

REFER DRG RG 13039 SHEET 109 FOR CONTINUATION

TREE / VERGE MANAGEMENT LEGEND

INSTALL TEMPORARY 1.8m HIGH PORTABLE GALVANISED MESH FENCING. FENCING IS TO BE LOCATED PREFERABLY AWAY FROM THE TREE DRIPLINE OR IN CONSTRAINED LOCATIONS UNDER THE DRIPLINE PERIMETER. THE PRECISE LOCATION OF THE FENCE SHALL BE DETERMINED ON SITE AND APPROVED BY THE SUPERINTENDENT

LANDSCAPE, VERGE, TREE MANAGEMENT AND IRRIGATION NOTES

- 1/ ANY WORKS THAT ALTER OR DISTURB GRASSED AREAS OR OTHER OPEN AREAS IN PUBLIC LAND MUST BE REINSTATED TO MATCH ADJACENT EXISTING CONDITIONS BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH CANBERRA LANDSCAPE GUIDELINES (STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS EDITION 1, REVISION 0 / SEPTEMBER 2002 - SECTION 9: LANDSCAPE) AND TO THE APPROVAL OF PACS.
2/ EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED TO MEET THE REQUIREMENTS OF TREE PROTECTION LEGISLATION. ANY EXCAVATION IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY. WHERE EXCAVATION IS APPROVED THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION.
- UNLESS APPROVED BY AN APPROVED ARBORIST DO NOT SEVER LARGE ROOTS (130mm DIA.) CLOSER THAN HALFWAY FROM THE DRIPLINE TO THE TRUNK. ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS OR OTHER APPROVED PRUNING EQUIPMENT.
- ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION AND KEPT LIGHTLY WATERED OR COVERED WITH HESSIAN WHICH MUST BE KEPT MOIST.
- WATER TREES WHICH HAVE HAD DISTURBANCE TO THEIR ROOT ZONE. BASED ON SEASONAL CONDITIONS THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO SUIT THE TREES REQUIREMENT.
- DUE TO TREE STABILITY ISSUES THE SUPERINTENDENT SHALL BE CONTACTED IF ANY ROOT GREATER THAN 75mm IS SEVERED. THE CONTRACTOR SHALL LEAVE THE ROOT EXPOSED UNTIL DIRECTED OTHERWISE BY THE SUPERINTENDENT.
3/ WHERE EXCAVATION HAS BEEN APPROVED UNDER TREE CANOPIES THE CONTRACTOR SHALL EXCAVATE ONLY THE WIDTH REQUIRED FOR THE PROPOSED WORKS. WHERE SPECIFIED THE CONTRACTOR SHALL ALLOW FOR HYDRO EXCAVATION TO SUBGRADE LEVEL ALONG THE EDGE OF ALL CONCRETE PAVING TO EXPOSE TREE ROOTS. EXPOSED TREE ROOTS SHALL THEN BE CUT AS SPECIFIED.
4/ THE CONTRACTOR SHALL ENSURE THAT ALL HOT EXHAUST FUMES FROM PLANT AND EQUIPMENT USED ON THE SITE ARE DIRECTED AWAY FROM THE EXISTING TREE CANOPIES.
5/ THE CONTRACTOR SHALL ALLOW FOR HYDRO EXCAVATION USING AN APPROVED LOW PRESSURE MACHINE AS NECESSARY TO ENSURE COMPLIANCE WITH THE ABOVE REQUIREMENTS.
6/ WHERE DISTURBED BY THE WORKS THE CONTRACTOR SHALL ADJUST ALL SPRINKLERS, PIPE WORK AND WIRING AS DIRECTED BY THE SUPERINTENDENT. ALL WORK SHALL BE UNDERTAKEN BY AN APPROVED IRRIGATION SUB-CONTRACTOR AT THE CONTRACTORS EXPENSE.

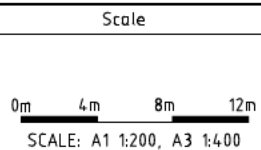
SITE COMPOUND NOTE

- 1/ THE SITE COMPOUND (IF REQUIRED) IS TO BE LOCATED IN AN AREA APPROVED BY THE SUPERINTENDENT, MUNICIPAL SERVICES NETWORK AND ROADS ACT. THE SITE COMPOUND AND ACCESS TRACK IS NOT TO BE LOCATED UNDER TREE CANOPIES.



BRIGALOW ST

Table with 3 columns: AMENDMENT, APPROVAL, DATE. Includes drawing stage information: Development Application: 13/10/14, Final Sketch Plan: --/--/--, Final Design: --/--/--, For tendering purposes only: --/--/--, Issued for construction: --/--/--, W.A.E.: --/--/--.



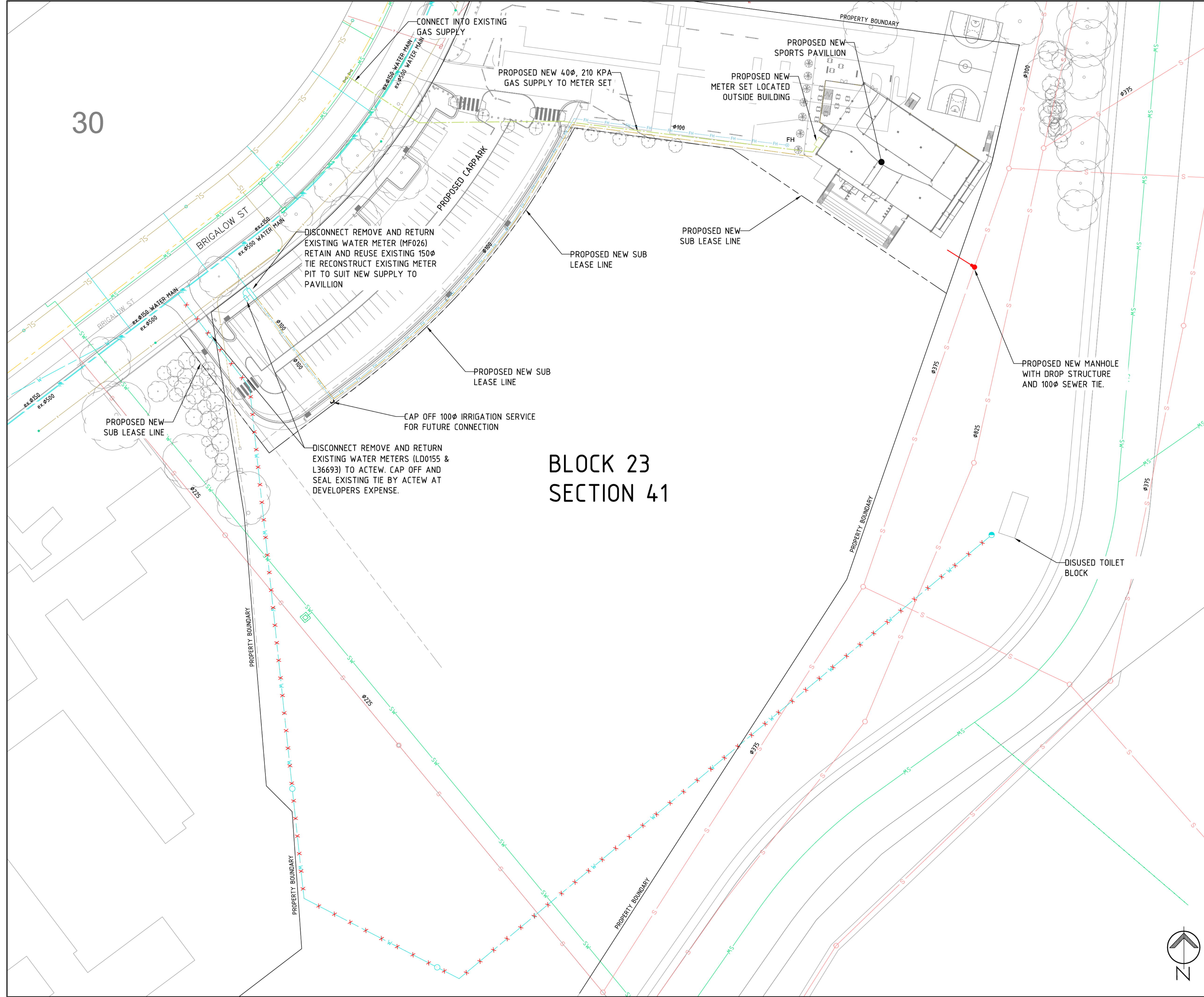
Design Agent: Designed by MG, Drawn by BvA, Checked by MG, Approved by PF



Project: LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILION CARPARK. Date: 13/10/14

Drawing Title: TREE AND VERGE MANAGEMENT PLAN - 2 OF 2. Drg. No. RG 13039, Sheet 110, Revision 0





**BLOCK 23  
SECTION 41**

Issue Register		
Ref.	Date	Issue/Amendment
A	26/08/14	ISSUE FOR DA APPROVAL

- | Ref.   | Date | Issue/Amendment |
|--|------|-----------------|
| GENERAL NOTES  |      |                 |
| 1. ALL WORK ON ACTEW WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ACTEW WATER SUPPLY AND SEWERAGE STANDARDS, RELEASE 2, AMENDMENT 5, SEPTEMBER 2012. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE WORKS.                             |      |                 |
| 2. CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ACTEW WATER AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ACTEW WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND. |      |                 |
| 3. THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES ON HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.  |      |                 |
| 4. ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.   |      |                 |
| 5. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.   |      |                 |
| 6. THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK.   |      |                 |
| 7. WORK AS EXECUTED DRAWINGS AND TIE BOOK MUST BE SUBMITTED BEFORE CONNECTION.   |      |                 |
| 8. ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.  |      |                 |
| 9. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.  |      |                 |
| 10. THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.   |      |                 |
| 11. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.  |      |                 |
| 12. CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.   |      |                 |

Hydraulic & Plumbing Consultant:

**Pro U Draft**  
Professional Drafting Services  
109 Summerville Cres  
FLORÉY  
ACT  
Ph/Fax No. 6259 8412  
Mobile: 0418 416 499  
Email: paul.wishart@bigpond.com

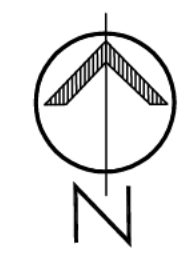
Client:

**JEFFERSON GODFREY ARCHITECTS PTY LTD**

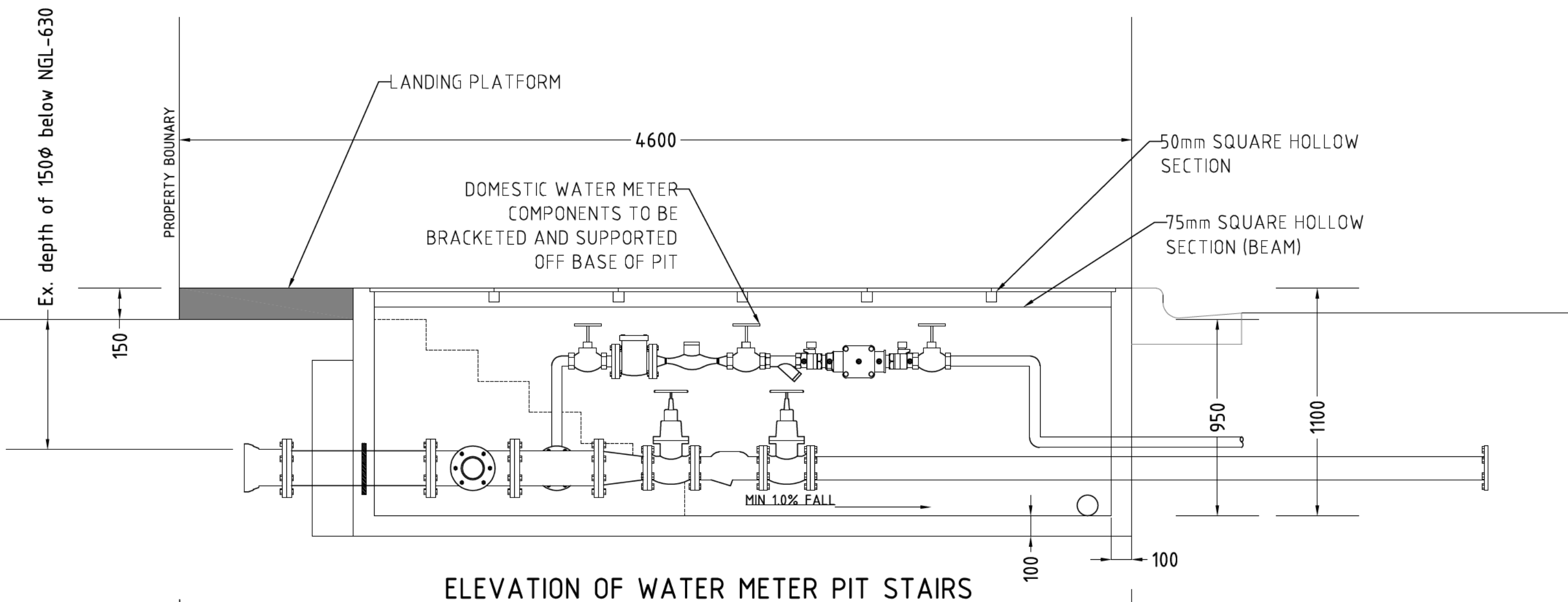
Project Title:  
**PROPOSED NEW SPORTS PAVILLION**  
Address:  
BRIGALOW STREET LYNEHAM  
Unit      Block      Section      Division  
                 23            41            LYNEHAM

Drawing Title:  
**D.A EXTERNAL SERVICES**

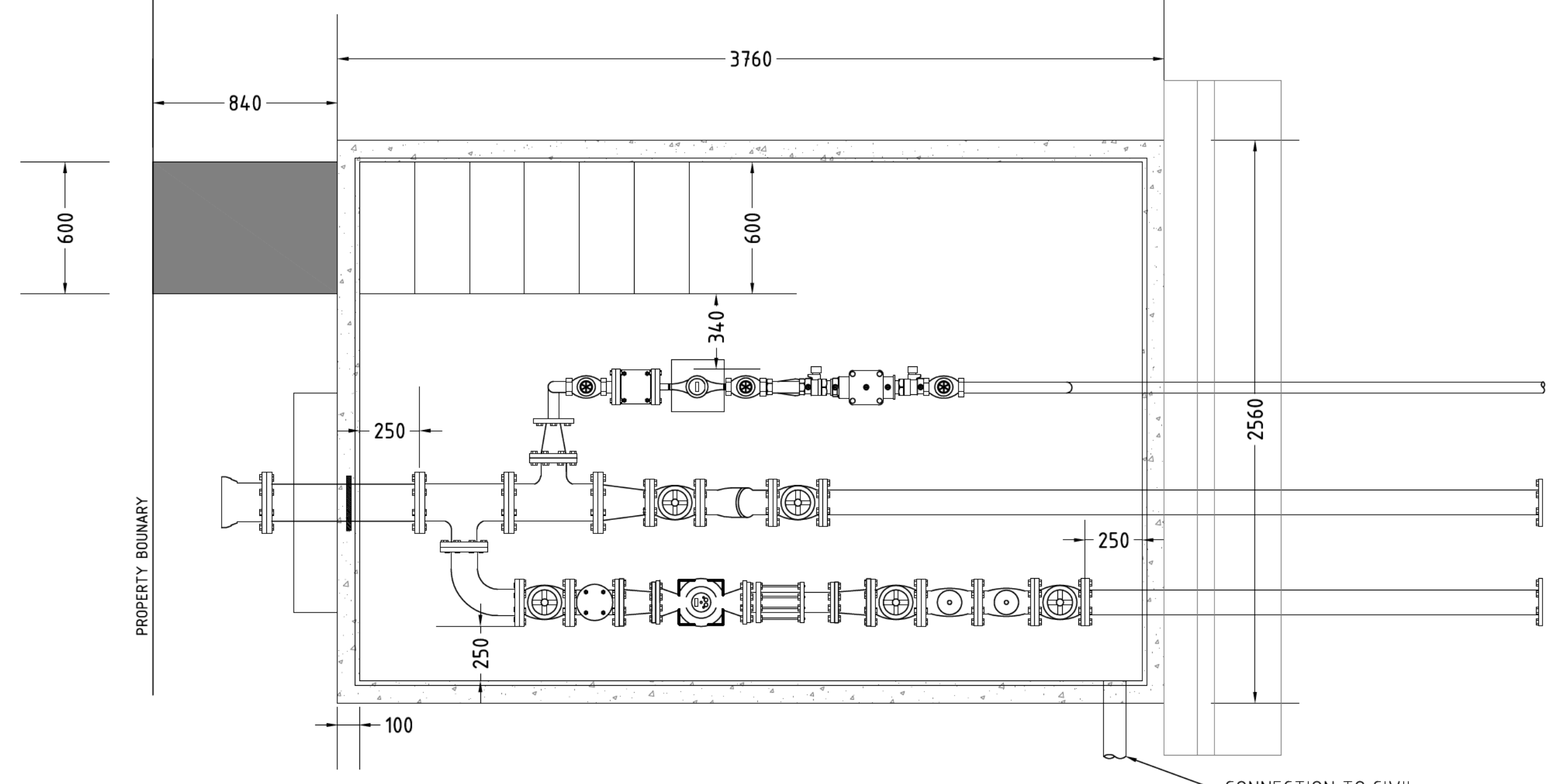
Drawn: AV      Reviewer: PW  
Scale: 1:500      Date: AUG 2014  
Drawing No.: 14-39      Sheet No.: ES-H01      Issue No.: A



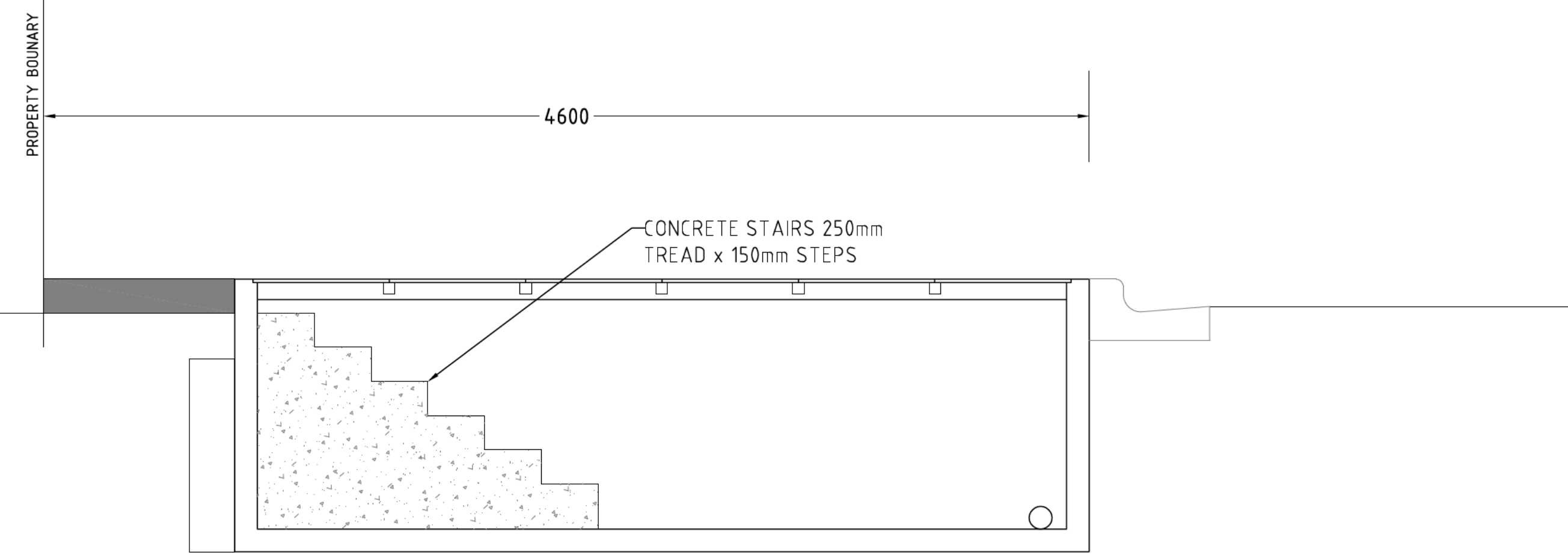




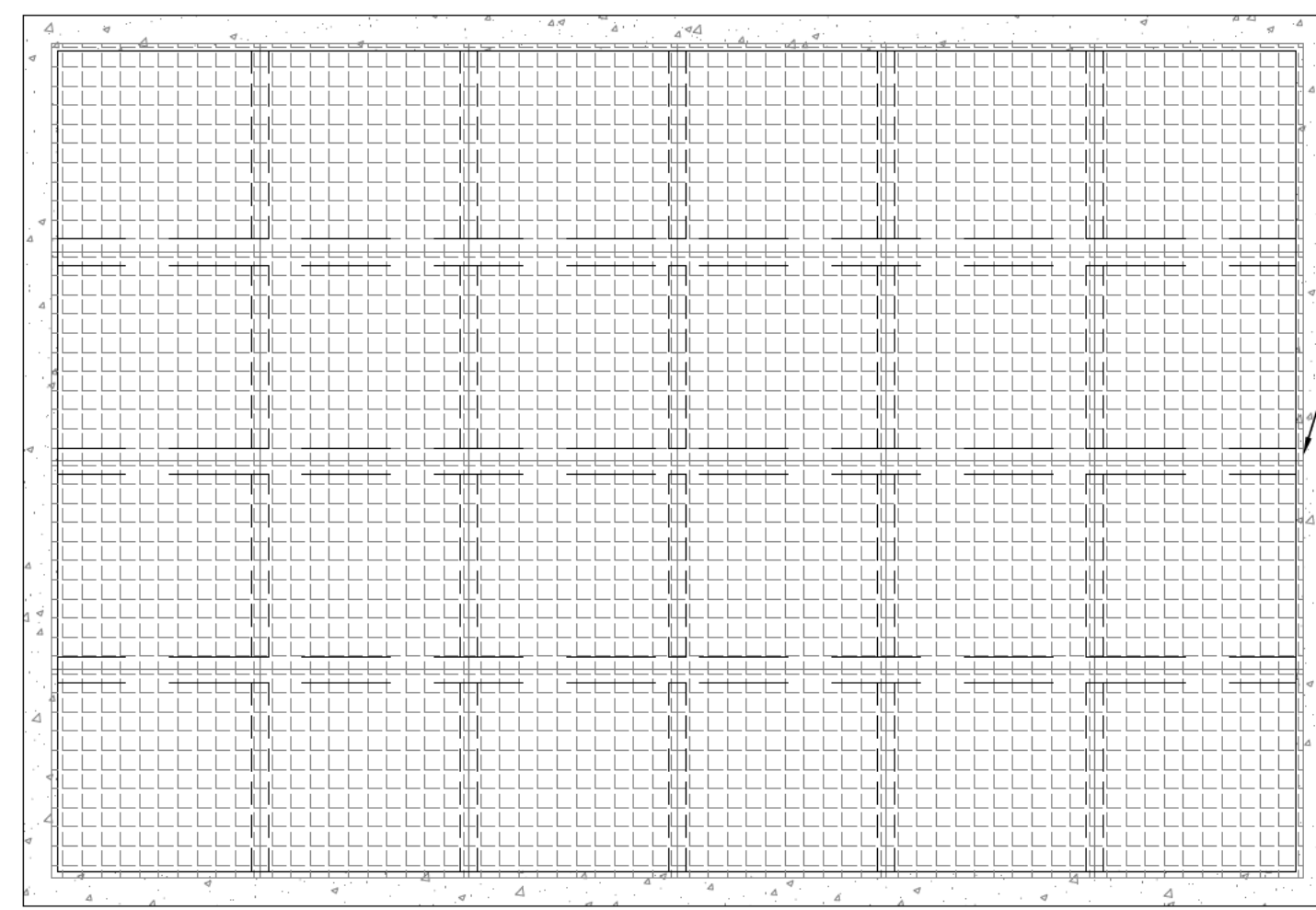
ELEVATION OF WATER METER PIT STAIRS



PLAN VIEW OF WATER METER PIT AND COMPONENTS



ELEVATION OF WATER METER PIT STAIRS

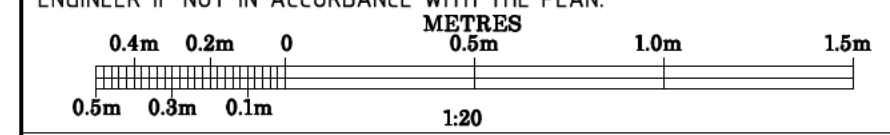


PLAN VIEW OF WATER METER PIT COVERS

Issue Register		
Ref.	Date	Issue/Amendment
A	26/08/14	ISSUE FOR DA APPROVAL

Ref.	Date	Issue/Amendment
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- GENERAL NOTES**
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Hydraulic & Plumbing Consultant:

**Pro Draft**  
 Professional Drafting Services  
 109 Summerville Cres  
 FLOREY  
 ACT  
 Ph/Fax No. 6259 8412  
 Mobile: 0418 416 499  
 Email: paul.wishart@bigpond.com

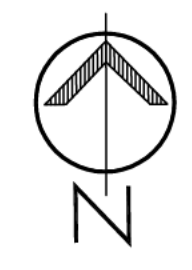
Client:

**JEFFERSON GODFREY ARCHITECTS PTY LTD**

Project Title:  
**PROPOSED NEW SPORTS PAVILLION**  
 Address:  
 BRIGALOW STREET LYNEHAM  
 Unit Block Section Division  
 23 41 LYNEHAM

Drawing Title:  
**D.A EXTERNAL SERVICES**

Drawn: AV Reviewer: PW  
 Scale: 1:20 Date: AUG 2014  
 Drawing No.: 14-39 Sheet No.: ES-H02 Issue No.: A





# Development Application Payment

## About this form

Use this form to pay the fees associated with a Development Application to the Environment and Planning Directorate.

