Dear Mr/s Slapp

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201630289

Block: 9, Section: 48
Suburb: BELCONNEN, District: BELCONNEN

Block: 8, Section: 48
Suburb: BELCONNEN, District: BELCONNEN

Applicant Name: Elizabeth Slapp

Please note that EPD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment and Planning Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link EPDcustomerservices@act.gov.au to send an email.

Environment and Planning Directorate
http://www.environment.act.gov.au

Planning and Development Act 2007

Development Application

Application Number: **201630289**

Before Starting

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

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

Type of Application

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

Are you applying for a:

◯ Development Application

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

◯ Yes

Lease/Site Details

Site Number: 1

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

◯ Urban

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	9	

Street Address

59 CAMERON AVENUE, BELCONNEN

Site Number: 2

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

◯ Urban

Suburb	Section	Block Number	Unit Number
BELCONNEN	48	8	

Street Address

55 CHANDLER STREET, BELCONNEN

Applicant Details

What type of applicant are you:

◯ Business

ACN or ABN

66131577261

Company Name

Canberra Town Planning Pty Ltd

Position held / Title

Town Planner

Salutation

Ms

First Name

Elizabeth

Surname

Slapp

Postal Address 1

8 Bellinger Crescent

Postal Address 2

Postal Address 3

Kaleen

Suburb

Kaleen

State/Territory

ACT

Postcode

2617

Country

Australia

Phone Number

0409550596

Fax Number

Mobile Number

Email

admin@canberratownplanning.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

◯ Registered company

Australian Company Number (ACN)
92008546030

Company Name
Canberra Labor Club Limited

Position held / Title
Director

Salutation
Mr

First Name
Arthur

Surname
Roufagalis

Postal Address 1
PO Box 167

Postal Address 2

Postal Address 3

Suburb
Belconnen

State/Territory
ACT

Postcode
2616

Country
Australia

Phone Number
62515522

Fax Number
62531059

Mobile Number
0413777306

Email
arthur.roufagalis@laborclub.com.au

Notice of Decision and Plans

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

☐ Email

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

○ No

Zone

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

☐ CZ2 Business zone

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

Development/Precinct Code

Please specify which development code applies to this application.

☐ Commercial Zones Development Code

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

Belconnen District Precinct Map and Code
Belconnen Precinct Map and Code

Fully Describe Your Proposal

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

Construction of a twelve (12) storey commercial building above a basement comprising:
- Restaurant and commercial/retail space at the ground floor level;
- Four (4) levels of podium car parking comprising 134 car parking spaces;
- Five (5) levels of commercial accommodation comprising 90 units. Ancillary uses including a Conference Room and Gym, will be provided within the basement level; and
- Circa 2,000m2 of commercial/office space across the two uppermost levels.

Landscaping and associated site servicing works, verge crossovers, offsite works and other works as documented in this DA.

Proposed Use of the Land

Describe the use of the development. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Commercial Accommodation, Restaurant, Office, Commercial/Retail

Is the proposed use consistent with the current Crown lease?

◯ Yes

Assessment Track

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

◯ Merit

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

Type of Development

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

☐ Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

☐ New building

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m^2)

2668.00

B - Gross Floor Area to be demolished (m2)

2668.00

C - Gross Floor Area to be added (m^2)

15367.00

D - Total Gross Floor Area of development (A-B+C)(m^2)

15367

E - COST OF WORKS ($)

29587913.00

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

F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m^2)

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

29587913

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

Demolition, Trees

Demolition

Is the *Demolition* item relevant to your proposal?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

Trees

Is the Trees item relevant to your proposal?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

○ No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the *Hazardous Materials* item relevant to your proposal?

◯ Yes

Have you provided Entity Endorsement?

◯ No

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

◯ Yes

Contamination

Is the *Contamination* item relevant to your proposal?

◯ No

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

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

◯ Yes

Have you provided Entity Endorsement?

◯ No

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

◯ Yes

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

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

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

◯ No

Waste Management, Noise

Waste Management for waste facilities and management

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

◯ Yes

Have you provided Entity Endorsement?

◯ No

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

○ Yes

Waste Management for liquid trade waste

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

○ No

Noise

Is the Noise Management item relevant to your proposal?

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

Servicing & Site Management, Utilities

Servicing and Site Management

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

○ Yes

Have you provided Entity Endorsement?

○ No

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

○ Yes

Utilities

Is the *Utilities* item relevant to your proposal?

○ Yes

Please tick the relevant entities

☐ Water
☐ Electricity
☐ Sewerage
☐ Gas
☐ Stormwater

Have you provided Entity Endorsement?

○ No

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

○ Yes

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

○ No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

○ Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

○ Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

○ Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

○ Yes

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

○ Yes

Landscape

Is the *Landscape* item relevant to your proposal?

○ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

◯ Yes

Lighting

Is the *Lighting* item relevant to your proposal?

◯ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

◯ Yes

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the *Signs* item relevant to your proposal?

◯ No

Neighbourhood Plans

Is the *Neighbourhood Plans* item relevant to your proposal?

◯ No

Water Sensitive Urban Design (Mains Water Consumption)

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

◯ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

◯ Yes

Water Sensitive Urban Design (Stormwater Quality)

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

◯ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

◯ Yes

Driveways (For works on verge only)

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

carports, please click here.

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

○ Yes

Please indicate the works to be undertaken

☐ Relocation of existing entrance

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

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

Do you have a *survey certificate* with this application?

○ Yes

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

Is this application for development undertaken without approval?

○ No

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007,plans of the development signed by a registered surveyor confirming the location and dimensions of the development ***must*** *be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click here. For more information on development applications for developments undertaken without approval, please refer to S205 under the Planning and Development Act 2007*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment and Planning Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from *Public Inspection*?

○ No

Conflict of Interest Declaration

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

○ No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

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

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

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

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

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

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

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment and Planning Directorate will not provide written advice of this decision.

I/we also understand that the Environment and Planning Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment and Planning Directorate its servants and agents to erect

sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

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

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

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

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

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

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

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

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

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

I accept the above declarations

○ Accept

Acceptance date

14 Sep 2016

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING**.

This will enable you to resume your session in the event of a system outage or other interuption.

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

Development applications (DAs) can be delayed unnecessarily because EPD does not have all the information it needs to undertake an assessment and make a decision.
To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:
1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property
If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

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

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

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals

under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

Contact Details: Environment and Planning Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Statement against Criteria

Blocks 8 & 9
Section 48
Belconnen

Prepared for:

Canberra Labor Club

September 2016

CANBERRA
TOWN
PLANNING

Prepared by:

Canberra Town Planning

Elizabeth Slapp

Town Planner

Pieter van der Walt

Senior Town Planner

Phone: 0457 786 776

elizabeth@canberratownplanning.com.au

canberratownplanning.com.au

Version Control

Final

Contents

1 Introduction 4

1.1 Location and Site Description 4

1.2 Crown Lease Provisions 6

1.3 Development Proposal 9

1.4 Territory Plan 11

1.5 Assessment Track Consideration 12

1.6 Pre-Lodgement Consultation 12

2 Document List 14

2.1.1 General 14

2.1.2 Architectural 14

2.1.3 Civil 15

2.1.4 Servicing & Water Sensitive Urban Design 15

2.1.5 Hydraulic 15

2.1.6 Waste 15

2.1.7 Landscape 15

3 Belconnen Town Centre Master Plan 16

4 Applicable Codes 18

5 Belconnen Precinct Map and Code 21

5.1 Introduction 21

5.2 RC2 – Belconnen Town Centre 22

6 Commercial Zones Development Code 28

6.1 Part A- General Controls 28

6.2 Part B – Additional Controls for Town Centres 45

6.3 Part G – Endorsement by Government Agencies (Entities) 47

7 Territory Plan General Codes 52

7.1 Parking and Vehicular Access General Code 52

7.2 Bicycle Parking General Code 52

7.3 Access and Mobility General Code 53

7.4 Crime Prevention Through Environmental Design General Code 54

7.5 Water Sensitive Urban Design General Code 63

1 Introduction

This Statement has been prepared in response to the requirements of and provisions in the *Planning and Development Act 2007* (the Act) and the ACT Territory Plan. It acts as supporting information for a staged design and siting development application for:

- Demolition of the existing buildings
- Construction of a twelve (12) storey commercial building above a basement comprising:
  - retail and commercial space at the ground floor level;
  - Four (4) levels of podium car parking comprising 134 car parking spaces;
  - Five (5) levels of commercial accommodation comprising approximately 90 units;
  - Ancillary uses such as a Conference Room and Gym, will be provided within the basement level; and
  - Two levels of commercial/office space at the two uppermost levels;
- Landscaping
- Site services, waste management arrangements, access arrangements, off-site works and other works as documented in this proposal and in the documentation attached.

1.1 Location and Site Description

Blocks 8 and 9, Section 48 Belconnen (**the site**) are situated at the southeast end of the Belconnen Town Centre, within the CZ2 Business Zone. The site is rectangular in shape and has an area of 1,530m². It is located with frontages to Chandler Street, Cameron Avenue and Edmondstone Place.

The site is developed and comprises two, three (3) storey office buildings, which are currently vacant. Vehicular access to the site is via Edmonstone Place only with pedestrian access available from all road frontages as well as the northern laneway.

Block 13 Section 48, which is situated to the north of site, is the Canberra Labor Club venue. To the north of the Club venue is the entry roads to the Belconnen bus interchange/layover. The 'Altitude' apartments are to the north of this infrastructure at Block 52 Section 55.

To the east of the site is Edmondstone Place and Block 2 Section 200, which currently comprises an at-grade public car park. Section 200 has been sold by the ACT Government for development as a mixed use precinct with commercial uses and circa 750 residential apartments (as per sales documents).

To the south of the site is Cameron Avenue. On the opposite side of Cameron Avenue are office uses with retail/shops at the ground floor level. Chandler Street is situated to the west of the site with Government offices and car parks opposite.

The regional site location is depicted in **Figure 1**. **Figure 2** shows the site in its local context.

Figure 1: Regional Site Location (ACTMAPi September 2016)

Figure 2: Site Location (ACTMAPi September 2016)

1.2 Crown Lease Provisions

Tables 1 and 2 below detail the key crown lease covenants for Blocks 8 and 9 Section 48 Belconnen.

Table 1: Key Crown Lease Covenants for Block 8 Section 48 Belconnen

Key Covenant	Detail
Site Identifier	Block 8 Section 48 Belconnen
Site Address	55 Chandler Street
Owner/Lease	Canberra Labor Club Limited
Interested Parties	Westpac Bank Corporation
Site Area	817 square metres or thereabouts
Deposited Plan	6734
Lease Commenced	01 April 2011
Lease Termination	31 August 2078
Easements	Removed by AVCL 1842194
Concessional	No
Variations of the Lease	Yes
Current use	Defunct Commercial/Office building
Purpose Clause	'To use the premises only for one or more of the following purposes: i. Club; ii. Commercial accommodation use; iii. Community use EXCLUDING child care centre and hospital; iv. Drink establishment; v. Indoor recreation facility LIMITED TO a maximum gross floor area of 280 square metres; vi. Non retail commercial use; vii. Residential LIMITED TO multi unit housing; viii. Restaurant LIMITED TO a maximum gross floor area of 197 square metres; ix. Shop PROVIDED THAT the maximum gross floor area per shop is 200 square metres and FURTHER PROVIDED ALWAYS THAT upon redevelopment of the premises clauses 3(c), (d), (e) and (f) shall apply.'

Table 2: Key Crown Lease Covenants for Block 9 Section 48 Belconnen

Key Covenant	Detail
Site Identifier	Block 9 Section 48 Belconnen
Site Address	59 Chandler Street
Owner/Lease	Canberra Labor Club Limited
Interested Parties	Westpac Bank Corporation
Site Area	713 square metres or thereabouts
Deposited Plan	6734
Lease Commenced	29 June 2012
Lease Termination	24 October 2078
Easements	None
Concessional	No
Variations of the Lease	Yes, consolidation required
Current Use	Defunct Commercial/Office building
Purpose Clause	'To use the premises only for one or more of the following purposes: i. Club; ii. Commercial accommodation use EXCLUDING tourist resort; iii. Community use EXCLUDING child care facility and hospital; iv. Drink establishment; v. Indoor recreation facility; vi. Non retail commercial use; vii. Residential LIMITED TO multi unit housing; viii. Restaurant; ix. Shop; PROVIDED ALWAYS THAT: a. The maximum gross floor area per shop is 200 square metres; b. Any building on the premises fronting a main pedestrian area will incorporate uses on the ground floor that generate activity in the public space; c. Prior to the commencement of residential use on the premises a statement must be provided to the Authority to the effect that the potential for land contamination has been assessed in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 995 and the ACT Environment Protection Authority Contaminated Sites Environment Protection Policy 2000, and it is demonstrated that the land is suitable for the proposed development, and d. Prior to the commencement of the any of the following uses on the premises: – Club; – Drink establishment;

	- Hotel; - Restaurant A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, will be submitted to Environment Protection for endorsement is obtained. The Noise Management Plan will detail the design, siting and construction methods which will be used to minimise the impact of noise on neighbours.

These Blocks are proposed to be amalgamated under a separate DA that is currently under assessment (DA201630275).

1.3 Development Proposal

As detailed below, the proposed staged development of Blocks 8 and 9 Section 48 Belconnen will include:

- Demolition of the existing buildings.
- Construction of a twelve (12) storey commercial building above a basement comprising:
    - restaurant and commercial/retail space at the ground floor level;
    - Four (4) levels of podium car parking comprising 134 car parking spaces;
    - Five (5) levels of commercial accommodation comprising approximately 90 units. Ancillary uses including a Conference Room and Gym, will be provided within the basement level; and
    - Circa 2,000m² of commercial/office space across the two uppermost levels;
- Landscaping and associated site servicing works, verge crossovers, offsite works and other work as documented in this DA.

The consolidation of Blocks 8 and 9 Section 48 Belconnen forms part of a separate Lease Variation application, which was lodged on 12 September 2016 (DA 201630275). This process will include the payment of the relevant Lease Variation Charge before the surrender of the existing Leases in favour of a new consolidated lease.

Demolition of Existing Building

The existing 2-3 storey buildings, which are of brick and concrete construction, are proposed to be demolished prior to the construction of the proposed commercial building.

The existing basement car parking on Block 9 Section 48 is proposed to remain and will be utilised for the ancillary uses to the hotel as well as for some back-of-house areas/facilities, such as staff amenities and storage areas.

Ground Floor Restaurant & Commercial/Retail Space

With reference to Drawing No. SK102/G within the attached architectural drawings, circa two (2) separate restaurant tenancies and one (1) commercial/retail tenancy are proposed at the ground floor level:

- Restaurant 01 – notionally 259m²
- Restaurant 02 – notionally 205m²
- Commercial/Retail – notionally 148m²

Each of the tenancies will have a direct frontage to Cameron Avenue and may include opportunities for outdoor dining beneath an expanse of awning (to be operated under an outdoor café licence if of interest by future operators).

The restaurant tenancies are also proposed to have a frontage and access to an internal accessible corridor that will provide a link between the proposed development and the existing Canberra Labor Club venue, which adjoins to the north.

The internal fitout of the restaurant and commercial/retail tenancies is not proposed as part of this Application as it is intended that such work would form part of future works (as required and to the detail of the individual tenant needs). Notwithstanding, each of these tenancies are proposed to be provided with amenities as well as commercial waste and recycling facilities integrated within the building services provisions.

Service vehicle access is proposed in the approximate locality of the existing driveway crossover from Edmondstone Place. The crossover point is proposed to be re-located approximately 2m to the south so as to accommodate a proposed fire stair exit from the building as proposed.

A loading zone is proposed at the rear of the commercial/retail tenancy (internal to the building) and adjacent to the Edmondstone Place access. Service vehicles will enter and exit the site in a forward direction as demonstrated in the turning demonstrations analysis included in this DA.

Podium Level Car Parking

A total of 134 car parking spaces are proposed to be provided within four (4) levels of podium car parking:

- Level 1 – 35 spaces.
- Level 2 – 34 spaces, including 2 adaptable.
- Level 3 – 34 spaces, including 2 adaptable.
- Level 4 – 31 spaces, including 2 adaptable.

Levels 1 – 3 of the podium level car park will be dedicated to the restaurant and commercial/retail/ office space as well as to the guests associated with the commercial accommodation.

