	1 BED + (A)	255
238	2 BED 2B (AA)	280-281
239	1 BED (B)	267
240	1 BED (D)	268
241	1 BED (E)	269
242	2 BED 2B (B)	282-283
243	2 BED 1B (A)	270

UNIT PARKING ALLOCATION SCHEDULE - BUILDING C

UNIT #	UNIT NAME	CARPARK #
001	1 BED (G)	-
002	1 BED + (B)	87
003	1 BED (F)	-
004	1 BED (F)	-
005	2 BED 1B (B)	86
006	1 BED (G)	-
007	1 BED + (B)	102
008	1 BED (F)	-
009	1 BED (F)	-
010	2 BED 1B (B)	174
011	1 BED (G)	02
012	1 BED + (B)	123
013	1 BED (F)	-
014	1 BED (F)	-
015	2 BED 1B (B)	113
016	1 BED (G)	149
017	1 BED + (B)	150
018	1 BED (F)	-
019	1 BED (F)	-
020	2 BED 1B (B)	53-54
021	1 BED (G)	-
022	1 BED + (B)	175
023	1 BED (F)	-
024	1 BED (F)	-
025	2 BED 1B (B)	55-56
026	1 BED (A)	4
027	1 BED (B)	5
028	2 BED 2B (A)	6
029	1 BED (C)	-
030	2 BED 2B (B)	57-58
031	1 BED (D)	7
032	2 BED 1B (A)	8
033	1 BED (E)	9
034	1 BED + (A)	139
035	2 BED 2B (AA)	10
036	1 BED (B)	11
037	1 BED (A)	12
038	1 BED (B)	14
039	2 BED 2B (A)	15
040	1 BED (C)	-
041	2 BED 2B (B)	16
042	1 BED (D)	17
043	2 BED 1B (A)	18
044	1 BED (E)	19
045	1 BED + (A)	20
046	1 BED + (A)	33
047	2 BED 2B (AA)	21
048	1 BED (B)	22
049	1 BED (A)	23
050	1 BED (B)	24
051	2 BED 2B (A)	51-52
052	1 BED (C)	-
053	1 BED + (A)	25
054	1 BED + (A)	13
055	2 BED 2B (AA)	26
056	1 BED (B)	27
057	2 BED 2B (B)	28
058	1 BED (D)	29
059	2 BED 1B (A)	30
060	1 BED (E)	31
061	1 BED (A)	32
062	1 BED (B)	33
063	2 BED 2B (A)	49-50
064	1 BED (C)	-
065	1 BED + (A)	34
066	1 BED + (A)	77
067	2 BED 2B (AA)	35
068	1 BED (B)	-
069	2 BED 2B (B)	37
070	1 BED (D)	38
071	2 BED 1B (A)	39
072	1 BED (E)	-
073	1 BED (A)	41
074	1 BED (B)	42
075	2 BED 2B (A)	47-48
076	1 BED (C)	-
077	1 BED + (A)	43
078	1 BED + (A)	91
079	2 BED 2B (AA)	03
080	1 BED (B)	44
081	2 BED 2B (B)	45
082	1 BED (D)	46
083	2 BED 1B (A)	-
084	1 BED (E)	-
085	1 BED (A)	-
086	1 BED (B)	-
087	2 BED 2B (A)	59-60
088	1 BED (C)	-
089	1 BED + (A)	-
090	1 BED + (A)	125
091	2 BED 2B (AA)	40
092	1 BED (B)	-
093	2 BED 2B (B)	36
094	1 BED (D)	-
095	2 BED 1B (A)	85
096	1 BED (E)	111

UNIT PARKING ALLOCATION SCHEDULE - BUILDING C

UNIT #	UNIT NAME	CARPARK #
097	1 BED (A)	110
098	1 BED (B)	109
099	2 BED 2B (A)	61-62
100	1 BED (C)	-
101	1 BED + (A)	108
102	1 BED + (A)	124
103	2 BED 2B (AA)	107
104	1 BED (B)	106
105	2 BED 2B (B)	105
106	1 BED (D)	104
107	2 BED 1B (A)	103
108	1 BED (E)	93
109	1 BED (A)	94
110	1 BED (B)	95
111	2 BED 2B (A)	63-64
112	1 BED (C)	-
113	1 BED + (A)	96
114	1 BED + (A)	112
115	2 BED 2B (AA)	97
116	1 BED (B)	98
117	2 BED 2B (B)	99
118	1 BED (D)	100
119	2 BED 1B (A)	101
120	1 BED (E)	138
121	1 BED (A)	137
122	1 BED (B)	136
123	2 BED 2B (A)	65-66
124	1 BED (C)	-
125	1 BED + (A)	135
126	1 BED + (A)	154
127	2 BED 2B (AA)	134
128	1 BED (B)	133
129	2 BED 2B (B)	132
130	1 BED (D)	131
131	2 BED 1B (A)	130
132	1 BED (E)	129
133	1 BED (A)	128
134	1 BED (B)	127
135	2 BED 2B (A)	67-68
136	1 BED (C)	-
137	1 BED + (A)	126
138	1 BED + (A)	151
139	2 BED 2B (AA)	163
140	1 BED (B)	162
141	2 BED 2B (B)	161
142	1 BED (D)	160
143	2 BED 1B (A)	159
144	1 BED (E)	158
145	1 BED (A)	157
146	1 BED (B)	156
147	2 BED 2B (A)	71-72
148	1 BED (C)	-
149	1 BED + (A)	155
150	1 BED + (A)	182
151	2 BED 2B (AA)	153
152	1 BED (B)	140
153	2 BED 2B (B)	141
154	1 BED (D)	142
155	2 BED 1B (A)	143
156	1 BED (E)	144
157	1 BED (A)	145
158	1 BED (B)	146
159	2 BED 2B (A)	73-74
160	1 BED (C)	-
161	1 BED + (A)	155
162	1 BED + (A)	182
163	2 BED 2B (AA)	153
164	1 BED (B)	140
165	2 BED 2B (B)	141
166	1 BED (D)	142
167	2 BED 1B (A)	143
168	1 BED (E)	144
169	1 BED (A)	145
170	1 BED (B)	146
171	2 BED 2B (A)	73-74
172	1 BED (C)	-
173	1 BED + (A)	147
174	1 BED + (A)	176
175	2 BED 2B (AA)	148
176	1 BED (B)	181
177	2 BED 2B (B)	180
178	1 BED (D)	179
179	2 BED 1B (A)	178
180	1 BED (E)	177
181	1 BED (A)	165
182	1 BED (B)	166
183	2 BED 2B (A)	75-76
184	1 BED (C)	-
185	1 BED + (A)	167
186	1 BED + (A)	164
187	2 BED 2B (AA)	168
188	1 BED (B)	169
189	2 BED 2B (B)	170
190	1 BED (D)	171
191	2 BED 1B (A)	172
192	1 BED (E)	173

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

DA-S005 **UNIT PARKING ALLOCATION SCHEDULE**

Not To Scale @ A1

revision B date 03.02.15

project 4188

16 December 2014

Geocon Constructors Pty Ltd
24 Iron Knob Street
Fyshwick ACT 2609
Australia

Attention: Tom Stephens

Blocks 2, 3, 4 & 5, Section 209 Gungahlin - Gungahlin Development Exterior Lighting Design

We confirm that the exterior lighting design of the above mentioned project will be designed to AS1158.3.1: 2005 and the ACT Crime Prevention and Urban Design Resource Manual.

Regards,

NORMAN DISNEY & YOUNG



Sherry Xu
Electrical Engineer

CANBERRA
SYDNEY
MELBOURNE
BRISBANE
PERTH
ADELAIDE
DARWIN
GOLD COAST

AUCKLAND
CHRISTCHURCH
WELLINGTON

LONDON

DUBAI

KUALA LUMPUR
(Licensee)

Estimate Summary

Project: Gungahlin Towers
Building: Gungahlin Towers
Details: Summary - with GST

Code	Description	Quantity	Unit	Rate	Total
	Tower A				
	Tower B				
	Tower C				
	Total				135,643,540

Turner & Townsend

Level 7
14 Moore Street
Canberra, ACT, 2601

t: +61 (0) 2 6245 1000
www.turnerandtownsend.com.au

2 March 2015

Geocon,
Unit 18, Level 1,
24 Iron Knob Street,
Fyshwick ACT 2609

For the attention of Mr Peter Micalos

Re: Cost Plan for Blocks 2,3 & 4, Section 209, Gungahlin, ACT

In addition to the cost plan that we provided to you on 15 December 2014, please find attached separate copies of the DA Form 1C as supplementary information for each individual building.

The information contained on each form corresponds to the amount in our cost plan issued to Geocon on 15 December 2014. Our estimated cost of construction for each building being:

- Building A - [redacted] including GST
- Building B - [redacted] including GST
- Building C - [redacted] including GST

I trust that this contains the information that you require.

Should you require any further information, please do not hesitate to contact me. We look forward to working with Geocon in the future.

Yours sincerely,

Jason Craig

[redacted]

Cost Manager
Turner & Townsend Pty Ltd
e: [redacted]**@turntown.com**

Abu Dhabi
Adelaide
Amsterdam
Basel
Beijing
Belfast
Birmingham
Brisbane
Bristol
Bulawayo
Cairns
Canberra
Cape Town
Dubai
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Turner & Townsend

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www.turnerandtownsend.com.au

20 January 2015

Geocon,
Unit 18, Level 1,
24 Iron Knob Street,
Fyshwick ACT 2609

For the attention of Mr Peter Micalos

Re: Cost Plan for Blocks 2,3 & 4, Section 209, Gungahlin, ACT

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The information contained on each form corresponds to the amount in our cost plan issued to Geocon on 15 December 2014. Our estimated cost of construction for each building being:

- Building A - [redacted] excluding GST
- Building B - [redacted] excluding GST
- Building C - [redacted] excluding GST

I trust that this contains the information that you require.

Should you require any further information, please do not hesitate to contact me. We look forward to working with Geocon in the future.

Yours sincerely,

Jason Craig

[redacted]

Cost Manager
Turner & Townsend Pty Ltd
e: jason.craig@turntown.com

Type of Development

Please indicate which type of development applies to this development application

❑ **Non-Residential**
Including commercial and industrial

❑ **New Building**
❑ **Addition/Alteration to existing**

❑ **Mixed Use**
Combined non-residential and residential developments

☒ **New Building**
_____ Number of non-residential Units
__192 Number of residential dwellings
___192 Total number of Units

❑ **Additions/Alterations to existing**

More development types over page

Type of Development Continued - Please indicate which type of development applies to this development application

❑ **Lease Variation**

❑ **Clause Changes**
❑ **Consolidation**
❑ **Encroachment**
❑ **To remove concessional status**
❑ **Subdivision**
❑ **Other** _____

❑ **Public Works**
Includes roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications

❑ **Home Business**
Additions and alterations associated with application for home business application (home business form also to be completed and submitted with this application)

❑ **Community Facility -** including institutional

❑ **Signage**

❑ **Rural**

❑ **Other** (please specify) _____

Gross Floor Area (GFA) and Cost of Works - refer to the definitions section of the Territory Plan for definition of 'gross floor area'

Gross Floor Area Calculation

A - Gross Floor Area (existing)	n/a_____ m²
B - Gross Floor Area to be demolished	n/a_____ m²
C - Gross Floor Area to be added	20,349_____ m²
D - Total Gross Floor Area of development (A-B+C)	**20,349_____ m²**
E - COST OF WORKS at D (*)	$ [redacted]

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)	n/a_____ m²
G - Parking areas – undercover	9,622_____ m²
H - COST OF WORKS (F & G)	$ [redacted]

Cost of Associated Works

I - Cost of all associated works such as landscaping	$ [redacted]
J - Cost of all public works and/or off site works	$ n/a_____
K - TOTAL COST OF WORKS (E+H+I+J)	**$** [redacted]

Cost of works **MUST be calculated in accordance with the current version of the **Building (General) (Cost of Building Work) Determination)** – this can be located on the Authority website www.environment.act.gov.au, **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.

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Please indicate which type of development applies to this development application

❑ **Non-Residential**
Including commercial and industrial

❑ **New Building**
❑ **Addition/Alteration to existing**

❑ **Mixed Use**
Combined non-residential and residential developments

☒ **New Building**
_____ Number of non-residential Units
__243 Number of residential dwellings
___243 Total number of Units

❑ **Additions/Alterations to existing**

More development types over page

Type of Development Continued - Please indicate which type of development applies to this development application

❑ **Lease Variation**

❑ **Clause Changes**
❑ **Consolidation**
❑ **Encroachment**
❑ **To remove concessional status**
❑ **Subdivision**
❑ **Other** _____

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❑ **Community Facility -** including institutional

❑ **Signage**

❑ **Rural**

❑ **Other** (please specify) _____

Gross Floor Area (GFA) and Cost of Works - refer to the definitions section of the Territory Plan for definition of 'gross floor area'

Gross Floor Area Calculation

A - Gross Floor Area (existing)	n/a_____ m^2
B - Gross Floor Area to be demolished	n/a_____ m^2
C - Gross Floor Area to be added	24,527_____ m^2
D - Total Gross Floor Area of development (A-B+C)	**24,527_____ m^2**
E - COST OF WORKS at D (*)	$ [redacted]

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)	n/a_____ m^2
G - Parking areas – undercover	11,432_____ m^2
H - COST OF WORKS (F & G)	$ [redacted]

Cost of Associated Works

I - Cost of all associated works such as landscaping	$ [redacted]
J - Cost of all public works and/or off site works	$ n/a__ _____
K - TOTAL COST OF WORKS (E+H+I+J)	$ [redacted]

Cost of works **MUST be calculated in accordance with the current version of the **Building (General) (Cost of Building Work) Determination)** – this can be located on the Authority website www.environment.act.gov.au, **OR** a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application.*

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Including commercial and industrial

❑ **New Building**
❑ **Addition/Alteration to existing**

❑ **Mixed Use**
Combined non-residential and residential developments

☒ **New Building**
_____ Number of non-residential Units
__192 Number of residential dwellings
___192 Total number of Units

❑ **Additions/Alterations to existing**

More development types over page

Type of Development Continued - Please indicate which type of development applies to this development application

❑ **Lease Variation**

❑ **Clause Changes**
❑ **Consolidation**
❑ **Encroachment**
❑ **To remove concessional status**
❑ **Subdivision**
❑ **Other** _____

❑ **Public Works**
Includes roads, stormwater drainage, parks, electricity, gas, water, sewerage, telecommunications

❑ **Home Business**
Additions and alterations associated with application for home business application (home business form also to be completed and submitted with this application)

❑ **Community Facility -** including institutional

❑ **Signage**

❑ **Rural**

❑ **Other** (please specify) _____

Gross Floor Area (GFA) and Cost of Works - refer to the definitions section of the Territory Plan for definition of 'gross floor area'

Gross Floor Area Calculation

A - Gross Floor Area (existing)	n/a_____ m²
B - Gross Floor Area to be demolished	n/a_____ m²
C - Gross Floor Area to be added	17,859_____ m²
D - Total Gross Floor Area of development (A-B+C)	**17,859_____ m²**
E - COST OF WORKS at D (*)	$ [redacted]

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)	n/a_____ m²
G - Parking areas – undercover	8,110_____ m²
H - COST OF WORKS (F & G)	$ [redacted]

Cost of Associated Works

I - Cost of all associated works such as landscaping	$ [redacted] __
J - Cost of all public works and/or off site works	$ n/a__ _____
K - TOTAL COST OF WORKS (E+H+I+J)	$ [redacted] __

Cost of works **MUST be calculated in accordance with the current version of the **Building (General) (Cost of Building Work) Determination)** – this can be located on the Authority website www.environment.act.gov.au, **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.

GUNDAROO DRIVE

GRIBBLE STREET

ANTHONY ROLFE AVENUE

59°12'
37.025
9°35'20"
15.55
C65.209 307°27' A65.597
R174.00
215°10'20"
27.80
44.85
148°38'50"
3.025

A
(FORMERLEY BLOCK 2)
3136m²

209

3

4

5

6

9.375
329°12'
9.605
58°54'10"
1.125
84°54'10"
20.84
R6.00
72°03'
C2.669
A2.691
239°12'
12.70
239°12'
10.90
26.76
264°54'
3.20
329°12'
5.40
226°37'20"
13.965

PROPOSED EASEMENT FOR ACCESS
12.21 WIDE & VARIABLE WIDTH

PROPOSED EASEMENT FOR
ACCESS 2.0m WIDE

PROPOSED EASEMENT FOR
ACCESS 1.5m WIDE

(6.0)
(4.5)

B & D
475m²

59°12'
40.02
239°12'
38.925
149°12'
8.58

C & E
405m²

59°12'
47.25
239°12'
47.25
PROPOSED EASEMENT FOR ACCESS
12.21 WIDE & VARIABLE WIDTH
8.58
149°12'
3.63
86.175

PROPOSED ELECTRIC SUPPLY EASEMENT 3 WIDE

239°12'
79.415

SECTION 'B'

SECTION 'A'

SECTION 'A'
NOT TO SCALE

BLOCKS 3 & B ARE TO
BE ON THE SAME LEASE

3
PROPOSED
BUILDING
GROUND FLOOR
PROPOSED
BASEMENT CARPARK

D
A
B
475m²

PROPOSED ELECTRIC SUPPLY
EASEMENT 3 WIDE

STRATUM BOUNDARY RL622.5

BLOCKS A & D ARE TO
BE ON THE SAME LEASE

SECTION 'B'
NOT TO SCALE

BLOCKS 4 & C ARE TO
BE ON THE SAME LEASE

4
PROPOSED
BUILDING
GROUND FLOOR
PROPOSED
BASEMENT CARPARK

E
A
C
405m²

5

STRATUM BOUNDARY RL622.5

BLOCKS A & E ARE TO
BE ON THE SAME LEASE

For the purpose of this plan, the boundary dimension and areas shown are subject to the final survey.

CLIENT
GEOCON CONSTRUCTIONS

DISCLAIMER:
This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

C	EASEMENT FOR ACCESS AMENDED	28/4/15	
B	EASEMENT FOR ACCESS ADDED	14/4/15	
A	AMENDMENTS REQUESTED BY CLIENT	5/3/15	
REVISION		DATE	ZONE

Contour Interval

Datum

BM

RL

0 5 10 20
318
Scale 1:500

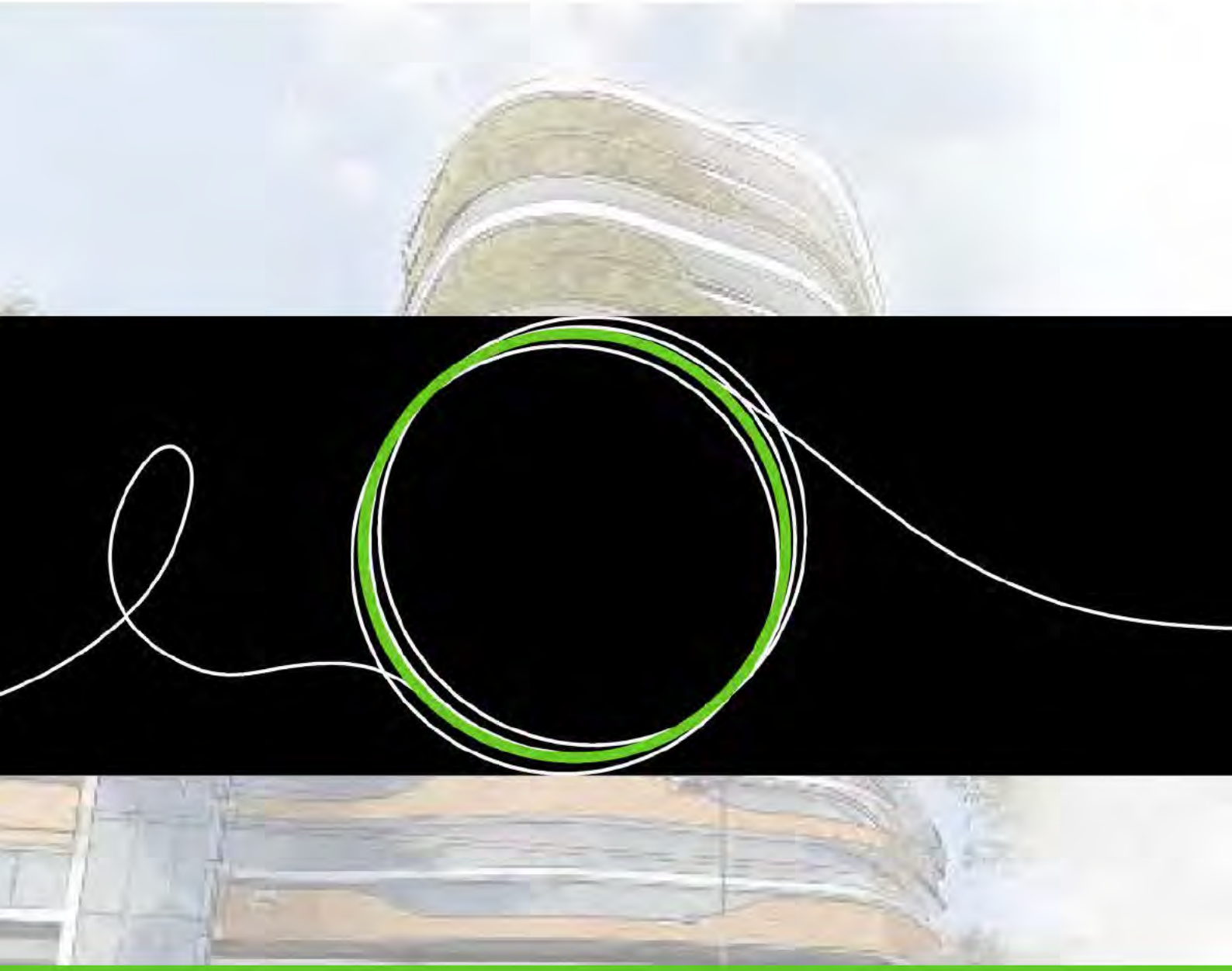
LANDdata SURVEYS
Unit 3
151 Newcastle Street,
FYSHWICK, ACT 2609
T 02 6239 3088 F 02 6239 3089

Surveyed
Drawn I Stewart 21/1/2015
Checked
Approved .....
Surveyor, Registered under the Surveyors Act 2007.

GEOCON GUNGAHLIN
PROPOSED STRATUM SUBDIVISION
BLOCK 2 SECTION 209
DIVISION OF GUNGAHLIN

Proj No. 09011.02 **Rev C**
Sheet No. 1 of 1 09011.02_STRATUM.dwg
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GTAconsultants



Gungahlin Towers
Blocks 2 - 4 Section 209, Gungahlin
Transport Impact Assessment

Client // GEOCON Commercial Holdings Pty Ltd
Office // ACT
Reference // 15C1011000
Date // 04/02/15

Gungahlin Towers

Blocks 2 - 4 Section 209, Gungahlin

Transport Impact Assessment

Issue: C 04/02/15

Client: GEOCON Commercial Holdings Pty Ltd
Reference: 15C1011000
GTA Consultants Office: ACT

Quality Record

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A	08/12/14	Final				
B	14/01/15	Revised Final				
C	04/02/15	Revised Final				

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GTAconsultants
MELBOURNE - SYDNEY - BRISBANE - CANBERRA
ADELAIDE - GOLD COAST - TOWNSVILLE
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1. Introduction

1.1 Background and Proposal

It is understood that a development application is to be lodged with ACT Planning and Land Authority (ACTPLA) for a proposed residential development on land located at Blocks 2 - 4 Section 209, Gungahlin.

Section 209 currently has development approval for a mixed use development covering 17,262m² and planned to comprise a combination of office space, medical centre and child care facility. The child care facility is the only development that has proceeded to date. It has commenced operation and is located on the southern boundary of the site. The remaining commercial buildings are not intended to proceed; instead are to be replaced by residential apartments in three separate buildings surrounding the child care facility. A small amount of ground level retail is also proposed, as summarised in Table 1.1.

It is noted that the land located on Block 5, Section 209 has a DA approved for a commercial building which will be developed in the future. Separate access to this block would be provided by the existing crossover off Gribble Street.

Table 1.1: Land Use Schedule

Unit Type/Land Use	Number of Units/Area			Total
	Building A (Block 2)	Building B (Block 3)	Building C (Block 4)	
1 bedroom	109	170	131	410
2 bedroom	68	68	61	197
3 bedroom	15	5	0	20
Total	**192 units**	**243 units**	**192 units**	**627**
Retail	220 m²	-	-	220m²

The proposal also incorporates provision for 677 car parking spaces, including 62 dedicated spaces for use by accessible units and 55 tandem modules (110 spaces) within the development. An additional 29, 90° parking spaces are available on Gribble Street. Access to each Block will be provided via an internal access road to/ from Gribble Street.

Bicycles for residents are proposed to be stored within the secure storage units provided in front of individual car spaces or areas within the car parks. Visitor bicycle spaces will be proportionally provided in the car parks of each of the buildings.

Loading for the retail and residential components would be accommodated within the proposed off-street garbage collection locations.

Geocon Commercial Holdings engaged GTA Consultants in September 2014 to undertake a transport impact assessment for the proposed development.

1.2 Subject Site

The subject site is located at Blocks 2 - 4 Section 209, Gungahlin. The site of approximately 9,500m² has frontages of 70m to Anthony Rolfe Avenue and 50m to Gribble Street.

The site has a land use classification of CZ2 Business Zone and is currently undeveloped. A child care centre providing for 174 children and a total of approximately 50 staff is located within the southern portion of the block (Block 6).

The surrounding properties include a mix of residential, retail and commercial land uses. Dedicated recreational areas are also located further south and include a newly completed oval and a leisure centre.

The location of the subject site and its environs is shown in Figure 1.1.

Figure 1.1: Subject Site and Environs



Basemap Source: ACTMAPi (website accessed October 2014)

1.3 Purpose of this Report

This report sets out an assessment of the anticipated transport implications of the proposed development, including consideration of the following:

i the adequacy of the proposed pedestrian, bicycle and public transport access arrangements to the site
ii the adequacy of the proposed bicycle parking arrangements in terms of supply (quantum) and layout
iii the adequacy of the proposed car parking provision
iv the adequacy of the proposed car park layout
v the adequacy of the proposed arrangements for loading and waste collection
vi the acceptability of the traffic impacts of the proposed development, including the need for mitigating road works and appropriate vehicular access.

1.4 References

In preparing this report, reference has been made to the following:

- an inspection of the site and its surrounds
- ACTPLA Parking and Vehicular Access Code, October 2014
- ACTPLA Bicycle Parking General Code, October 2013
- ESDD (now EPD) Estate Development Code, October 2013
- Block 1 Section 209 Gungahlin – Mixed Use Development, Traffic Impact & Parking Assessment Report, Mott MacDonald, December 2011
- RMS Guide to Traffic Generating Developments, 2002
- Guide to Traffic Generating Developments, TDT 2013/04, RMS, May 2013
- Australian Standard/ New Zealand Standard, Parking Facilities, Part 1: Off-Street Car Parking AS/NZS 2890.1:2004
- Australian Standard, Parking Facilities, Part 2: Off-Street Commercial Vehicle Facilities AS 2890.2:2002
- Australian Standard / New Zealand Standard, Parking Facilities, Part 6: Off-Street Parking for People with Disabilities AS/NZS 2890.6:2009
- traffic and car parking surveys undertaken by GTA as referenced in the context of this report
- plans for the proposed development prepared by Peckvonhartel, 4188-DA Set dated 3 December 2014 (Revision G)
- other documents and data as referenced in this report.

