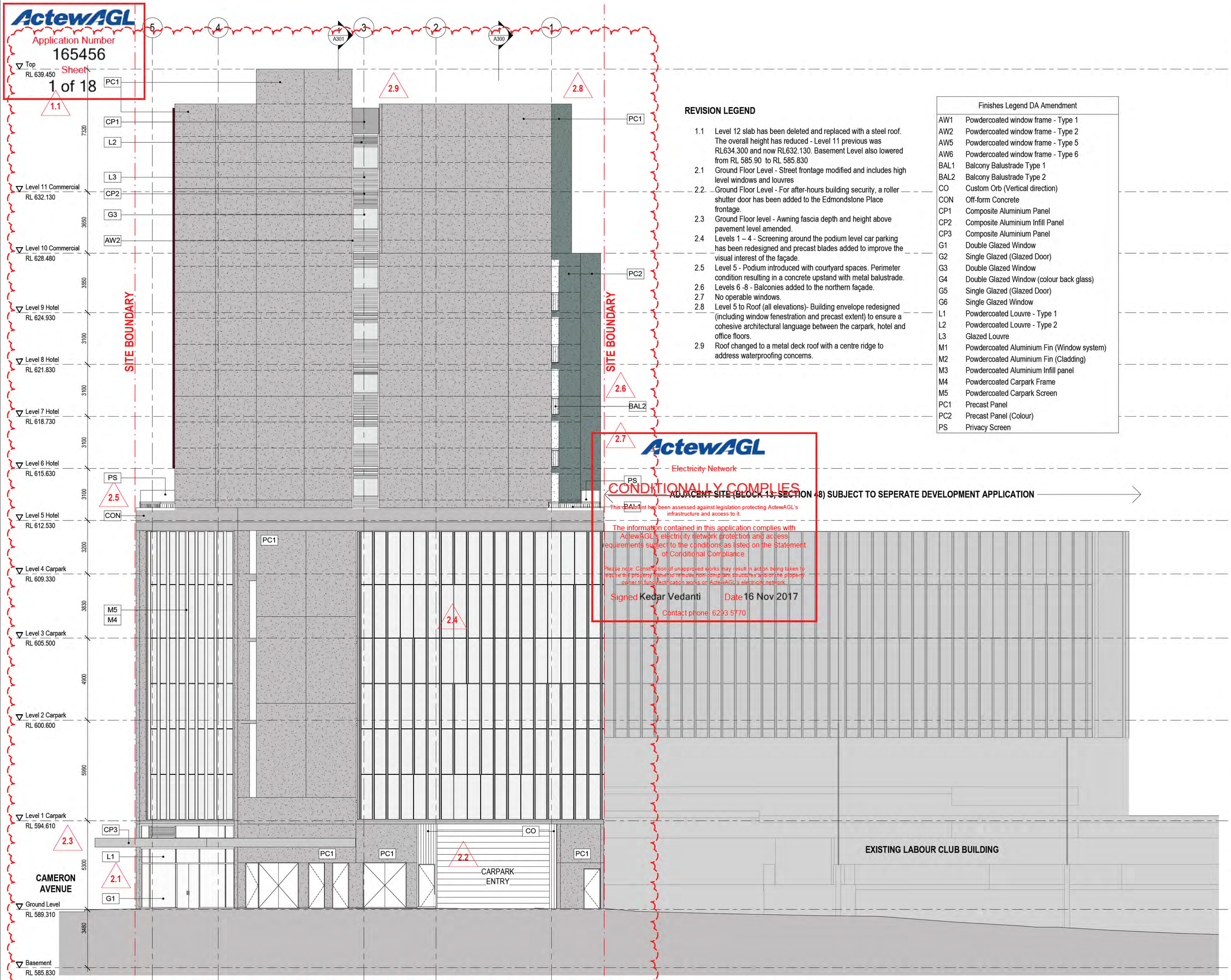
ActewAGL
Application Number
165456
Sheet
1 of 18



REVISION LEGEND

1.1 Level 12 slab has been deleted and replaced with a steel roof. The overall height has reduced - Level 11 previous was RL634.300 and now RL632.130. Basement Level also lowered from RL 585.90 to RL 585.830

2.1 Ground Floor Level - Street frontage modified and includes high level windows and louvres

2.2 Ground Floor Level - For after-hours building security, a roller shutter door has been added to the Edmondstone Place frontage.

2.3 Ground Floor level - Awning fascia depth and height above pavement level amended.

2.4 Levels 1 – 4 - Screening around the podium level car parking has been redesigned and precast blades added to improve the visual interest of the façade.

2.5 Level 5 - Podium introduced with courtyard spaces. Perimeter condition resulting in a concrete upstand with metal balustrade.

2.6 Levels 6 -8 - Balconies added to the northern façade.

2.7 No operable windows.

2.8 Level 5 to Roof (all elevations)- Building envelope redesigned (including window fenestration and precast extent) to ensure a cohesive architectural language between the carpark, hotel and office floors.

2.9 Roof changed to a metal deck roof with a centre ridge to address waterproofing concerns.

Finishes Legend DA Amendment	
AW1	Powdercoated window frame - Type 1
AW2	Powdercoated window frame - Type 2
AW5	Powdercoated window frame - Type 5
AW6	Powdercoated window frame - Type 6
BAL1	Balcony Balustrade Type 1
BAL2	Balcony Balustrade Type 2
CO	Custom Orb (Vertical direction)
CON	Off-form Concrete
CP1	Composite Aluminium Panel
CP2	Composite Aluminium Infill Panel
CP3	Composite Aluminium Panel
G1	Double Glazed Window
G2	Single Glazed (Glazed Door)
G3	Double Glazed Window
G4	Double Glazed Window (colour back glass)
G5	Single Glazed (Glazed Door)
G6	Single Glazed Window
L1	Powdercoated Louvre - Type 1
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L3	Glazed Louvre
M1	Powdercoated Aluminium Fin (Window system)
M2	Powdercoated Aluminium Fin (Cladding)
M3	Powdercoated Aluminium Infill panel
M4	Powdercoated Carpark Frame
M5	Powdercoated Carpark Screen
PC1	Precast Panel
PC2	Precast Panel (Colour)
PS	Privacy Screen

ADJACENT SITE (BLOCK 13, SECTION 48) SUBJECT TO SEPERATE DEVELOPMENT APPLICATION

ActewAGL
Electricity Network
CONDITIONALLY COMPLIES
This development has been assessed against legislation protecting ActewAGL's infrastructure and access to it.
The information contained in this application complies with ActewAGL's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6293 5770

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NOTE
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.
Do not scale drawings.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review

DRN: Author | C/C: Checker | APP: Approver

File name: \\mayrussell.local\Users$\RedirectedFolders\scole\My Documents\16351 CLCBEL CENTRAL_scole@mayrussell.com.au.rvt

Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Environlinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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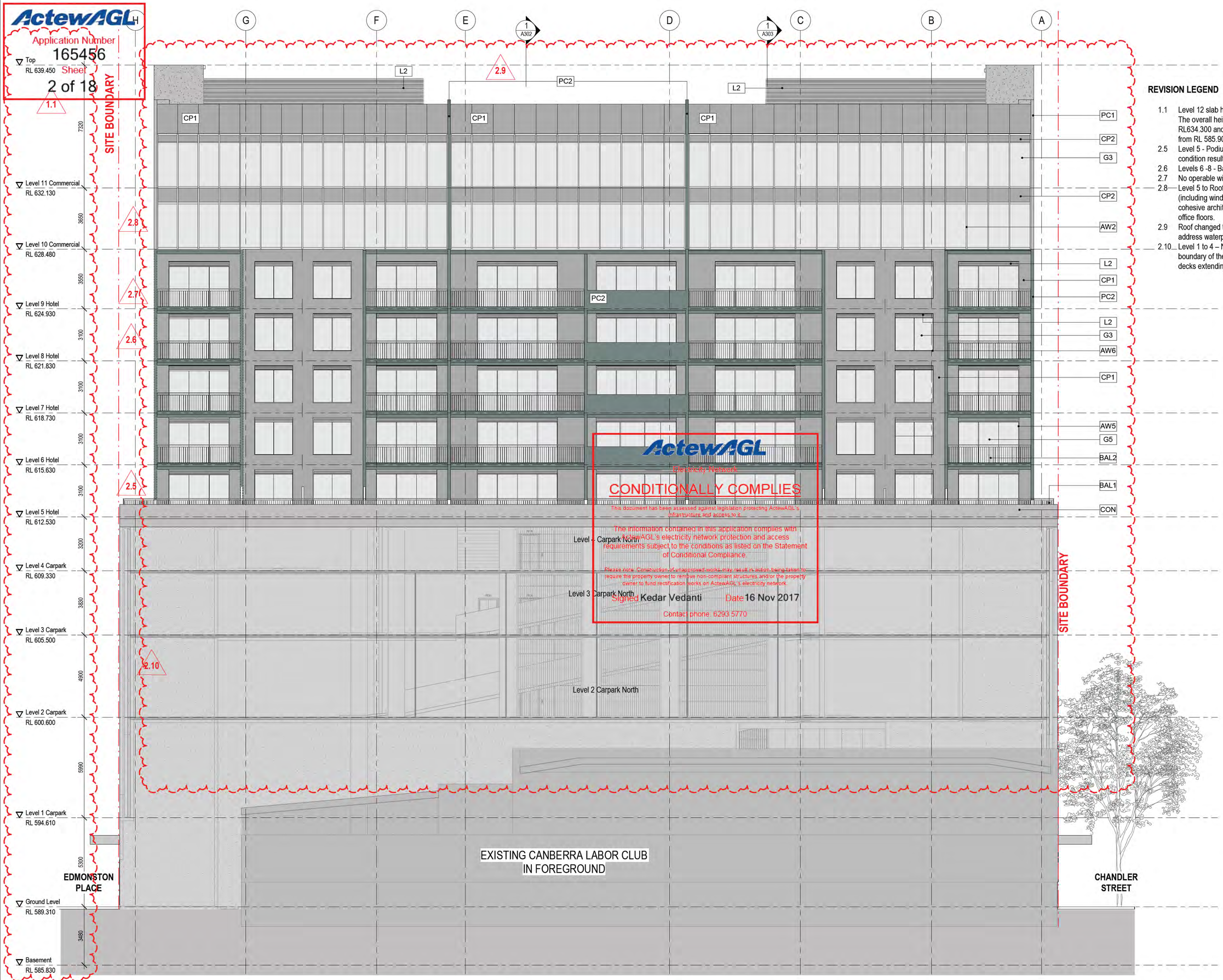
architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
East Elevation

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A203	1 : 100@A1	A



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REVISION LEGEND

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- 2.5 Level 5 - Podium introduced with courtyard spaces. Perimeter condition resulting in a concrete upstand with metal balustrade.
- 2.6 Levels 6 -8 - Balconies added to the northern façade.
- 2.7 No operable windows.
- 2.8 Level 5 to Roof (all elevations)- Building envelope redesigned (including window fenestration and precast extent) to ensure a cohesive architectural language between the carpark, hotel and office floors.
- 2.9 Roof changed to a metal deck roof with a centre ridge to address waterproofing concerns.
- 2.10 Level 1 to 4 – North façade carpark screens (at the northern boundary of the Hotel site) deleted due to the future club carpark decks extending into the Hotel site (subject to a separate DA).

Design Review

DRN: Author | C/C: Checker | APP: Approver

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
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architects

Project
Canberra Labor Club
Belconnen Hotel

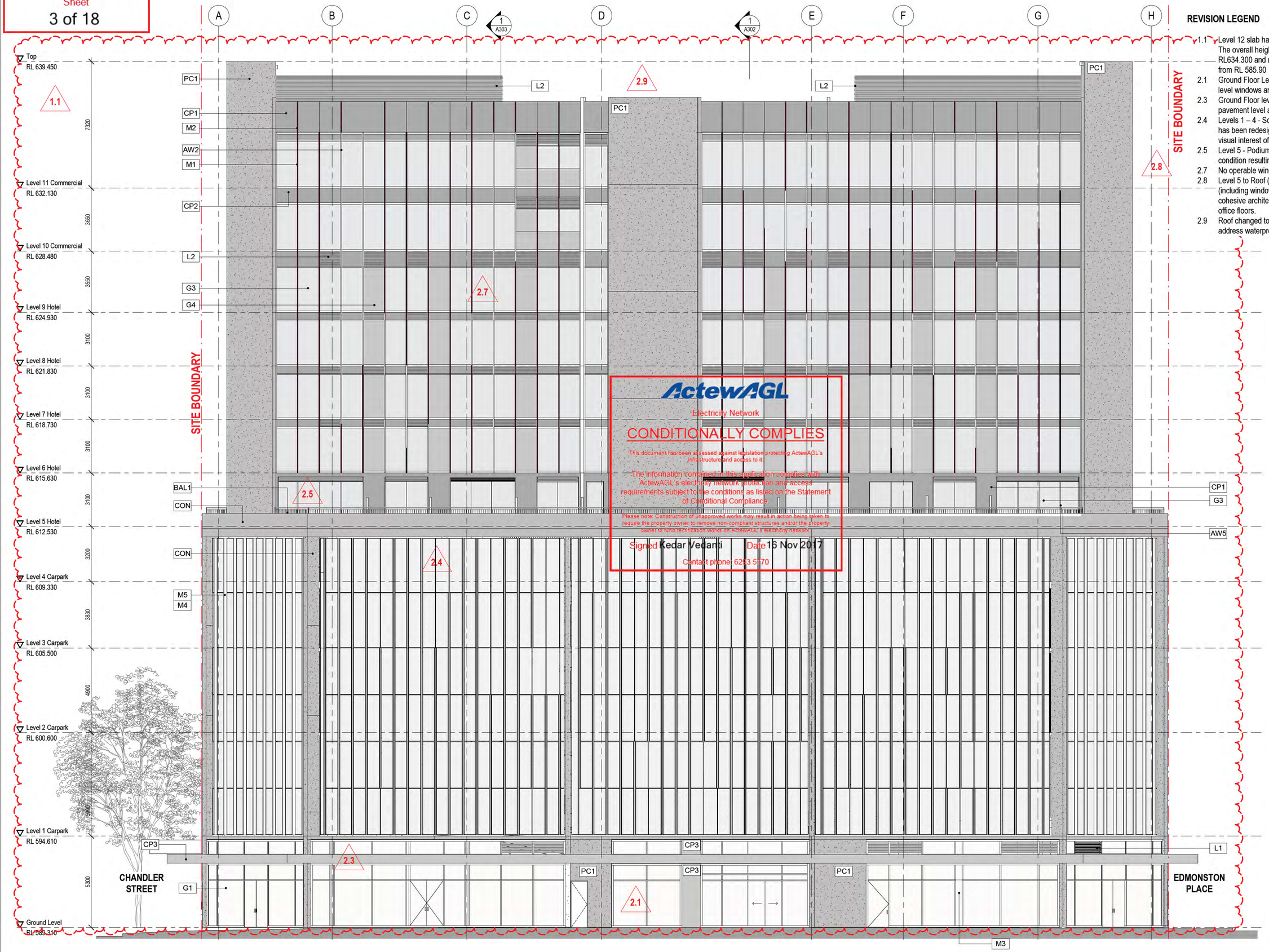
Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
North Elevation (Mid)

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A202	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
3 of 18



ActewAGL
Electricity Network
CONDITIONALLY COMPLIES
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Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6243 5470

REVISION LEGEND

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2.9 Roof changed to a metal deck roof with a centre ridge to address waterproofing concerns.

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Design Review

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
South Elevation

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A200	1 : 100@A1	A

ActewAGL
Application Number 1.1
165456
Sheet
4 of 18

Finishes Legend DA Amendment	
AW1	Powdercoated window frame - Type 1
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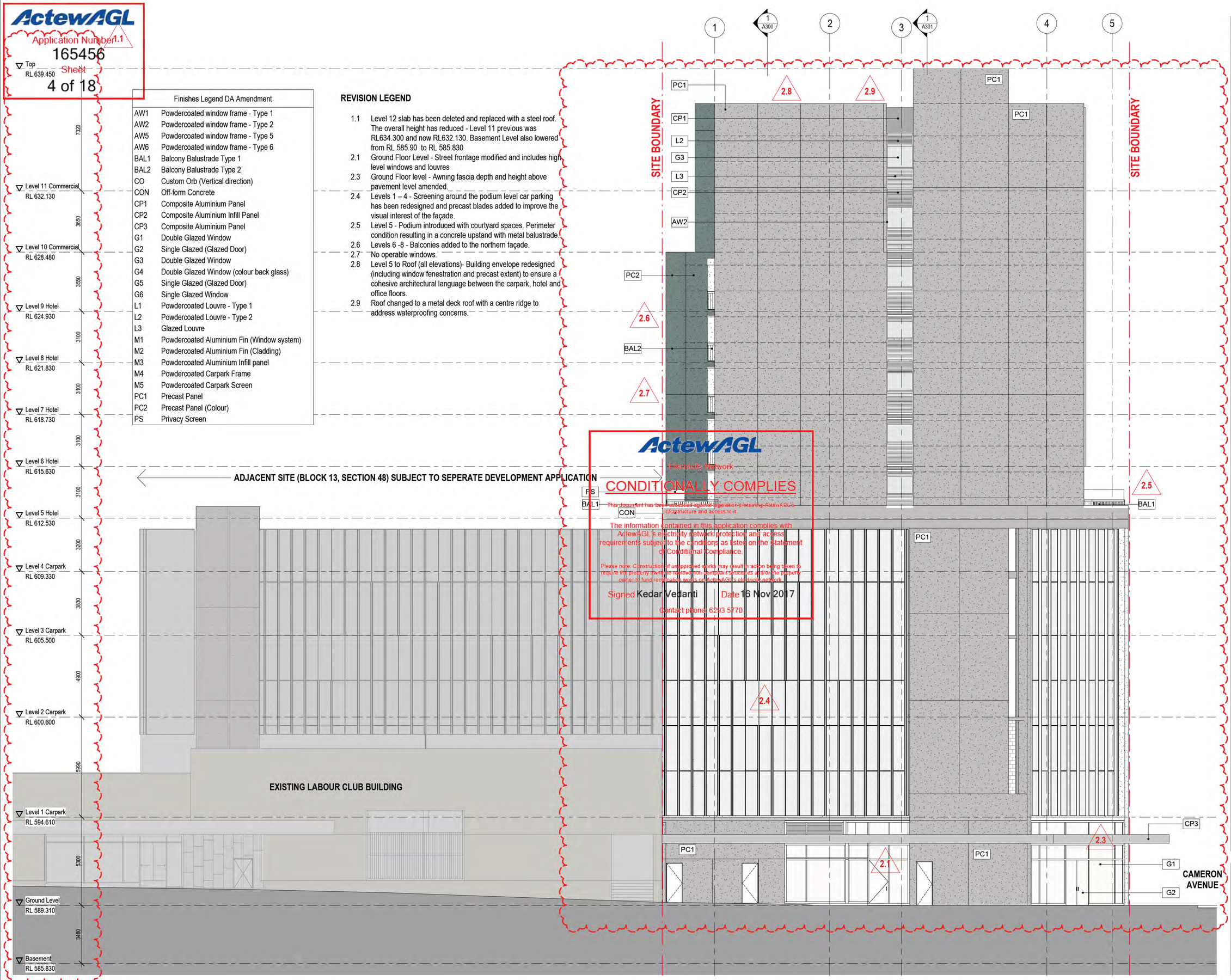

ActewAGL
Electricity Network
CONDITIONALLY COMPLIES
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Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6293 5770

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NOTE
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Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review

DRN: Author | C/C: Checker | APP: Approver

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
West Elevation

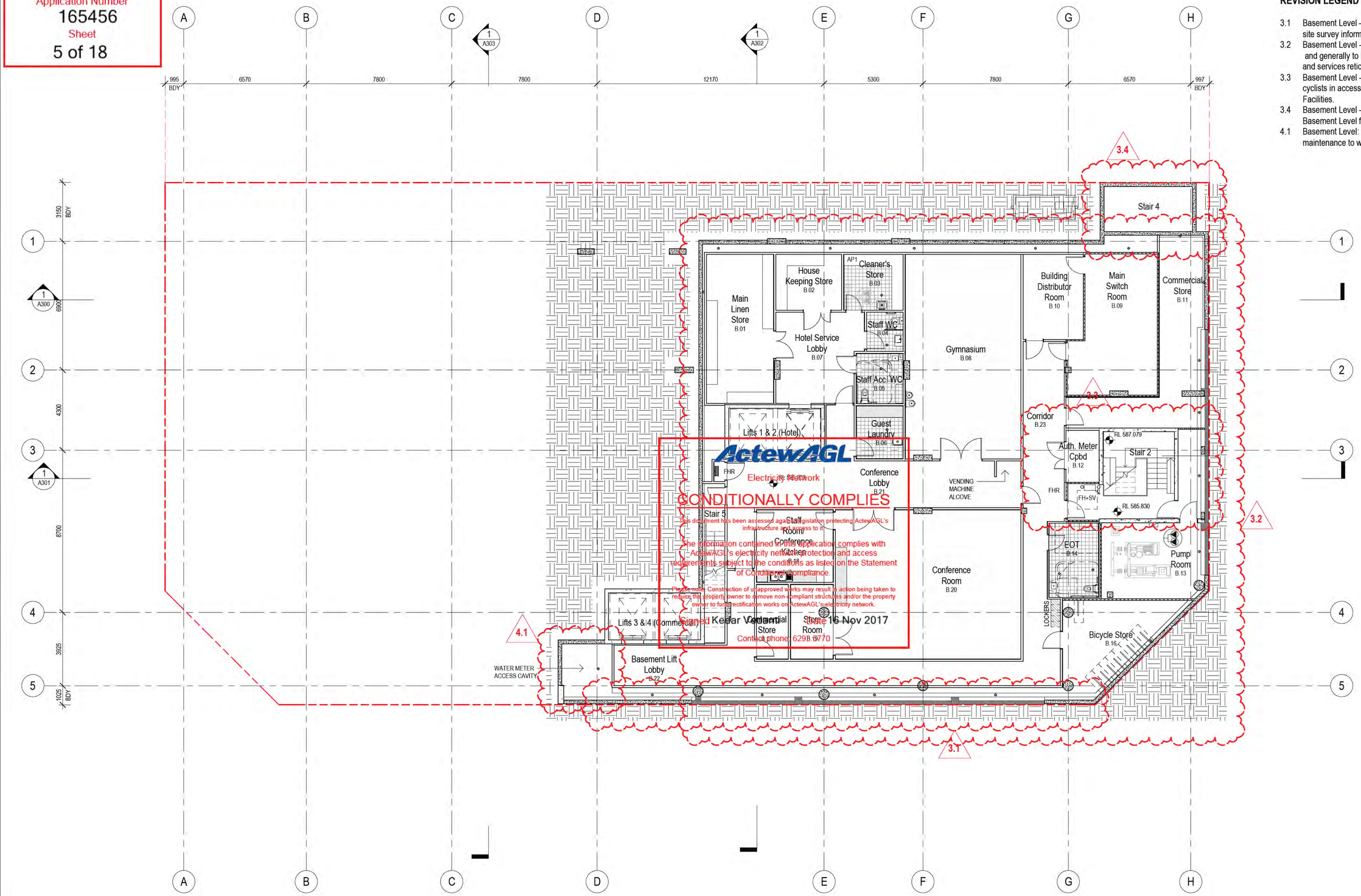
Job No.	Drawing No.	Scale	Rev.
16_35	DA-A201	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
5 of 18

REVISION LEGEND

3.1 Basement Level – Existing basement wall locations verified with site survey information.
3.2 Basement Level - replanned to include end of trip cycling facilities and generally to improve the functionality and amenity of the space and services reticulation.
3.3 Basement Level - Stair No. 2 added with bike ramp to assist cyclists in accessing the Bicycle Store and End of Trip Cycling Facilities.
3.4 Basement Level - The base of Stair No. 4 has been extended to the Basement Level for structural stability only.
4.1 Basement Level: demolition extent increased to ensure authority maintenance to water meter from below.



ActewAGL Electricity Network
CONDITIONALLY COMPLIES
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Signed Kedar Vaidya Date 16 Nov 2017
Contact phone: 6298 9770

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Enviroinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect
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PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen

Drawing Title: Basement Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A100	1 : 100@A1	A

From: basubmission_electricity@actewagl.com.au
Sent: Thursday, 16 November 2017 11:47 AM
To: EPD, Customer Services
Subject: ActewAGL Application Decision. Application - 165456. Belconnen - 8/48 (Email 2 of 3)
Attachments: FLOORREG-201630289-S197B-GROUND-01.pdf; FLOORREG-201630289-S197B-LEVEL 10-01.pdf; FLOORREG-201630289-S197B-LEVEL 1-01.pdf; FLOORREG-201630289-S197B-LEVEL 11-01.pdf; FLOORREG-201630289-S197B-LEVEL 2-01.pdf; FLOORREG-201630289-S197B-LEVEL 3-01.pdf; FLOORREG-201630289-S197B-LEVEL 4-01.pdf; FLOORREG-201630289-S197B-LEVEL 5-01.pdf

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

Approval ID : 165456, Belconnen 8 /48 , Belconnen 9 /48

Please note that your application has been assessed for compliance with ActewAGL's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards

ActewAGL Electricity Networks Division

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@ActewAGL.com.au
GPO Box 366 Canberra ACT 2601
www.ActewAGL.com.au

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ActewAGL

Application Number
165456
Sheet
6 of 18

REVISION LEGEND

- 3.5 Ground Floor Level - Commercial and Hotel Lobbies have been combined to create a single-entry lobby and new street frontage arrangement
- 3.6 Ground Floor Level – Commercial and Hotel entry frontage includes Hotel letterbox and afterhours intercom.
- 3.7 Ground Floor Level - Hotel Reception, Luggage Store, Hotel Offices, and Tenancy No. 3 have been replanned to achieve greater efficiency.
- 3.8 Ground Floor Level – Amenities area increased to meet BCA requirements.
- 3.9 Ground Floor Level – Sprinkler Valve Room deleted, FBBV and Gas Meter Room replanned to improve service reticulation.
- 3.10 Ground Floor Level – Fire Centre external door deleted (not required by ACT Fire).
- 3.11 Waste Centre Expanded due to change to Tenancy 3 change from shop to cafe
- 4.2 Ground Floor Level - door from Cameron Avenue to Tenancy No. 2 has been relocated so as to meet AS1428 requirements.
- 4.3 Ground Floor Level and Levels 1 - 3 – Stair Nos. 1 - 2 added.
- 4.4 Ground Floor Level – New door added from Service Area along Edmonston Place to meet fire egress requirements.

CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

Stair 3 UP
RL 589.455
Foyer Upper
RL 590.760
INTERNAL ATM
PLATFORM LIFT
FHR
RL 589.160
Landscaped Courtyard
Stair 6
Stair 7
ATM
ATM BOH
Stair 1
Future Kitchen
Tenancy 1
G.22
RL 589.280
Tenancy 2
G.21
RL 589.280
Female
Acc WC
Male
Foyer Lower
RL 589.310
Recycling Holding Area
RL 589.330
Garbage Holding Area
RL 590.000
RL 589.980
RL 589.970
RL 589.270
RAMP TO L1
1:6.7 RAMP
Service Area
GREASE TRAP UNDER
Stair 4 UP
RL 589.720
RL 589.340
RL 589.800
RL 589.461
1:20
RL 589.330
RL 589.803
Luggage Store
Manager's Office
Lifts 1 & 2 (Hotel)
ELEC
Business Lounge
Hotel Lobby
RL 589.310
Reception
Sales Office
Feature Wall
Stair 5
Future Kitchen
Lifts 3 & 4 (Commercial)
Water Meter Room
RL 589.310
Entry Lobby
Fire Centre
LETTERBOX, AFTER HOURS INTERCOM & KEY SAFE
LOADING BAY
MECH
Stair 8
Rubbish Enclosure
RL 589.660
Gas Meter Room
RL 589.380
RL 589.430
Stair 2
FBBV
Tenancy 3
G.11
RL 589.280
BICYCLE PARKING
3.8
3.11
4.4
4.3
4.2
3.5
3.6
3.10
3.9

ActewAGL
Electricity Network
3.7
CONDITIONALLY COMPLIES
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Signed: Kedar Vedanti
Date: 16 Nov 2017
Contact phone: 6229 5749

NOTE:

1. EGRESS DOORS TO STAIR 1,2,3,4 AND SERVICE AREA - THE DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.
2. EXTERNAL DOORS TO TENANCY 1,2 AND 3 (PIVOT DOORS) - DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDAY.
3. EXTERNAL DOORS OF SERVICES (WATER METER ROOM, FBBV AND GAS METER ROOM) - THE DOOR LEAFS IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review

DRN: Author | C/C: Checker | APP: Approver

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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
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e pmpr@mayrussell.com.au
architects

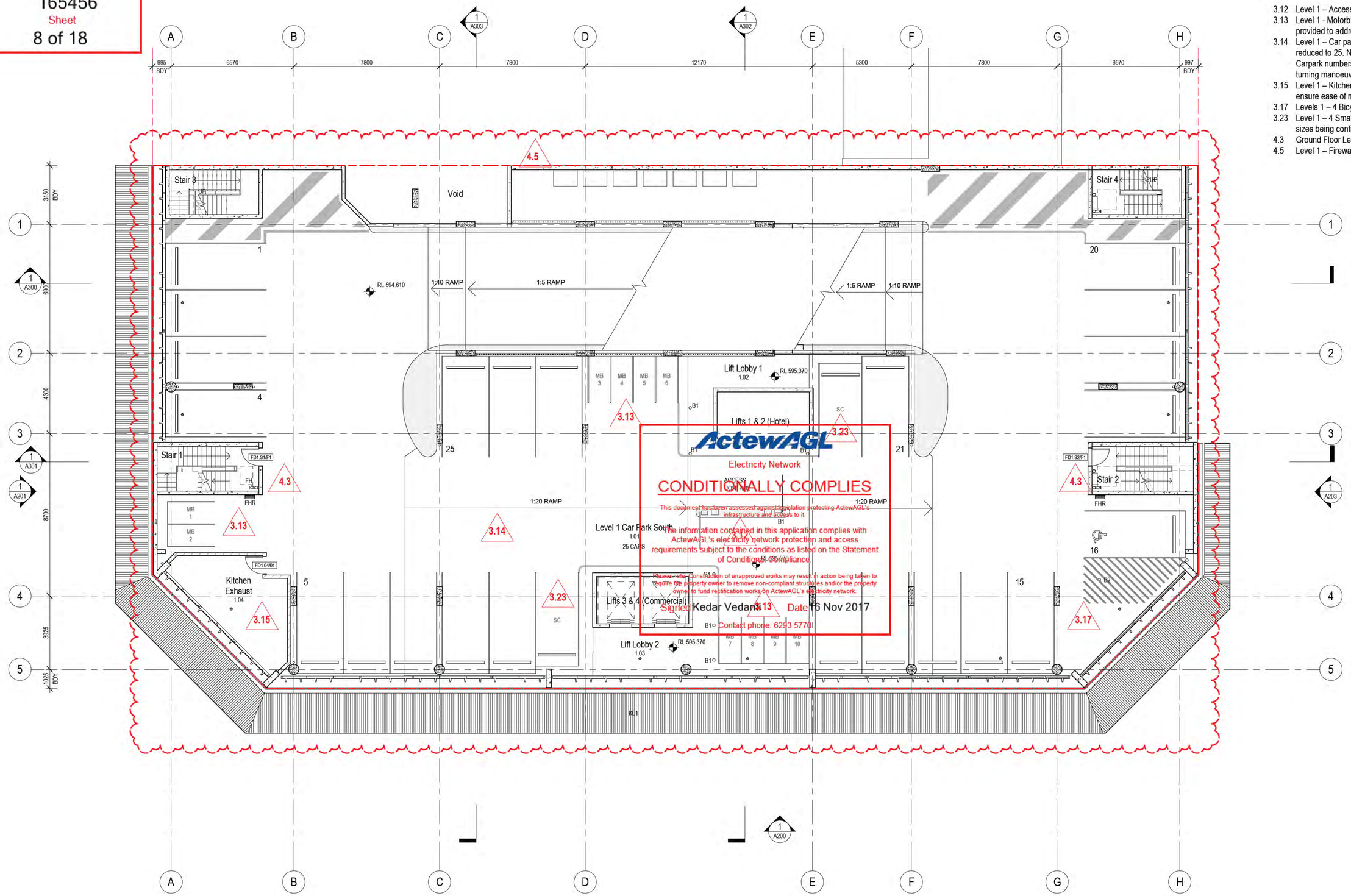
Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Ground Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A101	1 : 100@A1	A

ActewAGL
Application Number
165456
Sheet
8 of 18



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Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6293 5770

REVISION LEGEND

- 3.12 Level 1 – Access control (i.e. boom gates).
- 3.13 Level 1 - Motorbike parking moved and an additional 6 spaces provided to address the requirements for the future club carpark.
- 3.14 Level 1 – Car park layout amended and number of spaces reduced to 25. Number of disabled spaces reduced to 1. Carpark numbers reduced to improve vehicle movement and turning manoeuvres.
- 3.15 Level 1 – Kitchen Exhaust relocated to floor of car park so as to ensure ease of maintenance.
- 3.17 Levels 1 – 4 Bicycle Parking relocated to the Basement Level.
- 3.23 Level 1 – 4 Small car spaces (9 total) introduced due to lift shaft sizes being confirmed and adjustment to stair 2 on Level 4.
- 4.3 Ground Floor Level and Levels 1 - 3 – Stair Nos. 1 - 2 added.
- 4.5 Level 1 – Firewall alignment amended.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Envirolinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect
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e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 1 Carpark South Floor Plan

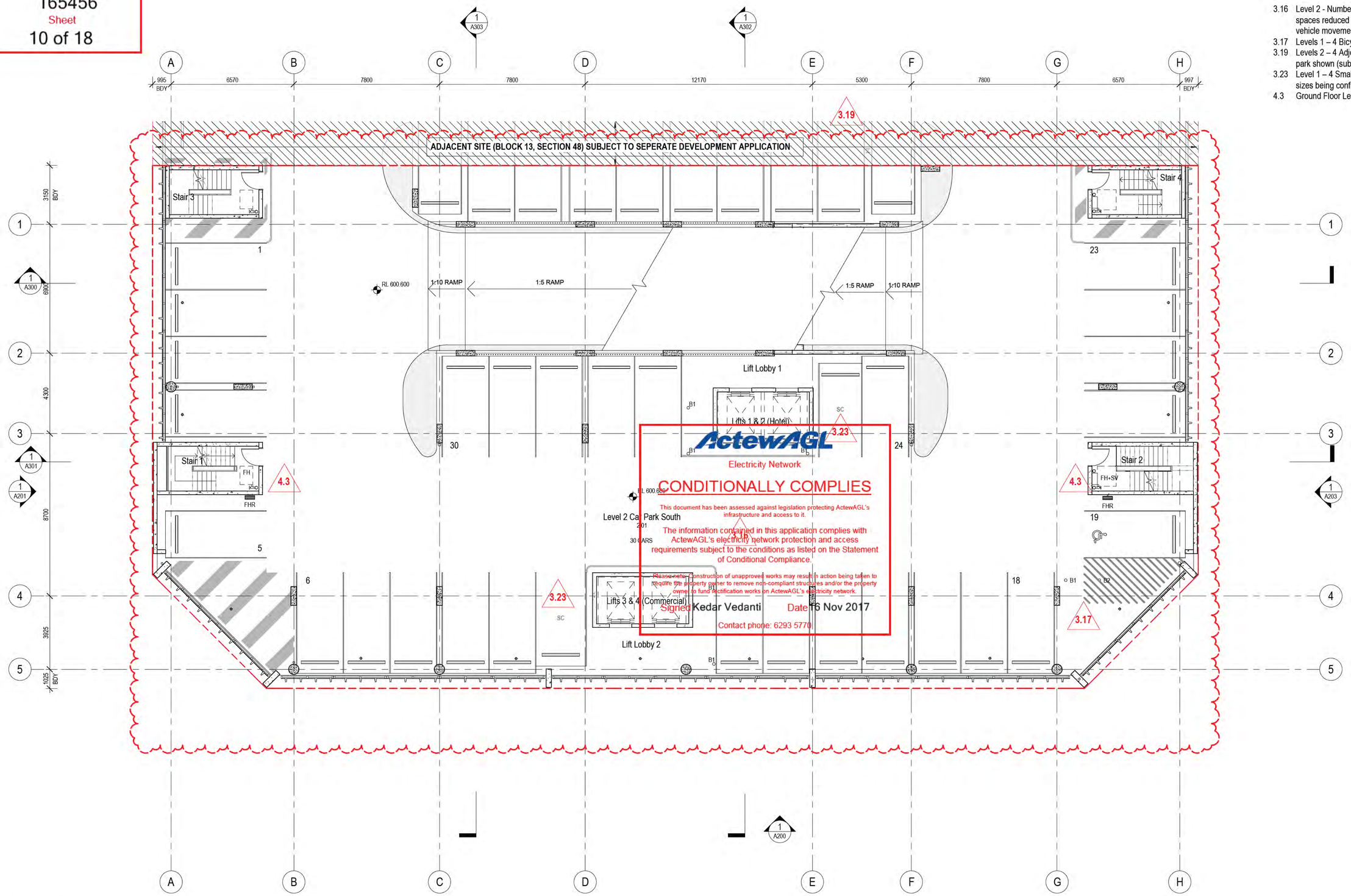
Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.01	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
10 of 18

REVISION LEGEND

3.16 Level 2 - Number of spaces reduced to 30. Number of disabled spaces reduced to 1. Carpark numbers reduced to improve vehicle movement and turning manoeuvres.
3.17 Levels 1 – 4 Bicycle Parking relocated to the Basement Level.
3.19 Levels 2 – 4 Adjoining Canberra Labor Club podium level car park shown (subject to separate DA submission).
3.23 Level 1 – 4 Small car spaces (9 total) introduced due to lift shaft sizes being confirmed and adjustment to stair 2 on Level 4.
4.3 Ground Floor Level and Levels 1 - 3 – Stair Nos. 1 - 2 added.



ActewAGL
Electricity Network
CONDITIONALLY COMPLIES
This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.
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Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6293 5770

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review
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Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

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Architect -	May + Russell Architects
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Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 2 Carpark South Floor Plan

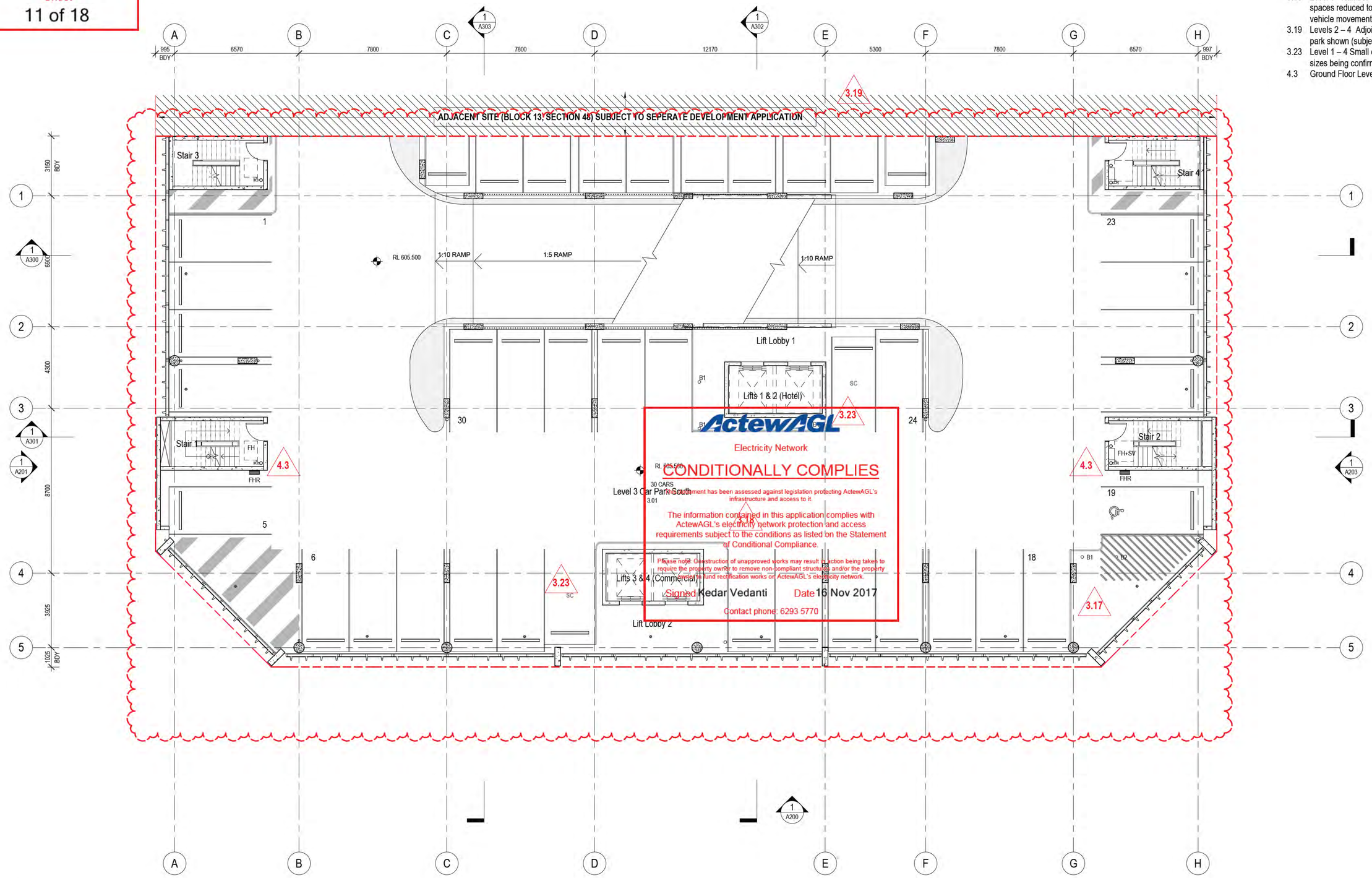
Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.02	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
11 of 18

REVISION LEGEND

3.17 Levels 1 – 4 Bicycle Parking relocated to the Basement Level.
3.18 Level 3 - Number of spaces reduced to 30. Number of disabled spaces reduced to 1. Carpark numbers reduced to improve vehicle movement and turning manoeuvres.
3.19 Levels 2 – 4 Adjoining Canberra Labor Club podium level car park shown (subject to separate DA submission).
3.23 Level 1 – 4 Small car spaces (9 total) introduced due to lift shaft sizes being confirmed and adjustment to stair 2 on Level 4.
4.3 Ground Floor Level and Levels 1 - 3 – Stair Nos. 1 - 2 added.



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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 3 Carpark South Floor Plan

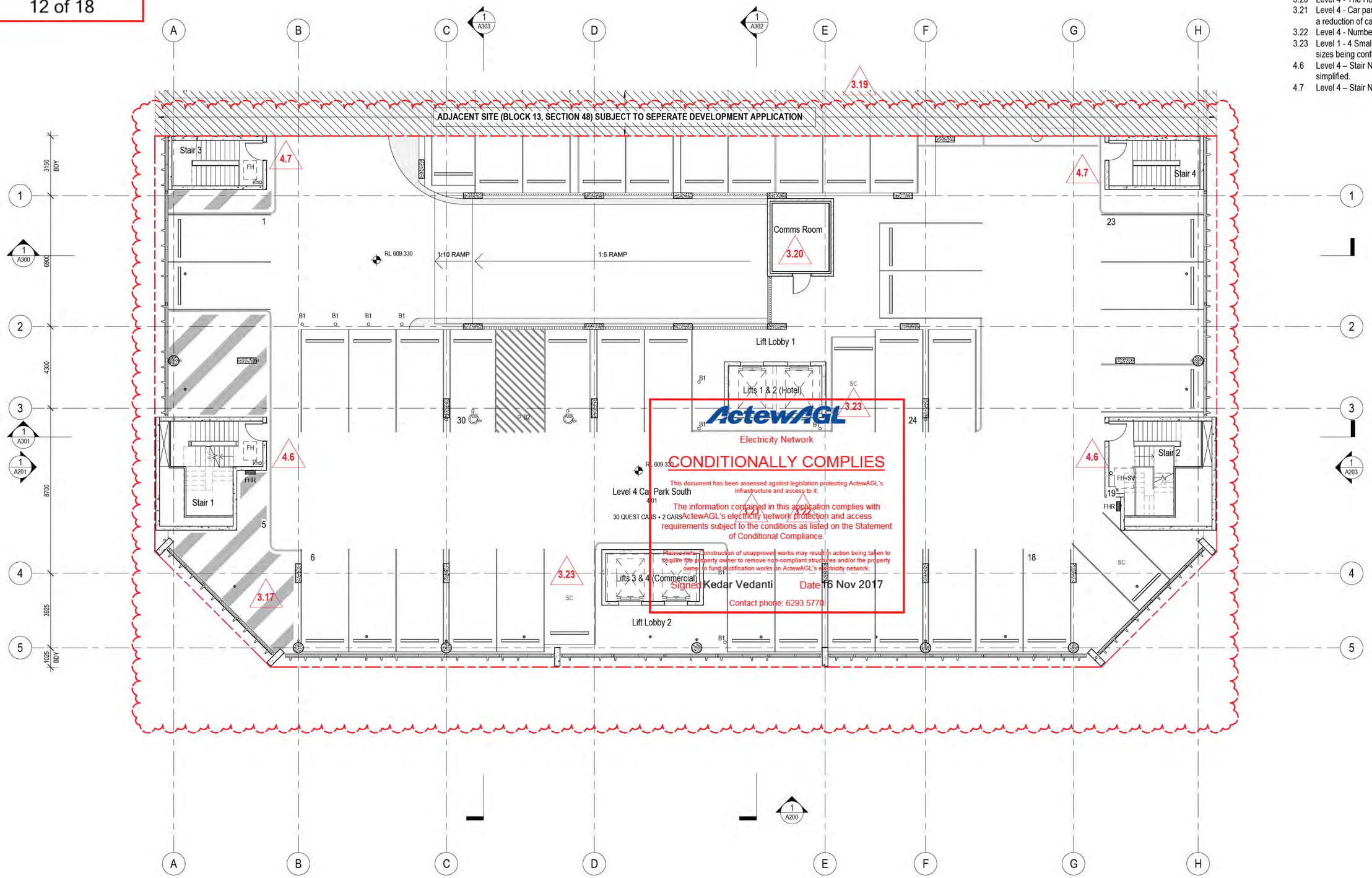
Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.03	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
12 of 18

REVISION LEGEND

3.19 Levels 2 – 4 - Adjoining Canberra Labor Club podium level car park shown (subject to separate DA submission).
3.20 Level 4 - The Hotel Communications Room has been relocated.
3.21 Level 4 - Car park layout and movement amended, resulting in a reduction of car parking spaces.
3.22 Level 4 - Number of spaces increased to 32.
3.23 Level 1 - 4 Small car spaces (9 total) introduced due to lift shaft sizes being confirmed and adjustment to stair 2 on Level 4.
4.6 Level 4 – Stair Nos. 1 - 2 re-configured and vertical connectivity simplified.
4.7 Level 4 – Stair Nos. 3 – 4 added.



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Electricity Network

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Signed Kedar Vedanti Date 16 Nov 2017

Contact phone: 6293 5770

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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

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Structure -	Sellick Consultants
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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

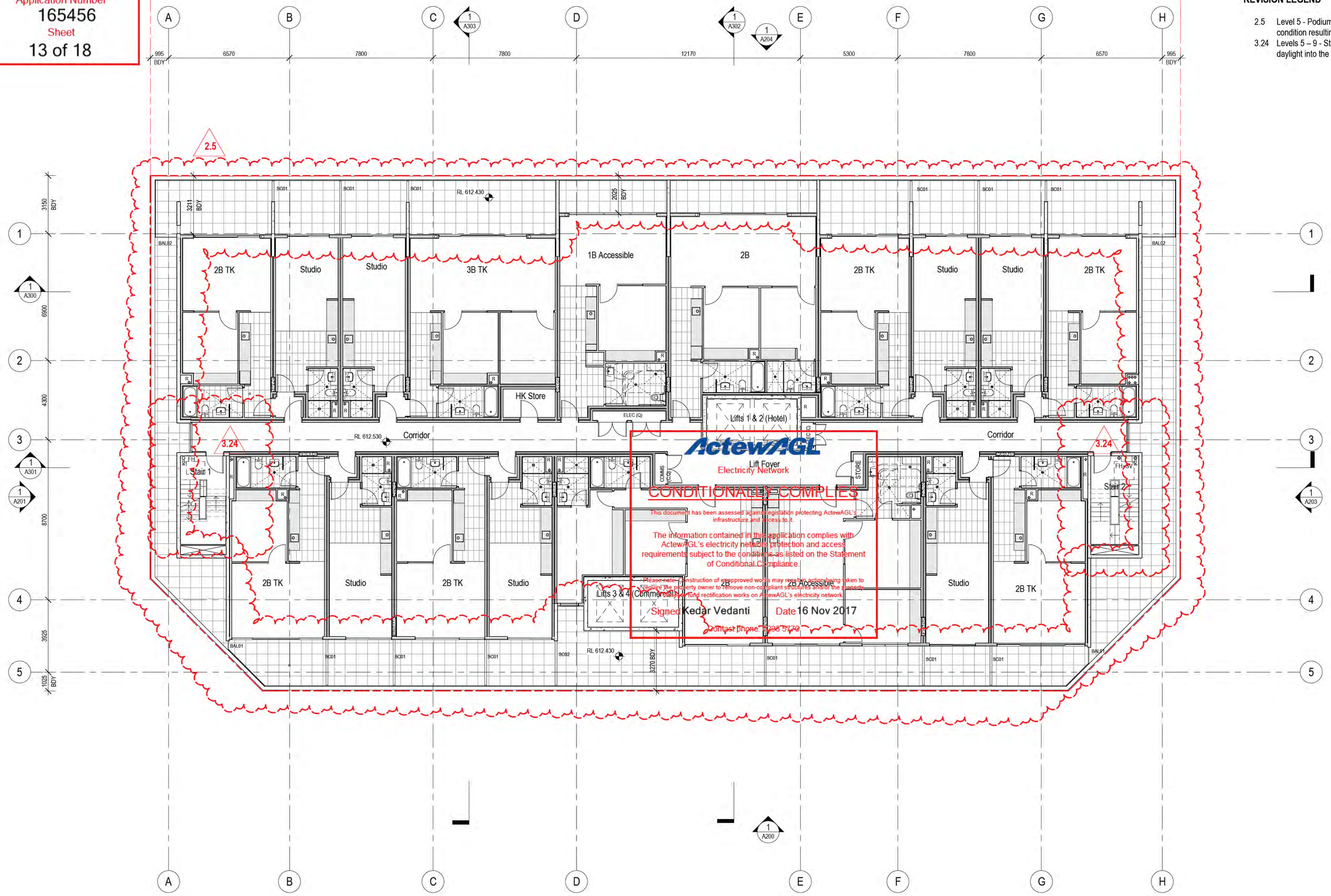
Drawing Title: Level 4 Carpark South Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.04	1 : 100@A1	A

ActewAGL
Application Number
165456
Sheet
13 of 18

REVISION LEGEND

2.5 Level 5 - Podium introduced with courtyard spaces. Perimeter condition resulting in a concrete upstand with metal balustrade.
3.24 Levels 5 – 9 - Stair Nos. 1 - 2 moved to the south to allow daylight into the internal access corridor space.



ActewAGL
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Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6298 5770

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Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 5 Hotel Floor Plan

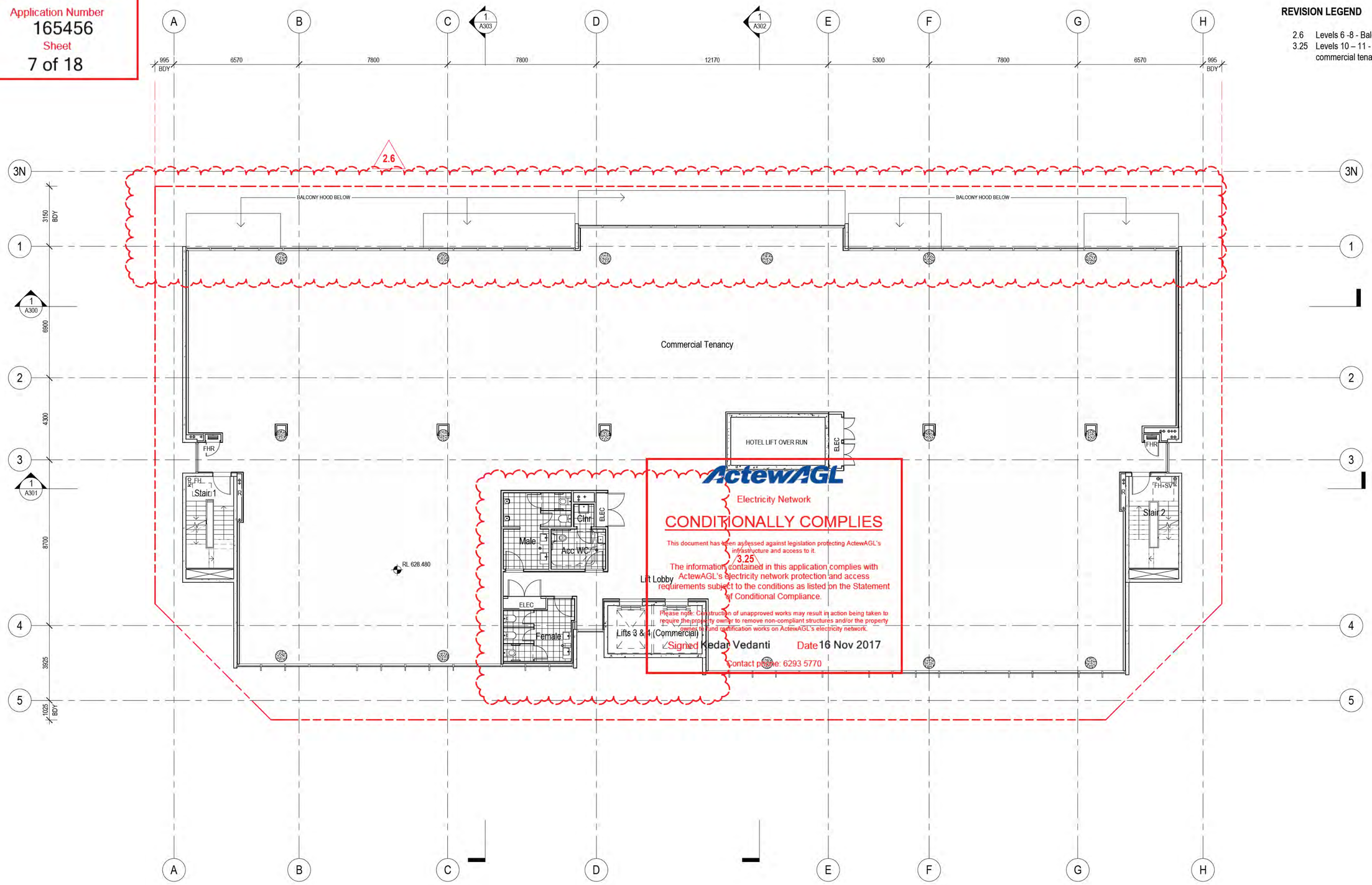
Job No.	Drawing No.	Scale	Rev.
16_35	DA-A104.01	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
7 of 18

REVISION LEGEND

2.6 Levels 6 -8 - Balconies added to the northern façade.
3.25 Levels 10 – 11 - Core re-design to suit more appropriate commercial tenancy layouts.



