

From: [Hurst, Jackie](#)
To: ["arthur.roufagalis@laborclub.com.au"](mailto:arthur.roufagalis@laborclub.com.au)
Cc: ["admin@canplan.com.au"](mailto:admin@canplan.com.au)
Subject: LVC Determination - 8 & 9/48 BELCONNEN - 201630289 [SEC=UNCLASSIFIED]
Date: Wednesday, 23 August 2017 3:50:00 PM

Dear Mr Roufaglis

Blocks 8 & 9 Section 48 Suburb of BELCONNEN
DA Number: 201630289

Please find attached the Notice of Assessment for the above block. A copy is also being sent to the Applicant. Payment options can be found on the bottom of the Invoice.

Please call me if I can be of further assistance on 6207 5963.

Kind Regards,

Jackie Hurst | DA Leasing |
Phone 02 6207 5963 | jackie.hurst@act.gov.au |
Planning Support | Environment, Planning and Sustainable Development Directorate | **ACT Government** |
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au |

 *Please consider the environment before printing this e-mail*

Please Cc all emails/replies through actpladaleasing@act.gov.au. This will ensure that matters are dealt with promptly in the event of any particular officer's absence.



Receipt

Labor Club
PO Box 167
BELCONNEN, ACT 2616

ABN: 68 367 113 536
Receipt Reference: 304652.1035.10
Date: 28-Aug-2017 15:56
Cashier: BWA
Counter: Counter 5
Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 66 893 463 785 - Change of use Charge - CUC Labor Club PO Box 167 BELCONNEN, ACT 2616 Suburb/Section/Block - BELCONNEN-48-8; BELCONNEN-48-9	\$10,000.00
Total	\$10,000.00
Payment Details:	
Cheque	\$10,000.00

Copy

From: smartforms@act.gov.au
Sent: Tuesday, 29 May 2018 4:21 PM
To: Admin
Subject: Buyer Verification Declaration - V7YBYQ
Attachments: 99132520180529155239.pdf



ACT
Government

Access
Canberra.

Reference number: V7YBYQ

BUYER VERIFICATION DECLARATION

Buyer details: CANBERRA LABOR CLUB LIMITED;

Property details: BELCONNEN S48 B20;

Submission date: 29/05/2018

Reference code: V7YBYQ

Please see the attached PDF for a copy of your form submission.

If you require any further information please call the land titles office on 6207 0491.

ACT Government

Note: Please do not reply to this auto-generated email.

This email has been scanned for spam and viruses. Click [here](#) to report this email as spam.

LVC Checklist - S277 & S276E - 13 Oct 2015

Block/s: 8 & 9

Section: 48

Suburb: Belconnen

DA: 201630289

Unit/s:

- DATE Lodged & Approved: 27.10.16 / 13.12.16

- DATE Recon Lodged & Approved: /

(Circle) Subdivision or Consolidation: N/A SUB CON

(Circle) Instrument/Surrender Regrant: Instrument Surrender Regrant
Yes No Initial 15 Date 17.1.17

- Yes/No Recently Commenced Lease: Yes No

- Yes/No Added to Spreadsheet: Yes No

Waiting for: N/A Conditions of approval Approval to take effect Previous DA

Appeals Period Any Appeals: Yes No Appeals Completed: Yes No Done: Yes No

Other: _____

S276E - LVC: (Circle) Schedule 1 Schedule 2 Schedule 3

S277 - LVC - ACTVO:

- DATE Initial/NOD referral to AVO: 17.5.17

- DATE AVO report received: JH 24.7.17

- Yes/No Predetermination needed: Yes No

S277 - Pre Det - LVC:

- DATE Pre-deter and AVO report Sent: _____

- DATE 10 Working Days Later: _____

- Yes/No Requested Meeting: Yes No DATE: _____

- Yes/No Requested Determination: Yes No DATE: _____

- DATE Revised AVO report received: _____

Determination

(Circle) DI and remission: (No) Yes NO % JH 4.7.17

- DATE Determination drafted: 4.7.17 JH ~

- NAME Determination checked by: IRMA IS 4.7.17

- CIRCLE with Sue/Maggie/Jim to sign: Lisa JS 28.8.17

- DATE Determination Date: 27.8.17 JH ~

- DATE Sent to Applicant/Lessee: 27.8.17 JH ~

- Info SS/Amount Payable: (Yes) No \$ 10,000 JH ~

Payment

- DATE Payment received: Nil DATE: 27.8.17

- CIRCLE Receipt Number: Nil Rcpt No. 304652.1035.10 JH 13.9.17

- CIRCLE Updated SS, Receipt in Obj: Nil (SS) (Q5j)

From: smartforms@act.gov.au
Sent: Friday, 25 May 2018 12:32 PM
To: Admin
Subject: Seller Verification Declaration - MQ8XSR
Attachments: 99132320180525129848.pdf



ACT
Government

Access
Canberra.

Reference number: MQ8XSR

SELLER VERIFICATION DECLARATION

Seller details: CANBERRA LABOR CLUB LIMITED;

Property details: BELCONNEN S48 B8; BELCONNEN S48 B9;

Submission date: 25/05/2018

Reference code: MQ8XSR

Please see the attached PDF for a copy of your form submission.

If you require any further information please call the land titles office on 6207 0491.

ACT Government

Note: Please do not reply to this auto-generated email.

This email has been scanned for spam and viruses. Click [here](#) to report this email as spam.

From: [Ramesh, Meena](#)
To: ["Elizabeth Slapp"](#)
Subject: RE: Request for Extension of Time - DA201630289 [SEC=UNCLASSIFIED]
Date: Monday, 23 January 2017 12:05:00 PM

Hi Elizabeth

I refer to your message below regarding the request for an extension of time to submit the further information required by Condition A11 of the Notice of Decision.

Your request for a two month extension is hereby granted and the further information now needs to be submitted by COB 3 March 2017.

Please note that the further information should only address the matters raised in Condition A11. If any new amendments are proposed to the approved DA, they will need to be lodged under s197 of the *Planning & Development Act 2007*.

Regards

Meena Ramesh
(Mon- Fri - 9am -3pm)
Senior Assessment Officer | Merit Assessment - Commercial Team
Phone 02 62076174 | Fax 02 62071856 |
Planning Delivery Division | ACTPLA | Environment, Planning & Sustainable Development Directorate |
ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |
www.environment.act.gov.au

From: Elizabeth Slapp [mailto:Elizabeth@CanberraTownPlanning.com.au]
Sent: Thursday, 19 January 2017 8:49 AM
To: Ramesh, Meena
Subject: Request for Extension of Time - DA201630289

Hi Meena,


In relation to DA201630289, which was approved on 13 December 2016, we wish to apply for a two-month extension of time so as to enable the Project Design Team to finalise the further information required as per A11 of the NOD.

If further information is required please contact me ASAP.

Kind regards


-E

CTP Logo



Elizabeth Slapp
Town Planner

Mobile 0457 786 776
elizabeth@canberratownplanning.com.au
canberratownplanning.com.au



Please consider the environment before printing this email.

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have

received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

From: [Ramesh, Meena](#)
To: ["Elizabeth Slapp"](#)
Subject: RE: Request for Extension of Time - DA201630289 [SEC=UNCLASSIFIED]
Date: Tuesday, 21 February 2017 11:36:00 AM

Hi Elizabeth

I refer to your message below regarding a request for an extension of time to submit the further information required by Condition A11 of the Notice of Decision.

Your request for a further one month extension is hereby granted and the further information now needs to be submitted by COB 3 April 2017.

Further information should only address the matters raised in Condition A11. If any new amendments are proposed to the approved DA, they will need to be lodged under s197 of the *Planning & Development Act 2007*.

Regards

Meena Ramesh
(Mon- Fri - 9am -3pm)
Senior Assessment Officer | Merit Assessment - Commercial Team
Phone 02 62076174 | Fax 02 62071856 |
Planning Delivery Division | ACTPLA | Environment, Planning & Sustainable Development Directorate |
ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |
www.environment.act.gov.au

From: Elizabeth Slapp [mailto:Elizabeth@CanberraTownPlanning.com.au]
Sent: Tuesday, 21 February 2017 10:56 AM
To: Ramesh, Meena
Subject: FW: Request for Extension of Time - DA201630289 [SEC=UNCLASSIFIED]

Hi Meena,

I refer to your email below, which granted a two month extension of time for the further information for DA201630289. The Project Design Team is currently in the process of preparing the required documentation, however they will be unable to complete it prior to COB 3 March 2017.

In this regard, we wish to apply for a further one month extension of time.