2. Transport Policy

2.1 Planning Context

The ACT Government is seeking to create sustainable environments, where public transport and active transport modes such as walking and cycling are prioritised above travel by private vehicle. Transport for Canberra, 2012-2031(ACT Government, 2012), is guided by six core principles to create a transport system that is:

- *integrated with land use planning*
- *makes active travel like walking and cycling the easy way to get around*
- *provides sustainable travel options and reduces transport emissions*
- *safe for moving people however they get around*
- *accessible for everybody whatever their level of mobility at any time or place*
- *efficient and cost effective, providing value for money for the government, business and the community by managing travel demand across the whole transport system.*

Through the promotion of more sustainable and space efficient transport modes, Transport for Canberra indicates a target of almost doubling the percentage of people walking, cycling and using public transport to get to work between 2006 and 2026, from a mode split of 15.4% to 30% of journey to work trips.

2.2 Capital Metro – City to Gungahlin Light Rail Project

As part of delivering the Transport for Canberra strategy, the City to Gungahlin light rail link has been proposed to optimise frequency and service reliability along one of Canberra's busiest corridors, thereby increasing the mode share of public transport.

The light rail link will form part of the planned Frequent Network, as identified in the Transport for Canberra policy as a network of high frequency public transport services.

The major interchange for Gungahlin is likely to be located on Hibberson Street, near Gozzard Street (approximately 450m from the proposed development). The government is committed to commence construction in 2016, with a two to three year construction timetable expected.

2.3 Travel Behaviour and Car Ownership

Travel Behaviour

ABS Journey to Work data (2011) is set out in Table 2.1 and compares the travel behaviour of people travelling from Gungahlin to those in all of the ACT, Civic and other Town Centres.

Table 2.1: 2011 ABS Journey to Work Data – By Place of Residence

Mode of Travel	ACT	Civic	Gungahlin	Phillip	Belconnen
Bus	7%	10%	11%	11%	14%
Car – Driver	74%	36%	75%	57%	56%
Car – Passenger	8%	5%	9%	9%	9%
Motorbike	1%	0%	1%	1%	1%
Walk	5%	43%	3%	20%	16%
Bicycle	3%	3%	1%	2%	2%
Other Mode	2%	3%	0%	0%	2%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Table 2.1 indicates that Gungahlin has a higher proportion of trips undertaken by car (driver and passenger) compared to other town centres and whole of ACT. Bicycle and walking mode share is low, suggesting that many residents do not work close to home. The data also indicates that a reasonable proportion use bus as a travel mode.

It is noted that the ABS data for Gungahlin generally reflects the low density residential areas that are typical within the broader suburb outside the Town Centre. Given that the proposed development is regarded as high density residential and is located within close proximity to regular public transport services, retail shops and community and recreation facilities, the Belconnen results may more closely represent travel behaviour associated with the proposed development.

Car Ownership

ABS Car Ownership data (2011) is set out in Table 2.2 and compares car ownership of people living in Gungahlin Town Centre to all those in all of the ACT, Civic and other Town Centres.

Table 2.2: 2011 ABS Car Ownership Data – By Place of Residence

Car Ownership	ACT	Civic	Gungahlin	Phillip	Belconnen
None	6%	27%	4%	14%	14%
1 motor vehicle	36%	54%	38%	60%	58%
2 motor vehicles	39%	16%	43%	21%	23%
3 motor vehicles	12%	2%	11%	4%	4%
4 or more motor vehicles	6%	1%	5%	1%	1%
Total	**100%**	**100%**	**100%**	**100%**	**100%**

Table 2.2 indicates that Gungahlin has a high proportion of car ownership with 59% of households owning more than one vehicle.

3. Sustainable Transport Considerations

3.1 Walking and Cycling Network

The proposed development includes internal paths and pedestrian access to the surrounding sealed public footpaths and roads. These areas are well lit and visible with reasonable traffic flows. This should ensure a reasonable level of passive surveillance at most times.

The proposed pedestrian connections include footpaths along the western side of Gribble Street and along the internal access road. Footpaths within the site would connect to Gribble Street and Anthony Rolfe Avenue.

A summary of the pedestrian and cycling infrastructure in the vicinity of the site is provided in Table 3.1, with the bicycle and pedestrian network surrounding the site illustrated in Figure 3.1. The dedicated on-road cycle lane on Anthony Rolfe Avenue provides a route to the City. There is a pedestrian crossing point on Gribble Street, south of Swain Street, providing access to the shared path that connects to Gozzard Street.

Table 3.1: Pedestrian and Cycling Infrastructure Characteristics

Road	Pedestrian/ Shared Path	Dedicated Bicycle lanes
Gribble Street	Both sides of road	No – shared path use
Anthony Rolfe Drive		Both sides of road
Gundaroo Drive		No – shared path use

Figure 3.1: Walking and Cycling Map



Source: ACT and Queanbeyan Walking and Cycling Map

As part of Transport for Canberra's Bike and Ride initiative, bike lockers have been provided on Hibberson Street, near Gungahlin Bus Station.

From above, it can be seen that there is a well-connected network of pedestrian and bicycle infrastructure around the site, providing further incentive for sustainable transport modes to be adopted.

3.2 Public Transport

As part of the Gungahlin Town Centre Bus Facilities Upgrade, new bus stops have been provided on both sides of Anthony Rolfe Drive, west of Gribble Street. The site is also located approximately 400 metres from the Gungahlin Bus Station. Figure 3.2 shows the subject site in relation to existing bus routes within the vicinity.

Gungahlin Bus Station accommodates 11 weekday and 8 weekend bus routes. This amounts to approximately 60-70 buses per hour and up to 537 buses per day, as shown in Table 3.2. The majority of the bus services servicing Gungahlin Bus Station typically link the City with Gungahlin and surrounding suburbs.

The bus stops located along Anthony Rolfe Avenue are serviced by 4 weekday and weekend bus routes.

Overall, there is likely to be some rationalisation of bus services when the Capital Metro light rail commences operations, however the overall number of public transport services should increase.

Figure 3.2: Bus Route Network

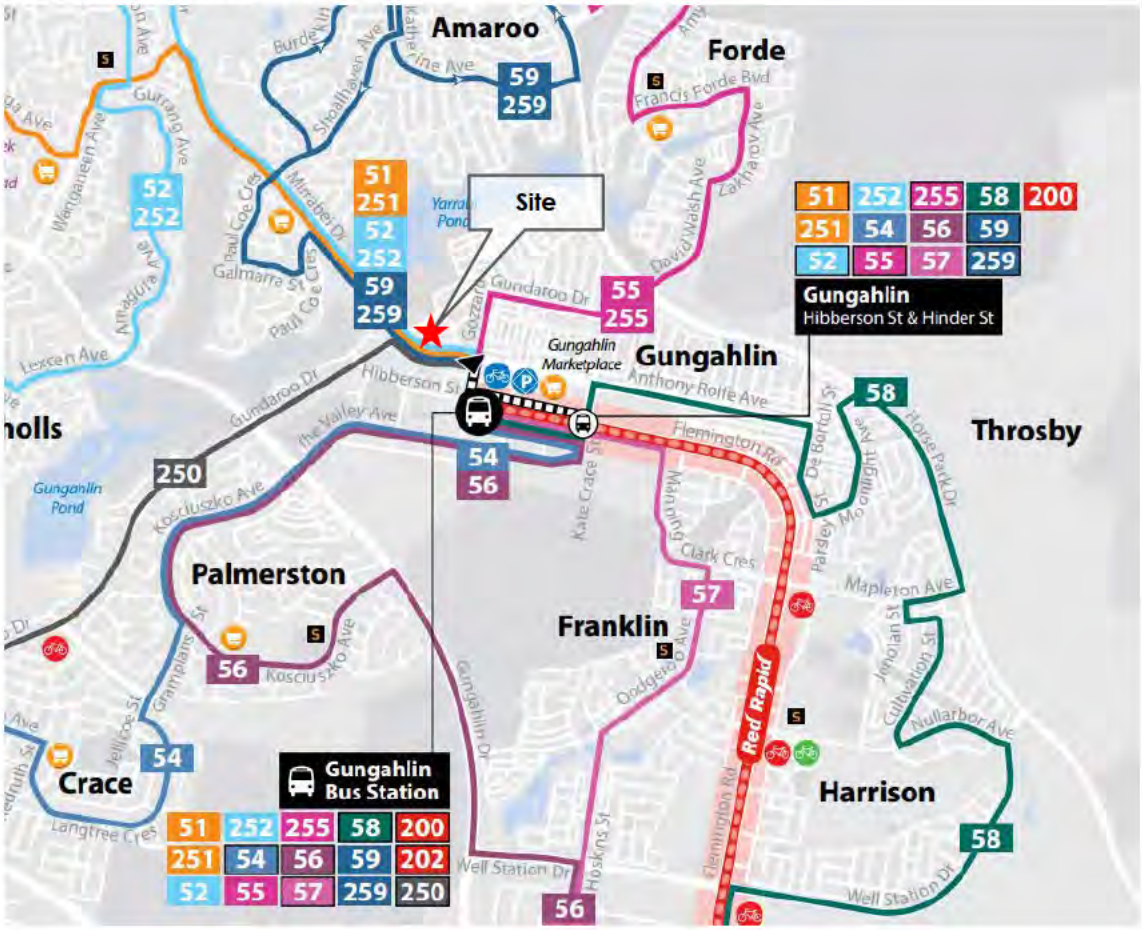


Table 3.2: Weekday Bus Network Routes

Service	Route	Number of Weekday Services [1]	Comments	Maximum Number of Services per Hour
Red Rapid 200	Gungahlin Marketplace to Fyshwick	106 (52 inbound, 54 outbound)	10 minutes peak/ 15 minutes off-peak	12
Route 50	Gungahlin Marketplace to City Bus Station	17 (9 inbound, 8 outbound)	30 minutes between 7:30pm-11:30pm	4
Route 51	Belconnen to City Bus Station	55 (28 inbound ,27 outbound)	20 minutes peak/ 60 minutes off-peak	6
Route 52	Belconnen to City Bus Station	56 (28 inbound, 28 outbound)	30 minutes peak/ 60 minutes off-peak	4
Route 55	Gungahlin Loop	30	20 minutes peak/ 60 minutes off-peak	6
Route 54	Gungahlin to Belconnen	57 (28 inbound, 29 outbound)	20 minutes peak/ 60 minutes off-peak	4
Route 56	Belconnen to City Bus Station	57 (29 inbound, 28 outbound)	20 minutes peak/ 60 minutes off-peak	6
Route 57	Gungahlin Marketplace to City Bus Station	40 (19 outbound, 21 inbound)	30 minutes peak/ 60 minutes off-peak	4
Route 58	Belconnen to City Bus Station	53 (26 inbound, 27 outbound)	15 minutes peak/ 60 minutes off-peak	8
Route 59	Belconnen to City Bus Station	60 (31 inbound, 29 outbound)	15 minutes peak/ 60 minutes off-peak	8
Route 757	Fairbairn Park to Gungahlin	6 (3 inbound, 3 outbound)	30 minutes during peak periods only	4
Total		**537**	-	**66**

[1] Inbound (towards Gungahlin), outbound (away from Gungahlin)

Figure 3.2 and Table 3.2 confirm that there is a high level of public transport accessibility in the vicinity of the site, noting the close proximity of Gungahlin Bus Station which is serviced by a large number of routes.

3.3 Bicycle Parking

The bicycle parking provision requirements for different development types are set out in the ACTPLA Bicycle Parking General Code (BPGC). For an apartment, the applicable bicycle parking rates are detailed in Table 3.3.

Table 3.3: Bicycle Parking Requirements

Land Use	Bicycle Parking Rate	Building A (Block 2)	Building B (Block 3)	Building C (Block 4)	Total Requirement
Residential					
Resident (Class 1,2)	1 per apartment, unless storage space provided	192	243	192	627
Visitor (Class 3)	1 per 12 apartments after first 12 apartments	15	20	15	50
Retail					
Employee (Class 1,2)	1 per 500m² GFA after the first 500 m² GFA	Nil	Nil	Nil	Nil
Visitor (Class 3)	1 per 300 m² GFA (minimum 2)	2	Nil	Nil	2
				Total	679 spaces

Bicycles for residents are proposed to be stored within the secure storage units provided in front of individual car parking spaces or secure individual storage areas within the basement car park. A total of 629 bicycle storage units will be provided, allocated to individual units. Two additional storage units have been provided in Building A. The BPGC outlines that an allowance can be made if the development:

- *includes a secure storage space accessible only to residents of that apartment or independent living unit; and*
- *the secure storage space contains an unobstructed envelope with minimum dimensions of 1.8m long, 0.7m wide and 1.1m high.*

The storage units are deemed to comply with the above requirements, and will be appropriate for the resident bicycle parking provision. Visitor bicycle parking has been accommodated by provision of 44 dual bicycle rails i.e. 88 spaces. 19 dual bicycle rails have been provided in Building A, 10 dual rails have been provided in Building B and 15 dual rails have been provided in Building C.

4. Car Parking

4.1 Car Parking Requirements

4.1.1 Residential Parking

The car parking provision requirements for different development types are set out in EPD Parking and Vehicular General Code (PVAGC). For residential land use zoned CZ2 in a town centre, there are no minimum parking requirements.

In the absence of minimum parking requirements, a comparison of the rates recommended by the RMS Guide to Traffic Generating Developments and parking provided by the development is provided in Table 4.1. The residential dwelling rates are representative of a *high density residential flat building* in a Metropolitan Sub-Regional Centre. They are as follows:

- 1 bedroom unit – 0.6 spaces/unit
- 2 bedroom unit – 0.9 spaces/unit
- 3 bedroom unit – 1.4 spaces/unit
- Visitor parking – 1 space/7 units (note: minimum requirement recommended due to the development's close proximity to public transport).

Table 4.1: RMS Parking Requirement

Use/Parking Type	Building A (Block 2)		Building B (Block 3)		Building C (Block 4)	
	Number of Units	RMS Parking Requirement	Number of Units	RMS Parking Requirement	Number of Units	RMS Parking Requirement
1 bedroom	109	65	170	102	131	79
2 bedroom	68	61	68	61	61	55
3 bedroom	15	21	5	7	0	0
Visitor parking	192	27	243	35	192	27
RMS Requirement	174 spaces		205 spaces		161 spaces	
					RMS Requirement	**540**
Proposed Supply						
Residential	192	193	243	280	192	172
Visitor	192	10	243	12	192	10
Total	203 spaces		292 spaces		182 spaces	
					Proposed Parking Supply	**677**

Table 4.1 illustrates that the proposed residential parking provision is in excess of the RMS rate. Overall, the proposed car parking provision is considered appropriate for such a development in Gungahlin Town Centre.

The development proposes 55 tandem modules, with 11 modules provided in Building A, 29 modules in Building B and 15 modules in Building C. In reference to the Clause 2.8 of the PVAGC, the proportion of tandem parking modules provided in each of the buildings does not exceed 50% of the number of units with two (2) or more bedrooms. Further, it is noted that each tandem parking module (both spaces) will be allocated to an apartment with two or more bedrooms.

Visitor parking is provided at the rate of approximately 1 space per 20 units. Off-street parking along Gribble Street has the capacity to accommodate any additional parking demand generated by visitors during day time periods. Visitor parking will typically be highest during the evening period when other surrounding land use parking demand will be at its lowest. This includes the child care centre located on Block 6, which has a publicly available at-grade car park (part of a previously approved DA for the site, with a capacity of 63 spaces) with access from the proposed Section 206 access road. These spaces can be utilised during weekday evenings and weekends, when the child care centre is not operational.

4.1.2 Retail Parking

220 m² of retail space will be incorporated in Building A along the development's street frontage on Anthony Rolfe Avenue. The PVAGC provides guidance with regard to retail land use, resulting in a parking requirement for retail parking as summarised in Table 4.2.

Table 4.2: Retail Parking Requirement

Land Use	Yield	PVAGC rate	PVAGC requirement
Retail	220sqm	4 spaces/ 100sqm	9 spaces

Based on the above, the retail component of the development will generate a parking demand of 9 spaces.

Given the limited size of the retail spaces and their respective locations, they are likely to generate a minor parking demand, with the majority of retail patronage expected to be from residents of the development and the immediate local area. With this is in mind, the retail component can be considered ancillary to the development.

A review of on-street parking in the vicinity of the site (as described in Appendix A) confirms that there is sufficient capacity to accommodate any such minor retail parking demand. As such, the proposal does not include provision for on-site retail parking.

4.2 Adequacy of Parking Supply

The following key elements have been considered when assessing the appropriateness of the car parking provision:

- availability of public transport in the vicinity of the site
- convenience of pedestrian and cyclist access to the site
- planning policies currently in place, and their implications for travel mode share.

Encouraging the use of public transport and walking and cycling as modes of transport is central to achieving the objectives of Transport for Canberra.

As discussed, the site is easily accessible by public transport services and is within walking distance of Gungahlin Marketplace. Additionally, there are on/off-road bicycle paths along the adjacent road network, including the on-road cycle lanes on Anthony Rolfe Avenue providing a convenient link to the City.

The development proposes a total of 677 car parking spaces for the residential component which is in excess (by 137 spaces) of the recommended RMS provision for a high density flat building in a Metropolitan Sub-Regional Centre. The small amount of retail parking demand would be accommodated on-street in close vicinity to the site, mostly along Gribble Street.

On the basis of the above, the on-site car parking provision would be capable of accommodating the car parking demands associated with the proposed development.

Moreover, the proposed development is a prime opportunity to promote the vision of Transport for Canberra by encouraging the use of public transport, cycling, and walking and not encouraging an abundance of car parking, and in turn an over use of motor vehicles.

4.3 Car Parking Layout Review

The car park layout has been reviewed against the requirements the Australian Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009). This assessment included a review of the following:

- bay and aisle width
- adjacent structures
- turnaround facilities
- circulation roads and ramps
- ramp grades
- height clearances
- parking for persons with disabilities
- motorcycle / motor scooter parking.

The proposed on-site car parks have been designed to accommodate access by vehicles up to 99th percentile cars. All car space dimensions, aisle widths, ramp grades and dimensions, height clearances (minimum 2.2m, including services), access driveways and manoeuvring areas have been designed appropriately. It is noted that access control for the car parks is anticipated to be via remote control. As such, swipe card readers are not proposed to be provided at entry/exit points.

It is recommended that convex mirrors be located in areas of higher vehicle activity and narrow aisles, to ensure appropriate movement and safety. Appropriate sight distances will be maintained at the site access driveways to/ from each building and along the access road to/ from the existing child care centre.

The access road should be a minimum width of 6.5m with the ability for all design vehicles to pass on any straight section. Additional widening at the intersection with Gribble Street will be required to accommodate all turning movements. Independent movement of service vehicles (including garbage trucks) is not required given the infrequent use and having regard to the relevant design standards. Appropriate turnaround facilities will ensure all vehicles are able to enter and exit all site access driveways (to/ from each building) in a forward direction.

The design will not negatively impact on the access arrangements for the child care centre.

5. Loading Facilities

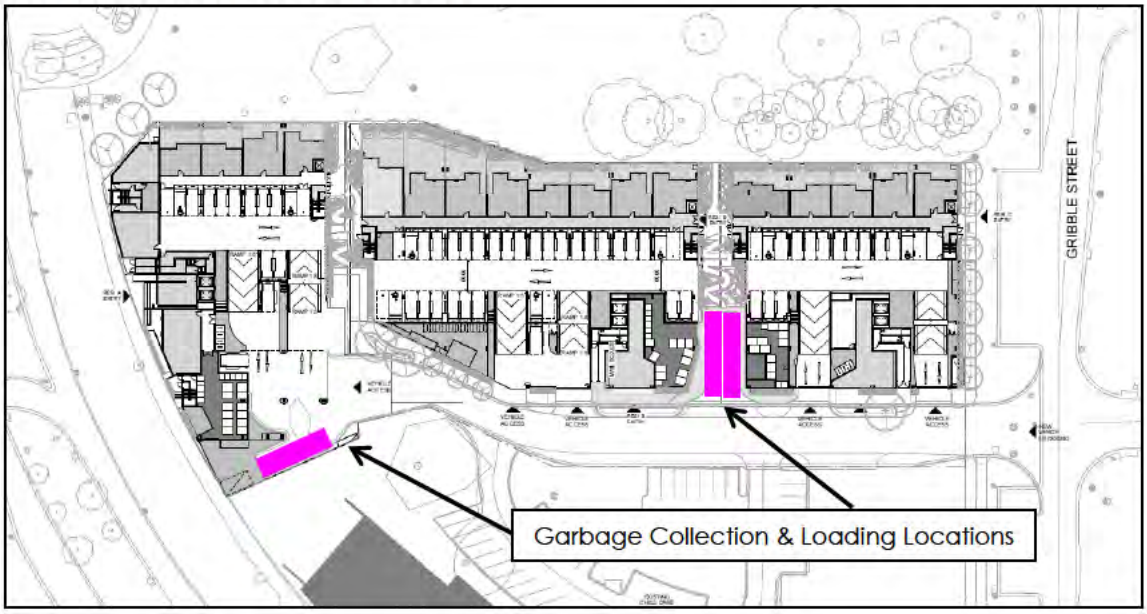
5.1 Garbage Collection

It is proposed that garbage collection will occur along the internal access road, with the standard 240 litre garbage bins to be wheeled to the kerb for collection. Waste will be collected individually for each building, with the off-street waste collection points located at convenient locations.

Appropriate turnaround areas will ensure all service vehicles up to 12.5m long large rigid vehicles are able to enter the access road, turn around (3-point turn) and exit in a forward direction via Gribble Street. A minimum height clearance of 4.5m will be provided throughout. Swept paths of service vehicles accessing and exiting the area, undertaken by Vital Design Studios, are provided in Appendix C of this report. It is noted that the swept paths for Block 2 show a conflict with building structure on the northern side of the access road. It is understood that this will be corrected as part of the final architectural layout.

Figure 5.1 shows proposed garbage collection and loading locations in the development.

Figure 5.1: Garbage Collection Locations



5.2 Other Loading Arrangements

Loading for the retail component will be accommodated within the garbage collection bay located in Block 2. This is expected to cater for demand for day to day servicing of the site.

Residential move-in/ move-out loading requirements would also be accommodated within garbage collection locations. This is anticipated to be managed by future building management.

6. Traffic Impact Assessment

6.1 Traffic Generation

6.1.1 Design Rates

Traffic generation estimates for the proposed development have been sourced from the following:

- ESDD Estate Development Code for the residential component of the development
- RMS Guide to Traffic Generating Developments for the retail component of the development

Estimates of peak hour and daily traffic volumes resulting from the proposal are set out in Table 6.1.

Table 6.1: Traffic Generation Estimates

Land Use/ Unit Type	Yield	Peak Movements	Peak Movements
1 bedroom & study	410 units	0.6 mvmts/dwelling [1]	246
2 bedroom	197 units		119
3 bedroom	20 units		12
Retail	220sqm	107 mvmts/1000sqm	24
		Total	**401**

[1] Adopting a peak to daily ratio of 10%

Table 6.1 indicates that the development could potentially generate up to 401 vehicle movements in any weekday peak hour, noting that ESDD rates provide a conservative estimate of the traffic generation. As the residential parking provision is less than typical residential requirements, the proposed development is likely to generate less than 401 movements.

6.2 Approved Mixed Use Development

The site was previously granted approval for a mixed use development comprising a total of 29,000sqm. As part of the assessment process, a traffic impact assessment was completed by Mott MacDonald[1]. This included an assessment of the entire Section, including the child care centre located in Block 6 and, Buildings 1/2 located in Block 5.

The DA was subsequently approved on the basis that the entire site would generate a total of 724 vehicle movements during any peak hour.

It is noted that the current proposal for the development is located in Blocks 2 - 4 and as such does not include Block 5. The original proposal for Block 5 was to accommodate Buildings 1/2 comprising office and café/restaurant space. These buildings were proposed to have a combined basement parking with a separate access provided onto Gribble Street opposite Block 3, Section 2. A layback was constructed in the proposed location as part of the initial works for the Section. The development on Block 5, accommodating 4,661m^2 of office space and 321m^2 of café/restaurant space, was anticipated to generate total of 104 vehicle trips in each

[1] Block 1 Section 209 Gungahlin – Mixed Use Development, Traffic Impact & Parking Assessment Report, Mott MacDonald, December 2011

peak hour. The anticipated distribution of these trips, as they affect the intersection of Gribble Street and Swain Street, were as follows:

- AM Peak Hour: 11 southbound and 19 northbound
- PM peak hour: 4 northbound and 54 southbound

It is assumed that Block 5 would be developed as originally proposed and its corresponding trip generation in each peak hour would need to be considered in addition to the 397 trips generated by the development in subject site.

6.3 Distribution and Assignment

The directional distribution and assignment of traffic generated by the proposed development will be influenced by a number of factors, including the:

i configuration of the arterial road network in the immediate vicinity of the site
ii existing operation of intersections providing access between the local and arterial road network
iii distribution of households in the vicinity of the site
iv surrounding employment centres, retail centres and schools in relation to the site
v configuration of access points to the site.

Considering the above, for the purposes of estimating vehicle movements, the following directional distributions have been assumed:

- Gundaroo Drive 60%
- Anthony Rolfe Avenue 30%
- Swain Street 10%.

In addition, the following directional splits of traffic (i.e. the ratio between the inbound and outbound traffic movements) have been assumed:

- AM Peak Hour: 20% in / 80% out
- PM Peak Hour: 80% in / 20% out.

Based on the above, Figure 6.1 and Figure 6.2 have been prepared to show the estimated marginal increase in turning movements in the vicinity of the subject property following full site development (excluding Block 5).

Figure 6.1: AM Peak Hour Site Generated Traffic

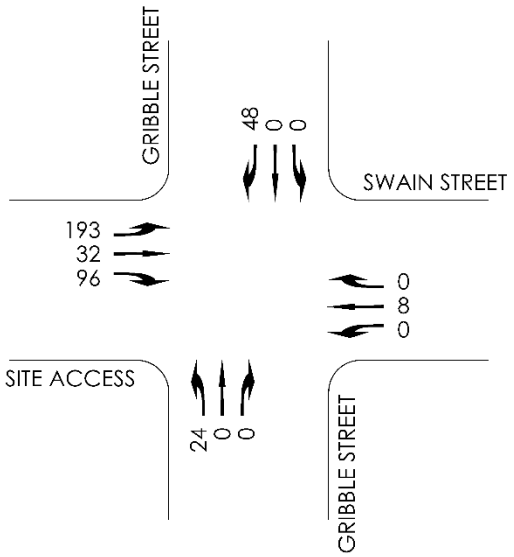
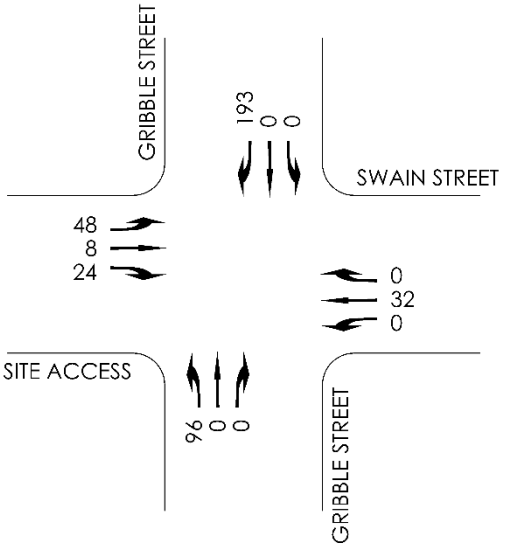


Figure 6.2: PM Peak Hour Site Generated Traffic



6.4 Traffic Impact

6.4.1 Existing Conditions

The operation of the intersection of Gribble Street and Swain Street has been assessed using *SIDRA INTERSECTION 6*[2], a computer based modelling package which calculates intersection performance.

The commonly used measure of intersection performance is referred to as the *Degree of Saturation (DOS)*. The DOS represents the flow-to-capacity ratio for the most critical movement on each leg of the intersection. For unsignalised intersections, a DOS of around 0.90 has been typically considered the 'ideal' limit, beyond which queues and delays increase disproportionately[3].

Table 6.2 presents a summary of the existing operation of the intersection, with full results presented in Appendix B of this report.