Level 4 of the podium level car park will be specifically dedicated to the operational staff of the commercial accommodation and will be secured via a boom gate or roller shutter door.

Access to the podium level car park is proposed via a ramp accessed directly from the Edmondstone Place entry.

Commercial Accommodation & Ancillary Uses

With reference to Drawing Nos. SK107/G - SK111/A within the attached architectural drawings, circa 90 hotel suites are proposed within five (5) levels (Levels 5 – 9) above the podium level car park.

The hotel lobby is proposed to be provided at the ground floor level with a direct frontage to Cameron Avenue. The hotel lobby will comprise a business lounge as well as a number of back-of-house offices.

Ancillary uses to the hotel use include a small conference room with associated conference room kitchen and storage area (circa 90m^2), a gym (circa 60m^2), and back-of-house areas/facilities, such as staff amenities and storage areas, are proposed to be provided within the basement level. Back-of-house areas for the commercial tenancies and building services areas are also proposed to be provided within the basement.

Access from the hotel lobby to the basement, car parking and the hotel suites at Levels 5 – 9 will be via a lift core that terminates at Level 9.

Commercial Office Space

The two uppermost levels (Levels 10 and 11) are proposed to comprise circa 2,000m^2 of commercial/office space.

The commercial floorplates for both levels are not proposed to be divided into separate commercial tenancies or internally fitted-out as part of this Application. It is intended that such work would part of a future works consideration (as may be required and to the detail of the individual tenant needs). Despite this, both levels are proposed to be provided with basic amenities.

Access to the commercial office space will be via a separate lift core from the small commercial lobby proposed to be located at the ground floor level fronting Cameron Avenue. This lift core will also provide direct access to the basement and Levels 1 – 3 of the podium car park.

Landscaping

Landscaping will be provided as detailed in the Landscape Plans submitted with this Application.

The main frontage to Cameron Avenue, is proposed to be enhanced by the planting of two native street trees (*Eucalyptus mannifera*) within mass planting beds, verge feature pots planted with large shrubs and groundcovers, and saw-cut concrete paving (black oxide) interspersed with decorative paving bands. The area of the frontage associated with the main entrance to the Hotel lobby will be defined and highlighted by varying the saw-cut concrete paving to an exposed aggregate concrete.

The existing street trees along the Chandler Street frontage are proposed to be maintained and supplemented through improvement works to the verge, including decorative paving bands and saw-cut concrete paving (black oxide). The frontage to Edmondstone place does not currently comprise street trees and is proposed to be enhanced through the inclusion of a verge feature pot planted with large shrubs and groundcovers as well as hard landscaping features similar to those proposed within the Chandler Street frontage.

A small landscaped courtyard is proposed to be provided at the rear of the building. This courtyard is intended to be decorative only and will comprise gravel paving and a number of landscaped feature pots.

1.4 Territory Plan

Blocks 8 and 9 Section 48 are Zoned **CZ2 Business Zone. Figure 3** below shows the site in the context of the Territory Plan zoning as applicable to the site and the surrounding areas.

Detailed planning requirements for the site are identified in the Belconnen District Precinct Map/Code, Belconnen Precinct Map/Code and the Commercial Zones Development Code.

An assessment of the proposed development against the requirements of these Codes is provided at **Sections 5** and **6** below.

Figure 3: Zoning Overlay (ACTMAPi, September 2016)

1.5 Assessment Track Consideration

The proposed uses, being commercial accommodation, restaurant, shop and non-retail commercial use, are Merit Track assessable uses as per the CZ2 Zone Development Table in the Territory Plan and are permitted in the Crown Lease (as will be forthcoming from the consolidation proposal).

The proposal is to be assessed in the Merit Track.

1.6 Pre-Lodgement Consultation

Planning Regulation 20A (Planning and Development Regulation 2008 (as amended)) state that development proposals that meet the criteria below will be subject to mandatory pre-DA consultation – as required by Section 138AE of the *Planning and Development Act 2007*.

1. A development proposal for 1 or more of the following is prescribed:
   a) a building for residential use with 3 or more storeys and 15 or more dwellings;
   b) a building with a gross floor area of more than 5000m²;
   c) a building or structure more than 25m above finished ground level;
   d) a variation of a lease to remove its concessional status.

The proposal is a "prescribed development proposal" for a building with a gross floor area of more than 5,000m² and a height of more than 25m above finished ground level. The requirement is that the proponent must consult the community prior to lodging a development application as required by Section 138AE of the *Planning and Development Act 2007*.

The Proponent prepared and implemented a pre-DA Consultation Strategy to satisfy the pre-lodgement consultation requirements.

The Proponent plans to continue consultation with interested parties during the construction of the proposed development.

The Strategy commenced in August 2016 and comprised the following:

- A pre-application meeting with the Environment and Planning Directorate;

- Newspaper advertisements detailing the proposal and inviting members of the public to attend the Community Information (Drop-In) Session;
- Delivery of Information Packages and separate meetings with key neighbouring stakeholders;
- Delivery of information flyers to surrounding neighbours;
- A Community Information (Drop-In) Session held on Tuesday 23 August 2016; and
- An Information Package provided to the Belconnen Community Council and a presentation to the Executive Committee on Wednesday 31 August 2016.

At the consultation events undertaken and through the feedback received, it is generally noted that all comments relate to support of the proposal.

Details of the consultation strategy, implementation and outcomes are provided in the Consultation Report, which has been submitted with the Application.

2 Document List

Approved DA Form 1C provides an indication of the plans and documents that are required or may be expected to accompany a development application in the Commercial Zones.

Additional plans are also provided where necessary to describe particular details of the proposal. Below is a full list of documents included in this submission.

2.1.1 General

- DA Application Form (E Development Form)
- Letter of Appointment/Authority
- Statement Against Rules and Criteria (this Document)
- Access and Mobility Report
- Noise Management Plan
- Traffic Impact Assessment
- Wind Assessment
- Phase 1 Environmental Site Assessment (Block 8)
- Phase 1 Environmental Site Assessment (Block 9)
- Survey Plan

2.1.2 Architectural

- DA000/1 Cover Sheet
- DA001/1 Site Analysis Plan
- DA002/1 Draft Consolidation Plan (for information only)
- DA100/1 Basement – Hotel
- DA102/1 Ground Level - Hotel
- DA103/1 Level 1 - Car Park
- DA104/1 Level 2 - Car Park
- DA105/1 Level 3 - Car Park
- DA106/1 Level 4 - Car Park
- DA107/1 Level 5 - Hotel
- DA108/1 Level 6 - Hotel
- DA109/1 Level 7 - Hotel
- DA110/1 Level 8 - Hotel
- DA111/1 Level 9 - Hotel
- DA112/1 Level 10 - Commercial
- DA113/1 Level 11 Commercial
- DA114/1 Roof Plan
- DA115/1 Site Plan
- DA116/1 Solar Diagrams – June 21
- DA117/1 Area Plans
- DA204/1 South Elevation
- DA205/1 East Elevation
- DA206/1 West Elevation
- DA207/1 North Elevation
- DA208/1 Street Elevations
- DA300/1 Typical Section N-S
- DA301/1 Typical Section E-W
- DA302/1 Section Through Car Park
- DA303/1 Section Through Right Fire Stair
- DA900/1 Perspectives 1
- DA901/1 Perspectives 2
- DA902/1 Perspectives 3
- DA903/1 Perspectives 4
- DA904/1 Preliminary Contextual Perspective

2.1.3 Civil

- C001 Title Sheet, Drawing Index and Locality Plan
- C003 General Notes
- C102 Pollution Control Plan
- C104 Temporary Traffic Management Plan
- C107 Demolition Plan
- C301 General Arrangement Plan
- C302 Civil Details Plan
- C501 Turning Demonstration Plan
- C701 Waste Management Plan

2.1.4 Servicing & Water Sensitive Urban Design

- Site Servicing and Water Sensitive Urban Design Report
- External Public Lighting Design Statement
- Substation Location

2.1.5 Hydraulic

- H-DA-001 External Services Plan and Water Management Plan
- H-DA-001 External Services Plan and Water Management Plan (with Icon Water DA endorsement)

2.1.6 Waste

- Development Control Code for Best Practice Waste Management

2.1.7 Landscape

- L00 Cover Page
- TA-01 Tree Assessment
- LMPP01 Landscape Management and Protection Plan
- L01 Landscape Plan
- L02 Planting Plan

3 Belconnen Town Centre Master Plan

The Belconnen Master Plan was adopted by the ACT Government in September 2016.

The Master Plan seeks to encourage town centre living by the delivery of and integration of employment, public transport, retail, entertainment and recreation services and facilities. This includes the provision for increasing medium to high density residential development across the Town Centre.

The Master Plan envisions seven (7) distinct area or precincts around which the future spatial framework of the Town Centre is being delivered.

The subject site is located within the Cameron Avenue character precinct. According to the Master Plan, this precinct 'will undergo significant change from largely surface car parks to an area dominated by well-designed taller residential development. This also offers an opportunity to provide better integration with the University of Canberra.'

As shown in **Figure 4** opposite, the site is within close proximity to the Retail and Office, Residential Living, Foreshore and Margaret Timpson character precincts. The nature of these precincts in the future will provide for activities that are considered to co-locate well with the proposed uses on the site and within Section 48.

Figure 4: Master Plan Character Precincts (Extract from Belconnen Master Plan September 2016)

The location of the site in the context of the Master Plan precincts, which are primarily associated with residential/office and entertainment uses, provides a unique opportunity to provide a service and amenity that will support future residents and workers within these precincts.

The proposal will also complement the operations of the University of Canberra by improving the availability of commercial accommodation within the Belconnen Town Centre. Such accommodation could be used by the friends and family of graduating students as well as students enrolled in intensive/residential schools, which are conducted over short continuous periods, such as term breaks.

With the Belconnen Town Centre population expected to rise in excess of 8,400 people by 2031 and employment opportunities in the Town Centre expected to continue performing well, it is anticipated that the provision for commercial accommodation and supporting uses (as proposed) are likely to support residential, commercial and entertainment use activities proposed in this and the surrounding precincts. It will also help to meet any demand existing and/or created by the implementation of the Master Plan.

The Master Plan also foreshadows an opportunity for development of up to 18 storeys at the subject site (refer to **Figure 5**).

The Plan identifies the potential for other high development of up to 27 storeys for the land to the immediate east of the subject site (opposite Edmondstone Place).

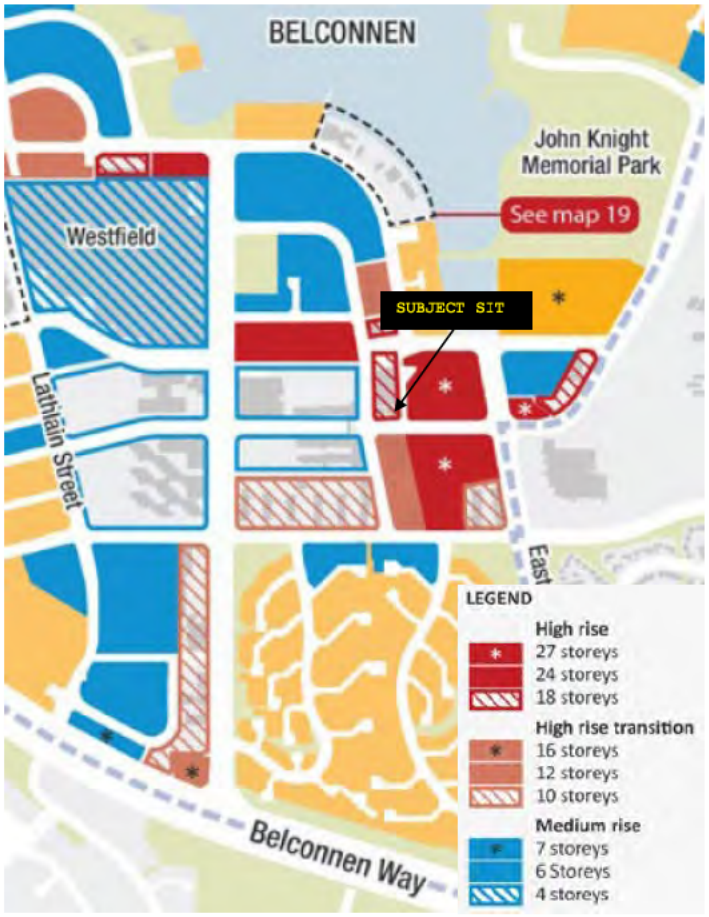


Figure 5: Master Plan Maximum Building Height (Extract from Belconnen Master Plan September 2016)

4 Applicable Codes

The *Planning and Development Act 2007* sets out the requirements for obtaining development approval for works (development) proposed to be undertaken, unless the works are specifically exempt from requiring such approval.

Section 113 of the Act explains the relationship between development proposals and development applications and states that:

> *(1) A person who has a development proposal may apply to the planning and land authority for approval to undertake the development proposed.*
>
> *(2) If an assessment track applies to a development proposal, the proposal is in that assessment track and that track must be followed in assessing the development application for the proposal.*

**Note: Our Underline.*

Development is defined under Section 7 of the Act as follows:

s7 Meaning of development

> *(a) building, altering or demolishing a building or structure on the land;*
>
> *(b) carrying out earthworks or other construction work on or under the land;*
>
> *(c) carrying out work that would affect the landscape of the land;*
>
> *(d) using the land, or a building or structure on the land;*
>
> *(e) subdividing or consolidating the land;*
>
> *(f) varying a lease relating to the land (other than a variation that reduces the rent payable to a nominal rent);*
>
> *(g) putting up, attaching or displaying a sign or advertising material otherwise than in accordance with a licence issued under this Act or permit under the Roads and Public Places Act 1937.*

**Note: Underlined text relates to those activities that is likely to be undertaken in the current proposal that are regarded as development under the Act.*

From the above, it follows that proposals for development **may** require DA approval and **if a specific assessment track applies**, then the proponent **must seek approval** from the Planning Authority.

Any proposal for development of the site is required to be in accordance with the applicable land use controls (as per the applicable zoning) for the site as set out in the Territory Plan (**the Plan**).

Section 115 of the *Act 2007* sets a hierarchy for consideration of the codes in the Territory Plan and states:

Application of inconsistent code requirements

(1) This section applies in relation to an application for development approval for a development proposal if —

(a) 2 or more codes apply to the proposal; and

(b) The requirements under each code (the code requirements) that apply to the proposal are inconsistent.

(2) If the code requirements of a precinct code and either a development code or a general code is inconsistent, the code requirements of the precinct code apply to the development proposal and not the code requirements of the development code or general code, to the extent of the inconsistency.

(3) If the code requirements of a development code and a general code are inconsistent, the code requirements of the development code apply to the development proposal and not the code requirements of the general code, to the extent of the inconsistency.

(4) If the code requirements of 2 or more precinct codes, development codes or general codes are inconsistent, the code requirements of the more recent code apply to the development approval and not the code requirements of the earlier code, to the extent of the inconsistency.

(5) To remove any doubt, a code requirement is not inconsistent with the code requirements of another code only because one code deals with a matter and the other does not.

This hierarchy should be kept in mind while interpreting the relevant Planning Controls, their relationship to the project and each other. All parts of the Territory Plan apply to a siting and design proposal unless it is not applicable given the context and location of the project, or subject to consideration under the hierarchy provisions and clearly in direct conflict with another control.

Blocks 8 and 9 Section 48 Belconnen are located within a CZ2 Business Zone. Development is subject to the requirements of the Territory Plan and the relevant Precinct, Development and General Codes as detailed in **Table 2** below.

This document considers the proposal's performance against the other Territory Plan regulations and controls as they apply to the development. The Territory Plan's name and numbering system has been retained to facilitate ease of reference between this document and the relevant parts of the Plan.

The assessment of the proposal against the Rules and Criteria has been described below. It is considered that in meeting and surpassing the requirements of the rules and criteria, the proposal is consistent with the objectives and principles that informed these rules/criteria.