Can you please confirm that this will be acceptable to you.

Thanks again,

-E

CTP Logo



Elizabeth Slapp
Town Planner

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: Elizabeth Slapp

Sent: Monday, 23 January 2017 2:32 PM
To: 'Ramesh, Meena' <Meena.Ramesh@act.gov.au>
Subject: RE: Request for Extension of Time - DA201630289 [SEC=UNCLASSIFIED]

Thanks for this Meena. Much appreciated.

	Elizabeth Slapp Town Planner 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, 23 January 2017 12:05 PM
To: Elizabeth Slapp <Elizabeth@CanberraTownPlanning.com.au>
Subject: RE: Request for Extension of Time - DA201630289 [SEC=UNCLASSIFIED]

Hi Elizabeth

I refer to your message below regarding the request for an extension of time to submit the further information required by Condition A11 of the Notice of Decision.

Your request for a two month extension is hereby granted and the further information now needs to be submitted by COB 3 March 2017.

Please note that the further information should only address the matters raised in Condition A11. If any new amendments are proposed to the approved DA, they will need to be lodged under s197 of the *Planning & Development Act 2007*.

Regards

Meena Ramesh
(Mon- Fri - 9am -3pm)
Senior Assessment Officer | Merit Assessment - Commercial Team
Phone 02 62076174 | Fax 02 62071856 |
Planning Delivery Division | ACTPLA | Environment, Planning & Sustainable Development Directorate |
ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |
www.environment.act.gov.au

From: Elizabeth Slapp [<mailto:Elizabeth@CanberraTownPlanning.com.au>]
Sent: Thursday, 19 January 2017 8:49 AM
To: Ramesh, Meena
Subject: Request for Extension of Time - DA201630289

Hi Meena,

In relation to DA201630289, which was approved on 13 December 2016, we wish to apply for a two-month extension of time so as to enable the Project Design Team to finalise the further information required as per A11 of the NOD.

If further information is required please contact me ASAP.

Kind regards


-E

CTP Logo



Elizabeth Slapp
Town Planner

Mobile 0457 786 776
elizabeth@canberratownplanning.com.au
canberratownplanning.com.au



Please consider the environment before printing this email.

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

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.

From: [Bugg, Ross](#)
To: [Sare, Irma](#); [ACTPLA DA Leasing](#)
Subject: X21442 Belconnen S48 B20 Lodgement Notification [SEC=UNCLASSIFIED]
Date: Friday, 11 May 2018 3:45:09 PM
Attachments: [X21442 Belconnen S48 B20.pdf](#)

Attention: **Irma**

The Examination Section has received the subject survey plan for examination prior to the certification by the Surveyor-General of the ACT.

This section will notify you when the plan is ready to be lodged with the Office of Regulatory Services and provide you with a copy of the signed plan.

If you have any enquiries relating to this plan, please contact me.

Attached is a copy of the plan for your information.

Regards,

Ross Bugg
Surveyor

Office of the Surveyor-General and Land Information
Environment, Planning and Sustainable Development | ACT Government
P: 02 6207 5797 | E: ross.bugg@act.gov.au | Web: www.environment.act.gov.au
Ground Floor North, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

From: [ACTPLA SURVEY](#)
To: [ACTPLA DA Leasing](#)
Cc: [Sare, Irma](#)
Subject: X21442 Belconnen S48 B20 Completion of Examination [SEC=UNCLASSIFIED]
Date: Monday, 9 July 2018 10:01:10 AM
Attachments: [X21442 Belconnen S48 B20 Signed digitally.pdf](#)

Attention: **Irma & Team,**

The examination of the subject survey plan is complete and the plan has been certified by the Surveyor-General of the ACT.

THIS PLAN HAS BEEN SIGNED DIGITALLY and has been deposited with the Land Titles Office.

Please prepare your leasing documentation and proceed to Land Titles, who have the signed X-Plan on record.

If you have any enquiries relating to this plan, please contact me.

Attached is a copy of the plan for your information.

Regards,

Joanne Hawkes
Registered Surveyor

Office of the Surveyor-General and Land Information
Environment, Planning and Sustainable Development | ACT Government
P: 6205 0483 | E: joanne.hawkes@act.gov.au | Web: www.environment.act.gov.au
Ground Floor North, 16 Challis Street Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601



ACT
Government

Receipt

Capital Crown Leasing PO Box 7336
PO BOX 7336
WATSON, ACT 2602

ABN: 68 367 113 536

Receipt Reference: 330043.1031.9

Date: 23-Jul-2018 14:10

Cashier: AM

Counter: Counter 5

Location: Access Canberra EPL

Receipt Item:	Amount
ABN: 31 432 729 493 - Survey Fees Capital Crown Leasing PO Box 7336 PO BOX 7336 WATSON, ACT 2602 SSBU - BELCONNEN-48-8,9	\$1,339.00
Total	\$1,339.00
Payment Details:	
EFTPOS	\$1,339.00

Copy

From: [Sare, Irma](#)
To: [Dekieffe, Rene](#)
Subject: Blocks 8 & 9 Sec 48 Belconnen DA 201630289 [SEC=UNCLASSIFIED]
Date: Thursday, 12 April 2018 8:42:00 AM

Hi Rene,

Could you please prepare an AP to consolidate the above blocks into a single parcel.

Thanks

Irma Sare
Assistant Manager - DA Leasing - Planning Support | Phone 02 6207 1896
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT
Government - Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
| www.planning.act.gov.au

PDL CHECKLIST - SURRENDER/REGRANT, WITH SURVEY/MA

OFFICER ORIGINATING THIS FORM IRMA SARE Date 14-9-17

BLOCK/SECTION 889/48 Belconnen

DA NUMBER 2016 30289

DECISION DATE 13-12-16

DECISION IN EFFECT? YES/NO (if 'No' remember to list condition below)

CONDITIONS (YES/NO) / APPEALS (YES/NO) / RECON (YES/NO)

(Briefly detail and indicate if met/concluded)

Waiting ON EPA Clearance

CUC/LVC

PAYMENT DATE 28-8-17

AMOUNT \$10,000

RECEIPT No 304652.1035.10

Checked by IS Date 16-10-17

ADDED TO PDL SPREADSHEET BY

Officer [Signature] Date 14/4/18

MINOR AMENDMENT

MINOR AMENDMENT REQUESTED

Requested by IS Date 12/04/18

AP/MINUTE APPROVAL SET

Completed by IS Date 13/04/18

BLOCK NUMBER RECEIVED/SENT TO LESSEE (B20)

Completed by IS Date 12-4-18

XPLAN LODGED BY LESSEE (X21442)

Date 15-5-18

XPLAN APPROVED

Date 9/7/18

LEASES/LETTERS - LESSEE TO SIGN ****IMPORTANT: MAKE SURE YOU USE CURRENT LTO FORMS****

LEASE Completed by KM Date 16-5-18 Checked by IS Date 22.5.18

DCL+CEP Completed by KM Date 16-5-18 Checked by IS Date 22.5.18

LESSEE Completed by KM Date 16-5-18 Checked by IS Date 22.5.18

LETTER

LESSEE CONTACTED TO PICK UP DOCS Completed by KM Date 22-5-18

LEASES RETURNED BY LESSEE

Date 4-6-2018

SURVEY EXAMINATION FEE PAID (AND SCANNED)

Checked by

[Signature]

Date

23/07/18

LEASES/LETTERS - ACTPLA TO SIGN, REVENUE

ACL

Completed by

KT

Date

5-6-18

Checked by

IS

Date

10-7-18

REVENUE LETTER

"" by

Date

Checked by

Date

REGISTER LETTER

Completed by

KT

Date

5-6-18

Checked by

IS

Date

10-7-18

ADP

Completed by

KT

Date

5-6-18

Checked by

IS

Date

10-7-18

LESSEE CONTACTED TO PICK UP DOCS

Completed by

KT

Date

10-7-18

REGISTRATION

TITLES PRODUCED?

YES/NO

29/07/18

Checked by

[Signature]

Date

23/07/18

BOOKED IN FOR

By

Date

ALL DOCUMENTS SCANNED

By

Date

LTO ATTENDED

By

Date

PALM

NEW LEASE INFO RECORDED IN PALM

Completed by

RM

Date

12/9/18

Plus fix 8+9/18 in PALM

DA Number: 201630289-S165A Block(s): 8 Section: 48 District/Division: BELCONNEN

Case Officer: MEENA Contact Number: 76174 Decision Date: 6-Apr-17

Application Type: **MERIT TRACK DA**

Dispatch Plans: **YES - Letter of endorsement** 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: **NOT APPLICABLE**

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 advisedReferral Required: **NO**

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".