[2] Program used under license from Akcelik & Associates Pty Ltd.

[3] SIDRA INTERSECTION adopts the following criteria for Level of Service assessment:

Level of Service		Intersection Degree of Saturation (DOS)		
		Unsignalised Intersection	Signalised Intersection	Roundabout
A	Excellent	<=0.60	<=0.60	<=0.60
B	Very Good	0.60-0.70	0.60-0.70	0.60-0.70
C	Good	0.70-0.80	0.70-0.90	0.70-0.85
D	Acceptable	0.80-0.90	0.90-0.95	0.85-0.95
E	Poor	0.90-1.00	0.95-1.00	0.95-1.00
F	Very Poor	>=1.0	>=1.0	>=1.0

Table 6.2: Existing Operating Conditions

Intersection	Peak	Leg	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
Swain Street/ Gribble Street/ Site Access	AM	South	0.01	4	1	NA
		East	0.01	5	0	A
		North	0.03	4	1	NA
		West	0.03	5	1	A
	PM	South	0.03	4	1	NA
		East	0.01	5	0	A
		North	0.02	4	1	NA
		West	0.03	4	1	A

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

On the basis of the above assessment, it is clear that the intersection of the site access with Gribble Street and Swain Street currently operates well with minimal queues and delays on all approaches.

6.4.2 Post-Development Conditions

The impact of the development traffic upon the intersection at the site access has been assessed using SIDRA INTERSECTION 6[2]. On the basis of the turning movement estimates presented in Figure 6.1 and Figure 6.2 and adding additional traffic anticipated to be generated by Block 5, Table 6.3 presents a summary of the anticipated future operation of the nominated intersection following the full development. Detailed results of this analysis are provided in Appendix B of this report.

Table 6.3: Post-Development Operating Conditions

Intersection	Peak	Leg	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
Swain Street/ Gribble Street/ Site Access	AM	South	0.04	3	1	NA
		East	0.02	5	1	A
		North	0.05	4	1	NA
		West	0.20	5	1	A
	PM	South	0.12	3	1	NA
		East	0.04	4	1	A
		North	0.12	5	1	NA
		West	0.10	5	1	A

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

As described earlier, a DOS of around 0.90 for unsignalised intersections has traditionally been considered the practical limit beyond which intersection performance is unsatisfactory, as beyond this value queues and delays increase disproportionately. On this criterion, the calculated DOS suggest that the nominated intersection can be expected to operate satisfactorily following full development of the site.

6.4.3 10 Year Intersection Operation

The impact of the development traffic in the future upon the intersection at the site access has been assessed using SIDRA INTERSECTION 6. Applying a 2% compound growth rate on the turning

movement estimates presented in Figure 6.1 and Figure 6.2 and adding additional traffic anticipated to be generated by Block 5, Table 6.4 presents a summary of the anticipated 10 year future operation of the nominated intersection. Detailed results of this analysis are provided in Appendix B of this report.

Table 6.4: 10 Year Post-Development Operating Conditions

Intersection	Peak	Leg	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
Swain Street/ Gribble Street/ Site Access	AM	South	0.05	3	1	NA
		East	0.02	5	1	A
		North	0.07	4	1	NA
		West	0.03	5	2	A
	PM	South	0.15	3	1	NA
		East	0.04	5	1	A
		North	0.15	5	1	NA
		West	0.12	5	1	A

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

On the basis of the above assessment, it is clear that the intersection of the site access with Gribble Street and Swain Street will continue to operate well in the future, with minimal queues and delays on all approaches.

6.4.4 Traffic Impact Summary

Against existing traffic volumes in the vicinity of the site, the additional traffic generated by the proposed development could not be expected to compromise the safety or function of the surrounding road network. The proposed residential development is anticipated to generate less traffic during peak periods than the currently approved commercial developments on Blocks 2-4.

Moreover, the use of Gribble Street by vehicles accessing the proposed residential uses which adjoin them is appropriate and consistent with their functional role in the road network.

6.5 Construction Traffic Impact

A construction traffic management plan should be prepared prior to works commencing on-site.

7. Conclusion

Based on the analysis and discussions presented within this report, the following conclusions are made:

i The proposed development is located in a CZ2 town centre zone which has no minimum parking requirements for residential units. The retail component of the development generates a parking requirement of 9 spaces.

ii The proposed supply of 677 spaces is considered appropriate considering the relevant RMS Guide.

iii The number of tandem parking spaces is considered consistent with the ACTPLA PVAGC requirements.

iv The proposed parking layout is generally consistent with the dimensional requirements as set out in the Australian/New Zealand Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).

v The provision for bicycle facilities includes 629 secure storage units in front of resident car spaces. Visitor bicycle spaces have been provided by a total of 44 dual rails (88 spaces) within the three car parks.

vi Waste collection is proposed to occur via standard 240 litre garbage bins, which will be collected at off-street bays provided for each building.

vii Loading for the retail space will be done within the garbage collection bay located in Block 2. Residential move-in move out will be catered for within garbage collection bays for each building.

viii The previously approved mixed use development, including Block 5, was expected to generate 724 peak vehicle movements.

ix The proposed development is expected to generate up to 401 vehicle movements in any peak hour, which is less than the previously approved DA.

x There is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development.

xi The internal access road will be a minimum of 6.5m wide with widening at Gribble Street and as required to accommodate access by the largest design vehicle.

xii A construction management plan should be prepared for the development prior to commencement of work.

Appendix A

Existing Conditions

A.1 Road Network

A.1.1 Adjoining Roads

Anthony Rolfe Drive

Anthony Rolfe Drive functions as a major collector and in the vicinity of the site is aligned in an east-west direction. It is a two-way road configured with two lanes set within a 25 metre wide road reserve (approx.). Kerbside parking is not permitted along the road. Bus layover lanes are located on both sides of road between Gundaroo Crescent and Gribble Street.

Anthony Rolfe Avenue carries approximately 11,000 vehicles per day[4] and is shown in Figure A.1 and Figure A.2.

Gribble Street

Gribble Street functions as a local access street and in the vicinity of the site is aligned in a north-south direction. It is a two-way road and configured with a two lanes set within a 7 metre wide road reserve (approx.). Parallel parking spaces are marked off the carriageway for the length between Gundaroo Drive and Anthony Rolfe Avenue.

Gribble Street carries approximately 1,500 vehicles per day[5] and is shown in Figure A.3.

Gundaroo Drive

Gundaroo Drive functions an arterial road and runs along the site's eastern boundary. It is a two-way road configured with two lines set within a 9 metre wide road reserve (approx.). Kerbside parking not permitted.

Gundaroo Drive carries approximately 9,700 vehicles per day[6] and is shown in Figure A.4.

Figure A.1: Anthony Rolfe Avenue (Adjacent to Site)



Figure A.2: Anthony Rolfe Avenue (Adjacent to Site)



[4] Based on mid-block data between 27/05/12 and 04/06/12 as provided by TAMS.

[5] Based on the peak hour traffic counts undertaken by GTA in September 2014 and assuming a peak-to-daily ratio of 8% for arterial roads and 10% for local roads.

[6] Based on mid-block data between 14/08/11 and 22/08/11 as provided by TAMS.

Figure A.3: Gribble Street



Figure A.4: Gundaroo Drive



A.1.2 Surrounding Intersections

Key intersections in the vicinity of the site include:

- Gribble Street/Anthony Rolfe Avenue (signalised T-intersection)
- Anthony Rolfe Avenue/Gundaroo Drive (roundabout).

A.1.3 Traffic Volumes

GTA obtained SCATS data from Roads ACT for the signalised intersection of Anthony Rolfe Avenue and Gribble Street. The data suggest that the bulk of traffic movements at the intersection was through traffic along Anthony Rolfe Avenue. During the AM peak, majority of traffic travelled from Gundaroo Drive, while during the PM peak the majority of traffic travelled towards Gundaroo Drive.

Additionally, GTA undertook traffic movement counts at the intersection of Gribble Street, Swain Street and the proposed access on 23 September 2014 during the following peak periods:

- 7:00am - 9:00am
- 3:00pm - 6:00pm.

The AM and PM peak hour traffic volumes are shown in Figure A.5 and Figure A.6 respectively. A total of 135 and 165 vehicles travel through the intersection during the AM and PM peak hour respectively.

It was observed that the majority of traffic at the intersection was generated by the child care centre located on the proposed site Section. Traffic volumes along Swain Street and through movements on Gribble Street were low. Heavy vehicles movements were also observed to be low, with majority of movements generated by the works on the proposed site, and construction works on Swain Street.

Figure A.5: Existing AM Peak Hour Traffic Volumes – 7:45am to 8:45am

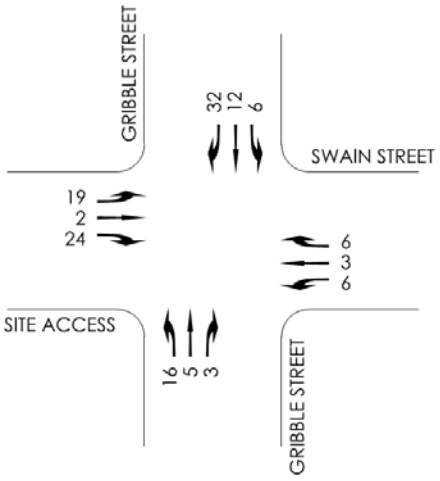
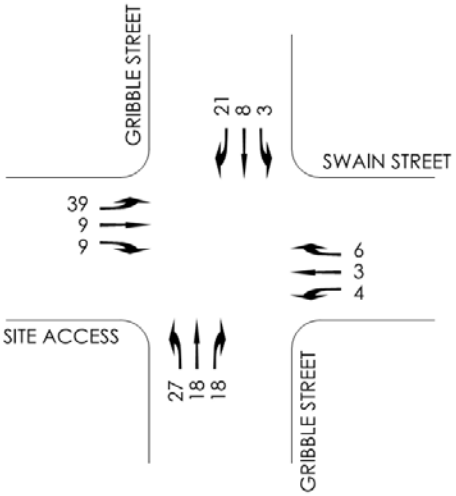


Figure A.6: Existing PM Peak Hour Traffic Volumes – 5:00pm to 6:00pm



A.2 Car Parking

GTA conducted a review of publicly available car parking in the vicinity of the site on 12 September 2014. At 12:30pm, no parking demand was observed along Gribble Street out of a possible 28 spaces. Further, no parking demand was observed for the angled parallel parking along Swain Street out of a possible 38 spaces. It should be noted that the surrounding blocks are subject to development in the future, which will increase off-street parking demand.

The child care centre, the only parking generating development in the vicinity of the site, provides on-site parking. At 1:00pm, 23 of the 53 spaces were occupied (43% occupancy). This indicates that the child care centre provides more than adequate on-site parking, and is unlikely to rely on on-street parking.

Appendix B

SIDRA INTERSECTION Results

MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - AM Peak

Gribble St/Swain St/Site Access
Existing Conditions
AM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	17	0.0	0.014	4.6	LOS A	0.1	0.4	0.08	0.39	41.0
2	T1	5	0.0	0.014	0.0	LOS A	0.1	0.4	0.08	0.39	40.6
3	R2	3	0.0	0.014	4.6	LOS A	0.1	0.4	0.08	0.39	41.2
Approach		25	0.0	0.014	3.6	NA	0.1	0.4	0.08	0.39	41.0
East: Swain Street											
4	L2	6	0.0	0.010	4.7	LOS A	0.0	0.2	0.05	0.51	41.3
5	T1	3	0.0	0.010	3.3	LOS A	0.0	0.2	0.05	0.51	41.9
6	R2	6	0.0	0.010	4.7	LOS A	0.0	0.2	0.05	0.51	39.5
Approach		16	0.0	0.010	4.4	LOS A	0.0	0.2	0.05	0.51	40.7
North: Gribble Street (N)											
7	L2	6	0.0	0.025	4.6	LOS A	0.1	0.9	0.08	0.40	41.4
8	T1	13	0.0	0.025	0.0	LOS A	0.1	0.9	0.08	0.40	40.7
9	R2	34	0.0	0.025	4.6	LOS A	0.1	0.9	0.08	0.40	38.8
Approach		53	0.0	0.025	3.5	NA	0.1	0.9	0.08	0.40	39.6
West: Site Access											
10	L2	20	0.0	0.031	4.7	LOS A	0.1	0.7	0.02	0.53	38.7
11	T1	2	0.0	0.031	3.3	LOS A	0.1	0.7	0.02	0.53	41.7
12	R2	25	0.0	0.031	4.7	LOS A	0.1	0.7	0.02	0.53	38.9
Approach		47	0.0	0.031	4.6	LOS A	0.1	0.7	0.02	0.53	39.0
All Vehicles		141	0.0	0.031	4.0	NA	0.1	0.9	0.06	0.46	39.8

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - PM Peak

Gribble St/Swain St/Site Access
Existing Conditions
PM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	28	0.0	0.034	4.6	LOS A	0.2	1.1	0.06	0.37	41.7
2	T1	19	0.0	0.034	0.0	LOS A	0.2	1.1	0.06	0.37	41.4
3	R2	19	0.0	0.034	4.6	LOS A	0.2	1.1	0.06	0.37	41.8
Approach		66	0.0	0.034	3.3	NA	0.2	1.1	0.06	0.37	41.7
East: Swain Street											
4	L2	4	0.0	0.009	4.7	LOS A	0.0	0.2	0.04	0.52	41.4
5	T1	3	0.0	0.009	3.3	LOS A	0.0	0.2	0.04	0.52	42.0
6	R2	6	0.0	0.009	4.7	LOS A	0.0	0.2	0.04	0.52	39.5
Approach		14	0.0	0.009	4.4	LOS A	0.0	0.2	0.04	0.52	40.7
North: Gribble Street (N)											
7	L2	3	0.0	0.016	4.7	LOS A	0.1	0.6	0.13	0.38	41.2
8	T1	8	0.0	0.016	0.1	LOS A	0.1	0.6	0.13	0.38	40.5
9	R2	22	0.0	0.016	4.7	LOS A	0.1	0.6	0.13	0.38	38.6
Approach		34	0.0	0.016	3.5	NA	0.1	0.6	0.13	0.38	39.3
West: Site Access											
10	L2	41	0.0	0.033	4.6	LOS A	0.1	0.9	0.06	0.51	38.8
11	T1	9	0.0	0.033	3.3	LOS A	0.1	0.9	0.06	0.51	41.8
12	R2	9	0.0	0.033	4.6	LOS A	0.1	0.9	0.06	0.51	39.0
Approach		60	0.0	0.033	4.4	LOS A	0.1	0.9	0.06	0.51	39.4
All Vehicles		174	0.0	0.034	3.8	NA	0.2	1.1	0.07	0.43	40.4

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - AM Peak Post Development

Gribble St/Swain St/Site Access
Future Conditions
AM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	42	0.0	0.039	4.6	LOS A	0.2	1.2	0.10	0.31	41.9
2	T1	25	0.0	0.039	0.1	LOS A	0.2	1.2	0.10	0.31	41.7
3	R2	3	0.0	0.039	4.6	LOS A	0.2	1.2	0.10	0.31	42.0
Approach		71	0.0	0.039	3.0	NA	0.2	1.2	0.10	0.31	41.9
East: Swain Street											
4	L2	6	0.0	0.018	5.1	LOS A	0.1	0.5	0.11	0.50	41.3
5	T1	12	0.0	0.018	3.8	LOS A	0.1	0.5	0.11	0.50	41.8
6	R2	6	0.0	0.018	5.1	LOS A	0.1	0.5	0.11	0.50	39.4
Approach		24	0.0	0.018	4.5	LOS A	0.1	0.5	0.11	0.50	41.1
North: Gribble Street (N)											
7	L2	6	0.0	0.054	4.7	LOS A	0.3	2.0	0.17	0.40	40.7
8	T1	24	0.0	0.054	0.1	LOS A	0.3	2.0	0.17	0.40	39.9
9	R2	84	0.0	0.054	4.7	LOS A	0.3	2.0	0.17	0.40	38.1
Approach		115	0.0	0.054	3.7	NA	0.3	2.0	0.17	0.40	38.6
West: Site Access											
10	L2	223	0.0	0.237	4.8	LOS A	1.0	7.1	0.08	0.52	38.5
11	T1	36	0.0	0.237	3.4	LOS A	1.0	7.1	0.08	0.52	41.5
12	R2	126	0.0	0.237	4.8	LOS A	1.0	7.1	0.08	0.52	38.7
Approach		385	0.0	0.237	4.7	LOS A	1.0	7.1	0.08	0.52	38.9
All Vehicles		595	0.0	0.237	4.3	NA	1.0	7.1	0.10	0.47	39.3

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - PM Peak Post Development

Gribble St/Swain St/Site Access
Future Conditions
PM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	129	0.0	0.121	4.6	LOS A	0.6	4.0	0.07	0.33	42.0
2	T1	76	0.0	0.121	0.0	LOS A	0.6	4.0	0.07	0.33	41.8
3	R2	19	0.0	0.121	4.6	LOS A	0.6	4.0	0.07	0.33	42.1
Approach		224	0.0	0.121	3.1	NA	0.6	4.0	0.07	0.33	41.9
East: Swain Street											
4	L2	4	0.0	0.038	5.4	LOS A	0.1	0.8	0.10	0.50	41.5
5	T1	37	0.0	0.038	4.0	LOS A	0.1	0.8	0.10	0.50	42.0
6	R2	6	0.0	0.038	5.4	LOS A	0.1	0.8	0.10	0.50	39.6
Approach		47	0.0	0.038	4.3	LOS A	0.1	0.8	0.10	0.50	41.7
North: Gribble Street (N)											
7	L2	3	0.0	0.120	5.1	LOS A	0.7	4.7	0.33	0.51	38.8
8	T1	13	0.0	0.120	0.5	LOS A	0.7	4.7	0.33	0.51	37.5
9	R2	225	0.0	0.120	5.1	LOS A	0.7	4.7	0.33	0.51	36.1
Approach		241	0.0	0.120	4.8	NA	0.7	4.7	0.33	0.51	36.2
West: Site Access											
10	L2	92	0.0	0.095	5.1	LOS A	0.4	2.5	0.14	0.52	38.2
11	T1	18	0.0	0.095	3.7	LOS A	0.4	2.5	0.14	0.52	41.3
12	R2	35	0.0	0.095	5.1	LOS A	0.4	2.5	0.14	0.52	38.4
Approach		144	0.0	0.095	4.9	LOS A	0.4	2.5	0.14	0.52	38.7
All Vehicles		657	0.0	0.121	4.2	NA	0.7	4.7	0.19	0.45	39.1

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - AM Peak 10 Year Post Development

Gribble St/Swain St/Site Access
Future Conditions - 10 Year Post Development
AM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	52	0.0	0.047	4.6	LOS A	0.2	1.5	0.12	0.31	41.8
2	T1	31	0.0	0.047	0.1	LOS A	0.2	1.5	0.12	0.31	41.6
3	R2	4	0.0	0.047	4.6	LOS A	0.2	1.5	0.12	0.31	41.9
Approach		86	0.0	0.047	3.0	NA	0.2	1.5	0.12	0.31	41.7
East: Swain Street											
4	L2	7	0.0	0.022	5.3	LOS A	0.1	0.6	0.13	0.50	41.0
5	T1	14	0.0	0.022	3.9	LOS A	0.1	0.6	0.13	0.50	41.6
6	R2	7	0.0	0.022	5.3	LOS A	0.1	0.6	0.13	0.50	39.2
Approach		28	0.0	0.022	4.7	LOS A	0.1	0.6	0.13	0.50	40.9
North: Gribble Street (N)											
7	L2	7	0.0	0.066	4.7	LOS A	0.4	2.5	0.19	0.40	40.6
8	T1	29	0.0	0.066	0.2	LOS A	0.4	2.5	0.19	0.40	39.7
9	R2	103	0.0	0.066	4.7	LOS A	0.4	2.5	0.19	0.40	38.0
Approach		140	0.0	0.066	3.8	NA	0.4	2.5	0.19	0.40	38.5
West: Site Access											
10	L2	272	0.0	0.293	4.9	LOS A	1.3	9.2	0.09	0.52	38.4
11	T1	43	0.0	0.293	3.5	LOS A	1.3	9.2	0.09	0.52	41.5
12	R2	154	0.0	0.293	4.9	LOS A	1.3	9.2	0.09	0.52	38.6
Approach		468	0.0	0.293	4.8	LOS A	1.3	9.2	0.09	0.52	38.8
All Vehicles		723	0.0	0.293	4.4	NA	1.3	9.2	0.12	0.47	39.2

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: Gribble St/Swain St/Site Access - PM Peak 10 Year Post Development

Gribble St/Swain St/Site Access
Future Conditions - 10 Year Post Development
PM Peak Hour
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

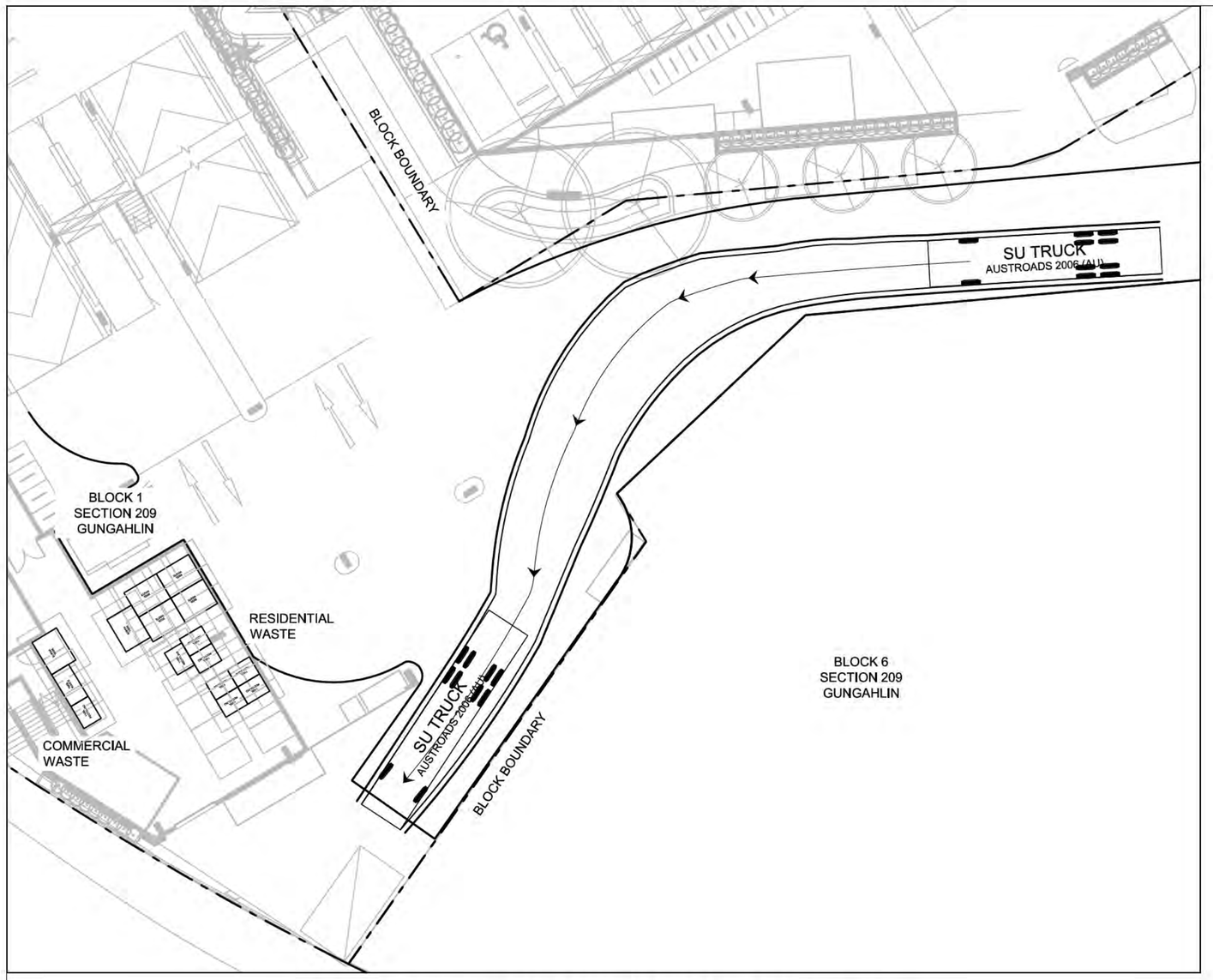
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Gribble Street (S)											
1	L2	158	0.0	0.148	4.6	LOS A	0.7	5.0	0.09	0.33	41.9
2	T1	93	0.0	0.148	0.0	LOS A	0.7	5.0	0.09	0.33	41.6
3	R2	23	0.0	0.148	4.6	LOS A	0.7	5.0	0.09	0.33	42.0
Approach		274	0.0	0.148	3.1	NA	0.7	5.0	0.09	0.33	41.8
East: Swain Street											
4	L2	4	0.0	0.041	5.6	LOS A	0.1	0.8	0.12	0.51	41.2
5	T1	37	0.0	0.041	4.3	LOS A	0.1	0.8	0.12	0.51	41.7
6	R2	6	0.0	0.041	5.6	LOS A	0.1	0.8	0.12	0.51	39.3
Approach		47	0.0	0.041	4.6	LOS A	0.1	0.8	0.12	0.51	41.4
North: Gribble Street (N)											
7	L2	4	0.0	0.152	5.2	LOS A	0.9	6.0	0.38	0.53	38.6
8	T1	16	0.0	0.152	0.7	LOS A	0.9	6.0	0.38	0.53	37.2
9	R2	275	0.0	0.152	5.2	LOS A	0.9	6.0	0.38	0.53	35.9
Approach		295	0.0	0.152	5.0	NA	0.9	6.0	0.38	0.53	36.0
West: Site Access											
10	L2	112	0.0	0.120	5.2	LOS A	0.5	3.2	0.17	0.53	38.0
11	T1	22	0.0	0.120	3.8	LOS A	0.5	3.2	0.17	0.53	41.1
12	R2	42	0.0	0.120	5.2	LOS A	0.5	3.2	0.17	0.53	38.3
Approach		176	0.0	0.120	5.0	LOS A	0.5	3.2	0.17	0.53	38.5
All Vehicles		792	0.0	0.152	4.3	NA	0.9	6.0	0.22	0.46	38.9