Table 3: Assessment of Applicable Codes

Section	Plan or Code	Relevance
	National Capital Plan	Applicable – The site is subject to the Urban Areas Land Use Plan in the National Capital Plan. The site is not Designated land and/or subject to any special requirements or Development Control Plan requirements under the National Capital Plan. It is assumed that the Territory Plan controls are not inconsistent with the requirements of the National Capital Plan for the site and an application that successfully address the Territory Plan requirements will also be consistent with the general National Capital Plan Precinct controls for the locality.
10.2	Belconnen District Precinct Map/Code	Not relevant/no specific controls applicable to the site. No further assessment required.
10.1	Belconnen Precinct Map/Code	Relevant, see **Section 5**
4.2	Commercial Zones Development Code	Relevant, see **Section 6**
11.1	Parking and Vehicular Access General Code	Relevant, see **Section 7.1**
11.2	Bicycle Parking General Code	Relevant, see **Section 7.2**
11.3	Access and Mobility General Code	Requirements Met. Please refer to the Access Report submitted with this Application prepared by BCA Certifiers Australia Pty Ltd.
11.4	Crime Prevention through Environmental Design	Requirements Met. Please refer to the CPTED Risk Assessment presented at **Section 7.4** below.
11.10	Waterways: Water Sensitive Urban Design General Code	Relevant. Please refer to the relevant sections of the Precinct Code and relevant drawings.

5 Belconnen Precinct Map and Code

5.1 Introduction

The Belconnen Precinct Map and Code includes controls that apply to the whole of the Belconnen Precinct (including the Town Centre) in addition to site specific controls. The relevant controls (rules and criteria) are reproduced below along with how they are addresses by the proposed application.

These rules and criteria are taken from the Belconnen Precinct Map and Code, effective 14 December 2016.

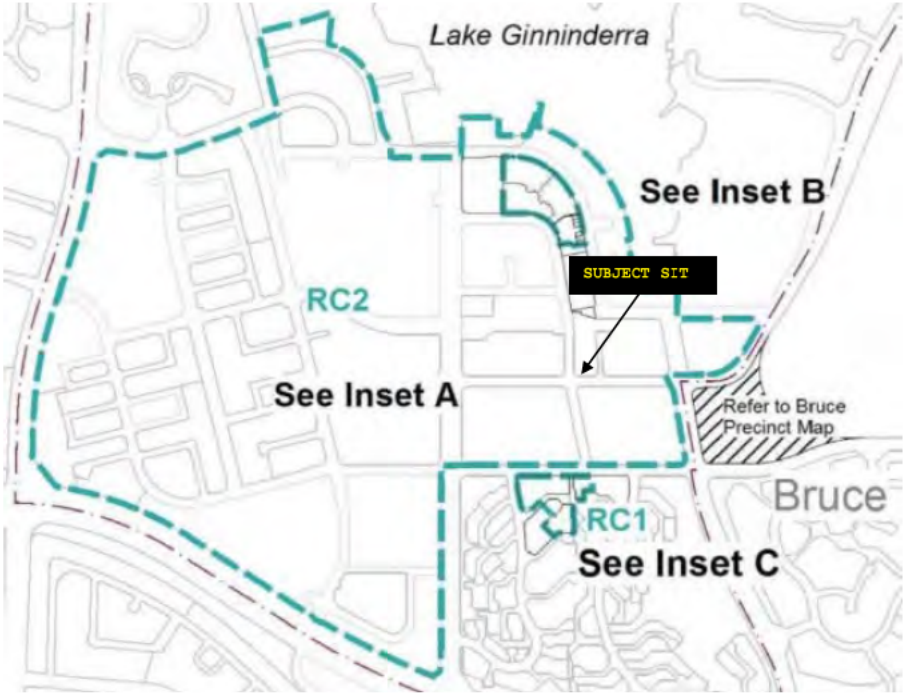


Figure 6: Extract from Belconnen Precinct Map/Code

The Belconnen Precinct Map/Code does not identify any site specific additional or prohibited (MT# or PD# overlays) uses other than those uses that are permitted within the CZ2 – Business Zone development table.

5.2 RC2 – Belconnen Town Centre

The Belconnen Precinct Code/Map applies to the division of Belconnen and the subject site is subject to the *RC2* overlay (see **Figure 6** above). Additional planning controls (rules and criteria) apply and these controls have been considered below.

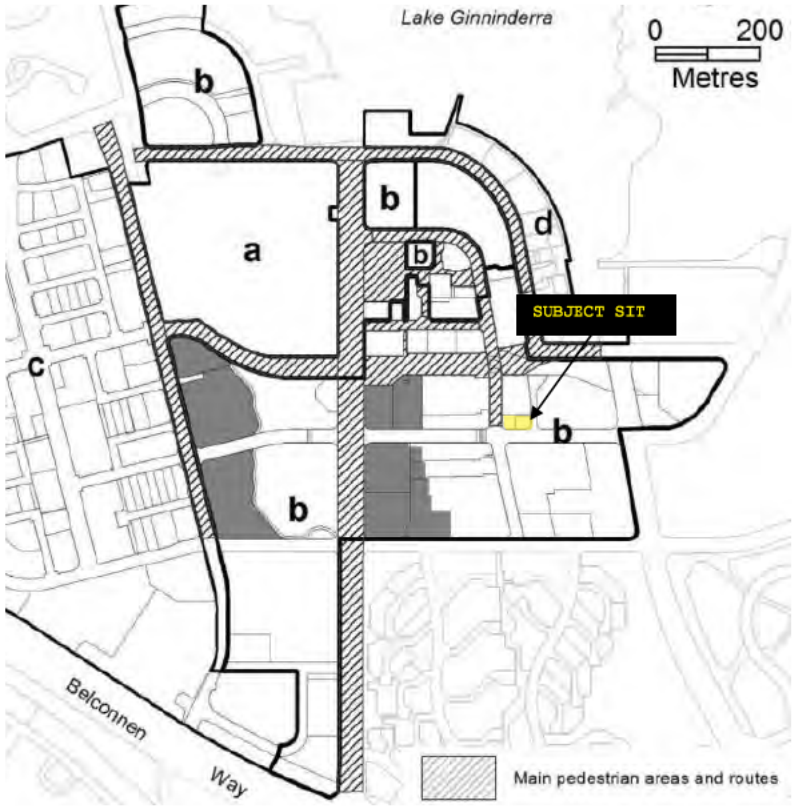


Figure 7: Extract from the Belconnen Precinct Map/Code Figure 1 (Territory Plan 12/2012)

Table 4 – RC2 Belconnen Town Centre

Rule	Criteria	Design Response
Element 2: Use		
2.1 Ground Floor Use		
R2 This rule applies to buildings in area a fronting the main pedestrian areas and routes shown in **figure 1.** Only the following uses are permitted on the ground floor level: a) business agency b) club c) community activity centre d) drink establishment e) financial establishment f) **hotel** g) indoor entertainment facility h) indoor recreation facility i) public agency j) **restaurant** k) **SHOP.**	C2 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.	Rule met. The ground floor of the building is proposed to contain the Hotel lobby and notionally two (2) restaurant tenancies and one (1) commercial/retail tenancy. These uses will generate activity thus enhancing the Belconnen Town Centre and local neighbourhood. A 3 metre wide awning is proposed along the frontages to Cameron Avenue, Chandler Street and Edmondstone Place (in part). This awning will maximise pedestrian amenity within the public domain during a wide range of weather conditions, which will further generate activity at the ground floor level.
There is no applicable rule.	C3 This criterion applies to buildings in **area b** fronting the main pedestrian areas and routes shown in **figure 1.** Buildings incorporate uses on the ground floor that generate activity in the public space.	Criteria met. With reference to **Figure 7** above, the site is located within **area b.** As stated above, the uses proposed at the ground floor level will generate activity within the public space, which is the adjacent road reserves/verges.
2.2 SHOP – Floor Area Limit		
R4 This rule applies to **area b** shown in figure 1. The maximum gross floor area of any SHOP is 200m².	C4 SHOPS are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.	Rule met. With reference to **Figure 7** above, the site is location within **area b.** The commercial/retail tenancy proposed at the ground floor level will have an area of circa 150m².

Rule	Criteria	Design Response
2.3 Office and Residential Use		
R5 This rule applies to **area d** shown in figure 1. The following uses are not permitted at the ground floor level: a) Office b) RESIDENTIAL USE	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The proposal is not situated within **area d.**
2.4 Service Station		
R6 This rule applies to the **shaded area** shown in **figure 1.** Development of a service station is only permitted in association with a structured car park.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The proposal is not situated within the **shaded area.**
2.5 Development on Nominated Car Parking Areas		
R7 This rule applies to the **shaded area** shown in **figure 1.** Development complies with all of the following: a) the existing number of car parking spaces is retained on the site and made available for public use at all times b) provides car parking that is generated by the development on site in accordance with the Parking and Vehicular Access General Code in addition to the spaces required by item a)	C7 Development achieves all of the following: a) any additional parking provision requirements (under the Parking and Vehicular Access General Code) for the development b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory	Not applicable. The proposal is not situated within the **shaded area.** The subject site does not comprise a nominated car parking area.
Element 3: Buildings		
3.1 Height of Buildings		
There is no applicable rule.	C8 This criterion applies to both **area a** and **area b** shown in **figure 1.** Buildings achieve all of the following:	Criteria met. With reference to **Figure 7** above, the site is situated within **area b.**

Rule	Criteria	Design Response
	a) consistency with the desired character	a) There is no numerical height limit for the site and as detailed at **Section 3** above, the Belconnen Master Plan foreshadows an opportunity for a development of up to 18 storeys at the site. The proposed development is 12 storeys in height, which is consistent with the type and scale of development that is expected to be sited and built within the Town Centre in accordance with the Master Plan. The proposal is not dissimilar to the typology of other taller mixed use developments sited within the Town Centre already.
	b) scale appropriate to the function of the use	b) The scale proposed is appropriate to the function of the mixed use and is considered to be compatible with other mixed-commercial developments within the Belconnen Town Centre.
	c) minimal detrimental impacts including overshadowing and excessive scale	c) With reference to the Shadow Diagrams submitted with this Application, the proposed development will create some overshadowing to the adjoining developments on the opposite side of Cameron Avenue between the hours of 9am and 3pm on the winter solstice. The shadow cast is narrow in width and will therefore, be relatively fast moving. The shadow cast will not impact the adjoining buildings for all hours between 9am and 3pm on the winter solstice.

Rule	Criteria	Design Response
		The overshadowing impact is considered to be appropriate within the Town Centre environment and in the context of the surrounding uses being primarily commercial in nature. No residential uses will be impacted by this proposal.
R9 This rule applies to **area d** shown in **figure 1.** The maximum number of storeys is: a) on the southern and western boundary of section 187 – 4 b) in all other cases – 2	C9 Buildings achieve consistency with the desired character.	Not applicable. The proposal is not situated within **area d.**
3.2 Active Frontage		
R10 This rule applies to buildings fronting the main pedestrian areas and routes shown in **figure 1.** Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level.	C10 Buildings achieve all of the following: a) direct pedestrian access from main pedestrian areas b) avoidance of extensive lengths of blank walls unrelieved by doors, display windows or the like	Rule met. With reference to **Figure 7** above, the site is adjacent to an area along Chandler Street, which has been identified as a main pedestrian area and route. As further detailed at R2 above, the ground floor of the building is proposed to contain a restaurant tenancy with a direct pedestrian access and frontage to the corner of Chandler Street and Cameron Avenue. Together with the overhead awning proposed, it is apparent that these uses will generate activity and maximise amenity within the Chandler Street public domain.
3.3 Materials and Finishes		
There is no applicable rule.	C11 This criterion applies to buildings in the area shown in **figure 1.** Building colours and materials are consistent with existing development within the particular town centre.	Criteria met.

Rule	Criteria	Design Response
		The proposed building design provides a well-considered use of materials, which consist of rendered and painted concrete panels, powder coated aluminium feature panels, cladding, louvers and privacy screens, and clear and obscure glazing. The materials selected are proposed to be of a neutral colour. The proposed building materials and colours are considered to be consistent with the existing development with the Belconnen Town Centre. The Colour Sample Schedule and Drawing Nos. DA204/1 – DA 207/1, which are submitted with this Application, provide further details regarding the materials proposed.
3.4 Setback to Lake Ginninderra		
There is no applicable rule.	C12 This criterion applies to **area d** shown in **figure 1.** Setbacks achieve all of the following: a) compatibility with the desired character b) retain a continuous plaza along the shore of Lake Ginninderra	Not applicable. The proposal is not situated within **area d.**

6 Commercial Zones Development Code

The Commercial Zones Development Code includes both Zone specific and general development controls. The relevant parts of the code that apply to this development include:

- Part A – General Controls
- Part B – Additional Controls for Town Centres
- Part G – Endorsement by Government Agencies (entities)

All of the relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposed Application. These rules and criteria are taken from the Commercial Zones Develooment Code, effective 29 July 2016.

6.1 Part A- General Controls

Rule	Criteria	Design Response
Element 1: Lease and development conditions		
1.1 Approved lease and development condition		
R1 This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters: a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface	C1 The development meets the intent of any approved lease and development conditions	Not Applicable. Lease and development conditions have not been created for the subject blocks.

Rule	Criteria	Design Response
j) vehicle access k) parking l) solar access m) private open space n) landscaping o) water sensitive urban design. Approved lease and development conditions for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.		
Element 2: Use		
R2 A development proposal does not reduce the range of community or recreation facilities available.	C2 A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand	Not Applicable. The proposed development does not reduce the range of community or recreation facilities available to the community in this locality.
Element 3: Buildings		
3.1 Building Design and Material		
There is no applicable rule.	C3 Buildings achieve all of the following: a) a contribution to the amenity and character of adjacent public spaces b) interesting, functional and attractive facades that contribute positively to the streetscape and pedestrian experience	Criteria met. a) The building will activate the street frontages and improve the character of public spaces adjoining the subject site. The design is in a contemporary style that will complement the Town Centre locality by being a high quality, architecturally designed building, that will be constructed from durable high quality materials. b) The proposed development will provide an interesting and aesthetically pleasing facade that contributes positively to the streetscapes along Chandler Street, Cameron Avenue and Edmondstone Place.

Rule	Criteria	Design Response
		The generous overhead awning at the ground floor level will improve the pedestrian experience as they transition through the space.
	c) minimal reflected sunlight	c) The proposed development incorporates solid building elements and design features that aim to minimise reflected sunlight from glazed surfaces and other façade treatments.
	d) articulated building forms	d) The proposed building form is well articulated through the use of the following design solutions: ▪ The lower level awning, podium structure and setbacks at the upper levels work to articulate a clearly defined base, middle and top to the proposed building. ▪ Well composed vertical and horizontal elements and the carefully considered use of a variety of materials, finishes and colours, work together to create a modern contemporary and sculptured design. ▪ Revealing and concealing certain elements, such as deeper/recessed and/or projecting window sets, façade protrusions, architectural elements and fin walls create shadow play and visual interest in breaking the façade at key points in its expanse.

Rule	Criteria	Design Response
		▪ Changes in texture and materials alter the prominence of elements in the façade and draw the eye to key moments in the design.
There is no applicable rule.	C4 Buildings are of permanent construction.	Criteria met. The design and materiality of the proposed commercial building is of permanent construction.
3.2 Plant and Structures		
There is no applicable rule.	C5 Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.	Criteria met. Plant and service structures have been integrated into the building design and will be screened from the public domain. Refer to the Elevation Plans and Perspective Images submitted with this Application for further details.
3.3 Car Parking Structures		
There is no applicable.	C6 Car parking structures integrate with the built form of adjacent existing development.	Criteria met. The proposed car parking is integrated into the building fabric and consists of four (4) levels of podium car parking at levels 1 -4 of the building. This podium structure will present as an integrated element into the building forming the 'base' element in the design composition.

Rule	Criteria	Design Response
3.4 Materials and Finishes		
There is no applicable rule.	C7 Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:	Criteria met.
	a) transparency is maximized	a) to maximise access to natural light and the current views toward Lake Ginninderra (to the north/northeast), the southern and northern building facades above the podium include a large percentage of glazing. This enable the deep penetration of natural light into the Hotel suites and upper level commercial/office spaces.
	b) reflectivity is minimized	b) As detailed at C3 above, reflectivity of the façades will be minimised through the appropriate articulation of building elements and use of architectural features, such as fin walls. For instance, shadows will be created throughout the day due to the vertical building slots and deeper/recessed and projecting window sets with architectural element protrusions that create shading structures, which effectively minimise the opportunity for obtrusive reflectivity from the glazed elements.
	c) shadow profiles or visible joint detailing are included	c) Refer to b) above.
	d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.	d) Refer to d) at C3 above.