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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
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e pmpr@mayrussell.com.au
architects

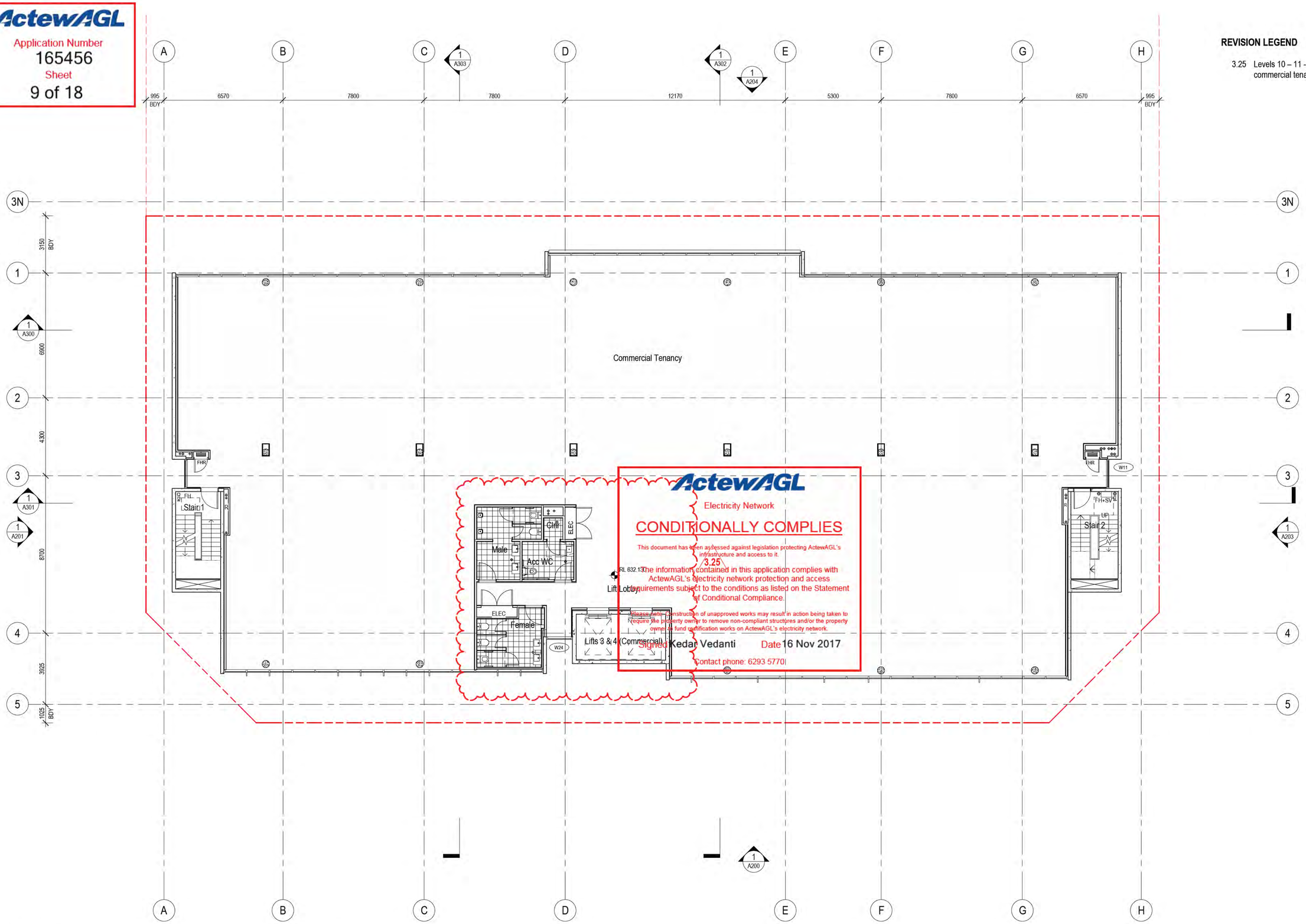
Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 10 Commercial Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A105.01	1 : 100@A1	A

ActewAGL
Application Number
165456
Sheet
9 of 18



ActewAGL
Electricity Network
CONDITIONALLY COMPLIES
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3.25
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Signed Kedar Vedanti Date 16 Nov 2017
Contact phone: 6293 5770

REVISION LEGEND

3.25 Levels 10 – 11 - Core re-design to suit more appropriate commercial tenancy layouts.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
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Landscape - Envirolinks
Structure - Sellick Consultants
Civil - Sellick Consultants
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Mechanical - NDY
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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 11 Commercial Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A105.02	1 : 100@A1	A

From: basubmission_electricity@actewagl.com.au
Sent: Thursday, 16 November 2017 11:47 AM
To: EPD, Customer Services
Subject: ActewAGL Application Decision. Application - 165456. Belconnen - 8/48 (Email 3 of 3)
Attachments: FLOORREG-201630289-S197B-LEVEL 9-01.pdf; FLOORREG-201630289-S197B-LEVELS 6-8-01.pdf; FLOORREG-201630289-S197B-PLANT AREA-01.pdf; INDEX-201630289-S197B-COVER SHEET-01.pdf; Separation requirements 3832_018.pdf

ACTEWAGL - ELECTRICITY NETWORKS DIVISION

Approval ID : 165456, Belconnen 8 /48 , Belconnen 9 /48

Please note that your application has been assessed for compliance with ActewAGL's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards

ActewAGL Electricity Networks Division

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@ActewAGL.com.au
GPO Box 366 Canberra ACT 2601
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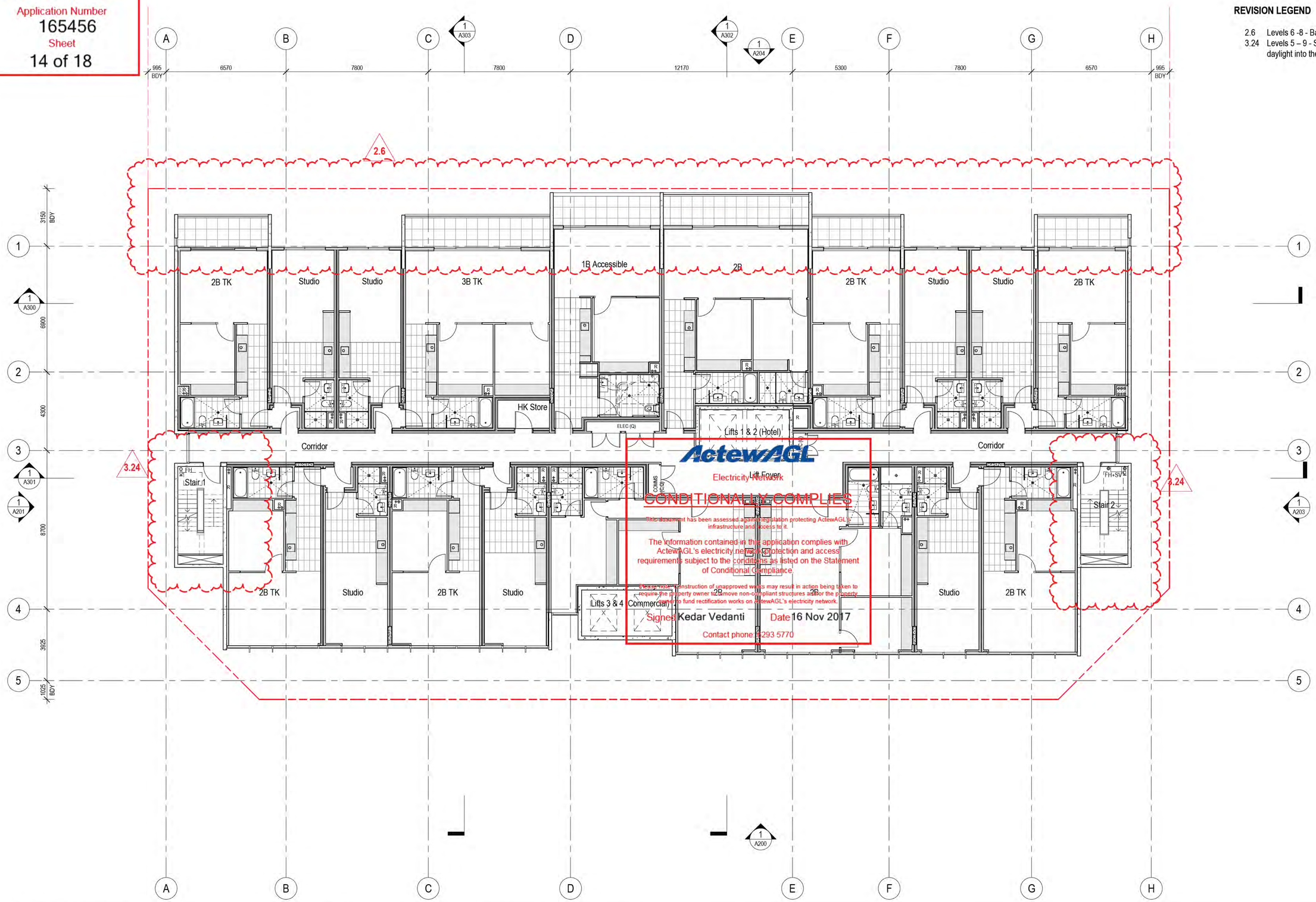
Application Number
165456
Sheet
14 of 18

REVISION LEGEND

2.6 Levels 6 -8 - Balconies added to the northern façade.
3.24 Levels 5 – 9 - Stair Nos. 1 - 2 moved to the south to allow daylight into the internal access corridor space.



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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

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architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen

Drawing Title: Level 9 Hotel Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A104.03	1 : 100@A1	A

ActewAGL

Application Number
165456
Sheet
15 of 18

REVISION LEGEND

2.6 Levels 6 -8 - Balconies added to the northern façade.
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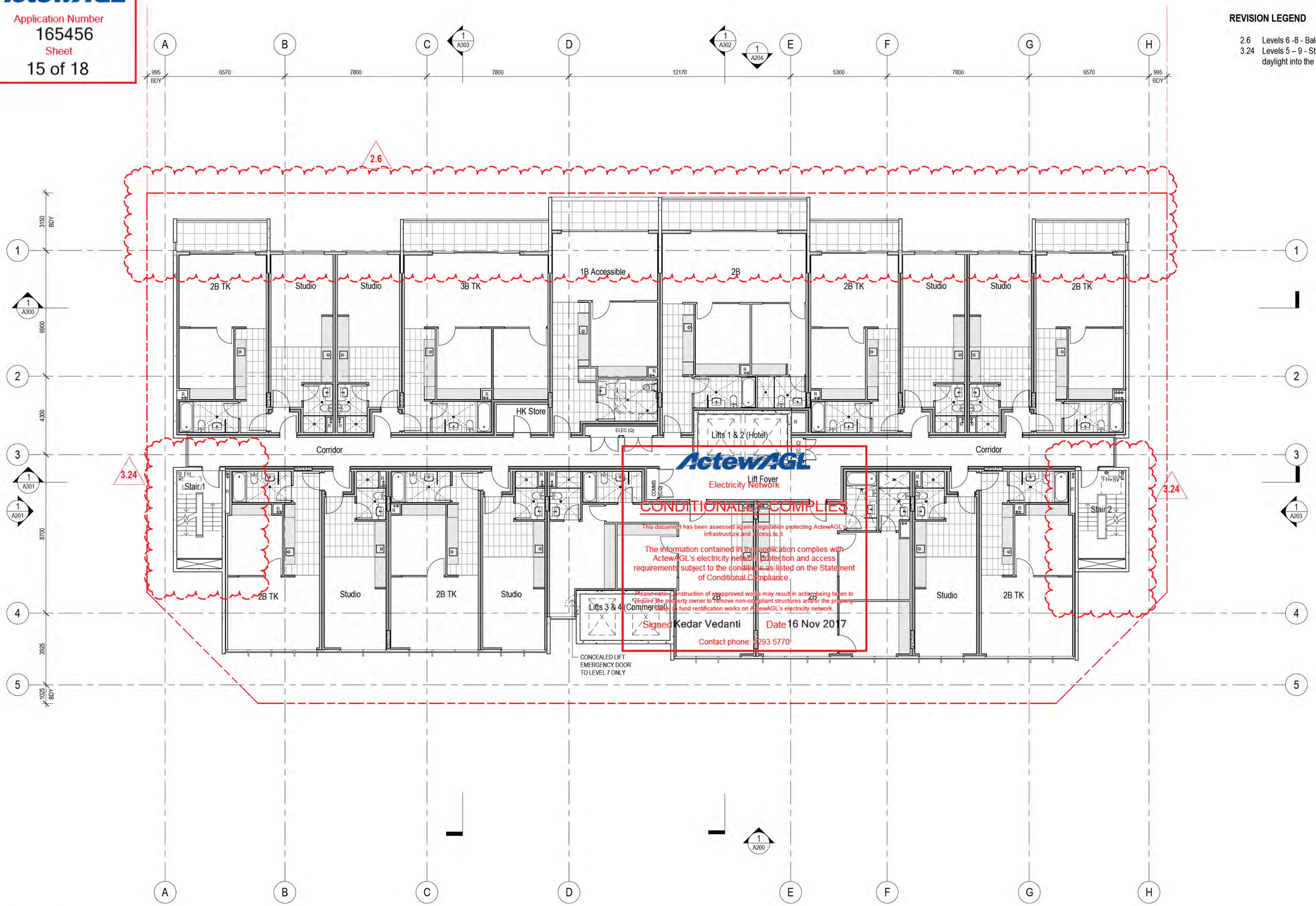

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e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen

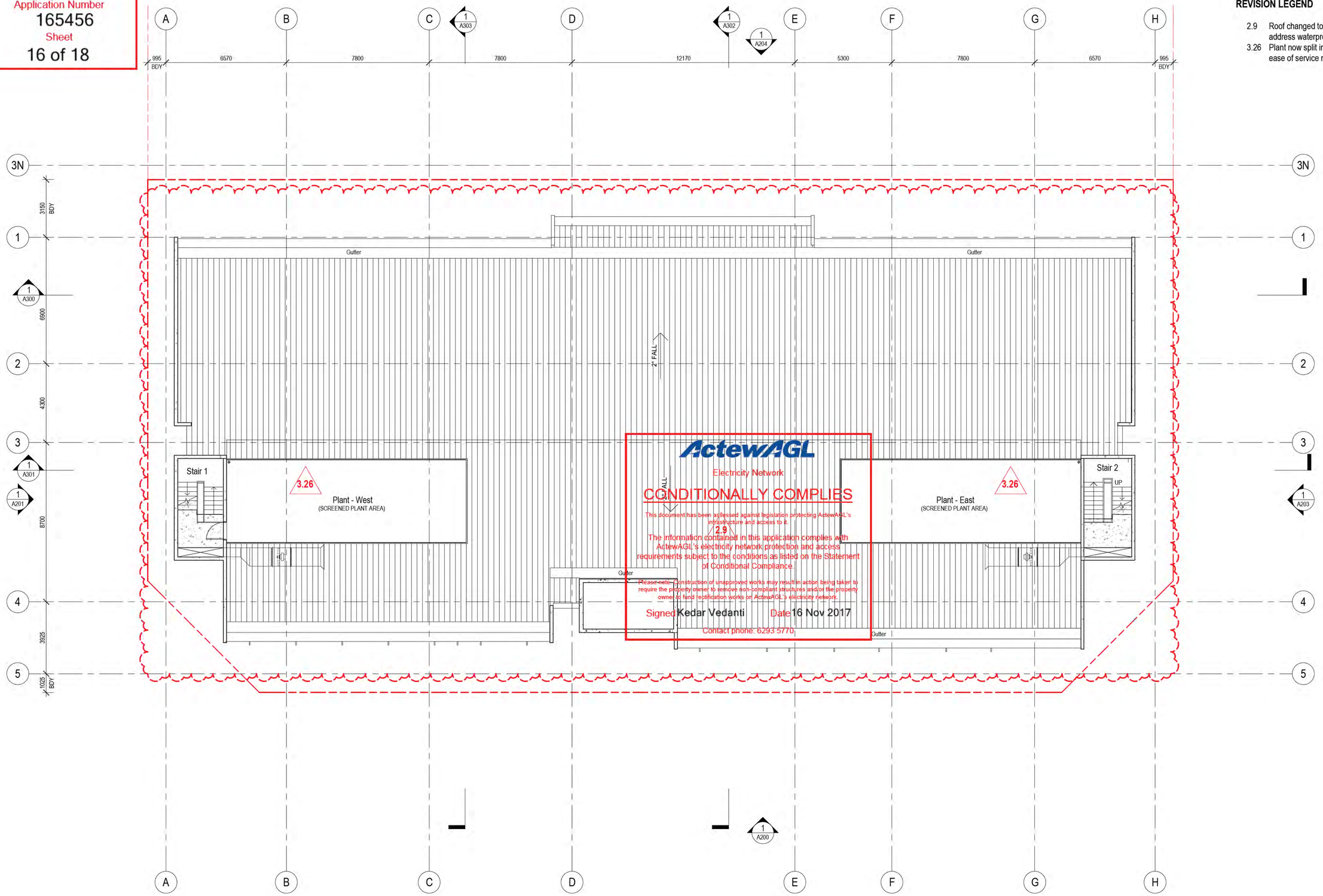
Drawing Title: Levels 6-8 Hotel Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A104.02	1 : 100@A1	A

ActewAGL
Application Number
165456
Sheet
16 of 18

REVISION LEGEND

2.9 Roof changed to a metal deck roof with a centre ridge to address waterproofing concerns.
3.26 Plant now split into two areas to meet egress requirements and ease of service reticulation.



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e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Plant Area Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A106	1 : 100@A1	A

ActewAGL

Application Number
165456

Sheet
17 of 18

DA Amendment Drawing List

DA-A000	Cover Sheet
DA-A100	Basement Floor Plan
DA-A101	Ground Floor Plan
DA-A102.01	Level 1 Carpark South Floor Plan
DA-A102.02	Level 2 Carpark South Floor Plan
DA-A102.03	Level 3 Carpark South Floor Plan
DA-A102.04	Level 4 Carpark South Floor Plan
DA-A104.01	Level 5 Hotel Floor Plan
DA-A104.02	Levels 6-8 Hotel Floor Plan
DA-A104.03	Level 9 Hotel Floor Plan
DA-A105.01	Level 10 Commercial Floor Plan
DA-A105.02	Level 11 Commercial Floor Plan
DA-A106	Plant Area Floor Plan
DA-A107	Roof Plan
DA-A200	South Elevation
DA-A201	West Elevation
DA-A202	North Elevation (Mid)
DA-A203	East Elevation
DA-A204	Exterior Finishes
DA-A300	Section A
DA-A301	Section B
DA-A302	Section C
DA-A303	Section D
DA-A400	Renders

ActewAGL

Electricity Network

CONDITIONALLY COMPLIES

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

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

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

Signed Kedar Vedanti Date 16 Nov 2017

Contact phone: 6293 5770

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NOTE
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.
Do not scale drawings.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment

Design Review

DRN: Author | C/C: Checker | APP: Approver

File name:
\\mayrussell.local\Users$\RedirectedFolders\scole\My Documents\1635 CLCBEL CENTRAL_scole@mayrussell.com.au.rvt

Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Environlinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

may + russell

may + russell architects pty ltd abn 69 087 172 718

Unit 5, 7 Napier Close, Deakin ACT 2600
PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
e pmpr@mayrussell.com.au

architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
Cover Sheet

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A000	@A1	A

ActewAGL

Application Number 165456

Sheet 18 of 18

MINIMUM SEPARATION REQUIREMENTS

FROM ANY PART OF:	TO NEAREST PART OF:	SEPARATION (m) SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS
PADMOUNT SUBSTATION	-BUILDING	1.5 (NOTE 3)	1.5 (NOTE 3)
	-PROPERTY BOUNDARY	1.5	1.5
	-ABOVE GROUND OBJECTS	1.5	1.5
	-DRIVEWAYS & ROADS	1.5	1.5
	-COMMS CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)	1.5 (NOTE 12)
	-DESIGNATED HAZARDS	NOTE 5	NOTE 5
	-NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)	3 (NOTE 3)
MINI PILLAR	-BUILDINGS & STRUCTURES	1.2 (NOTE 8)	1.2 (NOTE 8)
	-PROPERTY BOUNDARY	1.2 (NOTE 8)	1.2 (NOTE 8)
	-ROADS	1.2	1.2
	-DRIVEWAYS	1.5	1.5
	-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)
HV CABLES (1kV < U ≤ 22kV)	-WATER PIPES	0.5 (H) (NOTE 12)	0.5 (H)(NOTE 12)
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 &12)	0.6 (H), (NOTES 1&12)
	-COMMUNICATIONS CABLES	0.3	0.3
	-GAS PIPES	0.3	0.3
	-HV CABLES (22kV < U ≤ 132kV)	0.75 (NOTE 11)	0.75 (NOTE 11)
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)
	-HV CABLES (1kV < U ≤ 22kV)	0.2 (MIN)	0.2 (MIN)
LV CABLES (≤ 1kV) SERVICE MAINS CABLE PITS	-WATER PIPES	0.5 (H)	0.5 (H)
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 &12)	0.6 (H), (NOTES 1&12)
	-COMMUNICATIONS CABLES	0.15	0.15
	-GAS PIPES	0.15	0.15
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)
	-HV CABLES (1kV < U ≤ 22kV)	0.09	0.09
HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6)		HV EARTH RESISTANCE (NOTE 14): 30Ω / 10Ω / 5Ω / 3Ω	NOTE 14
	-IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30 / 20 / 15 / 12	4 (NOTE 4)
	-TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15 / 10 / 8 / 6	4
	-UG UNINSULATED METALWORK AND METAL PIPES	4 / 3 / 2 / 2	2
	-METAL FENCING OR METAL CLAD BUILDINGS	4 / 3 / 2 / 2	2
	-LV EARTHING ELECTRODE(S)	4 / 3 / 2 / 2	0
	-BARE UG LV EARTH CONDUCTORS	4 / 3 / 2 / 2	0
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	-UG UNINSULATED METALWORK AND METAL PIPES	2	2
	-CONCRETE REINFORCING BONDED TO HV EARTH	SEE HV ELECTRODE	N/A
	-INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT	4	4
	-COMMUNICATIONS EARTH STAKE	0.5	4

RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5) NOMINAL (MINIMUM) (mm)	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	750 (600)	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)	750 (600)
1kV < U ≤ 22kV	850 (750)	850 (600)	750 (600)
22kV < U ≤ 132kV	NOT PERMITTED	1000 (1000)	1000 (1000)

BURIAL NOTES:

1. FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
2. ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm
3. MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
4. HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
5. THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

SEPARATION NOTES:

1. CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES – LV CABLES 150mm
   SEWER & STORMWATER PIPE LINES – HV CABLES 300mm
2. (H) – HORIZONTAL CLEARANCE REQUIRED.
3. ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING.
4. SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
5. SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13.
6. INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES.
7. BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED.
8. THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm.
9. THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.
10. THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY.
11. NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES.
12. REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.
13. SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE ACTEWAGL EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138.
14. THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

No	REVISION	DATE	CKD	AUTH
K	MINIPILLAR – DRIVEWAY CHANGED TO TAMS DS4-03	08/10/10	AC	BB
J	NOTE 12 ADDED	24/5/10	GA	GA
N	NOTES 4 & 13 AMENDED & NOTE 14 ADDED			
M	NOTE 4 AMENDED	06/02/14	CD	BS
L	HV–HV & HV–LV SEPARATIONS ADDED, NOTES AMENDED	11/04/13	EA	BS

ActewAGL
The information contained within this drawing and associated electronic file shall remain the property of ActewAGL and shall not be copied or used for any other purpose without express written permission from ActewAGL. © Copyright ActewAGL 2005.

Drawn: G. Adamaitys
Designed: G. Smith
Design Approved:
Branch Engineer: G. Astbury
Branch Manager: D. Howe

SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT

Project No:
Work Pack No: CWA Doc No:

Scale: N/A | Date: | Sheet No:
File: | Tender No:
Status: Current

A3 | 3832-018 | Rev N

CADD File Name: \\SEAPPSPRD38\asn\VAULT,D=DRWELECDBP,P=AMCONTEXT_1\Mains\Design_Data\Alignment\3832_018.dwg
Date Plotted: 5/05/2015 Plot Style: ActewAGL_STD.ctb Plotted by: Pelle, Joseph

From: Chowdhury, Abu Sayem
Sent: Friday, 17 November 2017 3:18 PM
To: EPD, Customer Services
Cc: Henriquez, Jose; Bell, Jeff; Ramesh, Meena
Subject: COMM-TCCS-201630289-S197B-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201630289

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

BLOCK: 8	**SECTION: 48**	**SUBURB: Belconnen**

This DA has been assessed in regards to the following:

Traffic		**Driveways**	
On Street / Public Parking Facility		**LMPP/Street Trees**	
Public Transport		**Street Lighting**	
Waste Management		**Pedestrian Footpath**	**X**
Stormwater		**Service / Access Easement**	
Demolition		**Estate Development Plan (EDP)**	
Further Information		**Amendments/Additions/Alterations**	**X**
Lease Variation		**Capital Works**	

X = Areas Assessed.

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	
That Further Information Is Required	**X**
That It Is Not Supported	**X**

Comments

1. **The entry door to the stair 2 on the Edmondstone Place must be amended to open inside the block.**
2. **The applicant must submit a revised drawing.**

Regards

Abu Sayem Chowdhury M Engg MIEAust
A/g Manager (Operations)- Development Review and Coordination
Phone 02 6205 9091 | Email: abusayem.chowdhury@act.gov.au

Capital Works and Development Support |Transport Canberra and City Services Directorate | **ACT Government**
GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

Please consider the environment before printing this e-mail.

From: EPD, Customer Services
Sent: Friday, 27 October 2017 4:15 PM
To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-2016302589-S197B-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

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

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

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

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

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Benjamin | Customer Services Officer

Environment, Planning and Land Building Services
16 Challis Street, Dickson | 8 Darling Street, Mitchell
Phone: 02 6207 1923| Email: EPDCustomerServices@act.gov.au
GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit ***www.act.gov.au/accessCBR***

From: Ramesh, Meena
Sent: Monday, 20 November 2017 11:40 AM
To: 'Elizabeth Slapp'
Subject: RE: COMM-TCCS-201630289-S197B-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

Hi Elizabeth

I have spoken to the TCCS officer this morning and he is ok for me to approve the DA if you provide the revised plan showing Stair 2 door swing contained within the subject block boundaries.

This is the only outstanding item. So please email the revised plan directly to me and I can approve the DA. Can you also have the plan annotate retail against Tenancy 3 as previously agreed.

Regards
Meena

From: Ramesh, Meena
Sent: Friday, 17 November 2017 4:35 PM
To: 'Elizabeth Slapp' [redacted]
Subject: FW: COMM-TCCS-201630289-S197B-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]

Elizabeth

FYI and follow up.

TCCS has not supported the DA & need the following information.

1. **The entry door to the stair 2 on the Edmondstone Place must be amended to open inside the block.**
2. **The applicant must submit a revised drawing.**

Regards
Meena

From: Elizabeth Slapp [redacted]
Sent: Monday, 20 November 2017 1:40 PM
To: Ramesh, Meena
Subject: RE: COMM-TCCS-201630289-S197B-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]
Attachments: DA-A101 - Ground Floor Plan_Revised20171120.pdf

Hi Meena,

Please find attached a copy of the revised plan as requested.
Note that the plan has been revised so that the Stair 2 door swings as per all the others at the ground floor level. The reference to 'retail' has also been added to Tenancy 3.

Let me know if there is anything else you need.

Ta.