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

Comments

Please dispatch only the approved demolition plan

From: [EPD, Customer Services](#)
To: ["admin@canplan.com.au"](mailto:admin@canplan.com.au)
Cc: ["arthur.roufagalis@laborclub.com.au"](mailto:arthur.roufagalis@laborclub.com.au)
Subject: ENDORSEMENT LETTER & APPROVED PLANS-201630289-8 & 9/48 BELCONNEN
Date: Friday, 7 April 2017 4:07:00 PM
Attachments: [ENDORSEMENT LETTER-201630289-SIGNED.pdf](#)
[DEMO-201630289-S165A-DEMOLITION-01.pdf](#)
[image001.jpg](#)

Good Afternoon,

Please see attached Endorsement Letter & Approved Plans for 8 & 9/48 BELCONNEN Development Application No: 201630289

For further contact please contact Meena Ramesh on 6207 6174 or by email Meena.Ramesh@act.gov.au

Kind regards,

Benjamin Walker | Customer service officer

Access Canberra | ACT Government

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

161024_AccessCbr_moving_SigBlock



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



ACT
Government

Environment, Planning and
Sustainable Development

Elizabeth Slapp
Canberra Town Planning Pty Ltd
2/20 Challis Street
DICKSON ACT 2602

Dear Elizabeth

BLOCKS 8 & 9 SECTION 48 Belconnen
Application Number: 201630289
Lessee: Canberra Labor Club Limited

I refer to the information you submitted in response to Condition A11 of the Notice of Decision with respect to the above Development Application.

The information now satisfies Condition A11 of the decision and has been endorsed to form part of the above Development Approval.

Please find attached the approved Demolition Plan. Other plans will be released after the Lease for the consolidated block is registered.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 62076174.

Yours sincerely

Meena Ramesh

Environment, Planning & Sustainable Development Directorate
6 April 2017

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

Case Officer: MEENA Contact Number: 76174 Decision Date: 23-Apr-18

Application Type: **S165 CONDITIONS SATISFIED**

Dispatch Plans: **NOT APPLICABLE** Dispatch by: **NOT APPLICABLE**

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: **NOT APPLICABLE**

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 advisedReferral Required: **NO**

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".

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

Comments

From: [EPD, Customer Services](#)
To: ["deb@capitalcrownleasing.com.au"](mailto:deb@capitalcrownleasing.com.au)
Subject: ENDORSEMENT LETTER-201630289-8/48 BELCONNEN-01 [SEC=UNCLASSIFIED]
Date: Thursday, 26 April 2018 3:17:00 PM
Attachments: [ENDORSEMENT LETTER-201630289-SIGNED.PDF](#)
[image001.jpg](#)

Good afternoon

Please see attached Endorsement Letter for Block 8 Section 48 Belconnen Development Application No: 201630289

For further information please contact Meena Ramesh on 6207 6174 or Meena.Ramesh@act.gov.au

Kind regards

Sophie | Customer service officer

Access Canberra | ACT Government
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

cid:image006.jpg@01D31C1B.E0820B30





ACT
Government

Environment, Planning and
Sustainable Development

Deb Barnes
Capital Crown Leasing Pty Ltd
PO Box 7336
WATSONACT 2602

Dear Deb

BLOCKS 8 & 9 SECTION 48 Belconnen
Application Number: 201630289C
Lessee: Canberra Labor Club Limited

I refer to the information you submitted in response to Condition A1 of the Notice of Decision with respect to the above Development Application.

The information now satisfies Condition A1 of the decision and has been endorsed to form part of the above Development Approval.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 62076174.

Yours sincerely

Meena Ramesh

Environment, Planning & Sustainable Development Directorate
23 April 2018

From: [EPD, Customer Services](#)
To: ["admin@canberratownplanning.com.au"](mailto:admin@canberratownplanning.com.au)
Subject: NOTICE OF DECISION-201630289-S197B-9/48 BELCONNEN [SEC=UNCLASSIFIED]
Date: Wednesday, 22 November 2017 9:03:00 AM
Attachments: [NOTICE OF DECISION-201630289-SIGNED.PDF](#)
[image001.jpg](#)

Good Morning,

Please see attached **Notice of Decision** for Block 9 Section 48 Suburb BELCONNEN
Development Application No: **201630289-S17B**

Note: You will receive a link to Objective Connect where you can view/download the plans and supporting documents.

For further information please contact **Meena Ramesh** on **6207 6174** or by email Meena.Ramesh@act.gov.au

Kind Regards

Katherine
Phone 6207 1923
EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr
Access Canberra | ACT Government
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
<cid:image009.jpg@01D31C1B.E0820B30>



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.



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.

INSPECTION OF THE APPLICATION AND DECISION

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.

RECONSIDERATION OF THE DECISION

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 – C22 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:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777; and
- Welfare Rights and Legal Centre, telephone (02) 6247 2177.

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.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε 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	Ako vam je potrebna pomoć prevodioca telefonirajte:
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

From: [EPD, Customer Services](#)
To: "devapp@actewagl.com.au"; [TCCS_CW_DRCDA](#); [EmergencyManagement](#)
Subject: NOTICE OF DECISION-201630289-S197B-9/48 BELCONNEN [SEC=UNCLASSIFIED]
Date: Wednesday, 22 November 2017 8:58:00 AM
Attachments: [DISPATCHADVICECHECKLIST-201630289-S197B-01.doc](#)
[NOTICE OF DECISION-201630289-SIGNED.PDF](#)
[image001.jpg](#)

Good Morning,

Please see attached **Notice of Decision** for Block 9 Section 48 Suburb BELCONNEN
Development Application No: **201630289-S17B**

For further information please contact **Meena Ramesh** on **6207 6174** or by email Meena.Ramesh@act.gov.au

Kind Regards

Katherine
Phone 6207 1923

EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

[cid:image009.jpg@01D31C1B.E0820B30](#)



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

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 advisedReferral 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".

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

Comments

From: [EPD, Customer Services](#)
To: [TCCS_CW_DRCDA](#)
Subject: NOTICE OF DECISION-201630289-S197D-8&9/48 BELCONNEN
Date: Wednesday, 6 June 2018 11:53:00 AM
Attachments: [NOTICE OF DECISION-201630289-S197D-SIGNED.PDF](#)
[image001.png](#)
[DISPATCHADVICECHECKLIST-201630289-S197D-01.doc](#)

Good Morning,

Please see attached Notice of Decision for Block 8 & 9 Section 48 Suburb BELCONNEN.
Development Application No: 201630289 – S197D.

For further information please contact Meena Ramesh on 6207 6174 or
meena.ramesh@act.gov.au.

Kind Regards,

Jenna McAlpin | Customer Services Officer | Environment, Planning & Land Shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

cid:image004.png@01D3AFF2.FEECBAF0





Notice of decision

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

Section 197 Amendment

DA NO: 201630289/D

DATE LODGED: 24 April 2018

DATE OF DECISION: 4/6/2018

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.

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 internal building programming and building façades 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 21 May 2018, advice was received from Territory and Municipal Services in relation to the proposal. The advice states that the DA is supported.

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.

INSPECTION OF THE APPLICATION AND DECISION

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.

RECONSIDERATION OF THE DECISION

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. 201630289D

Territory Plan Zone – C22 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

DELEGATE



Meena Ramesh

Delegate of the planning and land authority

Environment, Planning and Sustainable Development Directorate

4/6/2018

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.

FEEES

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:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777; and
- Welfare Rights and Legal Centre, telephone (02) 6247 2177.

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.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, òmpel:
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 ihtiyacımız 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

DA Number: 201630289-S197D Block(s): 8 & 9 Section: 48 District/Division: BELCONNEN

Case Officer: MEENA Contact Number: 76174 Decision Date: 4/6/2018

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: **NOT APPLICABLE**

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 advisedReferral 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".

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

Comments

From: [EPD, Customer Services](#)
To: admin@canberratownplanning.com.au
Cc: arthur.roufagalis@laborclub.com.au
Subject: NOTICE OF DECISION & APPROVED PLANS-201630289-S197D-8&9/48 BELCONNEN
Date: Wednesday, 6 June 2018 11:45:00 AM

Good Morning,

Please see attached Notice of Decision & Approved Plans for Block 8 & 9 Section 48 Suburb BELCONNEN.

Development Application No: 201630289 – S197D.

For further information please contact Meena Ramesh on 6207 6174 or meena.ramesh@act.gov.au.