Level of Service (LOS) Method: Delay (HCM 2000).
Vehicle movement LOS values are based on average delay per movement
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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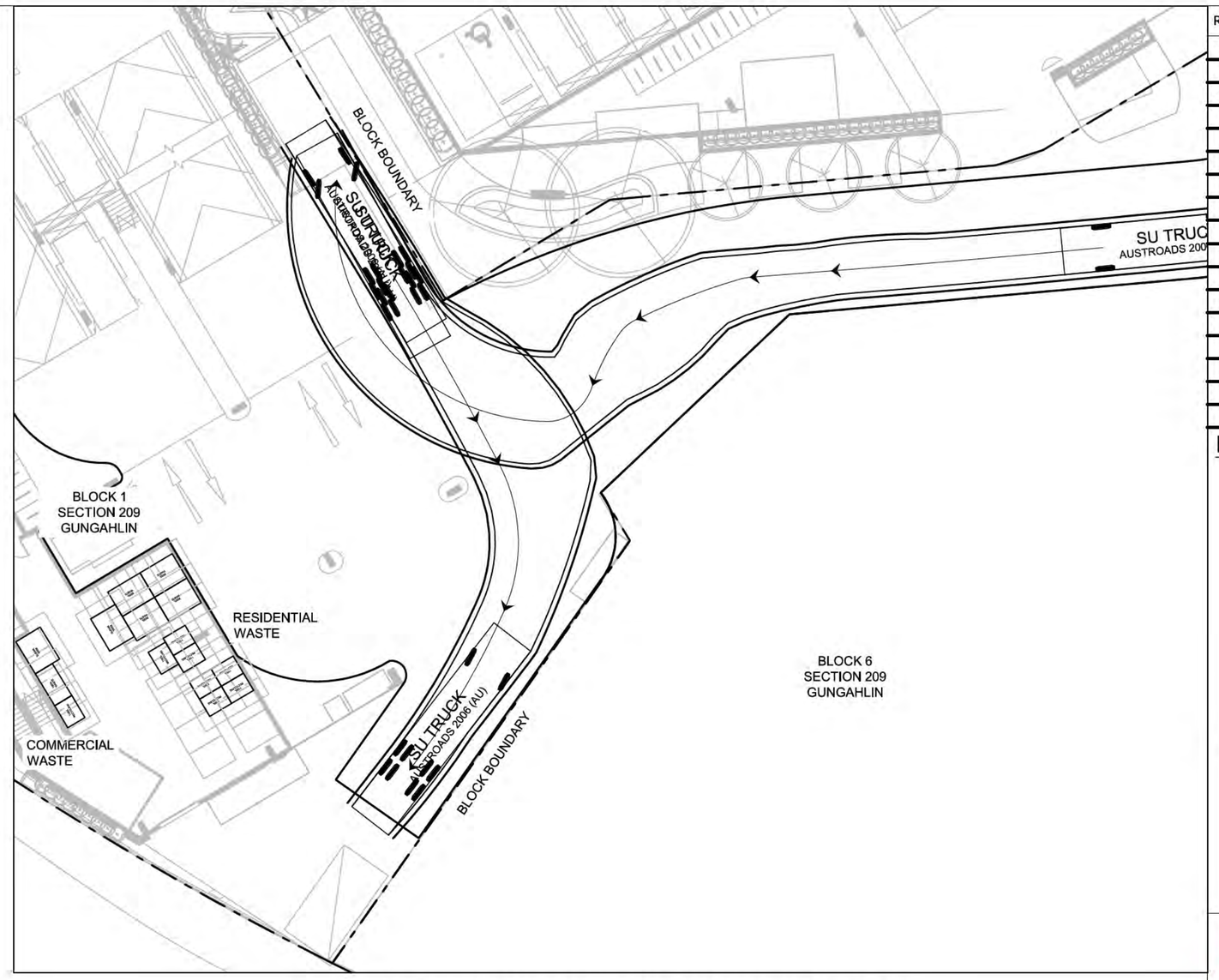
Appendix C

Waste Vehicle Swept Path



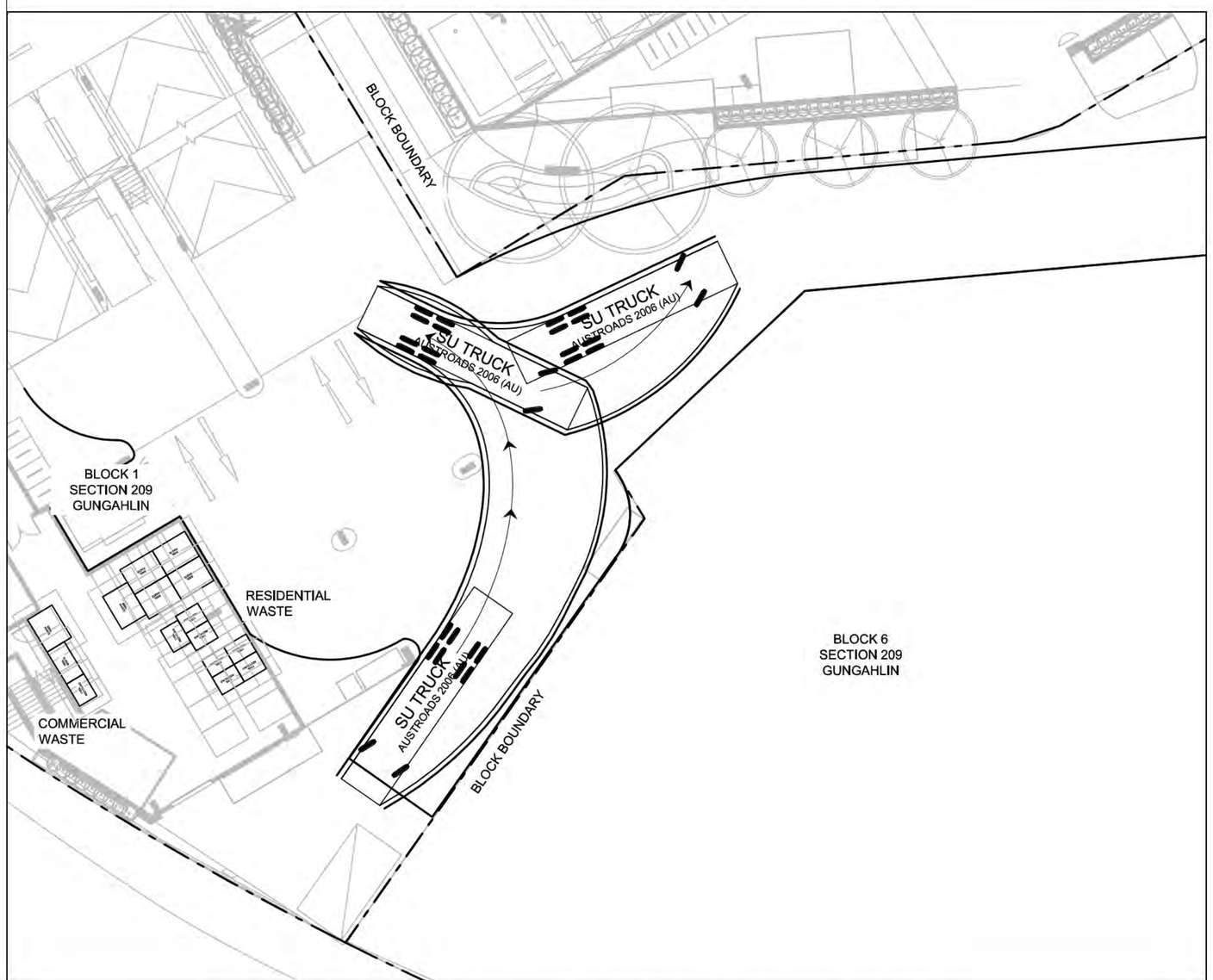
FRONT LOADER - ACCESS - BLOCK 2, SECTION 209

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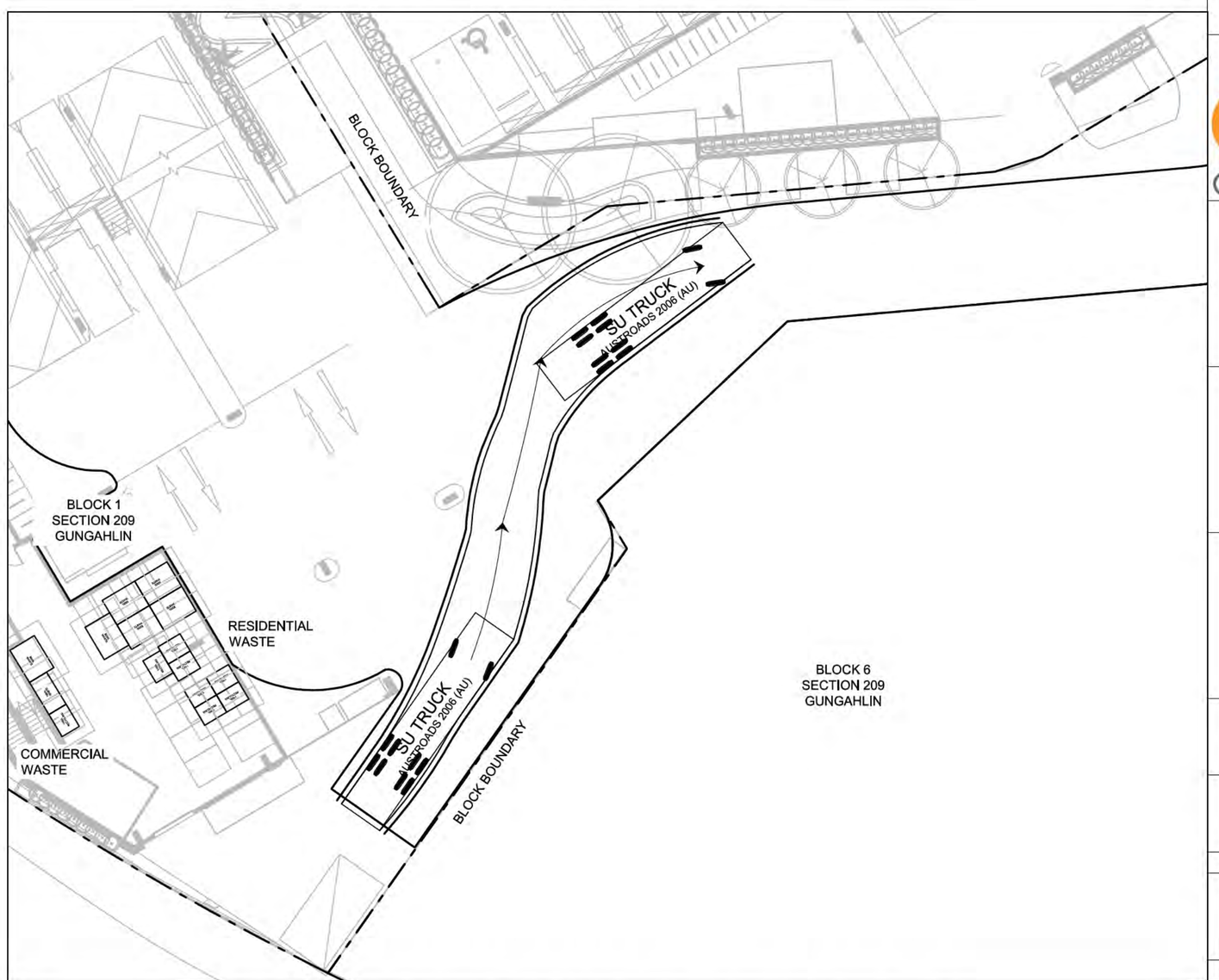
REAR LOADER - ACCESS - BLOCK 2, SECTION 209

1:200 @ A1



FRONT LOADER - EGRESS - BLOCK 2, SECTION 209 GUNGAHLIN

1:200 @ A1

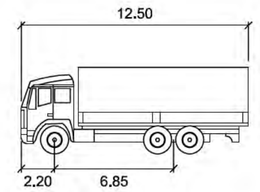


REAR LOADER - EGRESS - BLOCK 2, SECTION 209 GUNGAHLIN

1:200 @ A1

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR DEVELOPMENT APPLICATION	S.G.	S.G.	07.12.14
2	HOPPER LAYOUT ADDED	S.G.	S.G.	08.12.14
3	FOR DA - COLUMN REMOVED	S.G.	S.G.	29.01.15

LEGEND



SU TRUCK meters

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

NOTES:
1. 300MM CLEARANCE SHOWN ON SWEPT PATHS.

Vital Design Solutions
Tel 02 6297 2765
Fax 02 6299 2316
Email admin@vsol.com.au
13 Bedford Street
Queanbeyan NSW 2620
vsol.com.au
ABN 45 151 540 788
ACN 151 340 788

CLIENT

GEOCON CONSTRUCTORS

ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 2 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
WASTE COLLECTION
SWEPT PATH ANALYSIS

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JOB REFERENCE	DRAWING NUMBER
VS14071	C.202
DESIGNED S.GWYNNE	DRAFTED S.GWYNNE

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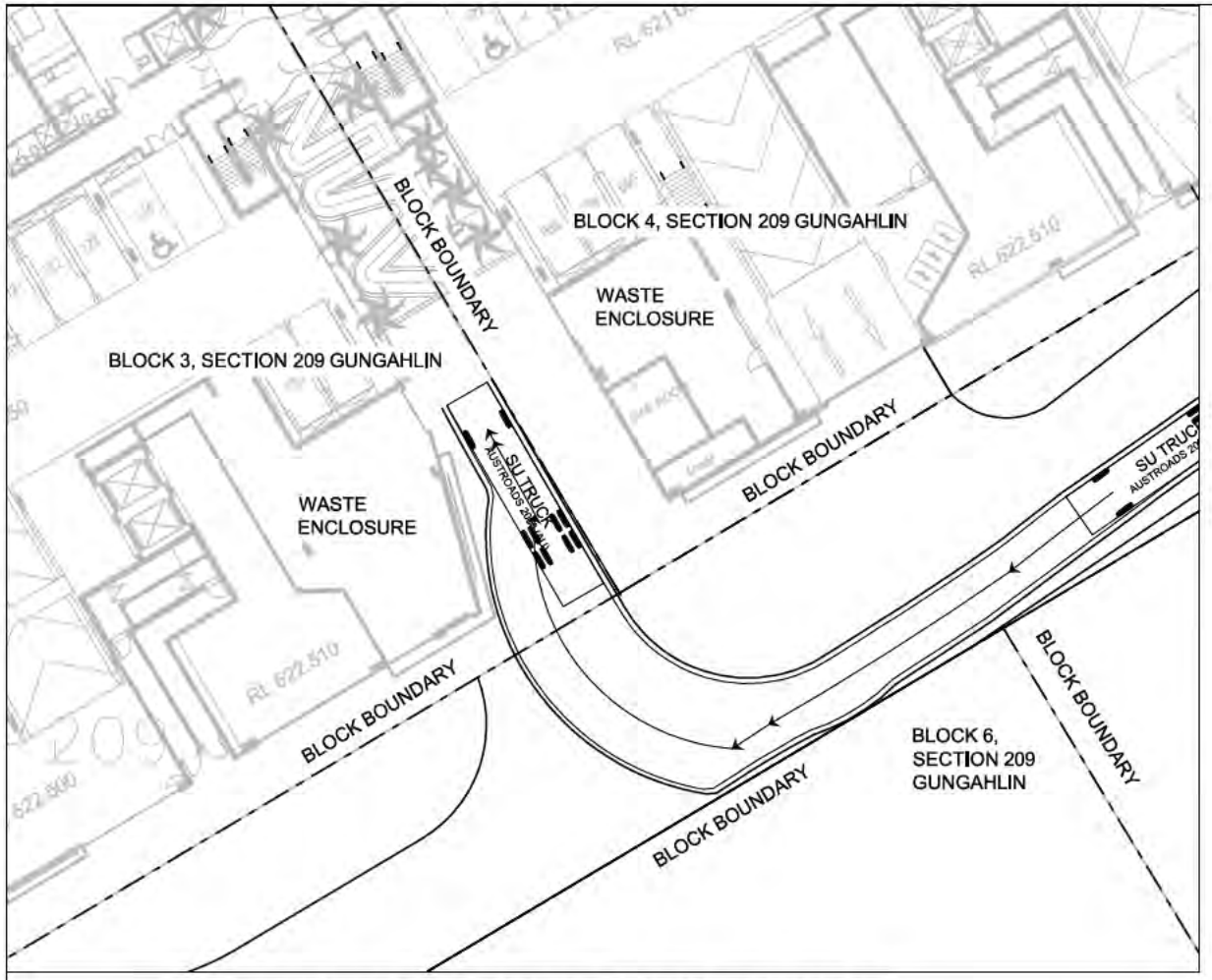
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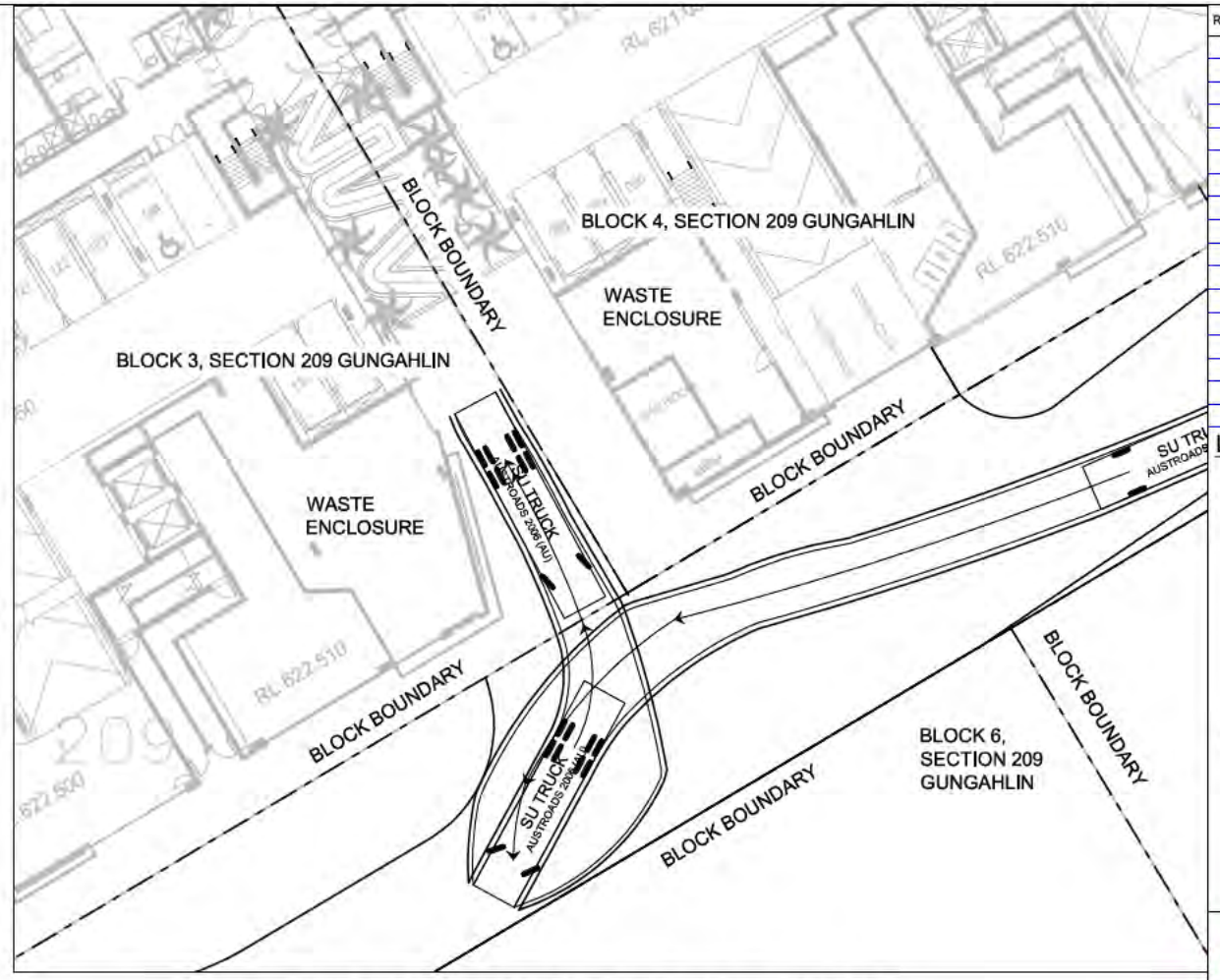
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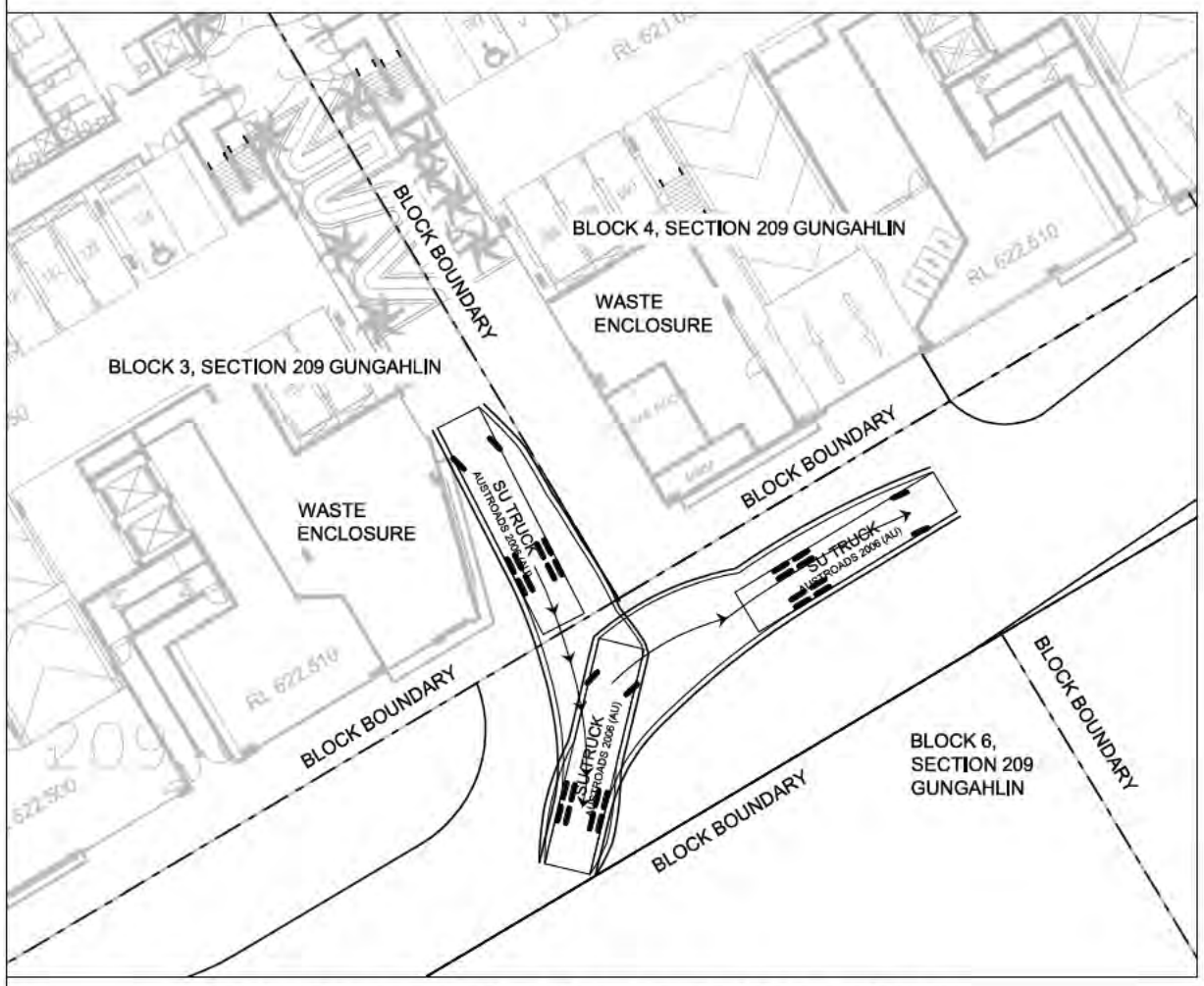
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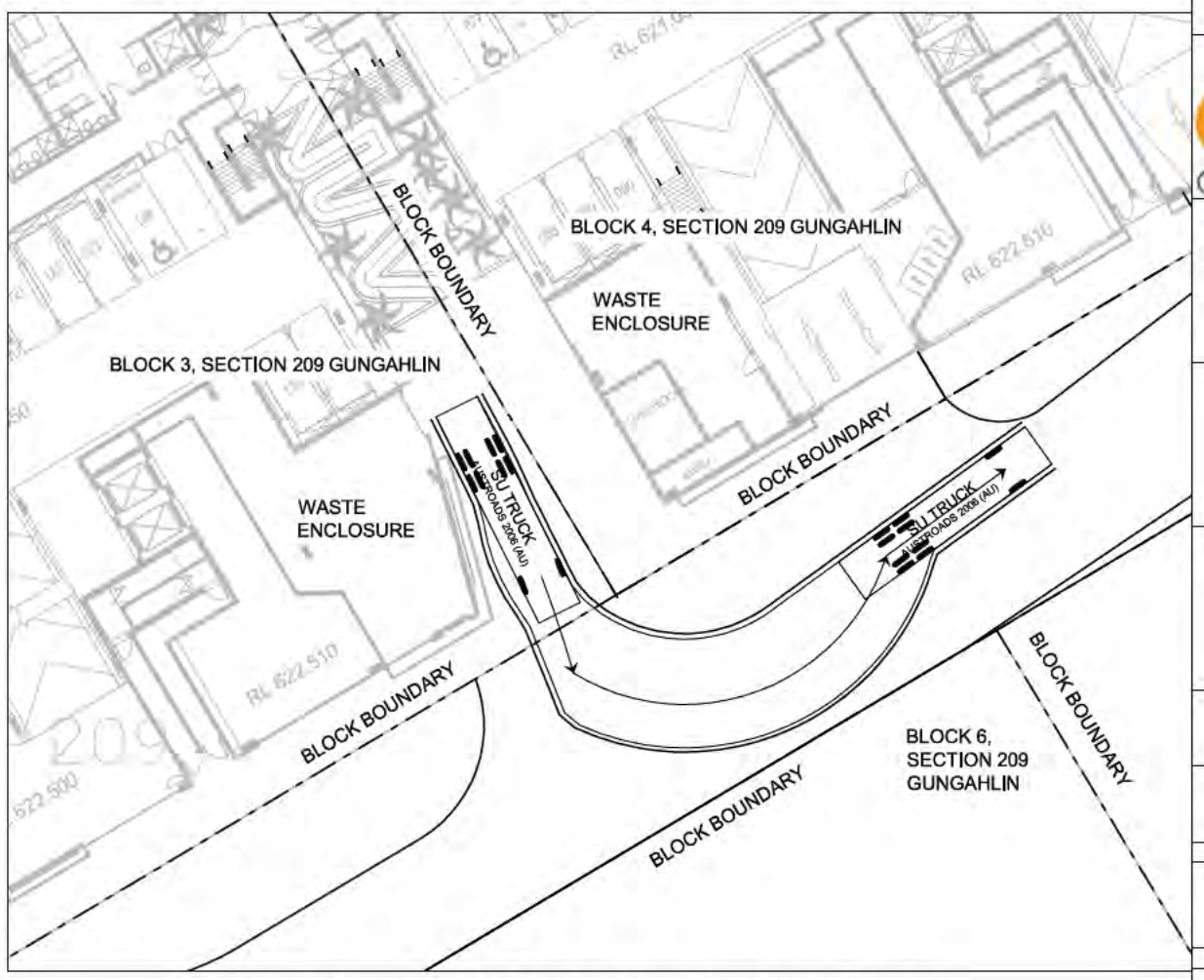
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FRONT LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

1:200 @ A1

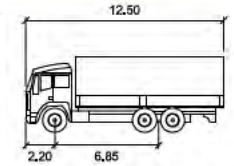


REAR LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

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REV	ISSUE	CHK'D	APP'D	DATE
1	FOR INFORMATION	S.G.	S.G.	03.12.14

LEGEND



SU TRUCK

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.8

NOTES:
1. 300MM CLEARANCE SHOWN ON SWEPT PATHS.