Rule	Criteria	Design Response
3.5 storage		
R8 Outdoor storage areas comply with all of the following: a) are located behind the building line b) are screened from view from any road or other public area c) do not encroach on car-parking areas, driveways, or landscape areas.	C8 Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.	Not applicable. No outdoor storage areas are proposed. All storage areas are integrated into the building structure and are not visible from the public domain.
3.6 Wind		
There is no applicable rule.	C9 This criterion applies to buildings with a **height of building greater than 19m but less than 28m.** The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.	Not applicable. The proposed building height is greater than 28 metres above ground level.
R10 This rule applies to buildings with a **height of building greater than 28m.** As a consequence of the proposed development wind speeds do not exceed the following: a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) – 10m/s b) All other adjacent streets and public places – 16 m/s. Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person	This is a mandatory requirement. There is no applicable criterion.	Rule met. A Wind Assessment has been prepared by WSP Buildings Pty Ltd and forms part of the documentation submitted with this Application. The results of the Assessment indicate that wind speeds surrounding the development are unlikely to exceed 10m/s and therefore, can be considered to be within the comfort and safety wind limits. The Assessment also found that with targeted design initiatives, street level wind speeds would remain below the maximum wind criteria specified.

Rule	Criteria	Design Response
3.7 Ventilation		
R11 This rule applies to buildings used or proposed to be used for one or more of the following: a) food retail b) Restaurant. All exhaust and ventilation systems are installed and operated to comply with Australian Standard AS1668.1 The Use of Ventilation and Air-conditioning in Buildings.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Ventilation systems for the restaurant tenancies would be installed and operated to comply with AS1668.1. Details of this would be provided at the detailed design phase for the building approval and confirmed before and Certificate of Occupancy is issued.
3.8 Shopping Arcades and Malls – CZ3		
R12 This rule applies to **CZ3**. Internal shopping arcades or malls are not permitted	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The land is not zoned **CZ3**.
3.9 Supportive Housing and Residential Care Accommodation		
R13 All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The development does not propose supportive housing and/or residential care accommodation.
Element 4: Site		
4.1 Landscaping		
There is no applicable rule.	C14 Landscaping associated with the development achieves all of the following: a) response to site attributes, including streetscapes and landscapes of documented heritage significance	Criteria met. a) The proposed landscaping responds to the site's attributes by enhancing and improving the Chandler Street, Cameron Avenue and Edmondstone Place streetscapes adjoining

Rule	Criteria	Design Response
		the proposed building.
	b) appropriate scale relative to the road reserve width and building bulk	b) The proposed landscaping is in-keeping with the scale of the proposed mixed-commercial building and will improve the public domain along the Chandler Street, Cameron Avenue and Edmondstone Place frontages.
	c) vegetation types and landscaping styles which complement the streetscape	c) The proposed landscaping scheme utilises plant species that are appropriate to the scale of the spaces in which they are to be planted and will enhance the amenity and complement the streetscape of the Chandler Street, Cameron Avenue and Edmondstone Place frontages.
	d) integration with parks, reserves and public transport corridors	d) The site and its connection to the existing pedestrian path network and awning provision will integrate with the adjoining and adjacent public spaces by activating the Chandler Street, Cameron Avenue and Edmondstone Place frontages. The site is integrated into public transport services that operate within the Town Centre along Cameron Avenue and Chandler Street.
	e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings	e) The proposed landscaping will not adversely affect the structure of the proposed building. Adequate spacing and suitable species selection are provided where trees are in close proximity to the building and awning.
	f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting	f) The proposed landscaping will contribute to the amenity at the street level by providing additional shade during summer. This shade will be additional

Rule	Criteria	Design Response
	winter sunlight to outdoor and indoor living areas	to that cast by the awning.
	g) minimal overlooking between buildings	g) Not applicable.
	h) satisfies utility maintenance requirements	h) The landscape design provides for maintenance access and utility requirements, such as access paths and clear zones to services. The planting itself is designed to be low maintenance and utilises species with good drought tolerance.
	i) minimises the risk of damage to aboveground and underground utilities	i) The proposed plant species do not have invasive root systems and are located at appropriate distances from above and below ground utilities.
	j) screens aboveground utilities	j) Not applicable.
	k) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections	k) The proposed landscape design provides adequate sightlines for both vehicles and pedestrians at the street corners and at the intersection of pedestrian paths and driveways.
	l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.	l) The landscape design does not obscure or obstruct building entries, paths or driveways. The design ensures clear sightlines to improve pedestrian safety.
	C15	
There is no applicable rule.	Tree planting in and around car parks provides shade and softens the visual impact of parking areas.	Not applicable. Car parking is proposed within the podium level car park.
4.2 Lighting		
R16 External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.	This is a mandatory requirement. There is no applicable criterion.	Rule met.

Rule	Criteria	Design Response
		Refer to the External Lighting Design Statement prepared by Services 4 Buildings Pty Ltd, which states that AS1158.3.1 will be met.
R17 All external lighting provided is in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	C17 Light spill is minimised.	Rule met. Refer to the External Lighting Design Statement prepared by Services 4 Buildings Pty Ltd, which states that AS4282 will be met.
4.3 Easements		
R18 Buildings do not encroach over easements or rights of way.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. With reference to ACTMAPi 2016, there are no easements or rights of way within the subject site.
Element 5: Access		
5.1 Access		
There is no applicable rule.	C19 Driveways and pedestrian entrances to the site are clearly visible from the front boundary	Criteria met. Entry to the podium level car park, service area and pedestrian entrances to the building will be easily distinguishable and visible from public pathways and streets around the site.
R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.	C20 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.	Criteria met. Vehicular access to the podium level car park and service area/loading dock is located on Edmondstone Place, which is similar to the existing arrangement. The vehicular entrance will not dominate the street frontage or conflict with pedestrian and/or vehicle movements along Edmondstone Place. This proposal seeks to utilise an existing access arrangement, which is located away from the pedestrian activity area along Chandler Street.

Rule	Criteria	Design Response
5.2 Traffic generation		
There is no applicable rule.	C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.	Criteria met. Please consider the Traffic Assessment submitted with this Application, which demonstrates that the road capacity is adequate to support the proposed development.
5.3 Service access and delivery		
R22 Goods loading and unloading facilities comply with all of the following: a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction. **Note:** Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.	C22 Facilities for the loading and unloading of goods achieve all of the following: a) safe and efficient manoeuvring of service vehicles b) does not unreasonably compromise the safety of pedestrians c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway d) does not unreasonably effect on-street or off-street car parking e) adequate provision for the manoeuvring of vehicles	Rule met. Loading and unloading facilities are provided at the ground floor level within the site (and within the confines of the proposed building envelope). With reference to the Engineering documentation submitted with this Application, service vehicles will be able to enter and leave the site in a forward direction.

Rule	Criteria	Design Response
Element 6: Noise		
6.1 Potentially Noisy Uses		
R23 This rule applies to any of the following: a) club b) drink establishment c) emergency services facility d) hotel e) indoor recreation facility f) industry (except light industry) g) indoor entertainment facility h) outdoor recreation facility i) restaurant. Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use. Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Please refer to the Noise Management Plan prepared by WSP Parsons Brinckerhoff Pty Ltd submitted with this Application.
Element 7: Environment		
7.1 Water sensitive urban design		
R24 This rule applies to sites 5000m² or larger. The average annual stormwater pollutant export is reduced for all of the following:	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is less than 5,000m²

Rule	Criteria	Design Response
a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls. Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.		
R25 This rule applies to sites 2000m² or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm even b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is less than 2,000m²

Rule	Criteria	Design Response
R26 This rule applies to sites 2,000m² or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m2 of impervious area, and its release over a period of 1 to 3 days b) runoff peak flow for the 3 month ARI storm to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days. Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is less than 2,000m²
R27 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Please refer to the Water Sensitive Urban Design Information provided by THCS (ACT) Pty Ltd submitted with this Application.
There is no applicable rule.	C28 Underground piping of natural storm water overland flow paths is minimised	Not applicable. There are no natural overland flow paths on the site. Stormwater would be managed on the site as shown in the Water Management Plan prepared by THCS (ACT) Pty Ltd.

Rule	Criteria	Design Response
7.2 Earthworks		
There is no applicable rule.	C29 The extent of earthworks is minimised.	Criteria met. Where possible, the earthworks required to support the proposed development, have been minimised and are in keeping with the requirements of the proposed development outcomes that this proposal seeks to implement.
7.3 Tree Protection		
R30 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees c) is a declared site. The authority shall refer the development application to the Conservator or Flora and Fauna. Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application. Note 2: Protected tree and declared site are defined under the Tree Protection Act 2005.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is not a declared site of a registered tree and does not contain any protected trees.
R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory.	C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory.	Rule met. There are no regulated trees on the site.

Rule	Criteria	Design Response
7.4 Heritage		
R32 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council. Note: The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is not registered under the Heritage Act.
Element 8: Subdivision		
8.1 Subdivision		
R33 Subdivision is only permitted where all of the following are met: a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subdivision is not proposed as part of this Application.
Element 9: Demolition		
9.1 Statement of endorsement		
R34 The development application for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan	This is a mandatory requirement. There is no applicable criterion.	Information in relation to services decommissioning and reconnection are included in this submission for consideration and endorsement by the relevant Utility providers and network owners and operators.

Rule	Criteria	Design Response
b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.		
R35 This rule applies to one of the following: a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority. A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following: a) is a licensed disposal facility in the ACT b) another site outside the ACT. If hazardous materials, including asbestos, are to be transported for	This is a mandatory requirement. There is no applicable criterion.	Hazardous material assessments were prepared for Blocks 8 and 9 Section 48 Belconnen and the findings of these assessments are included in the Phase 1 reports submitted with this Application. Hazardous materials will be appropriately managed in the demolition of the existing buildings as per the statutory requirements and in line with best practice management regimes.

Rule	Criteria	Design Response
disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site. An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site. Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.		
Element 10: Neighbourhood plans		
10.1 Consideration		
There is no applicable rule.	C36 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	Not applicable. There is no Neighbourhood Plan that relates to the site.

6.2 Part B – Additional Controls for Town Centres

Rule	Criteria	Design Response
Element 11: Use		
11.1 Consideration		
R37 This rule applies **CZ2**. The maximum gross floor area for a shop is 200m².	C37 Shops are limited to a scale appropriate to providing convenience shopping and personal services for the local workforce and residents.	Rule met. The commercial/retail tenancy proposed at the ground floor level will have an area of circa 150m².
R37A This rule applies **CZ3**. The maximum gross floor area for a supermarket or a shop selling food is 200m².	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is zoned **CZ2**.

Rule	Criteria	Design Response
	C38	
There is no applicable rule.	Buildings fronting main streets incorporate uses that generate activity or provide for service trades at the ground floor level.	Criteria met. The ground floor of the building is proposed to contain the Hotel lobby and notionally two (2) restaurant tenancies and one (1) commercial/retail tenancy. These uses will generate activity thus enhancing the Belconnen Town Centre and local neighbourhood/this locality of the Town Centre. A 3 metre wide awning is proposed to be provided along the frontages to Cameron Avenue, Chandler Street and Edmondstone Place (in part). This awning will maximise pedestrian amenity within the public domain during a wide range of weather conditions, which will further support the generation of activity at the ground floor level.
Element 12: Buildings		
12.1 Materials and Finishes		
	C39	
There is no applicable rule.	Building colours and materials are consistent with existing development within the particular town centre.	Criteria met. Refer to the Colour Sample Schedule and Drawing Nos. DA204/1 - DA 207/1, which provide details regarding the materials proposed. The proposed building design provides a well-considered use of materials, which consist of rendered and painted concrete panels, powder coated aluminium feature panels, cladding, louvers and privacy screens, and clear and obscure glazing. The materials selected are proposed to be of a neutral colour. The proposed building materials and colours are considered to be consistent with the existing development with the Belconnen Town Centre.

Rule	Criteria	Design Response
12.2 Number of Storeys – CZ3		
R40 This rule applies to **CZ3** The maximum number of storeys is 2.	C40 Buildings achieve all of the following: a) Consistency with the desired character b) Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space	Not applicable. The site is zoned **CZ2**.

6.3 Part G – Endorsement by Government Agencies (Entities)

Rule	Criteria	Design Response
Element 20: Loading and unloading facilities		
20.1 Goods		
R62 Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
Element 21: Waste Management		
21.1 Management of Construction Waste		
R63 This rule applies to development that is likely to generate more than 20m³ of waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. Notes:	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.

Rule	Criteria	Design Response
1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. 2. TAMSD may endorse departures.		
21.2 Post Occupancy Waste Management		
R64 Post occupancy waste management facilities are to be endorsed by TAMS. Note: TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
R65 A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.	C65 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Criteria met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
Element 22: Utilities		
22.1 Utilities		
R66 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. With reference to ACTMAPi 2016, there are no registered easements on the site.

Rule	Criteria	Design Response
R67 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Notes: 1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained 2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application

Rule	Criteria	Design Response
R68 All new permanent or long-term electricity supply lines are underground.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Electricity supply lines will be installed underground. Refer to the Substation Location Documentation submitted with this Application.
R69 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
Element 23: Environmental Management		
23.1 Erosion and Sediment Control		
R70 This rule applies to sites greater than 3,000m². Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority. Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011. Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011. Note: A condition of development approval may be imposed to ensure compliance with this rule.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The site is less than 3,000m².

Rule	Criteria	Design Response
R71 This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority. Supporting document: Environmental site assessment report endorsed by Environment Protection Authority	This is a mandatory requirement. There is no applicable criterion.	Please consider the Phase 1 assessments submitted with this Application. Any works required to appropriately mange the removal of contamination and hazardous materials will be included in the demolition phase of the construction in accordance with the statutory requirements and as per the EPA's instruction as applicable.

7 Territory Plan General Codes

7.1 Parking and Vehicular Access General Code

The general design and vehicular access requirements of the Parking and Vehicular Access General Code have been addressed in the Traffic Impact Assessment prepared by Graeme Shoobridge Advisory Services, which has been submitted with this Application.

7.2 Bicycle Parking General Code

The Bicycle Parking General Code details the requirements for end of trip cycling facilities. Table 1 details the types of development that are required to comply with the Code, which includes Hotel, Restaurant, Office and Shop uses.

Detailed Bicycle parking space requirements from the code are:

Use	Resident / Employee Parking (Class 1 or 2)	Visitor Parking (Class 3)	Remissions	Response
Hotel	1 per 100m² bar floor area after the first 100m² bar floor area PLUS 1 per 400m² of lounge and beer garden after the first 400m² of lounge and beer garden PLUS 1 per 80 guest bedrooms after the first 50 bedrooms	1 per 25m² bar floor area after the first 25m² bar floor area PLUS 1 per 100m² of lounge and beer garden after the first 100m² of lounge and beer garden PLUS 1 per 30 guest bedrooms after the first 30 bedrooms (minimum 2 Class 3	Where the requirement for Class 1 and 2 Bicycle Parking Spaces calculated using Table 2 is four Bicycle Parking Spaces or fewer, storage space may be substituted for some or all of the required Class 1 and 2 Bicycle Parking Spaces. To be eligible, storage space must be: a) secure; and b) on site; and c) contain an unobstructed envelope with minimum dimensions of 1.8m long, 0.7m wide and 1.1m high for each Bicycle Parking Space substituted; and	Based on the 90 hotel suites proposed, a total of one (1) Class 1 or 2 spaces for the Hotel Resident/Employee and two (2) spaces for Hotel Visitors (Class 3) is required. The location of the required bicycle parking is shown within the podium level car park. Further details of the bicycle parking will be documented in the civil drawings for construction.

		Bicycle Parking Spaces)	meet the design requirements specified at Part 4 of the Guidelines.	
Office	1 per 250m² GFA after the first 250m² GFA	1 per 950m² GFA after the first 400m² GFA	As above.	Based on the circa 2,000m² of office space proposed, a total of seven (7) Class 1 or 2 spaces for Employees and two (2) Class 3 spaces for Visitors are required. The location of the required bicycle parking is shown within the podium level car park. Further details of the bicycle parking will be documented in the civil drawings for construction.
Restaurant	1 secure (class 1 or 2) space per 400m² GFA after the first 400m² GFA.	1 visitor (class 3) space per 200m² GFA after the first 200m² GFA (minimum 2)	As above.	Based on the notional 460m² of restaurant space proposed, a total of one (1) Class 1 or 2 space is required for the Employees and one (1) Class 3 space for Visitors are required. The location of the required bicycle parking is shown within the podium level car park. Further details of the bicycle parking will be documented in the civil drawings for construction.
Shop	1 per 500m² GFA after the first 500m² GFA	1 per 300m² GFA (minimum 2)	As above.	No bicycle parking spaces are required based on the notional 148m² of shop space proposed.