-E

Elizabeth Slapp
Associate Director

Mobile 0457 786 776

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

From: Ramesh, Meena [mailto:Meena.Ramesh@act.gov.au]
Sent: Monday, 20 November 2017 11:40 AM
To: Elizabeth Slapp [redacted]
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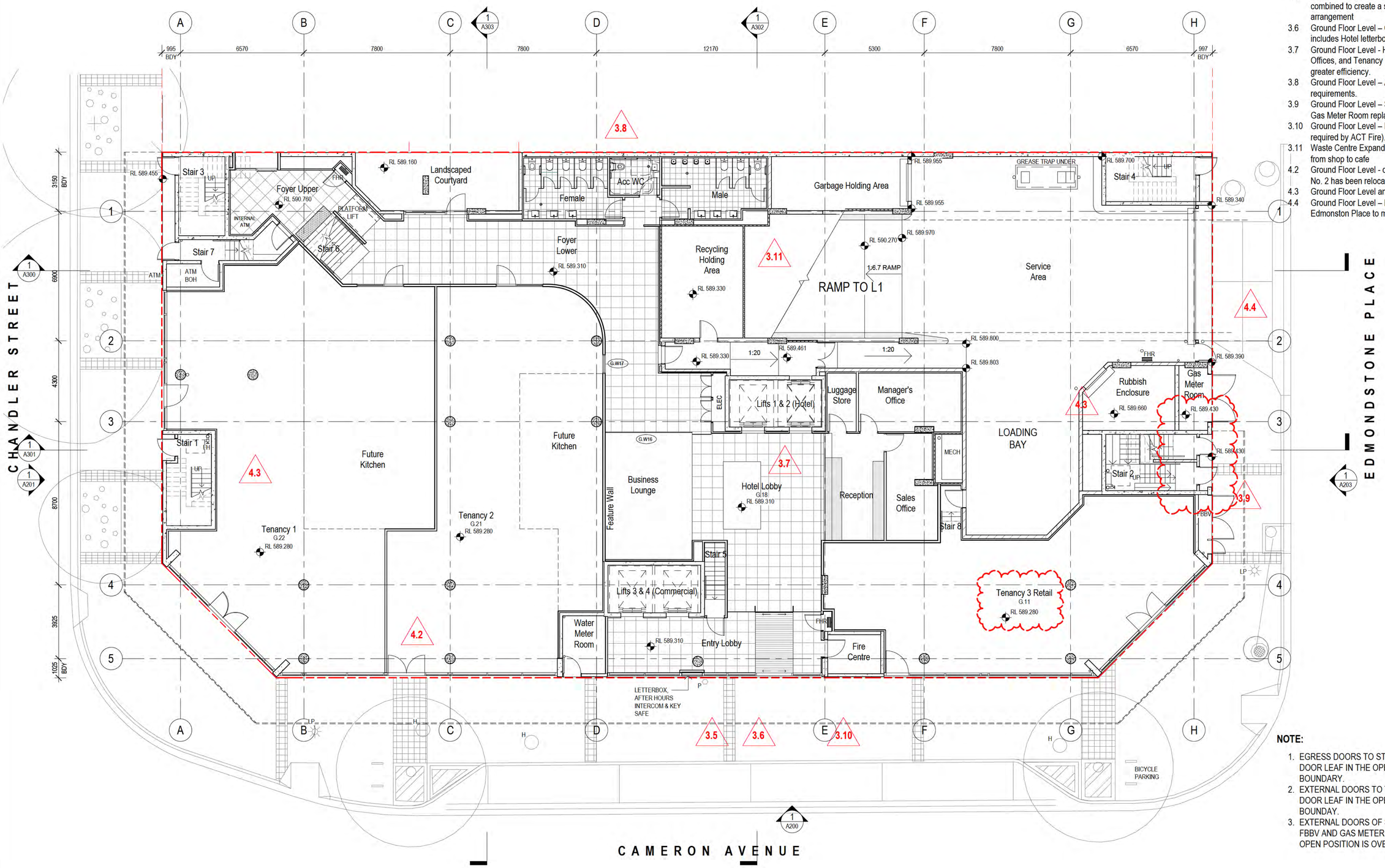
REVISION LEGEND

- 3.5 Ground Floor Level - Commercial and Hotel Lobbies have been combined to create a single-entry lobby and new street frontage arrangement
- 3.6 Ground Floor Level – Commercial and Hotel entry frontage includes Hotel letterbox and afterhours intercom.
- 3.7 Ground Floor Level - Hotel Reception, Luggage Store, Hotel Offices, and Tenancy No. 3 have been replanned to achieve greater efficiency.
- 3.8 Ground Floor Level – Amenities area increased to meet BCA requirements.
- 3.9 Ground Floor Level – Sprinkler Valve Room deleted, FBBV and Gas Meter Room replanned to improve service reticulation.
- 3.10 Ground Floor Level – Fire Centre external door deleted (not required by ACT Fire).
- 3.11 Waste Centre Expanded due to change to Tenancy 3 change from shop to cafe
- 4.2 Ground Floor Level - door from Cameron Avenue to Tenancy No. 2 has been relocated so as to meet AS1428 requirements.
- 4.3 Ground Floor Level and Levels 1 - 3 – Stair Nos. 1 - 2 added.
- 4.4 Ground Floor Level – New door added from Service Area along Edmonston Place to meet fire egress requirements.



NOTE:

1. EGRESS DOORS TO STAIR 1,2,3,4 AND SERVICE AREA - THE DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.
2. EXTERNAL DOORS TO TENANCY 1,2 AND 3 (PIVOT DOORS) - DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDAY.
3. EXTERNAL DOORS OF SERVICES (WATER METER ROOM, FBBV AND GAS METER ROOM) - THE DOOR LEAFS IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.

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28/08/17	A	Issue for DA Amendment
26/10/17	B	Issue for DA Amendment
01/11/17	C	Issue for DA
20/11/17	D	Issue for DA

Design Review

DRN:Author | C/C: Checker | APP: Approver

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

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Civil -	Sellick Consultants
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Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

may + russell
may + russell architects pty ltd abn 69 087 172 718
Unit 5, 7 Napier Close, Deakin ACT 2600
PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Ground Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A101	1 : 100@A1	D

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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED AMENDMENTS ONLY
Delegate name MEENA RAMESH
Date 20/11/2017

CHANDLER STREET

EDMONDSTONE PLACE

CAMERON AVENUE

Stair 3 · Foyer Upper · Landscaped Courtyard · Female · Acc WC · Male · Garbage Holding Area · Stair 4 · Stair 7 · Stair 6 · Foyer Lower · Recycling Holding Area · RAMP TO L1 · Service Area · Stair 1 · Future Kitchen · Future Kitchen · Business Lounge · Feature Wall · Lifts 1 & 2 (Hotel) · Luggage Store · Manager's Office · Rubbish Enclosure · Gas Meter Room · LOADING BAY · Hotel Lobby G.18 · Reception · Sales Office · Stair 8 · Stair 2 · Tenancy 1 G.22 · Tenancy 2 G.21 · Stair 5 · Lifts 3 & 4 (Commercial) · Tenancy 3 Retail G.11 · Water Meter Room · Entry Lobby · Fire Centre · LETTERBOX, AFTER HOURS INTERCOM & KEY SAFE · BICYCLE PARKING

NOTE:

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Architect

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PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Ground Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A101	1 : 100@A1	D

ACT Government
Environment and Planning

Form
S198 Assessment

ASSESSMENT REPORT
Zone - CZ2 Business Zone

ASSESSMENT OFFICER: Meena Ramesh
APPLICATION NUMBER: 201630289/B
BLOCKS: 8 & 9 SECTION: 48
DIVISION: BELCONNEN

PROPOSAL: As described on approved plans

ORIGINAL APPROVAL DATE: **13/12/2016**

Territory Plan Codes - Commercial Zones Development Code

The Planning and Development Act 2007

This document provides analysis of a development proposal to amend an approval in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 198.

List of Proposed Amendments

As described on approved plans

***Planning and Development Act 2007* - Section 198**

In deciding whether to amend a development approval in accordance with an application under section 197, the planning and land authority must consider the application, and take action in relation to the application, as if the development originally approved had been completed and the application for amendment were an application for approval of a development proposal to change the completed development to give effect to the amendment.

S198 (5)(a) &(b)	**Comments**
The planning and land authority must ***refuse to amend*** the development approval if the changed development proposal and the original development proposal would be in different tracks	The amended approval will not result in the track being changed.

S198(5)(c)(i) The planning and land authority must ***refuse to amend*** the development approval if the changed development proposal would be in breach of a condition on the approval- Imposed (rather than confirmed or varied) by a court or tribunal.	The approval is not subject to a condition/s imposed by a court or tribunal.
S198(5)(c)(ii) The planning and land authority must ***refuse to amend*** the development approval if the changed development proposal would be in breach of a condition on the approval- Relating to a conditional environmental significance opinion.	The original application was not subject to an Environmental Significance Opinion (ESO).
S198(5)(d) The planning and land authority must ***refuse to amend*** the development approval if the original development approval included an offset condition- The offset condition on the approval as amended would not provide an offset at least equivalent to the offset provided by the original approval.	N/A
S198 (6) Also, the planning and land authority must ***refuse to amend*** the development approval unless satisfied that, after the amendment, the development approved will be substantially the same as the development for which approval was originally given	**DA officer's assessment** The approval when amended is determined to be substantially the same as the original approval.

Additional Comments

General Comments	- Changes to awning (encroachment) depth & height above public footpath - roller door to basement entry at Edmondstone Place - Service cupboards, stairs and Tenancy 1 door over boundary. - Tenancy 3 change- retail to restaurant – waste enclosure slightly increased • PARKING -Car parking reduced from 132 (including 8 accessible spaces) to 117(including 5 accessible & 9 small cars) Original DA required 94 spaces including 4 for the 148sqm retail space. Retail changed to restaurant which requires 1 space / 10 restaurant seats (100 seats) – for 148sqm 15 required minus retail 4 = 11 additional required. Therefore total required = 101 – 117 proposed complies. • **2.2.4 Percentages of parking spaces for people with disabilities – minimum parking provision rate (excluding residential zones)** Requirement = min of 3% (rounded up to the nearest whole number) of the total number of parking spaces required = 3% of 101 = 3 spaces required – complies • **2.7 Small car spaces** **Up to 10% of parking spaces may be provided for small cars in any development. –** 10% of 101 = 10 spaces – 9 proposed – complies • Bicycle & motorcycle parking – adequate • Lease – complies • Cond A15 -Wind assessment – confirms no mitigation required • Clarification required from applicant - Tenancy 3 – change to restaurant – where is the kitchen exhaust? – CHANGED BACK TO RETAIL - Depth & height (lowered) of awning changed – what is it now? - adequate - BOH commercial – reduced – justification required – provided – discussed with Chris - ok - Cond A11 (a)(i) -Northern façade treatment – *an appropriate treatment (articulation by material & colour) to the proposed northern facade of the car park structure to minimise its visual impact* - what is the interim proposal for this façade? what happens if they do not proceed with the Labour Club DA for car park?– Applicant advised that if the Labour Club Carpark does not go ahead then there will have to be a redesign of the hotel development which will then address the northern façade condition – Discussed with Chris - Ok - Also, confirm that the new façade treatment for the podium carpark is wholly contained within the subject block boundaries - confirmed.

Representations	Pursuant to S198B of the *Planning and Development Act 2007,* the Authority waived the requirement to publicly notify the amendment of the development approval.
Entity Comments (General)	The decision is not inconsistent with any advice given by an entity. • Strategic planning – design changes supported • TCCS – Not referred – needs referral – request sent to Customer services 24/10 – NOT SUPPORTED – REFERRED TO APPLICANT Ok to approve - revised ground floor plan was provided showing the door swing to Stair 2 within the block. • ACTEW, ICON , JEMENA & ESA – minor changes to service locations – Not referred – needs referral – request sent to Customer services 24/10 – SUPPORTED BY ALL THESE ENTITIES

ACT Government
Environment, Planning and Sustainable Development

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Section 197 Amendment

DA NO: 201630289/B **DATE LODGED: 27 September 2017**

DATE OF DECISION: 20/11/2017

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

STREET NO AND NAME: 1 Edmondstone Place & 55 Chandler Street Belconnen

APPLICANT: Canberra Town Planning Pty Ltd

LESSEE: Canberra Labor Club Limited

THE PROPOSAL

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 201630289 dated 13/12/2016 as described at **Attachment A.**

THE DECISION

I, Meena Ramesh, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval as noted below, in accordance the application made under section 197 of the Act, in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

- The proposed amendments relate to four (4) components, being amendments relating to the building envelope, building façade, internal building programming and compliance matters as detailed on the plans.

PUBLIC NOTIFICATION

Pursuant to S198B of the *Planning and Development Act 2007,* the authority waived the requirement to publicly notify the amendment of the development approval.

The authority is satisfied that:

(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.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

Territory and Municipal Services Directorate

On 17 November 2017, advice was received from Territory and Municipal Services in relation to the proposal. The advice states that the DA is not supported and following further information is required.

1. The entry door to the Stair 2 on the Edmondstone Place must be amended to open inside the block.
2. The applicant must submit a revised drawing.

Comment – The applicant was asked to address this issue. Subsequently, the applicant provided a revised Ground Floor Plan showing the door swing to Stair 2 wholly contained within the subject block boundaries.

ACTEWAGL ELECTRICITY NETWORKS DIVISION
On 16 November 2017, advice was received from this entity in relation to the proposal. The advice states that the application conditionally complies with the Electricity Networks requirements.

Comment - Refer to conditional statement of compliance from this entity at **Attachment A**. Matters raised have been incorporated as advice to the applicant.

ICON WATER
On 2 November 2017, advice was received from this entity in relation to the proposal. The advice states that the application conditionally complies with their requirements.

Comment - Refer to conditional statement of compliance from this entity at **Attachment B**. Matters raised have been incorporated as advice to the applicant.

JEMENA
On 13 November 2017, advice was received from this entity in relation to the proposal. The advice states that the proposal conditionally complies with the Gas Networks requirements.

Comment - Refer to conditional statement of compliance from this entity at **Attachment C**. Matters raised have been incorporated as advice to the applicant.

EMERGENCY SERVICES AGENCY (ESA)
On 8 November 2017, advice was received from this entity in relation to the proposal. The advice states that the proposal is supported.

Comment – Refer to ESA statement at **Attachment D**. Matters raised have been incorporated as advice to the applicant.

REASONS FOR THE DECISION
In deciding whether to amend the development approval in accordance with the application under section 197 of the Act, I have considered the application and taken action in relation to the application as if the development originally approved had been completed, and the application for the amendment was an application for approval of a development proposal to change the completed development to give effect to the amendment.

The application to amend the development approval satisfactorily meets the requirements for approval. The application was approved because, pursuant to section 198 of the Act, the changed development proposal and the original development proposal would not be in different assessment tracks, and the development after the amendment will be substantially the same as the development for which approval was originally given.

ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

E1. ENTITY ADVICE

The applicant is advised to carefully consider all the relevant advice (in addition to the conditions imposed) from each of the entities stated in Part 3 of this decision throughout the process of development (prior to, during & post construction) as applicable.

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A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

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If the applicant is not satisfied with the decision they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres. The delegate of the authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulations 2008* – Matters exempt from third-party ACAT review.

EVIDENCE

Application No. 201630289B
Territory Plan Zone – CZ2 Business Zone
The Development Codes – Commercial Zones Development Code, Access and Mobility General Code, Parking and Vehicular Access General Code, Bicycle Parking General Code & Crime Prevention Through Environmental Design General Code
The Precinct Codes – Belconnen Precinct Map & Code
Current Crown Lease – Block 8 - Volume 1963 Folio 3 and
Block 9 - Volume 2055 Folio 3
Entity advice- TCCS, Actew, ICON, Jemena & ESA

DELEGATE

Meena Ramesh
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate

20/11/2017

CONTACT OFFICER

Meena Ramesh
Phone: 62076174
Email: meena.ramesh@act.gov.au

APPENDIX 1

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal ACT Magistrates Court Building Knowles Place CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6207 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from receiving this Notice of decision. The time limit can be extended in some circumstances. Check with the ACAT for more details.

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee of not less than $178 (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

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AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

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CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

ACT Government
Environment and Planning

CHECKLIST

Dispatch Advice Checklist

DA Number: 201630289-S197B Block(s): 8 & 9 Section: 48 District/Division: BELCONNEN

Case Officer: MEENA Contact Number: 76174 Decision Date: 20-Nov-17

Application Type: **S197 AMENDMENT TO DA**

Dispatch Plans: **YES** Dispatch by: **AS PER DA FORM**

☐ Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

☒ An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED** Decision By: **DELEGATE OF THE AUTHORITY**

Representations: **NOT APPLICABLE**

Appeal Rights

Applicant: **NOT APPLICABLE** Person who made Representation: **NOT APPLICABLE**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?
NOT APPLICABLE
(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

Referral Required: **YES**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

☐	DA Leasing Referral Required
☐	Deed Mgt. Referral Required
☐	Land Reg. Referral Required
☐	Action Buses (refer to Asset Acceptance)
☒	ICON Water (formerly ActewAGL Water)
☒	ActewAGL (All other entities)
☐	ACT Health
☐	ACT Heritage Council
☐	ACT Valuation Office
☒	Asset Acceptance
☐	Australian Communications and Media Authority
☐	Australian National University
☐	Conservator of Flora and Fauna (Referred under S147A or S148)
☐	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
☐	Custodian of the land -
☒	Emergency Services (Fire or Ambulance)
☐	Environment Protection Agency
☐	Gambling and Racing Commission
☐	Heritage
☐	Housing and Community Services
☐	Land Development Agency
☐	Land and Property Services
☐	Leasing – General Leasing Encroachments and Licences
☐	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
☐	Owners Corporation Lease variation for single units – please use relevant letter template
☐	National Capital Authority
☐	Police
☐	Queanbeyan City Council
☐	Register General's Office
☐	Surveying and Spatial Data
☐	Territory Plan Variation Unit
☐	Transport Planning
☐	Tree Protection
☐	WorkCover
☐	Yass City Council
☐	ACT Place Names - Placenames@act.gov.au
☐	Other -

Comments

ACT Government
Environment, Planning and Sustainable Development

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Section 197 Amendment

DA NO: 201630289/B **DATE LODGED: 27 September 2017**

DATE OF DECISION: 20/11/2017

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

STREET NO AND NAME: 1 Edmondstone Place & 55 Chandler Street Belconnen

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LESSEE: Canberra Labor Club Limited

THE PROPOSAL

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 201630289 dated 13/12/2016 as described at **Attachment A.**

THE DECISION

I, Meena Ramesh, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval as noted below, in accordance the application made under section 197 of the Act, in accordance with the plans, drawings and other documents and items submitted with the application and endorsed as forming part of this approval.

- The proposed amendments relate to four (4) components, being amendments relating to the building envelope, building façade, internal building programming and compliance matters as detailed on the plans.

PUBLIC NOTIFICATION

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Comment - Refer to conditional statement of compliance from this entity at **Attachment A**. Matters raised have been incorporated as advice to the applicant.

ICON WATER

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Comment - Refer to conditional statement of compliance from this entity at **Attachment B**. Matters raised have been incorporated as advice to the applicant.

JEMENA

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Comment - Refer to conditional statement of compliance from this entity at **Attachment C**. Matters raised have been incorporated as advice to the applicant.

EMERGENCY SERVICES AGENCY (ESA)

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Comment – Refer to ESA statement at **Attachment D**. Matters raised have been incorporated as advice to the applicant.

REASONS FOR THE DECISION

In deciding whether to amend the development approval in accordance with the application under section 197 of the Act, I have considered the application and taken action in relation to the application as if the development originally approved had been completed, and the application for the amendment was an application for approval of a development proposal to change the completed development to give effect to the amendment.

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GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

ATTACHMENT A

ActewAGL

Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 165456 **Suburb:** Belconnen **Block/Section** 8 / 48

Applcn Type: Mixed Use/New Construction

Addtnl Block/Sect Belconnen 9/48

Attached Plans

ELEV-201630289-S197B-EAST-01.pdf
ELEV-201630289-S197B-NORTH-01.pdf
ELEV-201630289-S197B-SOUTH-01.pdf
ELEV-201630289-S197B-WEST-01.pdf
FLOORREG-201630289-S197B-BASEMENT-01.pdf
FLOORREG-201630289-S197B-GROUND-01.pdf
FLOORREG-201630289-S197B-LEVEL 10-01.pdf
FLOORREG-201630289-S197B-LEVEL 1-01.pdf
FLOORREG-201630289-S197B-LEVEL 11-01.pdf
FLOORREG-201630289-S197B-LEVEL 2-01.pdf
FLOORREG-201630289-S197B-LEVEL 3-01.pdf
FLOORREG-201630289-S197B-LEVEL 4-01.pdf
FLOORREG-201630289-S197B-LEVEL 5-01.pdf
FLOORREG-201630289-S197B-LEVEL 9-01.pdf
FLOORREG-201630289-S197B-LEVELS 6-8-01.pdf
FLOORREG-201630289-S197B-PLANT AREA-01.pdf
INDEX-201630289-S197B-COVER SHEET-01.pdf

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

Conditions

A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Development is to comply with minimum separation requirements to underground assets. Ref ActewAGL Drawing 3832-018

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to enworks@actewagl.com.au (available on ActewAGL website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

Please Note

- WARNING ActewAGL underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed Kedar Vedanti **Date** 16 Nov 2017

ATTACHMENT B

STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 165475 **Suburb:** Belconnen **Block/Section** 9 / 48

Applcn Type: Multi residential (high rise residential) /New Construction Inclusions : Basement

Addtnl Block/Sect Belconnen 8/48

Attached Plans

APP-201630289-S197B-01.pdf

COMPSTREET-201630289-S197B-RENDERS-01.pdf

ELEVATION.pdf

FLOOR_Part1.pdf

FLOOR_Part2.pdf

SECTION.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Lessee to provide unrestricted access to Icon Water meter at all times.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Other

Protection of water and sewer networks to be in accordance with the attached checklist

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

STATEMENT TO BE READ IN CONJUNCTION WITH PREVIOUS APP No. 158465 (3 NOV 2017)

- Please Note:
  Separate applications are required for ActewAGL electricity and gas networks.
- Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
  Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
  Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
  Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING
Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed Eddie Gonzalez **Date** 02 Nov 2017

For further information please phone Icon Water 6248 3111.

ATTACHMENT C

ActewAGL
Gas Networks

STATEMENT OF
CONDITIONAL COMPLIANCE
For Non-residential and High Rise Residential

Application N°: 2016 30289 **Drawings in set** 12

Block: 8 **Section:** 48

Suburb: BALCOMBE.

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

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

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

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

Signed..... Date 13 / 11 / 17

For further information please phone Steve Donnelly – Jemena 6192 6270

ATTACHMENT D

ACT Emergency Services Agency

Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

EPD Customer Services
Environment, Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 201630289-S197B **DATE RECIEVED: 25 October 2017**
ESA REFERENCE: 2017181 **DATE DUE: 15 November 2017**

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

BLOCK: 8	SECTION: 48	DIVISION: Belconnen

The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	☒	☐	☐	☐
ACT Fire & Rescue	☒	☒	☐	☒
ACT Rural Fire Service	☐	☐	☐	☐
ACT State Emergency Service	☐	☐	☐	☐
ACT Ambulance Service	☐	☐	☐	☐

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.

Advice provided ☒ No Advice Provided ☐ Further information required ☐

Comments:

Mr David Foot ASM
Executive Director, Risk & Planning
ACT Emergency Services Agency

Executive Director Risk and Planning.....

Date 8/11/17

ACT FIRE & RESCUE
DEVELOPMENT APPLICATION REVIEW

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 201630289 – S197B
DATE: 7 November 2017

BLOCK: 8	SECTION: 48	DIVISION: Belconnen

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

ACT Fire & Rescue (ACTF&R) has assessed the proposal in regards to the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area	Inside Built Up Area	
Water Supply	X	
Fire Brigade Access	X	
Bushfire Prone Land Requirements		X
Hazardous Materials		X
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems	X	

ACT Fire & Rescue's position is:	
That the proposal is supported	X
That the proposal is supported with conditions	
That the proposal is not supported	
That further information is required for assessment	

ACTF&R Advice

Fire Station Response Area

The location of the proposed development indicates that ACTF&R will be able to maintain operational response to the area and its surrounds.

Water Supplies

Buildings greater than 3 stories are considered to be higher risk residential areas and classified fire risk type **F4** for water supply. The proponents are to seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Fire Brigade Access

Pumper:

All roads and driveways for the development site are to be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment.

ACTF&R pumpers require a minimum turning circle of 18 metres and weigh 14 tonne. The dimensions of an ACTF&R urban pumper is 2.5m wide, 8.1m long and 3.2m high.

ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the "Bronto Skylift" aerial appliance may be required to access the upper levels in an emergency. The Bronto Skylift has the following dimensions:

- Length: 11.2m
- Minimum height clearance: 3.9m
- Width: 2.9m (with mirrors)
- Weight: 30t, with point loads up to 21t on each outrigger
- Minimum turning radius: 21m
- Working footprint: 12 x 6.5m

Appropriate access and a working footprint is required to at least one corner of all buildings to give the Bronto Skylift access to two sides of a building. When set up, the Bronto Skylift requires a working footprint of 12m x 6.5m with a maximum gradient of 6 degrees. Potential point loads up to 21 tonnes (within surface area of 0.7 m^2) may be applied by the ground pads, and must be taken into account for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

Bushfire Prone Land Requirements

This development is located **outside** of the declared Bushfire Prone Area. No bushfire protection measures are required.

Street Furniture, Landscaping and Tree Planting

ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following should be observed:

- In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded by street furniture, landscaping, trees or be covered by materials;

- Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and
- Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.

ACTF&R Fire Safety Section

Compliance to the National Construction Code and inbuilt fire safety systems are outside the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage. For further information regarding fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370.

Further Information

Further information regarding development applications or bushfire principles can be obtain by emailing actf&rrisk&planning@act.gov.au

Mark Brown AFSM
Chief Officer,
ACT Fire & Rescue
7 November 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	8	Section	48	Suburb	Belconnen
Unit No.		Street Address	55 Chandler Street		
Block	9	Section	48	Suburb	Belconnen
Unit No.		Street Address	59 Chandler Street		

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	Canberra Labor Club Limited	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	Capital Crown Leasing Pty Limited	Email address	deb@capitalcrownleasing.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	Deb Barnes	Nominee 2		Nominee 3	

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		Date	17-8-16.
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	Deb Barnes	Company Name	Capital Crown Leasing Pty Limited
Signature	DeBarnes	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**

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Planning and Development Act 2007

Development Application

Application Number: **201630289S165C**

Type of Application

The type of application you are applying for is a S165 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	9	

Street Address

1 EDMONDSTONE PLACE, BELCONNEN

Site Number: 2

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	8	

Street Address

55 CHANDLER STREET, BELCONNEN

Applicant Details

ACN or ABN

605835185

Company Name	Position held / Title
Capital Crown Leasing Pty Ltd	Sole Director

Salutation	First Name	Surname
None	Deb	Barnes

Postal Address 1	Postal Address 2
PO Box 7336	

Postal Address 3

Suburb	State/Territory	Postcode	Country
Watson	ACT	2602	Australia

Phone Number	Fax Number	Mobile Number
0407278947		

Email

deb@capitalcrownleasing.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

◉ Company

Australian Company Number (ACN)
92008546030

Company Name
Canberra Labor Club Limited

Position held / Title
Director

Salutation
None

First Name
Arthur

Surname
Roufagalis

Postal Address 1
PO Box 167

Postal Address 2

Postal Address 3

Suburb
Belconnen

State/Territory
ACT

Postcode
2616

Country
Australia

Phone Number
62515522

Fax Number
62531059

Mobile Number
0413777306

Email

List Amendments Being Satisfied

Site suitability report and EPA support.

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

10/04/2018

ACT Government
Chief Minister, Treasury and Economic Development

File Ref: 10/21753

Mr Luke Nuttall
Safe Work and Environments Pty Limited
PO Box 230
Dickson ACT 2602

Dear Mr Nuttall

ENDORSEMENT OF SITE SUITABILITY REPORT –
BLOCKS 8 AND 9 SECTION 48 BELCONNEN BELCONNEN

The Environment Protection Authority (the Authority) has reviewed the report titled "Site Suitability Report: Blocks 8 & 9, Section 48, Belconnen 55 Chandler Street, Belconnen & 59 Cameron Avenue, Belconnen" dated 13 March 2018
by Safe Work and Environments Pty Limited.

The Authority has assessed the report and supports the consultant's findings that the site suitable "for the intended development of a 12-storey mixed used [*sic*] building with a single level basement carpark" from a contamination perspective subject to the following condition:

- No soil is to be disposed from site without the Authority's approval.

The works have been undertaken to the satisfaction of the Authority in accordance with the Contaminated Sites Environment Protection Policy 2017 and associated guidelines.

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

Please note that where the above report has been submitted in accordance with a condition of a development approval, the report along with this letter of endorsement must be lodged with the ACT Environment, Planning and Sustainable Development Directorate using their eDevelopment system.