For more information click this button. [i](#)

Items marked with an asterisk (\*) must be completed.

## How to complete this form



Maximum \$10,000

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.

### Step 1: - Development Application Details

\* Proposal number

### Step 2: Payer Contact Details

Organisation name

Name title

\* Given name

\* Family name

\* Address

\* Suburb

\* State/Territory

\* Postcode

\* Contact phone number



**Steps 3 & 4: Property Details**

\* Suburb/District      \* Section      \* Block      Unit

LYNEHAM      41      23      

If you require help with suburb/district, section or block details click this information button

Completeness check fee \$ Development fee \$ Crown lease variation fee \$ Public notification fee \$ Lease search fee \$ Home business fee \$ **Step 5: 'Pay Now'**\* Total fee \$ **Receipt / Tax invoice**

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time Form submission ID Payment receipt number 

Quantity	Description of service	Unit value	GST	Total
1	<b>Design and Siting ABN 66 893 463 785</b>	<b>8525.54</b>	<b>0.00</b>	<b>8525.54</b>
1	<b>Public Notification ABN 31 432 729 493</b>	<b>1066.00</b>	<b>0.00</b>	<b>1066.00</b>
1	<b>Dial a Search ABN 31 432 729 493</b>	<b>32.55</b>	<b>3.25</b>	<b>35.80</b>

Total amount paid \$ The total amount includes GST of \$ 

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

Environment and  
Planning DirectorateGPO Box 1908  
Canberra ACT 2601  
Telephone: 132281[EPD Information Privacy Policy](#)

Form ID: 1007

Version: 17

Date: 22 Oct 2014



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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:29 PM  
**To:** devapp@actewagl.com.au  
**Subject:** REFERRAL-ACTEWAGL-DEMOLITION/UTILITIES-201426427-23/41-LYNEHAM-01

Plans too large for email, sent on disk.

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

Description - **COMMUNITY FACILITY - ADDITION & ALTERATION . Proposed construction of a two storey community activity centre & sports pavilion. Construction of a new sealed carpark with new verge crossing. New outdoor playing courts. Associated landscaping, paths and external lighting.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (17/11/2014).

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

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch | Environment and Planning | ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)



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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:00 PM  
**To:** TAMS CIS ASG DA  
**Subject:** REFERRAL-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/URBAN  
TREESCAPES-201426427-23/41-LYNEHAM-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

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COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

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**Phone 02 6207 1923**

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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:30 PM  
**To:** Tree Protection - ACTPLA Ref  
**Subject:** REFERRAL-TREE-201426427-23/41-LYNEHAM-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

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COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

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Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)



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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:30 PM  
**To:** EPAPanningLiaison; McKeown, Helen  
**Subject:** REFERRAL-EPA-EROSION & SEDIMENT CONTROL/HAZ. MAT.-201426427-23/41-LYNEHAM-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

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COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

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Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:31 PM  
**To:** EPD Transport Advice  
**Subject:** REFERRAL-TRANSPORT PLANNING-TRAFFIC & PARKING-201426427-23/41-LYNEHAM-01  
**Attachments:** plans.obr; supporting docs.obr

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

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**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

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**Phone 02 6207 1923**

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Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)



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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:34 PM  
**To:** EmergencyManagement  
**Subject:** REFERRAL-EMERGENCY SERVICES-201426427-23/41-LYNEHAM-01

Plans too large for email, sent on disk.

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

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**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

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**Phone 02 6207 1923**

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---

**From:** Steve Donnelly [REDACTED]  
**Sent:** Friday, 31 October 2014 10:50 AM  
**To:** ACTPLA Customer Services  
**Subject:** COM - Jemena -201426427 - Block 23 SEction 41 Lyneham  
**Attachments:** BA DA Conditional Approval Docs.pdf; document2014-10-31-110343.pdf

Your application has been assessed by ActewAGL and conditionally complies with our Gas Networks requirements.

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

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

**Steve Donnelly**  
Network Development Manager  
**Jemena**  
Unit 1, 5-7 Johns Place, Hume, ACT 2620  
(02) 6203 0640 | 0427 401 803  
[REDACTED] | [www.jemena.com.au](http://www.jemena.com.au)



---

**From:** basubmission\_electricity@actewagl.com.au [mailto:basubmission\_electricity@actewagl.com.au]  
**Sent:** Tuesday, 28 October 2014 2:48 PM  
**To:** Steve Donnelly  
**Subject:** ActewAGL - Notification of Building Application - Application ID : 144469 (Email 6 of 8)

## **ACTEWAGL - ELECTRICITY NETWORKS DIVISION**

A new Development Application has been raised for ActewAGL Electricity Networks and has been sent for your review. **(Application ID : 144469)**

Application is at **Brigalow Street, Lyneham** Block/Section **41 /23**

Application Type **Public works/Services**

Development Type **New Construction**

Inclusions

Application Received **27 Oct 2014**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060,**  
[ESDDCustomerservices@act.gov.au](mailto:ESDDCustomerservices@act.gov.au)

Please find attached all submitted documents.

Regards

[REDACTED]  
[ActewAGL Electricity Networks Division](#)

**Telephone** [REDACTED]  
**Facsimile** 02 6293 5762  
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Gas Networks

## Gas Metering Equipment Prohibited Locations

Metering equipment must not be installed in the following locations unless specifically approved by **ActewAGL**:

- (a) a bedroom;
- (b) a lift shaft or lift motor room;
- (c) a room specifically intended for electrical switchgear;
- (d) a fire-isolated stairway or passage;
- (e) a fire hydrant duct or hose reel cabinet;
- (f) sprinkler or hydrant pump room;
- (g) near a source of ignition;
- (h) in a position that would obstruct egress from a building;
- (i) in a position where the meter would be subject to physical damage unless adequately protected;
- (j) in an area where excessive temperatures or sudden excessive changes in temperature may occur;
- (k) in an area of excessive vibration;
- (l) in the foundation area under a building;
- (m) in a cavity wall, unless installed in a ventilated enclosure which meets the requirements of **ActewAGL**, and the cavity is sealed;
- (n) in a position where access for reading or maintenance is restricted;
- (o) in an unventilated position; or
- (p) on the ground, a floor which is frequently wetted or on a floor which contains material which may corrode the meter.

*For further information please phone Steve Donnelly – Jemena 6203 0640*





Gas Networks

## Gas Metering Equipment In High Rise Buildings

### 1 General

Where a gas **meter set** is located in a room or enclosure in a high rise building, the door of this room must not open directly onto a fire stair or fire corridor.

### 2 Meters in Plant Rooms

Gas **meter sets** may be located in plant rooms in which gas fired equipment is located. The enclosing walls and door must have a fire resistance rating of two (2) hours and ventilation must comply with AS 5601.

### 3 Secondary Meter Set Enclosures

Where a Secondary **meter set** is being installed, the following must apply:

- (a) if the **meter set** is located inside the building, then the **meter set** must be enclosed in a two (2) hour fire rated enclosure;
- (b) if the **meter set** is located outside the building, then the **meter set** must be suitably protected against impact;
- (c) the **meter set** enclosure must be ventilated according to AS 5601;
- (d) if ventilation is by mechanical means, it must be limited to the gas **meter set** enclosure only, and it must not vent to any other area of the building;
- (e) where the **meter set** enclosure venting duct passes through a wall, it must be fitted with a fire damper;
- (f) a gas detector must be installed inside an internal secondary **meter set** enclosure, and be monitored at an approved central location; and
- (g) if the internal enclosure is designed to accommodate workmen, then the enclosure must be fitted with a fire sprinkler.

*For further information please phone Steve Donnelly – Jemena 6203 0640*

## Gas Metering Equipment Meter Set Enclosures

When specified by **ActewAGL** an enclosure will be installed to prevent unauthorised access or damage to the meter/regulator set. The schematic drawing of such an enclosure is shown in Fig .3. No other equipment, such as water meters, pumps, compressors, fire hydrants etc must be placed within this compound unless authorised to do so in writing from **ActewAGL**.

Such housing or protection must:

- (a) have enough clearance to allow changing and servicing of the **meter set**, and
- (b) be ventilated according to the code requirements of AS 5601 Gas Installations.

### 1 Installation in an Open Enclosure

**Meter sets** (Copper and Steel) and Regulator Sets with a capacity greater than 75m<sup>3</sup>/h must comply with the following requirements:

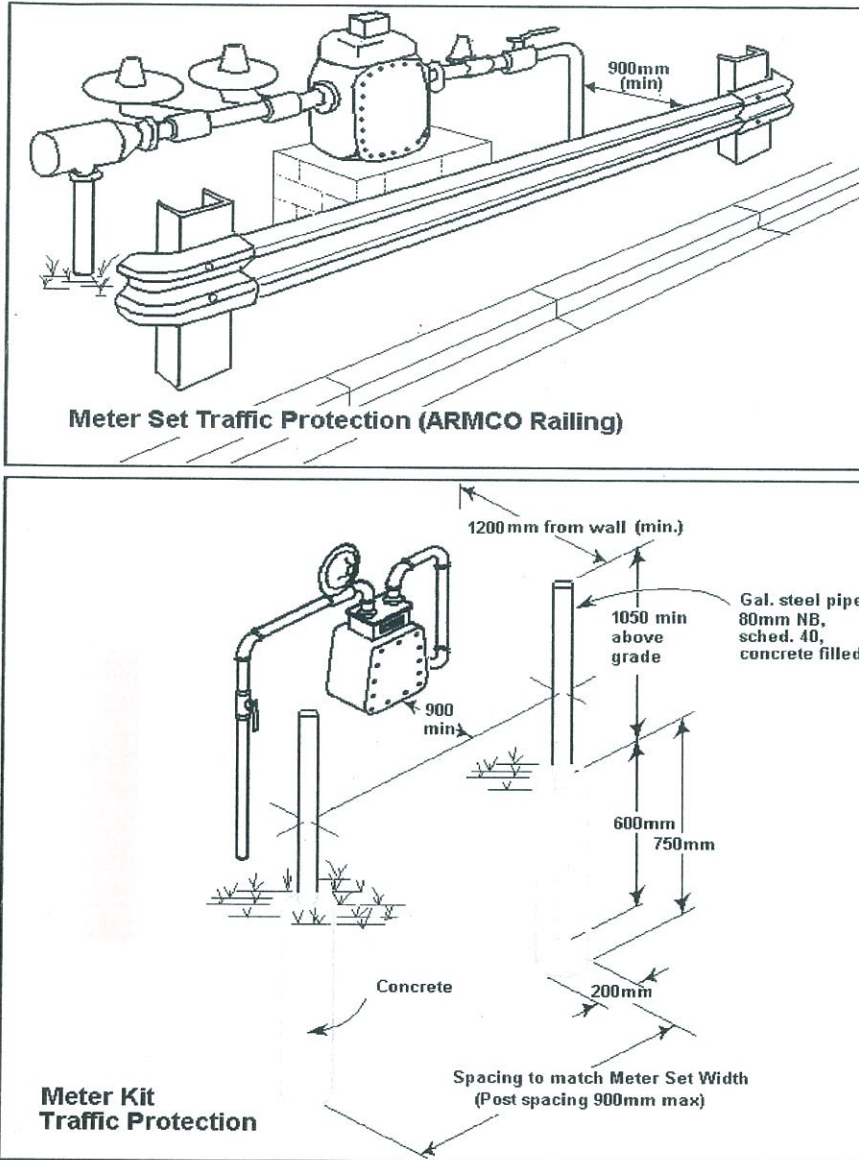
- (c) the location of a **meter set** / regulator set must be approved by **ActewAGL** at the building/site design stage;
- (d) the security compound surrounding the **meter set** / **meter kit** must be as per Fig. 3 and locked with an **ActewAGL** supplied padlock;
- (e) the security compound must have two entry/exit doors located at opposite sides of the runs;
- (f) ventilation of a walled enclosure must comply with AS/NZS 2430.3.1;
- (g) within hazardous areas the boundaries must be greater than the **meter set** enclosure;
- (h) electrical equipment installed on metering equipment must comply with AS/NZS 2381.1 Electrical equipment for explosive atmospheres and AS/NZS 3000 Electrical installations;
- (i) **meter sets** / regulator kit must be installed with adequate clearance for maintenance work to be performed and comply with Fig. 3;
- (j) the compound floor of the **meter set** / regulator set must be constructed of concrete and be level; and





# ActewAGL

Figure 2



For further information please phone Steve Donnelly – Jemena 6203 0640

# ActewAGL

- (k) appropriate permanent safety barriers (e.g. Armco railing) must be installed between a gas/regulator set and adjacent vehicular traffic path. (see fig 2)

## 2 Installation in an enclosed area

**Meter sets** (Copper and Steel) and Regulator Sets with a capacity greater than 75m<sup>3</sup>/h must comply with the following requirements:

- (l) a room where a **meter set** / regulator set is installed must be situated by an external wall at ground level of the building with adequate ventilation for engulfment protection, unless specifically approved by **ActewAGL**.
- (m) the enclosure's walls and door must have a fire resistant rating of two hours;
- (n) the enclosure's ventilation must comply with AS 5601;
- (o) ventilation by mechanical means must only service the **meter set** / regulator set enclosure only and not vent any other area of the building;
- (p) any **meter set** / regulator set ventilation duct that passes through a wall must be fitted with a fire damper;
- (q) the enclosure must be fitted with a gas detector and that gas detector must be monitored at all times;
- (r) instrumentation and electrical equipment installed within an enclosure must comply with *AS/NZS 2381.1 Electrical Equipment for Explosive Atmospheres* and *AS/NZS 3000 Electrical installations*;
- (s) installation in confined space should be avoided; and
- (t) a **meter set** / regulator set must not be installed in a room containing an unsealed grease trap.





Gas Networks

STATEMENT OF  
**CONDITIONAL COMPLIANCE**

For Non-residential and High Rise Residential

Application N<sup>o</sup>: 201426427 Drawings in set 4

Block: 23 Section: 41

Suburb: LYNREHAM

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

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

- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:  
Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"  
Ref ActewAGL Document (attached): "Gas Metering Equipment – In High Rise Buildings"  
Ref ActewAGL Document (attached): "Gas Metering Equipment – Meter Set Enclosures"
- Development is to comply with minimum separation requirements to underground assets
  - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
  - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Other:

Please note:

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

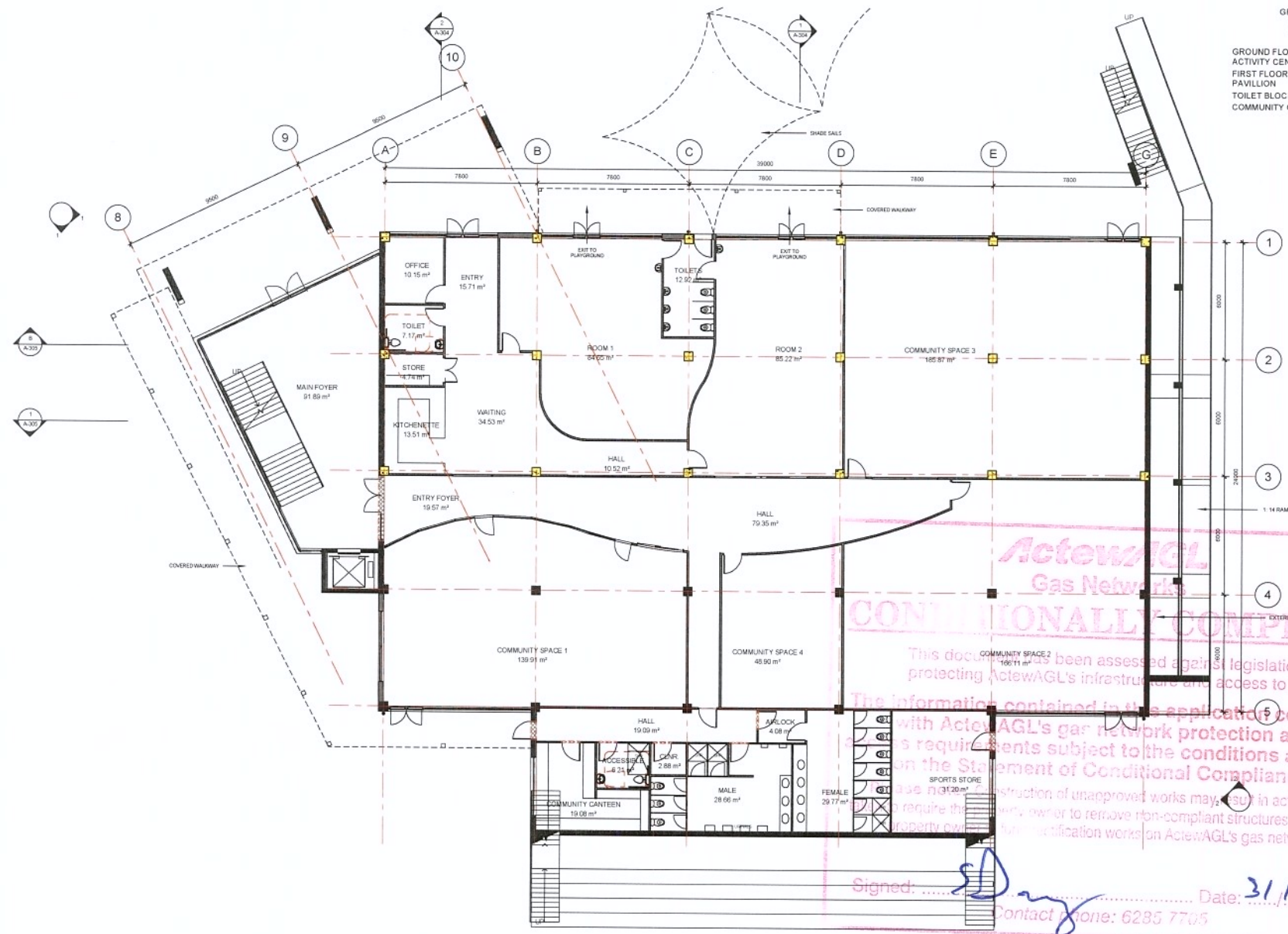
Signed.....SDonnelly.....Date 31/10/14

For further information please phone Steve Donnelly – Jemena 6203 0640





GROSS FLOOR AREAS	
Name	Area
GROUND FLOOR COMMUNITY	974.11 m <sup>2</sup>
ACTIVITY CENTRE	974.28 m <sup>2</sup>
FIRST FLOOR SPORTS PAVILLION	149.94 m <sup>2</sup>
TOILET BLOCK	149.94 m <sup>2</sup>
COMMUNITY CAFE	99.58 m <sup>2</sup>
	2197.91 m <sup>2</sup>



**ActewAGL Gas Networks**

**CONDITIONALLY COMPLIES**

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it. The information contained in this application complies with ActewAGL's gas network protection and its requirements subject to the conditions as listed on the Statement of Conditional Compliance. Any construction of unapproved works may result in action being taken by the network owner to remove non-compliant structures and/or the property owner may be required to undertake identification works on ActewAGL's gas network.