7.3 Access and Mobility General Code

The requirements for the Access and Mobility General Code have been addressed in Access and Mobility Report prepared by BCA Certifiers Australia Pty Ltd, which has been submitted with this Application.

7.4 Crime Prevention Through Environmental Design General Code

The following is an assessment against the Crime Prevention Through Environmental Design General Code rules and criteria as per the statutory requirement for Development Assessment. The Table includes the Code requirements as well as a statement of performance against the criteria listed as applicable.

Criteria			Response
Neighbourhood Design			
C1	R	C	Criterion satisfied.
Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.		✓	The design has been prepared while having regard to the CPTED Guidelines, including the ACT Crime Prevention and Urban Design Resource Manual.
General Code			
C2	R	C	Criterion satisfied.
The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.		✓	Table 1 identifies the development type (i.e. Hotel, Restaurant, Office and Shop) as a development which triggers the requirement for an assessment against the CPTED General Code. The design meets the Code as outlined in this Assessment.
Open Space and Community (shared) Areas			
C3	R	C	Criterion satisfied.
Natural surveillance of open space and community areas is provided by:			
a) locating to adjacent activity centres;		✓	The Hotel, Office, Shop and Restaurant uses are activity generators and are positioned so as to provide surveillance over the adjoining public domain. Surveillance of the podium level car park is achieved by the generated activity of vehicular and pedestrian traffic within this space.
b) encouraging pedestrian (or cyclist) movement through the space;		✓	Accessible paths of travel are provided for around the development to facilitate this requirement.
c) ensuring clear site lines from, and between, buildings and open space areas, community areas; and		✓	Clear sightlines from the adjoining active frontages of the building and along verges are provided through the design of the building and use of glazing in the Hotel lobby, restaurant and shop fronts.

Criteria			Response
d) designing out any entrapment spaces.		✓	Entrapment opportunities have been minimised throughout the design and detailing of the building façades, both externally and internally to common and public areas; around the building, podium level car park and the streetscape landscape design as presented.
C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	R	C ✓	Criterion satisfied. Planting at the street level has been designed to maintain sightlines along paths of travel, whilst minimising the potential for entrapment and concealment. Refer to the Landscaping Plans submitted with this Application.
C6 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.	R	C ✓	Criterion satisfied. The plants selected will be sturdy to promote their establishment. Refer to the Landscaping Plans submitted with this Application.
C7 Plant material, such as creepers or low hedges may be used to deter access and limit the opportunity for graffiti on fences and walls.	R	C ✓	Criterion satisfied. Use of building materials limits the opportunity for anti-social behaviour such as graffiti on building facades and allow cleaning and/or replacement if damaged.
C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	R	C ✓	Criterion satisfied. Planting and hard landscaping have been appropriately used to delineate movement at the interface with the public realm. Refer to the Landscaping Plans submitted with this Application.
Children's Play Area			
C9 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	R	C	Not applicable. No children's play areas are proposed.

Criteria			Response
C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	R	C ✓ ✓ ✓	Criterion satisfied. a) Lighting of public spaces will be designed in accordance with AS1158.3.1. Refer to the Lighting Documentation included in this submission. b) Internal lighting will be designed in accordance with AS1158 Part 2. Refer to the Lighting Documentation included in this submission. c) The Lighting Documentation submitted with this Application states that the external lighting proposed will comply with the relevant Australian Standards.
C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	R	C ✓ ✓ ✓ ✓ ✓ ✓	Criterion satisfied. The Architectural Plans and the External Lighting Design Statement included in this submission demonstrate that the development: a) includes regularly spaced lighting fixtures to internal areas, communal/public spaces and building entrances providing adequate and consistent levels of lighting throughout the site at night time. b) Includes lighting to the driveway entry and along all pathways throughout the site. c) Minimises the casting of shadows through the use of cut-off light fixtures to external building façades. d) If directional signage is proposed it will be lit. e) Includes wall mounted lighting to provide ease of identification of entry points at night. f) Provides adequate lighting levels to common/public areas and buildings to permit surveillance between interior and external spaces.
C12 Areas that are not intended for night time use are not lit and are closed off to pedestrians.	R	C ✓	Criterion satisfied. All spaces intended to be accessible at night time are well lit for this purpose (as required by Australian Standards)

Criteria			Response
C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	R	C ✓	Criterion satisfied. External light fixtures will be of a type that resists opportunities for vandalism. Refer to External Lighting Design Statement included in this submission.
Signs			
R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection	R ✓	C	Rule satisfied. Any directional signage required within the development will adhere to the requirements of AS1742.10 where applicable.
C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	R	C ✓ ✓ ✓	Criterion satisfied. Any directional signage (if required) will comply as they: a) will be made visible from a distance at all times. b) Will be maintained and where possible located away from any growing vegetation. c) Will be placed in locations appropriate to show directions to public amenities and entrances (as applicable).
C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	R	C ✓ ✓	Criterion satisfied. Any directional signage (if required) will be made to be legible for all users: a) signs will be clear and fit these criteria where appropriate. b) No excessive signs will be used, and signage will be created with a hierarchy system where required.
Interface Between Buildings and Public Realm			
C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	R	C ✓	Criterion satisfied. The separate building entrance for the Hotel, offices, restaurants and shop are easily identifiable and provide clear and easy access to users from the adjoining streets and pathway network. The building design and streetscape landscaping along the pathways to the entries minimise opportunities for entrapment.

Criteria			Response
C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	R	C ✓	Criterion satisfied. Clear sightlines from the Hotel lobby and separate Office lobby are clear and supported by appropriate lighting to maximise opportunities for surveillance. Direct paths of travel to the lobbies, which will be secured after hours, are provided. The podium level car park is secured and accessible from within the building.
C19 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.	R	C ✓	Criterion satisfied. The proposed building envelope is designed to minimise opportunities for entrapment and hiding along main pedestrian access areas (south, east and west facades) whilst opportunities for surveillance from adjoining commercial buildings would be available. The eastern façade is designed to be optimised for service activities and vehicular access. Through appropriate design, pedestrians are not encouraged to enter or use this space other than passing by. Notwithstanding, this area will be adequately lit to promote CPTED safety principles.
C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	R	C ✓	Not applicable. No balconies are proposed.
C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	R	C ✓	Not applicable. The ground floor of the proposed building will be built to all site boundaries. The design of the building at this level will minimise potential for hiding and/or entrapment.

Criteria			Response
C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	R	C ✓ ✓ ✓	Criterion satisfied. a) The building palette includes durable materials with high quality finishes that have been selected to deter vandalism and graffiti, minimising ongoing maintenance requirements for the development. \ b) The building has been designed with easy maintenance (and replacement) for its expected lifetime. c) The building materials have been selected to minimise the opportunity for facilitating unauthorised access to the building. Service and utility infrastructure is located within areas with good surveillance from public and semi-private spaces, which will deter unauthorised access to these spaces.
Pedestrian Routes, Bicycle Paths and Lanes			
C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	R	C ✓	Criterion satisfied. The pedestrian routes along the front and side of the development have been designed in a way which maximises natural surveillance. These areas have been kept open to allow users to observe and survey their path of travel and to increase safety. Overlooking from the commercial/retail tenancies at the ground floor levels will maximise surveillance of these pathways.
C24 Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	R	C ✓	Criterion satisfied. Clear and legible access routes are provided within and to/from the site (connecting ultimately to Cameron Avenue as well as Edmondstone Place and Chandler Street). This minimises the need for signage whilst also enabling overlooking from the ground floor Hotel lobby and commercial/retail tenancies.

Criteria			Response
C25 Security of pedestrian routes, bicycle paths and lanes are provided by: a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	R	C ✓ ✓	Criterion satisfied. a) Pedestrian areas surrounding the development site appropriately lit for movement after dark at present. Pedestrian routes to the building are direct to promote the safety and legibility and will be lit as per the requirements of the relevant Australian Standards. Refer to the External Lighting Design Statement submitted with this Application. b) Not applicable. The proposal does not include any pedestrian laneways or dead-ends.
C26 When planting adjacent to pedestrian/bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	R	C ✓ ✓	Criterion satisfied. Any and all landscaping has been designed with CPTED principles in mind. a) Maintaining open sightlines within the adjoining public domain has been a priority in the streetscape landscape design. The trees will be clear cut below the canopy and supplemented with low plantings. b) Dense planting areas are not proposed. Refer to the Landscaping Plans included with this submission.
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	R ✓	C	Rule met. The pathways will be designed to the relevant standard as part of the detailed design phase.
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	R	C	Not applicable. No public cycleway infrastructure is proposed.

Criteria			Response
Pedestrian Underpass and Overpasses			
C29 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	R	C	Not applicable. No pedestrian underpass is proposed.
C30 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians	R	C	Not applicable. No pedestrian overpass is proposed.
Bus Interchange, Bus Stops and Taxi Ranks			
C31 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) here are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc	R	C	Not applicable. No bus stops or taxi ranks are proposed.
C32 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.	R	C	Not applicable. No bus stops or taxi ranks are proposed.

Criteria			Response
C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	R	C	Not applicable. No bus stops or taxi ranks are proposed.
C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	R	C	Not applicable. No bus stops or taxi ranks are proposed.
Automatic Teller Machines			
C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	R	C	Not applicable. Not ATM is proposed.
C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders	R	C	Not applicable. Not ATM is proposed.
C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	R	C	Not applicable. Not ATM is proposed.
C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	R	C	Not applicable. Not ATM is proposed.
Local Waste Storage Facilities			
C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	R	C ✓	Criterion satisfied. A waste enclosure is located within the building adjacent to the loading/unloading dock. The waste enclosure does not provide entrapment opportunities in its day-to-day functioning.
Local Utility Facilities			
C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	R	C ✓	Criterion satisfied. All plant and service equipment is appropriately secured, attached to, within the building envelope that is well surveyed from surrounding buildings and/or areas.

Criteria			Response
			Refer to the Architectural Plans indicating the location of the utility infrastructure.
Delivery and Storage Facilities			
C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	R	C ✓ ✓	Criterion satisfied. a) Delivery areas for the Hotel and commercial/retail tenancies have been fitted within the rear of the building and are not isolated from the operations they support. b) Storage for the Hotel and commercial/retail tenancies is provided within the basement.
Public Toilets			
C42 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.	R	C	Not applicable. No public toilets are proposed as part of this development.
Public Telephones			
C43 Public telephones are located in obvious locations, are well lit and well signposted, e.g. near bus stops or taxi ranks.	R	C	Not applicable. No public telephones are proposed as part of this development.

7.5 Water Sensitive Urban Design General Code

Refer to responses to the relevant sections of the Commercial Zones Development Code as presented at **Section 6** above.

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

1 BASEMENT - HOTEL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
BASEMENT - HOTEL

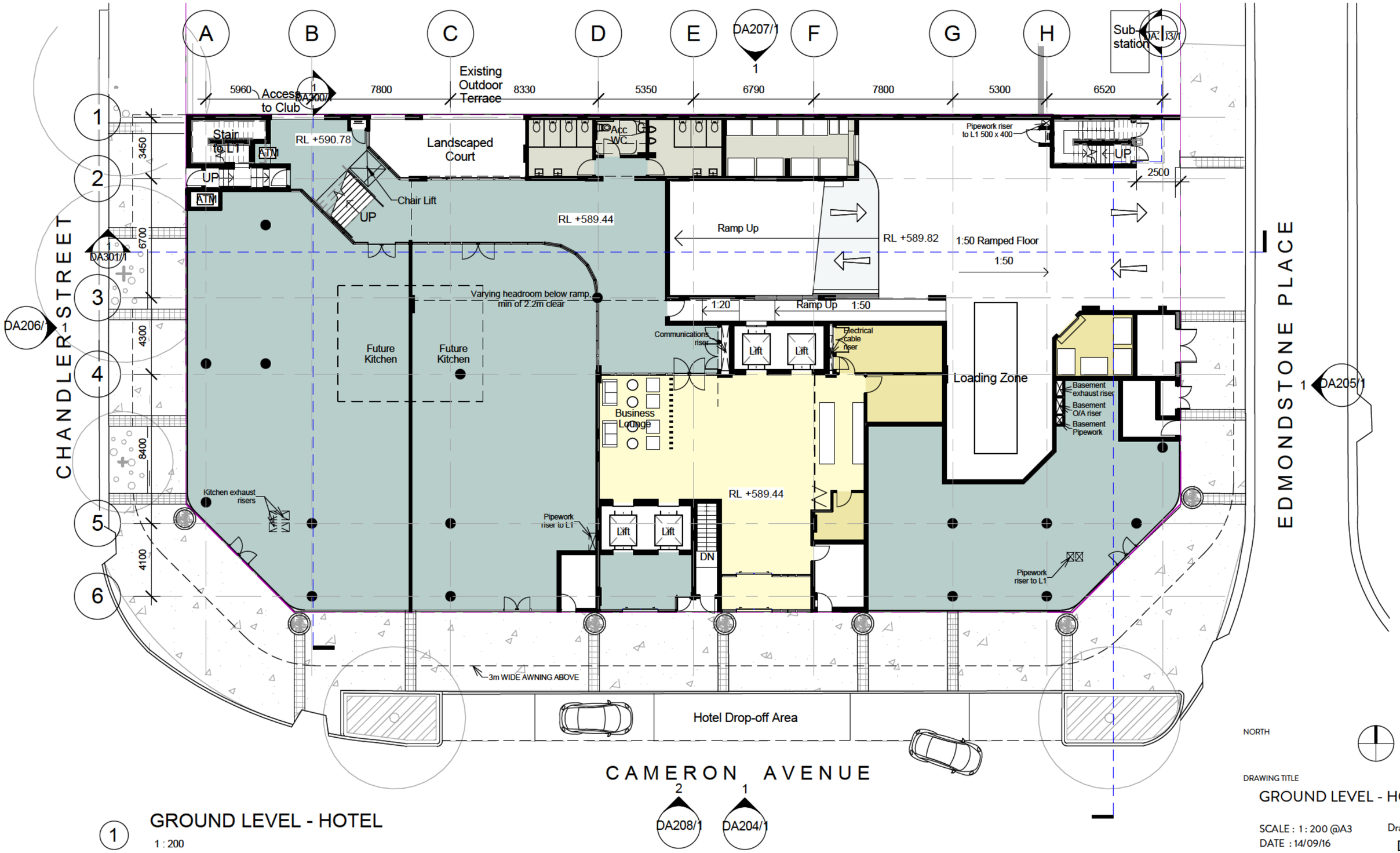
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA100/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 GROUND LEVEL - HOTEL
1 : 200