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

Yours sincerely

N. Sargent

Narelle Sargent
Environment Protection Authority

22 March 2018

SAFE WORK & ENVIRONMENTS

SITE SUITABILITY REPORT:

BLOCKS 8 & 9, SECTION 48, BELCONNEN
55 CHANDLER STREET, BELCONNEN &
59 CAMERON AVENUE, BELCONNEN

MARCH 2018

SAFE WORK & ENVIRONMENTS

Author and Document Control

Reference	Author	Reviewed/Approved	Approved	Date issued	Distribution
C101342E.v1	Kieran Shields Environmental Consultant	Luke Nuttall Senior Environmental Consultant	13/03/2018	13/03/2018	1 X PDF

Prepared For:

Maurizio Rosin

Construction Manager

Bloc (ACT) Pty Ltd

Maurizio.rosin@bloc.com.au

Prepared by:

Kieran Shields (B.Env.Sc.)
Environmental Consultant

Approved and QC by:

Luke Nuttall (BLWSc.)
Senior Environmental Consultant

Safe Work and Environments Pty Ltd

ABN 88127010995

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Concord NSW 2137

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Canberra Office:

PO Box 230, Dickson, ACT 2602

Phone: 02 6247 0022

Email: lnuttall@swe.com.au

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1 INTRODUCTION

Bloc (ACT) Pty Ltd (Bloc) commissioned Safe Work & Environments Pty Ltd (SWE) to undertake a Site Suitability Report for Blocks 8 and 9, Section 48 Belconnen, Australian Capital Territory (the site). The street address of Block 8 Section 48 is 55 Chandler Street, Belconnen ACT; the street address for Block 9 Section 48 is 59 Cameron Avenue, Belconnen ACT. The site location is presented in Figure 1 within **Section 2.1**.

The purpose of this report is to detail the assessment undertaken to determine the site as suitable for the site for the proposed development as a multi-storey residential/commercial building.

1.1 Background

The site been the subject of two (2) Phase 1 Preliminary Site Investigations and Hazardous Materials Surveys, one for each Block 8 and 9 of Section 48. The site has also been subject to a Beneficial Re-use Assessment and four Asbestos Clearance Reports. The results of these assessments were presented within the following documents:

- Robson Environmental, 4th November 2010 (Robson Nov. 2010) *Phase 1 Environmental Site Assessment – 55 Chandler Street, Belconnen, ACT (Block 8 Section 48 Belconnen)*;
- Robson Environmental 7th December 2010 (Robson Dec. 2010) *Phase 1 Environmental Site Assessment – 59 Cameron Avenue, Belconnen, ACT (Block 9 Section 48 Belconnen)*.
- Robson Environmental June 2010 (Robson HMS 06/2010) *Hazardous Materials Survey & Management Plan – 55 Chandler Street, Belconnen ACT 2617.*
- Robson Environmental September 2010 (Robson HMS 09/2010) *Hazardous Materials Survey & Management Plan – 59 Cameron Avenue, Belconnen ACT 2617*
- Safe Work & Environments, 22nd December 2017 (SWE BRU 2017) *Beneficial Re-Use Assessment Report.*
- Safe Work & Environments, 13th September 2017 (SWE CLR 13/09/2017) *Asbestos Visual Clearance Certificate – C101301 / CLR1.*
- Safe Work & Environments, 10th October 2017 (SWE CLR 22/10/2017) *Asbestos Visual Clearance Certificate – C101301 / CLR2.*
- Safe Work & Environments, 23rd October 2017 (SWE CLR 23/10/2017) *Asbestos Visual Clearance Certificate – C101301 / CLR3.*
- Safe Work & Environments, 7th February 2018 (SWE CLR 07/02/2018) *Asbestos Visual Clearance Certificate – C101367 / CLR1.*

The Robson Nov. 2010 report concluded that the risk of possible contamination at Block 8 Section 48 Belconnen was low and that in the event of demolition of the building, further investigation should be undertaken to determine the absence of underground storage tanks (USTs).

The Robson Dec. 2010 report concluded that there were no significant sources of contamination at Block 9 Section 48 Belconnen.

The Robson HMS reports (both 06/2010 and 09/2010) presented the identified hazardous materials (including asbestos, lead, SMF, PCBs, ODSs and fuel storage tanks) for both sites.

The SWE BRU 2017 report outlined the assessment methodology and results of the waste classification process undertaken on 650m^3 of stockpiled material. The SWE BRU 2017 report was endorsed by the ACT EPA on the 2nd of January 2018 under approval number 201802. The 650m^3 of fill material was removed from site on the 18th & 19th of January 2018.

The four SWE asbestos clearance reports documented the successful removal of the asbestos materials within the site buildings and the asbestos containing infrastructure found within the ground adjacent to the site building footprint.

At the time of preparing this report, the former site buildings had been demolished and the site was vacant. SWE understands that the site is to be redeveloped for a multi-storey residential/commercial building.

1.2 Objectives

The objective of this assessment is to evaluate the suitability of the site after the completion of the demolition of site buildings and the remediation of any identified contamination in accordance with ACT Environment Protection Authority (EPA) policies and guidelines for the proposed use of the site as a twelve-storey residential/commercial building with basement level carpark.

1.3 Scope of Works

The following scope of works were undertaken to achieve the objectives of this assessment:

- Review of the existing environmental assessments and associated documentation available for the site;
- Supervision and inspection of removal of the ground and basement level concrete slabs following the demolition of the onsite buildings;
- Supervision and inspection of the excavation and stockpiling of all fill materials beneath the concrete slab to back to virgin excavated natural material (VENM);
- Assessment of stockpiled fill material for offsite re-use;
- Supervision of the load-out of BRU material to ensure the contents of the stockpile were consistent with the assessed material approved for offsite disposal;
- Provision of this site suitability report detailing the suitability for the site for the proposed development for submission to the ACT EPA.

1.4 Legislative Requirements

This report has been prepared in accordance with the requirements of the guidelines endorsed by the ACT Environment Protection Authority (EPA) as contained in the ACT EPA (2017) *Contaminated Sites Environment Protection Policy* (EPP).

- *National Environmental Protection Measure, (Assessment of Site Contamination) Amendment Measure 1999* (Amended 2013).
- NSW EPA, *Guidelines for Consultants Reporting on Contaminated Sites* (2011).
- ACT Environmental Standards: *Assessment & Classification of Liquid & non-liquid Wastes* (June 2010).

This report has also been produced with consideration of the below listed relevant legislation:

- *Environment Protection Act 1997*.
- *Environment Protection Regulation 2005.*
- *Dangerous Substances Act 2004.*
- *Dangerous Substances (General) Regulation 2004.*
- *Work Health & Safety Act 2011.*
- *Work Health & Safety Regulation 2011.*
- *Planning and Development Act 2007.*
- *Public Health Act 1997.*

1.5 Whole Report

No one section or part of a section of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

SAFE WORK & ENVIRONMENTS

2 SITE CHARACTERISTICS

2.1 Site Location

The site is located on Blocks 8 & 9 Section 48, Belconnen ACT, also known as 55 Chandler and 59 Cameron Streets, Belconnen ACT respectively. The site location is shown in **Figure 1** below.

Figure 1: Aerial view of the site showing the site location (image from http://www.actmapi.act.gov.au).

2.2 Site Identification and Description

The site is currently registered as Blocks 8 & 9 Section 48, Belconnen ACT on Deposited Plan 6734. The site was formerly occupied by hotel and office buildings to the south of the Canberra Labour Club. The combined blocks together comprise of an area of approximately 1530m^2. The site is currently zoned as CZ2 – Business Zone. The current block is secured by temporary fencing with the site buildings having already been demolished.

2.3 Surrounding Land Use

The land use surrounding the site is also zoned CZ2 Business Zone. The site is bordered by the Labour Club to the north, Edmonstone Place and a carparking area to the east, Cameron Avenue and a multi-storey office building to the south and Chandler Street and a multi-storey office building to the west.

2.4 Site History

A detailed site history is provided within the two Phase 1 Robson Environmental Reports (Robson Nov. 2010 & Robson Dec. 2010) which are summarised within **Section 3** below. In summary, the site was developed between 1975 and 1985, prior to which the land at and surrounding the site was agricultural land with no significant infrastructure.

The building at Block 8 Section 48 was last leased by CLC and tenanted by Volunteering ACT who operated the site as an office building. The building at Block 9 Section 48 was last leased by CLC and was unoccupied as of December 2010.

No records in relation to the presence of dangerous goods were held against the site and the site is not listed on the register of contaminated sites.

2.5 Topography

Reference to the Land and Property Information New South Wales (2003) 1:25,000 scale Topographic and Orthophoto Map Sheet *Hall 8727-4S* indicates that the site is approximately 590 meters above Australian Height Datum (mAHD) in an area which slopes to the northeast.

The nearest water body is Lake Ginninderra which is at an elevation of approximately 580 mAHD at an approximate distance of 250 meters to the north-east of the site.

2.6 Geology and Soils

Reference to the 1:100 000 *Geological Series for Canberra Sheet 8727* First Edition (BMR Geology and Geophysics Australia, 1992) indicates that the site is underlain by Silurian aged volcanics, which is described as rhyodacitic ignimbrite and minor volcanistic and argillaceous sediments.

Reference to the 1:100 000 *Soil Landscape Series Sheet 8727* First Edition Reprint (Department of Environment, Climate Change and Water, 2010) indicates the site is located over the Williamsdale Landscape which is characterised by Silurian Volcanics including the Colinton Volcanics and the Cappanana Formation. Such geology exhibits various tuffs with minor siltstone, shale sandstone and limestone. Alluvial materials are common, and bedrock tends to be highly weathered.

Soils on slopes range from texture contrasts Yellow Chromosols to more massive and gradational Red & Brown Kandosols. Intergrades between the Chromosols and Kandosols are common. In drainage lines soils are usually poorly drained and sodic with texture contrast. It has been noted of Williamsdale Landscape soils that considerable range in profile form can occur within a small area which can lead to major differences in classification.

Observations made onsite during excavations were consistent with the soils and bedrock materials described above.

2.7 Hydrogeology

Reference to the 1:100 000 *Hydrogeology of the Australian Capital Territory and Environs* (Bureau of Mineral Resources, Geology and Geophysics 1984) indicates that the water bearing units underlying the site exist within fractured hydrogeological units of late Silurian age and are described as dacitic, rhyodacitic, ignimbrite, bedded tuffs, minor shale, sandstone, limestone and ashstone. The expected groundwater yield is less than 0.5 litres per second.

The direction of groundwater flow is uncertain, but it is expected to follow the natural topographic gradient towards Lake Ginninderra which lies in a north-east direction from the site.

2.8 Areas of Concern

The previous environmental investigations identified a potential for the presence of underground storage tanks within the Block 8 Section 48 portion of the site. Subsequently the Robson Nov. 2010 report recommended further assessment in the event of site demolition. No areas of concern were identified within the Block 9 Section 48 portion of the site.

During the demolition of the site, services which were found to contain non-friable asbestos were identified. These non-friable asbestos materials were removed with clearance certificates provided. The documentation of this process is further outlined within **Section 4.3**.

3 PREVIOUS ASSESSMENTS

Phase 1 Environmental Assessments, Hazardous Materials Surveys, Waste Classification and Asbestos Clearance Reports have all been undertaken at the site. The relevant results, conclusions and recommendations of all relevant documents are discussed below:

3.1 Phase 1 Environmental Site Assessment – 55 Chandler Street, Belconnen ACT

The report detailed the following:

- The building was built between 1975 and 1985. It comprises of ground level office space and a former nightclub on the second floor;
- The land surrounding the office building is used as office buildings;
- The historical aerial photos indicate that prior to the construction of the building the site was agricultural land with no significant infrastructure;
- Records for the site sourced via the search of ORS Dangerous Goods Database and Dangerous Substances Register and returned no documents in relation to the site;
- The Contaminated Land Search of records held by the EPU indicated that the site is not recorded on the Register of Contaminated Sites under section 21(A) of the *Environmental Protection Act 1997*;
- The Polyvinyl Chloride (PVC) breather pipe was observed on the northern part of the site, which may be associated with sewer;
- Two small metal lids were located in the vicinity of the breather pipe (northern portion of the site). One lid (adjacent to the PVC pipe) had the word “Icon” engraved on the surface. This lid was opened with dirt and possible communication cable observed underneath. The other lid could not be opened. Robson notes that the shape and construction of the lids are similar to those used to cover the fill / dip points of underground storage tanks (USTs). While no other evidence of a UST was observed, the contents beneath the second lid could not be confirmed;
- A letter from Hirotech Maintenance Pty Ltd stated that no diesel (oil) fired boilers were ever used on site and the contaminated land search and dangerous goods register did not return any documents in relation to a UST being on site;
- The groundwater search indicated two (2) privately managed bores are located within 1 kilometre (km) of the site. Bore number 322 is located approximately 410 metres (m) to the southeast of the site. The depth of the bore is 41 m and the static water level is 5 m. No information on the water quality was available. Bore number 346 is located approximately 955 m to the northwest of the site. The depth of the bore is 186 m and the static water level is unknown. No information on the water quality was available; and
- No significant off-site sources of contamination have been identified.

The report made the following recommendations:

- Based on the results of this Phase 1 ESA, Robson does not recommend further assessment works at this time as the risk of possible contamination on the site from current and historical land use is low. Therefore, the site is considered suitable for the uses outlined in the DA lodged in August 2010.

- Should demolition of the building be undertaken in the future, Robson would recommend further investigation as to confirm the absence of a UST using an underground imaging method such as ground penetrating radar (GPR).

3.2 Phase 1 Environmental Site Assessment – 59 Cameron Avenue, Belconnen ACT

The report detailed the following:

- The building was constructed in 1987;
- The blocks surrounding the site are used as an office building to the west, Cameron Avenue and an office building to the south, a pedestrian footpath and the Canberra Labour Club to the north, and Edmonstone Place and a carpark to the east;
- The historical aerial photos indicate that prior to the construction of the building the site was vacant land with no significant infrastructure;
- Records for the site were returned from the search of ORS Dangerous Goods Database and Dangerous Substances Register and returned no documents in relation to the site;
- The Contaminated Land Search of records held by the EPU indicated that the site is not recorded on the Register of Contaminated Sites under section 21(A) of the *Environmental Protection Act 1997*;
- The Polyvinyl Chloride (PVC) breather pipe was observed on the northern part of the site, which may be associated with sewer;
- A letter from Hirotech Maintenance Pty Ltd stated that no diesel (oil) fired boilers were ever used on site and the contaminated land search and dangerous goods register did not return any documents in relation to a UST being on site;
- The groundwater search indicated two (2) privately managed bores are located within 1 kilometre (km) of the site; and
- No significant off-site sources of contamination have been identified.

The report made the following recommendations:

- Robson concludes that the site is suitable for the ongoing use as an office building.
- Based on the results of this Phase 1 ESA, Robson does not recommend further assessment at this time.

3.3 Hazardous Materials Survey & Management Plan – 55 Chandler Street, Belconnen ACT

The report presented the identified hazardous materials including asbestos, lead, SMF, PCBs, ODSs and fuel storage tanks. The below summarises the identified hazardous materials:

Non-friable Asbestos

- First floor, loose asbestos cement sheet beneath concrete floor;
- First floor, ceiling space, asbestos cement packers above perimeter lighting;
- Fist floor, male toilet, asbestos cement sheet on side of urinal;
- Exterior, expansion joints, asbestos containing mastic;
- First floor, male toilet, asbestos cement sheet to entry; and
- First floor, external asbestos cement spandrel panels and asbestos cement eaves.

Friable Asbestos

No friable asbestos materials identified.

Lead Paint

No lead containing paints identified.

Synthetic Mineral Fibre (SMF)

- Ceiling space, fibreglass insulation;
- White chalk ceiling tiles; and
- Ground floor, SMF insulation to flexible ducting.

Polychlorinated Biphenyls (PCBs)

No PCBs identified.

Ozone Depleting Substances (ODS)

- First floor, adjacent to stairwells, APAC x 2 units (R22).

Underground Storage Tanks (USTs)

- No USTs identified.

3.4 Hazardous Materials Survey & Management Plan – 59 Cameron Avenue, Belconnen ACT

The report presented the identified hazardous materials including asbestos, lead, SMF, PCBs, ODSs and fuel storage tanks. The below summarises the identified hazardous materials:

Non-friable Asbestos & Friable Asbestos

No non-friable or friable asbestos materials identified.

Lead Paint

- Stairwell handrails and roof access steps, red lead paint.

Synthetic Mineral Fibre (SMF)

- Sisalation to underside of roof throughout, fibreglass insulation;
- Partition walls insulation throughout;
- Insulation / packing to wall penetrations within AHU rooms; and
- SMF insulation to flexible ducting throughout.

Polychlorinated Biphenyls (PCBs)

- No PCBs identified.

Ozone Depleting Substances (ODS)

- Rooftop, x 5 units (R22).
- Plant rooms, all floors, black refrigerant tanks to AHU units, > x 10 units (R22).

Underground Storage Tanks (USTs)

- No USTs identified.

4 FIELD WORKS, OBSERVATIONS & RESULTS

4.1 Concrete Slab-lift Inspection

Safe Work and Environments were engaged by Bloc (ACT) Pty Ltd to attend the site and observe the lifting and demolition of the ground and basement level concrete slabs. SWE consultant Kieran Shields attended site on the 24th and 25th November 2017 to observe the removal of the concrete slabs and inspect for any previously unidentified and or potential sources of contamination.

The attending environmental consultant observed the material directly beneath the slab to be a light brown sandy-clay material with no obvious signs of contamination (e.g. odours, staining or asbestos containing materials). No signs of a UST or other sources of contamination were evident. Photographic evidence of the above detailed observations has been provided within **Appendix A – Photographs**.

4.2 Beneficial Re-use Assessment

SWE attended site on the 12th of December 2017 to undertake a Beneficial Re-use assessment of approximately 650m^3 of stockpiled fill from beneath the concrete slab. The fill consisted of light brown sandy-clay mixed with some gravel and occasional building waste inclusive of bricks, plastic pipes and concrete. At a sampling density of 1 per 25m^3, twenty-six (26) samples of the stockpiled material underwent laboratory analysis for:

- Metals,
- Poly Aromatic Hydrocarbons (PAH),
- Benzene, toluene, ethylbenzene, xylenes (BTEX),
- Total petroleum hydrocarbons (TPH),
- Organochlorine pesticides and organophosphorus pesticides (OCPs/OPPs),
- Polychlorinated biphenyls (PCBs), and
- Phenols.

The stockpiled material was assessed in accordance with *ACT Environmental Standards: Assessment & Classification of Liquid & non-liquid Wastes* (June 2010) for the materials suitability to be reused at another site. The material was determined to meet classification as *Beneficial Reuse* to be used as day cover at the West Belconnen Waste Management Facility.

The SWE BRU assessment report titled *Beneficial Re-Use Assessment Report* dated 22nd December 2017, was endorsed by the ACT EPA on the 2nd of January 2018 and has approval number 201802. The EPA approval for the BRU disposal has been included within **Appendix B**.

All BRU material was removed from site and transported to the receiving site on the 18th and 19th of January 2018.

Upon the completion of the removal of the BRU material, clean, natural soil and bedrock materials consistent with the endemic yellow Chromosols, shale and siltstone was observed to exist at the new levels at the site (refer to **Appendix A – Photographs**). The remaining soil and bedrock materials at the site are considered virgin excavated natural material (VENM).

4.3 Asbestos Clearance Reports

4.3.1 Pre-demolition Asbestos Clearance Report

Asbestos materials were removed from the site buildings prior to demolition of the building structures. The asbestos clearances were undertaken over two stages, with two asbestos clearance reports provided by SWE to the asbestos removal contractor, Aztech Services Pty Ltd

Stage 1

The first stage of removal was reported by SWE on 13 September 2017 under the report titled *Asbestos Visual Clearance Certificate – C101301 / CLR1* (refer to **Appendix C**). The scope of the clearance certificate covered the following asbestos items:

- 5m^2 asbestos cement sheeting on walls in men's bathroom;
- <1m^2 asbestos cement sheeting on wall above the men's urinal;
- <1m^2 asbestos cement sheet packers used at base of cement columns in main open room; and
- <1m^2 asbestos cement sheet packers used in ceiling between aluminium frames and supporting beams.

The report concluded the following:

- All asbestos containing materials identified within the scope of removal have been completely removed;
- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out;
- Based on the results of the inspection; it is the opinion of the assessor that the inspected area is safe in regard to asbestos and may be re-occupied by unprotected persons; and
- If any additional asbestos materials are identified within the site at a later date, works must cease for the asbestos materials to be removed. All asbestos removal of works should be carried out in accordance with the SafeWork Australia 2016 Code of Practice*: How to Safely Remove Asbestos* or as directed by the task specific asbestos safe works procedure.

Stage 2

The second stage of asbestos removal was reported by SWE on 10 October 2017 under the report titled *Asbestos Visual Clearance Certificate – C101301 / CLR2* (refer to **Appendix C**). The scope of the clearance certificate covered the following asbestos items:

- 3m^2 asbestos cement sheeting fascia to the building front;
- 20m^2 asbestos cement sheeting to panels above eaves at rear of building;
- 40m^2 asbestos cement sheeting to eaves above windows; and
- <40 linear metres of mastic to expansion joints;

The report concluded the following:

- All asbestos containing materials identified within the scope of removal have been completely removed.

- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out;
- Based on the results of the inspection; it is the opinion of the assessor that the inspected area is safe in regard to asbestos and may be re-occupied by unprotected persons; and
- If any additional asbestos materials are identified within the site at a later date, works must cease for the asbestos materials to be removed. All asbestos removal of works should be carried out in accordance with the SafeWork Australia 2016 Code of Practice*: How to Safely Remove Asbestos* or as directed by the task specific asbestos safe works procedure.

4.3.2 Unexpected Find – Asbestos Telstra pit

Asbestos containing materials were identified within a Telstra pit located within the Chandler Street footpath on the north-western corner of the site. Licensed asbestos removal contractor Aztech Services engaged SWE to undertake an asbestos clearance of the materials following removal on 11 October 2011 (report reference *Asbestos Visual Clearance Certificate – C101301 / CLR3,* dated 23 October 2017 (refer to **Appendix C**)).

The asbestos items removed from the site included the asbestos cement walls and floor of a single Telstra communications infrastructure pit only. The report detailed the following:

- All asbestos cement was removed from the pit and disposed of in the appropriate manner.
- It should be noted that this Clearance Report pertains to the single Telstra pit only and other asbestos containing materials may still be present in the form of in-ground Telstra infrastructure such as asbestos conduits.
- The visual clearance inspection confirmed that the above asbestos materials have been appropriately removed and the site is now safe to access without the use of asbestos protective equipment.
- If any additional asbestos materials are identified within the site at a later date, works must cease for the asbestos materials to be removed. All asbestos removal of works should be carried out in accordance with the SafeWork Australia 2016 Code of Practice*: How to Safely Remove Asbestos* or as directed by the task specific asbestos safe works procedure.

4.3.3 Unexpected Find – In-ground Asbestos Conduits

Asbestos cement conduits were identified within the Chandler Street footpath on the north-western corner of the site. Subsequently, the site civil contractor (DECC Pty Ltd) engaged SWE to undertake and asbestos clearance inspection following the removal of the materials by licensed asbestos removal contractor Aztech Services Pty Ltd. The asbestos clearance inspection was undertaken on 07 February 2018 and reported under the following reference: *Asbestos Visual Clearance Certificate – C101367 / CLR3* (refer to **Appendix C**).

The asbestos items removed from the site included: Two (2) 20cm sections of asbestos conduit (removed until remaining conduit was aligned with wall, within the north-western corner of the site). The report detailed the following:

- The accessible sections of the asbestos cement conduit have been removed;
- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out;

- Asbestos cement conduit continues off site beneath the soil in a north-western direction;
- Based on the results of the inspection, it is the opinion of the assessor the inspected area is safe in regard to asbestos and may be re-occupied by unprotected persons; and
- If the subject asbestos materials, or any other asbestos materials identified onsite need to be removed in the future, the removal of works should be carried out in accordance with the *Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2016* or otherwise managed as directed by a task specific asbestos safe works procedure.

5 CONCLUSIONS & RECOMMENDATIONS

The objective of this assessment was to evaluate the suitability of the site for the proposed use as a twelve-storey residential/commercial building after the completion of the demolition of site buildings and the remediation of any identified contamination. The Robson 2010 Phase 1 ESA report identified the potential presence of an underground storage tank within the Block 8, Section 48 portion of the site which triggered the need for the further assessment under the existing DA for the site.

5.1 Summary of Findings

The outcomes of the assessment works undertaken at the site are summarised below:

- All known asbestos containing materials were removed from the site buildings prior to the demolition of the site structures with Asbestos Clearance Certificates provided;
- The supervision and inspection of the ground and basement level concrete slab removal by an environmental consultant revealed that no underground storage tanks, asbestos materials or any other potential form of contamination were identified beneath the concrete slabs at the site;
- All fill materials from beneath the cement slabs on the site were stockpiled, assessed and removed from the site in accordance with ACT EPA requirements. This process was endorsed by the ACT EPA under approval number 201802.
- Following the removal of fill materials from the site, the remaining soil and bedrock materials on site were observed to be virgin excavated natural material (VENM).
- Two unexpected finds of non-friable asbestos were detected outside the building footprint during excavation works. Both asbestos items were removed from the site footprint with asbestos clearance certificates provided.

5.2 Conclusions

In accordance with outcomes of this and previous assessments, the site is considered to pose a low risk to human health and the environment for the proposed land use. As the site has been scraped back to VENM, there are no further possible contaminants on site. SWE considers the site suitable for the intended development of a 12-storey mixed used building with a single level basement carpark.

5.3 Recommendations

If soil is proposed to be removed from site during the construction phase, then prior approvals must be obtained from the ACT EPA prior to removing any material from the site.

6 REFERENCES

- *National Environmental Protection Measure, (Assessment of Site Contamination) Amendment Measure 1999* (Amended 2013).
- NSW EPA, *Guidelines for Consultants Reporting on Contaminated Sites* (2011).
- ACT Environmental Standards: *Assessment & Classification of Liquid & non-liquid Wastes* (June 2010).
- *Environment Protection Act 1997*.
- *Environment Protection Regulation 2005.*
- *Dangerous Substances Act 2004.*
- *Dangerous Substances (General) Regulation 2004.*
- *Work Health & Safety Act 2011.*
- *Work Health & Safety Regulation 2011.*
- *Planning and Development Act 2007.*
- *Public Health Act 1997.*

7 STATEMENT OF LIMITATIONS

This report and the associated services performed by Safe Work and Environments Pty Ltd (SWE) are in accordance with the scope of services set out in the contract between SWE and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the Subject Site.

SWE derived the data in this report primarily from research, visual inspections, examination of available records, interviews with individuals with information about the Site, and if requested, limited sample collection and analysis made on the dates indicated. In preparing this report, SWE has relied upon, and presumed accurate, certain information provided by government authorities, the Client and others identified herein. Except as otherwise stated in the report, SWE has not attempted to verify the accuracy or completeness of any such information.

Limitations also apply to analytical methods used in the identification of substances (or parameters). These limitations may be due to non-homogenous material being sampled (i.e. the sample to be analysed may not be representative), low concentrations, the presence of 'masking' agents and the restrictions of the approved analytical technique. As such, non-statistically significant sampling results can only be interpreted as 'indicative' and not used for quantitative assessments.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observation, conclusions and recommendations expressed in this report. Furthermore, such data, findings, observations, conclusions and recommendations are based solely upon the existence at the time of the investigation. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may require further investigation at the Site with subsequent data analysis and re-evaluation of the findings, observation, conclusions and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with the provisions of the agreement between SWE and the Client. SWE accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties.

It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

Appendix A

Photographs

Photographic Log – Ground & Basement Level Slab Lift

Photograph 1: The site, basement level, following the building demolition and prior to slab lift.	**Photograph 2:** The site, basement level, during the removal of the slab.
Photograph 3: The site, ground floor, following the removal of the slab.	**Photograph 4:** The site, basement level, following the removal of the slab.

Photographic Log – Site Following Soil Stockpile Removal

Photograph 5: The site from the north-western corner facing towards the south-eastern corner.	**Photograph 6:** The site from the central northern section facing towards the south-western corner.
Photograph 7: The site from the central northern section facing towards the south-eastern corner.	**Photograph 8:** The site from the south-eastern corner facing towards the north-western corner.