Signed: *[Signature]* Date: 31/10/14  
 Contact phone: 6285 7705

AMENDMENTS		AMENDMENTS	
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 EMAIL: jgarchitects@optusnet.com.au

DESIGNED: JLG  
 DRAWN: JLG  
 CHECKED: JLG  
 APPROVED: JLG

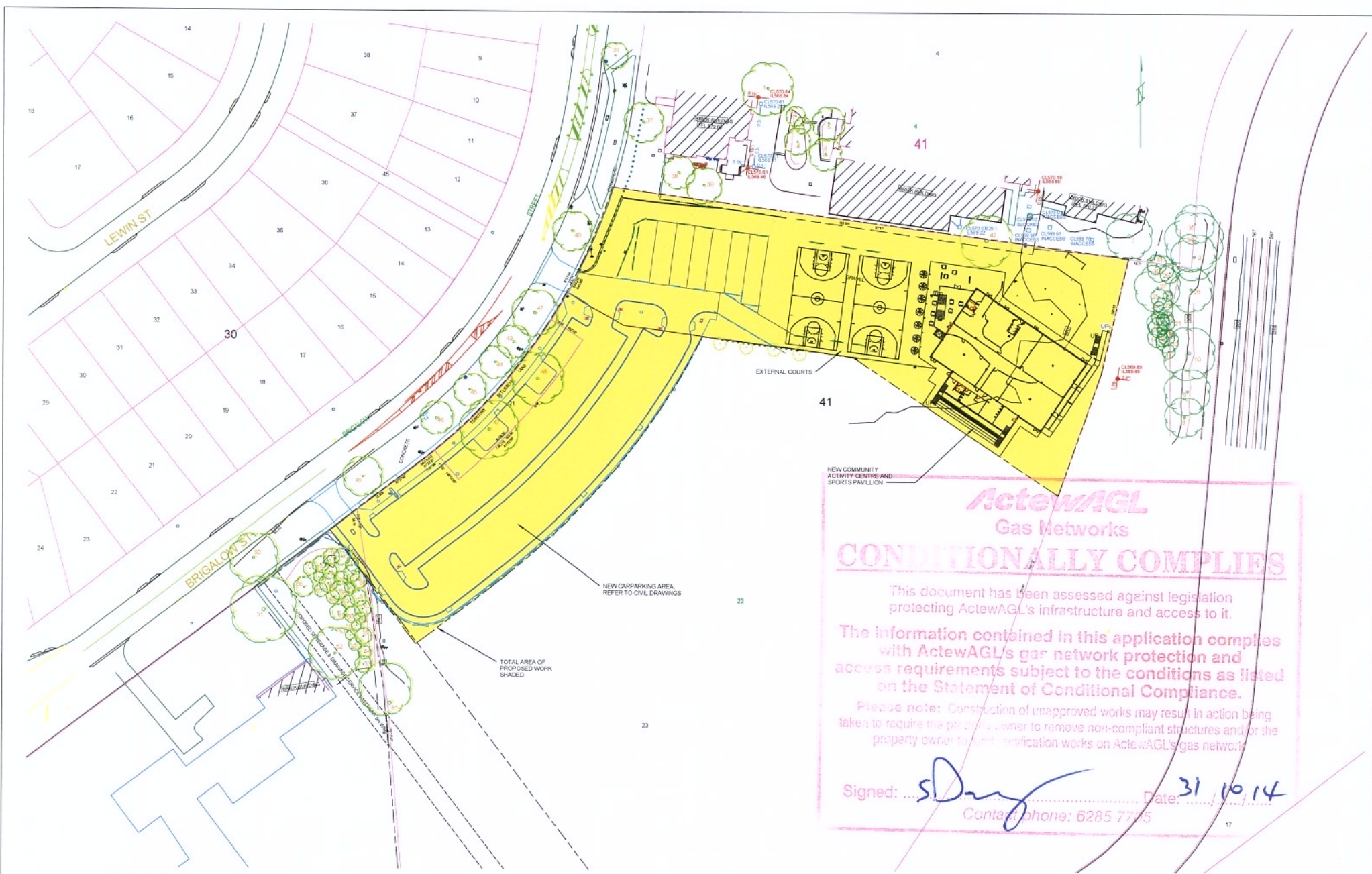
PROJECT TITLE  
**LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILLION BLOCKS 21 & 23 SECTION 41 LYNEHAM**

CLIENT  
**SPORTS & RECREATION SERVICES**

TITLE  
**GROUND FLOOR PLAN**

SCALE: 1:100 DATE: 10 OCT 14 DRAWING No: A-201  
 Project Number: 641 S&R ACT





**ActewAGL**  
Gas Networks

**CONDITIONALLY COMPLIES**

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

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

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

Signed: *S. Dwyer* Date: 31/10/14  
Contact phone: 6285 7775

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MOBILE: 0411 888 088  
EMAIL: jgarchitects@optusnet.au

DESIGNED J/LG	PROJECT TITLE <b>LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILLION</b> BLOCKS 21 & 23 SECTION 41 LYNEHAM
DRAWN J/LG	
CHECKED J/LG	
APPROVED J/LG	

CLIENT <b>SPORTS &amp; RECREATION SERVICES</b>
---

TITLE <b>LOCATION PLAN</b>		
SCALE: 1 : 500	DATE: 10 OCT 14	DRAWING No: A-101
Project Number: 641 S&R ACT		



GENERAL DESIGN AND CONSTRUCTION NOTES

at work to comply with the following:

- AS1158 3.1 Road lighting - Pedestrian area (Category P) lighting - Performance and installation design requirements
- AS1428 1 Design for Access and Mobility - General Requirements for Access - New Building Work
- AS1428 4 Design for Access Mobility - Tactile Indicators
- AS 1680 0 Interior Lighting - Safe Movement
- AS2201 2 Emergency Warning and Intercommunication Systems in Buildings - System Design, Installation and Commissioning
- AS2069 Public Information Symbol Signs - Part 1 General Information Signs
- AS4366 Slip Resistance Classification of New Pedestrian Surface Materials

All doorways and doors are designed to meet AS 1428 1 Design for Access and Mobility for:  
 a) Main pedestrian entrances and exits.  
 b) Public circulation areas and  
 c) Any common use areas.

These doors will be designed to require a force less than 110 Newtons to open them.

All handrails and grab rails are to meet AS1428 1 Design for Access and Mobility.

All accessible sanitary facilities meet AS1428 1. All directional signage to sanitary facilities meets AS1428 1.

All new continuous accessible paths of travel within the new works and connecting to the new works will:  
 a) Certain tactile ground surface indicators in accordance with AS 1428 4 to highlight hazards or provide direction and  
 b) All external paving and ground surfaces within the Continuous Accessible Path of Travel meet AS4366 Slip Resistant Classification of New Pedestrian Surface Materials

walkways will have a minimum width of 1800mm to allow at least two wheelchairs to pass or 1200 mm with passing spaces in accordance with AS1428 2

Clear or reflective glass, adjacent to a walkway will be defined with a continuous contrasting band across at a minimum luminance contrast of 0.3 or 30%. Note: Refer AS1428 1 to calculate luminance contrast.

Ramps to meet AS1428 1 and AS1428 4

All internal lighting along the whole of the continuous accessible path of travel meets AS1428 1 and AS1680 0.

New External lighting along the whole of any new continuous accessible path of travel will meet AS1158 3 and the ACT Crime Prevention and Environmental Design General Code

All new directional signage required in the new works will be in accordance with AS 1428 1 and will identify the continuous accessible path of travel, accessible paths of buildings and all accessible facilities.

Any new lighted directional signs will have a luminance of the letters of at least 30% in contrast to background.

**External Lighting**  
 Lighting fixtures will comply with each of the following:  
 a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 1.3 Pedestrian Area (Category P) Lighting - Performance and Design Requirements  
 b) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 2. Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting  
 c) Australian Standard AS5292, The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting.

Final lighting types to be selected and located to ensure lighting:  
 a) spaces evenly and consistently  
 b) at all entrances and paths  
 c) will reduce the casting of shadows that could hide intruders  
 d) will address directional signage  
 e) will highlight building entries  
 f) will light exterior to interior spaces evenly to allow for surveillance

Areas that are not intended for night time are not lit and are closed off to pedestrians.

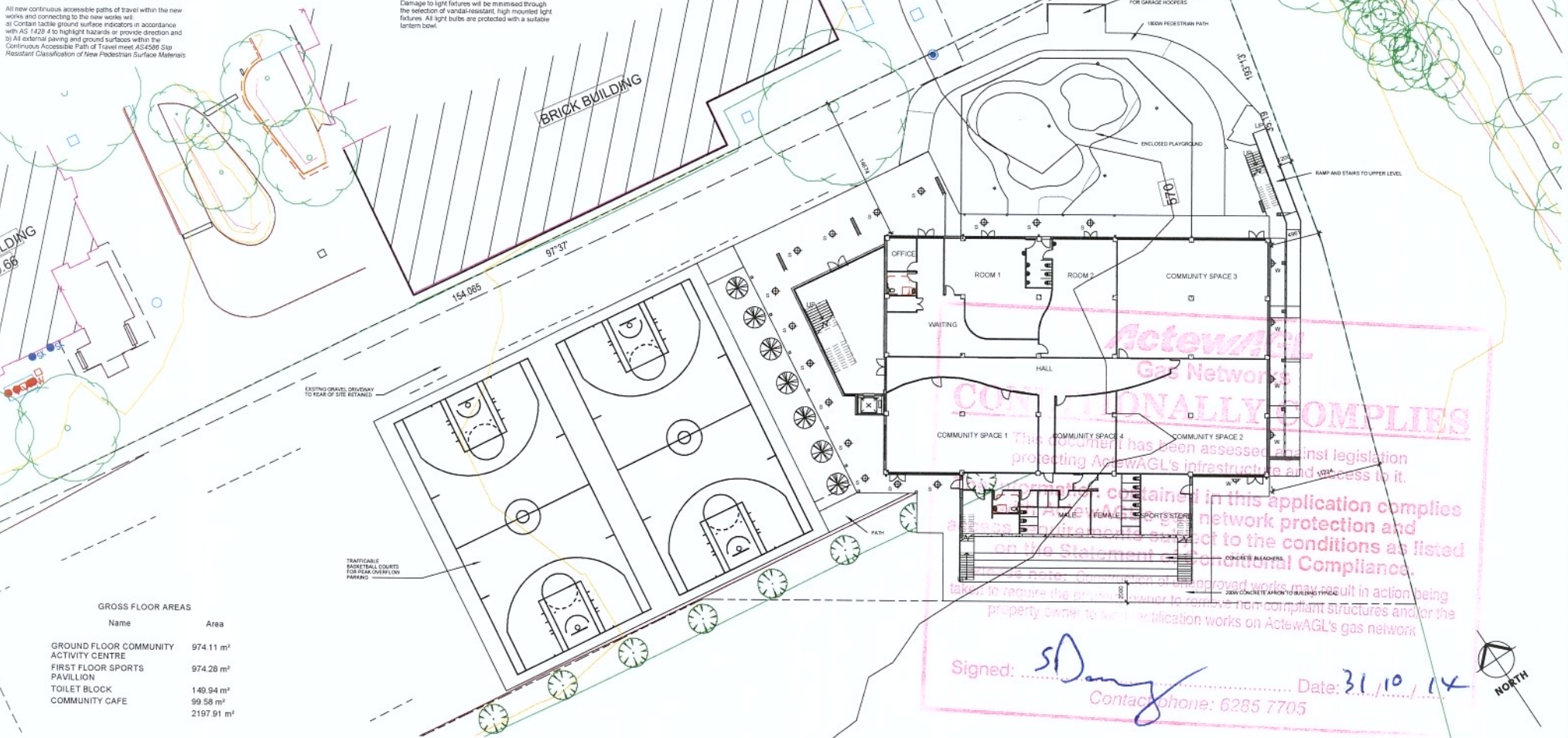
Damage to light fixtures will be minimised through the selection of vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.

- VANDAL RESISTANT RECESSED LIGHT FITTING INTO SOFFIT
- VANDAL RESISTANT WALL MOUNTED LIGHT FITTING. HEIGHT VARIES
- VANDAL RESISTANT POLE MOUNTED LIGHT FITTING 9M HEIGHT.

all directional signage will comply with the requirements of AS1742 10 (1961) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection

pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13 - Pedestrians

Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14 - Bicycles



GROSS FLOOR AREAS

Name	Area
GROUND FLOOR COMMUNITY ACTIVITY CENTRE	974.11 m <sup>2</sup>
FIRST FLOOR SPORTS PAVILLION	974.28 m <sup>2</sup>
TOILET BLOCK	149.94 m <sup>2</sup>
COMMUNITY CAFE	99.58 m <sup>2</sup>
	2197.91 m <sup>2</sup>

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Signed: *SD* Date: 31/10/14  
 Contact phone: 6285 7705

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DESIGNED: jg  
 DRAWN: jg  
 CHECKED: jg  
 APPROVED: jg

PROJECT TITLE  
**LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILLION BLOCKS 21 & 23 SECTION 41 LYNEHAM**

CLIENT  
**SPORTS & RECREATION SERVICES**

TITLE  
**SITE PLAN**

SCALES: 1:200 DATE: 10 OCT 14 DRAWING No: A-102  
 Project Number: 641 S&R ACT

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**From:** BAsubmission\_watersewer@actewagl.com.au  
**Sent:** Monday, 3 November 2014 11:32 AM  
**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 144492. Lyneham - 23/41 (Email 1 of 3)  
**Attachments:** Conditional Approval144492.pdf; ELEV-201426427-NE & SE-01.pdf; ELEV-201426427-NW & SW-01.pdf; ELEV-201426427-WEST & NORTH-01.pdf

## **ACTEWAGL - WATER DIVISION**

### **Approval ID : 144492, Lyneham 23 /41**

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

Please find attached an ActewAGL DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to ActewAGL for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### **Future applications**

ActewAGL has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

ActewAGL requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**  
[Building Approvals and Network Protection](#)  
[ActewAGL Water Division](#)

**Telephone** 02 6248 3555 then press 2 for Water  
**Facsimile** 02 6242 1459  
**Email** [devapp@ActewAGL.com.au](mailto:devapp@ActewAGL.com.au)  
GPO Box 366 Canberra ACT 2601  
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ActewAGL acts as agent for ACTEW Corporation



## STATEMENT OF CONDITIONAL COMPLIANCE

**Application No:** 144492    **Suburb:** Lyneham    **Block/Section** 23 / 41

**Applcn Type:** Non residential/New Construction Inclusions : with Car Park, with Landscaping

**Addtnl Block/Sect**      21/41

### Attached Plans

ELEV-201426427-NE & SE-01.pdf  
 ELEV-201426427-NW & SW-01.pdf  
 ELEV-201426427-WEST & NORTH-01.pdf  
 ENTITYADVICE-201426427-ACTEW ADVICE WATER-01.pdf  
 PLAN-201426427-KERB SETOUT PLAN-01.pdf  
 PLAN-201426427-KERB SETOUT PLAN-02.pdf  
 PLAN-201426427-KERB SETOUT PLAN-03.pdf  
 PLAN-201426427-KERB SETOUT PLAN-04.pdf  
 PLAN-201426427-LOCATION PLAN-01.pdf  
 SITE-201426427-02.pdf

### Conditions

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

Other

WATER METER: to be clear off driveways, courtyard walls, retaining walls, letterboxes and any other structures that would compromise a 1m radius unhindered access.

Please Note:

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

**WARNING**

Failure to comply with these conditions is likely to result in interference with an ACTEW Corporation water or sewer asset. Sections 123 to 125 of the Utilities Act 2000 apply, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is a fine of \$50,000, imprisonment for six months or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

**Comments:**

**Signed** Eddie Gonzalez **Date** 03 Nov 2014

*For further information please phone ActewAGL 6248 3555 (then 2).*

---

**From:** BSubmission\_watersewer@actewagl.com.au  
**Sent:** Monday, 3 November 2014 11:32 AM  
**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 144492. Lyneham - 23/41 (Email 2 of 3)  
**Attachments:** ENTITYADVICE-201426427-ACTEW ADVICE WATER-01.pdf

## **ACTEWAGL - WATER DIVISION**

### **Approval ID : 144492, Lyneham 23 /41**

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

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When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

ActewAGL requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**  
[Building Approvals and Network Protection](#)  
[ActewAGL Water Division](#)

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**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 144492. Lyneham - 23/41 (Email 3 of 3)  
**Attachments:** PLAN-201426427-KERB SETOUT PLAN-01.pdf; PLAN-201426427-KERB SETOUT PLAN-02.pdf; PLAN-201426427-KERB SETOUT PLAN-03.pdf; PLAN-201426427-KERB SETOUT PLAN-04.pdf; PLAN-201426427-LOCATION PLAN-01.pdf; SITE-201426427-02.pdf

## **ACTEWAGL - WATER DIVISION**

### **Approval ID : 144492, Lyneham 23 /41**

Your application has been assessed by ActewAGL against ACTEW water and sewerage network access and asset protection requirements.

Please find attached an ActewAGL DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to ActewAGL for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### **Future applications**

ActewAGL has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

ActewAGL requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**  
Building Approvals and Network Protection  
ActewAGL Water Division

**Telephone** 02 6248 3555 then press 2 for Water  
**Facsimile** 02 6242 1459  
**Email** [devapp@ActewAGL.com.au](mailto:devapp@ActewAGL.com.au)  
GPO Box 366 Canberra ACT 2601

[www.ActewAGL.com.au](http://www.ActewAGL.com.au)

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**From:** McGregor, Rob  
**Sent:** Monday, 3 November 2014 2:43 PM  
**To:** EPD, Customer Services  
**Cc:** Peters, Melissa; Kilpatrick, Robert; ACTF&R Risk & Planning; EmergencyManagement; Flynn, Paul (ACTFB)  
**Subject:** Comment ACTF&R block 23 section 41 Lyneham

ACTF&R has no special considerations or objections at this time to;

Proposed carpark, two storey community activities centre and sports pavilion, toilet block and bleaches

Block 23 Section 41 Lyneham DA#201426427

ACTF&R notes 'fire safety design advice' IGNIS solutions 2014-215 to be assessed at or before the building application stage

Regards

*Rob McGregor*

Station Officer

ACT Fire and Rescue

Operational Planning & Investigation Section

Development Planning

Email - [ACTF&RRisk&Planning@act.gov.au](mailto:ACTF&RRisk&Planning@act.gov.au)

9 Amberley Avenue Fairbairn, ACT, 2609

PO Box 158, Canberra City, 2600

Ph: (02) 62078472

Fax: (02) 62078217



**From:** McKeown, Helen  
**Sent:** Wednesday, 12 November 2014 2:24 PM  
**To:** EPD, Customer Services  
**Cc:** Dojcic, Rosie  
**Subject:** Comm Trees DA No 201426427 23 – 41 Lyneham

**Conservators Advice**  
**Section 82 Tree Protection Act 2005**

DA No 201426427 23 – 41 Lyneham

BLOCK:	SECTION:	DIVISION:
23	41	Lyneham

This DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No significant trees affected by this development	
Supported provided there are conditions of approval	X
?Advice for the applicant	
Not Supported	
Further Information/amendments required	

Comments/Advice:

It appears that no trees are affected by the proposal.

Conditions

It must be a condition of approval that Tree number 42 (regulated pine) in the Detail Survey plan dated 14/11/13 by land data surveys is to be fenced off to protect the tree from any damage from car parking or material storage. The fence must be installed prior to commencement of works and must remain in place until all works are completed. No services are to be placed within the tree protection zone (dripline plus 2.0m) of this tree.

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Environment | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** basubmission\_electricity@actewagl.com.au  
**Sent:** Friday, 14 November 2014 2:51 PM  
**To:** EPD, Customer Services  
**Subject:** ActewAGL Application Decision. Application - 144469. Lyneham - 23/41  
**Attachments:** Conditional Approval Electricity144469.pdf; ELEV-201426427-NE & SE-01.pdf; ELEV-201426427-NW & SW-01.pdf; ELEV-201426427-WEST & NORTH-01.pdf; SITE-201426427-01.pdf; Minimum Clearances Guidelines.pdf; 3832\_018.pdf

**ACTEWAGL - ELECTRICITY NETWORKS DIVISION**

**Approval ID : 144469, Lyneham 23 /41**

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

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

Separate compliance statements may be required from other entities.

Regards

  
[ActewAGL Electricity Networks Division](#)

**Telephone**   
**Facsimile** 02 6293 5762  
**Email** [devapp@ActewAGL.com.au](mailto:devapp@ActewAGL.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.ActewAGL.com.au](http://www.ActewAGL.com.au)

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## Electricity Networks

### STATEMENT OF

# CONDITIONAL COMPLIANCE

**Application No:** 144469    **Suburb:** Lyneham    **Block/Section** 23 / 41

**Applcn Type:** Public works/Services/New Construction

#### Attached Plans

ELEV-201426427-NE & SE-01.pdf

ELEV-201426427-NW & SW-01.pdf

ELEV-201426427-WEST & NORTH-01.pdf

SITE-201426427-01.pdf

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

#### Conditions

An area for a Substation needs to be allowed for on the block/s. This area will be determined by ActewAGL when the proponent submits the electrical load of the development. The area will be 7.0m x 5.0m for loads within 1MVA. If the load exceeds 1MVA a Chamber Substation will be required. ActewAGL may determine that twin padmount substations with an area of 9.0m x 7.0m will be installed if the load does not exceed 2MVA.

Development is to comply with minimum clearances to overhead conductors and poles. Ref ActewAGL Drawing 3811-004

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

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

Proponent is required to submit the Request for "Preliminary Network Advice" form to [enworks@actewagl.com.au](mailto:enworks@actewagl.com.au) (available on ActewAGL website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

The location of the proposed or existing Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

The proponent is responsible for ensuring that ActewAGL's Design and Siting requirements for substations are met. This includes but not limited to meeting all the requirements of ActewAGL Drawing 3832-018, in particular that no underground uninsulated metal work, metal pipes, metal fencing or metal clad buildings are within 7 meters of any part of a padmount substation. Unhindered direct access to the substation will be required 24/7.