Kind Regards,

Jenna McAlpin | Customer Services Officer | Environment, Planning & Land Shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

cid:image004.png@01D3AFF2.FEECBAF0



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

Case Officer: THARA Contact Number: 77373 Decision Date: 3-Jun-19

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: **NOT APPLICABLE**

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: **NO**

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 advisedReferral Required: **NO**

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".

<input type="checkbox"/>	DA Leasing Referral Required – ACTPLADALeasing@act.gov.au
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	ACT Valuation Office
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	City Renewal Authority
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing Encroachments and Licences
<input type="checkbox"/>	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.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - Placenames@act.gov.au
<input type="checkbox"/>	Other -

Comments

From: [EPD, Customer Services](#)
To: admin@canberratownplanning.com.au
Subject: NOTICE OF DECISION & APPROVED PLANS-201630289-S197E-8,9/48 BELCONNEN-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 4 June 2019 3:03:00 PM
Attachments: [NOTICE OF DECISION-S197-201630289-AMENDMENT SIGNED.PDF](#)
[%FLOORASSESS-201630289-S197E-GROUND-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 1-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 4-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 5-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 6 & 8-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 7-01.pdf](#)
[%FLOORASSESS-201630289-S197E-LEVEL 9-01.pdf](#)
[ELEV-201630289-S197E-EAST-01.pdf](#)
[ELEV-201630289-S197E-SOUTH-01.pdf](#)
[ELEV-201630289-S197E-WEST-01.pdf](#)
[image001.png](#)

Good afternoon,

Please see attached Notice of Decision & Approved Plans for Block 8,9 Section 48 Suburb BELCONNEN
Development Application No: 201630289-S197E

For further information please contact: **6207 6383**.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kind Regards,

Emil George
Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.



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/E

DATE LODGED: 14 MAY 2019

DATE OF DECISION: 3/06/2019

BLOCK: 20 (8 AND 9)

SECTION: 48

SUBURB: BELCONNEN

STREET NO AND NAME: 51 Chandler Street (Corner of Cameron Avenue and Chandler Street)

APPLICANT: Canberra Town Planning Pty Ltd

LESSEE: S48 Investments Pty 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 by:

- (a) deleting the courtyard on ground floor and enclosing it to form a foyer and a store -32m² increase in GFA;
- (b) enclosing the void on the first floor level (above the enclosed courtyard) to form a store room - 32m² increase in GFA;
- (c) adding carpark communications room and increasing the existing communications room area - 41m² increase in GFA ;
- (d) reducing the interconnecting doors (dual key suites) from 7 to 4;
- (e) revising internal layouts of some suites;
- (f) adding maintenance access doors to terrace at level 5; and
- (g) revising external solid spandrel to louvre spandrel and revising the external approved composite aluminium panels to aluminium panels.

THE DECISION

I, Thara Boraiah, delegate of the planning and land authority, pursuant to section 198 of the Act, hereby **approve** to amend the development approval, 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.

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 S198A of the *Planning and Development Act 2007*, the authority waived the requirement to refer the amendment of the development approval to agencies.

The authority is satisfied that the application for amendment does not affect any part of the development approval in relation to which the entity made a comment.

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.

INSPECTION OF THE APPLICATION AND DECISION

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.

RECONSIDERATION OF THE DECISION

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. 201630289/E

File No.1-2016/17402

The Territory Plan zone – CZ2 Commercial Zone

The Development Codes –Commercial Zones Development Code and Parking and Vehicular Access General Code

The Precinct Code – Belconnen Precinct Map and Code

Current Crown Lease – Volume 2359 Folio 26

Representations-NA

Entity advice-NA

DELEGATE



Thara Boraiah

Delegate of the planning and land authority

Environment and Planning Directorate

3/06/2019

Contact 62076383

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:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate,

GPO Box 158, CANBERRA, ACT, 2601;

- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777; and
- Welfare Rights and Legal Centre, telephone (02) 6247 2177.

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.

TRANSLATION AND INTERPRETER SERVICES

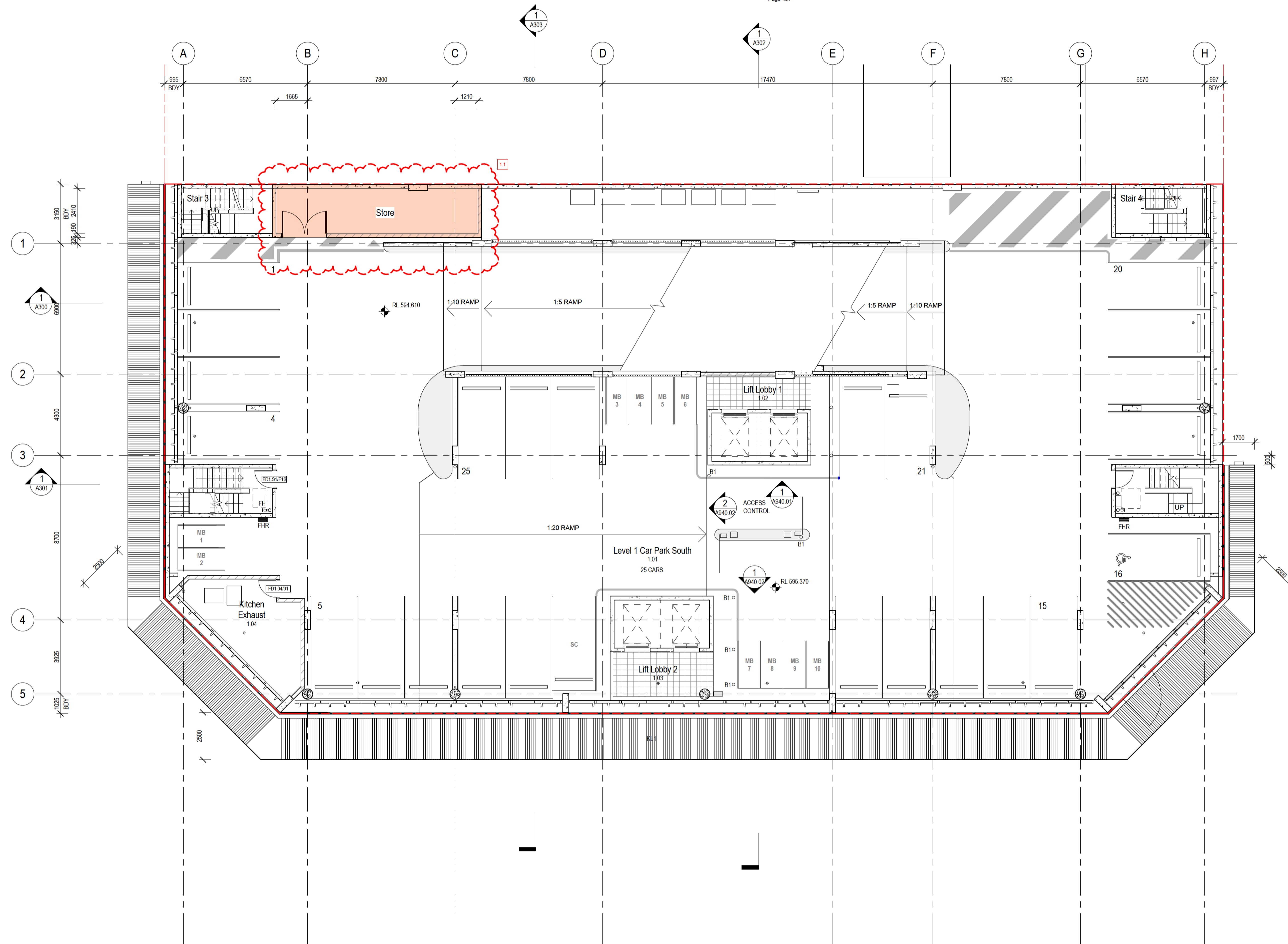
The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية، اتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna 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	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız 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



- S197 DA Amendment Legend**
- 1.1 Courtyard removed and built in - GFA increase
 - 1.2 NOT USED
 - 1.3 NOT USED
 - 1.4 Comms room size increased
 - 1.5 Hotel interconnecting door deleted
 - 1.6 Hotel room layout revised
 - 1.7 Level 5 rooftop access provision added
 - 1.8 Louvre / glazing condition revised