Vital Design Solutions

CLIENT

GEOCON CONSTRUCTORS

ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 2-5 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
WASTE SWEPT PATHS
BLOCK 3, SECTION 209
GUNGAHLIN

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JOB REFERENCE: VS14071

DRAWING NUMBER: SK.11

DESIGNED: S.GWYNNE

DRAFTED: S.GWYNNE

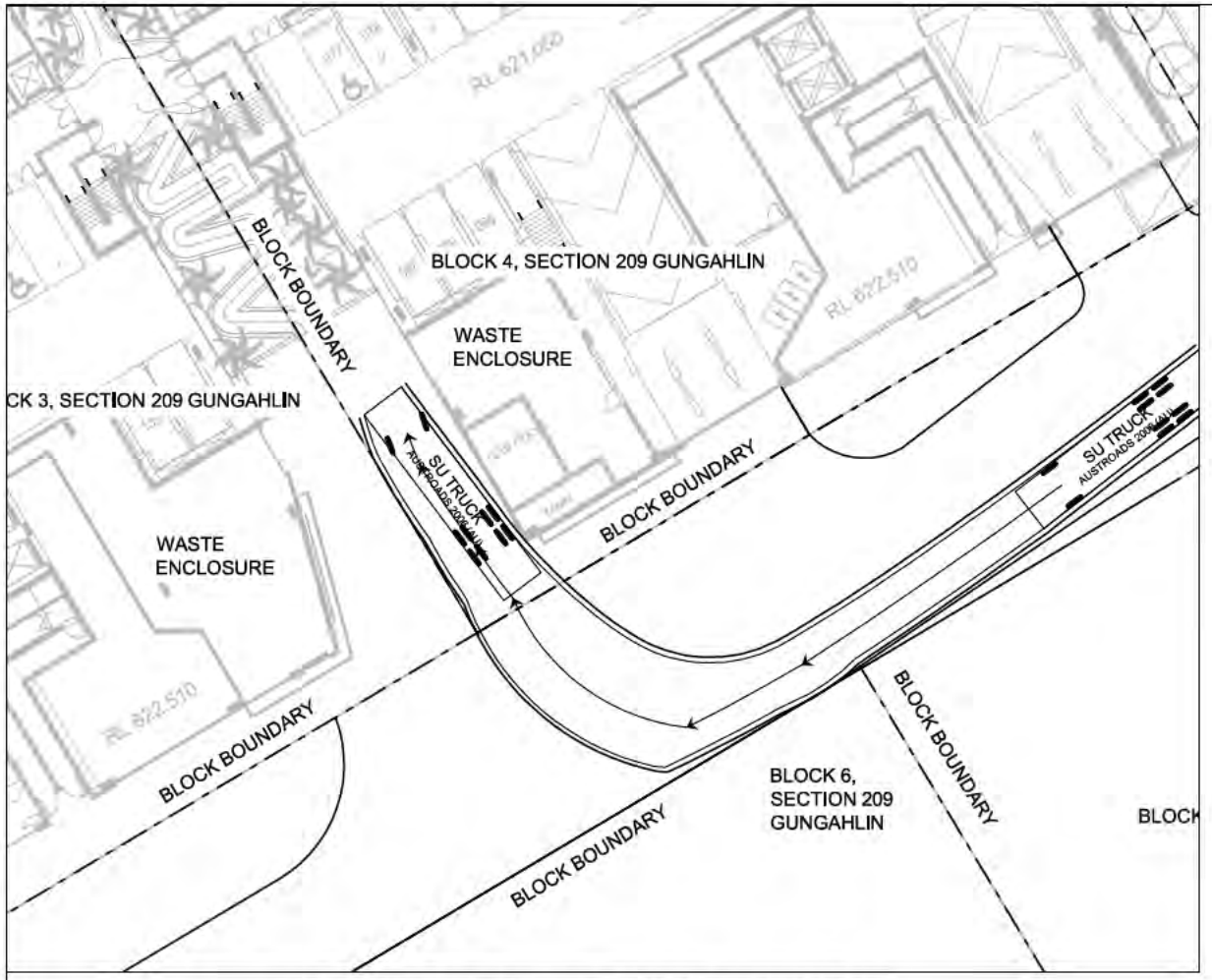
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SCALE: 1:200 UNO

SIZE: A1

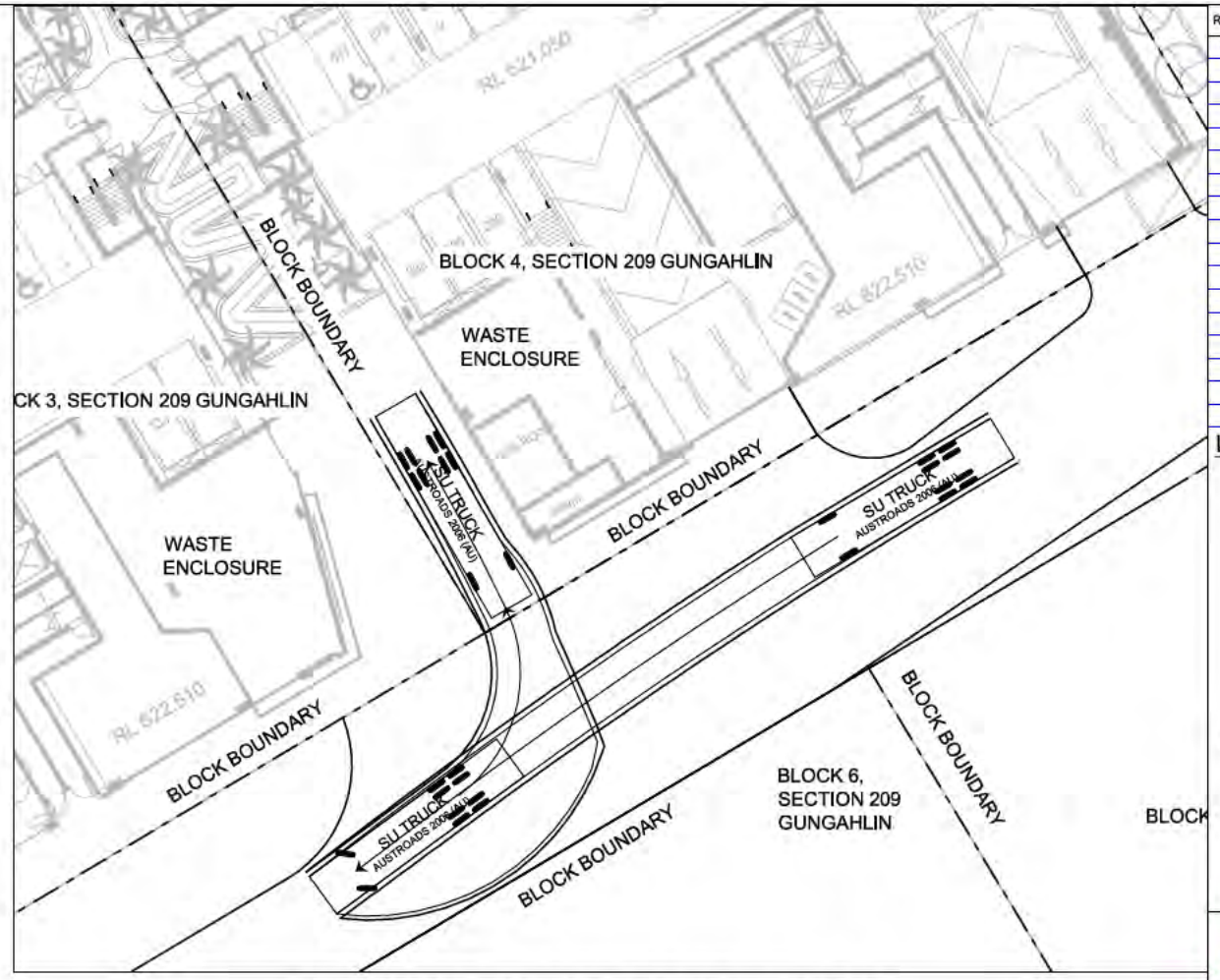
ISSUE: NOT FOR CONSTRUCTION

REVISION: 1



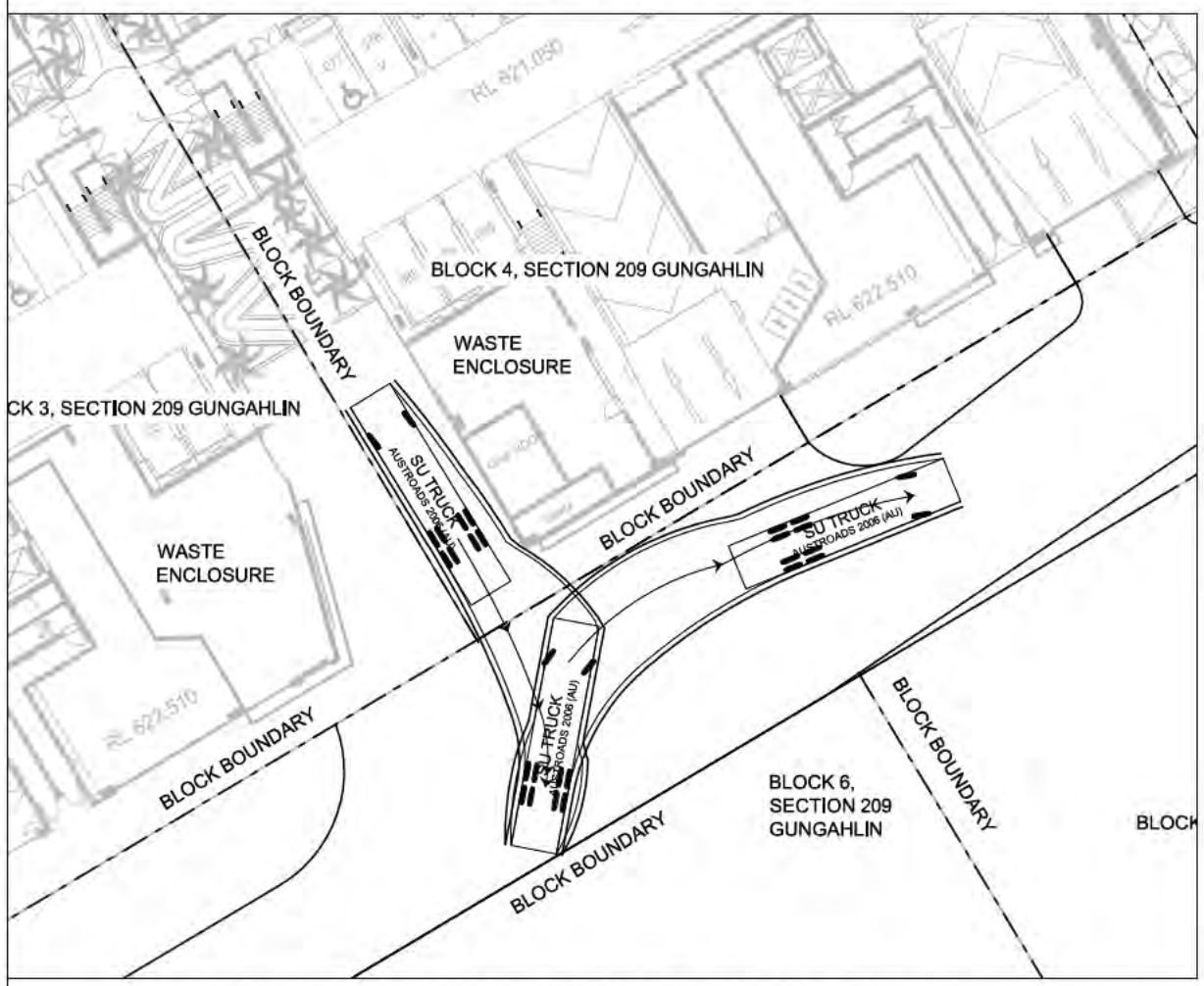
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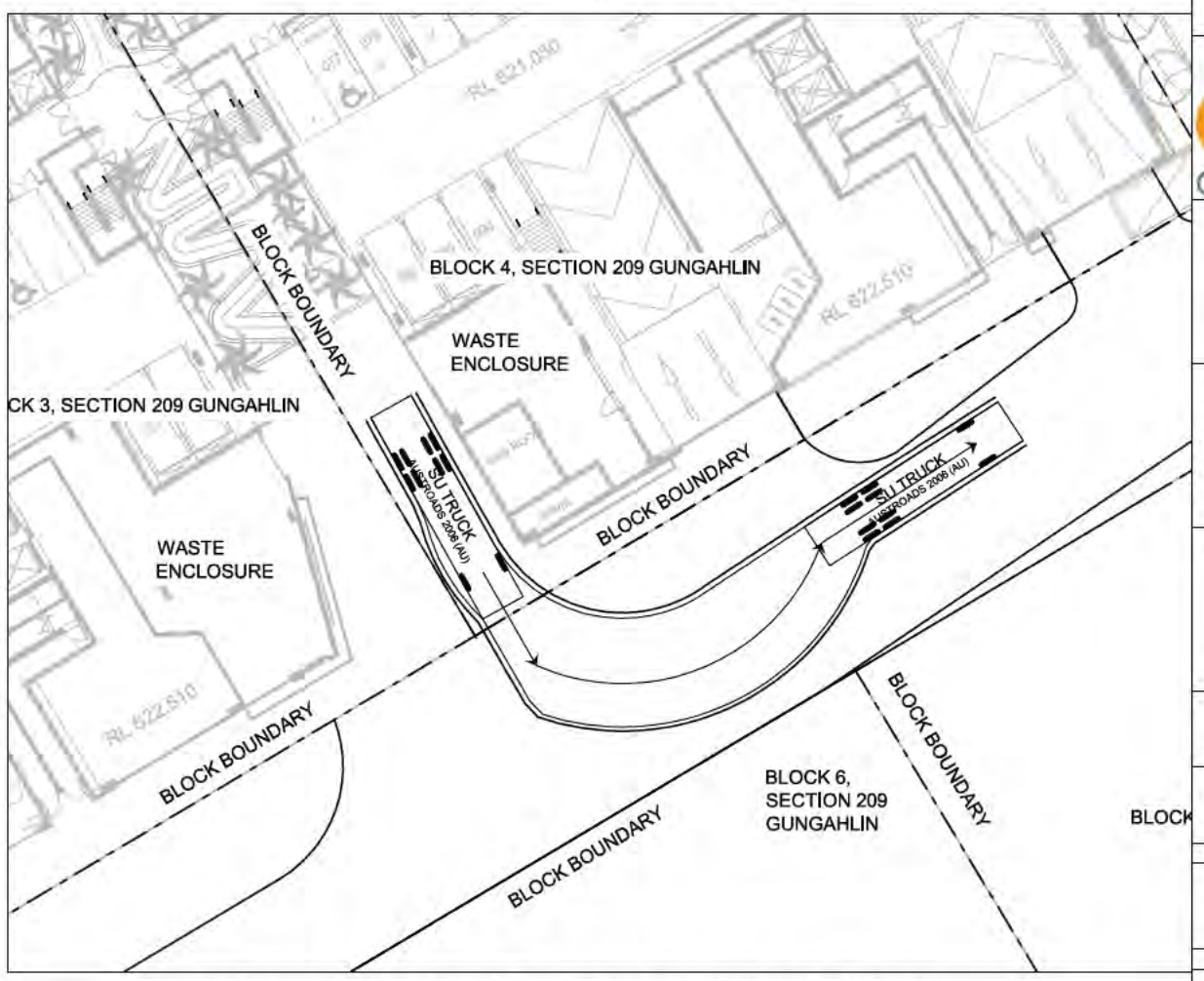
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FRONT LOADER - EGRESS - BLOCK 4, SECTION 209 GUNGAHLIN

1:200 @ A1

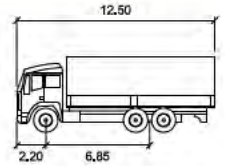


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REV	ISSUE	CHK'D	APP'D	DATE
1	FOR INFORMATION	S.G.	S.G.	03.12.14

LEGEND



SU TRUCK

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.8

NOTES:
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Vital Design Solutions

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PROJECT

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BLOCKS 2-5 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
WASTE SWEPT PATHS
BLOCK 4, SECTION 209
GUNGAHLIN

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VS14071	SK.12
DESIGNED S.GWYNNE	DRAFTED S.GWYNNE

SCALE 0 2.0 4.0 8.0m

N

SCALE 1:200 UNO SIZE A1

ISSUE
NOT FOR CONSTRUCTION

REVISION
1

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1 Corporate Court
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PERTH WA 6000
P +618 6361 4634
E perth@gta.com.au

27 November 2014

The Manager
Applications Secretariat
Environment and Planning Directorate (EPD)
GPO Box 1908
CANBERRA ACT 2601

Dear Sir/Madam

RE: Development Application
Block 3 Section 209 Division of Gungahlin

In accordance with provisions of the *Planning and Development Act 2007* set out below is a summary of the assessed V_1 and V_2 values determined for the abovementioned DA, which can be placed on the public register.

V_1 After Value	$5,589,000
V_2 Before Value	$4,840,000

This letter is provided for use by the EPD and their contract valuer for their use only in determining the above DA and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this assessment.

Yours sincerely,

Knight Frank Valuations Canberra

GREG CUMMINS – FAPI
Certified Practising Valuer
Director

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Valuation Certificate

Knight Frank

Block 3 Section 209 Gungahlin ACT 2912	
Instructing Party	Geocon Commercial Holdings Pty Ltd
Interest Valued	Crown Leasehold interest subject to vacant possession
Purpose of Valuation	Stamp duty purposes only
Land Area	3,362m²
Zoning	CZ2: Business Zone subject to the ACT Territory Plan 2008
Description	The subject site is situated facing Gundaroo Drive from Gribble Street. Vehicular access to the site will be via an easement which also provides access to Blocks 2, 4, 5 and 6 in Section 209. At the date of valuation the subject property is vacant land that is able to be developed. The purpose clause for the site allows the premises for be used: (i) carpark; (ii) community use LIMITED TO child care centre and health facility; (iii) drink establishment; (iv) indoor recreation facility; (v) non retail commercial (vi) restaurant; and (vii) shop LIMITED TO a maximum of 200m² per shop.
Prohibition of Lease Variation	The Crown Lease is unable to be varied until 2 November 2015
GFA	Minimum 4,000m². However, we note that a previous Development Application proposed an area of 12,100m² for the site.
Valuation Methodology	Direct Comparison approach
Date of Inspection	12 December 2014
Valuation Date	12 December 2014
Adopted Value	[redacted] **(exclusive of GST)**
Rate/m² of Site Area	[redacted]/m²
Rate/m² of Potential GFA	$400/m²
Valuer's Details	[redacted] **GREG CUMMINS** FAPI **Certified Practising Valuer** **Registered Valuer (NSW) No. 7227** Director

Critical Conditions

- We have relied upon the Crown Lease documents as provided.
- We have relied upon a previous Development Application which we understand was approved in early 2014.
- Our valuation assumes that access will to the block be shared by Blocks 2, 4, 5 and 6.

This Valuation Certificate represents a summary for Stamp Duty purposes to be relied upon by the ACT Revenue Office only, with full valuation calculations and analysis retained on file.

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Level 12, 221 London Circuit, Canberra ACT 2600 T +61 (0) 2 6230 7855 F +61 (0) 2 6230 7844
PO Box 248, Civic Square, Canberra ACT 2608
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27 April 2015

The Manager
Applications Secretariat
Environment and Planning Directorate (EPD)
GPO Box 1908
CANBERRA ACT 2601

Dear Sir/Madam

RE: Development Application
Block 3 Section 209 Division of Gungahlin

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V_2 Before Value	$4,840,000

This letter is provided for use by the EPD and their contract valuer for their use only in determining the above DA and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this assessment.

Yours sincerely,

Knight Frank Valuations Canberra

GREG CUMMINS – FAPI
Certified Practising Valuer
Director

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LEGEND

- PROPERTY BOUNDARY
- STREET TREE TO BE RETAINED Fence tree as detailed
- ADJACENT OPEN SPACE TREES Fence tree as detailed
- EXISTING VERGE GRASSING TO BE REMOVED- Refer to civil drawings for details
- TREE PROTECTION FENCING Refer to tree protection notes
- VERGE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
- OPENSPACE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
- PLANTING AND SEATING WALLS PROPOSED ON VERGE. REFER TO LANSCAPE PLANS FOR DETAILS
- PROPOSED FOOTPATH CONNECTION ON VERGE

TREE PROTECTION CONDITIONS

STANDARD CONDITIONS

- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.

Tree removal

- All protected trees are to be retained unless otherwise stated in Specific Conditions below.

Fencing of protected trees

- 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the 'Tree Protection Act 2005'.
- The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
- The protective fence shall be maintained in good order for the duration of the construction works.
- A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.

No activities permitted within the fenced off area

- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
- Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.

SPECIFIC CONDITIONS

Protective Fencing

- Protective fencing is to be erected and maintained in accordance with the Standard Conditions except for trees included on the drawings that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
- For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.

Tree Removal

Only trees that have been endorsed within the Landscape Management Protection Plan as marked for removal may be removed.

Services

Services and Utilities reticulation is permitted in accordance with the following conditions:

- Works under the Canopy extent must be undertaken by underboring.
- Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
- No roots greater than 50mm in diameter are damaged; and
- Are at the minimum depth provided by the relevant Standards or Authority requirements.

Low Impact Works

Low Impact activity may occur within the fenced off areas of trees (other than Registered Trees and those classified as being of 'Exceptional' quality) for the purpose of "light works", which includes the constructing footpaths, bike paths, driveways, swale drains, specific footing, garden beds and the like, provided the activity is in accordance with the following conditions:

- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
- Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
- Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
- Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless piers are used at 2.5m centre. No strip footings permitted.
- Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in fill which would exceed the natural surface level by 100mm.
- Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
- No roots greater than 50mm in diameter are damaged;
- The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
- Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
- Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.

Notice

Failure to comply with the above conditions is an offence under the Tree Protection Act 2005 and may result in an infringement notice of up to $1,000 for an individual or $5,000 for a corporation. Prosecution of a more serious offence may result in a criminal conviction and a penalty of up to $40,000 for an individual or a penalty of up to $200,000 for a corporation.

LANDSCAPE MANAGEMENT NOTES

1.0 GENERAL NOTES:
1.1 These drawings are to be read in conjunction with Vital Design Solutions and Peckvonhartel's drawings.
1.2 This plan is to be implemented in accordance with "City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04"

2.0 STORAGE OF CONSTRUCTION MATERIALS
2.1 No construction material to be stored inside protected areas. No car parking or equipment parking to be permitted inside protected areas.

3.0 SITE ACCOMMODATION
3.1 No site sheds, storage sheds, site amenities or billboards to be erected inside protected areas. Advertising and signage to be located within property boundary.

4.0 LANDSCAPE RESTORATION
4.1 The landscape must be restored to pre-development conditions. Any disturbance to be reinstated to match pre development conditions and species.

5.0 FENCING
5.1 Use 1800mm tall temporary security fence for the protection of verge trees. Fencing to be erected on commencement of construction and removed at commencement of site restoration.

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH: The A.C.T. Government's "Standard Specification for Urban Infrastructure Works" and the "Design Standards for Urban Infrastructure", Edition 1, Revision 0, September 2002.

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

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA- UPDATED BASED ON PLANNING COMMENTS	15/12/2014	PG	PG BC AJ	JE	CS
D	ISSUE FOR DA - AS Block 2,3,4 Section 209	23/01/2015	PG	PG BC AJ	JE	CS

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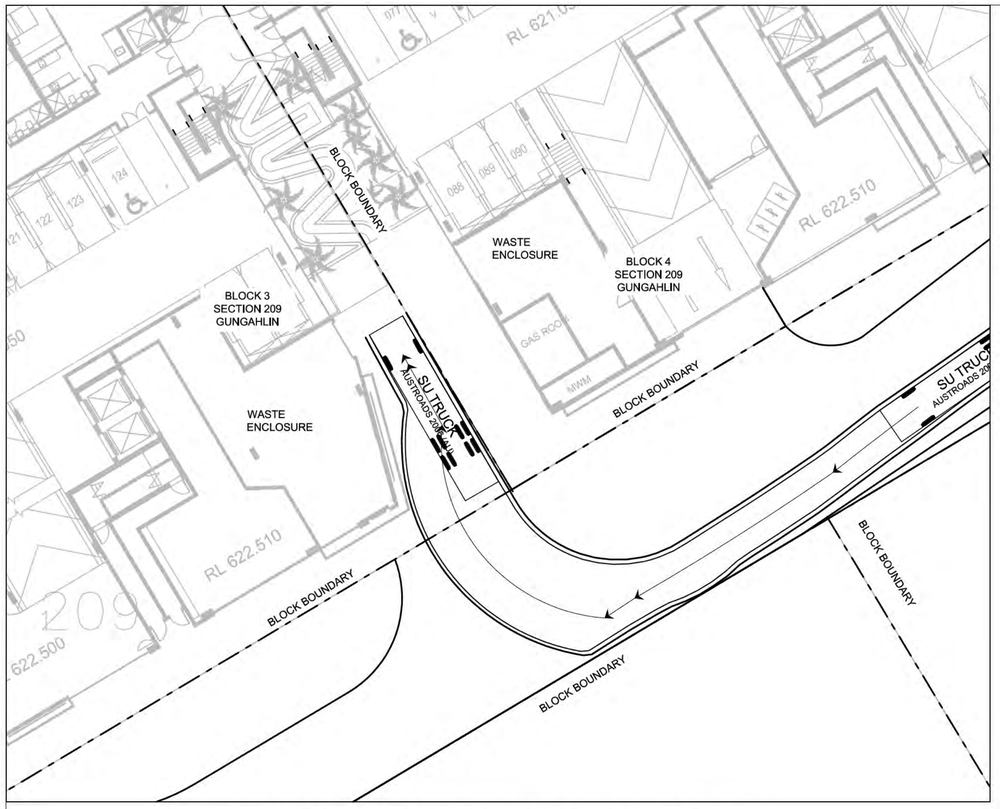
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PROJECT: BLOCKS 2,3&4 SECTION 209 GUNGAHLIN

DRAWING: LANDSCAPE MANAGEMENT AND PROTECTION PLAN

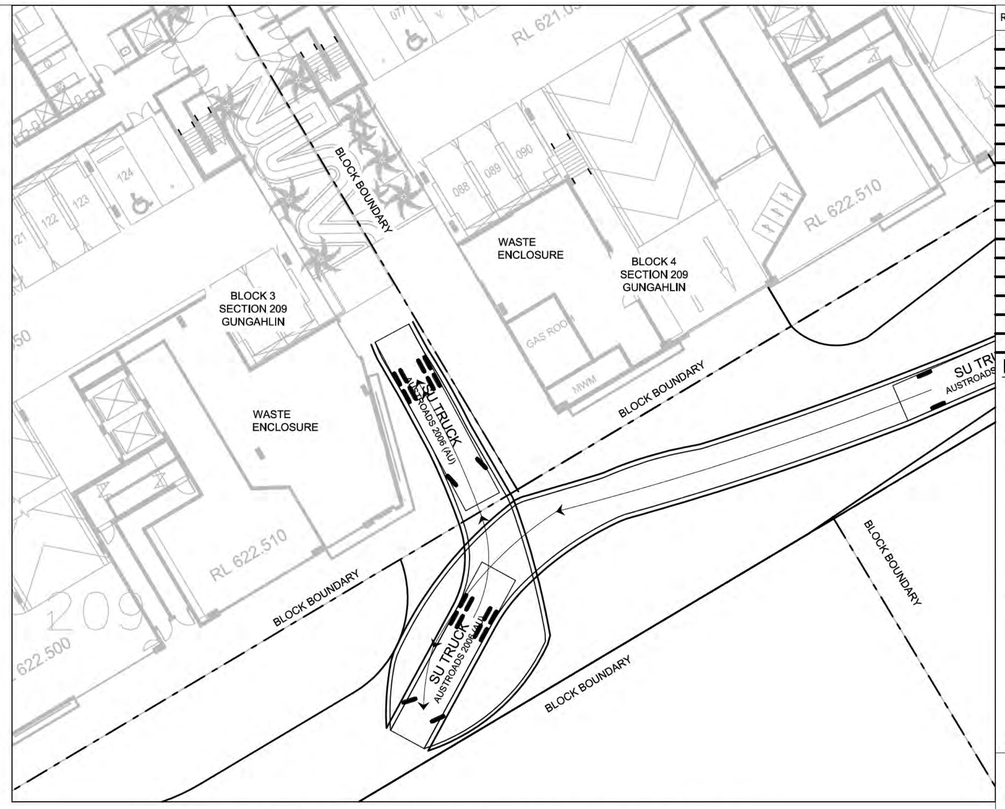
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14/1075	L506.1	DA	D