Please Note

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

**Comments:**

**Signed** Michael Hogg

**Date** 14 Nov 2014

**TABLE 1 - GROUND CLEARANCE  
(OTHER THAN INSULATED SERVICE CONDUCTORS)**

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

**TABLE 2 - GROUND CLEARANCE  
(INSULATED SERVICE CONDUCTORS)**

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT ELSEWHERE.	3.0m
	2.7m

**TABLE 3 - CLEARANCE FROM STRUCTURES**

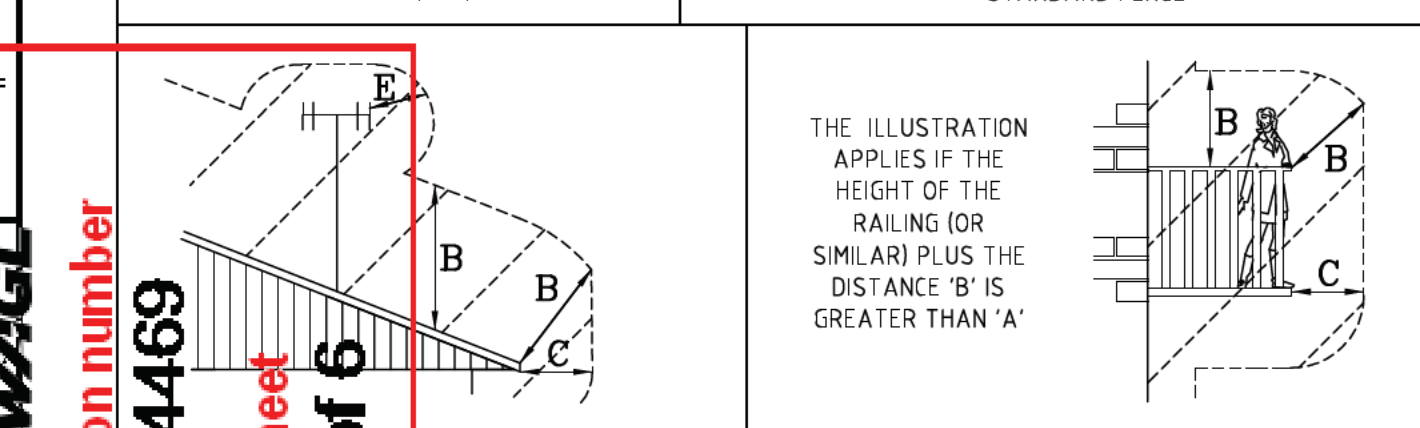
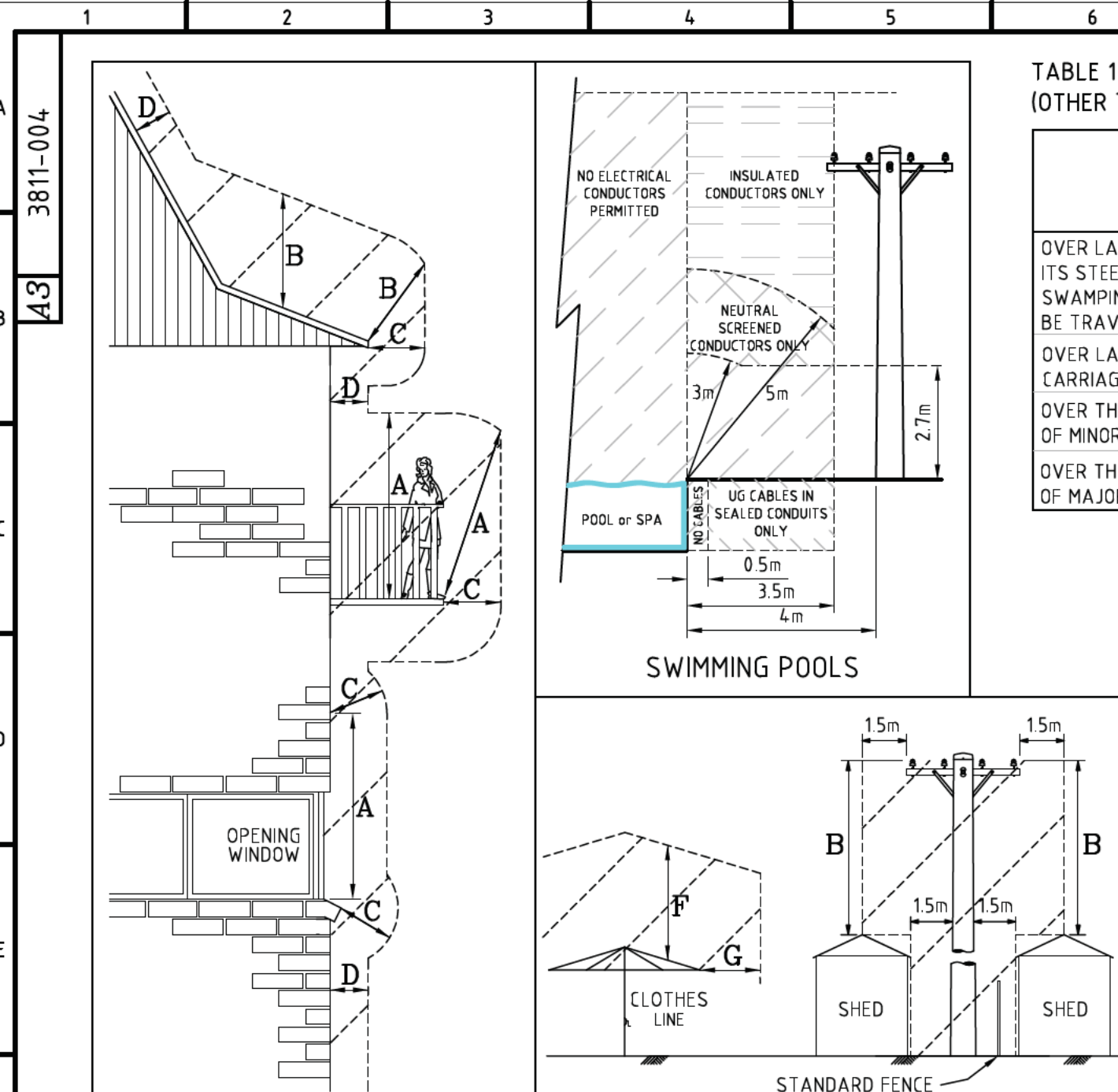
LOCATION	CONDUCTOR		
	INSULATED U<1kV	BARE or COVERED U<1kV	BARE or INSULATED 1kV<U<33kV
<b>A</b> VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE	2.7m	3.7m	4.6m
<b>B</b> VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND	1.2m	2.7m	3.7m
<b>C</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.	1.5m (note 3)	2.0m	2.7m
<b>D</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.	0.3m (note 3)	1.5m	2.7m
<b>E</b> ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL	1.5m	1.5m	1.5m
<b>F</b> VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.7m	4.6m
<b>G</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3m	3m
<b>H</b> ANY DIRECTION, FROM THE OUTER EDGE OF THE WATER CONTAINER OF A SWIMMING POOL OR SPA OR THE MAXIMUM WATER LEVEL OF THE POOL (FIGURE IN BRACKETS INDICATES THE REQUIREMENT FOR A NEUTRAL SCREENED CABLE)	5.0m (3.0m)	See Pool Note 3	See Pool Note 3

**GENERAL NOTES:**

1. THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LDW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS

**SWIMMING POOL NOTES:**

1. NEW AERIAL SERVICE LINES ARE NOT TO BE INSTALLED OVER AN OPEN AIR SWIMMING POOL OR SPA AND NEW SWIMMING POOLS OR SPAS ARE NOT PERMITTED UNDER EXISTING AERIAL SERVICE LINES
2. INSULATED AERIAL SERVICE CONDUCTORS SHALL HAVE AT LEAST 5.0 METRES CLEARANCE TO THE EDGE OF THE SWIMMING POOL OR SPA. (3.0 METRES FOR NEUTRAL SCREENED AERIAL SERVICES)
3. BARE CONDUCTORS ARE NOT PERMITTED ABOVE SWIMMING POOLS OR SPAS OR ABOVE THE AREA WITHIN 3.5m OF THE EDGE OF A SWIMMING POOL OR SPA
4. POLES SHALL NOT BE LOCATED WITHIN 4m OF THE EDGE OF A SWIMMING POOL OR SPA
5. UNDERGROUND CABLES ARE NOT PERMITTED WITHIN 3.5m OF THE EDGE OF AN INGROUND SWIMMING POOL OR SPA. THIS CAN BE REDUCED TO 0.5m PROVIDED THE CABLE IS INSTALLED IN A PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.



THE ILLUSTRATION APPLIES IF THE HEIGHT OF THE RAILING (OR SIMILAR) PLUS THE DISTANCE 'B' IS GREATER THAN 'A'

OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

ActewAGL acts as agent for A/C TEW Corporation  
**ActewAGL**  
 application number  
**144469**  
 sheet  
**5 of 6**

No	REVISION	DATE	CKD	AUTH
D	ROW H OF TABLE 1 REVISED AND POOL NOTES REVISED	5-6-02	GA	DH
A	HV GROUND CLEARANCE ABOVE MAJOR ROADS REVISED IN TABLE 1	26-7-07	GA	GA
H	NOTE 1 AMENDED TO INCLUDE TRANSMISSION LINE DESIGN TEMP.	13-8-03	GA	SF
H	GENERAL NOTE 3 AND POOL NOTE 5 REVISED	1-4-03	GA	GA
G	SWIMMING POOLS ADDED	31-10-02	GA	DH

Drawn:	G SMITH	Designed:	
Project Officer:	<i>[Signature]</i>		
Design Authority:	<i>[Signature]</i>		
Manager Networks:	I FREEBODY	18-10-99	

**MINIMUM CLEARANCES  
INSULATED & BARE  
OVERHEAD CONDUCTORS**

Scale:	NTS	Date:	7-12-98	Sheet No:	
File:		Tender No:			
CADD File Name:	MB11-004				
<b>A3</b>	<b>3811-004</b>				Rev <b>K</b>



application number

144469

Sheet  
6 of 6

MINIMUM SEPARATION REQUIREMENTS				RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)					
FROM ANY PART OF	TO NEAREST PART OF:	SEPARATION (m) SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS	TYPE OF UNDERGROUND LINE	DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5)  NOMINAL (MINIMUM) (mm)	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER  NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4)  NOMINAL (MINIMUM) (mm)		
PADMOUNT SUBSTATION	-BUILDING	1.5 (NOTE 3)	1.5 (NOTE 3)	LV SERVICE LINE	750 (600)	600 (450)	550 (450)		
	-PROPERTY BOUNDARY	1.5	1.5	LV MAINS	750 (600)	750 (600)	750 (600)		
	-UNGRADED GROUND OBJECTS	1.5	1.5	1kV <U≤22kV	850 (750)	850 (600)	750 (600)		
	-DRIVEWAYS & ROADS	1.5	1.5	22kV <U≤132kV	NOT PERMITTED	1000 (1000)	1000 (1000)		
	-COMMUNICATIONS CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)	1.5 (NOTE 12)	<b>BURIAL NOTES:</b>					
	-DETERMINED HAZARDS	NOTE 5	NOTE 5	1. FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT					
	-NON RATED PARTS OF BUILDINGS	3 (NOTE 3)	3 (NOTE 3)	2. ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm					
	-BUILDINGS & STRUCTURES	1.2 (NOTE 8)	1.2 (NOTE 8)	3. MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES					
	-PROPERTY BOUNDARY	1.2 (NOTE 8)	1.2 (NOTE 8)	4. HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)					
	-ROADS	1.2	1.2	5. THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)					
MINI PILLAR	-DRIVEWAYS	1.5	1.5	<b>SEPARATION NOTES:</b>					
	-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)	1. CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm SEWER & STORMWATER PIPE LINES - HV CABLES 300mm					
HV CABLES (1kV <U≤22kV)	-WATER PIPES	0.5 (H) (NOTE 12)	0.5 (H) (NOTE 12)	2. (H) - HORIZONTAL CLEARANCE REQUIRED					
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)	3. ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING					
	-COMMUNICATIONS CABLES	0.3	0.3	4. SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS. LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.					
	-GAS PIPES	0.3	0.3	5. SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13					
	-HV CABLES (22kV <U≤132kV)	0.75 (NOTE 11)	0.75 (NOTE 11)	6. INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES					
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)	7. BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED					
	-HV CABLES (1kV <U≤22kV)	0.2 (MIN)	0.2 (MIN)	8. THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm					
	-WATER PIPES	0.5 (H)	0.5 (H)	9. THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE					
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)	10. THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY					
	-COMMUNICATIONS CABLES	0.15	0.15	11. NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES					
LV CABLES (<=1kV) SERVICE MAINS CABLE PITS	-GAS PIPES	0.15	0.15	12. REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.					
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)	13. SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE FOLLOWING STANDARDS					
	-HV CABLES (1kV <U≤22kV)	0.09	0.09	• ENA EG-0 (2010): POWER SYSTEM EARTHING					
	HV EARTH RESISTANCE				• ENA EG-1 (2006): SUBSTATION EARTHING GUIDE				
	30Ω		10Ω	5Ω	3Ω	• AS7000: OVERHEAD LINE DESIGN (FORMERLY ENA C(b)1)			
	-IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30	20	15	12				
	-TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15	10	8	6				
	-UG UNINSULATED METALWORK AND METAL PIPES	4	3	2	2				
	-METAL FENCING OR METAL CLAD BUILDINGS	4	3	2	2				
	-LV EARTHING ELECTRODE(S)	4	3	2	2				
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	-BARE UG LV EARTH CONDUCTORS	4	3	2	2				
	-UG UNINSULATED METALWORK AND METAL PIPES	2		2					
	-CONCRETE REINFORCING BONDED TO HV EARTH	SEE HV ELECTRODE		N/A					
	-INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT	4		4					
		0.5		4					

C A D D	K	MINIPILLAR - DRIVEWAY CHANGED TO TAMS DS4-03	08-10-10	AC	BB		Drawn	GA
	J	NOTE 12 ADDED	24-5-10	GA	GA		Designed	gcsmith
	N	NON FIRE RATED PARTS ADDED, NOTE 8 REVISED	26-08-08	AC	GA		Checked	
	M	NOTE 4 AMENDED	06-02-14	CD	BS		Branch Engineer	G ASTBURY
	L	HV-HV & HV-LV SEPARATIONS ADDED, NOTES AMENDED	11.04.19	EA	BS		Branch Manager	D. Howe
No	REVISION		DATE	OKD	AUTH			

SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT

Scale:	Date:	Sheet No:
NA		
File:	Tender No:	
A3		3832-018
		Rev M

**From:** Chowdhury, Abu Sayem  
**Sent:** Monday, 17 November 2014 3:42 PM  
**To:** EPD, Customer Services  
**Cc:** TAMS CIS ASG DA COORD; Jatheendran, Lingam; Henriquez, Jose  
**Subject:** COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/URBAN TREESCAPES-201426427-23/41-LYNEHAM-01

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 201426427**

**Project Description:**

**COMMUNITY FACILITY - ADDITION & ALTERATION . Proposed construction of a two storey community activity centre & sports pavilion. Construction of a new sealed carpark with new verge crossing. New outdoor playing courts. Associated landscaping, paths and external lighting.**

<b>BLOCK: 23</b>	<b>SECTION: 41</b>	<b>SUBURB: Lyneham</b>
------------------	--------------------	------------------------

This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	
That It Is Not Supported	X
That Further Information Is Required	X

**Comments**

**Traffic**

1. A traffic impact assessment (TIA) report for the proposed development must be submitted to demonstrate that there will be no significant impact on adjacent road network and on the neighbouring schools.

**Verge Trees**

2. The proposed removal of the existing bitumen car park from under the verge trees is endorsed; and if done with appropriate care the proposed works should improve the conditions for these trees and not adversely impact on their health.
3. The Developer is required to engage a Consulting Arborist or Landscape Architect approved by TAMSD Urban TreesCAPES to design and supervise (including on site superintendence) during all works beneath tree



canopies, to ensure effective tree protection measures are incorporated in the design and implementation of the project. (The current 'Tree and Verge Management Plan' (Dwg # RG 13039 Rev0) does not adequately cover the necessary tree protection measures required for the type of proposed work that could impact on the trees.)

4. The replacement of the existing driveway and car park surface must be done without excavating into the ground below the existing bitumen. Removal of the existing bitumen surface must be done without damaging any tree roots that may be just below the surface.
5. Notes must be included in all relevant plans for off-site works requiring tree protection measures and superintendence by the project's Consulting Arborist or Landscape Architect for all works beneath tree canopies.
6. All proposed service connections / disconnections in the verge must be designed to occur without damage to the street trees. The current plans indicate the proposed gas connection is beneath a tree canopy – this can only occur if it is under-bored; in addition the works must be designed to avoid damage to the street tree on the other side of the road. An External Services Plan must be submitted that shows how all proposed service connections / disconnections in the verge and unleased land will occur without impacting on the trees.
7. Two new stormwater connections & sumps appear to be proposed unacceptably close to the two Plane trees inside B21 S41 Lyneham.

**Additional Comments/Advice (as advice to ACTPLA only, and not to be included in the Notice of Decision)**

1. It appears that the proposed western driveway for the new car park crosses into the neighbouring lease (Gov't school lease) of Block 18 Section 41 Lyneham.

Regards

*Abu Sayem Chowdhury*  
Senior Engineer - Development Applications

Asset Acceptance Section | Operational Support Branch | Directorate Services Division  
Territory & Municipal Services Directorate (TAMS) | ACT Government

☎Ph: (02) 6205 9091 | 📠Fax: (02) 6207 7484 ✉Email: [abusayem.chowdhury@act.gov.au](mailto:abusayem.chowdhury@act.gov.au)

**"Great Services - Quality Assets - Better Lifestyles"**

**From:** EPD, Customer Services

**Sent:** Monday, 27 October 2014 12:00 PM

**To:** TAMS CIS ASG DA

**Subject:** REFERRAL-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/URBAN TREESCAPES-201426427-23/41-LYNEHAM-01

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

Description - **COMMUNITY FACILITY - ADDITION & ALTERATION** . Proposed construction of a two storey community activity centre & sports pavilion. Construction of a new sealed carpark with new verge crossing. New outdoor playing courts. Associated landscaping, paths and external lighting.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**17/11/2014**).

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

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** Jurcevic, Suzanne  
**Sent:** Monday, 17 November 2014 5:46 PM  
**To:** EPD, Customer Services  
**Cc:** Markus, Imogen  
**Subject:** COMM-TRANSPORT-201426427-23/41 LYNEHAM  
**Attachments:** plans.obr; supporting docs.obr

Dear Customer Services,

The development application seeks approval for a community activity centre of 2,200 sqm GFA and associated parking and landscaping.

Under the Parking and Vehicular Access General Code the proposed community activity centre requires a parking provision of 4 spaces / 100 sqm GFA which requires a minimum of 88 spaces. The applicant confirms that 118 spaces will be provided.

There has been no reference made to disabled parking spaces for the development. A condition of consent should require at least 4 disabled parking spaces be provided (minimum of 3% of total) consistent with the requirements of AS2890 – Parking Facilities – Part 6: Off street parking for people with disabilities.

Under the Bicycle Parking General Code, a community activity centre is required to provide bicycle parking facilities under an individual assessment. No information has been provided on the proposed provision of bicycle facilities. Transport Planning recommends that the proponent undertake an individual assessment of the anticipated demand for bicycle facilities to confirm for requirements for bicycle facilities in accordance with the Bicycle Parking General Code.

Please feel free to contact me if you require any clarification about this advice.

Regards,

Suzanne Jurcevic | Manager

Phone 02 6207 3317

Major Projects and Transport | Environment and Planning | ACT Government

Dame Pattie Menzies House, 16 Challis St, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** EPD, Customer Services  
**Sent:** Monday, 27 October 2014 12:31 PM  
**To:** EPD Transport Advice  
**Subject:** REFERRAL-TRANSPORT PLANNING-TRAFFIC & PARKING-201426427-23/41-LYNEHAM-01

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

Description - **COMMUNITY FACILITY - ADDITION & ALTERATION . Proposed construction of a two storey community activity centre & sports pavilion. Construction of a new sealed carpark with new verge crossing. New outdoor playing courts. Associated landscaping, paths and external lighting.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (17/11/2014).



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

Please forward any written advice via email to Customer Services [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind regards

Customer Services

**Phone 02 6207 1923**

**Client Services Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

Dear Mr/s Godfrey

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

**DA Number:** 201426427

Block: 23, Section: 41

Suburb: LYNEHAM, District: CANBERRA CENTRAL

**Site Details:**

Block: 21, Section: 41

Suburb: LYNEHAM, District: CANBERRA CENTRAL

**Applicant Name:**

Jefferson Godfrey

**Information Required:**

Provide a car park plan showing car parking bays and critical dimensions. Provide car parking calculations as per Parking and Vehicular Access General Code (PVAGC). Any departure from PVAGC must be justified.

**Further Information due date:**

2/12/2014

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

**You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.**

This email was automatically generated - **please do not respond**. If you need to contact the Environment and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [esddcustomerservices@act.gov.au](mailto:esddcustomerservices@act.gov.au)

Customer  
Services  
Regulation  
Services  
Branch  
Environment  
and  
Sustainable  
Development  
Directorate

Planning and Development Act 2007

# Development Application

Application Number: **201426427**

## Type of Application

The type of application you are applying for is Further Information - S141

## Lease/Site Details

### Site Number: 1

Suburb	Section	Block Number	Unit Number
LYNEHAM	41	23	
Street Address			
LYNEHAM			

### Site Number: 2

Suburb	Section	Block Number	Unit Number
LYNEHAM	41	21	
Street Address			
LYNEHAM			

## Applicant Details

ACN or ABN			
0			
Company Name		Position held / Title	
Jefferson Godfrey Architects		Director	
Salutation	First Name	Surname	
None	Jefferson	Godfrey	
Postal Address 1		Postal Address 2	
131 Brigalow Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Lyneham	ACT	2602	Australia
Phone Number	Fax Number	Mobile Number	
0411868086			
Email			
jgarchitects@optusnet.com.au			

## Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Agency

Australian Business Number (ABN)

37307569373

Company Name

Australian Capital Territory of C/ - Dept of Terr

Position held / Title

Manager - Sportgrounds Maintenance

Salutation

Mr

First Name

Brian

Surname

Ashcoft

Postal Address 1

PO B0x 147

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

australia

Phone Number

62075143

Fax Number

62045149

Mobile Number

0419412132

Email

Brian.Ashcoft@act.gov.au

## Describe the Additional Information Being Provided

Letter outlining car parking calculations as per Parking and Vehicular Access General Code (PVAGC).

Car park plan showing car parking bays and critical dimensions.

## Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the ACT Planning and Land Authority in accordance with Section 141 of the Planning and Development Act 2007;

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

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

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



application.

I accept the above declarations:

Accept

Acceptance Date

5/11/2014



Consulting Engineers

5 November 2014

Jefferson Godfrey  
131 Brigalow Street  
Lyneham ACT 2602

## Development Application 201426427

### Blocks 21 and 23 Section 41 Lyneham

I understand that you require a statement regarding the parking provision requirements specified in the ACT's Parking and Vehicular Access General Code (The Code) in relation to the proposed Community Activity Centre and Sports Pavilion development. The development is the subject of the above development application.

Both Blocks 21 and 23 are zoned PRZ-1 Urban Open Space. Any development of this land is to be assessed under the Parks and Recreation Zones Development Code, and the PRZ-1 Urban Open Space Development Table.

The proposed structure incorporates 2200 sqm of floor space which is proposed be a Community Activity Centre. The Code identifies that the parking provision required for this area of Community Activity Centre be based on 4 spaces per 100 sqm. This implies a requirement for the provision of 88 car spaces.

The plans for the car park component of the development will provide 118 spaces (100 x 90degree, 18 x parallel).

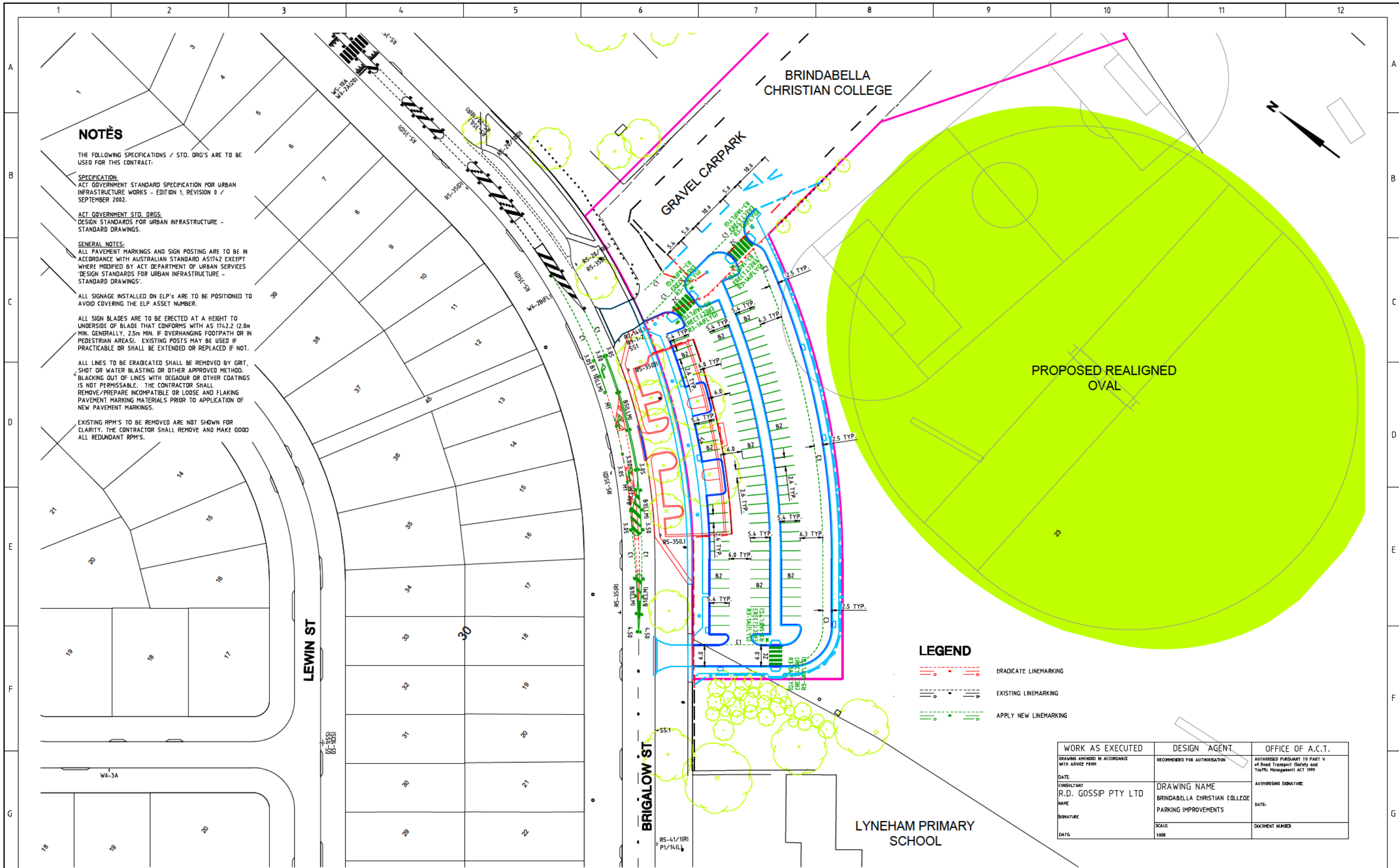
Please call if you have any queries.