AREA REVISION
 PROPOSED GFA = 31m²

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

Delegate name **THARA BORAIAH**
 Date **3/6/2019**

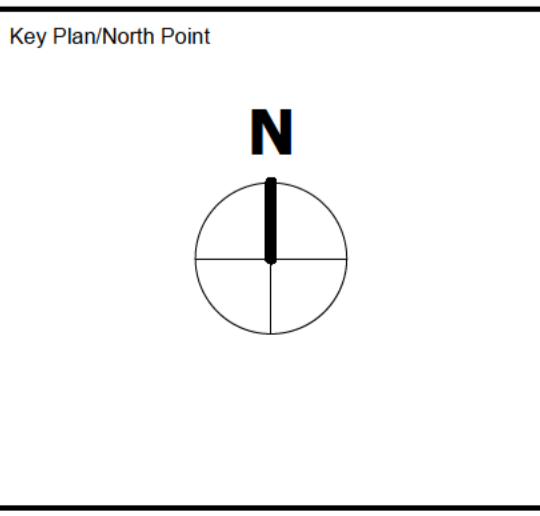
Date	Rev.	Status or Amendment
20/08/18	A	Issued for Coordination
19/09/18	B	Grid 5 Location Amended
08/11/18	C	Issued for Approval
04/04/19	D	Issued for S197 Amendment

Design Review	C/C: Checker	APP: Approver
---------------	--------------	---------------

File name:
 C:\Revit Local Files\1635 CLC BEL CENTRAL_group\may+russell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

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



Project Manager

DOWSE PROJECTS PTY LTD



Consultants

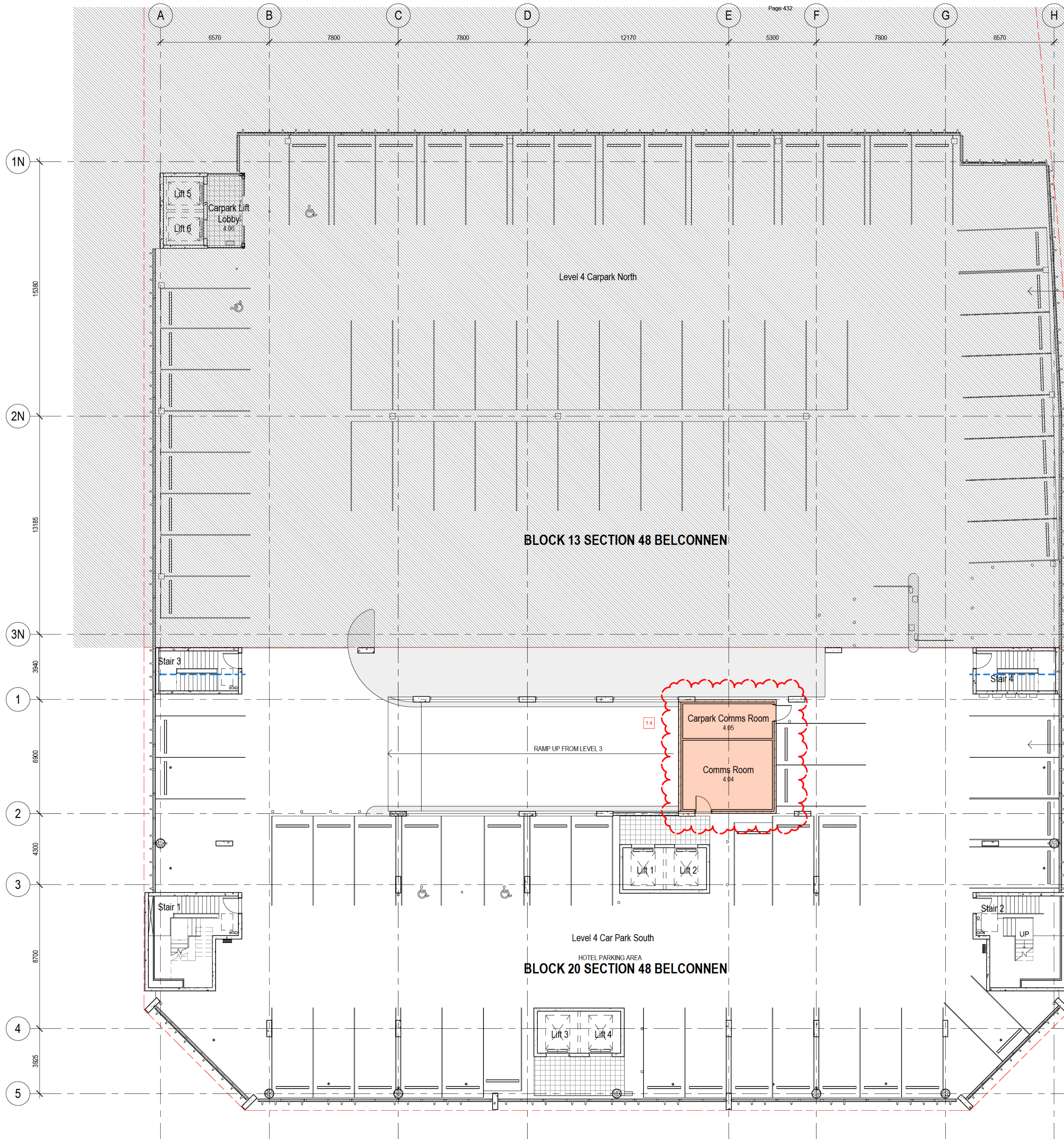
Architect - May + Russell Architects
 Landscape - Envirolinks
 Structure - Sellick Consultants
 Civil - Sellick Consultants
 Traffic - Shoobridge
 Electrical - S&B
 Mechanical - NDY
 Hydraulic - THCS
 Fire Safety - NDY

Architect

may + russell
 architects

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 6281 3340
 e pmpr@mayrussell.com.au

Project		Canberra Labor Club Belconnen Hotel	
Blocks	Section	Division	
13	48	Belconnen	
Drawing Title			
Level 1 Plan			
Job No.	Drawing No.	Scale	Rev.
16_35	S197-A102.01	1:100@A1	D



S197 DA Amendment Legend

1.1	Courtyard removed and built in - GFA increase
1.2	NOT USED
1.3	NOT USED
1.4	Comms room size increased
1.5	Hotel interconnecting door deleted
1.6	Hotel room layout revised
1.7	Level 5 rooftop access provision added
1.8	Louvre / glazing condition revised

AREA REVISION
PROPOSED GFA = 41m²

BLOCK 13, SECTION 48 BELCONNEN is subject to approved Development Application DA201732800 for Crown Lease variation, construction of a 3 storey podium level car parking structure above the existing Canberra Labor Club building and construction of a new pedestrian entry to the Club Building from Chandler street

BLOCK 20, SECTION 48 BELCONNEN is subject to approved Development Application DA201630289 for Crown Lease Variation and construction of a 12 storey mixed use building above one level of basement

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

Delegate name: THARA BORAIAH
Date: 3/6/2019

© May + Russell Architects PTY Ltd 2017

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
29/08/18	A	Issued for Coordination
19/09/18	B	Grid 5 Location Amended
08/11/18	C	Issued for Approval
04/04/19	D	Issued for S197 Amendment

Design Review

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

File name:
C:\New\Local Files\1635 CLCBEL
CENTRAL_yeong@mayrussell.com.au.rvt



Project Manager

DOWSE PROJECTS PTY LTD



Consultants

Architect - May + Russell Architects	Environmental - Envirolinks
Landscape - Sellick Consultants	Structure - Sellick Consultants
Civil - Sellick Consultants	Traffic - Shoobridge
S&B - S&B	Electrical - NDY
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	Section 48	Division Belconnen
--	---------------	-----------------------