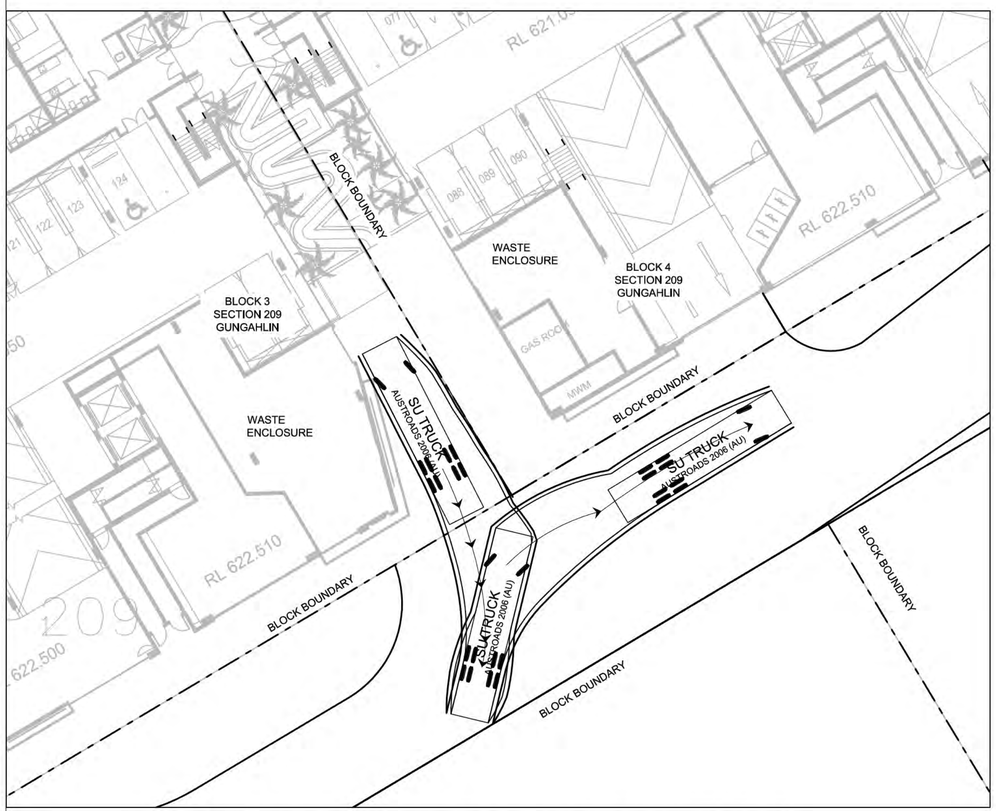
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1:200 @ A1



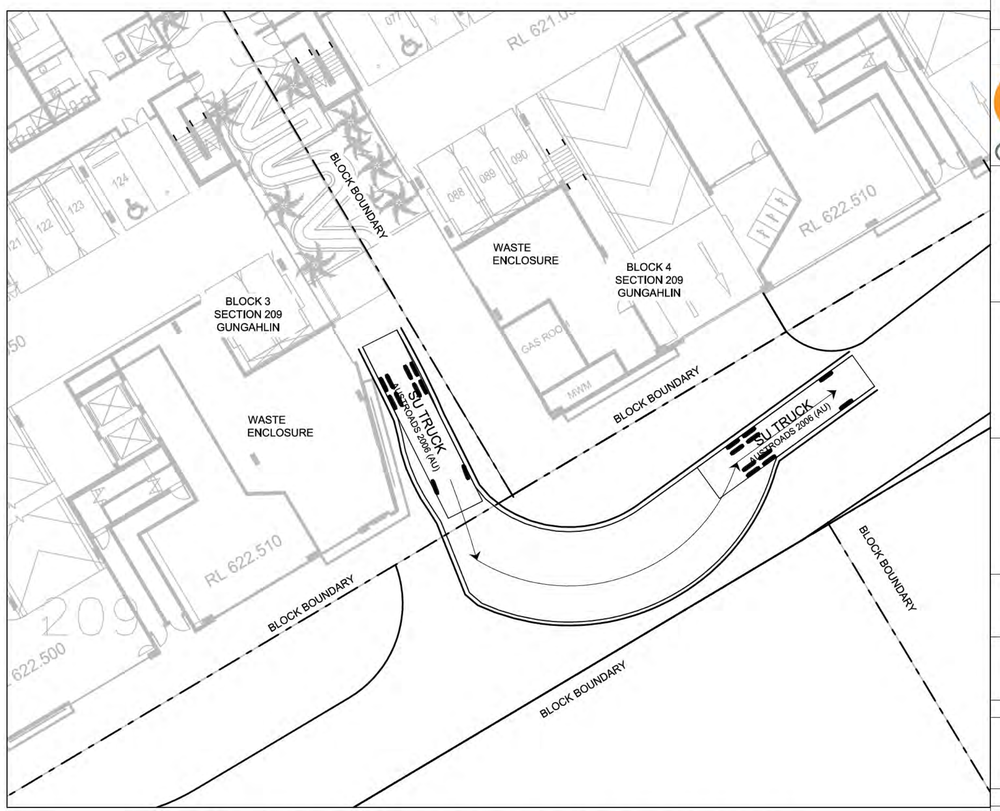
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FRONT LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

1:200 @ A1

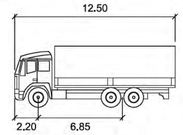


REAR LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

1:200 @ A1

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR DEVELOPMENT APPLICATION	S.G.	S.G.	07.12.14

LEGEND



SU TRUCK meters

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

NOTES:
1. 300MM CLEARANCE SHOWN ON SWEPT PATHS.

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CLIENT

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ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 3 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
WASTE COLLECTION
SWEPT PATH ANALYSIS

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JOB REFERENCE: VS14071

DRAWING NUMBER: C.302

DESIGNED S.GWYNNE | DRAFTED S.GWYNNE

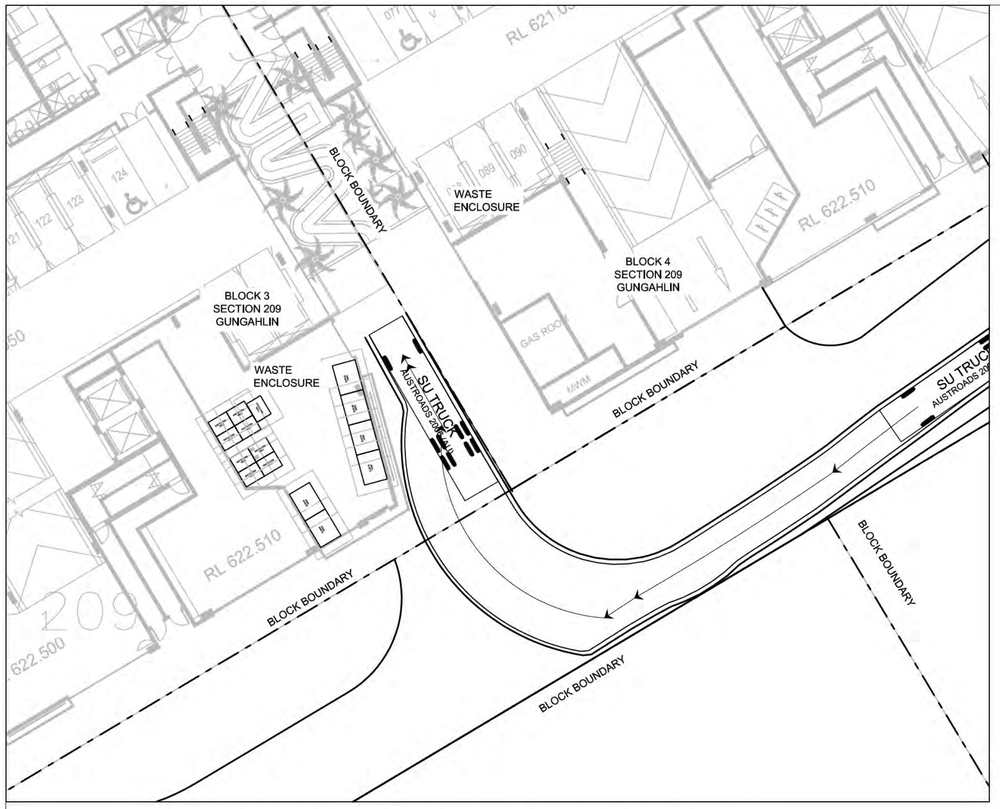
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SCALE 1:200 UNO | SIZE A1

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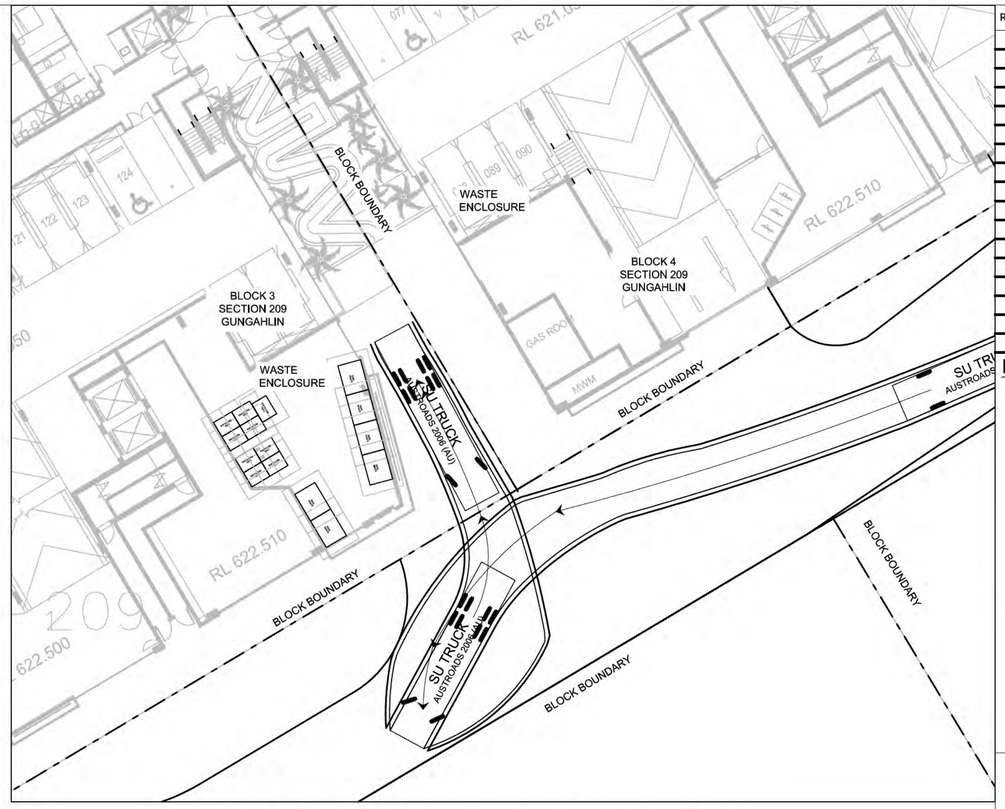
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REVISION: 1



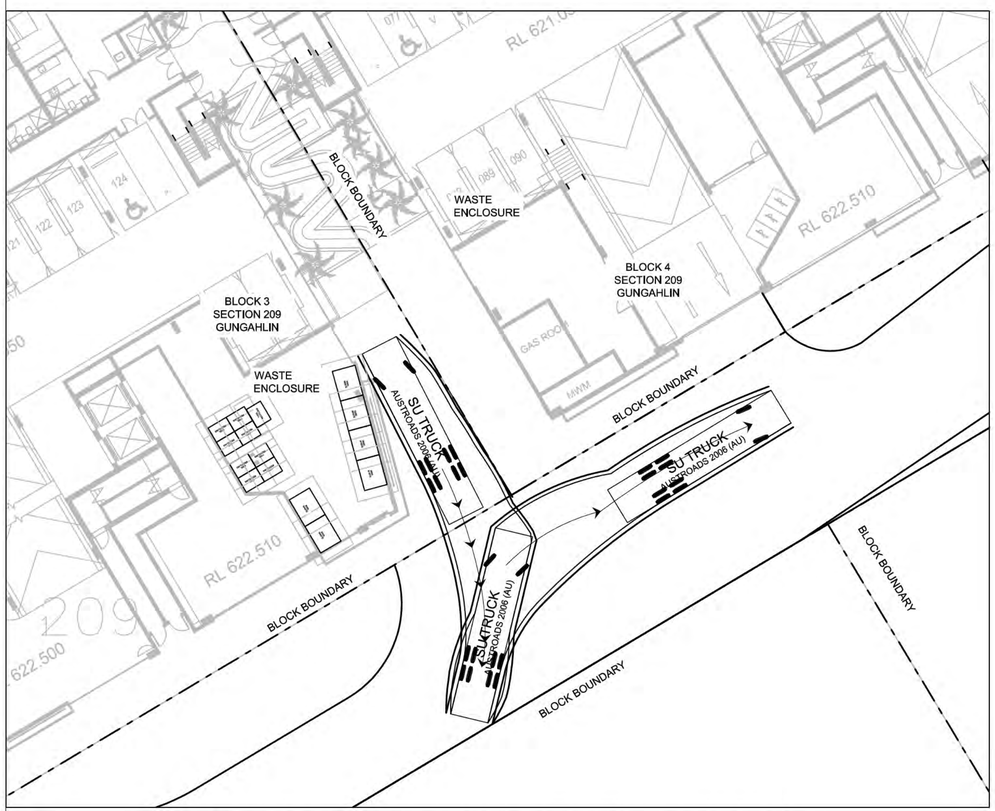
FRONT LOADER - ACCESS - BLOCK 3, SECTION 209

1:200 @ A1



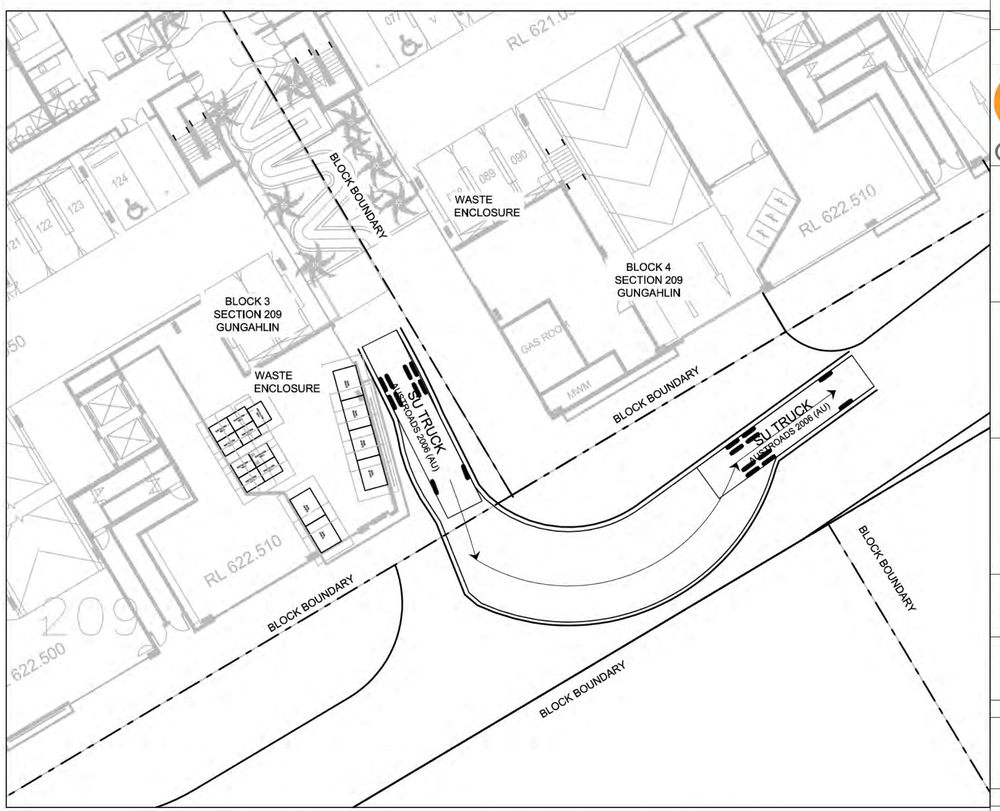
REAR LOADER - ACCESS - BLOCK 3, SECTION 209

1:200 @ A1



FRONT LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

1:200 @ A1

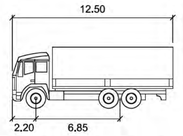


REAR LOADER - EGRESS - BLOCK 3, SECTION 209 GUNGAHLIN

1:200 @ A1

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR DEVELOPMENT APPLICATION	S.G.	S.G.	07.12.14
2	HOPPER LAYOUT ADDED	S.G.	S.G.	08.12.14

LEGEND



SU TRUCK meters

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

NOTES:
1. 300MM CLEARANCE SHOWN ON SWEPT PATHS.

Vital Design Solutions
Tel 02 6297 2765
Fax 02 6299 2316
Email admin@vsol.com.au
13 Bedford Street
Queanbeyan NSW 2620
vsol.com.au
ABN 65 151 340 786
ACN 151 340 786

CLIENT

GEOCON CONSTRUCTORS

ARCHITECT

PROJECT

CIVIL SERVICES
BLOCKS 3 SECTION 209
GRIBBLE STREET
GUNGAHLIN ACT

DRAWING TITLE

CIVIL SERVICES
WASTE COLLECTION
SWEPT PATH ANALYSIS

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL OR PRODUCING SHOP DRAWINGS.

THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

JOB REFERENCE: VS14071

DRAWING NUMBER: C.302

DESIGNED S.GWYNNE | DRAFTED S.GWYNNE

SCALE 0 2.0 4.0 6.0m

SCALE 1:200 UNO | SIZE A1

ISSUE: NOT FOR CONSTRUCTION

REVISION: 2

Planning and Development Act 2007

Development Application

Application Number: **201527109**

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 2, Cooyong Centre	1-3 Torrens Street

Postal Address 3

Suburb	State/Territory	Postcode	Country
Braddon	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Company

Australian Company Number (ACN)
143149053

Company Name
Geocon Commercial Holdings Pty Ltd

Position held / Title
Director

Salutation
Mr

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email
nick@geocon.com.au

Describe the Additional Information Being Provided

Please refer to document "Response to Further Information Request" for list of plans and documents lodged.

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment and Planning Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment 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;

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

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

26/06/2015

DA201527105- Geocon Gungahlin B3 S209 Response to Further Information Request

No.	EPD Issue	Action
1	Floor plans: a) Title of the level 6 need to clarify typical floor plans for level 6 to level 21 (if no variation is proposed of those levels).	Lodged with initial DA. No action required
	b) Roof level plans showing plant rooms , lift room etc.	Roof Plan provided as a Site Plan for Block 3. Refer: DA B100[A] Building B Site Plan (Roof Plan)
2	Parking plan- It is noted that the parking proposes 24 adaptable parking. Required parking is 25 spaces for 243 units.	Parking plans updated. Refer: DA B101[G] Building B Basement 01 Plan DA S102[J] Overall Ground Floor Plan DA S103[H] Overall Level 01 Floor Plan DA S104[H] Overall Level 02 Floor Plan DA 105[H] Overall Level 03 Floor Plan DA S106[H] Overall Level 04 Floor Plan DA S107[H] Overall Level 05 Floor Plan
3	A schedule showing proposed adaptable units. (level and unit no's).	Schedule revised to show adaptable units. Refer: DAS402 Buildings A, B & C Adaptable Unit Plans
4	A stormwater plan showing compliance with water sensitive urban design requirements.	Stormwater plan provided. Refer: C.205 Civil Services Concept WSUD Plan
5	A Site plan for Block 3 only.	Roof Plan provided as a Site Plan for Block 3. Refer: DA B100[A] Building B Site Plan (Roof Plan)
6	A lighting schedule showing compliance with relevant Australian standards as required by the Territory Plan.	External Lighting Plan provided. Refer: SK-E-001 External Lighting Plan

Planning and Development Act 2007

Development Application

Application Number: **201527109S144C**

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 2	1-3 Torrens St

Postal Address 3

BRADDON

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Company

Australian Company Number (ACN)
143149053

Company Name
Geocon Commercial Holdings Pty Ltd

Position held / Title
Director

Salutation
None

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

◉ Yes
○ No

Will the assessment track for the application change if the application is amended?

○ Yes
◉ No

List Amendments Being Satisfied

Please refer to Schedule of Amendments for changes to DA.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

◉ Yes
○ No

CODE TRACK AMENDMENT APPLICATIONS

Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application

MERIT & IMPACT TRACK AMENDMENT APPLICATIONS

Seek entity endorsement of your amendments prior to lodgement of your amendment application and submit this with your amendment application OR

Provide documentation with your amendment application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Authority

☐ Entity Endorsement provided

☐ Documentation provided for referral to Entity

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

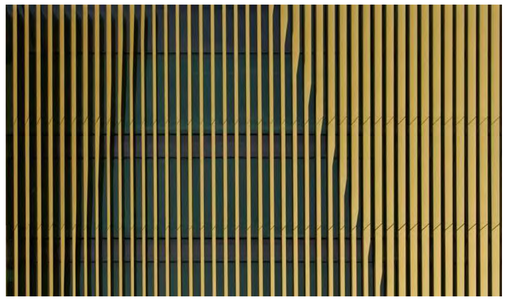
I accept the above declarations:

☑ Accept

Acceptance Date

14/09/2015

MC-1



Perforated Metal Sheets -
Carpark cladding / screening

MC-2



Extruded Metal Sections -
Carpark cladding / screening

MC-3



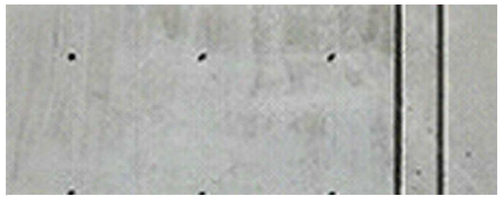
Metal Louvres -
Carpark cladding

BAL 1



Blue reflective glass balustrade

CON-1



Off form concrete - Light grey tint, Class 2 -
Podium Facades & Exposed Floor Plates

CON-2



Textured white concrete

GREENWALL



Perforated screen for residents plantings

GL-1



Tinted glazed windows,
Black metal frames

BL-1



Blockwork -
Podium Facades

TB-1



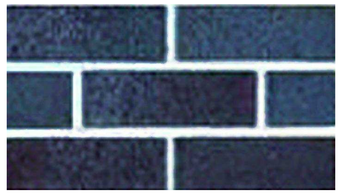
Timber look metal vertical screen

BAL 2



Vertical steel balustrade

BR-1



Coloures feature brick -
Podium Facades

DA201527109

Block 3 Section 209 Gungahlin

Schedule of Amendments

Plan No.	Title	Date	Amendment
A099	Site Plan (Roof Plan)	September 2015	Architectural base amended to reflect revised scheme
B300	Building B Sections	September 2015	Amended to reflect reduced building height of overall scheme
B203	Building B Elevations 4	September 2015	Amended to reflect reduced building height of overall scheme
B202	Building B Elevations 3	September 2015	Amended to reflect reduced building height of overall scheme
B201	Building B Elevations 2	September 2015	Amended to reflect reduced building height of overall scheme
B200	Building B Elevations 1	September 2015	Amended to reflect reduced building height of overall scheme
B108	Building B Level 6 Plan(Typical)	September 2015	Architectural base amended to reflect revised scheme
B107	Building B Level 5 Plan	September 2015	Architectural base amended to reflect revised scheme
B106	Building B Level 4 Plan	September 2015	Architectural base amended to reflect revised scheme
B105	Building B Level 3 Plan	September 2015	Architectural base amended to reflect revised scheme
B104	Building B Level 2 Plan	September 2015	Architectural base amended to reflect revised scheme
B103	Building B Level 1 Plan	September 2015	Architectural base amended to reflect revised scheme
B102	Building B Ground Plan	September 2015	Architectural base amended to reflect revised scheme
B101	Building B Basement Plan	September 2015	Architectural base amended to reflect revised scheme
S501	Site Shadow Plan	September 2015	Amended to reflect reduced building height of overall scheme
S210	Overall Material Palette Schedule	September 2015	Amended to reflect revised materials palette
S201	Streetscape Elevations Sheet 1	September 2015	Amended to reflect reduced building height and changes to building façade.
S202	Streetscape Elevations Sheet 2	September 2015	Amended to reflect reduced building height and changes to building façade.
	Elevated Perspective from Gundaroo Dr	September 2015	New Plan
506.1	LMPP	August 2015	Proposed path inside of boundary at Gungadroo Dr frontage
501.1	Surfaces and Setout	August 2015	Architectural bases amended Plant numbers adjusted
501.2	Surfaces and Setout	August 2015	Architectural bases amended Plant numbers adjusted
501.3	Surfaces and Setout	August 2015	Architectural bases amended Plant numbers adjusted
501.4	Surfaces and Setout	August 2015	Architectural bases amended Plant numbers adjusted
501.5	Surfaces and Setout	August 2015	Architectural bases amended Plant numbers adjusted

Plan No.	Title	Date	Amendment
502.1	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
502.2	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
502.3	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
502.4	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
502.5	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
502.6	Planting Plan	August 2015	Architectural bases amended Plant numbers adjusted
505.1	Landscape Details	August 2015	Reference to green wall plantings removed
505.2	Landscape Details	August 2015	Reference to green wall plantings removed
505.3	Landscape Details	August 2015	References to plants no longer proposed removed
505.4	Landscape Details	August 2015	
505.5	Landscape Details	August 2015	Furniture schedule amended
505.1	Gundaroo Dr Landscape Details	August 2015	New Plan
501.1	Surfaces and Setout	August 2015	New Plan
502.1	Planting Plan	August 2015	New Plan

Planning and Development Act 2007

Development Application

Application Number: **201527109S144D**

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Office Manager

Salutation	First Name	Surname
None	Sue	Cutler

Postal Address 1	Postal Address 2
Unit 2	1-3 Torrens St

Postal Address 3

BRADDON

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
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Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Company

Australian Company Number (ACN)
143149053

Company Name
Geocon Commercial Holdings Pty Ltd

Position held / Title
Director

Salutation
None

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

◉ Yes
○ No

Will the assessment track for the application change if the application is amended?

○ Yes
◉ No

List Amendments Being Satisfied

Please refer to the Schedule Amendment for plans amended for this DA.