0 2 5 10 20m

DRAWING TITLE
GROUND LEVEL - HOTEL

SCALE : 1 : 200 @A3
DATE : 14/09/16

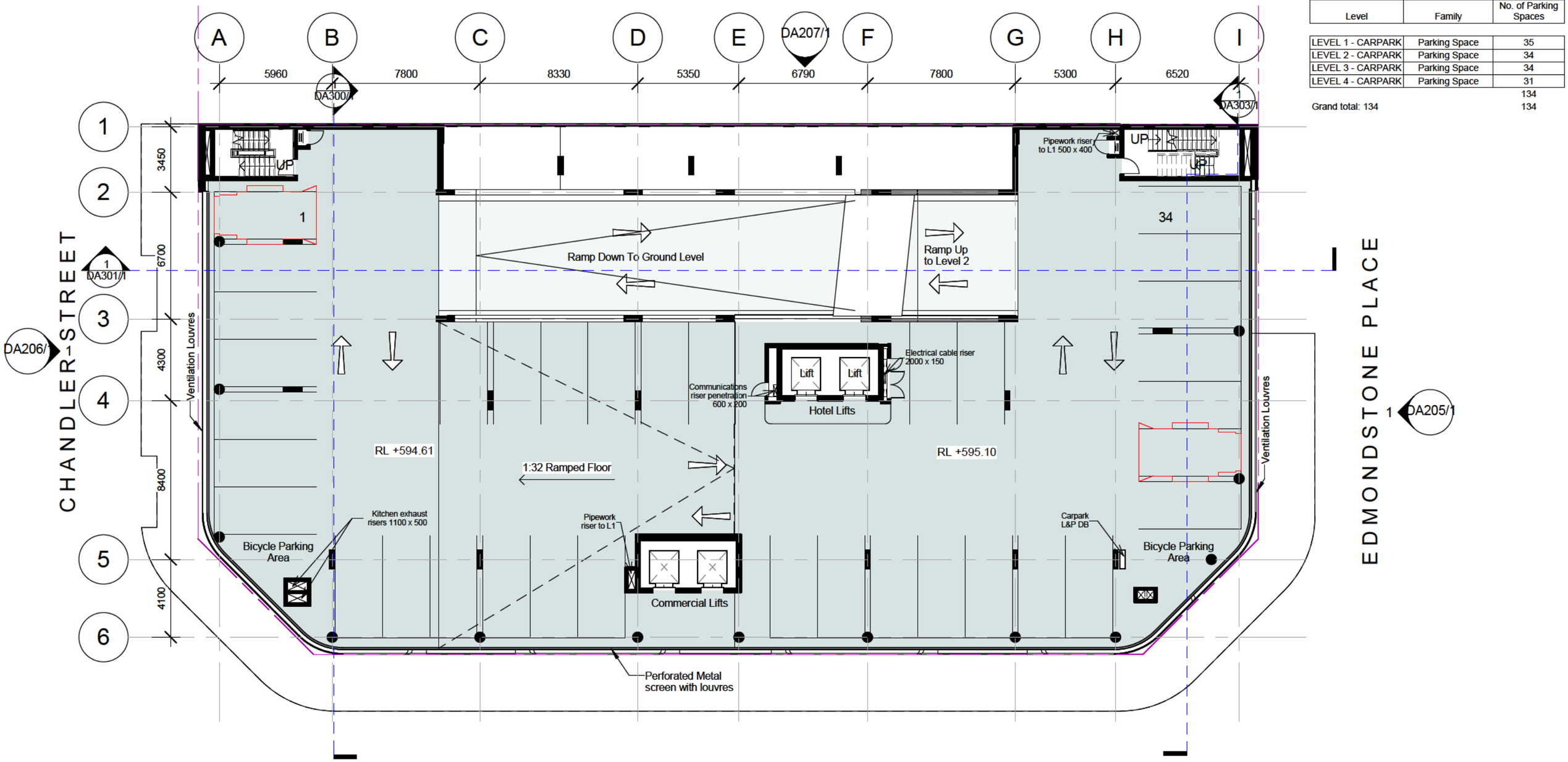
Drawing Number
DA102/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

Hotel & Commercial Parking Schedule		
Level	Family	No. of Parking Spaces
LEVEL 1 - CARPARK	Parking Space	35
LEVEL 2 - CARPARK	Parking Space	34
LEVEL 3 - CARPARK	Parking Space	34
LEVEL 4 - CARPARK	Parking Space	31
		134
Grand total: 134		134



CAMERON AVENUE

2 DA208/1 1 DA204/1

1 LEVEL 1 - CARPARK
1 : 200
0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 1 - CARPARK

SCALE : 1 : 200 @A3
DATE : 14/09/16

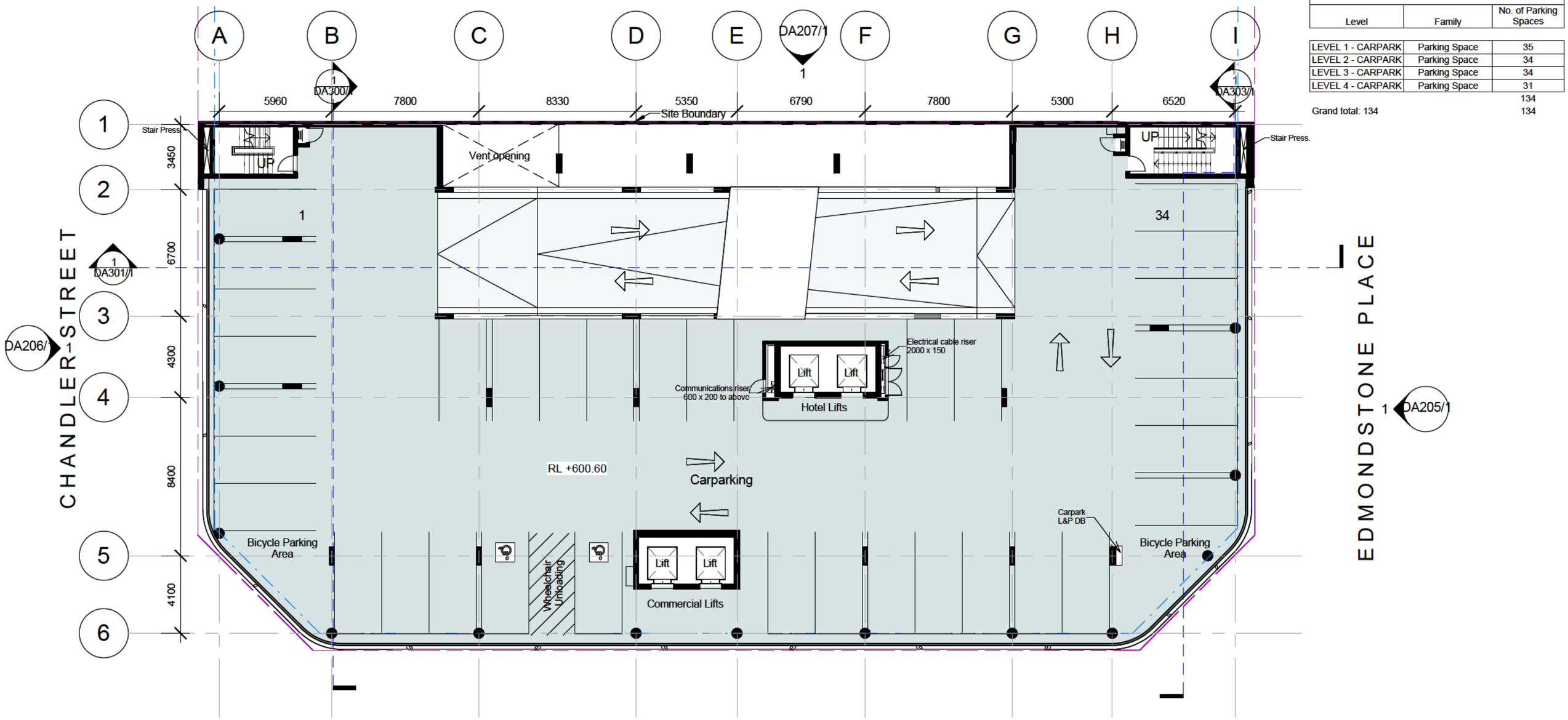
Drawing Number
DA103/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

Hotel & Commercial Parking Schedule		
Level	Family	No. of Parking Spaces
LEVEL 1 - CARPARK	Parking Space	35
LEVEL 2 - CARPARK	Parking Space	34
LEVEL 3 - CARPARK	Parking Space	34
LEVEL 4 - CARPARK	Parking Space	31
		134
Grand total: 134		134



1 LEVEL 2 - CARPARK
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 2 - CARPARK

SCALE : 1 : 200 @A3
DATE : 14/09/16

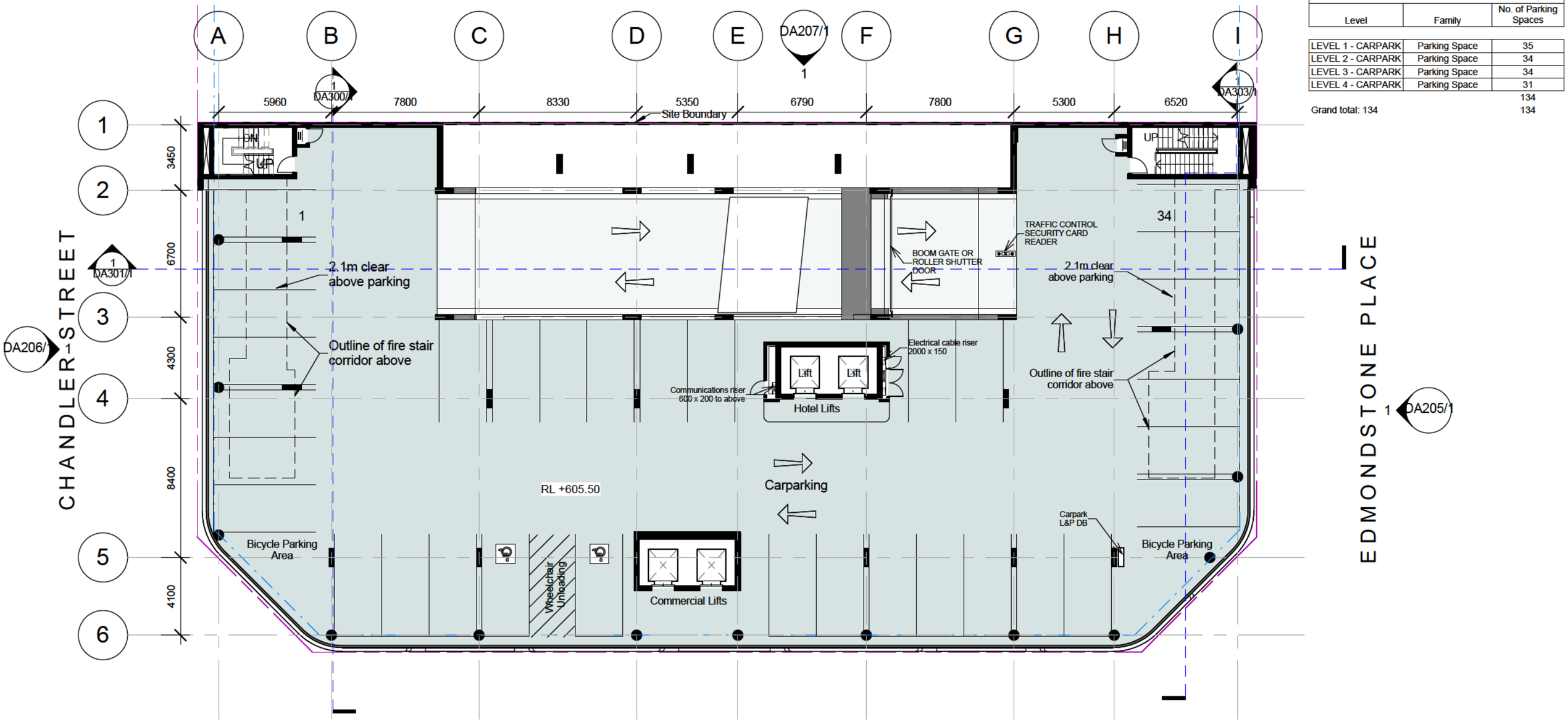
Drawing Number
DA104/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

Hotel & Commercial Parking Schedule		
Level	Family	No. of Parking Spaces
LEVEL 1 - CARPARK	Parking Space	35
LEVEL 2 - CARPARK	Parking Space	34
LEVEL 3 - CARPARK	Parking Space	34
LEVEL 4 - CARPARK	Parking Space	31
		134
Grand total: 134		134



1 LEVEL 3 - CARPARK
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 3 - CARPARK

SCALE : 1 : 200 @A3
DATE : 14/09/16

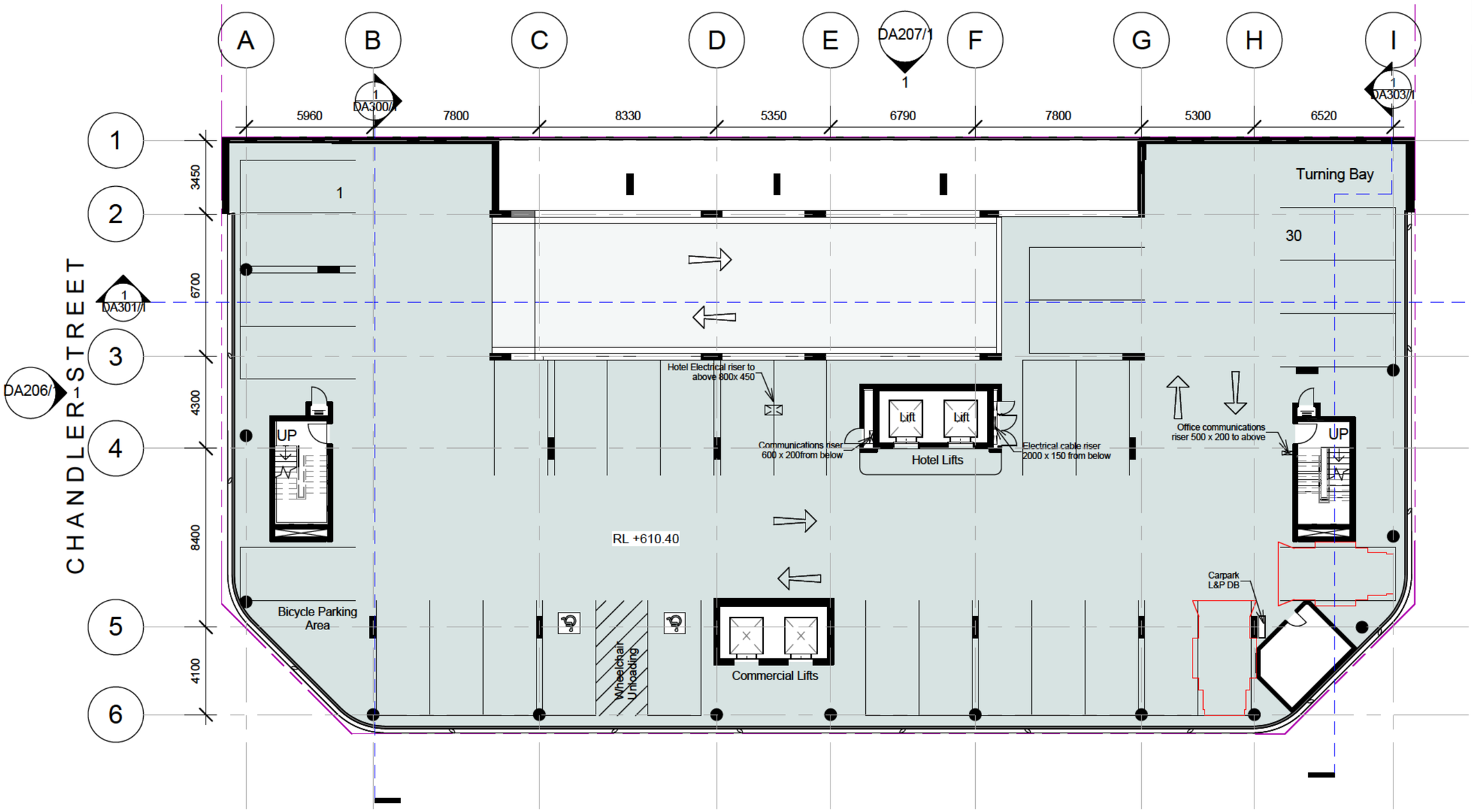
Drawing Number
DA105/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

Hotel & Commercial Parking Schedule		
Level	Family	No. of Parking Spaces
LEVEL 1 - CARPARK	Parking Space	35
LEVEL 2 - CARPARK	Parking Space	34
LEVEL 3 - CARPARK	Parking Space	34
LEVEL 4 - CARPARK	Parking Space	31
		134
Grand total: 134		134