Drawing Title

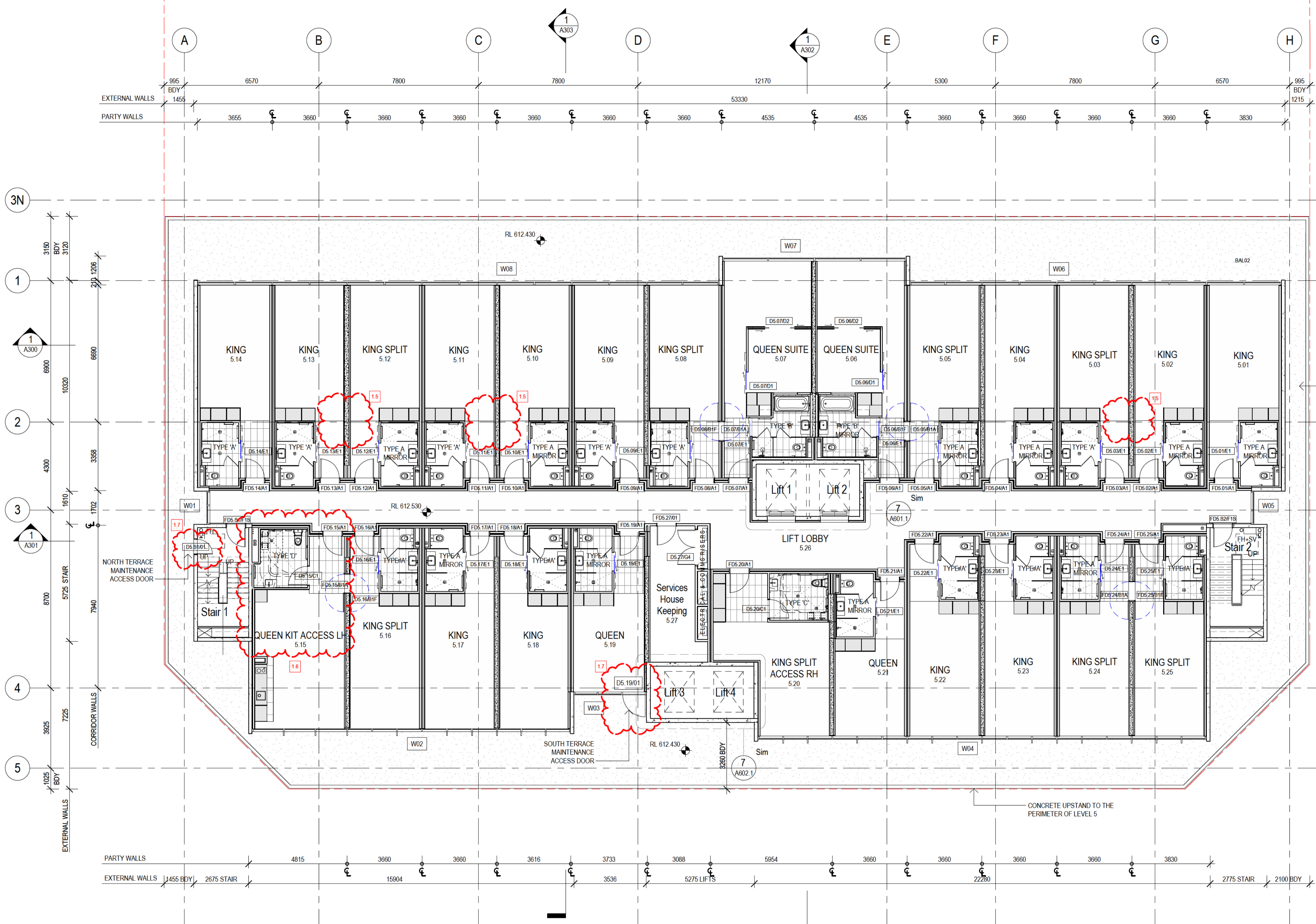
Level 4 Plan

Job No. 16_35	Drawing No. S197-A103.01	Scale As indicated@A1	Rev. D
------------------	-----------------------------	--------------------------	-----------

- S197 DA Amendment Legend**
- 1.1 Courtyard removed and built in - GFA increase
 - 1.2 NOT USED
 - 1.3 NOT USED
 - 1.4 Comms room size increased
 - 1.5 Hotel interconnecting door deleted
 - 1.6 Hotel room layout revised
 - 1.7 Level 5 rooftop access provision added
 - 1.8 Louvre / glazing condition revised

S197 HOTEL ROOM REVISION

LEVEL	PREVIOUS # OF ROOMS	PROPOSED # OF ROOMS
LEVEL 5	18	21
LEVEL 6	18	21
LEVEL 7	18	21
LEVEL 8	18	21
LEVEL 9	18	21
TOTAL	90	105



NO PUBLIC ACCESS TO L5 TERRACE. ACCESS BY MAINTENANCE STAFF ONLY FT6 FINISH

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

Delegate name THARA BORAIAH
 Date 3/6/2019

Date	Rev.	Status or Amendment
28/08/17	A	Issue for DA Amendment
02/03/18	B	DA Amendment
03/04/18	C	Issue for Information
04/04/19	D	Issued for S197 Amendment

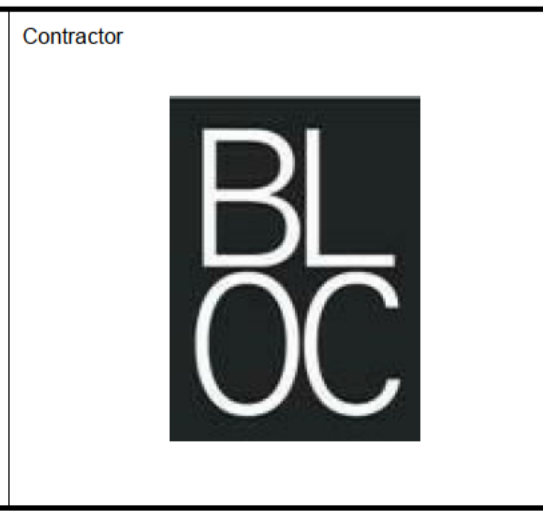
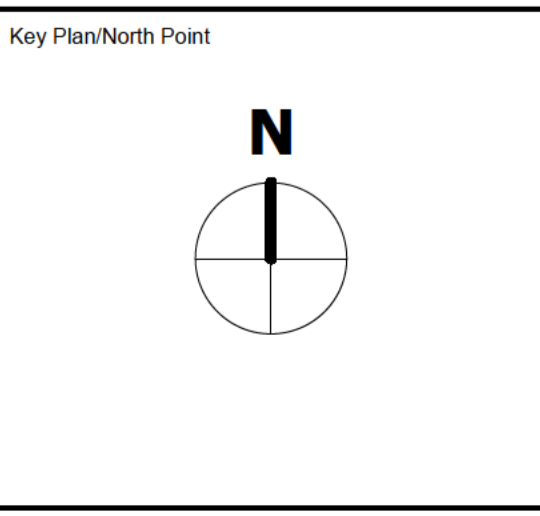
Design Review	C/C: Checker	APP: Approver
---------------	--------------	---------------

File name:
 C:\Project Local Files\1935 CLBEL CENTRAL_group\mayrussell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

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

Do not scale drawings.



Contractor

DOWSE PROJECTS PTY LTD



Project Manager

Client

Consultants

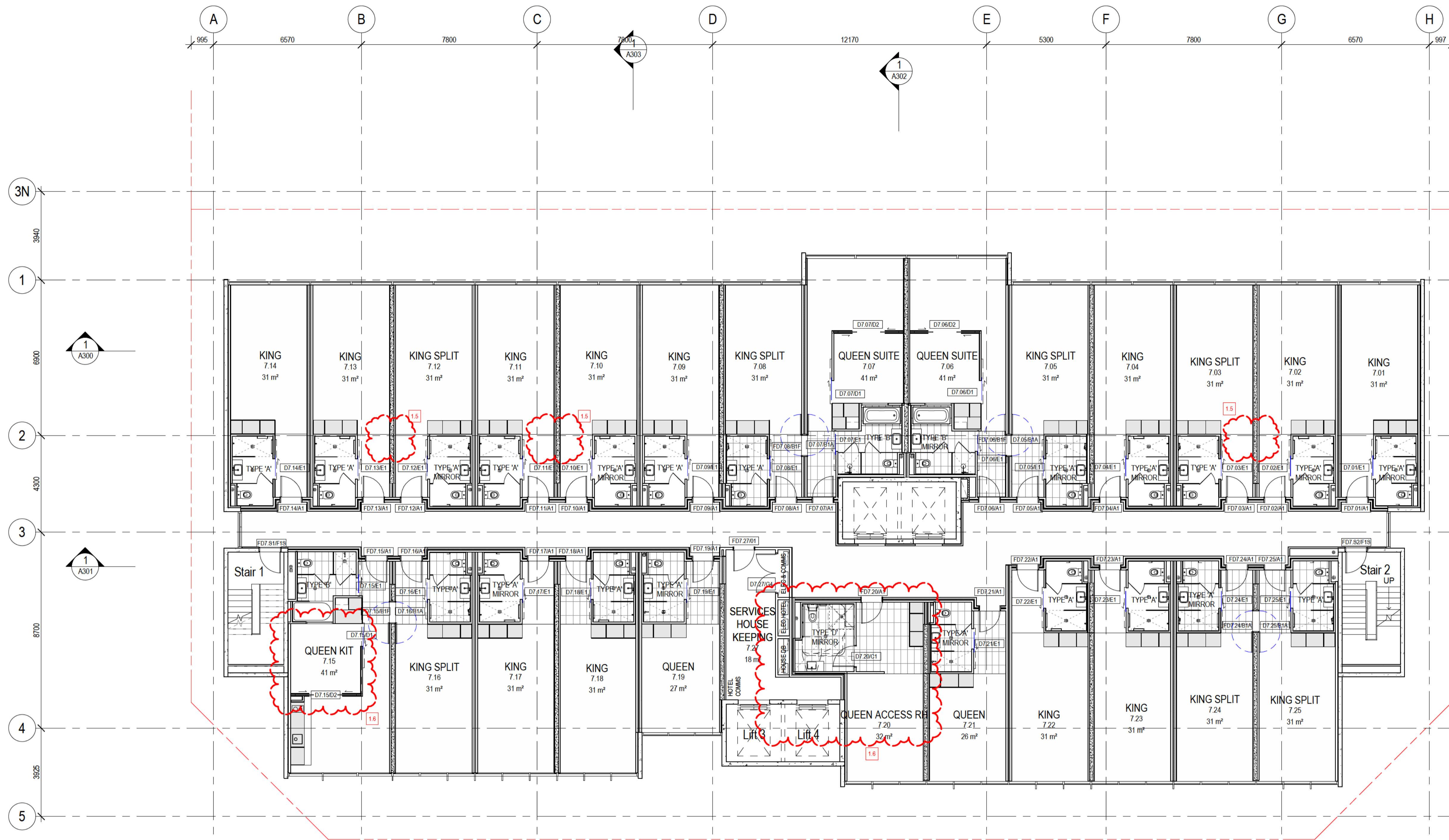
Architect - May + Russell Architects
 Landscape - Envirolinks
 Structure - Sellick Consultants
 Civil - Sellick Consultants
 Traffic - Shoobridge
 Electrical - S4B
 Mechanical - NDY
 Hydraulic - THCS
 Fire Safety - NDY