Appendix B

EPA Endorsement of BRU Assessment Report

lnuttall@swe.com.au

From: Sargent, Narelle <Narelle.Sargent@act.gov.au>
Sent: Tuesday, 2 January 2018 1:12 PM
To: kshields@swe.com.au
Cc: Finch, Stuart; Abbott, Dinesh; Heckenberg, Mark
Subject: BRU Approval No 201802 – Stockpiled Material Blocks 8 and 9 Section 48 Belconnen [SEC=UNCLASSIFIED]

Dear Mr Shields,

The Environment Protection Authority (EPA) has reviewed the report titled "C101342E Beneficial Re-Use Assessment Report – Blocks 8 & 9, Section 48, Belconnen ACT" dated 22 December 2017 by Safe Works and Environments Pty Ltd and supports the beneficial reuse of up to 650 cubic metres of stockpiled material from Blocks 8 & 9, Section 48, Belconnen ACT (the Site), as identified in the above report, within the West Belconnen Resource Management Centre (located at Block 1586 Belconnen ACT) subject to the following conditions:

1. This approval only applies to the stockpiled material assessed in the above report. No other material is to be removed from the Site under this approval (**BRU Approval No 201802**);
2. Separate EPA approval must be sought if the material is to be reused or disposed to any other site in the ACT;
3. All material from the Site, subject to this approval, must be screened for visual and olfactory signs of contamination and anthropogenic inclusions at the time of removal by a suitably qualified environmental consultant;
4. If signs of contamination or anthropogenic inclusions are detected the impacted material must be stockpiled on-site and reassessed by a suitably qualified environmental consultant for off-site disposal. All potentially impacted material must remain on-site until approval is given by the EPA for off-site disposal;
5. The placement of material within Block 1586 Belconnen must be in accordance with the conditions of the Environmental Authorisation No. 0374 issued to **ACT NOWaste** for the Site;
6. Acceptance of material at the West Belconnen Resource Management Centre is subject to the facility's operational requirements; and
7. The approval is valid for 60 days from the date of issue.

This should not be taken as a warranty by the Environment Protection Authority or the Territory that the material subject to assessment in the above report and addendum is free from contamination or anthropogenic inclusions.

Regards

Narelle Sargent
Environment Protection Authority

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

SAFE WORK & ENVIRONMENTS

Appendix C

Asbestos Clearance Reports

ASBESTOS VISUAL CLEARANCE CERTIFICATE
C101301 / CLR1.v1

13 September 2017

Attention: Wesley Castle – ACT Area Manager
Company: Aztec Services Australia Pty Ltd
Fax/email: wes@aztechservices.com.au
Aztech ID: 2532

SWE Project No.: C101301
Date of works: 12 September 2017
Asbestos Removalist: Aztech Services Australia Pty Ltd
Site Address: 55 Chandler Street, Belconnen ACT

Dear Wesley,

RE: C101301 – Visual Clearance Certificate for Asbestos Removal Works: 55 Chandler Street, Belconnen, A.C.T.

Introduction

Safe Work and Environments Pty Ltd (SWE) was engaged by Aztech Services Australia to undertake a Visual Asbestos Clearance Inspection following the complete removal of non-friable asbestos materials from the first floor interior of the commercial building located at 55 Chandler St. Belconnen. Licenced Asbestos Assessor Kieran Shields (LAA001150) carried out an inspection of the removal area following removal works on the 12 September 2017.

The scope of work involved the following:

- Visual Inspection of the subject areas following the asbestos removal works as per the scope of removal;
- Preparation of an Asbestos Clearance Report outlining the site data, conclusions and recommendations (if necessary).

Scope of Removal

The asbestos containing material (ACM) removed from the site included:

- 5m^2 asbestos cement sheeting on walls in men's bathroom;
- <1m^2 asbestos cement sheeting on wall above the men's urinal;
- <1m^2 asbestos cement sheet packers used at base of cement columns in main open room;
- <1m^2 asbestos cement sheet packers used in ceiling between aluminium frames and supporting beams;

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Suite 7/103 Majors Bay Road
Concord NSW 2137
Ph: 02 8757 3611 Fax: 02 8757 3612
Email: enquiries@swe.com.au

Canberra Office:
PO Box 230, Dickson ACT 2602
Ph: 02 6247 0022

Inspection Details

Areas inspected within the asbestos removal area by the assessor included:

- All visible horizontal surfaces within 2m and including within the asbestos removal zone;
- Pathways used during removal.

No suspect asbestos material or debris associated with the scope of removal was identified by the assessor during the inspection.

Please note asbestos remains within the building to be removed at a later date. This report must be read in conjunction with the building's asbestos register. The first floor is safe to access without the use of asbestos PPE.

It is the opinion of the assessor that removal works undertaken by Aztech Services Australia Pty Ltd is of appropriate industry standard and in accordance with adopted Code of Practice*: How to Safely Remove Asbestos* (2016).

Conclusions & Recommendations

Based on the data presented in this report, it is the opinion of Safe Work & Environments Pty Ltd that:

- All asbestos containing materials identified within the scope of removal have been completely removed.
- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out;
- Based on the results of the inspection; it is the opinion of the assessor that the inspected area is safe in regards to asbestos and may be re-occupied by unprotected persons;
- If any additional asbestos materials are identified within the site at a later date, works must cease for the asbestos materials to be removed. All asbestos removal of works should be carried out in accordance with the SafeWork Australia 2016 Code of Practice*: How to Safely Remove Asbestos* or as directed by the task specific asbestos safe works procedure.

Should you have any queries regarding this certificate, please do not hesitate to contact the undersigned for further information or assistance.

Yours faithfully,

Kieran Shields
Environmental Consultant
M: 0488 080 004
Email: kshields@swe.com.au

Safe Work and Environments Pty Ltd
PO Box 230, Dickson ACT 2602
P: 02 6247 0022
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ASBESTOS VISUAL CLEARANCE CERTIFICATE
C101301 / CLR2.v1

10 October 2017

Attention: Wesley Castle – ACT Area Manager
Company: Aztec Services Australia Pty Ltd
Fax/email: wes@aztechservices.com.au
Aztech ID: 2532

SWE Project No.: C101301
Date of works: 6 October 2017
Asbestos Removalist: Aztech Services Australia Pty Ltd
Site Address: 55 Chandler Street, Belconnen ACT

Dear Wesley,

RE: C101301 / CLR2 – Visual Clearance Certificate for Asbestos Removal Works: 55 Chandler Street, Belconnen, ACT.

Introduction

Safe Work and Environments Pty Ltd (SWE) was engaged by Aztech Services Australia to undertake a Visual Asbestos Clearance Inspection following the complete removal of non-friable asbestos materials from the first floor interior of the commercial building located at 55 Chandler St. Belconnen. Licenced Asbestos Assessor Kieran Shields (LAA001150) carried out an inspection of the removal area following removal works on the 6 October 2017.

The scope of work involved the following:

- Visual Inspection of the subject areas following the asbestos removal works as per the scope of removal;
- Preparation of an Asbestos Clearance Report outlining the site data, conclusions and recommendations (if necessary).

Scope of Removal

The asbestos containing material (ACM) removed from the site included:

- 3m^2 asbestos cement sheeting fascia to front;
- 20m^2 asbestos cement sheeting to panels above eaves at rear of building;
- 40m^2 asbestos cement sheeting to eaves above windows;
- <40 linear metres of mastic to expansion joints;

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Inspection Details

Areas inspected within the asbestos removal area by the assessor included:

- All visible horizontal surfaces within 2m and including within the asbestos removal zone;
- Pathways used during removal.

No suspect asbestos material or debris associated with the scope of removal was identified by the assessor during the inspection.

It is the opinion of the assessor that removal works undertaken by Aztech Services Australia Pty Ltd is of appropriate industry standard and in accordance with adopted Code of Practice*: How to Safely Remove Asbestos* (2016).

Conclusions & Recommendations

Based on the data presented in this report, it is the opinion of Safe Work & Environments Pty Ltd that:

- All asbestos containing materials identified within the scope of removal have been completely removed.
- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out;
- Based on the results of the inspection; it is the opinion of the assessor that the inspected area is safe in regards to asbestos and may be re-occupied by unprotected persons;
- If any additional asbestos materials are identified within the site at a later date, works must cease for the asbestos materials to be removed. All asbestos removal of works should be carried out in accordance with the SafeWork Australia 2016 Code of Practice*: How to Safely Remove Asbestos* or as directed by the task specific asbestos safe works procedure.

Should you have any queries regarding this certificate, please do not hesitate to contact the undersigned for further information or assistance.

Yours faithfully,

Kieran Shields
Environmental Consultant
M: 0488 080 004
Email: kshields@swe.com.au

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ASBESTOS CLEARANCE REPORT
C101301 / CLR3.v1

23 October 2017

Attention: Wesley Castle – ACT Area Manager
Company: Aztec Services Australia Pty Ltd
Fax/email: wes@aztechservices.com.au

SWE Project No.: C101301/CLR3
Date of works: 11 October 2017
Asbestos Removalist: Aztech Services Australia Pty Ltd
Site Address: 55 Chandler Street, Belconnen ACT

Dear Wes,

RE: C101301 - Clearance Certificate for Asbestos Removal Works: Telstra Pit within 55 Chandler Street, Belconnen, ACT

Safe Work and Environments Pty Ltd (SWE) was engaged by Aztech Services to undertake an Asbestos Clearance Inspection following the removal of asbestos containing materials (ACM) from a Telstra communications infrastructure pit located on the western side footpath of 55 Chandler Street, Belconnen, ACT. Mr Luke Nuttall, a Licensed Asbestos Assessor (LAA001002) carried out the Asbestos Clearance Inspection on completion of the remediation works on 11th October 2017.

The scope of work involved the following:

- Completion of an SHE&SWMS prior to undertaking works,
- Visual Inspection of the subject area following the removal works,
- Preparation of an Asbestos Clearance Inspection report outlining the site data and conclusions

The asbestos items to be removed from the site included the asbestos cement walls and floor of a single Telstra communications infrastructure pit only.

The Telstra pit was located on the north-western corner of the construction site on Chandler street. All asbestos cement was removed from the pit and disposed of in the appropriate manner. It should be noted that this Clearance Report pertains to the single Telstra pit only and other asbestos containing materials may still be present in the form of in-ground Telstra infrastructure such as asbestos conduits.

The removal works were undertaken by ACT licensed asbestos removalist Aztech Services, in accordance with the *Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2014*.

The visual clearance inspection confirmed that the above asbestos materials have been appropriately removed and the site is now safe to access without the use of asbestos protective equipment.

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Email: enquiries@swe.com.au

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PO Box 230, Dickson ACT 2602
Ph: 02 62470022 Mob: 0419810952
Email: lnuttall@swe.com.au

This Asbestos Clearance Report should be added to the Asbestos Management Plan (AMP) for the site (if available) and the Maintenance Log for the AMP should be updated to include the changes to the condition of the subject asbestos materials following the noted remediation works.

If the subject asbestos materials, or any other asbestos materials identified onsite need to be removed in the future, the removal of works should be carried out in accordance with the *Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2014* or otherwise managed as directed by the site Asbestos Management Plan.

Should you have any queries regarding this certificate, please do not hesitate to contact the undersigned for further information or assistance.

Yours faithfully,

Luke Nuttall
Senior Environmental Consultant

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Canberra Office:
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Email: lnuttall@swe.com.au

ASBESTOS VISUAL CLEARANCE CERTIFICATE
C101367 / CLR1.v1

07 February 2018

Attention: Davis Lai
Company: DECC
Fax/email: davis@decc.com.au

SWE Reference: C101367/CLR1.v1
Site Address: 55 Chandler Street, Belconnen ACT
Date of Works: 07 February 2018

Dear Davis,

RE: C101367 - Visual Clearance Certificate for Asbestos Removal Works: 55 Chandler Street, Belconnen ACT.

Introduction

Safe Work and Environments Pty Ltd (SWE) was engaged by DECC to undertake an Asbestos Clearance Inspection following the partial removal of asbestos cement conduits from the demolition site located at 55 Chandler Street, Belconnen ACT. SWE consultant Kieran Shields, a Licensed Asbestos Assessor (LAA001150), carried out the inspection of the removal area following the completion of removal works at 8:00am on the 7th of February 2018.

The scope of work involved the following:

- Visual Inspection of the subject area following the asbestos removal works as per scope of removal; and
- Preparation of an Asbestos Clearance Certificate outlining the site data, conclusions and any recommendations (if necessary).

Scope of Removal

The asbestos items to be removed from the site included:

- Two (2) 20cm pieces of asbestos conduit removed until remaining conduit was aligned with wall, within the north-western corner of the site.

Inspection Details

Areas inspected within the asbestos removal area by the assessor included:

- Visible and accessible ground surfaces beneath and surrounding, up to 2m around, the removal zone.

No suspect asbestos material or debris associated with the scope of removal was identified by the assessor during the inspection.

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Email: lnuttall@swe.com.au

Two asbestos conduits remain within the soil at the north-western corner site boundary and continue in a north-western direction beneath the footpath.

It is the opinion of the assessor the removal works undertaken by Aztech Services Australia Pty Ltd is of appropriate industry standard and in accordance with adopted Code of Practice*: How to Safely Remove Asbestos* (2016).

Conclusions & Recommendations

Based on the data presented in this report, it is the opinion of Safe Work & Environments Pty Ltd that:

- All accessible asbestos cement conduit has been removed.
- The assessor found no visible asbestos debris from asbestos removal work in the area, or in the vicinity of the area, where the work was carried out.
- Asbestos cement conduit continues off site beneath the soil in a north-western direction.
- Based on the results of the inspection, it is the opinion of the assessor the inspected area is safe in regards to asbestos and may be re-occupied by unprotected persons.
- If the subject asbestos materials, or any other asbestos materials identified onsite need to be removed in the future, the removal of works should be carried out in accordance with the *Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2016* or otherwise managed as directed by a task specific asbestos safe works procedure.

Should you have any queries regarding this certificate, please do not hesitate to contact the undersigned for further information or assistance.

Yours faithfully,

Kieran Shields
Environmental Consultant

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Attachments - Photographs

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Photograph 1: Asbestos conduits in ground prior to removal works.

Photograph 2: Remaining asbestosconduits in ground following removal works.

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Email: lnuttall@swe.com.au

Planning and Development Act 2007

Development Application

Application Number: **201630289S197D**

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
BELCONNEN	48	9	

Street Address

1 EDMONDSTONE PLACE, BELCONNEN

Site Number: 2

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	8	

Street Address

55 CHANDLER STREET, BELCONNEN

Applicant Details

ACN or ABN

66131577261

Company Name	Position held / Title
Canberra Town Planning Pty Ltd	Town Planner

Salutation	First Name	Surname
Ms	Elizabeth	Slapp

Postal Address 1	Postal Address 2
5/32 Lonsdale Street	

Postal Address 3

Suburb	State/Territory	Postcode	Country
Dickson	ACT	2602	Australia

Phone Number	Fax Number	Mobile Number
0262625091		

Email

admin@canberratownplanning.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

(•) Company

Australian Company Number (ACN)

92008546030

Company Name

Canberra Labor Club Limited

Position held / Title

Director

Salutation

None

First Name

Arthur

Surname

Roufagalis

Postal Address 1

PO Box 167

Postal Address 2

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2616

Country

Australia

Phone Number

62515522

Fax Number

62531059

Mobile Number

0413777306

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:

13/12/2016

Has work relating to the original approval commenced?

( ) Yes

(•) No

List Amendments Being Satisfied

Amendments to internal building programming and building façades

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

11/04/2018

CANBERRA TOWN PLANNING
5/32 LONSDALE STREET BRADDON
CANBERRATOWNPLANNING.COM.AU
ABN 66 131 577 261

11 April 2018

Ms Meena Ramesh
Senior Assessment Officer
Merit Assessment – Commercial Team
Environment Planning and Sustainable Development Directorate GPO Box 1908
Canberra ACT 2601

By E-mail: meena.ramesh@act.gov.au

Proposed Amendment to Development Application DA201630289

Blocks 8 and 9 Section 48 Belconnen

Dear Meena,

With regard to the abovementioned Development Application approved on 13 December 2016 and the subsequent S197 Amendment Application approved on 20 November 2017, this Application is for further amendment.

The proposed amendments relate to two (2) main components, being amendments to the internal building programming and building façade, which are set out in detail below.

The amendments proposed are considered to be minor and will generally result in a development that is substantially the same as that previously approved and subsequently amended. In this regard, the assessment provided in the Statement Against Criteria submitted with DA201630289 and the revised assessment submitted with S197 DA201630289/B, remain relevant. No further assessment is considered to be required for this S197 Amendment Application.

1. Amendments to Internal Building Programming

1.1 Basement Level to Level 10 – Hotel lift relocated approximately 1250mm off Grid E.

1.2 Level 5 up to Level 9 – The internal layout of the hotel rooms has been re-configured so as to suit a wider range of commercial accommodation operator requirements.

As per the original approval, a total of 18 hotel suites were approved on Levels 5 – 9. With reference to the revised hotel floor plans (Drawing Nos. DA-A-104.01 – 03 Rev. C), a total of 25 rooms are proposed per floor. As seven (7) of these rooms (per floor) are proposed to be dual-key rooms, the total number of hotel rooms is considered to be similar to that previously approved. A house-keeping / services room has also been included on Levels 5 – 9 near to Grid D.

The proposed layout re-configuration results in a minor reduction in the gross floor area (**GFA**) to Levels 5 – 11 as outlined in **Table 1** below.

Table 1: – Amendments to GFA

Level	Previous Floor GFA	New Floor GFA	GFA Difference
Level 5	1,147m²	1,144m²	-3m²
Level 6	1,147m²	1,144m²	-3m²
Level 7	1,147m²	1,144m²	-3m²
Level 8	1,147m²	1,144m²	-3m²
Level 9	1,147m²	1,144m²	-3m²
Level 10	1,147m²	1,144m²	-3m²
Level 11	1,147m²	1,144m²	-3m²
TOTAL	**8,029m²**	**8,008n²**	**-21m²**

The proposed re-configuration of the internal hotel layout is not expected to have any discernible effect on traffic and transport. The previously approved S197 DA201630289/B Application demonstrated an excess in the minimum provision of parking requirements on-site. On this basis, the proposed amendments are considered to be appropriate.

1.4 Levels 10 and 11 – Location of office amenities (WC) moved closer to Grid C. This is a result of minor amendments to the building façade (Amendment No. 1.3).

1.7 Basement Level – The conference room is proposed to be removed and the layout of the basement re-configured so as to include a moderately sized staff break-out space with change room facilities, and larger areas for house-keeping, hotel engineering, administration, amenities and cleaners' store rooms, and guest laundry.

1.8 Ground Floor Level – Location of internal stairs (No. 8) to loading bay re-located within Tenancy 3 – Retail.

Please note that there is a notation on Drawing No. DA-A-101 Rev. F, which states the following:

1. *Egress doors to stair 1, 2, 3, 4 and service area – the door leaf in the open position is over the site boundary.*
2. *External doors to Tenancy 1, 2 and 3 (pivot doors) – the door leaf in the open position is over the site boundary.*
3. *External doors of services (water meter room, FBBV and gas meter room) – the door leaf in the open position is over the site boundary.*

The doors extending over the site boundary whilst in the open position is not an amendment. This arrangement was previously approved under S197 DA201630289/B. In some instances (i.e. Stair No. 1 and Stair No. 2) the encroachment of the door in the open position is less than that previously approved.

2. Amendments to Building Façade

1.3 Level 5 up to Level 9 – As a result of the re-configuration of the hotel rooms (Amendment No. 1.2), a number of small areas (coloured red) on Drawing Nos. DA-A-104.01 – 03 Rev. C on the northern and southern façades, have been removed. These areas formed part of the hotel suites as previously approved.

1.3 Level 5 up to Level 11 - The eastern façade wall (excluding that associated with Stair No. 2) has been re-located closer to Grid H.

1.5 Level 6 up to Level 9 - Balconies are proposed to be removed from the northern façade (as coloured blue) on Drawing Nos. DA-A-104.02 and DA-A-104.03 (Rev. C).

1.6 Ground Floor Level - New glass doors are proposed to be provided to the commercial foyer entrance from the Cameron Avenue street frontage.

We trust that the information provided will enable you to favourably consider this proposal to amend DA201630289 and subsequent S197 DA201630289/B. However, should you require anything further, please do not hesitate to contact me on 0457 786 776, or Pieter van der Walt on 0409 550 596.

Yours Sincerely,

Elizabeth Slapp

Associate Director - Senior Town Planner

Attachments

Architectural

DA-A-000 [B] Cover Sheet

DA-A-100 [C] Basement Floor Plan

DA-A-101 [F] Ground Floor Plan

DA-A-102.01 [D] Level 1 Carpark South Floor Plan

DA-A-102.02 [C] Level 2 Carpark South Floor Plan

DA-A-102.03 [C] Level 3 Carpark South Floor Plan

DA-A-102.04 [C] Level 4 Carpark South Floor Plan

DA-A-104.01 [C] Level 5 Hotel Floor Plan

DA-A-104.02 [C] Levels 6-8 Hotel Floor Plan

DA-A-104.03 [C] Level 9 Hotel Floor Plan

DA-A-105.01 [C] Level 10 Commercial Floor Plan

DA-A-105.02 [C] Level 11 Commercial Floor Plan

DA-A-106 [B] Plant Area Floor Plan

DA-A-107 [B] Roof Plan

DA-A-200 [C] South Elevation

DA-A-201 [D] West Elevation

DA-A-202 [C] North Elevation (Mid)

DA-A-203 [C] East Elevation

DA-A-204 [B] Exterior Finishes

DA-A-300 [B] Section A

DA-A-301 [B] Section B

DA-A-302 [B] Section C

DA-A-303 [B] Section D

DA Amendment Drawing List

DA-A000	Cover Sheet
DA-A100	Basement Floor Plan
DA-A101	Ground Floor Plan
DA-A102.01	Level 1 Carpark South Floor Plan
DA-A102.02	Level 2 Carpark South Floor Plan
DA-A102.03	Level 3 Carpark South Floor Plan
DA-A102.04	Level 4 Carpark South Floor Plan
DA-A104.01	Level 5 Hotel Floor Plan
DA-A104.02	Levels 6-8 Hotel Floor Plan
DA-A104.03	Level 9 Hotel Floor Plan
DA-A105.01	Level 10 Commercial Floor Plan
DA-A105.02	Level 11 Commercial Floor Plan
DA-A106	Plant Area Floor Plan
DA-A107	Roof Plan
DA-A200	South Elevation
DA-A201	West Elevation
DA-A202	North Elevation (Mid)
DA-A203	East Elevation
DA-A204	Exterior Finishes
DA-A300	Section A
DA-A301	Section B
DA-A302	Section C
DA-A303	Section D
DA-A400	Renders

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NOTE
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.
Do not scale drawings.

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment
03/04/18	B	Revised DA Amendment

Design Review

DRN: Author | C/C: Checker | APP: Approver

File name:
C:\Revit Local\1635 CLCBEL CENTRAL_cbarnes@mayrussell.com.au.rvt

Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

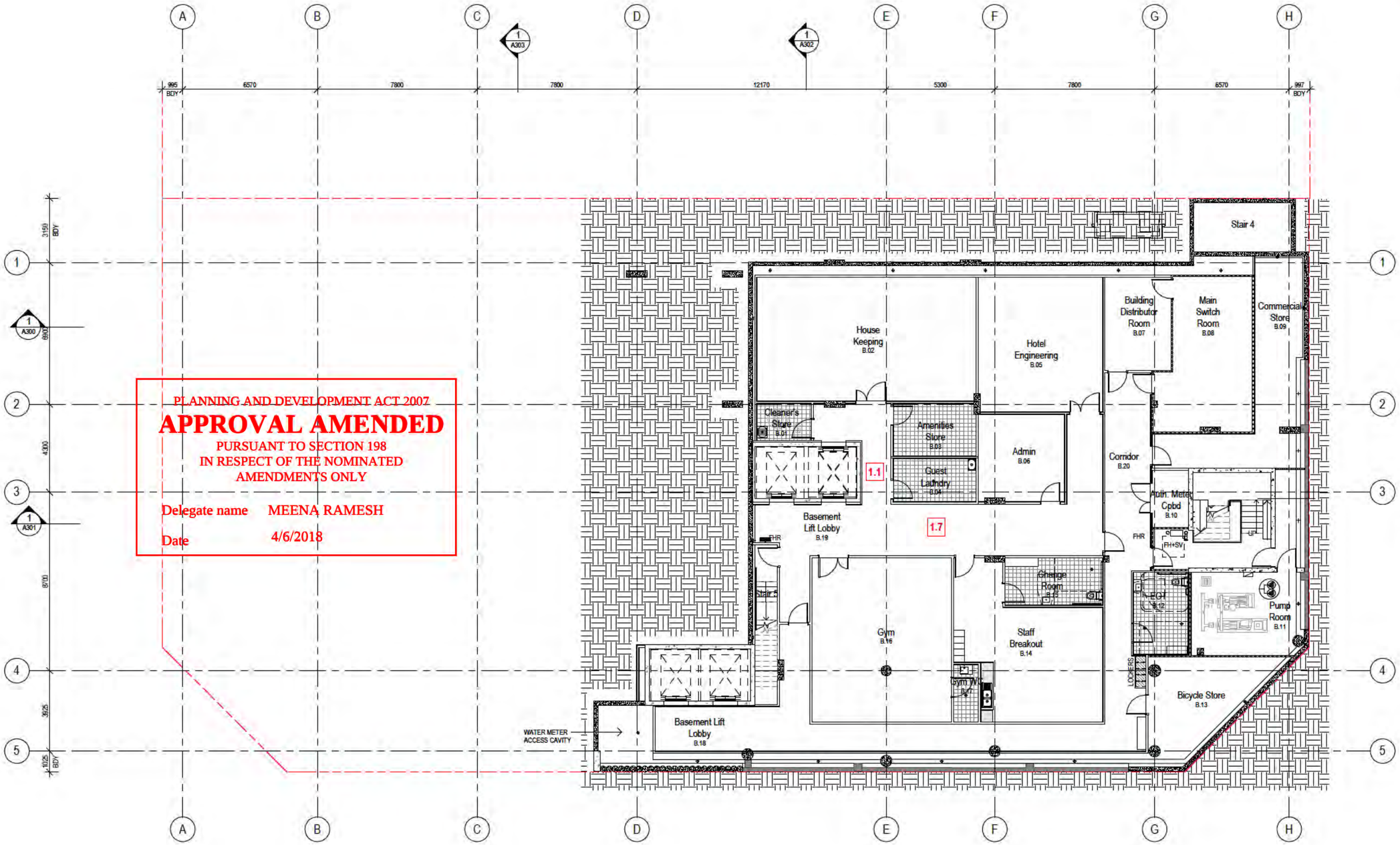
may + russell
may + russell architects pty ltd abn 69 087 172 718
Unit 5, 7 Napier Close, Deakin ACT 2600
PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
e pmpr@mayrussell.com.au
architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
Cover Sheet

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A000	@A1	B



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENT'S ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

Date	Rev.	Status or Amendment
25/05/17	A	Issue for DA Amendment
02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment

Design Review

DRN:Author | C/C: Checker | APP: Approver

File name: C:\Revit Local\16_35_CLUB_CENTRAL_dawsonp@maymussell.com.au.rvt

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NOTE
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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Environlink
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	SAB
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

may + russell
may + russell architects pty ltd abn 69 067 172 718
Unit 5, 7 Napier Close, Deakin ACT 2600
PO Box 268, Deakin West 2600
p 02 6285 3077 f 02 62813340
e pmpr@maymussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel

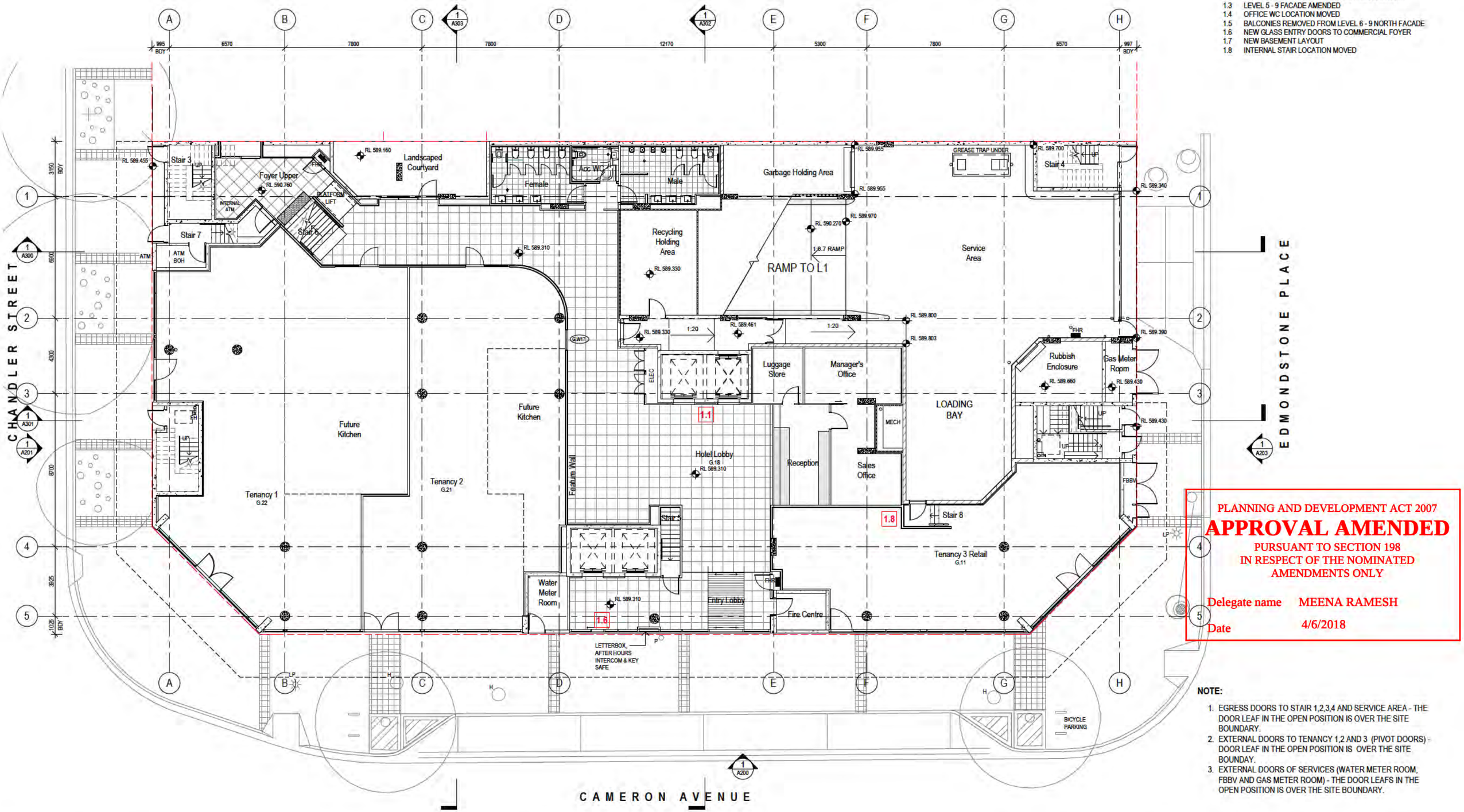
Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Basement Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A100	1 : 100@A1	C

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED AMENDMENTS ONLY

Delegate name MEENA RAMESH
Date 4/6/2018

NOTE:

1. EGRESS DOORS TO STAIR 1,2,3,4 AND SERVICE AREA - THE DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.
2. EXTERNAL DOORS TO TENANCY 1,2 AND 3 (PIVOT DOORS) - DOOR LEAF IN THE OPEN POSITION IS OVER THE SITE BOUNDAY.
3. EXTERNAL DOORS OF SERVICES (WATER METER ROOM, FBBV AND GAS METER ROOM) - THE DOOR LEAFS IN THE OPEN POSITION IS OVER THE SITE BOUNDARY.