Yours sincerely

Paul Ferrari MIEAust

**NOTES**

- THE FOLLOWING SPECIFICATIONS / STD. DRG'S ARE TO BE USED FOR THIS CONTRACT:
- SPECIFICATION:**  
ACT GOVERNMENT STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS - EDITION 1, REVISION 0 / SEPTEMBER 2002.
- ACT GOVERNMENT STD. DRGS:**  
DESIGN STANDARDS FOR URBAN INFRASTRUCTURE - STANDARD DRAWINGS.
- GENERAL NOTES:**  
ALL PAVEMENT MARKINGS AND SIGN POSTING ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1742 EXCEPT WHERE MODIFIED BY ACT DEPARTMENT OF URBAN SERVICES 'DESIGN STANDARDS FOR URBAN INFRASTRUCTURE - STANDARD DRAWINGS'.
- ALL SIGNAGE INSTALLED ON ELP'S ARE TO BE POSITIONED TO AVOID COVERING THE ELP ASSET NUMBER.
- ALL SIGN BLADES ARE TO BE ERECTED AT A HEIGHT TO UNDERSIDE OF BLADE THAT CONFORMS WITH AS 1742.2 (2.8m MIN. GENERALLY, 2.5m MIN. IF OVERHANGING FOOTPATH OR IN PEDESTRIAN AREAS). EXISTING POSTS MAY BE USED IF PRACTICABLE OR SHALL BE EXTENDED OR REPLACED IF NOT.
- ALL LINES TO BE ERADICATED SHALL BE REMOVED BY GRIT, SHOT OR WATER BLASTING OR OTHER APPROVED METHOD. BLACKING OUT OF LINES WITH DEGAURD OR OTHER COATINGS IS NOT PERMISSIBLE. THE CONTRACTOR SHALL REMOVE/PREPARE INCOMPATIBLE OR LOOSE AND FLAKING PAVEMENT MARKING MATERIALS PRIOR TO APPLICATION OF NEW PAVEMENT MARKINGS.
- EXISTING RPM'S TO BE REMOVED ARE NOT SHOWN FOR CLARITY. THE CONTRACTOR SHALL REMOVE AND MAKE GOOD ALL REDUNDANT RPM'S.



**LEGEND**

- ERADICATE LINEMARKING
- EXISTING LINEMARKING
- APPLY NEW LINEMARKING

WORK AS EXECUTED	DESIGN AGENT	OFFICE OF A.C.T.
DRAWING AMENDED IN ACCORDANCE WITH ADVISE FROM	RECOMMENDED FOR AUTHORIZATION	AUTHORIZED PURSUANT TO PART V of Road Transport Safety and Traffic Management ACT 1999
DATE	DRAWING NAME	AUTHORS SIGNATURE
CONSULTANT	BRINDABELLA CHRISTIAN COLLEGE	DATE
R.D. GOSSIP PTY LTD	PARKING IMPROVEMENTS	DOCUMENT NUMBER
NAME	SCALE	
SIGNATURE	1:500	
DATE		

SIGN SCHEDULE			
DESCRIPTION	HAND	SIZE	NO. OF.
<b>SIGNS TO BE ERECTED</b>			
R3-1(FLYG) PEDESTRIAN CROSSING (FLUORESCENT YELLOW/GREEN)	-	A	12
<b>SIGNS TO BE REMOVED</b>			
-	-	-	-

AMENDMENTS		
AMENDMENT	APPROVAL	DATE
DRAWING STAGE - LATEST DATE INDICATES DRAWING STATUS		
Development Application: 13/10/14	Final Sketch Plan: --/--/--	Final Design: --/--/--
For tendering purposes only: --/--/--	Issued for construction: --/--/--	W.A.E.: --/--/--

Scale

SCALE: A1 1:500, A3 1:1000

Design Agent

Designed by MG  
Drawn by BvA  
Checked by MG  
Approved by PF

Client

Project Officer: GREG ZWAJENBERG  
Project Number: TBA

Project

**LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILION CARPARK**

Scale AS SHOWN  
Date 13/10/14

Drawing Title

**TRAFFIC CONTROL DEVICE PLAN**

Drg. No. **RG 13039**  
Sheet **104**  
Revision **0**

---

**From:** [REDACTED]  
**Sent:** Friday, 31 October 2014 8:30 AM  
**To:** EPD, Customer Services  
**Subject:** Development Application: 201426427 - comments on proposed Lyneham sports pavilion  
**Attachments:** SITE-201426427-02.pdf

Dear ACTPLA

The proposed Lyneham Sports Pavilion looks like a great facility, but the designers seem to be assuming that 100% of users will be arriving by car. It would surely be in keeping with the purpose of a sports pavilion (health and fitness) to encourage active travel (walking and cycling), so providing facilities only for car access appears inconsistent. That some users may arrive by public transport from stops on Mouat St and Northbourne Avenue also needs consideration. The proposal has the following deficiencies for those not arriving by car:

**1. No footpath access from trunk community path**

The Sullivans Creek trunk community path runs right past the pavilion site, yet no footpath connection to it is shown. It could be expected that the majority of people walking, riding a bike, or using public transport to access the facility will approach from this trunk path rather than from Brigalow Street. Two paths would be needed to cater for natural desire lines from both north and south, as shown on the attached site plan.

**2. No bicycle parking is shown**

An enormous new carpark forms part of this application, but not a single bike rack is evident on the plans.

**3. Non-compliant new footpath on Brigalow Street**

TAMS design standards for new footpaths would indicate a minimum footpath width of 1.5 metres is required for the new section of footpath proposed along Brigalow Street, however the plans show the new path the same width as the very narrow existing path. It seems poor practice to perpetuate the inadequate standards of the past with new construction that is non-compliant with modern standards.

**4. Inadequate street lighting on Brigalow Street**

The narrowing of traffic lanes on Brigalow Street to accommodate right-turn lanes will force cars and bicycles into the same path, as cars will not have enough room to overtake bicycles without driving illegally over the painted medians. This reduces safety for people on bikes, especially at night. The location on a wide bend means that for drivers heading north, bicycles in front of them are hidden in the glare of oncoming headlights. This is already a danger at the existing right-turn lane into the Christian College carpark, but the current proposal greatly extends the danger zone all the way round the bend in Brigalow Street. The danger would be much reduced if the lighting in Brigalow Street was upgraded, so that bicycles could be clearly seen even against headlights.

The section of Brigalow Street between Longstaff Street and Boyd Street is virtually unlit at the moment. The proposed development could be expected to significantly increase the number of pedestrians crossing Brigalow Street, and also walking along this section. They would benefit greatly from both the improved social safety, and improved traffic safety that street lighting would bring.

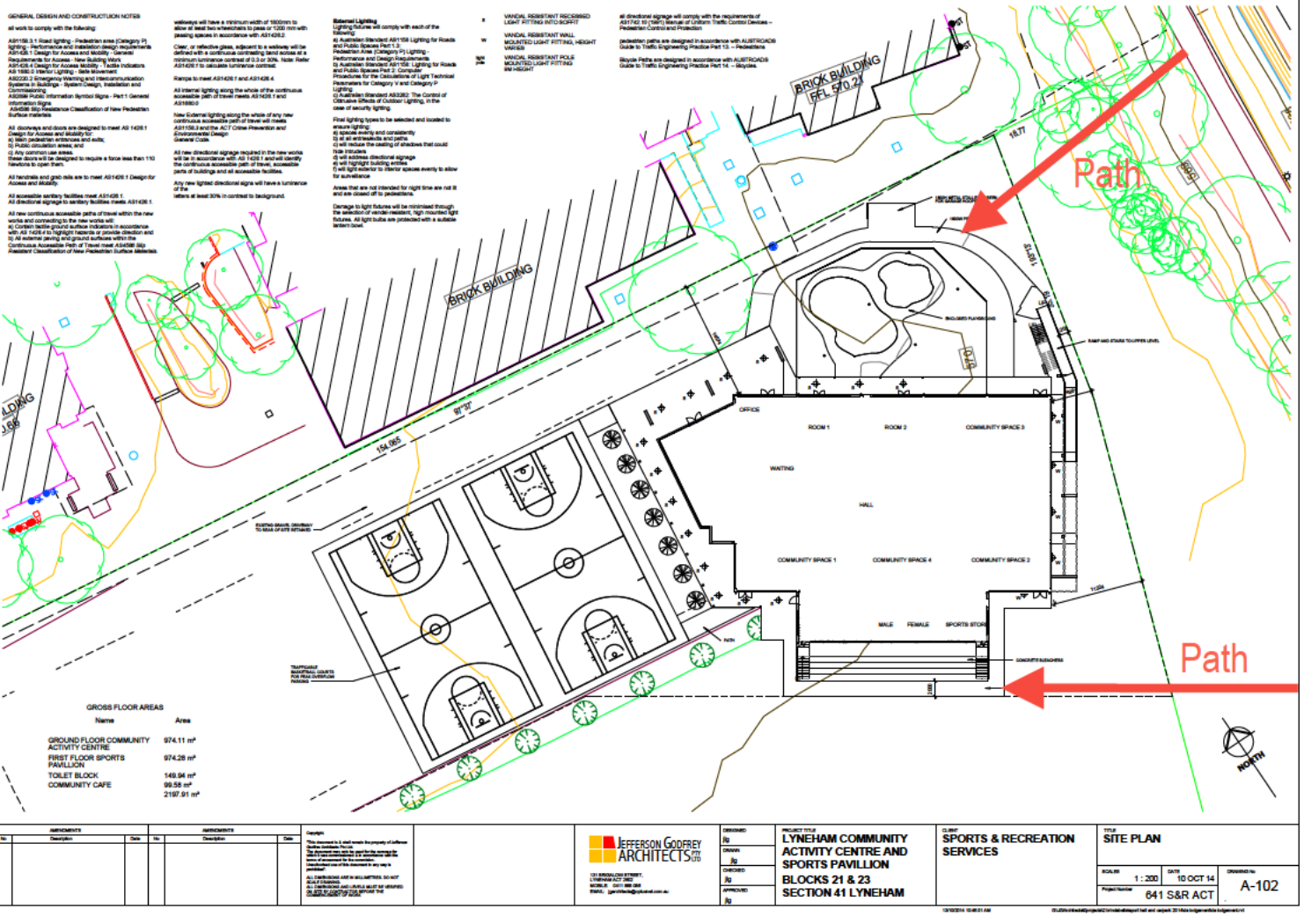
The new carpark and sports pavilion will generate a lot more vehicle movements in this section of Brigalow Street, including left and right turns, queuing in the centre of the road, crossing the footpath to enter the road, etc. This increased level of car activity would justify better street lighting on its own.

For the safety of all users, I believe bright street lighting of a standard similar to Wattle or Mouat Streets needs to be installed along the adjacent section of Brigalow Street as part of this development.

Cheers







**GENERAL DESIGN AND CONSTRUCTION NOTES**

All work to comply with the following:

AS1708.1.1 Road lighting - Pedestrian Area (Category P) lighting - Performance and installation design requirements AS1708.1.2 Design for Access and Safety - General Requirements for Access - Level Surfaces (AS1708.1.3) AS1708.1.4 Design for Access - Level Surfaces (AS1708.1.4) AS1708.1.5 Design for Access - Level Surfaces (AS1708.1.5) AS1708.1.6 Design for Access - Level Surfaces (AS1708.1.6) AS1708.1.7 Design for Access - Level Surfaces (AS1708.1.7) AS1708.1.8 Design for Access - Level Surfaces (AS1708.1.8) AS1708.1.9 Design for Access - Level Surfaces (AS1708.1.9) AS1708.1.10 Design for Access - Level Surfaces (AS1708.1.10) AS1708.1.11 Design for Access - Level Surfaces (AS1708.1.11) AS1708.1.12 Design for Access - Level Surfaces (AS1708.1.12) AS1708.1.13 Design for Access - Level Surfaces (AS1708.1.13) AS1708.1.14 Design for Access - Level Surfaces (AS1708.1.14) AS1708.1.15 Design for Access - Level Surfaces (AS1708.1.15) AS1708.1.16 Design for Access - Level Surfaces (AS1708.1.16) AS1708.1.17 Design for Access - Level Surfaces (AS1708.1.17) AS1708.1.18 Design for Access - Level Surfaces (AS1708.1.18) AS1708.1.19 Design for Access - Level Surfaces (AS1708.1.19) AS1708.1.20 Design for Access - Level Surfaces (AS1708.1.20)

**BRICK BUILDING (REL 5/10/21)**

**BRICK BUILDING**

**Path**

**Path**

**North**

**GRAND FLOOR AREAS**

Name	Area
GROUND FLOOR COMMUNITY ACTIVITY CENTRE	974.11 m <sup>2</sup>
FIRST FLOOR SPORTS PAVILLION	974.28 m <sup>2</sup>
TOILET BLOCK	149.94 m <sup>2</sup>
COMMUNITY CAFE	99.58 m <sup>2</sup>
	2187.91 m <sup>2</sup>

NO	REVISIONS	DATE	BY	DESCRIPTION

**JEFFERSON GODFREY ARCHITECTS**

121 BRINDLEY STREET, LYNEHAM ACT 2602  
 PHONE: 0261 962 2222  
 EMAIL: jg@jgarchitects.com.au

**PROJECT TITLE**  
 LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILLION  
 BLOCKS 21 & 23  
 SECTION 41 LYNEHAM

**CLIENT**  
 SPORTS & RECREATION SERVICES

**TITLE**  
 SITE PLAN

SCALE: 1:200 DATE: 18 OCT 14  
 PROJECT NO: 641 S&R ACT DRAWING NO: A-102

---

**From:** EPD, Customer Services  
**Sent:** Friday, 31 October 2014 4:16 PM  
**To:** [REDACTED]  
**Subject:** 01-RE-REPRESENTATION-201426427-23/41 LYNEHAM [REDACTED]

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 23 SECTION: 41 DIVISION: LYNEHAM**

Thank you for your representation made **31/10/2014** regarding development application number  
: **201426427**.

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made.

**Please Note - A copy of your representation will be forwarded to the development application applicant and placed on the public register.**

If you require any further information please contact Customer Services on (02) 6207 1923.

Regards  
Customer Services

Phone 02 6207 1923  
Client Services Branch | Environment and Planning | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [ESDDcustomerservices@act.gov.au](mailto:ESDDcustomerservices@act.gov.au)



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**From:** [REDACTED]  
**Sent:** Friday, 31 October 2014 8:30 AM  
**To:** EPD, Customer Services  
**Subject:** Development Application: 201426427 - comments on proposed Lyneham sports pavilion

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**From:** [REDACTED]  
**Sent:** Saturday, 8 November 2014 6:14 PM  
**To:** EPD, Customer Services  
**Subject:** Development Application: 201426427

Brigalow Street is a designated trunk cycle route (by the ACT government) but that seems to have been ignored in the DA. Please ensure that an appropriate off-road cycle path is included past the proposed development. Else you are in breach of the governments policy.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 12 November 2014 8:57 AM  
**To:** GENTLEMAN; Corrigan, Jim  
**Cc:** EPD, Customer Services  
**Subject:** Development Application: 201426427

Mick and Jim,

As a Lyneham resident I am writing to you regarding my concerns about the development application process for **Development Application: 201426427**. I bring this to your attention as I am concerned that proper process is not being followed and as a result the community has missed out on important consultation steps that would have been available should this development have gone through the correct channels.

This DA is for a substantial development on land that is zoned PRZ1. As I am sure you are aware the development table for this zone has for good reason a very limited set of developments that can be considered and an extensive list of prohibited developments.

This particular DA is described by the proponent as a community activity centre putting it in the merit track under which it is being assessed and has been put out for public comment.

However, anything more than a cursory inspection of the documentation of the DA makes it clear that this development does not meet the definition in the territory plan of a "community activity centre" and could easily fall under a number of the prohibited uses including:

- carpark
- educational establishment
- indoor recreation facility

Unfortunately some details of this proposal are omitted from the DA and strengthen the view that this is not a "community activity centre"

- ACT Sport and Recreation will tell you that the proponent and funding body is Brindabella Christian College (BCC) and ACT Sport and Recreation are only endorsing the plan as lease holder
- The applicant is applying on behalf of BCC and is also a board member of BCC
- BCC plans to use the facility as part of their "educational establishment" and has been seeking ACT Govt. grants to fit out a large section of the development as classroom space

I feel, and think you will agree, that an error has occurred and that ACTPLA should have refused the application according to S.114 of the Planning and Development Act. There are also other relevant sections relating to prohibited developments.

**I ask that you work with your department to have this DA removed from public notification and refused in any assessment track.**

Of course if the proponent still wants to go ahead there are a number of avenues made available to them in the Planning and Development Act.

**I ask for your urgent attention to this matter as the DA notification period is well underway.**

Thank you for your time.

Regards,





---

**From:** [REDACTED]  
**Sent:** Wednesday, 12 November 2014 3:22 PM  
**To:** EPD, Customer Services  
**Cc:** CORBELL; RATTENBURY  
**Subject:** submission to development application number 201426427

To whom it may concern

I am writing to express, in the strongest of terms, my objection to the proposed development of a so-called community sports facility and carpark on the Lyneham Neighbourhood Oval.

The secrecy surrounding this proposal is deeply unsettling and quite dishonest.

This is a private school development on public land, masquerading as a community facility. This DA makes no mention of Brindabella Christian College and is, therefore, utterly misleading.

I am deeply concerned that the ACT Government would simply give away public green space to a private school for no cost or community benefit.

While the DA fails to mention it, this will be wholly and solely the property of Brindabella Christian College. (Confirmed on ABC Radio by a government spokesperson.) There is simply no evidence (or obligation) that any of these facilities will be available to the other local schools or the public. There is no evidence that areas like the outdoor basketball courts will be available for public use on weekends and after school hours. And, of course, any charges for access will go straight back to the Brindabella Christian College.

If this genuinely is a community facility, it should be co-owned by all three local schools with equal access rights.

The second floor of the so-called "sports pavillion" looks very much like extra classrooms for th Brindabella Christian College.

Which leads me to my next concern - traffic management.

Already Brigalow Street is very busy in peak hours (not helped by the rapid expansion of BCC) and this will simply make it worse.

I note that the DA says the carpark will make traffic flow better. This could not be further from the truth.

Not only is this carpark about 8 times larger than the existing one (further eating into the oval space), it will result in yet more traffic being forced past Lyneham Primary School. Several children from that school have previously been hit by cars crossing the pedestrian crossing outside the school. Encouraging yet more cars onto Brigalow Street (and even more students into BCC as a result of this increased classroom space) could, quite possibly, result in the serious injury or death of a child.

I find it intolerable that this development will swallow up nearly a quarter of the Lynehan Neighbourhood Oval -- an area that is, by it's very name, a public asset. I believe the proponents say it's 15 per cent, but it clearly closer to 25. And even 15 per cent is extraordinary and unacceptable.

I was horrified several years ago when BCC was granted oval space for a carpark. But this latest land grab is simply intolerable. Once the buildings are erected, this will never again be "public land." And the children of Lyneham, and those who attend Lyneham Primary, will have lost valuable play space.

I cannot express strongly enough my objections to this development. It is far too large and the loss of public green space is simply not acceptable. Public land should not be given away to private entities for private use.

The fact that this development has been cloaked in deliberate secrecy from the start only adds to my concern.

Please don't hesitate to contact me if further information is required.

Kind regards,



---

**From:** [REDACTED]  
**Sent:** Wednesday, 12 November 2014 2:24 PM  
**To:** EPD, Customer Services  
**Subject:** DA no.201426427

To Whom It May Concern,

I am a Lyneham resident and I am concerned about the DA no. 201426427.

I have lived in Lyneham for seven years and had three children here. We use the Lyneham Oval every day for flying kites, playing soccer and getting together with neighbours.

I have many concerns about this development and question who, other than the Brindabella Christian School (BCC) and its school board member who also happens to be the development's architect will actually benefit from such a development.

With this in mind, can you please address the following concerns?:

- I understand that BCC has a sub lease on a portion of the land between Lyneham Primary School and itself however, isn't this still public land?
- Is this area in our community zoned as Urban Open Space (PRZ1)?
- How will "the upkeep of the oval" that the DA mentions be undertaken if the Director of Sport and Rec has stated publically that they have no immediate plans for this upkeep?
- At 12.5 metres tall the proposed building will greatly alter and damage Lyneham's image. How is this building considering the community's desires?
- How can it be a "community" venue when it will be on land leased by the BCC and funded by the BCC?
- How will the parking for the facility benefit the community if BCC will be able to boom-gate it as they see fit?
- Am I right in assuming that the community and the local public schools will be able to use the services but at a price?
- What will the fees be for community members and surrounding public school to use the facility?
- Is it true or false that the territory plan requires that land be rezoned if it is to be used for educational or religious purposes?
- Is it true or false that it is prohibited to build an educational or religious venue on this Urban Open Space?
- Can you please let me (and the community of Lyneham) know when the community meeting regarding DA no. 201426427 will be held?

Thank you for taking the time to read this letter. I would greatly appreciate a reply.

Kind regards,  
[REDACTED]

Sent from Windows Mail

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**From:** [REDACTED]  
**Sent:** Thursday, 13 November 2014 2:58 PM  
**To:** EPD, Customer Services  
**Subject:** Lyneham Oval development - assurances needed

Dear ACT Govt.

Please do me the courtesy of actually reading my points and if you are unable to answer please write "cannot answer" next to my points in a return email. Thank you.