Architect

may + russell
 architects

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 mpr@mayrussell.com.au

Project			
Canberra Labor Club		Belconnen Hotel	
Blocks	Section	Division	
13	48	Belconnen	
Drawing Title			
Level 5 Hotel Floor Plan			
Job No.	Drawing No.	Scale	Rev.
16_35	S197-A104.01	1:100@A1	D



S197 DA Amendment Legend

- 1.1 Courtyard removed and built in - GFA increase
- 1.2 NOT USED
- 1.3 NOT USED
- 1.4 Comms room size increased
- 1.5 Hotel interconnecting door deleted
- 1.6 Hotel room layout revised
- 1.7 Level 5 rooftop access provision added
- 1.8 Louvre / glazing condition revised

S197 HOTEL ROOM REVISION

LEVEL	PREVIOUS # OF ROOMS	PROPOSED # OF ROOMS
LEVEL 5	18	21
LEVEL 6	18	21
LEVEL 7	18	21
LEVEL 8	18	21
LEVEL 9	18	21
TOTAL	90	105

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

Delegate name: **THARA BORALIAH**
 Date: **3/6/2019**

Date	Rev.	Status or Amendment
27/07/18	A	Issued for Building Approval
03/08/18	B	Revised for Coordination
24/08/18	C	Door codes revised for Coordination
21/09/18	D	Issued for Wet Area and Doors Tender and Review
20/12/18	E	Revised for Coordination
04/04/19	F	Issued for S197 Amendment

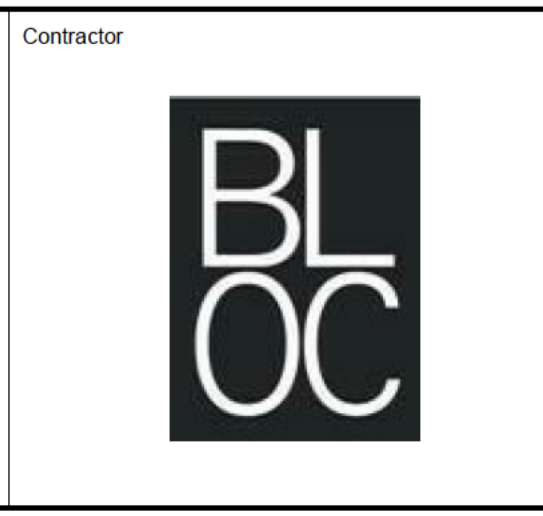
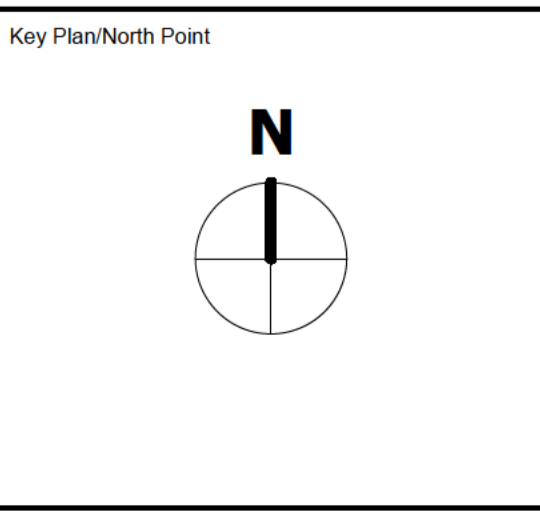
Design Review	DRN:Author	C/C: Checker	APP: Approver
---------------	------------	--------------	---------------

File name:
 C:\Users\Local Files\1050 CLC\BEL CENTRAL_hotel\may+russell.com.au.rvt

© May + Russell Architects PTY Ltd 2017

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

Do not scale drawings.



Project Manager

DOWSE PROJECTS PTY LTD



Consultants

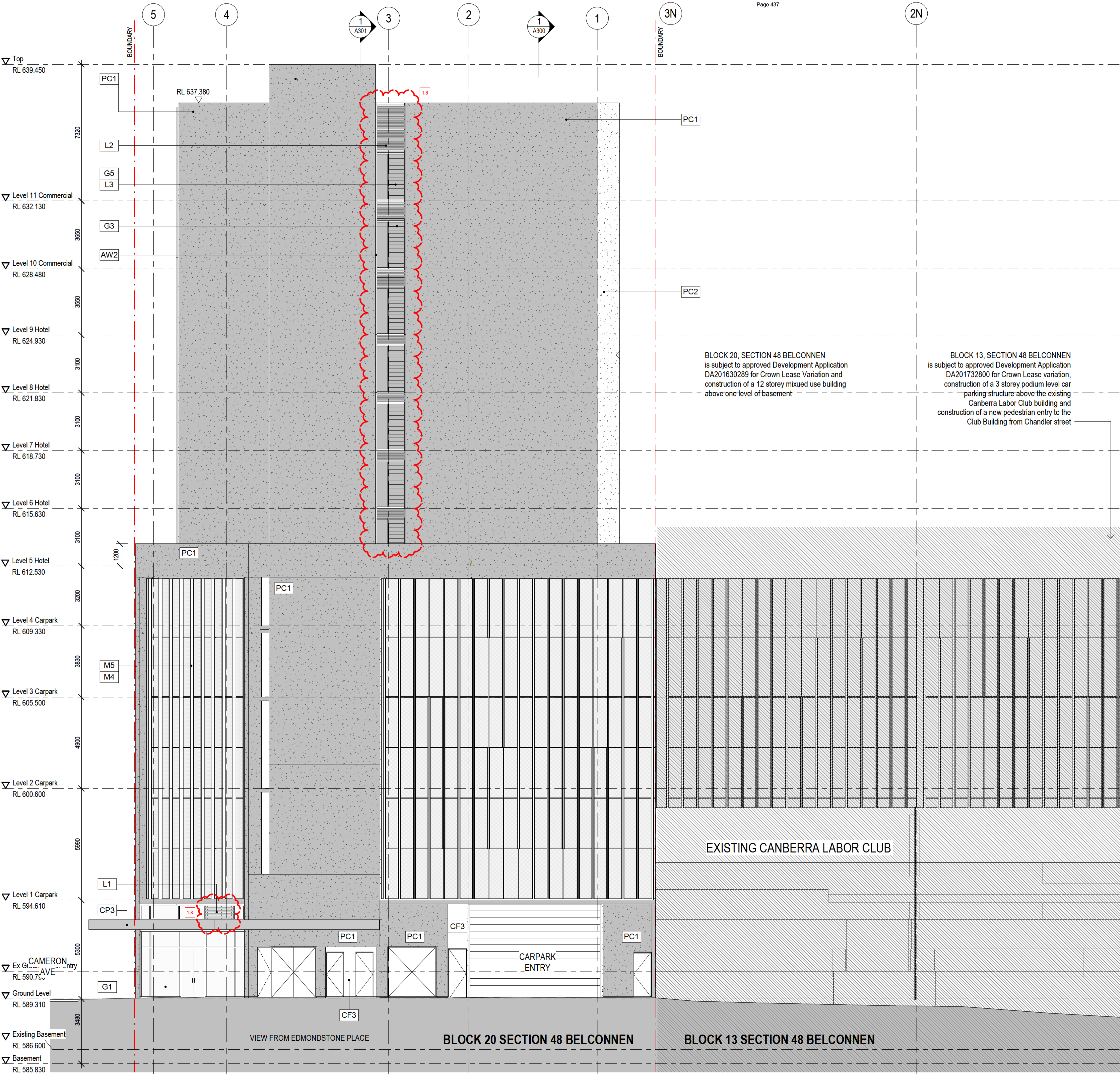
Architect - May + Russell Architects
 Landscape - Envirolinks
 Structure - Sellick Consultants
 Civil - Sellick Consultants
 Traffic - Shoobridge
 Electrical - S4B
 Mechanical - NDY
 Hydraulic - THCS
 Fire Safety - NDY