1 LEVEL 4 - CARPARK
1 : 200
0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 4 - CARPARK

SCALE : 1 : 200 @A3
DATE : 14/09/16

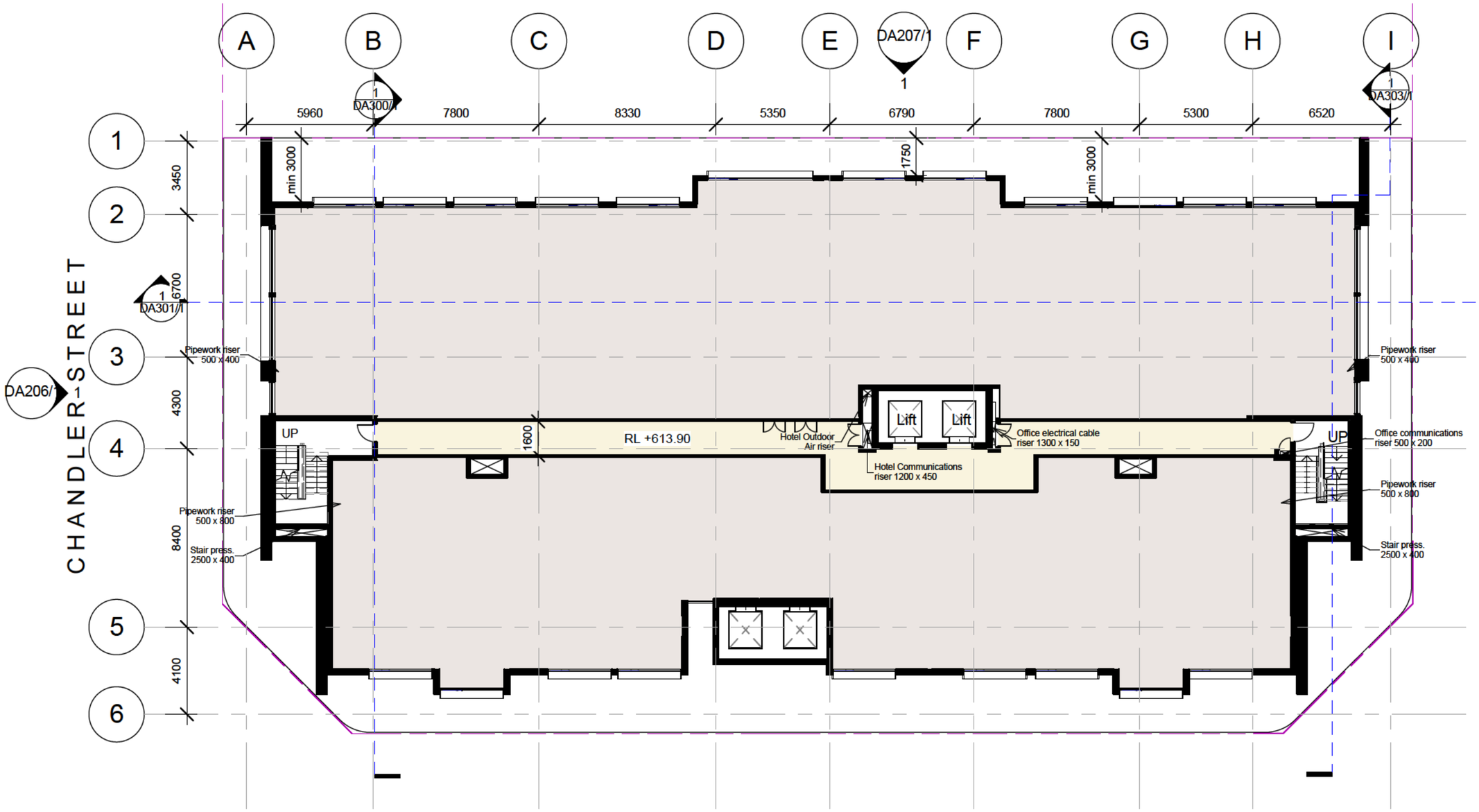
Drawing Number
DA106/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

No. of Units	No. of Units	No. of Units	No. of Units	No. of Units
Name	Name	Name	Name	Name
1B	1B-Acc	35 2B	5 2B - Acc	2B TK
1	4	Grand total: 90	1 Studio	30
				3B TK

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



CAMERON AVENUE

2
DA208/1
1
DA204/1

1 LEVEL 5 - HOTEL
1 : 200
0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 5 - HOTEL

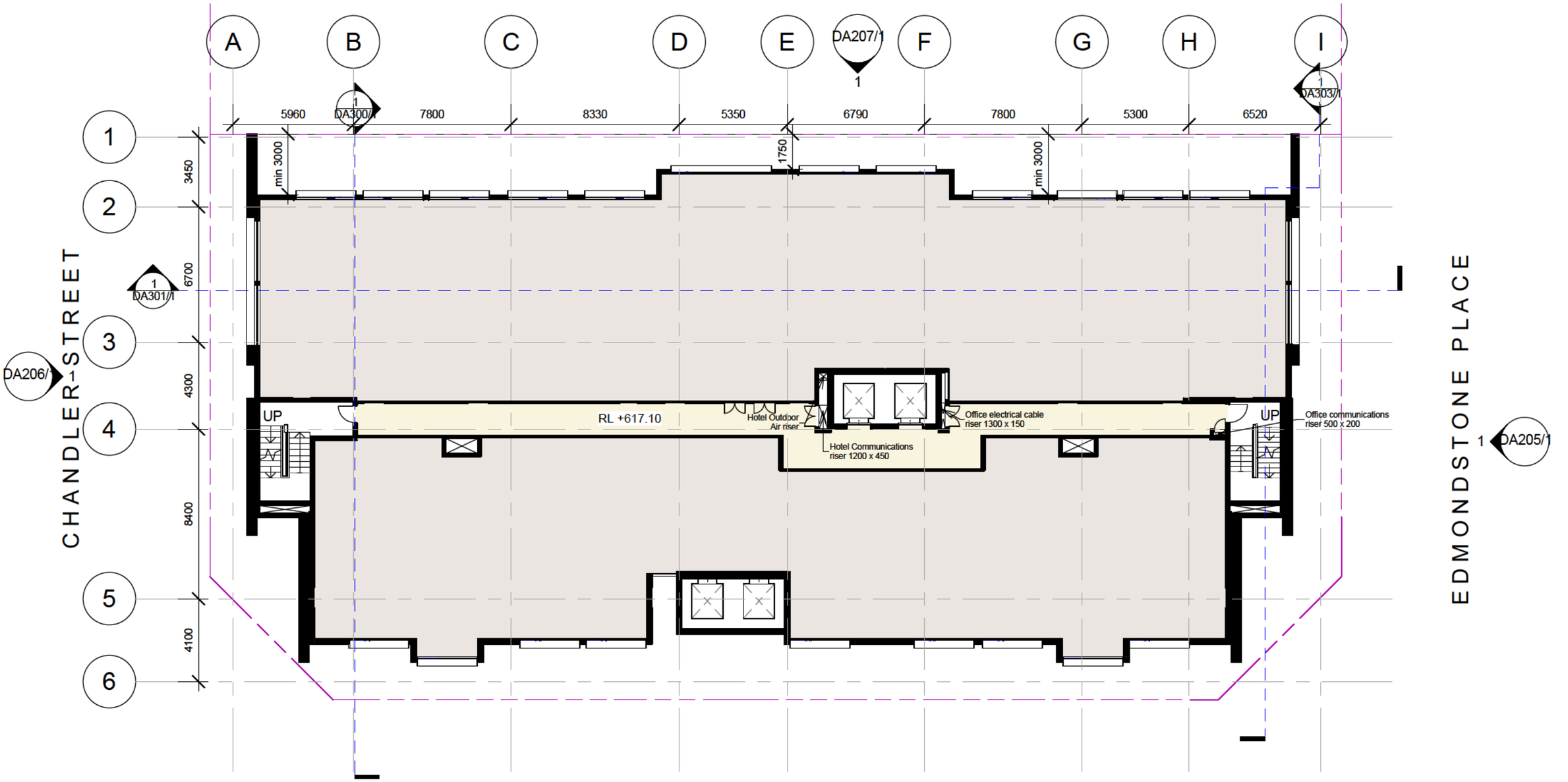
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA107/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 LEVEL 6 - HOTEL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 6 - HOTEL

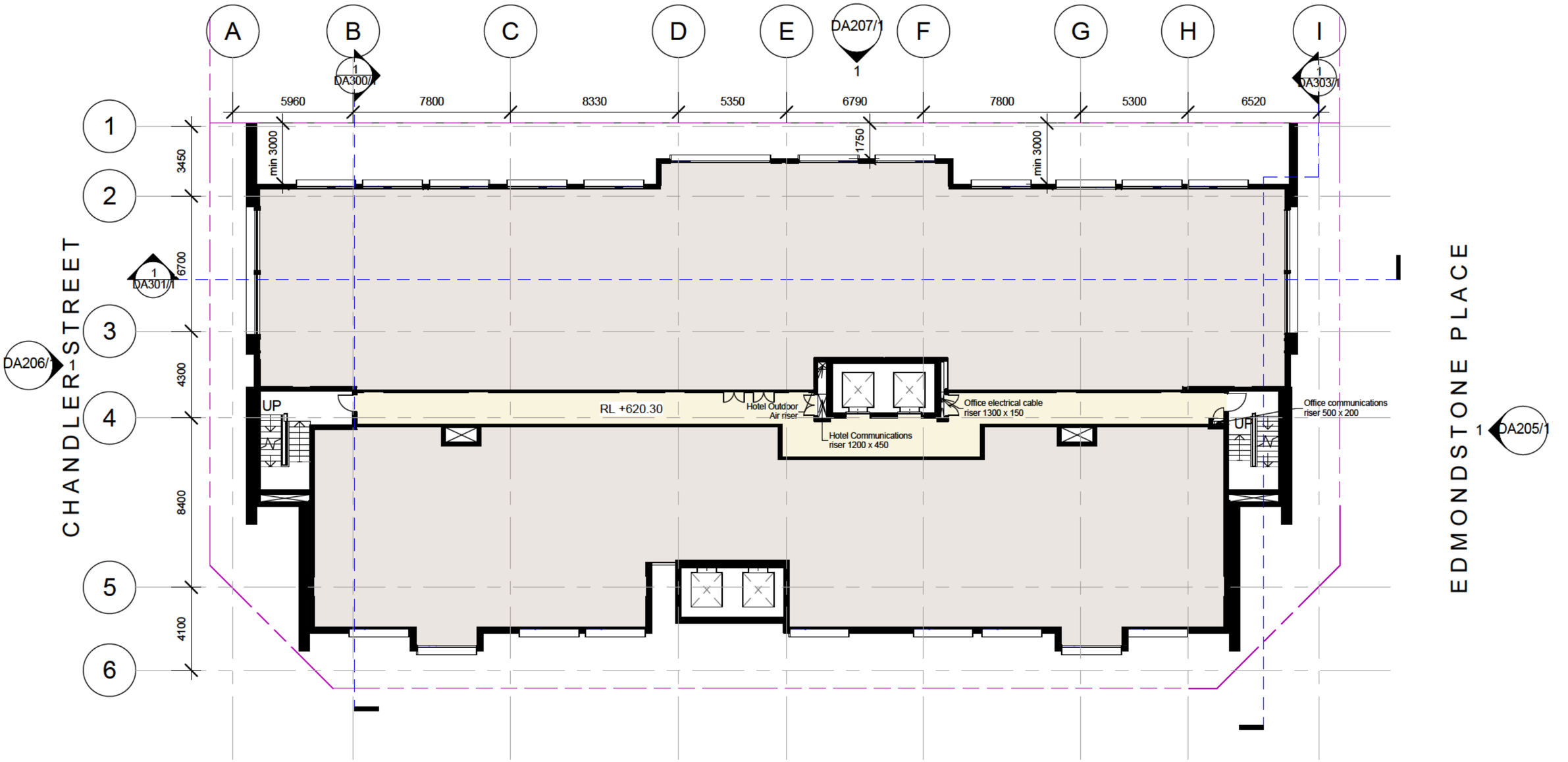
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA108/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 LEVEL 7 - HOTEL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 7 - HOTEL

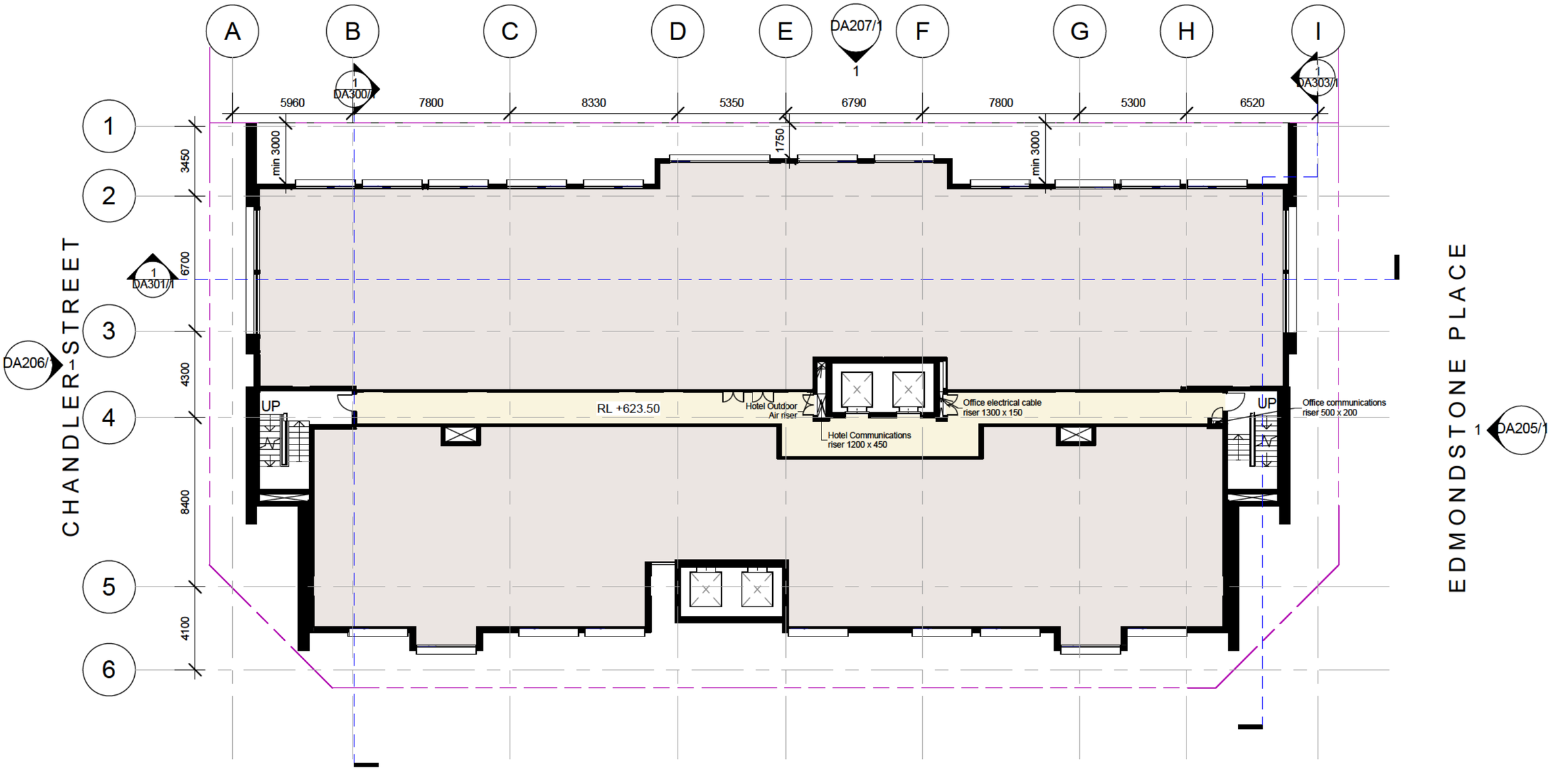
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA109/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 LEVEL 8 - HOTEL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 8 - HOTEL