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

14/10/2015

MC-1



Perforated Metal Sheets -
Carpark cladding / screening

MC-2



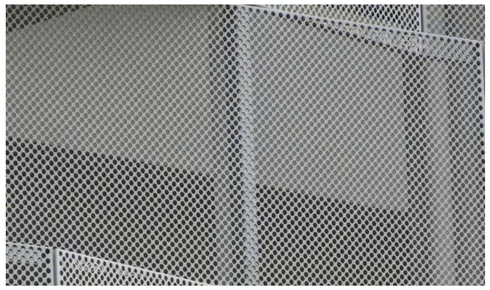
Extruded Metal Sections -
Carpark cladding / screening

MC-3



Metal Louvres -
Carpark cladding

MC-4



Perforated aluminium screen -
White powder coated

CON-1



Off form concrete - Light grey tint, Class 2 -
Podium Facades & Exposed Floor Plates

CON-2



Textured white concrete

GREENWALL



Perforated screen for residents plantings

GL-1



Tinted glazed windows,
Black metal frames

BL-1



Blockwork -
Podium Facades

TB-1



Timber look metal vertical
screen

BAL-1



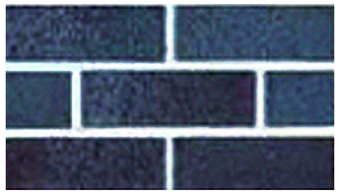
Blue tinted / glass balustrade

BAL-2



Vertical steel balustrade

BR-1



Coloured feature brick -
Podium Facades

NOT TO BE USED FOR CONSTRUCTION

DRAWING REGISTER - OVERALL SITE

NUMBER	TITLE	Current Revision
S000	COVER SHEET	M
S001	SITE - PUBLIC NOTIFICATION PLAN	C
S005	UNIT PARKING ALLOCATION SCHEDULE	B
S010	SITE PLAN	H
S100	OVERALL - BASEMENT 2 PLAN	G
S101	OVERALL - BASEMENT PLAN	H
S102	OVERALL - GROUND FLOOR PLAN	L
S103	OVERALL - LEVEL 01 FLOOR PLAN	J
S104	OVERALL - LEVEL 02 FLOOR PLAN	J
S105	OVERALL - LEVEL 03 FLOOR PLAN	J
S106	OVERALL - LEVEL 04 FLOOR PLAN	J
S107	OVERALL - LEVEL 05 FLOOR PLAN	J
S108	OVERALL - LEVEL 06 FLOOR PLAN (TYPICAL)	H
S201	STREETSCAPE ELEVATIONS - SHEET 1 OF 2	J
S202	STREETSCAPE ELEVATIONS - SHEET 2 OF 2	J
S210	OVERALL - MATERIAL PALETTE SCHEDULE	J
S211	BUILDINGS A, B & C - LIFT OVER RUN PARAPET	A
S301	OVERALL SECTION - A	D
S400	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	F
S401	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S402	BUILDING A,B & C - ADAPTABLE UNIT PLANS	H
S403	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S404	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	H
S405	BUILDINGS A, B & C - UNIT TYPE PLANS - TOWER	B
S501	SITE SHADOW PLAN	G
S502	BUILDING A - SUN PENETRATION STUDIES	E
S503	BUILDING B - SUN PENETRATION STUDIES	E
S504	BUILDING C - SUN PENETRATION STUDIES	E
S505	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B
S506	BUILDING TOWERS A, B & C - 2 HOUR SUN PENETRATION STUDIES	B

DRAWING REGISTER - BUILDING A

NUMBER	TITLE	Current Revision
A099	BUILDING A - SITE PLAN (ROOF PLAN)	B
A100	BUILDING A - BASEMENT 02 PLAN	E
A101	BUILDING A - BASEMENT 01 PLAN	G
A102	BUILDING A - GROUND FLOOR PLAN	J
A103	BUILDING A - LEVEL 01 FLOOR PLAN	J
A104	BUILDING A - LEVEL 02 FLOOR PLAN	H
A105	BUILDING A - LEVEL 03 FLOOR PLAN	H
A106	BUILDING A - LEVEL 04 FLOOR PLAN	H
A107	BUILDING A - LEVEL 05 FLOOR PLAN	H
A108	BUILDING A - LEVEL 06 TO 17 FLOOR PLAN (TYPICAL)	J
A109	BUILDING A - LEVEL 18 FLOOR PLAN	A
A110	BUILDING A - LEVEL 19 FLOOR PLAN	A
A111	BUILDING A - LEVEL 20 FLOOR PLAN	A
A150	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 2	E
A151	BUILDING A - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
A152	BUILDING A - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
A153	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
A154	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
A155	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
A156	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
A157	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
A158	BUILDING A - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 19 (TYPICAL)	F
A200	BUILDING A - ELEVATIONS - SHEET 1 OF 4	G
A201	BUILDING A - ELEVATIONS - SHEET 2 OF 4	G
A202	BUILDING A - ELEVATIONS - SHEET 3 OF 4	G
A203	BUILDING A - ELEVATIONS - SHEET 4 OF 4	G
A300	BUILDING A - SECTIONS	E
A400	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	H
A401	BUILDING A - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	G

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	15
1 BED (B)	13
1 BED (C)	13
1 BED (D)	4
1 BED (E)	4
1 BED (F)	10
1 BED (J)	1
1 BED + (A)	16
1 BED + (AA)	16
1 BED + (B)	4
2 BED 1B (B)	13
2 BED 1B (E)	1
2 BED 2B (A)	15
2 BED 2B (AA)	16
2 BED 2B (B)	16
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	16
2 BED 2B (F)	1
2 BED 2B (G)	4
2 BED 2B (K)	1
3 BED 2B (A)	13
3 BED 2B (B)	1
3 BED 2B (C)	1
Total: 196	

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	20
STANDARD	183
Total	203

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING A TANDEM

TYPE	COUNT
STANDARD	20

PARKING SCHEDULE - BUILDING A VISITOR

TYPE	COUNT
STANDARD	10

GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
BASEMENT 01	109 m²
BASEMENT 2.5	24 m²
GROUND	818 m²
LEVEL 1	493 m²
LEVEL 2	472 m²
LEVEL 3	502 m²
LEVEL 4	458 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	795 m²
LEVEL 19	751 m²
LEVEL 20	713 m²
TOTAL	15990 m²

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	217 m²

BASEMENT GROSS AREA - BUILDING A

LEVEL	AREA
BASEMENT 01	2568.07 m²
BASEMENT 02	1338.24 m²
TOTAL	3906.31 m²

PARKING SCHEDULE - BUILDING A RETAIL

TYPE	COUNT
STANDARD	0
REQUIRED 4 PER 100m²	8

29 CARPARKS ON GRIBBLE STREET

BICYCLE RAIL SCHEDULE - BUILDING A

DESCRIPTION	COUNT
DUAL BICYLE RAIL	19

STORAGE SCHEDULE - BUILDING A

DESCRIPTION	COUNT
PARKING STORAGE UNIT	190

TOTAL BIKE STORAGE 232

DRAWING REGISTER - BUILDING B

NUMBER	TITLE	Current Revision
B100	BUILDING B - SITE PLAN (ROOF PLAN)	C
B101	BUILDING B - BASEMENT 01 PLAN	G
B102	BUILDING B - GROUND FLOOR PLAN	L
B103	BUILDING B - LEVEL 01 FLOOR PLAN	K
B104	BUILDING B - LEVEL 02 FLOOR PLAN	J
B105	BUILDING B - LEVEL 03 FLOOR PLAN	J
B106	BUILDING B - LEVEL 04 FLOOR PLAN	J
B107	BUILDING B - LEVEL 05 FLOOR PLAN	K
B108	BUILDING B - LEVEL 06 TO LEVEL 19 FLOOR PLAN (TYPICAL)	K
B109	BUILDING B - LEVEL 20 FLOOR PLAN	A
B110	BUILDING B - LEVEL 21 FLOOR PLAN	A
B111	BUILDING B - LEVEL 22 FLOOR PLAN	A
B151	BUILDING B - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
B152	BUILDING B - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
B153	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
B154	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
B155	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
B156	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
B157	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
B158	BUILDING B - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 21 (TYPICAL)	F
B200	BUILDING B - ELEVATIONS - SHEET 1 OF 4	H
B201	BUILDING B - ELEVATIONS - SHEET 2 OF 4	H
B202	BUILDING B - ELEVATIONS - SHEET 3 OF 4	H
B203	BUILDING B - ELEVATIONS - SHEET 4 OF 4	H
B300	BUILDING B - SECTIONS	F
B301	BUILDING B - SECTION 2	
B400	BUILDING B - UNIT TYPE PLANS - PODIUM SHEET 1 OF 2	H
B401	BUILDING B - UNIT TYPE PLANS - PODIUM SHEET 2 OF 2	A

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	17
1 BED (B)	15
1 BED (C)	15
1 BED (F)	11
1 BED (G)	4
1 BED (J)	1
1 BED + (A)	18
1 BED + (AA)	18
1 BED + (B)	18
2 BED 1B (B)	15
2 BED 1B (E)	1
2 BED 2B (A)	17
2 BED 2B (AA)	18
2 BED 2B (B)	18
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	18
2 BED 2B (F)	1
2 BED 2B (L)	1
3 BED 2B (A)	15
3 BED 2B (B)	1
3 BED 2B (C)	1
3 BED (A)	5
Total: 230	

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	25
STANDARD	257
STANDARD (PARALLEL)	10
Total	292

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING B TANDEM

TYPE	COUNT
STANDARD	58

PARKING SCHEDULE - BUILDING B VISITOR

TYPE	COUNT
STANDARD	12

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	180 m²
GROUND LEVEL	596 m²
LEVEL 1	640 m²
LEVEL 2	640 m²
LEVEL 3	640 m²
LEVEL 4	640 m²
LEVEL 5	836 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	835 m²
LEVEL 12	835 m²
LEVEL 13	835 m²
LEVEL 14	835 m²
LEVEL 15	835 m²
LEVEL 16	835 m²
LEVEL 17	835 m²
LEVEL 18	835 m²
LEVEL 19	835 m²
LEVEL 20	795 m²
LEVEL 21	751 m²
LEVEL 22	713 m²
TOTAL	18122 m²

BASEMENT GROSS AREA - BUILDING B

LEVEL	AREA
BASEMENT 1.5	3785.35 m²
TOTAL	3785.35 m²

BICYCLE RAIL SCHEDULE - BUILDING B

DESCRIPTION	COUNT
DUAL BICYLE RAIL	10

STORAGE SCHEDULE - BUILDING B

DESCRIPTION	COUNT
PARKING STORAGE UNIT	243

TOTAL BIKE STORAGE 263

DRAWING REGISTER - BUILDING C

NUMBER	TITLE	Current Revision
C100	BUILDING C - SITE PLAN (ROOF PLAN)	D
C101	BUILDING C - BASEMENT PLAN	H
C102	BUILDING C - GROUND FLOOR PLAN	L
C103	BUILDING C - LEVEL 01 FLOOR PLAN	K
C104	BUILDING C - LEVEL 02 FLOOR PLAN	J
C105	BUILDING C - LEVEL 03 FLOOR PLAN	J
C106	BUILDING C - LEVEL 04 FLOOR PLAN	G
C107	BUILDING C - LEVEL 05 FLOOR PLAN	J
C108	BUILDING C - LEVEL 06 TO LEVEL 10 FLOOR PLAN (TYPICAL)	J
C109	BUILDING C - LEVEL 11 FLOOR PLAN	A
C110	BUILDING C - LEVEL 12 FLOOR PLAN	A
C111	BUILDING C - LEVEL 13 FLOOR PLAN	A
C151	BUILDING C - PUBLIC NOTIFICATION PLAN - BASEMENT 1	F
C152	BUILDING C - PUBLIC NOTIFICATION PLAN - GROUND FLOOR	F
C153	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 01	E
C154	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 02	E
C155	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 03	E
C156	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 04	E
C157	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 05	E
C158	BUILDING C - PUBLIC NOTIFICATION PLAN - LEVEL 06 TO LEVEL 12 (TYPICAL)	F
C200	BUILDING C - ELEVATIONS - SHEET 1 OF 4	H
C201	BUILDING C - ELEVATIONS - SHEET 2 OF 4	H
C202	BUILDING C - ELEVATIONS - SHEET 3 OF 4	H
C204	BUILDING C - ELEVATIONS - SHEET 4 OF 4	H
C300	BUILDING C - SECTIONS	F
C400	BUILDING C - UNIT TYPE PLANS - PODIUM SHEET 1	H
C401	BUILDING C - UNIT TYPE PLANS - PODIUM SHEET 2	B

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (A)	9
1 BED (B)	7
1 BED (C)	7
1 BED (F)	10
1 BED (G)	4
1 BED (H)	1
1 BED (J)	1
1 BED + (A)	9
1 BED + (AA)	9
1 BED + (B)	4
2 BED 1B (B)	7
2 BED 1B (E)	1
2 BED 1B (F)	1
2 BED 2B (A)	9
2 BED 2B (AA)	8
2 BED 2B (B)	9
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	9
2 BED 2B (F)	1
2 BED 2B (H)	4
2 BED 2B (J)	1
2 BED 2B (M)	1
3 BED 2B (A)	7
3 BED 2B (B)	1
Total: 122	

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	16
SMALL CAR	3
STANDARD	133
STANDARD (PARALLEL)	4
Total	156

(TOTAL INCLUDES TANDEM PARKING)

PARKING SCHEDULE - BUILDING C TANDEM

TYPE	COUNT
STANDARD	30

PARKING SCHEDULE - BUILDING C VISITOR

TYPE	COUNT
STANDARD	10

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	39 m²
GROUND	626 m²
LEVEL 1	386 m²
LEVEL 2	386 m²
LEVEL 3	386 m²
LEVEL 4	1068 m²
LEVEL 5	835 m²
LEVEL 6	835 m²
LEVEL 7	835 m²
LEVEL 8	835 m²
LEVEL 9	835 m²
LEVEL 10	835 m²
LEVEL 11	795 m²
LEVEL 12	751 m²
LEVEL 13	417 m²
TOTAL	9864 m²

BASEMENT GROSS AREA - BUILDING C

LEVEL	AREA
BASEMENT 1.5	2498.88 m²
TOTAL	2498.88 m²

BICYCLE RAIL SCHEDULE - BUILDING C

DESCRIPTION	COUNT
DUAL BICYLE RAIL	15

TOTAL BIKE STORAGE 222

STORAGE SCHEDULE - BUILDING C

DESCRIPTION	COUNT
PARKING STORAGE UNIT	159

ADDITIONAL INFORMATION

		DATE
1.	BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2.	SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3.	TOWER C CAP AMENDED	22.09.15

GENERAL NOTE:
This Schedule and Information is preliminary and indicative only.
Design, advice and co-ordination is required from specialist consultants.
This information is subject to further design development,
as well as specialist planning advice and authority liaison.

NOT TO BE USED FOR CONSTRUCTION

peckvonhartel pvh

GEOCON BUILDING CANBERRA

GEOCON GUNGAHLIN
GUNGAHLIN

DA-S000 **COVER SHEET**

Not To Scale @ A1

revision M date 22.09.15

project 4188

DA201527109

Block 3 Section 209 Gungahlin

Schedule of Amendments

The Development Applications (DA) for Blocks 2, 3 and 4 were subject to a Major Projects Review Group (MPRG) meeting as a combined project. EPD requested the following in response to the overall project:

1. Tapering of the top two levels of Tower C – similar to that already proposed for towers A and B. An additional storey for up to 50% of a floor (i.e. half of an additional storey) for Tower C could be considered to ensure that there is no loss of yield to achieve this outcome.

2. Screening of the lift overruns and rooftop mechanical plant. Screening of rooftop elements could be contained in a subtle (though deliberate) design element, and could potentially repeat the theme already introduced by curved lines in the building facades through material changes by 'simulating' the tapering effect. Careful screening of rooftop elements could also provide a useful opportunity to appropriately 'conclude' the building.

3. Provide a shared path at least 2.0m wide, along the north-western boundary of the site(s). The shared path is to provide a pedestrian link between Anthony Rolfe Avenue and Gribble Street. The shared path will be required to be at least 600mm from the site boundary and show landscaping between the path and the site boundary.

4. Provide a more detailed landscape plan for the lane along the south-east sides of Blocks 2, 3 and 4 – showing canopied trees as far as possible, whilst still considering the swept paths of waste trucks.

The following plans have been amended in accordance with comments made by EPD:

Plan No.	Title	Date
501.1	Surfaces & Setout	September 2015
502.1	Planting Plan	September 2015
505.1	Landscape Details	September 2015
	Landscape Details	September 2015
505.6	Landscape Masterplan	September 2015
506.1	LMPP	September 2015
500	Cover Sheet	September 2015
	Planting Plan	September 2015
	Surfaces & Setout	September 2015
B099	Site Plan (Roof Plan)	September 2015
B103	Building A Level 1 Plan	September 2015
B102	Building A Ground Plan	September 2015
B200	Elevations Sheet 1	September 2015
B201	Elevations Sheet 2	September 2015
B202	Elevations Sheet 3	September 2015
B203	Elevations Sheet 4	September 2015
B400	Unit Type Plans – Podium Sheet 1	September 2015
B401	Unit Type Plans – Podium Sheet 2	September 2015

Plan No.	Title	Date
S102	Overall Ground Floor Plan	September 2015
S210	Overall Material Palette Schedule	September 2015
S201	Streetscape Elevations Sheet 1	September 2015
S202	Streetscape Elevations Sheet 2	September 2015
S211	Buildings A,B,C Lift Over Run Parapet	September 2015
S400	Buildings A,B,C Unit Type Plans	September 2015
S401	Buildings A,B,C Unit Type Plans	September 2015
S402	Buildings A,B,C Adaptable Unit Plans	September 2015
S403	Buildings A,B Unit Type Plans	September 2015
A404	Buildings A,B Unit Type Plans	September 2015
S405	Buildings A,B Unit Type Plans	September 2015

11 February 2016

DA201527109

Block 3 Section 209 Gungahlin

Schedule of Amendments

This document provides a documentation schedule for the amendment to DA201527109 (Block 3 Section 209 Gungahlin) Development Applications (DA).

The DA was approved by ACTPLA subject to conditions on 5 November 2015. The proponent now seeks to amend the approved DA under Section 197 of the *Planning and Development Act 2007* to incorporate a number of minor design changes as outlined below, and as a separate DA, consolidation of Blocks 2 and 3.

The main design changes involve amalgamation of podiums for Blocks 2 and 3, reduction of basement parking, increased ground and podium parking, no net increase in unit numbers.

- Building A (Block 2) & B (Block 3) podium levels combined -revised landscaping (refer separate and subsequent DA for consolidation)
- Building A & B podiums combined. revised residential, retail, amenities and parking on ground floor (refer separate and subsequent DA for consolidation
- Parking layout changed with an overall increase of 10 spaces on-site.
- Building A & B podium levels combined & tower units modified with a minor increase in GFA but no increase in unit numbers
- Revised elevation treatments for A & B podiums
- Building A basement levels deleted
- Building B basement revised layout
- Revised composition of residential units in A & B
- Adaptable unit plans revised for A & B
- Revised podium Landscape Plan
- Revised ground floor landscape plan

No changes are proposed for Block 4.

The following plans have been amended in accordance with comments made by EPD:

Plan No.	Title	Date
B102	Building B Ground Floor Plan	November 2015
B103	Building B Level 1 Plan	November 2015
B104	Building B Level 2 Plan	November 2015
B105	Building B Level 3 Plan	November 2015
B106	Building B Level 4 Plan	November 2015
B107	Building B Level 5 Plan	November 2015
B108	Building B Level 6 to 19 Plan (Typical)	November 2015
B109	Building B Level 20 Plan	November 2015
B110	Building B Level 21 Plan	November 2015
B111	Building B Level 22 Plan	November 2015
B152	Building B Ground Floor Plan PN	November 2015
B153	Building B Level 1 Plan PN	November 2015
B154	Building B Level 2 Plan PN	November 2015
B155	Building B Level 3 Plan PN	November 2015
B156	Building B Level 4 Plan PN	November 2015
B157	Building B Level 5 Plan PN	November 2015
B158	Building B Level 6 Plan (Typical) PN	November 2015
B159	Building B Level 20 Plan PN	November 2015
B160	Building B Level 21 Plan PN	November 2015
B161	Building B Level 22 Plan PN	November 2015
B200	Elevations Sheet 1	November 2015
B201	Elevations Sheet 2	November 2015
B202	Elevations Sheet 3	November 2015
B203	Elevations Sheet 4	November 2015
B300	Sections	November 2015
B400	Unit Type Plans – Podium Sheet 1	November 2015
B401	Unit Type Plans – Podium Sheet 2	November 2015
B402	Unit Type Plans – Podium Sheet 3	November 2015
B403	Unit Type Plans – Podium Sheet 4	November 2015
S102	Overall Ground Floor Plan	November 2015
S210	Overall Material Palette Schedule	November 2015
S201	Streetscape Elevations Sheet 1	November 2015
S202	Streetscape Elevations Sheet 2	November 2015
S211	Buildings A,B,C Lift Over Run Parapet	November 2015
S400	Buildings A,B,C Unit Type Plans	November 2015
S401	Buildings A,B,C Unit Type Plans	November 2015
S402	Buildings A,B,C Adaptable Unit Plans	November 2015
D099	Buildings A & B Basement Plan	November 2015
D100	Building A & B Ground Floor	November 2015
D101	Buildings A & B Level 1 Plan	November 2015
D102	Buildings A & B Level 2 Plan	November 2015
D103	Buildings A & B Level 3 Plan	November 2015

Plan No.	Title	Date
D104	Buildings A & B Level 4 Plan	November 2015
D105	Buildings A & B Level 5 Plan	November 2015
D106	Buildings A & B Level 6 (typical) Plan	November 2015
D100	Buildings A & B Elevations Sheet 1	November 2015
D201	Buildings A & B Elevations Sheet 2	November 2015
D202	Buildings A & B Elevations Sheet 3	November 2015
D203	Buildings A & B Elevations Sheet 4	November 2015
D300	Buildings A & B Sections	November 2015
S000	Cover Sheet	November 2015
S010	Site PN Plan	November 2015
S101	Overall Basement Plan	February 2016
S102	Overall Ground Floor Plan	November 2015
S103	Overall Level 1 Plan	November 2015
S104	Overall Level 2 Plan	November 2015
S105	Overall Level 3 Plan	November 2015
S106	Overall Level 4 Plan	November 2015
S107	Overall Level 5 Plan	November 2015
S108	Overall Level 6 Plan (Typical)	November 2015
S201	Streetscape Elevations Sheet 1	November 2015
S202	Streetscape Elevations Sheet 2	November 2015
S400	Buildings A & B Unit Type Plans	November 2015
S401	Buildings A & B Unit Type Plans	November 2015
S402	Buildings A & B Unit Type Plans	November 2015
S403	Buildings A & B Unit Type Plans	November 2015
S404	Buildings A & B Unit Type Plans	November 2015
S405	Buildings A & B Unit Type Plans	November 2015
S406	Buildings A & B Unit Type Plans	November 2015
S407	Buildings A & B Unit Type Plans	November 2015
S408	Buildings A & B Unit Type Plans	November 2015
S409	Buildings A & B Unit Type Plans	November 2015
S501	Site Shadow Plan	November 2015
S503	Building B Sun Penetration Studies	November 2015
S507	Building A 2 Hour Sun Penetration Lvl 18	November 2015
S508	Building A 2 Hour Sun Penetration Lvl 19	November 2015
S509	Building A 2 Hour Sun Penetration Lvl 20	November 2015
L506.1	LMPP	November 2015
L500	Cover Sheet	February 2016
L505.1	Landscape Details	February 2016
L505.2	Landscape Details	February 2016
L505.3	Landscape Details	February 2016
L505.4	Landscape Details	February 2016
L505.5	Landscape Details	February 2016
L502.1	Planting Plan	February 2016
L502.2	Planting Plan	February 2016
L502.3	Planting Plan	February 2016
L502.4	Planting Plan	February 2016

Plan No.	Title	Date
L502.5	Planting Plan	February 2016
L501.1	Surfaces and Setout	February 2016
L501.2	Surfaces and Setout	February 2016
L501.3	Surfaces and Setout	February 2016
L501.4	Surfaces and Setout	February 2016
L501.5	Surfaces and Setout	February 2016

21 November 2016

Customer Services
Regulation Services Branch
Environment and Planning Directorate
16 Challis Street
DICKSON ACT 2602

By email: epdcustomerservices@act.gov.au

Block 3 Section 209 Gungahlin
DA NO: 201527109

We refer to the above DA and seek to amend the proposal pertaining to the above-mentioned block.

Purdon Planning are seeking a series of amendments to the DA's for Blocks 2, 3 and 4 to achieve the following outcomes:

1. Surrender lease over block 2 and 3;
2. Consolidate blocks 2 and 3; and
3. Register a new lease permitting construction of 122 dwellings to Block 4 Section 209;
    a. This lease will be a stratum lease that extends underneath block 2 to allow development of a basement under the access road
4. Permit development on Block 4 Section 209 without development of the basement first.

In order to achieve the above, various amendments will need to be made to the DA's of each individual block. This letter outlines the changes required for Block 3 only. Details in relation to the amendments to Blocks 2 and 4 have been outlined in separate but concurrent applications.

A DA was approved on 18 May 2016 for the consolidation of Blocks 2 and 3 (DA201629036) This approval means that a number of aspects of the original DA (DA201527109) are no longer valid and/or required as it removes the need to realign the boundaries between Blocks 2 and 3.

We propose to amend the Block 3 DA to remove the requirement for realignment of the Block 2 and 3 boundaries as this is no longer required by the consolidation of the two blocks.

We understand that a series of amendments to the NOD will be required and will be undertaken by EPD once approval of this amendment has been granted.

Should you require any further information or clarification, please do not hesitate to contact Ross Harvey or Kristi Jørgensen of this office.

Yours Sincerely,

Kristi Jørgensen
CEO

Purdon Planning Pty Ltd
Unit 4 Cooyong Centre
1 Torrens St
Braddon ACT 2612
Ph: 02 6257 1511
www.purdon.com.au

11 November 2016

Customer Services
Regulation Services Branch
Environment and Planning Directorate
16 Challis Street
DICKSON ACT 2602

By email: epdcustomerservices@act.gov.au

Block 3 Section 209 Gungahlin
DA NO: 201527109

We refer to the above DA and seek to amend the Notice Of Decision (NOD) pertaining to the above-mentioned block.

Purdon Planning are seeking a series of amendments to the NOD's for Blocks 2, 3 and 4 to achieve the following outcomes:

1. Surrender lease over block 2 and 3;
2. Consolidate blocks 2 and 3; and
3. Register a new lease permitting construction of 122 dwellings to Block 4 Section 209;
    a. This lease will be a stratum lease that extends underneath block 2 to allow development of a basement under the access road
4. Permit development on Block 4 Section 209 without development of the basement first.

In order to achieve the above, various amendments will need to be made to the NOD relating to each individual block. This letter outlines the changes required to the NOD for Block 3 only. Details in relation to the amendments to the Block 2 and 4 NOD's have been outlined in separate but concurrent applications.

Geocon have been in discussion with the Environment and Planning Directorate (EPD) Leasing Section in regards to a condition of approval imposed on the NOD for the abovementioned DA. The condition in question is at Clause A1 of the NOD and reads as follows:

the boundary realignments of Blocks 2 and 3 forming part of this approval, does not take effect, and execution and registration of the new crown leases, (including the additional uses) for the block resulting from the boundary realignment must not be completed until:

a) the construction of the carpark located below ground level on the block is completed
b) the boundary of the two blocks resulting from the boundary realignment is surveyed and the survey is lodged for examination by the surveyor General, Surveying and spatial Data Section, Environment and Planning Directorate; and
c) that all fees and charges related to the examination of the survey plan are paid by the applicant

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Unit 4 Cooyong Centre
1 Torrens St
Braddon ACT 2612
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In addition to the above, a number of amendments to the NOD are required in order to develop the site in accordance with DA201629036 (consolidation of Blocks 2 and 3). This requires removal of reference to Blocks 2 and 3 as standalone blocks.

In order to achieve the outcomes outlined above, we proposed to amend the Block 3 NOD as follows:

1. Under heading '**THE DECISION**', point 4 states, "realignment of the boundary between Block 2 and 3 to create a stratum parcel under the road access". We propose to remove this point from the NOD as it is no longer required with the consolidation of Blocks 2 and 3.
2. Under heading '**A1. LEASING COMPONENT (BOUNDARY REALIGNMENT)'** we propose to delete Condition A1
3. Under heading '**A3. LEASING'** we propose to amend Condition A3 to reflect a variation of the crown lease by instrument of variation to add the uses. We understand that EPD will update the advisory notes to this clause.
4. Under heading '**E4. REGISTRATION OF CROWN LEASES'** we propose to amend the first paragraph to the following: "The Crown leases resulting from the approvals of DA Nos DA201629036 and 201527119 must be registered at the same time if possible. Note: If the surrender/regrants cannot happen simultaneously, the Crown lease for the former Block 2 and 3 will have to be surrendered twice to facilitate the outcomes for 201527109 and 201527119".

Should you require any further information or clarification, please do not hesitate to contact Ross Harvey or Kristi Jørgensen of this office.