Please assure me and others, in writing, that:

- The new development at Lyneham oval will be accessible to ALL Lyneham residents on an equal basis and not at BCC's discretion;
- that any access will be free and with no costs to pay to BCC - ever.
- that there are procedures in place to ensure that if BCC does not provide equal, or at least fair, access for the two Government schools for the life of the lease then BCC will be somehow fined/lease-revoked/forced to pay rent...something!
- ACT Roads will ensure that the traffic from BCC parents that already rat-run through Lewin St (because of a "turn left only" sign at their current driveway) will be alleviated due to the new car parking arrangements; not exacerbated.
- That ACT Govt has ensured that the car park will not be filled by BCC students, but available to all users, by putting a three hour limit, or similar deterrent.
- That the ability to walk the dog, kick the footy, or fly a model plane (all regular occurrences on the oval) will not at any time be curtailed by activities from the new development - unless they go through the ordinary booking procedure for the oval (as LPS has done for its fetes etc).

I would also be grateful to be assured that:

- there was some sort of safety study made to ensure that Lyneham Primary School kindergarten children will not be put at risk by cars turning left - and therefore looking right - right next to their pickup area. [Yes, I know about the parents parking on the verges. They arrive early, are looking in the direction of the children, exit straight onto the road and are not year 11 & 12 school boys.]
- That my children and dog can still safely cross Brigalow St from the Lewin St laneway on to an oval - not car park - to do that rare thing in Canberra called "incidental exercise" (this is where you don't plan it, pay for it, need a sportsground or car park to do it, anyone can join it, and there isn't a booking sheet or coordinator in sight!)

Sincerely,

[REDACTED]



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**From:** [REDACTED]  
**Sent:** Thursday, 13 November 2014 3:35 PM  
**To:** EPD, Customer Services  
**Cc:** [REDACTED]  
**Subject:** Concerns regarding DA 201426427

Dear Sir / Madam

I am writing to express my strong concerns over the proposal to build a "community facility" on Lyneham Oval, DA 201426427. There has been very little open discussion of this in the local community, and it is deeply disturbing to consider that such a substantial amount of public space is being given over to a private entity (Brindabella Christian College) with no transparency at all about how this will actually constitute a community facility or justification of any benefits that may flow. How will time and access to the facility be allocated? Who will make these decisions? What oversight is there to ensure that this is not simply a free transfer of public land to a private business? It is hard to imagine, given the management of the facility by BCC, that any allocation will be fair and even-handed.

My children attend Lyneham Primary School, and we all value the recreational opportunities and open space between Lyneham PS and the Christian College this land currently creates. This would be reduced substantially under the new proposal. Lyneham PS already has community facilities that are available to use (the Canberra Midwifery program, dance schools and music teachers use these facilities), so it is unclear to me that there is even an unmet need for community facilities in the area.

I would like to request that Brindabella Christian College be required to fully inform the neighbouring schools, including directly informing parents, of this proposal and the way in which it is proposed to be managed. It is revealing that the only consultation report listed is from the proponent, Brindabella Christian College. As it stands, given the lack of information and consultation, I would like to express my strong opposition to the proposal.

Yours sincerely

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Friday, 14 November 2014 12:31 PM  
**To:** EPD, Customer Services  
**Subject:** Submission to Development Application: 201426427

I am writing in response to Development Application 201426427 for the Lyneham Community Activity Centre and Sports Pavilion.

I should firstly state, that I have no in-principle objections to a community and sporting facility being constructed to benefit the families of local residents. Done properly, this would be a great asset for the community. My concerns relate to the community consultation process and the management of the facilities.

As stated, I am firstly concerned that there appears to have been little or no consultation with either local residents or the neighbouring public schools in developing this application. This is either bad practice at best or furtive at worst. Either way, it needs to be remedied by a longer and more thorough consultation process to allow full community feedback. Similarly, it is also very confusing as to who is actually putting forward this development application and who it benefits. My understanding is that it will be Brindabella Christian College who will be the owners and managers of the development but the application is being submitted by Sports and Recreation Services ACT and will occur on Urban Open Space (i.e. public land). Again, there needs to be a better understanding in the community about how this development came about and what opportunities existed for the involvement of the two neighbouring public schools. At face value, it seems passing strange that the ACT Government would preference a private school over its own schools. I further note that it is Brindabella Christian College, not Sports and Recreation ACT, who will be hosting a belated community consultation meeting.

My second concern relates to the application's vague information about the management and use of the community/sporting facility. There needs to be a clearer understating about Brindabella Christian College's ownership of the facility and how it intends to run it. In relation to ownership, will the ACT Government, as both owners of the land and the development application, have any ongoing role in monitoring the use of the facility and ensuring that the development and lease conditions are met or will the land ownership and oversight be ceded completely to Brindabella? And what happens after Brindabella's lease expires? The application also makes vague reference to "community spaces" including halls and auditoriums as well as many meeting rooms and what appears to be self-contained office or school spaces. More detail is required on the purpose of these spaces and who constitutes the "community". Given the PRZ1 Urban Open Space zoning on the land, there needs to be more clarity and certainty that the "community spaces" will be used in ways that benefit the wider public as well as students and staff of Brindabella Christian College.

I also note that a café is included in the development application but it is not clear if this is to be a commercial venture. Greater transparency is needed to ensure that any monies raised from commercial or not-for-profit fundraising activities at the facility (including building hire or sub-leasing) will be used for the maintenance of the facility or for purposes that the wider community would benefit from and be comfortable with. More clarity around the use of these facilities would also allow local residents to better assess any noise or environmental impacts the facilities could cause. This includes traffic congestion which Sports and Recreation ACT claims it will alleviate by building a new car park but there is scarce assessment of the likely increase in traffic from people attending the facilities or of the safety concerns for pedestrians which include children walking and riding to the two nearby public schools.

Finally, more clarity is needed about the management of the sporting facilities. Are the sporting facilities for Brindabella Christian College's primary use or are they available for the neighbouring public schools and local sporting clubs on an equitable basis? There is a vague mention in the application that the facilities could be used by others but on what basis are those decisions made? Is Brindabella Christian College to be the arbiter of such decisions and how can fairness be ensured? I am particularly concerned that the two neighbouring public schools

may be charged for access to the facilities. This is likely to result in Brindabella Christian College having the sole use of the facilities as neither public school is likely to have a budget for sporting facility hire.

In the Statement Against the Criteria, Sports and Recreation ACT respond to the criterion under PRZ1 Urban Open Space planning rules that “There will be adequate opportunities for the public or community to use the facilities” with the following response:

*The design allows for both managed in hours use of the facilities and reduced after hours use to the general public*

I think most would find this response lacks detail and does not sufficiently address this important criterion. However, I am confident that with a more thorough and transparent consultation process followed by a revised development application, these issues could be addressed to the community’s satisfaction and benefit.

Yours sincerely,



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**From:** [REDACTED]  
**Sent:** Friday, 14 November 2014 9:58 PM  
**To:** EPD, Customer Services  
**Subject:** Development of Brindabella Christian College in Brigalow Street Lyneham.

Dear Sir/Madam,

I would like to voice my objections to this development application as a local resident and community member.

I object on the grounds that students' cars will undoubtedly fill the car park for the entire day, leaving little access or benefit for the public. I have taught in both state and independent colleges, and I know from experience that students at the independent college had a high level of car use, and used the car park provided by the school. Accompanying this car usage would always be a degree of socialising in the car park which is normal for this age group, and happens at any secondary college.

I object to the encroachment into a public oval used by primary school students, during and after school time, by a car park provided for teenagers nearing adulthood, who generally are at liberty, without supervision. This oval has been used by Lyneham Primary School for decades for class activities and lunchtime play. It seems risky to place primary school students in closer proximity to much older students and possibly members of the public, in a car park, at the same time as reducing the green space the students have to play in.

I object to this provision of public land to support the material need of students at this or any other private school. Private schools compete with each other for enrolments by providing better and more modern facilities than other schools. I appreciate the difficulties of this situation, but I would argue that it is not the responsibility of the wider community to ensure the competitiveness of one educational institution in such a small and elite marketplace.

I question the degree of secrecy surrounding the application. As a resident, I have received no notification of a proposed development in my suburb which reduces the available public green space, with little benefit to the wider community. I find this very curious, and I am concerned at the precedent being created by this process, which suggests that a lack of democratic consultation is becoming the norm.

I urge you to consider the effects on the community in your review of responses to this application.

Yours sincerely,

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Saturday, 15 November 2014 3:14 PM  
**To:** EPD, Customer Services  
**Subject:** Lyneham development

45 Longstaff St  
LYNEHAM 2602

To ACT Planning

I'm writing to register my strong disapproval of proposed development along Brigalow St on a public oval. I use this oval everyday to walk my dog and I also cross it to go to the shops, to work etc.

I do not want a 'community centre' or a car park on this land.

It is outrageous that you would allow a private religious group which runs an elite school to take over what is land and an amenity that belongs to all of us.

The ACT public primary school currently functions as a community centre for Lyneham. I am happy to go there (eg to vote) because it is a secular facility that we all pay for and have a stake in.

The proposed plan amounts to theft of a public good by a private organisation. If the plan is not withdrawn there are legitimate grounds to contest it through the courts.

Regards

[REDACTED]  
resident and ratepayer



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**From:** [REDACTED]  
**Sent:** Saturday, 15 November 2014 4:19 PM  
**To:** EPD, Customer Services  
**Subject:** DA on Lyneham Oval Block 23 Section 41

I am a member of the public, and a nearby resident and a Fellow of the Institute of Architects.  
I view the proposed building on public land of a building which will be controlled by the Brindabella Christian College of a Sports Hall with some unease.  
It is either private land, or public land which is open to anyone. There seems to be some question as to which it is.

I believe that the public should have a say in it.

Regards



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**From:** [REDACTED]  
**Sent:** Sunday, 16 November 2014 2:06 PM  
**To:** EPD, Customer Services  
**Subject:** Lyneham oval redevelopment – DA number 201426427

To Environmental Planning Directorate,

**RE: Lyneham oval redevelopment – DA number 201426427.**

I am writing to object to the proposal to develop a community activity centre and sport pavilion on Lyneham oval (DA number 201426427). The proposal for a community activity centre and sport pavilion appears completely unnecessary given the existing facilities in the local area. Furthermore, neither the Sport and Recreation Directorate, nor the proponent school (Brindabella Christian College) have sufficiently demonstrated community, or school need, for a proposed facility of the size. The proposal instead seems to remove more valued community space to facilitate the continued expansion of a private school.

The previous expansion of the Brindabella Christian College (the current dirt car park) into the public oval occurred without any community consultation. Up until receiving the opportunity to comment on the DA approval from the Environment and Planning Directorate, this process has been equally one-sided. I find the *consultation report* found in the DA information to be disingenuous. It contains a statement of support from the proponent of the development masquerading as neighbours to the development. It concerns me that the proponents of the development do not appear to want to be publicly associated with their own proposal, in which case it is unclear why the community would get on board.

My understanding of the DA public notification process is that in addition to letters being sent to immediate neighbours, signage must be erected for 15 working days on the site where the development is proposed. This has not occurred. Signage only appeared at the front of the Lyneham oval on about 7 November. This is too late for a 15 working day period to commence to allow for comments to be finalised by the former due date of 19 November. I commend the Environmental and Planning Directorate for extending the consultation period until 4 December. However, I note that this only occurred following community disquiet at the initial insufficient period which makes me wonder whether the original consultation process was contrived such that the development would be approved by stealth. In addition, I find a single sign for a public oval with multiple entrances to be inappropriate in adequately notifying users of the oval of the proposed development. This is particularly unacceptable given public sensitivity to developments on community open spaces, evidenced by the additional signage (reading "Lyneham oval land grab") added to the DA notification sign.

I commend the proposal to seal and re-design the existing dirt car park, however, this is long overdue and there appears insufficient information in the DA to determine whether it will be properly sealed and integrated with the proposed car park parallel to Brigalow Street. The current dirt car park, which was similarly built on the oval with no community consultation, has been poorly maintained, evidenced by parents of Brindabella Christian School students preferring to use the small awkward car park to drop off their children, rather than the larger car park which was designed with pick-up and drop-off in mind. I am also heartened to see landscaping around the proposed expanded car park with be undertaken, I hope that this will soften the streetscape and hide what is currently an eye sore.

Whilst it is pleasing to see traffic flow has been considered in the design of the carpark, the evidence appears to be the opinion of the Architect, rather than an expert in traffic or noise management. I find it dubious that the design of the carpark, with entrance at Brindabella Christian College, will significantly improve congestion near Lyneham Primary (particularly as most parents seem to walk or cycle with their children to this school), given parents from Brindabella Christian College will exit near Lyneham Primary. There is no evidence in the drawings of an improved drop-off/pick-up area for Lyneham Primary. I would be interested in further explanation of how the new arrangements will be an improvement for Lyneham Primary.

I am concerned about the size and height of the proposed sports pavilion. It is half as high again on the current Library and classroom building used as an example in the DA. This is disingenuous as that particular building was built under planning exemptions under the Building the Education Revolution program in 2009. The current height proposal will significantly dwarf all other buildings in the area and will dominate the landscape. No evidence is provided for why this facility needs to be so big and it leaves me to wonder that parts of the ground floor will be used by Brindabella Christian College for classrooms rather than community access as is suggested by the DA. This of course would be in contravention of the Territory Plan for the development of community open space. As such, a privacy fence, as suggested in the DA, would be inappropriate as it would restrict community access.

Given, if the DA is to be believed, this is a community access facility, I find it confusing no MOU or community access agreement, including for the surrounding two schools, is not provided with the DA. This leads me to assume that this is an attempt by a private school to expand on community land by stealth and without appropriate compensation for the ACT Government. A sign of goodwill would be for such a plan to be made public for consideration during the DA consultation process. I look forward to the Sport and Recreation Directorate making this available to the community well before the 4 December deadline.

I am concerned that this proposal is another step in chipping away at the Lyneham oval open space. Since moving into the area the oval has been reduced to allow for the dirt car park which currently services Brindabella Christian College. Other adjacent open spaces have also been reduced with the building of the Lyneham High School Performing Arts Centre and associated work to fence off local schools to combat vandalism. The result is a reduction in the amount of open spaces and parks for community use. The proposed changes to Lyneham oval also seem counterproductive when the ACT Government is promoting urban infill projects, particularly along the light rail track, which results in more apartment living and greater reliance on remaining open spaces and parks.

I wish to make it clear that I am not a NIMBY (not in my backyard) and my opposition to this development is not solely because I do not wish a monstrosity to be built opposite my house, but more importantly because of the woeful consultation process and the obvious attempts of both Sport and Recreation and Brindabella Christian College to be less than upfront with the surrounding community.

I look forward to hearing how you intend to rectify the issues identified. Please note, a copy of this representation has also been forwarded to the Minister for Sport and Recreation and Member for Molonglo, the Hon Shane Rattenbury MLA for his information.

Yours sincerely

A large grey rectangular box redacting the signature of the sender.

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**From:** [REDACTED]  
**Sent:** Sunday, 16 November 2014 4:22 PM  
**To:** EPD, Customer Services  
**Subject:** DA number 201426427: Lyneham Oval "community activity centre and sport pavilion"

To whom it may concern,

**RE: Development Application with reference number 201426427 – Lyneham Oval "community activity centre and sport pavilion"**

I am writing to lodge an objection against the proposed development with application number 201426427 for a "community activity centre and sport pavilion". I have serious concerns about this proposed development, including the inadequate and haphazard approach to community consultation.

As part of the DA package the proponent has provided a "consultation report" which consists of a letter from the neighbour to the proposed development. The letter is from the Brindabella Christian College. This is misleading as Brindabella Christian College is also the proponent and financier of the proposed development (and they would hardly oppose their own proposal). As a resident of Brigalow Street, I have only been directly consulted by the Government's Environment and Planning Directorate as part of the DA approval process.

In addition, the signage notifying the community of the proposed development was inadequate. A DA sign only appeared in front of Lyneham oval for the final two weeks of the consultation period. No other signage has been erected, despite there being at least five access points that are commonly used by community members to access the oval. The positioning of the notification sign assumes that all users of the community green space access the area by car, which is simply not the case.

The lack of adequate consultation is particularly disappointing given the ongoing significant community concern about the loss of green spaces within Canberra's suburbs. A number of makeshift signs and community letter box drops instigated by private individuals have highlighted the community unease at the proposal and the lack of adequate consultation.

While I am aware that the consultation period has been extended until after the community forum (scheduled by Brindabella Christian College in response to community concern), I think this is also an indication of the need to seriously reconsider the proposal and address the significant community concern. As the community forum is a good opportunity for concerns to be raised, I would expect that all ACT government stakeholders (i.e. officers from ACT Sports and Recreation Services, the ACT Education and Training Directorate and ACTPLA) would be present as observers and this should feed into their assessment of the DA.

The Capital Light Rail project which will see the Light Rail being built along Northbourne Avenue is being accompanied by significant development and urban infill along the rail corridor. This project, immediately adjacent to Lyneham Oval, will bring more apartment blocks and residents into the area and place greater pressure on the existing community green spaces. It seems counterproductive for the ACT Government to concurrently be reducing community green space at a time when its use is increasing. Lyneham Oval is actively used by dog walkers, soccer players, frisbee players, boot camp groups, trainers, runners, walkers and model airplane enthusiasts who will all be disadvantaged by the loss of community use green space. This proposal, if approved, will be the second time in five years the Lyneham Oval will be reduced in size. Many residents were unhappy about the building of the dirt car park to service Brindabella Christian College, for which no consultation occurred.

Considering that it is proposed for the "community activity centre and sport pavilion" to be available for public use, I find the lack of a detailed long-term management plan and community access agreement as part of the DA disappointing. I am interested to know how this facility will be run and managed to the benefit of the broader community and three adjacent schools, and whether it will provide greater benefits than the existing, heavily used community green space. The development application fails to make a case for

why a facility like this is needed. For example, all three schools have existing basket ball courts, yet the proposed development is seeking to build more. Brindabella Christian College's own basket ball courts are relatively new, being built at the time of the schools expansion about three years ago. The proximity of the National Sports Centre and Lyneham Sports Precinct (a five minute walk away) makes me question what additional benefit a "community activity centre and sport pavilion" would have in that location, particularly given the recent upgrades being made to the National Sports Centre.

I also consider that aspects of the design are not geared towards community use. The proposed "community activity centre and sport pavilion" does not have pedestrian access from Brigalow Street or is it linked to the bike path on the other side of the oval to Brigalow Street. The application specifically states that bike parking is not required, even though this is a standard feature of community buildings. I think these access issues need to be addressed. For the facility to be utilised by the community on an ongoing basis, the proposed "community activity centre and sport pavilion" should not be surrounded by any fence (to prevent vandalism). This would be consistent with scout halls and other community buildings (on similar zoned land) in the local area which are unfenced to facilitate easy access for users.

In addition, the size of the proposed building seems excessive. I don't believe that a building at least 50 per cent taller (12.5 meters as opposed to 8 meters in height) than those already in the area can be characterised as fitting in. The design indicates that it will be built in a similar style to the eight meter high library building at Brindabella Christian College. This building is itself uncharacteristic of the rest of the local area. It was built under the Building the Education Revolution program and did not undergo a DA approval process and community consultation. For this reason I do not consider it an appropriate standard on which to base other proposed developments. A new building of the proposed dimensions will drastically change the character of the local area as it will vastly exceed the height of all other buildings in the immediate area.

Some of the claims made in the development application concern me, as they don't appear to be based on anything but the personal opinion of the architect. Some of them seem nonsensical. The proposed development is expected to reduce traffic congestion, by reducing the number of car parks available. Other schools in the area are adequately serviced by car parks (and any congestion



appears to be of Brindabella Christian College's own making as some of the visitors to the private school choose to avoid parking on the dirt car park as it is poorly maintained by the private school). The application also says that there won't be additional noise as a result of the proposed development. However, no noise assessment has been carried out. Given that noise currently carries from the hockey fields a five minute walk away at the National Sports Centre, it doesn't seem logical that a facility across the road will not generate any additional noise. Particularly as a "community activity centre and sport pavilion" is likely to operate outside of standard school hours, bringing additional noise into the neighbourhood at night and on weekends. These afterhours activities are also likely to increase overall traffic to the area.

This willingness to make statements and 'troubleshoot' without having done the work or commissioned the studies to support their claims, makes me wonder if the proponents are genuinely committed to developing and running a facility to the benefit of the community (for which the land is zoned) or if they are simply saying what they think is necessary to get the proposal approved. The entire process does not fill me with any confidence in the proposed development.

To secure the agreement of the ACT Government Sports and Recreation Services to convert the community green space to a "community activity centre and sport pavilion" a long-term community access agreement would have needed to be formalised. ACT Government Sports and Recreations Services would also have needed to identify triggers under which the lease for the community land would be terminated (and restoration required) should the proposed "community activity centre and sport pavilion" be used for other purposes for which the land is not zoned under the territory plan. I would be interested to see these details as part of the consultation period.

Please note, I also intend to send a copy of this letter of objection to the Minister for Sports and Recreation and Member for Molonglo Shane Rattenbury MLA.

Regards





DA 2014.264.27  
BLOCK B/41 Lyneham Ora

Dear Sir/Madam.....

PLEASE REGISTER MY SERIOUS  
OBJECTION TO THE ABOVE DEVELOPMENT  
APPLICATION, PROPOSED BY  
BRINDIBELLA (PRIVATE) COLLEGE.

A private school extension is not of  
use to the general community, or  
even accessible to the general  
community, so should not be allowed  
on community grounds, zoned as  
'OPEN SPACE' [PRZ1]

The community benefits enormously  
from open space, and ovals, and  
pays for such amenities through  
taxation.

I see NO COMMUNITY BENEFIT  
(or RETURN FOR THE TAXPAYER!)  
in a private school development  
on community land.

Thankyou,

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**From:** [REDACTED]  
**Sent:** Wednesday, 19 November 2014 12:45 AM  
**To:** EPD, Customer Services  
**Cc:** friends.of.lyneham@gmail.com  
**Subject:** LYNEHAM Development Application: 201426427  
**Attachments:** Letter Regarding 201426427.docx

Please see attached letter regarding the development proposal/application 201426427.

Thanks

[REDACTED]

Customer Services  
 16 Challis St  
 Dickson ACT  
 E-mail: EPDcustomerservices@act.gov.au

18 Nov 2014

LYNEHAM Development Application: 201426427 Address: NO ADDRESS Block: 21 Section: 41

To whom it may concern,

I recently became aware of the above mentioned development proposal when walking through the Lyneham shops. I was disheartened to read that development was a *public land grab*. Upon further investigation I was unable to find any reference to the so called *grab* by a private organisation. I was however intrigued what the proposal is for.

When reading the application my first question was: Is this a serious proposal? On the application under the section *full description* there is four lines of text. Only four lines for a \$3.6M construction project and that's the *full description*? I also question who the project is funded by?

Open space is a premium in a city like Canberra and I think open space owned by the council should remain open space for everyone in the community to enjoy. If this land (Block: 21 Section: 41) becomes formalised into a sporting complex and community centre then it will limit its usage. Ordinary people could lose this space. For example; I am not going to ride a mountain bike across a football oval or a golf course, I'm not going to fly a kite or have a picnic in a car-park or on a basket-ball court or an oval when there is a game of cricket, football or ultimate Frisbee occurring. Open space should be left as open space, allowing everyday people to use it as they wish.