Date	Rev.	Status or Amendment
26/08/17	A	Issue for DA Amendment
26/10/17	B	Issue for DA Amendment
01/11/17	C	Issue for DA
20/11/17	D	Issue for DA
02/03/18	E	DA Amendment
03/04/18	F	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

File name:

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NOTE
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Enviroinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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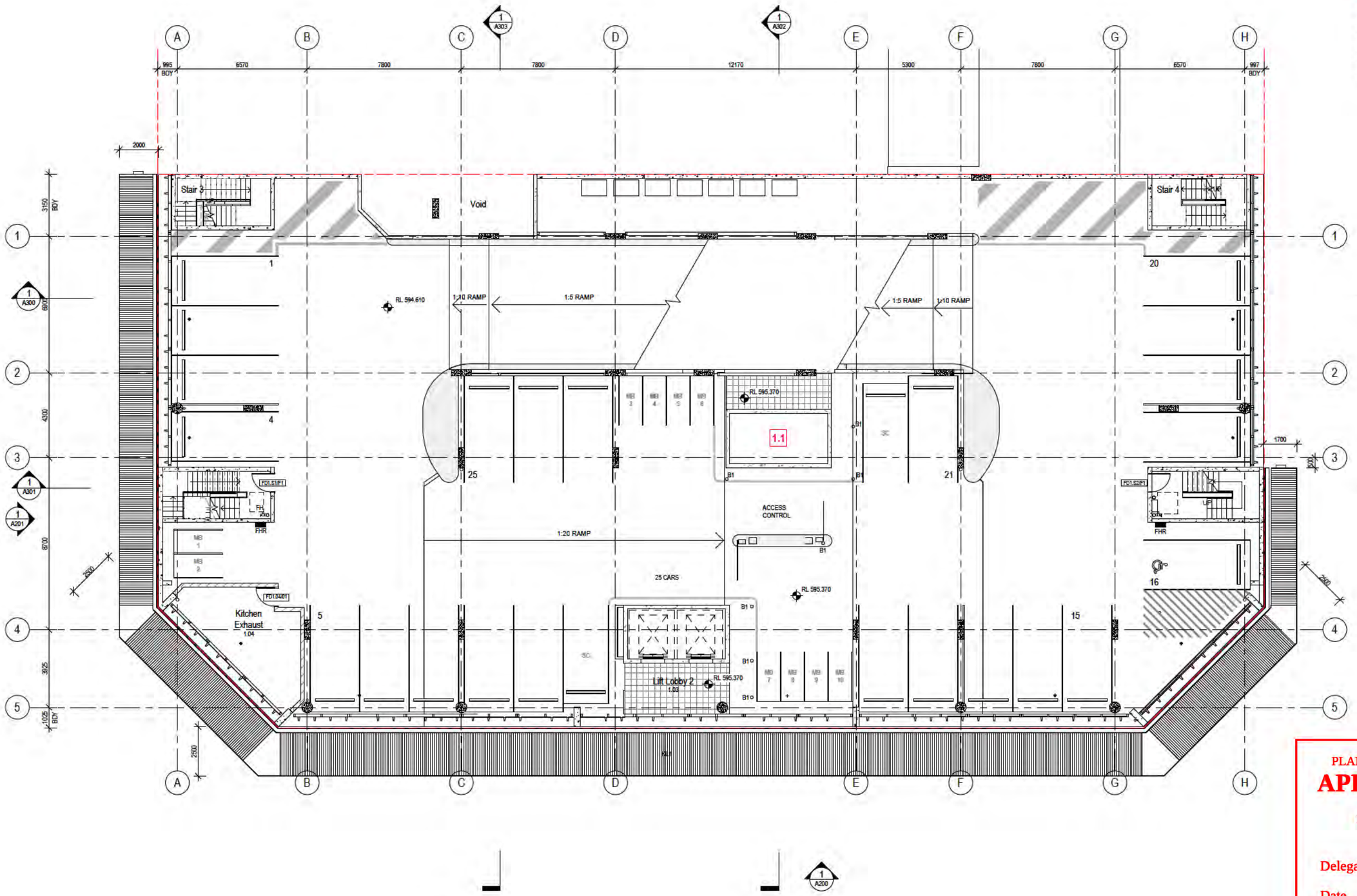
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen
Drawing Title: Ground Floor Plan
Job No.: 16_35 | Drawing No.: DA-A101 | Scale: 1 : 100@A1 | Rev.: F



REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment
01/11/17	B	Issue for DA
02/03/18	C	DA Amendment
03/04/18	D	Revised DA Amendment

Design Review

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File name:

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Do not scale drawings.

Key Plan/North Point

N

Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect - May + Russell Architects
Landscape - Envirolinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect

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architects

Project

Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

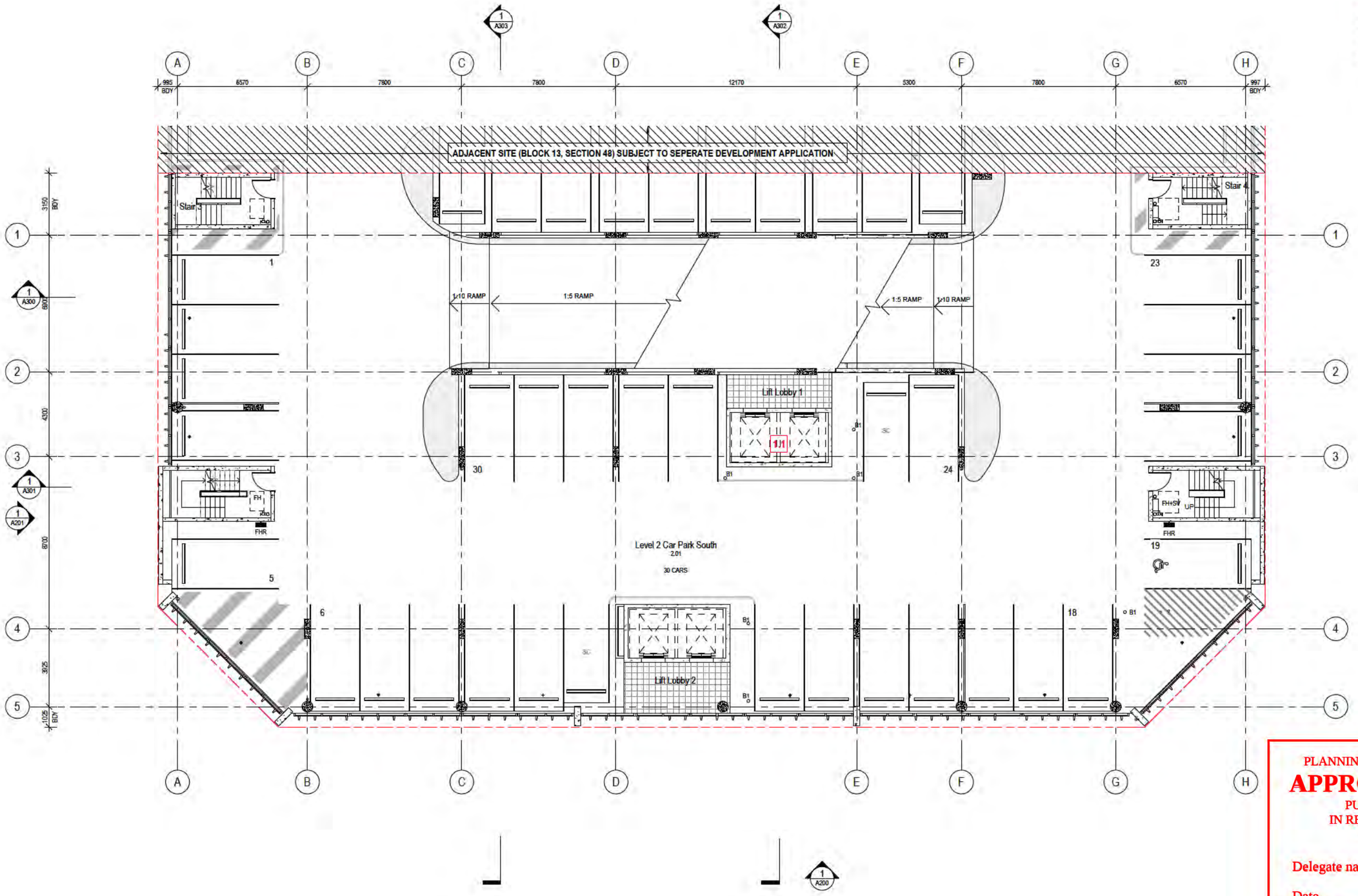
Drawing Title

Level 1 Carpark South Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.01	1 : 100@A1	D

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Environlinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect
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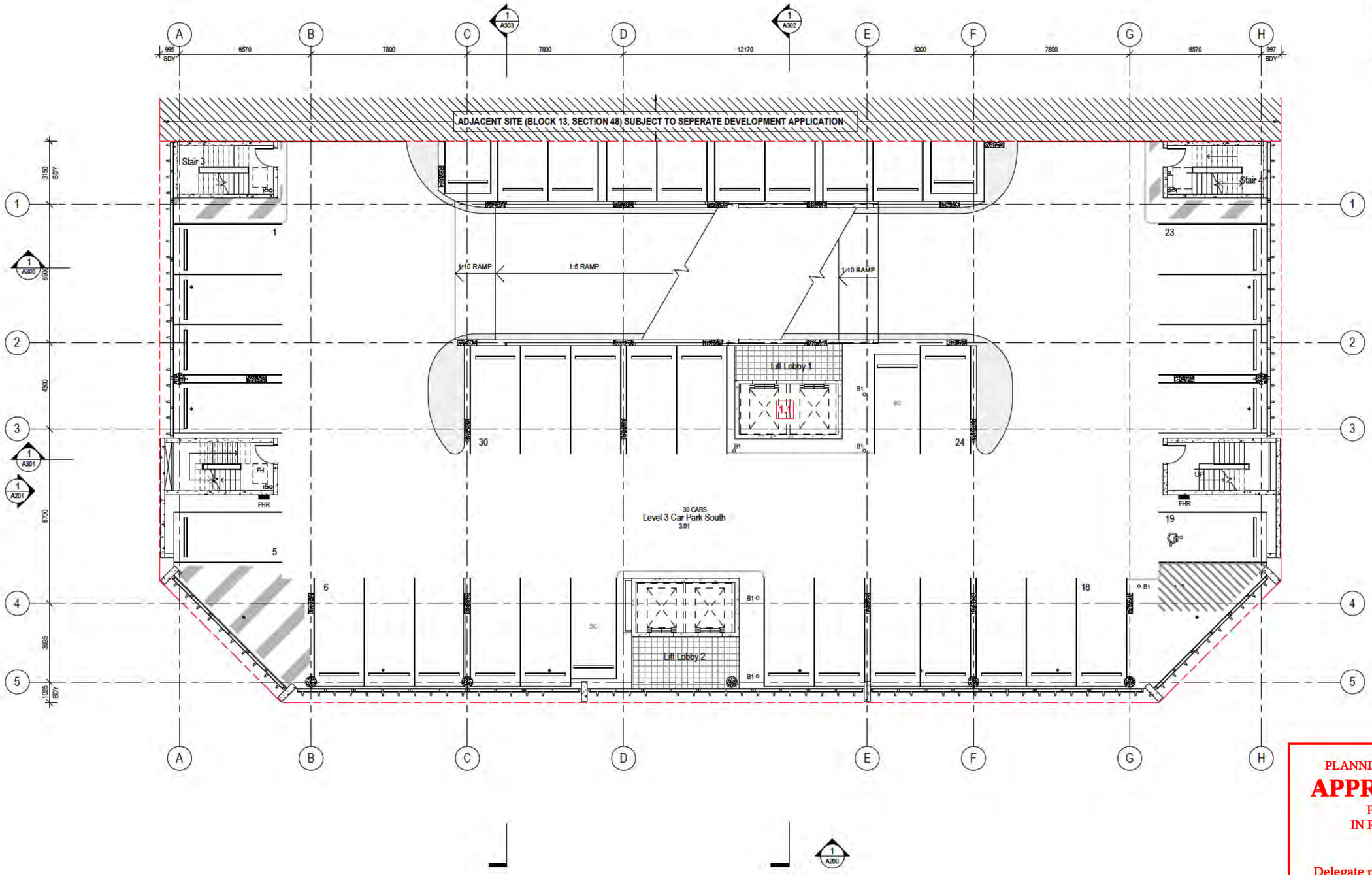
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen
Drawing Title: Level 2 Carpark South Floor Plan
Job No.: 16_35 | Drawing No.: DA-A102.02 | Scale: 1 : 100@A1 | Rev.: C

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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03/04/18	C	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

File name:

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NOTE
Contractor must verify all dimensions on the job before commencing any work or drawing of any shop drawings.

Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Enviroinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect
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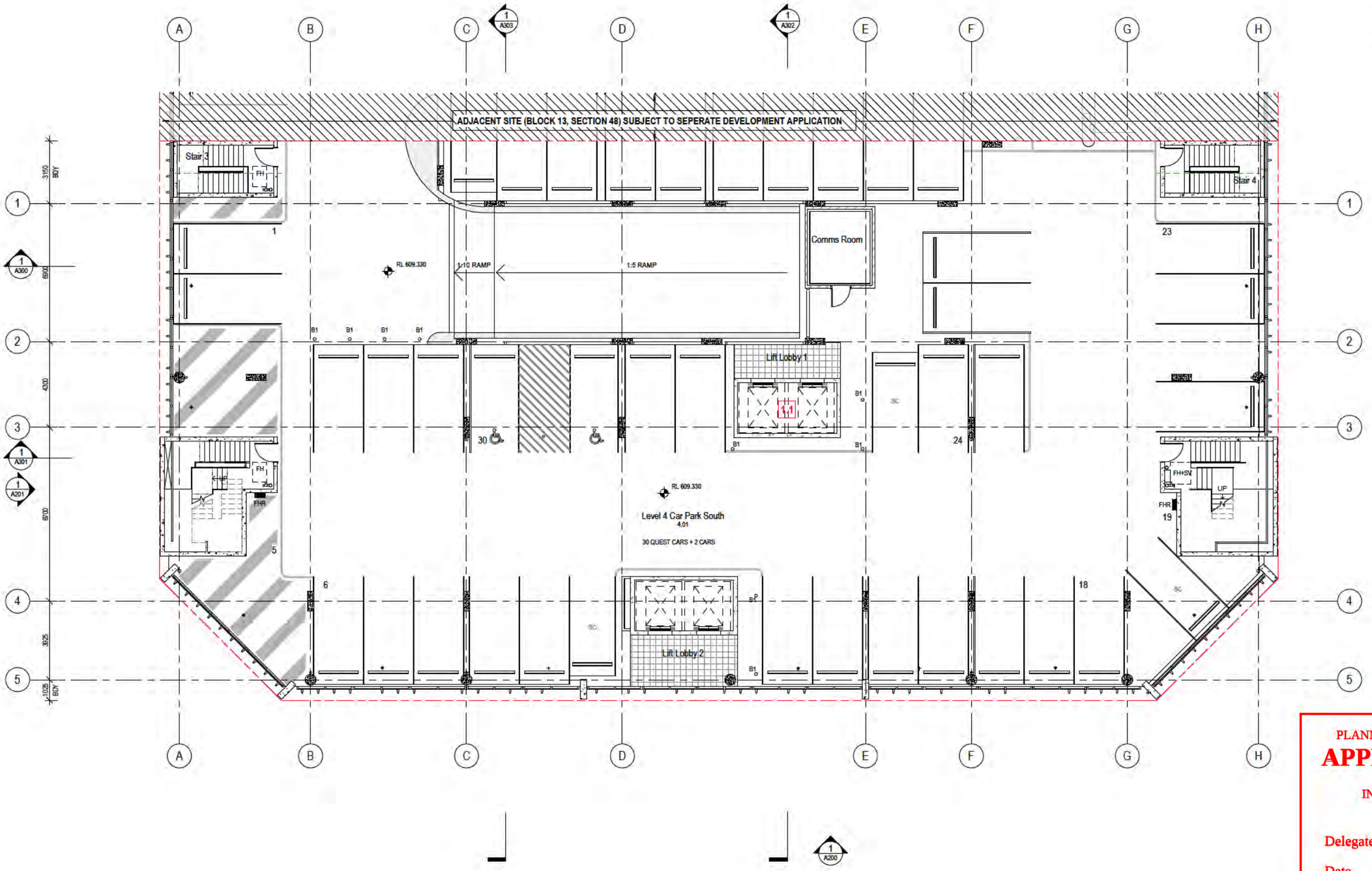
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks 8+9 | Section 48 | Division Belconnen
Drawing Title: Level 3 Carpark South Floor Plan
Job No. 16_35 | Drawing No. DA-A102.03 | Scale 1 : 100@A1 | Rev. C

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
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AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Environlinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 4 Carpark South Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A102.04	1 : 100@A1	C

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

AREA REVISION

PREVIOUS FLOOR GFA = 1147m²
NEW FLOOR GFA = 1144m²

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

Date	Rev.	Status or Amendment
25/08/17	A	Issue for DA Amendment
02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

File name:

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Envirolinks
Structure - Selick Consultants
Civil - Selick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

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architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen
Drawing Title: Level 5 Hotel Floor Plan
Job No.: 16_35 | Drawing No.: DA-A104.01 | Scale: 1 : 100@A1 | Rev.: C

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

AREA REVISION

PREVIOUS FLOOR GFA = 1147m²
NEW FLOOR GFA = 1144m²

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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25/08/17	A	Issue for DA Amendment
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03/04/18	C	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

File name:

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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Enviroinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect
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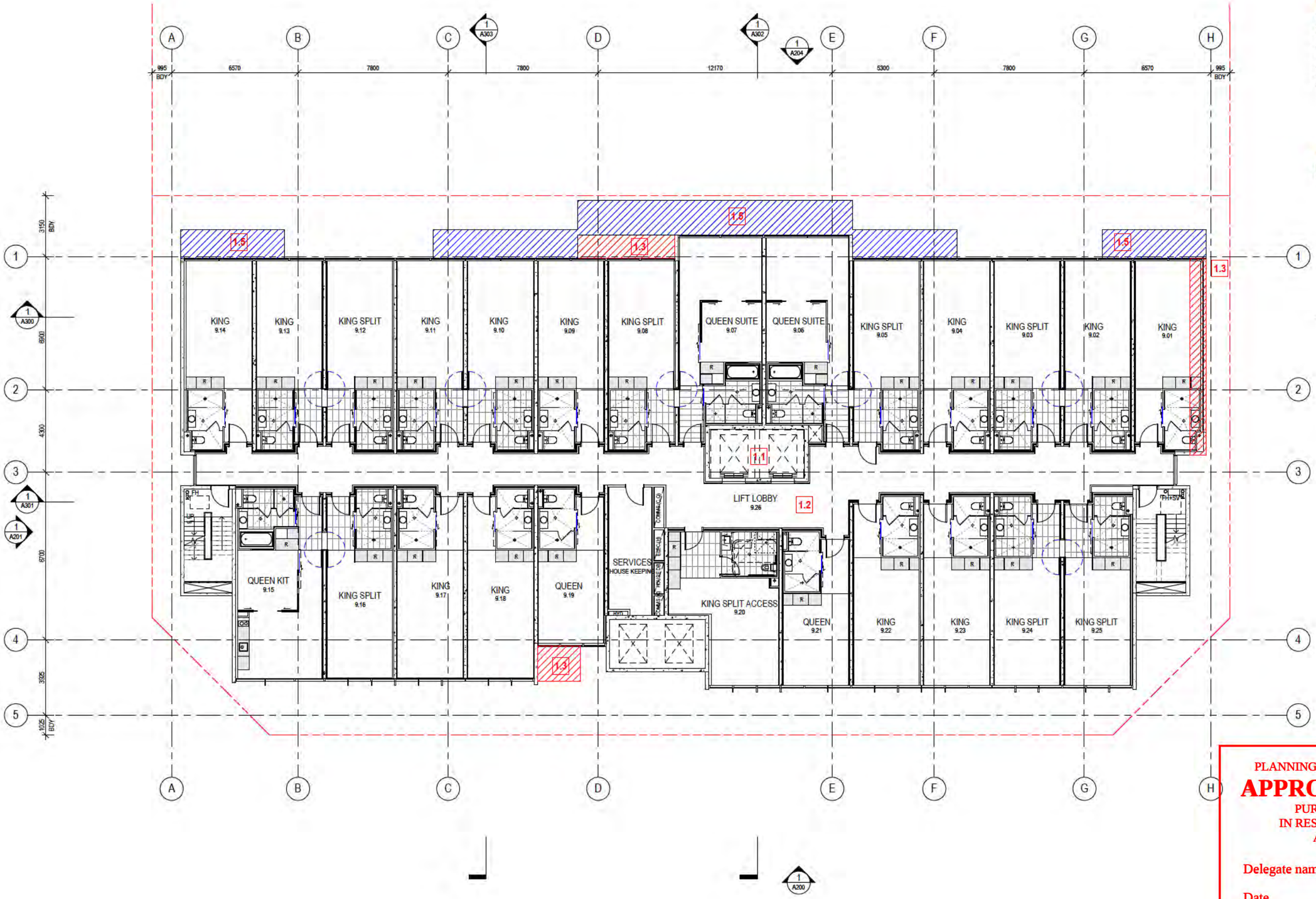
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen
Drawing Title: Levels 6-8 Hotel Floor Plan
Job No.: 16_35 | Drawing No.: DA-A104.02 | Scale: 1 : 100@A1 | Rev.: C



REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

AREA REVISION

PREVIOUS FLOOR GFA = 1147m²
NEW FLOOR GFA = 1144m²

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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03/04/18	C	Revised DA Amendment

Design Review
DRN:Author | C/C: Checker | APP: Approver

File name:

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Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants
Architect - May + Russell Architects
Landscape - Enviroinks
Structure - Selltick Consultants
Civil - Selltick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect
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PO Box 268, Deakin West 2600
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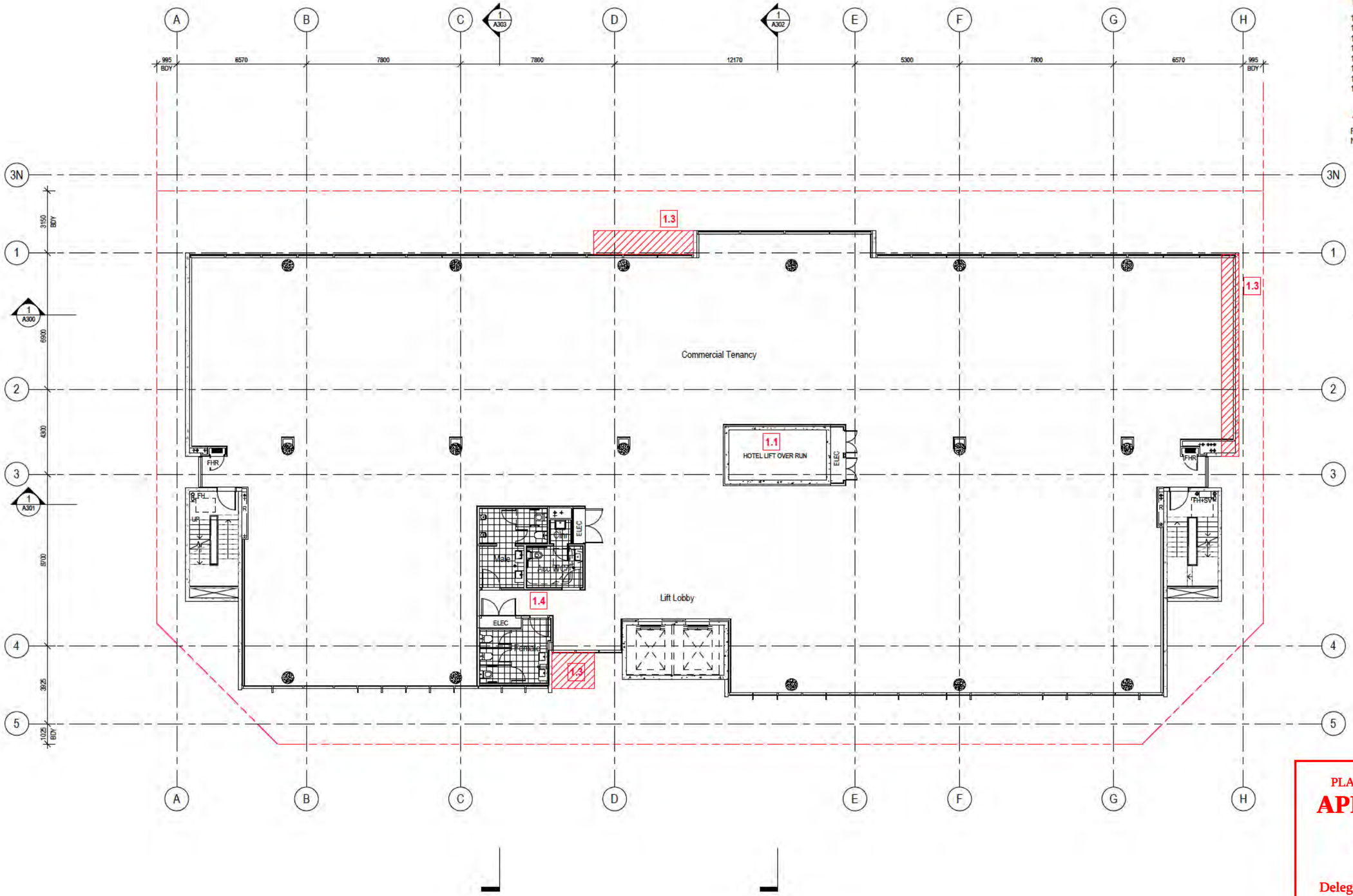
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel
Blocks: 8+9 | Section: 48 | Division: Belconnen
Drawing Title: Level 9 Hotel Floor Plan
Job No.: 16_35 | Drawing No.: DA-A104.03 | Scale: 1 : 100@A1 | Rev.: C