Yours Sincerely,



Kristi Jørgensen
CEO

sellick consultants
Est. 1965
canberra | sydney | brisbane

24 lonsdale street,
suite 122 mode 3,
braddon act 2612
po box 5005
act 2612

201 0200
247 2203

Our ref: 160227: DCS/sh

Contact: Darren Sault

23rd January, 2017

Geocon Constructors, Pty. Ltd.
Unit 18, Level 1,
24 Iron Knob Street,
FYSHWICK ACT 2609

Attention: Damian Rumball

Re: 160227

INFINITY APARTMENTS
BLOCK 1 SECTION 209, GUNGAHLIN
INCREASE IN BUILDIGN HEIGHT

Dear Damian,

In response to your request – we provide the following:

At the time of our engagement, preliminary architectural drawings indicated 200mm thick structural zones for all floors. Our initial structural analysis discovered that the angled structure to the tower levels did not align with the regular carpark grid to the lower levels. As such, the 200 thick slabs could not support transfer loads for the up to 16 floors above level 5 – which is why level 5 has increased in depth from 200mm to 1100mm. To maintain car parking and unit head heights on level 4, the building has had to be raised by this increase, instead of lowered.

Trusting that this satisfies your current requirements, however please call if you wish to discuss further.

Yours faithfully,



Darren Sault BE (Hons I) MIEAust
Director
Canberra Structural Commercial
for **Sellick Consultants Pty Ltd**

peckvonhartel pvh
Level 6, 8 - 10 Hobart Place Canberra ACT 2601 Australia T +61 2 6247 4211 F +61 2 6247 4210 ABN 59 453 647 626 Primary Nominee Robert W Peck AM Reg No 109

4188E-INDEX 010
23.01.2017

The Assessing Officer
EPSD- Planning
Dame Pattie Menzies House,
16 Challis Street, Dickson
ACT-2602

Subject: DA Amendment -DA 201324634 – Block 2, 3 Section 209 Gungahlin

Amendment to building floor to floor levels and building height

Dear Sir/Madam,

As part of the construction related documentation and co-ordination there are minor changes to the building floor to floor levels and building heights as per below;

LEVEL	DA	BA	DIFFERENCE	COMMENTS
Level 23	689200	690200	1000	Higher 1000mm
Level 22	686300	687300	1000	Higher 1000mm
Level 21	683400	684400	1000	Higher 1000mm
Level 20	680500	681500	1000	Higher 1000mm
Level 19	677600	678600	1000	Higher 1000mm
Level 18	674700	675700	1000	Higher 1000mm
Level 17	671800	672800	1000	Higher 1000mm
Level 16	668900	669900	1000	Higher 1000mm
Level 15	666000	667000	1000	Higher 1000mm
Level 14	663100	664100	1000	Higher 1000mm
Level 13	660200	661200	1000	Higher 1000mm
Level 12	657300	658300	1000	Higher 1000mm
Level 11	654400	655400	1000	Higher 1000mm
Level 10	651500	652500	1000	Higher 1000mm
Level 9	648600	649600	1000	Higher 1000mm
Level 8	645700	646700	1000	Higher 1000mm
Level 7	642800	643800	1000	Higher 1000mm
Level 6	639900	640900	1000	Higher 1000mm
Level 5	637000	638000	1000	Higher 1000mm
Level 4	633600	634200	600	Higher 600mm
Level 3	630700	631300	600	Higher 600mm
Level 2	627800	628400	600	Higher 600mm
Level 1	624900	625500	600	Higher 600mm
GF	622000	622400	400	Higher 400mm
Basement	619100	618500	-600	Lower 600mm

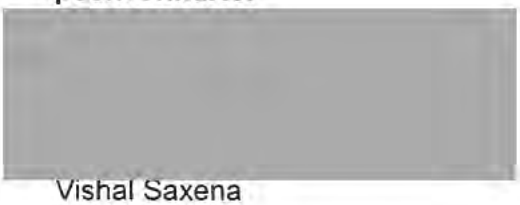
peckvonhartel pvh
Level 6, 8-10 Hobart Place Canberra ACT 2601 Australia T +61 2 6247 4211 F +61 2 6247 4210 ABN 59 453 647 626 Primary Nominee: Robert W Peck AM Reg No. 1109

1. Basement RL was lowered by 600mm to accommodate services
2. GF was raised overall 400mm for grading compliance with stormwater overflow requirements
3. Level 1 was raised by overall 600mm to accommodate soffit installed services
4. Level 5 was raised by overall 1000mm to accommodate the level 5 transfer slab.

We look forward to your support on this matter.

Please feel to contact us should you need any clarification.

Yours sincerely
peckvonhartel



Vishal Saxena
Architect

Senior Project Leader

CC:GEOCON
VIS

Vital Design Solutions

January 23, 2017

Damian Rumball
Project Coordinator
GEOCON
Unit 18, Level 1, 24 Iron Knob Street
Fyshwick ACT 2609

Job Reference No. VS16014

Ground Floor Grading – External Site Grading for Overland Flow

Dear Damian,

Following the original Development Application, during design development of the civil works associated with the development of Infinity Towers the proposed Finished Surface levels of the ground floor tenancy were raised, particularly the central commercial tenancies along the Shared Access driveway which were raised 400mm.

The purpose of the raised finished surface levels was to provide an adequate overland flow path for storm events greater than design storm for the subsurface Stormwater system. The finished floor levels of the tenancies adjacent were raised in order to maintain the architectural intent of at-grade access to these tenancies so as to not exclude users with mobility issues.

By raising this area, the development is adequately protected from storm events exceeding the capacity of the in ground Stormwater system and prevents runoff from public areas infringing onto private leases as per AS3500.3.

Sincerely,

Stuart Gwynne
Civil Engineer, MIE(Aust) CPEng #4038567
Vital Design Solutions Pty Ltd
@vsol.com.au
02 6297 2765

7 December 2017
Our Ref: CA160052-DAletter-A

BCA Access Solutions

Level 1, Landmark Building
215-217 Pacific Highway
Charlestown NSW 2290
PO Box 197
Charlestown NSW 2290
Telephone (02) 4943 3834
Facsimile (02) 4943 3845

Damian Rumball
GEOCON
PO Box 5425
Kingston ACT 2604

Dear Damian,

Re: Infinity - Blocks 2 and 3 Section 209 Gungahlin ACT

This letter is to confirm that we have reviewed the following documentation:

> Unit Type Plans - Adaptable Units (Post-Adaptation Plan) by peckvonhartel dated 29/05/2017
> Project Number 4188E
> Drawing Number A-4019 (Revision B)
>
> DA Amendment plans by peckvonhartel dated 10/02/17, Project Number 4188E
> Drawing Numbers DA-D099 (Revision 3), DA-D100 – DA-D104 (Revision 2), DA-D106 – DA-D110 (Revision 2), DA-D111 (Revision 3), DA-D155 (Revision 3)

In our opinion, the changes from the plans reviewed for the access report prepared by BCA Access Solutions Pty Ltd, dated 24/07/16, Ref: CA160052, will not materially affect the results of the assessment with respect to the adaptable unit layouts and the conclusions remain valid.

The following were noted in our report and remain within current post-adaptation plans:

A. For the unit type P-C bedroom, the 1540mm x 2070mm turning space at the foot of the bed relies upon the sliding door remaining open.

B. For the unit type SP-G bedroom, the 1540mm x 2070mm turning space at the foot of the bed relies upon the sliding door remaining open. When the sliding door is closed, 937mm clearance is available at the foot of the bed in lieu of the 1m clearance required.

C. For the unit type T-H bedroom, the 1540mm x 2070mm turning space at the foot of the bed relies upon the sliding door remaining open. When the sliding door is closed, 936mm clearance is available at the foot of the bed in lieu of the 1m clearance required.

These have been considered minor variations from the requirements of AS 4299. The proposed layouts will remain usable for most residents and have therefore been considered acceptable on a performance basis. It is also noted that residents will undertake future adaptation work to suit their specific needs, which may not result in the unit being reconfigured according to the proposed post-adaptation configuration in all cases. In addition, where circulation spaces rely on the bedroom sliding door remaining open, this is less likely to impact on the privacy of the residents in a unit that has one-bedroom.

The pre-adaptation and post-adaptation plans show reconfiguration of plumbed fixtures will be necessary to achieve compliance with adaptable housing requirements. We have been advised by hydraulic subcontractors that the extent of building work required to achieve this will not be inconsistent with the work necessitated by the proposed renovation of the bathroom.

Yours faithfully,

Wendy Gould
Access Consultant - ACAA Affiliate Member 556

Aja Goddard
Access Consultant - ACAA Accredited Member 243

21 July 2017
Our Ref: CA160052-DAletter

BCA Access Solutions

Level 1, Landmark Building
215-217 Pacific Highway
Charlestown NSW 2290
PO Box 197
Charlestown NSW 2290
Telephone (02) 4943 3834
Facsimile (02) 4943 3845

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> Project Number 4188E
> Drawing Number A-4019 (Revision B)
>
> DA Amendment plans by peckvonhartel dated 16/09/16, stamped 15/03/17
> Project Number 4188E
> Drawing Numbers DA-D099 – DA-D111 (Revision 1)

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Wendy Gould
Access Consultant - ACAA Affiliate Member 556

Aja Goddard
Access Consultant - ACAA Accredited Member 243

19 December 2017
Our Ref: CA160052-DAletter-B

BCA Access Solutions

Level 1, Landmark Building
215-217 Pacific Highway
Charlestown NSW 2290
PO Box 197
Charlestown NSW 2290
Telephone (02) 4943 3834
Facsimile (02) 4943 3845

Damian Rumball
GEOCON
PO Box 5425
Kingston ACT 2604

Dear Damian,

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> DA Amendment plans by peckvonhartel dated 10/02/17, Project Number 4188E
> Drawing Numbers DA-D099 (Revision 3), DA-D100 – DA-D104 (Revision 2),
> DA-D106 – DA-D110 (Revision 2), DA-D111 (Revision 3), DA-D155 (Revision 3),
> DA-350 (Revision 2), DA-351 (Revision 1)

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Aja Goddard
Access Consultant - ACAA Accredited Member 243

Planning and Development Act 2007

Development Application

Application Number: **201527109S197I**

Type of Application

The type of application you are applying for is a S197 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
GUNGAHLIN	209	3	

Street Address

GUNGAHLIN

Applicant Details

ACN or ABN

14659841354

Company Name	Position held / Title
Purdon Planning Pty Ltd	Urban Planner

Salutation	First Name	Surname
None	Lydia	Stone

Postal Address 1	Postal Address 2
Unit 4	1-3 Torrens St

Postal Address 3

Suburb	State/Territory	Postcode	Country
BRADDON	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

(•) Company

Australian Company Number (ACN)
611061020

Company Name
NG Landholdings No.1 Pty Ltd

Position held / Title
Director

Salutation
None

First Name
Nick

Surname
Georgalis

Postal Address 1
PO Box 5425

Postal Address 2

Postal Address 3

Suburb
Kingston

State/Territory
ACT

Postcode
2604

Country
Australia

Phone Number
62550430

Fax Number

Mobile Number
0410215200

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

(•) Yes
( ) No

Will the assessment track for the application change if the application is amended?

( ) Yes
(•) No

Please provide the date of the original approval:

5/11/2015

Has work relating to the original approval commenced?

( ) Yes
(•) No

List Amendments Being Satisfied

Please refer to detailed cover letter regarding all related amendments

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

○ Yes
◉ No

Applicant Declaration

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 this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment 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;I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

☑ Accept

Acceptance Date

27/10/2017

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	7	**Section**	209	**Suburb**	Gungahlin
Unit No.	1	**Street Address**	Anthony Rolfe Avenue, Gungahlin		
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	NG Landholdings No. 1 Pty Ltd ACN: 611061020 Nick Georgalis (Director)	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	Purdon Planning P/L	**Email address**	purdons@purdon.com.au

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	Kristi Jorgensen	**Nominee 2**	Emma Lonsdale	**Nominee 3**	Trevor Fitzpatrick

Approved form AF2017-39 approved by Dorte Ekelund *Chief Planning Executive* Planning and Land Authority on 19 January 2017 under section 425 of the *Planning and Development Act 2007* and revokes approved form AF2014-73.
Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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.

1st Lessee's Signature	[redacted]	Date	11·12·17
2nd Lessee's Signature	[redacted]	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	Kristi Jørgensen Emma Lonsdale	Company Name	Purdon Planning P/L
Signature	[redacted]	Date	

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		Agency Name	
Signature		Date	
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:
Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

LEGEND

CON-1	- OFF FORM CONCRETE - LIGHT GREY TINT
RRW-1	- PAINTED & RENDERED REDIWALL - LIGHT GREY
MC-1	- Z-PURLIN METAL SECTION SCREEN
BAL-1	- CLEAR GLASS BALUSTRADE
BAL-2	- SLATTED VERTICAL SCREEN
BAL-3	- FROSTED GRASS BALONCY SCREEN
BAL-4	- CLEAR GLASS BALUSTRADE
BAL-5&6	- REFLECTIVE GLASS TOWER BALUSTRADE
BAL-7	- CONTINUOUS VERTICALS STEEL BALUSTRADE
BAL-8	- CONCRETE BALUSTRADE
BAL-9	- POOL FENCE TO AS 1926.1
BAL-10	- COURTYARD SCREEN



MC-1



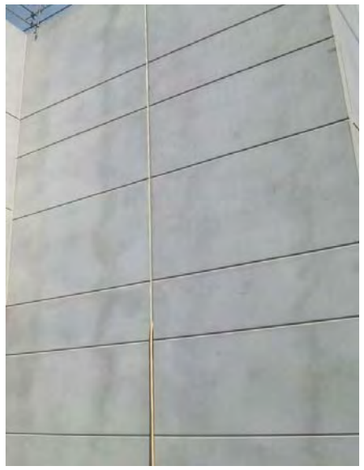
GLAZING



BALCONY CLADDING
- PODIUM



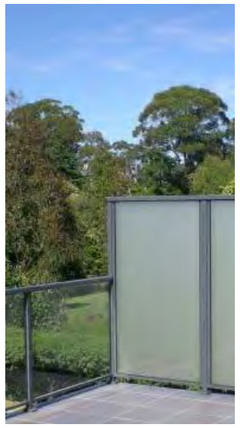
BALCONY CLADDING
- TOWER



CON-1



BAL-7,8



BAL-3



BAL-2



RRW-1



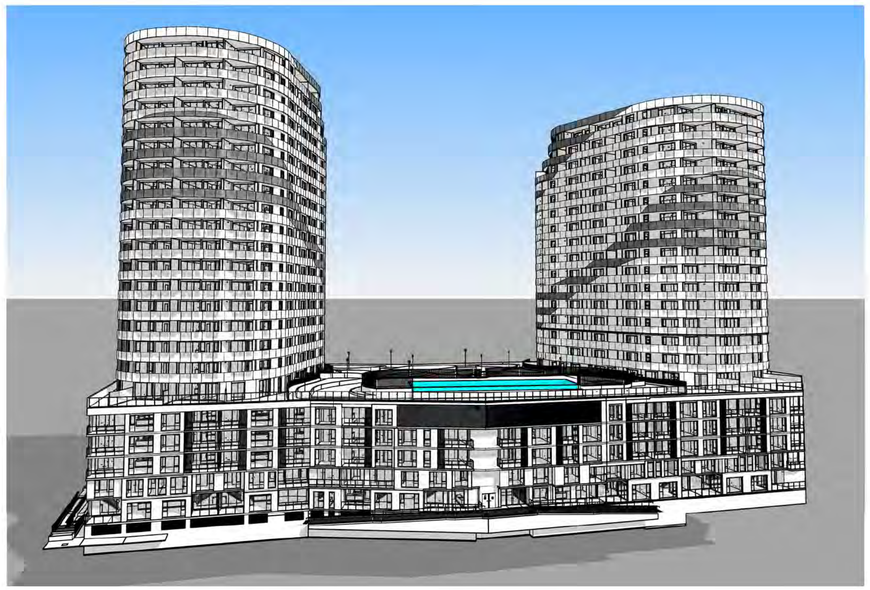
BAL-5,6 - BLACK AND WHITE COLOR LAMINATED INTERLAYER GLASS



BAL-9

DA AMENDMENT

BLOCKS 2 & 3, SECTION 209 GUNGAHLIN
DA AMENDMENT



UNIT TYPE SCHEDULE

UNIT NAME	NO. OF BEDROOMS	NO. OF BATHROOMS	COUNT
NT-A	1	1	2
NT-B	1	1	2
NT-C	1	1	2
NT-D	1	1	2
NT-E	2	2	2
NT-F	2	2	2
P-A	3	3	1
P-B	2	2	1
P-C	1	1	4
P-D	2	1	4
P-E	1	1	4
P-F	1	1	3
P-G	1	1	3
P-H	1	1	3
P-I	1	1	3
P-J	1	1	13
P-K	1	1	2
P-L	1	1	3
P-M	1	1	3
P-N	1	1	3
P-O	1	1	9
PH-A	3	3	2
PH-B	3	3	2
PH-C	3	3	2
PH-D	3	3	2
PH-E	3	3	2
SP-A	1	1	2

UNIT TYPE SCHEDULE

UNIT NAME	NO. OF BEDROOMS	NO. OF BATHROOMS	COUNT
SP-B	1	1	2
SP-C	3	2	2
SP-D	1	1	2
SP-E	1	1	2
SP-F	2	2	2
SP-G	1	1	2
SP-H	2	2	2
SP-I	1	1	2
SP-J	3	2	2
T-A	1	1	30
T-B	1	1	30
T-C	2	2	30
T-D	2	2	30
T-E	2	2	30
T-F	1	1	26
T-G	2	2	26
T-H	1	1	26
T-I	2	2	26
T-J	1	1	30
T-K	1	1	30
Ter-A	3	3	6
Ter-B	3	3	1
Ter-C	3	2	1
Ter-D	3	3	1
Ter-E	3	3	1
Ter-F	3	3	1
TOTAL UNITS:			426

PARKING SCHEDULE - OVERALL

Description	Count
BASEMENT	
Accessible, 5400 x 2400mm	5
Parallel, 6300 x 2100mm	1
Standard, 5400 x 2400mm	118
GROUND LEVEL	
Accessible, 5400 x 2400mm	10
Standard, 5400 x 2400mm	41
LEVEL 1	
Accessible, 5400 x 2400mm	5
Parallel, 6300 x 2100mm	1
Standard, 5400 x 2400mm	89
LEVEL 2	
Accessible, 5400 x 2400mm	9
Parallel, 6300 x 2100mm	1
Standard, 5400 x 2400mm	89
LEVEL 3	
Accessible, 5400 x 2400mm	8
Parallel, 6300 x 2100mm	1
Standard, 5400 x 2400mm	90
LEVEL 4	
Accessible, 5400 x 2400mm	8
Parallel, 6300 x 2100mm	1
Standard, 5400 x 2400mm	86
Grand total	563

A

B

PARKING STORAGE CAGES

Level	Count
BASEMENT	80
GROUND LEVEL	42
LEVEL 1	67
LEVEL 2	75
LEVEL 3	72
LEVEL 4	91
Grand total: 427	427

D

E

DRAWING LIST

NUMBER	DRAWING TITLE
DA-D001	COVER SHEET
DA-D010	SITE PLAN
DA-D099	BASEMENT PLAN
DA-D100	GROUND PLAN
DA-D101	LEVEL 1 PLAN
DA-D102	LEVEL 2 PLAN
DA-D103	LEVEL 3 PLAN
DA-D104	LEVEL 4 PLAN
DA-D105	LEVEL 5 PLAN
DA-D106	LEVEL 6-17 PLAN
DA-D107	LEVEL 18 PLAN
DA-D108	LEVEL 19 PLAN
DA-D109	LEVEL 20 PLAN
DA-D110	LEVEL 21 PLAN
DA-D111	LEVEL 22 PLAN
DA-D112	ROOF PLAN
DA-D149	PUBLIC NOTIFICATION PLAN BASEMENT
DA-D150	PUBLIC NOTIFICATION PLAN GROUND LEVEL
DA-D151	PUBLIC NOTIFICATION PLAN LEVEL 1
DA-D152	PUBLIC NOTIFICATION PLAN LEVEL 2
DA-D153	PUBLIC NOTIFICATION PLAN LEVEL 3
DA-D154	PUBLIC NOTIFICATION PLAN LEVEL 4
DA-D155	PUBLIC NOTIFICATION PLAN LEVEL 5
DA-D156	PUBLIC NOTIFICATION PLAN LEVEL 6-17
DA-D157	PUBLIC NOTIFICATION PLAN LEVEL 18
DA-D158	PUBLIC NOTIFICATION PLAN LEVEL 19
DA-D159	PUBLIC NOTIFICATION PLAN LEVEL 20
DA-D160	PUBLIC NOTIFICATION PLAN LEVEL 21 (ROOF STAGE 2)
DA-D161	PUBLIC NOTIFICATION PLAN LEVEL 22
DA-D162	PUBLIC NOTIFICATION PLAN ROOF (ROOF STAGE 1)
DA-D200	NORTH ELEVATION
DA-D201	EAST ELEVATION
DA-D202	SOUTH ELEVATION
DA-D203	WEST ELEVATION
DA-D204	BUILDING B - WEST ELEVATION
DA-D205	BUILDING A - EAST ELEVATION
DA-D300	SECTION A
DA-D301	SECTION B
DA-D302	SECTION C
DA-D350	UNIT TYPE PLANS - PRE-ADAPTABTED UNITS
DA-D351	UNIT TYPE PLANS - POST ADAPTED UNITS
DA-D400	MATERIAL PALETTE SCHEDULE

F

F

LEGEND - DA AMENDMENTS

A	CAR PARKING LAYOUT AMENDED
B	CAR PARKING LOT ADDED (TOTAL OF 3 LOTS ADDED)
C	DISABLED PARKING LOT RELOCATED
D	MODIFICATION TO STORAGE CAGES LAYOUT AND RE-ALLOCATION
E	STORAGE CAGE ADDED (TOTAL OF 1 LOT ADDED)
F	DRAWING SHEETS ADDED
G	DISABLED RAMP AMENDED
H	RELOCATION OF DOOR AT RETAIL 04
J	LANDSCAPE LAYOUT AMENDED
K	WINDOW CHANGED TO SWING DOOR
L	LAYOUT REVISED FOR UNIT 237
M	SLIDING DOOR / WINDOW ADDED
N	MECHANICAL VERTICAL FINS SCREENING DELETED
P	GLASS BALUSTER FACADE PATTERN UPDATED
Q	PENTHOUSE RAISED BY 70MM AS PER STRUCTURAL DESIGN
R	MINOR ADJUSTMENT TO WINDOW HEIGHT ELEVATION
S	CONCRETE PRECAST WALL AMENDED

DA AMENDMENT

peckvonhartel pvh

GEOCON BUILDING CANBERRA

INFINITY TOWERS GUNGAHLIN
BLOCK 2 & 3 SECTION 209 GUNGAHLIN

DA-D001

BUILDING A & B COMBINED - COVER SHEET

Not To Scale @ A1

revision 2 date 10/02/2017

project 4188E

From: Trevor Fitzpatrick
To: "Pham, Minh"
Cc: "Nathan Ross"
Subject: DA 201527109 S197I
Date: Tuesday, 19 December 2017 12:16:00 PM
Attachments: 4188E-DA-D350_UNIT TYPE PLANS - PRE-ADAPTABTED UNITS[2].pdf
4188E-DA-D105_LEVEL 5 PLAN[3].pdf
image003.png

Hi Minh

I left a message on your voice mail regarding the Amendments for the Infinity Towers on Block 7 Section 209 Gungahlin, but thought I would follow up with this email.

We are resolving the further completeness failure issues, but there are some matters that we consider are not "failures". The following is a response to the 5 items in the failure notice email:
1 – The DA form on eDevelopment apparently doesn't accept the lessee changes when there are amendments. This needs to be done by the shopfront. I spoke with Karen at the shopfront and this has been corrected at your end.
2 – The access and mobility report is being corrected as I type and we will upload in a short while (today).
3 – The revised pre-adapted plans do reflect the post -adapted plans. Refer attached plan. It seems you may not have been reviewing the latest plan. We submitted this on 7/12/17 as part of the plan set.
4 – The reference to Amendment "M" states "*concrete precast wall amended plus sliding door / window added*". Refer attached plan. This matter was addressed as part of the response to the initial completeness check failure.
5 – The Lease states that the GFA shall be a minimum of 8,000m2 – not a "maximum" 8,000m2 GFA as you suggest. As such, the minor change does not affect the lease provisions.

We will upload the revised Access report shortly. I will also formally upload the two plans (again) that are attached to this email, so that hopefully they will replace the previous versions.

Regards
Trevor

Trevor Fitzpatrick
Associate Director

Purdon Planning Pty Ltd
Unit 4, Cooyong Centre
1 Torrens Street
Braddon ACT 2612

T: 02 6257 1511
www.purdon.com.au

PURDON PLANNING

25 October 2017

Manager
Commercial Development Assessment
Environment Planning & Sustainable Development Directorate
Dame Pattie Menzies House, Challis Street
DICKSON ACT 2602

Dear Chris

Re: S197 Amendment DA 201527105 & 201527109
Blocks 2 & 3 (now Block 7) Section 209 Gungahlin

I am writing on behalf of Geocon Commercial Holdings Pty Ltd and refer to DA201527105 (Block 2) and DA201527109 (Block 3) together with the associated Notices of Decision. The development is commonly referred to as the "Infinity Towers".

Although the two DAs were approved as separate, but inter-related development proposals, the site has now been amalgamated into on block (Block 7). During the course of construction of the Infinity Towers, some minor amendments to the development have become necessary, which requires the lodgement of a further application to amend the approved DAs under Section 197 of the *Planning and Development Act 2007*.

The DA Amendments are shown on attached plans and summarised as follows:

#	Description of Amendment
A	Car parking layout amended
B	Car parking lot added (total of 3 lots added)
C	Disabled parking lot relocated
D	Modification to storage cages layout and re-allocation
E	Storage cage added (total of 1 lot added)
F	Drawing sheets added
G	Disabled ramp amended
H	Relocation of door at retail 04
J	Landscape layout amended
K	Window changed to swing door
L	Layout revised for unit 237
M	Sliding door / window added
N	Mechanical vertical fins screening deleted
P	Glass baluster facade pattern updated
Q	Penthouse raised by 70mm as per structural design
R	Minor adjustment to window height elevation
S	Concrete precast wall amended

Purdon Planning Pty Ltd
Unit 4 Cooyong Centre
1 Torrens St
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Although the revised plans include a number of changes, the proposed amendments are considered minor in nature. The do not have any effect on the overall design intent of the Infinity Towers.

We have undertaken an assessment of the amendments against the initial Statements against Criteria provided for DA201527105 and DA201527109. We do not consider that any of the proposed amendments triggers any changes to the assessment against the rules and/or criteria of the relevant Territory Plan Codes.

The DAs were both publicly notified from 18 May 2015 to 6 June 2015 and a total of 26 submissions were received for the Block 2 DA and 26 submissions for the Block 3 DA.

The main issues raised by those supporting the DA were:

- Proximity to public transport
- Contribution to the vibrancy of the Gungahlin Town Centre
- Building design
- Good for business
- Add to the affordable housing stock

The main issues raised by those objecting the DA were:

- Bulk and scale
- Compatibility with existing Gungahlin Town Centre development
- Overshadowing of adjacent land uses, particularly the child care centre
- Views to the child care centre
- Loss of commercial space within the Gungahlin Town Centre
- Traffic congestion
- Lack of parking

We do not consider that the proposed amendments affect any of the issues as they were addressed as part of assessment of the initial DA.

We note that under Section 198B of the Act, ACTPLA may waive the requirement to publicly notify an application for DA amendment if:

a) no-one other than the applicant will be adversely affected by the amendment; and
b) the environmental impact caused by the amendment will do no more than minimally increase the environmental impact of the development.

The proposed amendments do not involve any significant change to the development design that was publicly notified. The amendments also do not adversely change the impacts of the development in relation to the matters raised in submissions by persons objecting to the development. We therefore consider the proposed amendments are consistent with the above provisions and recommend that further public notification should not be required.

We also consider that the proposed amendments do not impact on the conditions of approval or entity advice outlined in the NOD.

We look forward to your earliest support for the amended proposal.

Yours sincerely



TREVOR FITZPATRICK
Associate Director