I was always under the impression that public land was for public use. I question what the community centre will be used for? Are there set open times, does the public have access to the children play area? The *crime prevention report* states that there will be multiple entry/exit points however all the plans show an entirely fenced area, with only entry/exit from the community centre. Is it open to the public or just to the people who use the community centre? In addition to these questions, is there a need for this facility in Lyneham, has a feasibility study been completed? I know Lyneham High School has a performing arts centre which can be hired by community groups ([http://www.lynehamhs.act.edu.au/our\\_community/performing\\_arts\\_centre](http://www.lynehamhs.act.edu.au/our_community/performing_arts_centre)) has the use of this facility, which is less than 100m from the proposed development site been taken into account?

Finally, if the community centre is built then I think it pertinent for lighting to be provided to the path along the western side of Sullivans Creek. If not to light the way then for the safety and security of people using the path. The *crime prevention report* does not identify any lighting for the east wall of the community centre. Perhaps, if approved the council should consider using this construction period to have lighting installed along the entire path from Mouat St to the city.

Below is a list of sporting grounds in the local area, I am using this list to ask you; is there really a need to develop this land into yet another formalised sporting complex or is this just a land grab?

- Southwell Park
- O'Connor Oval
- National Sports Centre
- Tennis ACT
- National Sports Club
- Canberra Archery Club
- Dickson District Playing Fields

Yours Sincerely

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**From:** Chadwick, Graham  
**Sent:** Tuesday, 18 November 2014 4:59 PM  
**To:** EPD, Customer Services  
**Cc:** Jones, David; Jones, CraigW  
**Subject:** DA 201426427

Good afternoon.

ETD School Planning has **nil comments** regarding DA201426427 Blocks 21,23 Section 41

regards

Graham Chadwick | Assistant Manager  
Phone: 6205 4865 | Email: [graham.chadwick@act.gov.au](mailto:graham.chadwick@act.gov.au)  
Planning & Reporting Section | Education and Training | ACT Government  
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 | [www.det.act.gov.au](http://www.det.act.gov.au)



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**From:** [REDACTED]  
**Sent:** Wednesday, 19 November 2014 9:07 PM  
**To:** EPD, Customer Services  
**Subject:** Submission on DA no. 201426427

Hello

I would like to request that this development application is not approved, for these reasons:

1. I do not want to see public open space to be developed by a private organisation (Brindabella Christian Colledge). If this facility is to be a community venue, I would like to see evidence of this.
2. I would not like to see an expansion of BCC student numbers as I believe the area is already well serviced with excellent public schools.

Best regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 20 November 2014 10:46 AM  
**To:** RATTENBURY; EPD, Customer Services  
**Subject:** RE: Proposed Community Facility/Carpark extension on behalf of Brindabella Christian College, Lyneham

RE: Development Application: 201426427

As a very concerned resident of Lyneham and also a member of the school community of Lyneham Primary School and Lyneham High School I am extremely disappointed to note that Brindabella Christian College has lodged a Development application [http://www.planning.act.gov.au/topics/have\\_your\\_say/comment/pubnote](http://www.planning.act.gov.au/topics/have_your_say/comment/pubnote)

The DA has lodged the application on behalf of Brindabella Christian College (BCC) and there is no mention that BCC will be the owners of this new development. When in fact the College will be funding and maintaining this new development.

As a member of this community I am disappointed to note that this land, that is Urban Open Space (PRZ1) is once again made smaller and going to Brindabella Christian College. A few years ago (also without consultation) we suddenly noticed our oval disappearing to the College for them to build a car park. As a private organisation they seem to be successful in acquiring public land for free and for their own benefit.

My concerns:

- 1) Do we really need another sports/community pavilion in Lyneham? We have a new sporting complex currently in construction at Lyneham (on Mouat St) plus the Hockey and Netball centre.
- 2) I doubt very much that Lyneham Primary School or the Lyneham High School will ever have access to this complex if Brindabella College is funding it and maintaining it. How much use will the community have after school hours and for a cost I would assume?
- 3) What is the real reason for this 12.5 metre high building (this is actually closer to 4 stories and not 2 as advised in the application)- do they plan on having a Preschool in this building? A section of the plans looks very much like a Preschool. If it is in fact for an Educational Facility then this sort of development is prohibited on this urban open space.
- 4) Lyneham Primary school uses this oval on a daily basis during all of their breaks and having a large car park (120 cars) will add some danger.
- 5) Lyneham Primary school does lose some land near their Kindy area to accommodate the new larger car park.
- 6) Why were the other 2 Public schools not consulted and thoroughly involved in any of the consultation process.
- 7) Brindabella Christian College already got some of this land for a car park previously and once again they want more space to extend from the current car park to Lyneham Primary School. This is because they are losing some of the space in the current car park with the new building and some outdoor netball courts. How about if we set up the Netball courts on the current Open space and have it accessible to all of the community and not just one private school.
- 8) The community consultation meeting (to happen on Thursday 20 November) is only in response to the demands of community.
- 9) With such a big car park planned, Brigalow street just cannot cope with the traffic each morning. Currently the traffic each morning that turn right from Mouat st into Brigalow st (as they exit from the GDE) is high and Brigalow Street is a bottleneck each morning.

Please save our Urban Open Spaces from disappearing for free to Private groups. This oval is used by so many in the community.

A very concerned local resident.



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**From:** [REDACTED]  
**Sent:** Thursday, 20 November 2014 11:10 PM  
**To:** EPD, Customer Services  
**Subject:** Proposed development by Brindabella Christian College, Lyneham

Dear Sir/Madam,

I have this evening read through the plans and the information sheet for the proposed development by Brindabella Christian College, Lyneham. I am concerned about the lack of public consultation relating to this project and am very concerned that the privately funded project which will primarily be used for private school students is "pitched" as an ACT Government project (as suggested on the information sheet and in the public consultation papers submitted as part of the development application).

The lack of public consultation and linkage of a private project with the Sports and Recreation Services creates a reputational risk for the ACT government. Can the ACT government afford to be seen to endorse the use of public land for private use?

While the information sheet states that BCC would be required to: "make available the sports pavilion, during school hours, to LHS and LPS, when not in use by BCC, and at no cost (other than cost recovery)", I am concerned about the mechanisms to calculate cost recovery and the level of transparency of the cost calculation.

With regard to the need for such a facility in Lyneham, I believe that there is not the need for such a facility. Lyneham has more than adequate sports facilities less than 1km away at the National Hockey Centre, the soccer fields on Northbourne, archery field, netball centre. And the soon to open tennis centre. Lyneham High School also have facilities which could be made available to BCC, if they discussed with LHS.

As a part of the Lyneham / north O'Connor community and a parent of Lyneham school students, I feel that this project would be to the detriment of Lyneham and is focused not on the residents of Lyneham but directed for students and families who are not residents of Lyneham. Analysis of the number of Lyneham residents that will gain direct benefit from the project is not included in the DA. The direct benefits from this project are for the students and proprietors of Bridabella Christian College.

Yours Sincerely

[REDACTED]

Sent from my iPad

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**From:** [REDACTED]  
**Sent:** Thursday, 20 November 2014 9:58 PM  
**To:** EPD, Customer Services  
**Subject:** Development application 201426427 - Brindabella Christian College Sports Pavillion

To Whom It May Concern,

I would like to make a submission with regard to the proposed Sports Pavillion for Brindabella Christian College which will be constructed on public land next to Brindabella Christian College. I am happy that the College has been able to secure Commonwealth funding and has sufficient funds of its own to be able to build themselves a Sports Pavillion. I am however very concerned that Brindabella College are claiming that the facility should be built on public land under the pretense that it will be a community facility. The claims of community benefit are greatly overplayed by the College who in their own words – will allow other schools (Lyneham Primary and Lyneham High) to use the facility if Brindabella College don't happen to need it themselves. The community will be able to hire it outside of school hours which is nice in theory but in practice private schools guard their facilities very tightly and only those with connections to the school will be able to use them.

I feel this is very disingenuous application which is thinly veiled public land grab by the school for their sports hall and car parking needs. I understand the school is landlocked. That being the case I am sure they could acquire the land off the ACT government as other developers do on a commercial basis rather than going through this pretense of building a community facility. As an alternative the school could make a more tangible contribution to the local community by agreeing to fund the rehabilitation of the now decommissioned oval which then could be freely used by all the schools in the area.

I attended the public consultation session which I believe arose after news of the development application hit the paper, its rather a pity that this had to occur to spark consultation. It did nothing to allay my concerns. The plans submitted for the sports hall clearly point to it being a facility which lends itself to exclusive use by the school. I got the distinct impression that the school was happy to let the ACT Government take the blame by getting it to approve the sports hall and car park in its "pseudo" community use form.

Thank you for considering my submission.

Yours sincerely

[REDACTED]

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**From:** jefferson <jgarchitects@hotmail.com>  
**Sent:** Wednesday, 12 November 2014 11:59 AM  
**To:** EPD, Customer Services  
**Subject:** extension of the public consultation period for DA 2014226427

Linda Southwell,

As discussed on the phone, I am the applicant for the DA 2014226427.

We would like to extend the public consultation period due to finish on the 19<sup>th</sup> Nov for an additional two weeks. I understand that this would extend the close date for public representation until 4 Dec 2014.

Jefferson Godfrey

 **JEFFERSON GODFREY**  
**ARCHITECTS** PTY LTD  
[jgarchitects@optusnet.com.au](mailto:jgarchitects@optusnet.com.au)  
131 Brigalow Street, Lyneham ACT 2602



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Renovation/Addition Project



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Small Lot Housing



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**From:** McLennan, Logan on behalf of RATTENBURY  
**Sent:** Wednesday, 12 November 2014 4:06 PM  
**To:** [REDACTED]  
**Cc:** CORBELL; EPD, Customer Services  
**Subject:** RE: submission to development application number 201426427

Dear [REDACTED]

Thank you for contacting Minister Rattenbury expressing your concerns over the current development application (DA) by Brindabella Christian College (BCC) at Lyneham neighbourhood oval.

The Director of Sport and Recreation Services (SRS) has recently met with the Brindabella Christian College (BCC) to discuss the need for BCC to undertake more consultation with the community in relation to this proposed development. BCC is currently organising a public forum which it will host next Thursday 20 November at 6.30pm at the BCC, 136 Brigalow St, Lyneham .

This forum will be promoted through the Canberra Times Community Noticeboard; school newsletters (BCC, Lyneham Primary and Lyneham High; letter-box drops in the immediate vicinity; community notices at Lyneham shops and through BCC's own email network. Representatives from SRS and the Education Training Directorate will also be at the forum.

The meeting will include an introduction and background presentation by a representative of the College Board; powerpoint presentation by the project architects and a Q&A session.

BCC is also applying for an extension of the timeframe available for the community to make comments on their development application for an additional two weeks after the forum (**ie by COB on 04 December 2014**). We understand that such an extension is possible to provide the community with more time to consider the proposal and to submit any comments.

Please be assured that SRS will continue to work with BCC to ensure any community concerns are fully understood, considered and addressed.

I welcome, and encourage you to attend the forum. Further decisions regarding the Development Application will be considered after the forum has taken place.

Should you have any further queries or comments in the meantime, please contact Jim Sanderson, Sports and Recreation Services, in the first instance on 6205 6121 or [Jim.Sanderson@act.gov.au](mailto:Jim.Sanderson@act.gov.au) .

Kind regards

**Logan McLennan** | Office of Shane Rattenbury MLA  
Minister for Territory and Municipal Services; Sport and Recreation;  
Aboriginal and Torres Strait Islander Affairs; and Corrective Services.  
ACT Greens Member for Molonglo  
t: 6205 0005 | f: 6205 0007 | [logan.mclennan@act.gov.au](mailto:logan.mclennan@act.gov.au) |  
Follow Shane on [Facebook](#) and [Twitter](#)

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**From:** [REDACTED]  
**Sent:** Wednesday, 12 November 2014 3:22 PM  
**To:** EPD, Customer Services  
**Cc:** CORBELL; RATTENBURY  
**Subject:** submission to development application number 201426427

To whom it may concern

I am writing to express, in the strongest of terms, my objection to the proposed development of a so-called community sports facility and carpark on the Lyneham Neighbourhood Oval.

The secrecy surrounding this proposal is deeply unsettling and quite dishonest.

This is a private school development on public land, masquerading as a community facility. This DA makes no mention of Brindabella Christian College and is, therefore, utterly misleading.

I am deeply concerned that the ACT Government would simply give away public green space to a private school for no cost or community benefit.

While the DA fails to mention it, this will be wholly and solely the property of Brindabella Christian College. (Confirmed on ABC Radio by a government spokesperson.) There is simply no evidence (or obligation) that any of these facilities will be available to the other local schools or the public. There is no evidence that areas like the outdoor basketball courts will be available for public use on weekends and after school hours. And, of course, any charges for access will go straight back to the Brindabella Christian College.

If this genuinely is a community facility, it should be co-owned by all three local schools with equal access rights.

The second floor of the so-called "sports pavillion" looks very much like extra classrooms for the Brindabella Christian College.

Which leads me to my next concern - traffic management.

Already Brigalow Street is very busy in peak hours (not helped by the rapid expansion of BCC) and this will simply make it worse.

I note that the DA says the carpark will make traffic flow better. This could not be further from the truth.

Not only is this carpark about 8 times larger than the existing one (further eating into the oval space), it will result in yet more traffic being forced past Lyneham Primary School. Several children from that school have previously been hit by cars crossing the pedestrian crossing outside the school. Encouraging yet more cars onto Brigalow Street (and even more students into BCC as a result of this increased classroom space) could, quite possibly, result in the serious injury or death of a child.

I find it intolerable that this development will swallow up nearly a quarter of the Lyneham Neighbourhood Oval -- an area that is, by its very name, a public asset. I believe the proponents say it's 15 per cent, but it's clearly closer to 25. And even 15 per cent is extraordinary and unacceptable.

I was horrified several years ago when BCC was granted oval space for a carpark. But this latest land grab is simply intolerable. Once the buildings are erected, this will never again be "public land." And the children of Lyneham, and those who attend Lyneham Primary, will have lost valuable play space.

I cannot express strongly enough my objections to this development. It is far too large and the loss of public green space is simply not acceptable. Public land should not be given away to private entities for private use.

The fact that this development has been cloaked in deliberate secrecy from the start only adds to my concern.

Please don't hesitate to contact me if further information is required.

Kind regards,



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**From:** EPD, Customer Services  
**Sent:** Monday, 17 November 2014 3:30 PM  
**To:** Ashcroft, Brian  
**Subject:** REFERRAL-EDD-SPORTS AND RECREATION-201426427-21, 23/41 LYNEHAM  
**Attachments:** APP-201426427-01.pdf

PLANS SENT ON DISC DUE TO LIMIT ON SIZE

**DEVELOPMENT APPLICATION NO: 201426427**  
**BLOCK: 21,23 SECTION: 41 DIVISION: LYNEHAM**

**Description - COMMUNITY FACILITY - ADDITION & ALTERATION . Proposed construction of a two storey community activity centre & sports pavilion. Construction of a new sealed carpark with new verge crossing. New outdoor playing courts. Associated landscaping, paths and external lighting.**

**NOTES: Need comments about consistency with the Plan of Management for Block 23.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than 15 working days after the date of this notice **(8/12/14 – 15 working days)**.

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

Please forward any written advice via email to [Customer Services – ESDDcustomerservices@act.gov.au](mailto:ESDDcustomerservices@act.gov.au)

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

Regards

Customer Services

Phone 02 6207 1923

Client Services Branch | Environment and Sustainable Development | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.actpla.act.gov.au](http://www.actpla.act.gov.au) | [ESDDcustomerservices@act.gov.au](mailto:ESDDcustomerservices@act.gov.au)

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**From:** EPD, Customer Services on behalf of ESDD, Customer Services  
**Sent:** Wednesday, 19 November 2014 11:27 AM  
**To:** [REDACTED]  
**Subject:** RE: Development Application: 201426427 - comments on proposed Lyneham sports pavilion

Dear Sir/Madam

Thank you for your email dated 31/10/2014 regarding development application (DA) No 201426427 for a community activity centre, sports pavilion, car parking and outdoor recreation facilities on Blocks 21 and 23 Section 41 Lyneham.

Your email has been referred to relevant areas within the ACT Government, and any concerns arising from the responses will be addressed through the DA assessment process.

The planning and land authority (the Authority) received a request from the DA applicant to extend public notification until 4 December 2014. The public notification period has accordingly been extended to 4 December 2014.

If you wish to submit representations for the proposed development you need to formerly lodge them with the Authority on or before 4 December 2014.

The Authority has furthermore been advised that the applicant is arranging a community forum to discuss the project and answer questions, to be held on Thursday, 20 November 2014 at 6.30pm at the Brindabella Christian College. Should you require further information in this regard please contact Mr Brian Ashcroft on 6207 5143 or [Brian.Ashcroft@act.gov.au](mailto:Brian.Ashcroft@act.gov.au).

Regards  
Customer Services

Phone 02 6207 1923  
Client Services Branch | Environment and Planning Directorate | ACT Government  
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601  
[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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**From:** [REDACTED]  
**Sent:** Friday, 31 October 2014 8:30 AM  
**To:** EPD, Customer Services  
**Subject:** Development Application: 201426427 - comments on proposed Lyneham sports pavilion

Dear ACTPLA

The proposed Lyneham Sports Pavilion looks like a great facility, but the designers seem to be assuming that 100% of users will be arriving by car. It would surely be in keeping with the purpose of a sports pavilion (health and fitness) to encourage active travel (walking and cycling), so providing facilities only for car access appears inconsistent. That some users may arrive by public transport from stops on Mouat St and Northbourne Avenue also needs consideration. The proposal has the following deficiencies for those not arriving by car:

**1. No footpath access from trunk community path**

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**From:** [REDACTED]  
**Sent:** Wednesday, 19 November 2014 7:54 AM  
**To:** EPD, Customer Services  
**Subject:** Lyneham Oval  
**Attachments:** Friends of Lyneham Oval.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am aware that there is a community meeting this Thursday at the Brindabella Christian School (BCC) regarding DA no. 201426427.

However I have been trying to get some answers from you all before the community goes to hear BCC's argument.

There is so little information out there about how a private, religious entity has the right to develop on Public land zoned as Urban Open Space.

Can you please get back to me and/or the community on the following?:

- BCC has a sub-lease on a portion of the land between Lyneham Primary School and itself however, isn't this still public land zoned as Urban Open Space (PRZ1)?
- How will "the upkeep of the oval" that the DA mentions be undertaken if the Director of Sport and Rec has stated publically that they have no immediate plans for this upkeep?
- At 12.5 metres tall the proposed building will greatly alter Lyneham's image. How is this DA considering the community's desires and its environmental footprint?
- How can it be a "community" venue when it will be on land leased by the BCC and funded by the BCC?
- How will the parking for the facility benefit the community if BCC will be able to boom-gate it as they see fit?
- What will the fees be for community members and surrounding public school to use the facility?
- Will the BCC be able to deny entry to any groups or individuals wanting to use the venue?
- Is it true or false that the territory plan requires that land be rezoned if it is to be used for educational or religious purposes?
- Is it true or false that it is prohibited to build an educational or religious venue on areas zoned as Urban Open Space?

Thank you for your time and I look forward to hearing from you.

Regards,

[REDACTED]

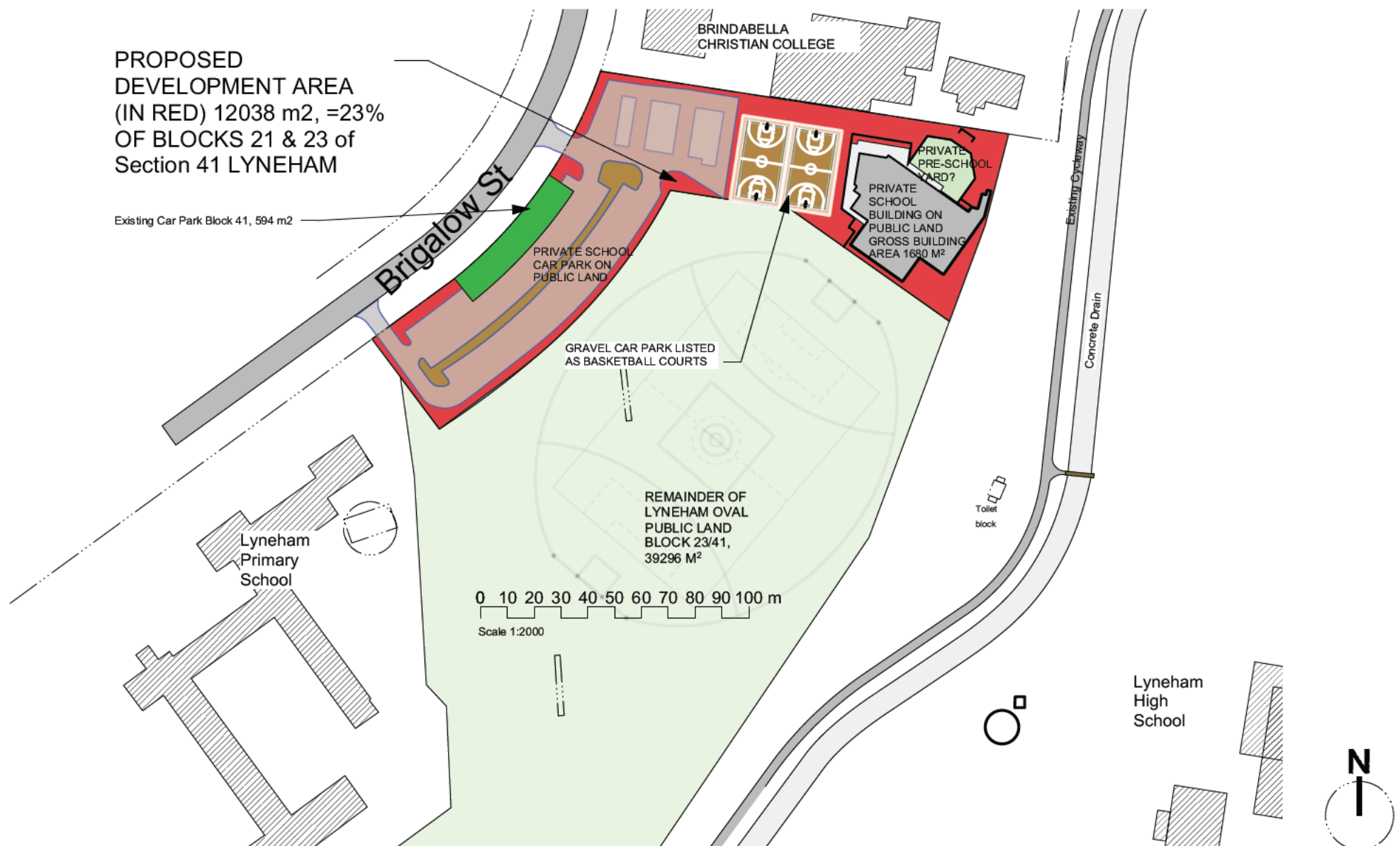




*Laughter is an instant vacation.* - Milton Berle

# Lyneham Oval

## (PRIVATE) Major Development on PUBLIC PARKLAND



### DID YOU KNOW?

A Development Application has been lodged for Lyneham Oval by ACT Sport & Recreation on behalf of Brindabella Christian College (BCC)? The proposal has been lodged as a development for new sealed car park, a community activity centre and a sports pavilion.