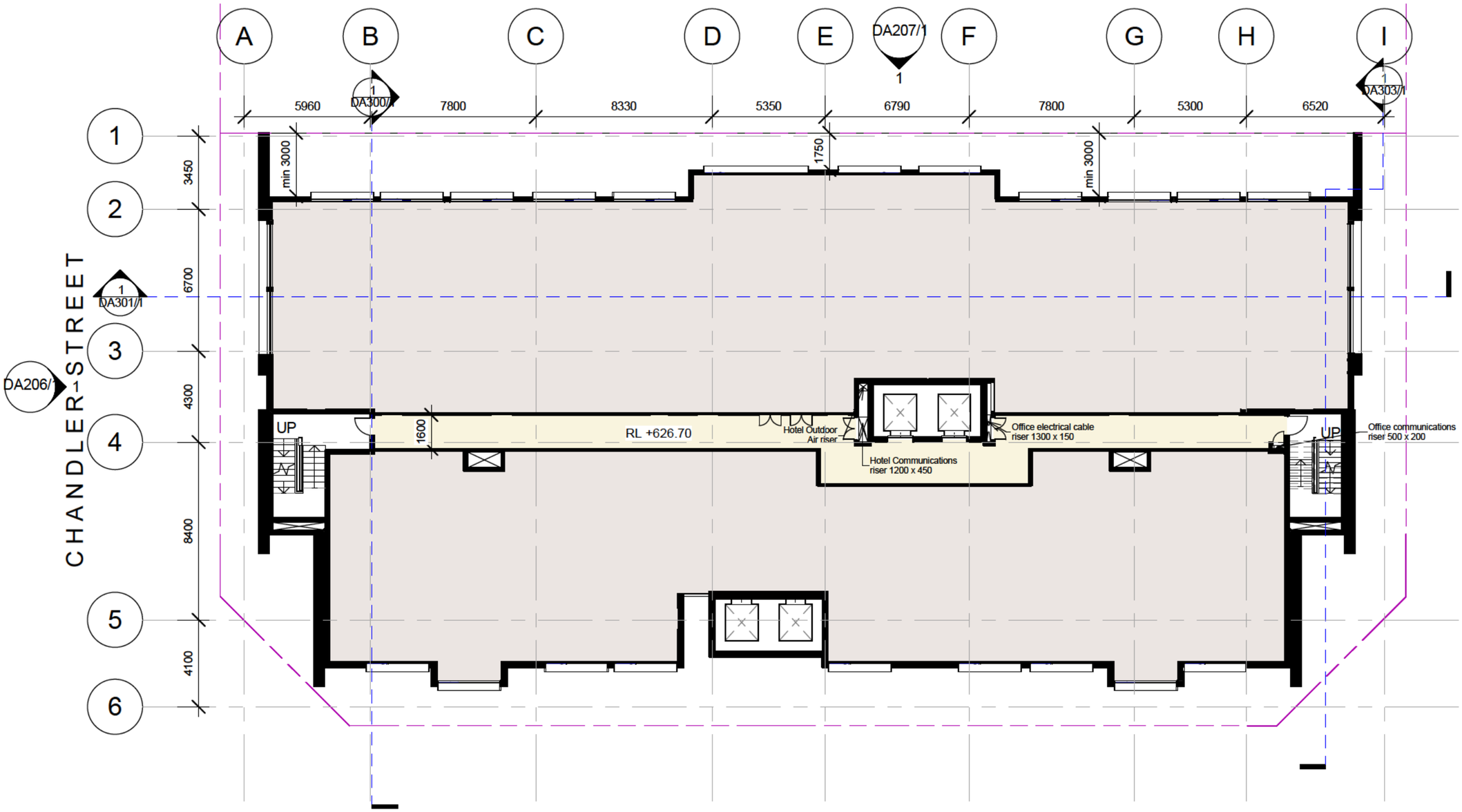
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA110/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 LEVEL 9 - HOTEL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 9 - HOTEL

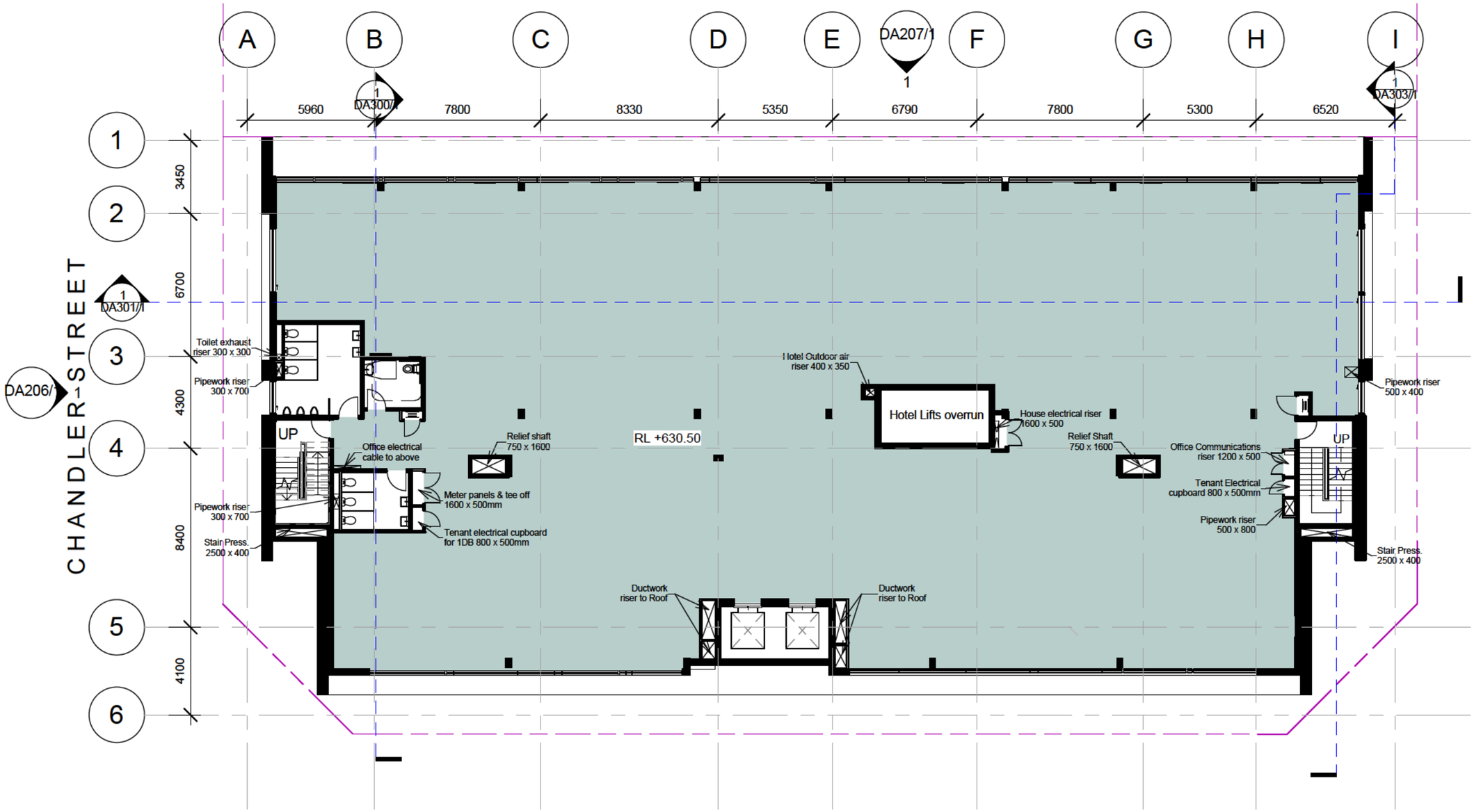
SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA111/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



CAMERON AVENUE

2 DA208/1
1 DA204/1

1 LEVEL 10 - COMMERCIAL
1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE
LEVEL 10 - COMMERCIAL

SCALE : 1 : 200 @A3
DATE : 14/09/16

Drawing Number
DA112/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN

A B C D E F G H I

DA207/1 1

1 DA300/1

1 DA303/1

5960 7800 8330 5350 6790 7800 5300 6520

1 2 3 4 5 6

3450 6700 4300 8400 4100

1 DA301/1

DA206/1 1

CHANDLER STREET

EDMONDSTONE PLACE

1 DA205/1

RL +634.30

House electrical riser 1600 x 500mm

UP

Meter panels & tee off 1600 x 500mm

Tenant electrical cupboard for 1DB 800 x 500mm

Stair Press. 2500 x 400

Relief Shaft 750 x 1600

Office Communications riser 1200 x 500

Tenant Electrical cupboard 800 x 500mm

Pipework riser 500 x 800

Hotel outdoor air riser 400x 350

Pipework riser 500 x 400

Stair Press. 2500 x 400

Ductwork riser to Roof

Commercial Lifts

Ductwork riser to Roof

CAMERON AVENUE

2 DA208/1

1 DA204/1

1 LEVEL 11 - COMMERCIAL

1 : 200

0 2 5 10 20m

NORTH

DRAWING TITLE

LEVEL 11 - COMMERCIAL

SCALE : 1 : 200 @A3

DATE : 14/09/16

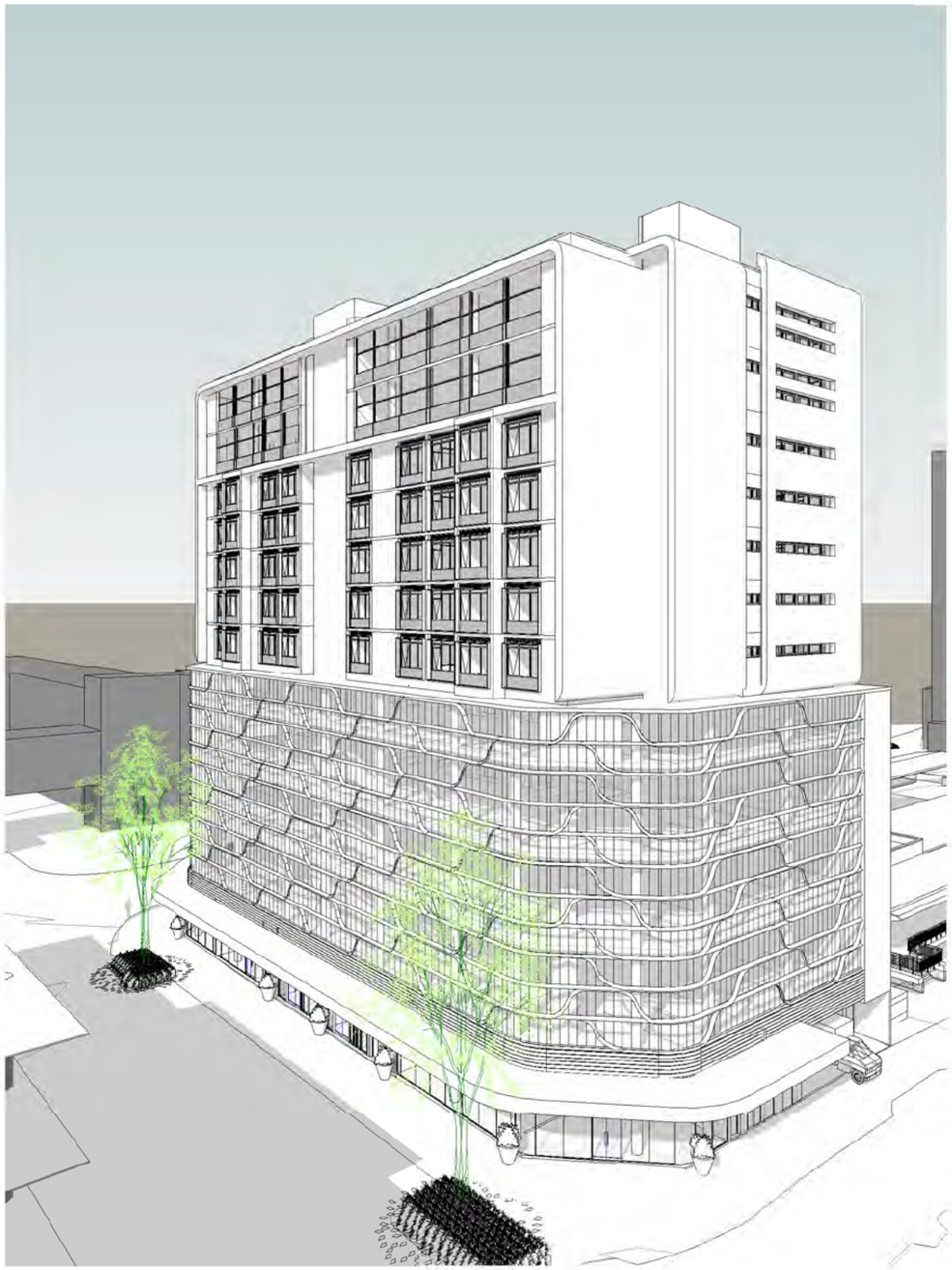
Drawing Number

DA113/1

DA SUBMISSION
FOR PUBLIC NOTIFICATION

ROBERTSON+MARKS

CANBERRA LABOR CLUB
BELCONNEN HOTEL
BLOCKS 8 &9, SECTION 48
BELCONNEN



1 Elevated View - Cnr of Cameron Ave & Edmondstone Place

2 Elevated View - From Cameron Avenue

DRAWING TITLE
PERSPECTIVES 1

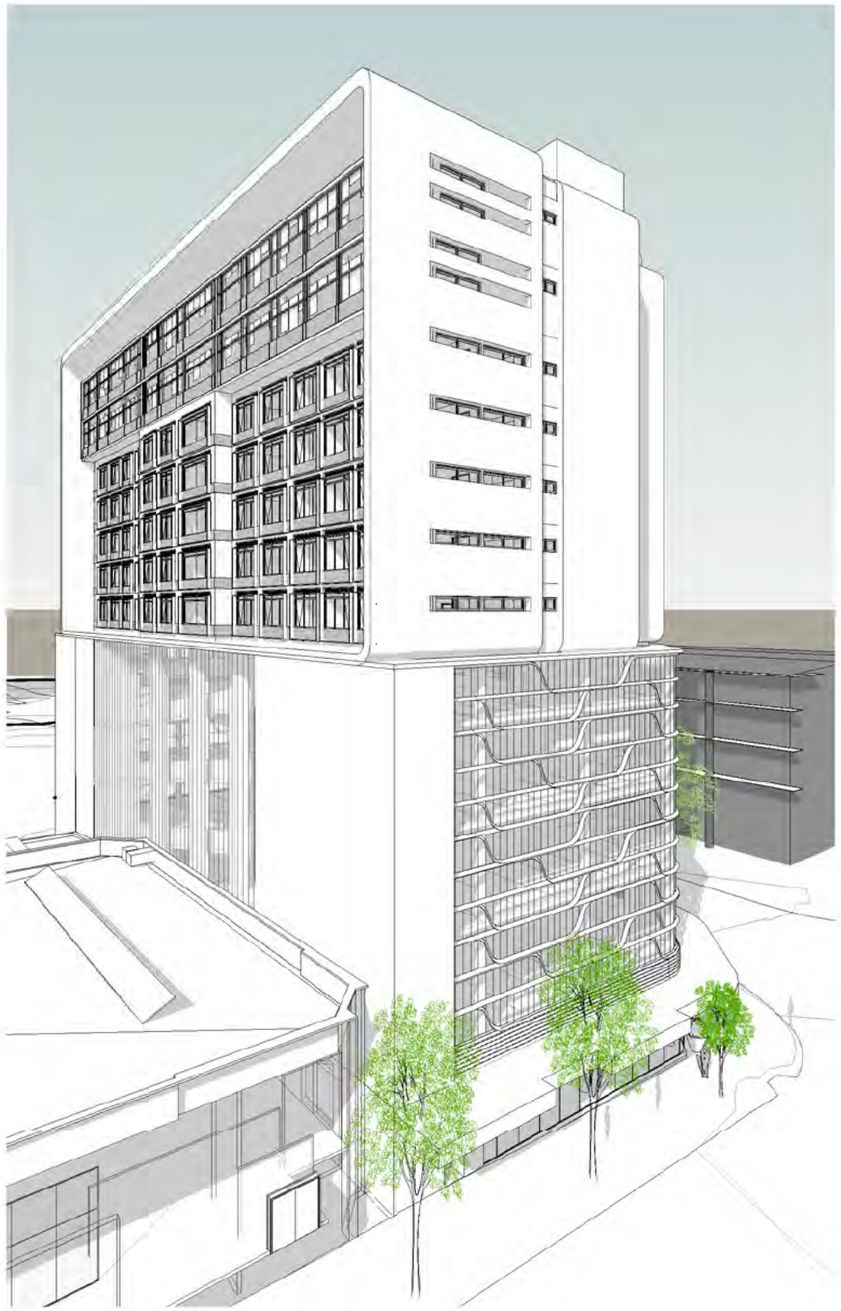
SCALE : @A3
DATE : 14/09/16

Drawing Number
DA900/1

DA SUBMISSION

ROBERTSON+MARKS

1 Elevated View - Cnr of Chandler St & Cameron Ave



2 Elevated View - Chandler St

DRAWING TITLE
PERSPECTIVES 2

SCALE : @A3
DATE : 14/09/16

Drawing Number
DA901/1

DA SUBMISSION