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 6281 3340
 e mpr@mayrussell.com.au

architects

Project			Canberra Labor Club Belconnen Hotel		
Blocks	Section	Division			
13	48	Belconnen			
Drawing Title					
Level 7 Hotel Floor Plan					
Job No.	Drawing No.	Scale	Rev.		
16_35	S197-A104.03	1:100@A1	F		



Finishes Legend S197	
AW1	Powdercoated window frame - Type 1
AW2	Powdercoated window frame - Type 2
AW5	Powdercoated window frame - Type 5
AW6	Powdercoated window frame - Type 6
CF1	New FC Cladding - Paint finish to match existing
CF2	Existing FC Cladding - Painted to match existing
CF3	New FC Cladding - Paint finish
CON	Off-form Concrete
CP1	Aluminium Panel
CP2	Aluminium Panel
CP3	Aluminium Panel
G1	Double Glazed Window
G2	Single Glazed (Glazed Door)
G3	Double Glazed Window
G5	Single Glazed Louvre
G6	Precast Panel
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)

S197 DA Amendment Legend	
1.1	Courtyard removed and built in - GFA increase
1.2	NOT USED
1.3	NOT USED
1.4	Comms room size increased
1.5	Hotel interconnecting door deleted
1.6	Hotel room layout revised
1.7	Level 5 rooftop access provision added
1.8	Louvre / glazing condition revised

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name **THARA BORAIAH**
 Date **3/6/2019**

© May + Russell Architects PTY Ltd 2017

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
02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment
04/04/19	D	Issued for S197 Amendment

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

File name:
 C:\New\Local Files\1635 CLCBEL
 CENTRAL_yeong@mayrussell.com.au.rvt



Project Manager
DOWSE PROJECTS PTY LTD



Consultants	
Architect -	May + Russell Architects
Structure -	Envirolinks
Structure -	Sellick Consultants
Civil -	Sellick Consultants
Traffic -	Shoobridge
S&B -	S&B
Electrical -	NDY
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		
Blocks 20	Section 48	Division Belconnen
Drawing Title East Elevation		
Job No. 16_35	Drawing No. S197-A203	Scale 1:100@A1
Rev. D		

S197 DA Amendment Legend

- 1.1 Courtyard removed and built in - GFA increase
- 1.2 NOT USED
- 1.3 NOT USED
- 1.4 Comms room size increased
- 1.5 Hotel interconnecting door deleted
- 1.6 Hotel room layout revised
- 1.7 Level 5 rooftop access provision added
- 1.8 Louvre / glazing condition revised

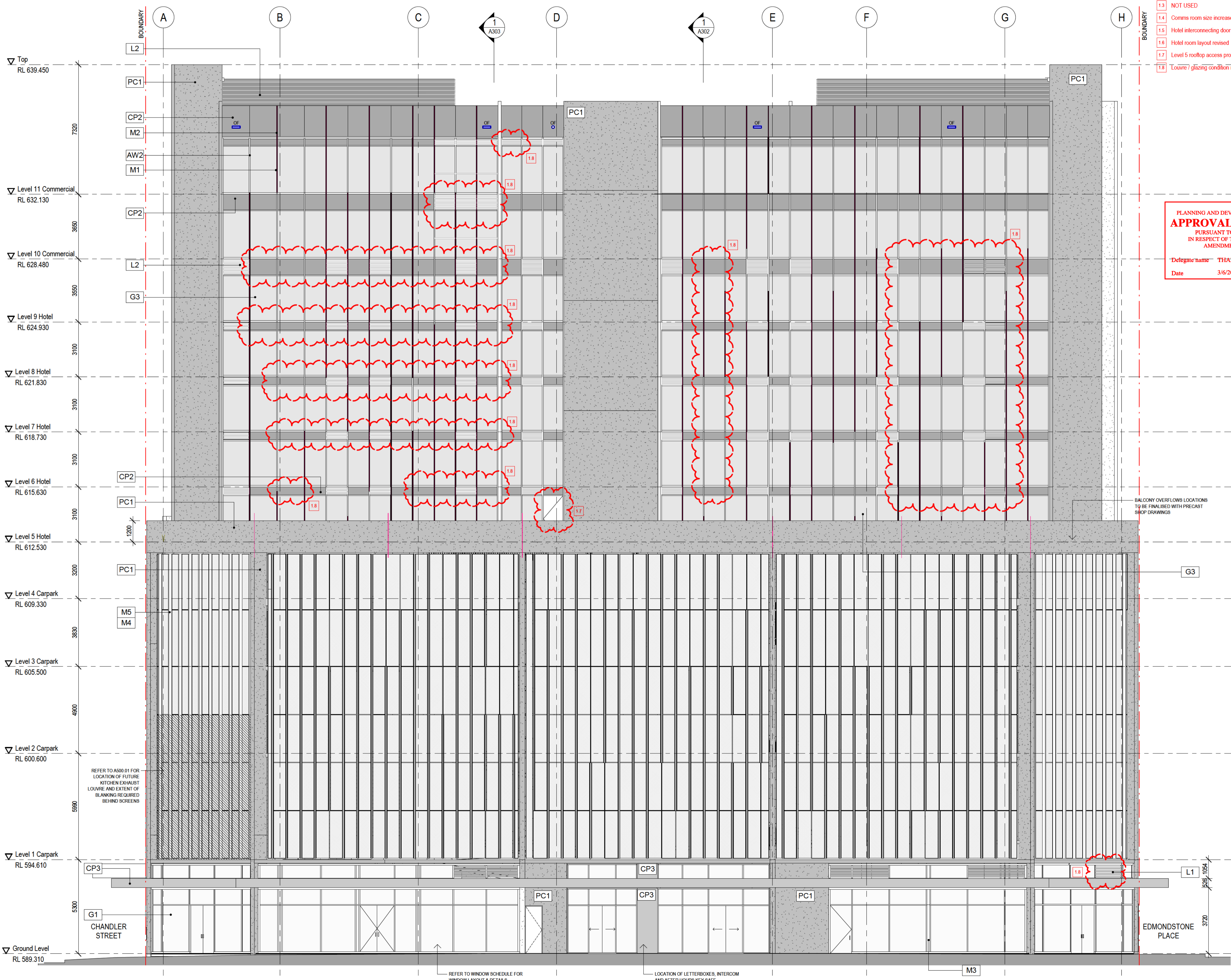
© May + Russell Architects PTY Ltd 2017

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
02/03/18	B	DA Amendment
03/04/18	C	Revised DA Amendment
04/04/19	D	Issued for S197 Amendment

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

Delegate name: THARA BORALAH
Date: 3/6/2019



BALCONY OVERFLOWS LOCATIONS TO BE FINALISED WITH PRECAST SHOP DRAWINGS

Design Review

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

File name:
C:\New Local Files\1635 CLCBEL
CENTRAL_yeong@mayrussell.com.au.rvt



Project Manager

DOWSE PROJECTS PTY LTD



- Consultants
- Architect - May + Russell Architects
 - Landscaping - Envirolinks
 - Structure - Sellick Consultants
 - Civil - Sellick Consultants
 - Traffic - Shoobridge
 - S&B - S&B
 - 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 20	Section 48
Drawing Title		Division Belconnen
South Elevation		
Job No. 16_35	Drawing No. S197-A200	Scale 1:100@A1
Rev. D		