### WHAT IS THE PUBLIC BENEFIT?

Brindabella Christian College is fully funding this development and propose to operate the facility.

The DA states that there is 'limited access' for the community. Do we need such a 'limited access' facility? Is there any public demand for it? How much access will the public Lyneham High school and Primary School get if and when they wish to use it?

The land is Urban Open Space (PRZ1), where certain developments are prohibited. (e.g. Education Facility)

### MISLEADING DEVELOPMENT APPLICATION?

ACT Sports and Recreation submitted the DA on behalf of the College, there is no indication in the DA that BCC are the actual proponents.

The DA calculations indicate that the Urban Open Space consumed is less than 15%. We calculate it at over 20%. This significantly exceeds the Territory Plan allowance. We believe that the method used to calculate areas would benefit from skilled investigation.

The application proports to be new sealed car park, a community activity centre and a sports pavilion, but the design looks much more like it is masquerading as another (Private school sports facilities, Private Pre-school and carpark). What is the truth?

The DA claims that the building is 2 stories high'. It is 12.5 metres high. That's closer to 4 stories.

Proposed outdoor courts are represented on visuals of the plan as a carpark. Carpark or sports courts?

A section of the plans looks very much like a Pre-School, indoors and outdoors, yet it is not described as such. What is the truth?

### LACK OF COMMUNITY CONSULTATION?

Community consultation appears to be limited to a few houses in Brigalow St, and the mandatory sign initially located away from the site. The DA has a short letter from BCC themselves supporting the plan. No reference to the proposal has been found on the College website.

Wouldn't parents and students be interested?

As a major development in Urban Open Space (PRZ1), we believe that it is very important that the community views are heard . Especially when a private organisation wishes to appropriate public land from the community. Many cities have lost parks by private development creep.

In response to our demands for public consultation, BCC are holding a public meeting. Please be heard. Come to the meeting and contact Planning.

**Meeting: 6.30pm Thursday 20<sup>th</sup> November - Brindabella Christian College, Brigalow St Lyneham**

**Have your say!** [http://www.planning.act.gov.au/topics/have\\_your\\_say/comment/pubnote](http://www.planning.act.gov.au/topics/have_your_say/comment/pubnote)

email: [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Get in touch with other concerned residents: Twitter: @LynehamOval / email: friends.of.lyneham@gmail.com



# Form

## Legislated Requirements Merit Track

### ASSESSMENT REPORT

ASSESSMENT OFFICER: Mr Ajith Buddhadasa

APPLICATION NUMBER: 201426427

BLOCK: 21 SECTION: 41

DIVISION: LYNEHAM

**Zone: PRZ1 Urban Open Space Zone**

### The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

### Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p><b>NB:</b> Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	The relevant code(s) for the development proposal are:	
	Precinct Code:	<b>Lyneham Precinct Map and Code</b>
	Development Code:	<b>Parks and Recreation Zone Development Code</b>
	General Code:	<b>Parking and Vehicular Access General Code</b>
	General Code:	<b>Bicycle Parking General Code</b>
	General Code:	<b>Access and Mobility General Code</b>
	General Code:	<b>Crime Prevention Through Environmental Design General Code</b>
	General Code:	<b>Community and Recreation Facilities Location Guidelines General Code</b>
	General Code:	<b>WaterWays: Water Sensitive Urban Design General Code</b>
	The proposal is not inconsistent with the above code(s) for reasons identified in <u>Form – Territory Plan Code Requirements – Merit Track</u> .	

<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p><b>NB:</b> In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p><b>NB:</b> Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> <li>(i) any applicable guidelines;</li> <li>(ii) any realistic alternative to the proposed development, or relevant aspects of it; and</li> </ul> <p>(b) the decision is consistent with the objects of the Territory Plan</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>or</p> <p>The decision is inconsistent with advice given by an entity to which the application was referred under division 7.3.3 of the Act. The justification for the departure against s119 (2) of the Act, is addressed in the Notice of the Decision.</p>

**Planning and Development Act 2007 - Section 120**

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (f).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the PRZ1 zone.</p> <p>The application meets all objectives of the zone.</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of community and recreational facilities.</p> <p>The proposed use is listed as an assessable development in the PRZ1 zone development table, and is therefore determined to be a permissible use for the land. The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Representations	<p>Representations received are addressed in the Notice of Decision.</p> <p>Major issues raised include: [Summarise major issues]</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p>S120 (d) advice given by an entity in accordance with section 149 of the Act</p> <p><b>NB:</b> Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application</p>	Entity advice received is addressed in the Notice of Decision.
S120 (e) the plan of management for the land (if the proposed development relates to land that is Public Land)	The proposal <b>is not</b> for a proposed development relating to land that is public land.

## Legislated Requirements – Merit Track

DA No.201426427

<p>Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p> <p><b>NB:</b> If NO ESO has been submitted, request this as further information, or REFUSE the application. It CANNOT be a condition of the approval as the opinion may reject the findings of the applicant and the development will be IMPACT track.</p>	<p>The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>
<p>S120 (f) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.</p>



# Form

## Territory Plan Code Requirements Merit Track

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### ASSESSMENT REPORT

**PRZ1 Urban Open Space Zone**

ASSESSMENT OFFICER: Mr Ajith Buddhadasa

APPLICATION NUMBER: 201426427

BLOCK: 21                      SECTION: 41

DIVISION: LYNEHAM

### Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

#### **1. Assessment of Compliance with Parks and Recreation Zones Development Code**

Refer to separate assessment sheets.

#### **2. Assessment of Compliance with Lyneham Precinct Map and Code**

There are no controls in the precinct code which are applicable to this block/s.

#### **3. Assessment of Compliance with Access and Mobility General Code**

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

#### **4. Assessment of Compliance with Bicycle Parking General Code and the Parking and Vehicular Access General Code.**

Not inconsistent with the General Code. Refer to supporting information provided with the DA. The DA was referred to Transport Planning Section. No negative comments were received.

#### **5. Assessment of Compliance with WSUD General Code**

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

#### **6. Assessment of Compliance with CPTED General Code**

Not inconsistent with the General Code. Refer to supporting information provided with the DA.

#### **7. Assessment of Compliance with Community and Recreational Facilities Location Guidelines General Code**

Not inconsistent with the General Code. Refer to supporting information provided with the DA.



**Crime Prevention Through Environmental Design Report**  
**for**  
**Lyneham Community Activity Centre and Sports Pavilion**  
**Block 21 and 23, section 41**  
**Brigalow Street, Lyneham ACT**

**For**  
**Sports and Recreation Services ACT**



Jefferson Godfrey Architects  
0411 868 086

Lyneham Community Activity Centre and Sports Pavilion  
October 2014

## Element 1: Neighbourhood Design

Rules	Criteria	RESPONSE
<b>1.1 Neighbourhood Design</b>		
There is no rule applicable.	C1.1.1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	<b>Complies.</b>

## Element 2: Use

### Intent:

- a) To provide developments with an increased level of safety for its users and the wider community

Rules	Criteria	RESPONSE
<b>2.1 General Code</b>		
There is no applicable rule.	C2.1.1 The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.	<b>Complies. The development increases the surveillance and lighting to the site.</b>

## Element 3: Public Realm

Rules	Criteria	RESPONSE
<b>3.1 Open Space and Community (Shared) Areas</b>		
There is no rule applicable.	C3.1.1 Natural surveillance of open space and community areas is provided by: <ul style="list-style-type: none"> <li>• co-locating to adjacent activity centres;</li> <li>• encouraging pedestrian (or cyclist) movement through the space;</li> <li>• ensuring clear site lines from, and between, buildings and open space areas: community areas; and</li> <li>• designing out any entrapment spaces.</li> </ul>	<b>Complies, the simple built form and open areas around the building allow for natural surveillance of the building and its surrounds</b>
There is no rule applicable.	C3.1.2 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	<b>Complies. The development provides clear entry and exit points and a legible, accessible route through the space.</b>



There is no rule applicable.	C3.1.3 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	<b>Complies.</b> <b>Planting is predominately shrubs to boundaries and edges of built form and plantings and trees with lower shrubs and groundcovers beneath to other areas.</b>
There is no rule applicable.	C3.1.4 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	<b>Complies.</b> <b>Proposed trees on the site will have mature trunk girths of over 200mm to maximise their chance of survival.</b>
There is no rule applicable.	C3.1.5 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	<b>Complies.</b>
There is no rule applicable.	C3.1.6 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	<b>Complies.</b>
<b>3.2 Children's Play Areas</b>		
There is no rule applicable.	C3.2.1 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	<b>Proposed community outdoor play area to the north of the building will be fenced but have multiple entry/exits and sited for surveillance for the areas around to, but separated from the oval.</b>
<b>3.3 Lighting</b>		



There is no rule applicable.	C3.3.1 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 1.3: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	<b>Complies.</b> <b>External lighting of the proposed carpark will conform to AS1158 and AS3282.</b>  <b>Refer to plans</b>
There is no rule applicable.	C3.3.2 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	<b>Complies.</b> <b>Refer to Lighting Plan</b>
There is no rule applicable.	C3.3.3 Areas that are not intended for nighttime are not lit and are closed off to pedestrians.	<b>Complies.</b>
There is no rule applicable.	C3.3.4 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	<b>Complies.</b> <b>All external lights are a minimum 2550mm above ground level not easily accessed without a ladder.</b>
<b>3.4 Signs</b>		



R3.4.1 A statement is provided that all directional signage will comply with the requirements of <i>AS1742.10</i> (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	<b>Not Applicable. No signs proposed.</b>
There is no rule applicable	C3.4.2 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	<b>Not Applicable.</b>
There is no rule applicable.	C3.4.3 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	<b>Not Applicable.</b>

#### Element 4: Built Form

Rules	Criteria	RESPONSE
<b>4.1 Interface between buildings and public realm</b>		
There is no rule applicable.	C4.1.1 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	<b>Complies. The entries to the building are well defined.</b>





There is no rule applicable.	C4.1.2 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	<b>Complies.</b>
There is no rule applicable.	C4.1.3 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	<b>Complies.</b> <b>The buildings are designed so that potential for hiding is minimised.</b>
There is no rule applicable.	C4.1.4 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	<b>Complies.</b>
There is no rule applicable.	C4.1.5 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	<b>Complies.</b> <b>Areas are designed to minimise hiding and entrapment spots.</b>
<b>4.2 Materials and Finish</b>		
There is no rule applicable.	C4.2.1 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	<b>Complies.</b> <b>Walls to ground floor level and second level externally accessible are face brickwork and glass, with prefinished painted panels. Cleaning is acceptable if damaged by graffiti and vandalism.</b>



## Element 5: Travel and Access

Rules	Criteria	RESPONSE
<b>5.1 Pedestrian Routes, Bicycle Paths and Lanes</b>		
There is no rule applicable.	C5.1.1 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	<b>Not applicable.</b>
There is no rule applicable.	C5.1.2 Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	<b>Not applicable.</b>
There is no rule applicable.	C5.1.3 Security of pedestrian routes, bicycle paths and lanes are provided by: a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	<b>Not applicable.</b>
There is no rule applicable.	C5.1.4 When planting adjacent to pedestrian /bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	<b>Not applicable.</b>





R5.1.5 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	<b>All pedestrian paths will meet the required guidelines and Australia standards.</b>
R5.1.6 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	<b>Not Applicable.</b>
<b>5.2 Pedestrian Underpasses and Overpasses</b>		
There is no rule applicable.	C5.2.1 The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed: a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night	<b>Not Applicable.</b>
There is no rule applicable.	C5.2.2 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.	<b>Not Applicable.</b>
<b>5.3 Bus Interchange, Bus Stops and Taxi Ranks</b>		



There is no rule applicable.	C5.3.1 Locate bus stops and taxi ranks so that: a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc	<b>Not Applicable.</b>
There is no rule applicable.	C5.3.2 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	<b>Not Applicable.</b>
There is no rule applicable.	C5.3.3 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	<b>Not Applicable.</b>
There is no rule applicable.	C5.3.4 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	<b>Not Applicable.</b>



## Element 6: Services

Rules	Criteria	
<b>6.1 Automatic Teller Machines (ATMs)</b>		
There is no rule applicable.	C6.1.1 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	<b>Not Applicable.</b>
There is no rule applicable.	C6.1.2 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	<b>Not Applicable.</b>
There is no rule applicable.	C6.1.3 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	<b>Not Applicable.</b>
There is no rule applicable.	C6.1.4 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	<b>Not Applicable.</b>
<b>6.2 Local Waste Storage Facilities</b>		
There is no rule applicable.	C6.2.1 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	<b>Complies.</b> <b>The waste storage facilities are provided in a screened garbage enclosure.</b>
<b>6.3 Local Utility Facilities</b>		
There is no rule applicable.	C6.3.1 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	<b>Complies.</b> <b>Air conditioning plants and other service points are located behind a screened area to the rear (east of the building).</b>
<b>6.4 Delivery and Storage Facilities</b>		
There is no rule applicable.	C6.4.1 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	<b>Not applicable.</b>

<b>6.5 Public Toilets</b>		
There is no rule applicable.	C6.5.1 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	<b>Not applicable.</b>
<b>6.6 Public Telephones</b>		
There is no rule applicable.	C6.6.1 Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.	<b>Not applicable.</b>



**DA Report for**  
**Lyneham Community Activity Centre and Sports Pavilion**

**Block 21 and 23, section 41**  
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## Part A – Zone Specific Controls Part A(1) - PRZ1 – Urban Open Space Zone

### Element 1: Restrictions on Use

R2 states: Maximum proportion of gross area of any single open space parcel to be used for Community activity centre, Outdoor recreation facility, and Municipal depot purposes – 15%.

The size of Block 23 / 41 is 51,334m<sup>2</sup> which would allow for 7,854m<sup>2</sup>  
The size of Block 21/41 is 594m<sup>2</sup> which would allow for 89.1m<sup>2</sup>  
This allows for a total of 7,943.1m<sup>2</sup>.

The new proposed sealed carpark is 4,220m<sup>2</sup>  
The two proposed outdoor basketball courts are 1,100m<sup>2</sup>  
The proposed community activity centre and sports pavilion is 2,197m<sup>2</sup>  
The proposed the pathways are 250m<sup>2</sup>

Total area to be used for community activity and outdoor recreation facilities is 7,767m<sup>2</sup>

This is under the 15% max.

C2 Development for these purposes in the PRZ1 urban open space zone meets all of the following:

- a) Does not unreasonably restrict access to recreation space

The new carpark and entry exit arrangement will allow better site access

- b) Is of an appropriate scale and compatible with its open space setting.

Will sit of the fringe of the site and address it

C3 A Community Activity Centre or Outdoor Recreation Facilities are permitted as follows:  
a) The proposed location is suitable in terms of the catchment to be served and access routes for users

Yes, location is suitable for demand

- b) There is a community requirement for such a facility

Yes

- c) There will be adequate opportunities for the public or community to use the facilities

The design allows for both managed in hours use of the facilities and reduced after hours use to the general public

- d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme

New works will improve current landscaping

- d) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes

Location of proposed carparking and community activity centre to the perimeter of the open space allows for upgrade and use of the main space / oval.



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- e) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics

The new development will tie into the adjacent buildings at Brindabella Christian College and create a softer edge to the open space, buy to removal of the existing gravel carpark

- f) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement

No naturally occurring plant communities or wildlife movement are present on the building site.

The new carpark has been design to retain all the existing trees currently in the carparking area on block 21.

- g) Important natural and cultural features including existing mature trees are conserved

All mature trees to the street perimeter will be retained

- h) There are no adverse noise and safety impacts on adjoining residential areas.

The development will reduce current congestion and safety issues faced by Brigalow street in the mornings and afternoons, with better off street parking, servicing the two schools (Brindabella Christian College and Lyneham Private School) and well and the Community Activity Centre.

The Community Activity Centre is set back 130m from the nearest Residence (131 Brigalow Street) so should now have any adverse noise impacts on the residences along Brigalow Street.

#### Height

C4 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.

The closest adjacent building to the proposed development is a two storey school building on block 4 section 41. This building is 8.5m in height and faces into the oval.

The proposed building is two storeys, but 12.5m in height. It is sighted on the block at an angle to address the oval, but also maximise the separation between the adjacent buildings.

The scale of the building is further reduced at the front with a 1 1/2 storey entry café area and to the oval with the covered bleachers.

Also on the south of all adjacent buildings, this proposed building will not impact neighbouring building.

#### Setbacks

R5 Minimum setback of building from boundary of blocks adjacent to Residential Zones: 6 m

The Community Activity Centre is set back 130m from the nearest Residence (131 Brigalow Street) so should now have any adverse noise impacts on the residences along Brigalow Street.

#### Gross Floor Area

C6 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.

The proposed building has been designed in its look form and materials to compliment the nearest building of the same scale which is the 2 storey 1,900m 2 Leadership and Learning Centre on the adjacent block at Brindabella Christian College.



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## Part B - General Development Controls

### Element 1: Restrictions on Use

C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.

Under Community and Recreation Facilities Location Guidelines General Code (16 dec 2011)

**Community Halls** (community activity centre) should be

- close to Bicycle networks and pedestrian paths
- separated from / at residential fringe to minimise noise impact on residents
- Co-located to Park; oval or playing field Provision for safe drop-off area at site

All of these conditions are met with this proposal.

### Element 3: Built Form

Materials and Finish

C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.

The building does not present a blank façade to any adjoin buildings

C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.

The proposed building has been designed in its look form and materials to compliment the nearest building of the same scale which is the 2 storey 1,900m<sup>2</sup> Leadership and Learning Centre on the adjacent block at Brindabella Christian College.

That building was built in 2010 and won the MBA ACT award for a commercial building under \$5m. The same architect that designed that building has design this proposed building.

Interface

C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces

Not Applicable, no pre-existing building on the site.

C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.

While the main building is set back over 100m for the street, minimising any visual impact, the design has addressed the street with the main single storey element and narrow end of the building. This is the main entry to the building, and the design uses a pleasing mix of quality materials to the façade including glass, stone, brick and panelling, creating an active and appropriate streetscape.

Crime Prevention Through Environmental Design

C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.

Refer to separate report.

Access and Mobility

C21 The development meets the requirements of the Access and Mobility General Code.



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Refer to separate report.

Location Requirements for Community and Recreation Facilities

C21A The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.

Under Community and Recreation Facilities Location Guidelines General Code (16 dec 2011)

**Community Halls** (community activity centre) should be

- close to Bicycle networks and pedestrian paths
- separated from / at residential fringe to minimise noise impact on residents
- Co-located to Park; oval or playing field Provision for safe drop-off area at site

All of these conditions are met with this proposal.

#### **Element 4: Parking and Site Access**

Traffic Generation

C22 The existing road network can accommodate the amount of traffic likely to be generated by the development.

The existing road network will be able to accommodate the traffic generated by this development.

Vehicle Access and Parking

C23 Vehicle Access and parking complies with the requirements of the Parking and Vehicular Access General Code.

The Vehicle access and parking has been designed to comply with the Australian standards and the access code

Bicycle Parking

C24 Bicycle Parking complies with the requirements of the Bicycle Parking General Code.

Not applicable

Pedestrian Movement

C25 Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.

The new carpark layout separated pedestrians from vehicles and reinstates a straight and unbroken pedestrian path to the verge.

#### **Element 5: Amenity**

Lighting

R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 *Pedestrian Lighting*.

C27 External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code

All lighting complies

R28 All external lighting provided is in accordance with *AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.

C28 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.



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All lighting complies

Signs

C29 Signs comply with the Signs General Code.

No signage is proposed

### Element 6: Environment

C31 The development application is accompanied by an Assessment of Environmental Effects that addresses the following:

a) provision for tree planting and appropriate landscape treatment

All existing mature verge and site trees are to be retained, new trees to be planted around the building with hedging and shrubs where appropriate.

b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value

The building has been designed to complement the existing two storey building on the neighbouring block. No heritage items or items of cultural value has been identified on the site.

c) impacts on public health and safety, including crime prevention

No negative impact on public health and safety is foreseen with the development. The carpark with it proposed one way in and one way up will improve traffic flow and safety of both vehicles and pedestrians to Brigalow street.

d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system

No significant additional traffic is expected due to the development. The proposed new carpark arrangement is expected to reduce congestion currently experience along Brigalow Street due to the single entry point to the existing gravel carpark adjacent to Brindabella Christian college, and the on street and verge parking at Lyneham Primary during drop off and pick up hours. The new carpark running between these to schools, with separate entry and exit points with reduce help traffic flow to the street.

e) whether public transport services are necessary and, if so, whether they are available and adequate

Existing nearby bus stops will not be affected by the development.

f) impacts on the likely accessibility to facilities and services for users and consumers

Not applicable

g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects

No short or long term effect negative effect has been identified.

h) impacts on the watercourses and drainage characteristics of the area, including water quality

This has been dealt with through on site detention and retention. Refer stormwater management plans.



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i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.

The development will not create overshadowing, privacy or noise issues. Air quality and wind turbulence is not applicable.

#### Water Sensitive Urban Design – Mains Water Consumption

R32 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.

This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.

WSUD mains consumption has been designed by Sellicks to comply with the required reductions, refer to the plan C401

#### Water Sensitive Urban Design – Stormwater Quality

R34 Sites of size greater than 5,000m<sup>2</sup> need to provide evidence showing a reduction in average annual stormwater pollutant export load of:

- a) suspended solids by 60%
- b) total phosphorous by 45%
- c) total nitrogen by 40%

compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.

Stormwater management and quality has been designed by Sellicks to comply with the required reductions, refer to the plan C401

#### Contamination

C37 If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Not applicable

#### Trees

R38 This rule applies to a development that has one or more of the following characteristics:

- a) requires groundwork within the tree protection zone of a *protected tree*
- b) is likely to cause damage to or removal of any *protected trees*

The authority shall refer the development application to the Conservator of Flora and Fauna.

Plans for referral provided

#### Erosion and Sediment Control

C40 If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Plans for referral provided



Hazardous Material

C41 If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Not applicable



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**From:** EPD, Customer Services  
**Sent:** Friday, 21 November 2014 1:16 PM  
**To:** jefferson  
**Subject:** RE: extension of the public consultation period for DA 2014226427

Good afternoon

I can confirm that DA201426427-21&23/41 Lyneham has been officially withdrawn as per your request. I will organise for the notification to be removed from our website and the signs removed from the subject sites.

Kind regards

Maria Wood | Supervisor | Customer Services

Phone 02 6207 1923

REGULATION AND SERVICES | Client Services Branch | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** jefferson [mailto:jgarchitects@hotmail.com]  
**Sent:** Friday, 21 November 2014 12:31 PM  
**To:** EPD, Customer Services  
**Cc:** Greg Zwajgenberg  
**Subject:** FW: extension of the public consultation period for DA 2014226427  
**Importance:** High

Maria Wood,

As discussed on the phone, I am the applicant for the DA 2014226427.

At the request of the leases I would like to cancel the DA for the project on Block 23 Section 41 Lyneham immediately.

Can you please advise the receipt of this notice and confirm the cancellation of the DA as soon as possible.

Jefferson Godfrey

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**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Renovation/Addition Project



**WINNER 2014**  
HIA ACT/Southern  
NSW Region  
Small Lot Housing