REVISION LEGEND

1.1	HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2	HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3	LEVEL 5 - 9 FACADE AMENDED
1.4	OFFICE WC LOCATION MOVED
1.5	BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6	NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7	NEW BASEMENT LAYOUT
1.8	INTERNAL STAIR LOCATION MOVED

AREA REVISION

PREVIOUS FLOOR GFA = 1147m²
NEW FLOOR GFA = 1144m²

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Environlinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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Unit 5, 7 Napier Close, Deakin ACT 2600
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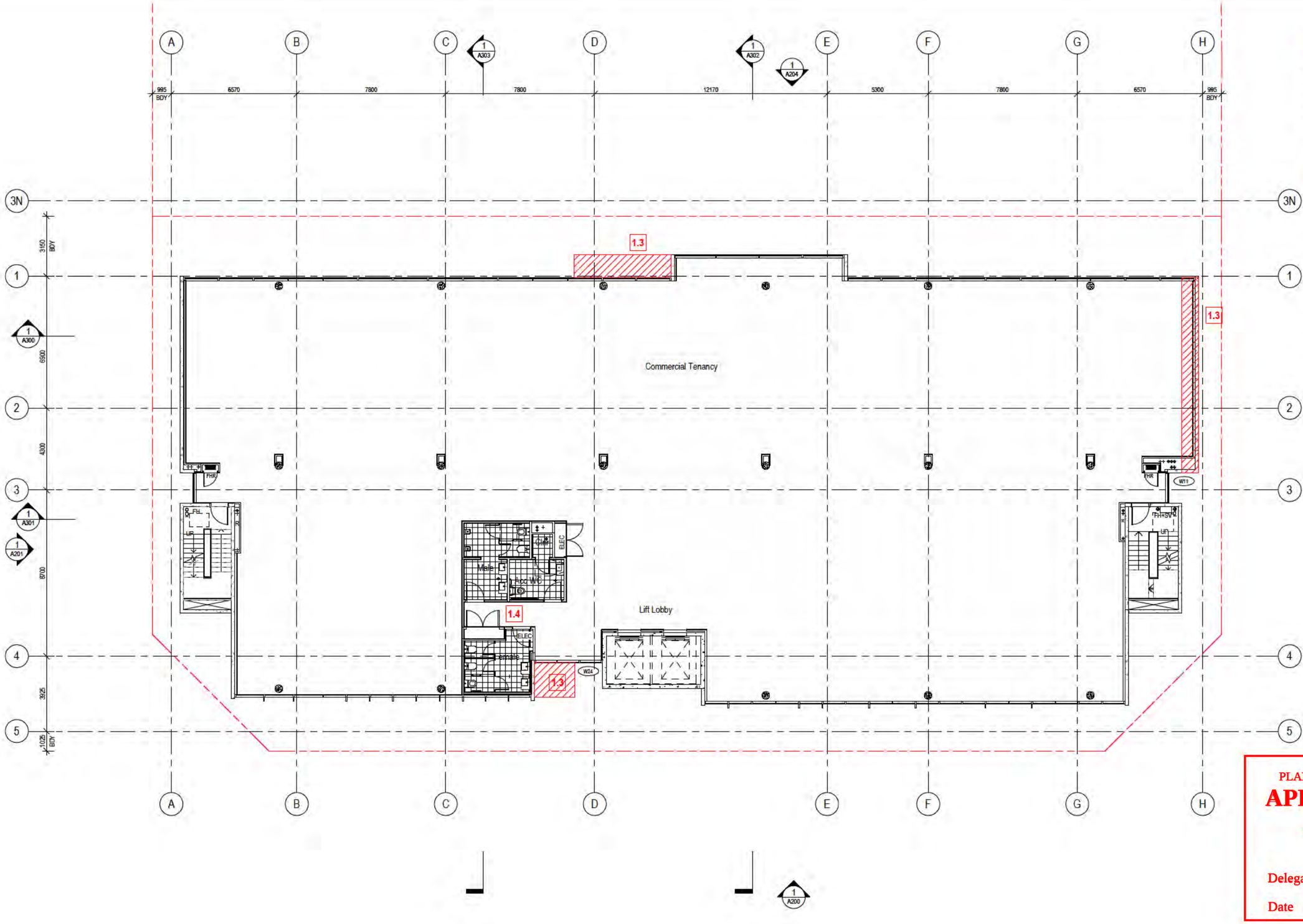
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 10 Commercial Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A105.01	1 : 100@A1	C



REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

AREA REVISION

PREVIOUS FLOOR GFA = 1147m²
NEW FLOOR GFA = 1144m²

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

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Date 4/6/2018

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File name:

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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect - May + Russell Architects
Landscape - Enviroinks
Structure - Sellick Consultants
Civil - Sellick Consultants
Traffic - Shoobridge
Electrical - S4B
Mechanical - NDY
Hydraulic - THCS
Fire Safety - NDY

Architect

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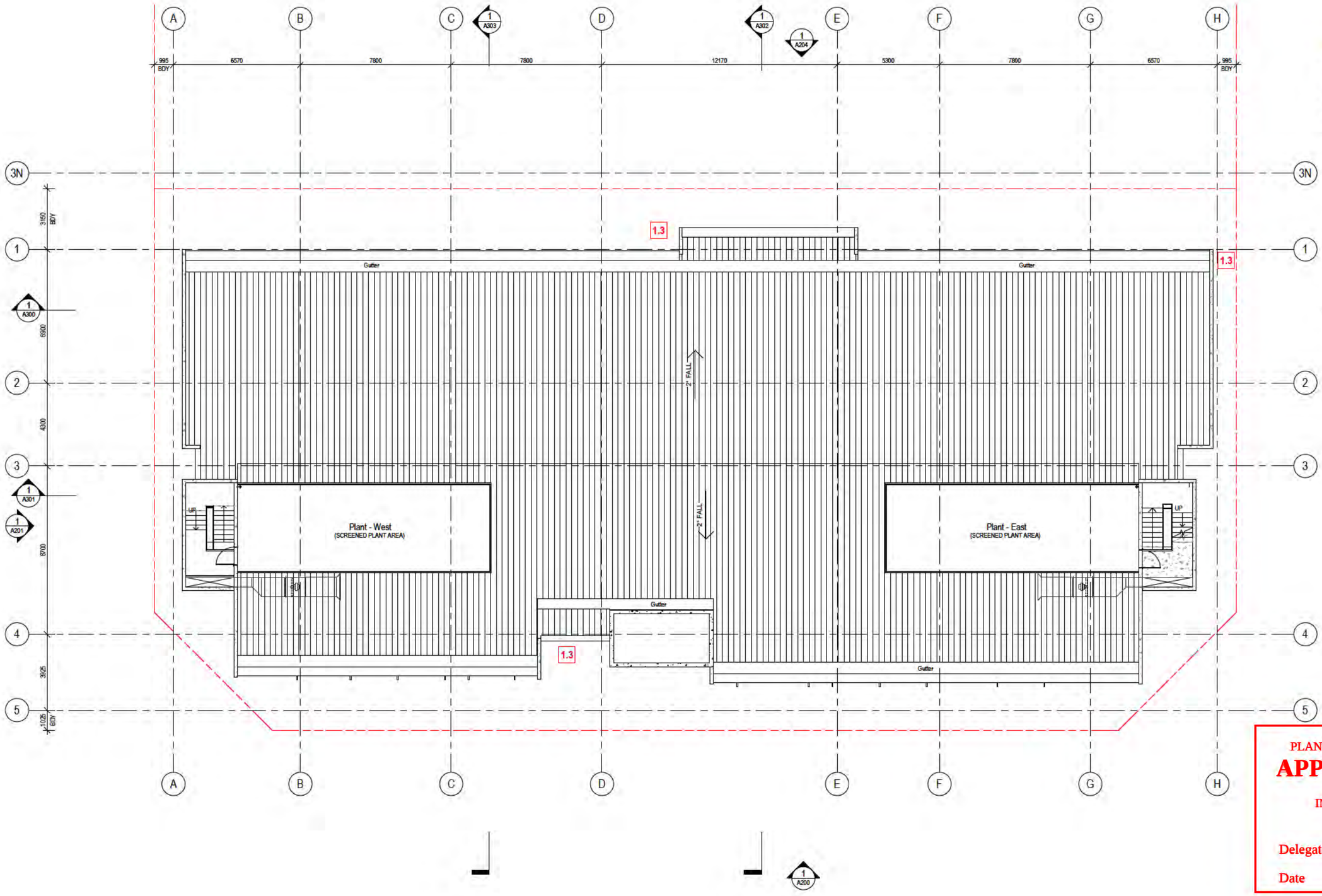
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Level 11 Commercial Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A105.02	1 : 100@A1	C



REVISION LEGEND

1.1	HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2	HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3	LEVEL 5 - 9 FACADE AMENDED
1.4	OFFICE WC LOCATION MOVED
1.5	BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6	NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7	NEW BASEMENT LAYOUT
1.8	INTERNAL STAIR LOCATION MOVED

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

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Delegate name MEENA RAMESH

Date 4/6/2018

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03/04/18	B	Revised DA Amendment

Design Review

DRN:Author | C/C: Checker | APP: Approver

File name:
C:\Revit\...\cad16885-CLOBE-CENTRAL_cbarnes@mayrussell.com.au.rvt

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NOTE
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Do not scale drawings.

Key Plan/North Point: N

Contractor: BLOC

Project Manager: DOWSE PROJECTS PTY LTD

Client: CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Enviroinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

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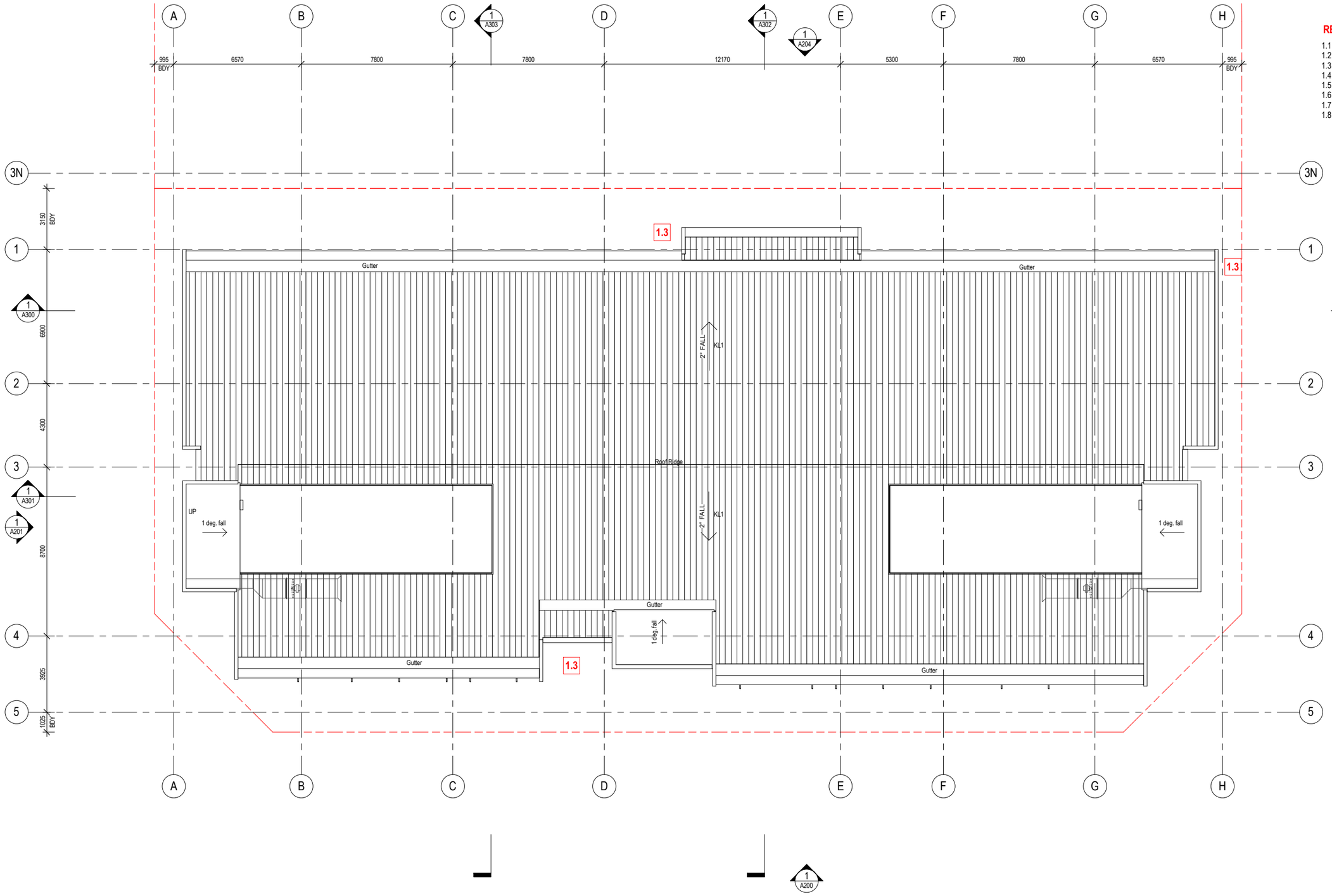
e pmpr@mayrussell.com.au
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: Plant Area Floor Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A106	1 : 100@A1	B



REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2 HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3 LEVEL 5 - 9 FACADE AMENDED
1.4 OFFICE WC LOCATION MOVED
1.5 BALCONIES REMOVED FROM LEVEL 6 - 9 NORTH FACADE
1.6 NEW GLASS ENTRY DOORS TO COMMERCIAL FOYER
1.7 NEW BASEMENT LAYOUT
1.8 INTERNAL STAIR LOCATION MOVED

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment
03/04/18	B	Revised DA Amendment

Design Review

DRN:Author | C/C: Checker | APP: Approver

File name:
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Do not scale drawings.

Key Plan/North Point

N

Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
Electrical -	S4B
Mechanical -	NDY
Hydraulic -	THCS
Fire Safety -	NDY

Architect

may + russell

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Unit 5, 7 Napier Close, Deakin ACT 2600
PO Box 268, Deakin West 2600
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e pmpr@mayrussell.com.au

architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
Roof Plan

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A107	1 : 100@A1	B

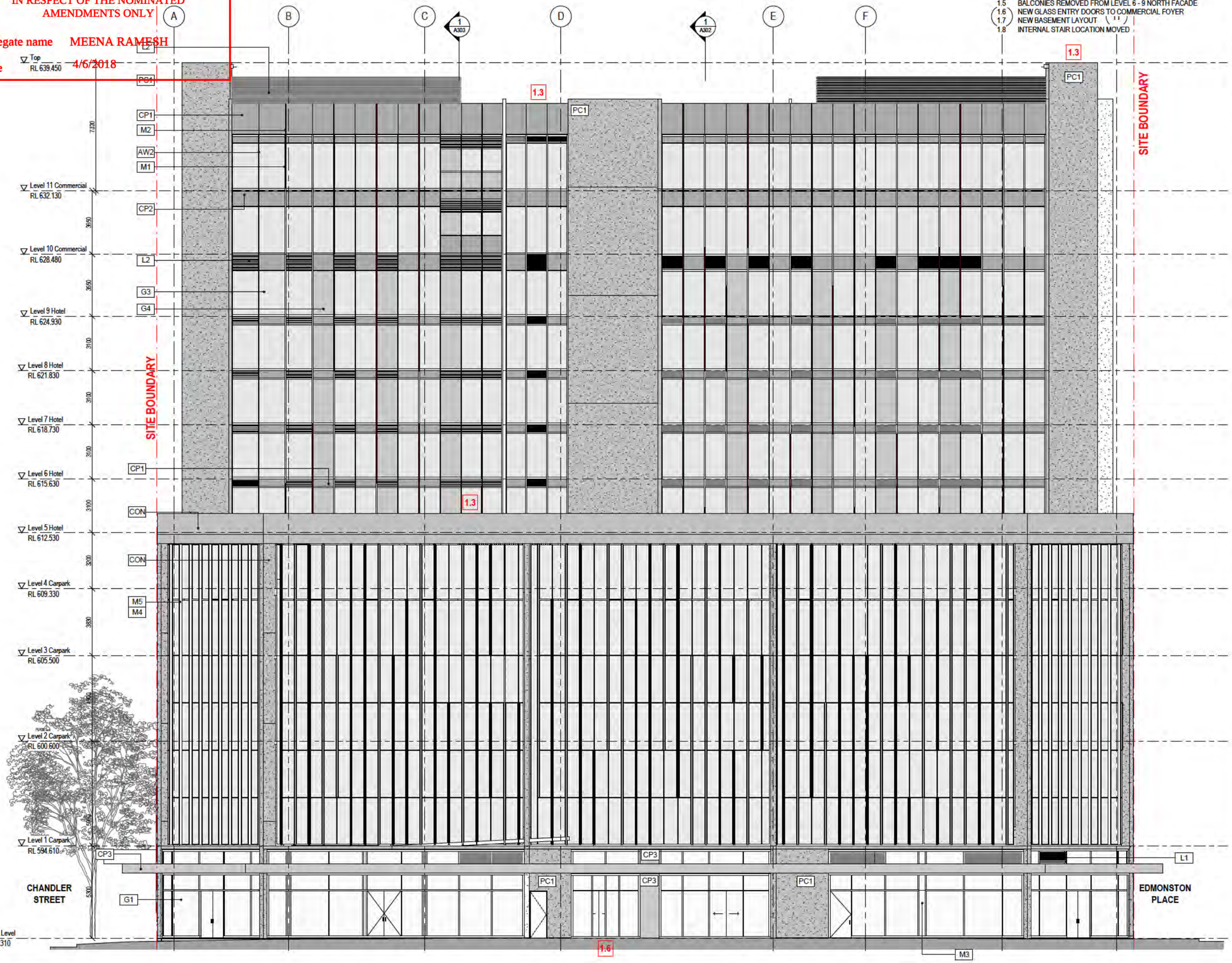
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018



REVISION LEGEND

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02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment

Design Review

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

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Civil -	Sellick Consultants
Traffic -	Shoobridge
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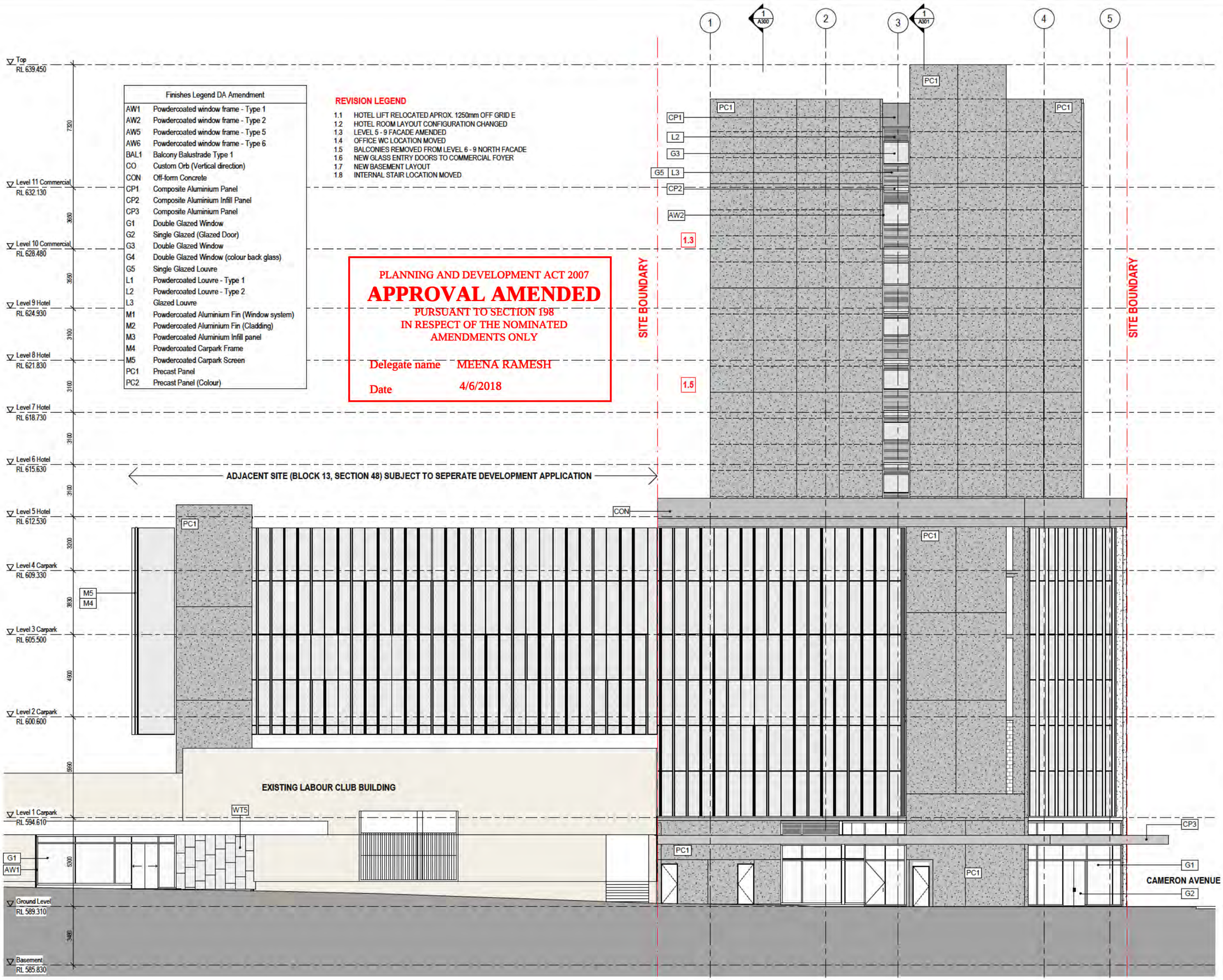
architects

Project: Canberra Labor Club Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title: South Elevation

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A200	1 : 100@A1	C



Finishes Legend DA Amendment	
AW1	Powdercoated window frame - Type 1
AW2	Powdercoated window frame - Type 2
AW5	Powdercoated window frame - Type 5
AW6	Powdercoated window frame - Type 6
BAL1	Balcony Balustrade Type 1
CO	Custom Orb (Vertical direction)
CON	Off-form Concrete
CP1	Composite Aluminium Panel
CP2	Composite Aluminium Infill Panel
CP3	Composite Aluminium Panel
G1	Double Glazed Window
G2	Single Glazed (Glazed Door)
G3	Double Glazed Window
G4	Double Glazed Window (colour back glass)
G5	Single Glazed Louvre
L1	Powdercoated Louvre - Type 1
L2	Powdercoated Louvre - Type 2
L3	Glazed Louvre
M1	Powdercoated Aluminium Fin (Window system)
M2	Powdercoated Aluminium Fin (Cladding)
M3	Powdercoated Aluminium Infill panel
M4	Powdercoated Carpark Frame
M5	Powdercoated Carpark Screen
PC1	Precast Panel
PC2	Precast Panel (Colour)

REVISION LEGEND

1.1 HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
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PLANNING AND DEVELOPMENT ACT 2007

APPROVAL AMENDED

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name MEENA RAMESH

Date 4/6/2018

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28/08/17	A	Issue for DA Amendment
26/10/17	B	Issue for DA Amendment
02/03/18	C	DA Amendment
03/04/18	D	Revised DA Amendment

Design Review

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

CANBERRA LABOR CLUB

Consultants

Architect -	May + Russell Architects
Landscape -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
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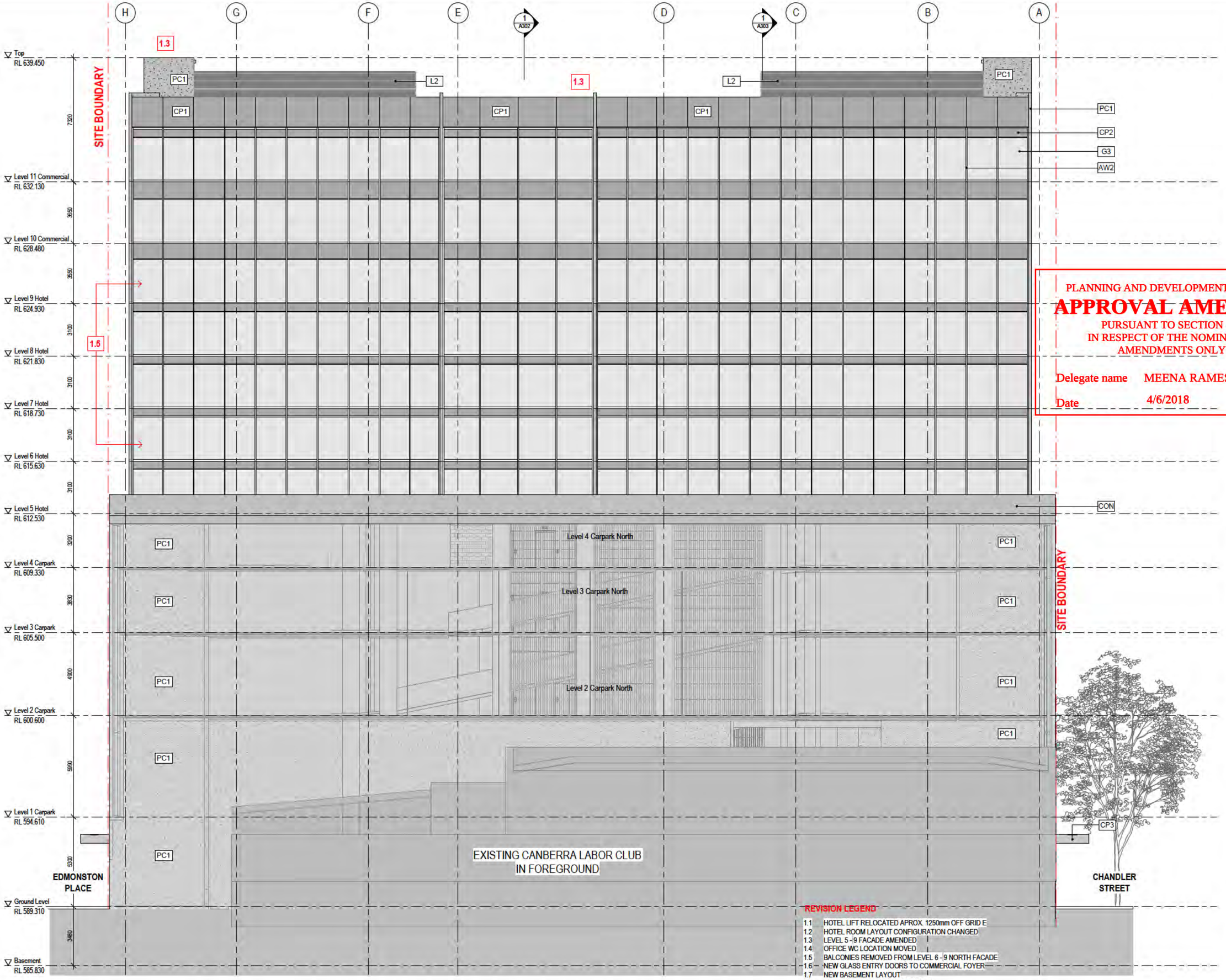
architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
West Elevation

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A201	1 : 100@A1	D



PLANNING AND DEVELOPMENT ACT 2007

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Contractor

BLOC

Project Manager

DOWSE PROJECTS PTY LTD

Client

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Structure -	Sellick Consultants
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architects

Project
Canberra Labor Club
Belconnen Hotel

Blocks	Section	Division
8+9	48	Belconnen

Drawing Title
North Elevation (Mid)

Job No.	Drawing No.	Scale	Rev.
16_35	DA-A202	1 : 100@A1	C

REVISION LEGEND

1.1	HOTEL LIFT RELOCATED APROX. 1250mm OFF GRID E
1.2	HOTEL ROOM LAYOUT CONFIGURATION CHANGED
1.3	LEVEL 5 -/9 FACADE AMENDED
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