

Planning and Development Act 2007

# Development Application

Application Number: **201324722**

## 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?

No

## 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
<input type="text" value="WEETANGERA"/>	<input type="text" value="20"/>	<input type="text" value="3"/>	<input type="text"/>

Street Address

## Applicant Details

What type of applicant are you:

Business

ACN or ABN

8109169350

Company Name

Small Quinton Coleman Architects

Position held / Title

Senior Architectural Technician

Salutation

None

First Name

Ferdinand

Surname

Mendoza

Postal Address 1

PO Box 4262

Postal Address 2

Postal Address 3

Suburb

HAWKER

State/Territory

ACT

Postcode

2614

Country

Australia

Phone Number

62788500

Fax Number

Mobile Number

Email

studio@sqca.com.au

## Lessee (Property Owners) Details

### Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

72397293490

Company Name

Sports &amp; recreation Services

Position held / Title

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

Mobile Number

Email

brianashcroft@act.gov.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.

CFZ Community facility zone

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

PRZ1 Urban open space zone

## Development/Precinct Code

Please specify which development code applies to this application.

Community Facility Zone Development Code

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

## Fully Describe Your Proposal

**Please provide a full description of your proposal**

New Change Rooms with canteen

## Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Community Facility

Is the use consistent with the current Crown lease?

Yes

## Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development 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.

Community Use (includes Institutional)

## Community Use

Please select a Community Use sub type:

New building

New building storeys

## Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m<sup>2</sup>?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

**Please Note** A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

## 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<sup>2</sup>)

B - Gross Floor Area to be demolished (m<sup>2</sup>)

C - Gross Floor Area to be added (m<sup>2</sup>)

D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>)

E - COST OF WORKS at D\* (\$)

### 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<sup>2</sup>)

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)

\*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?

No

### Trees

Is the Trees item relevant to your proposal?

No

## Heritage

### Heritage

Is the [Heritage](#) item relevant to your proposal?

No

## Hazardous Materials, Contamination, Erosion and Sediment Control

### Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

### Contamination

Is the [Contamination](#) item relevant to your proposal?

No

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

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

No

*For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is*

*required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required*

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

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

Yes

Have you provided Entity Endorsement?

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

## Location Requirements

### **Location Requirements**

Is the Location Requirements item relevant to your proposal?

Yes

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

Yes

## Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

### Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

### National Capital Plan

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

No

### Crime Prevention through Environmental Design

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

Yes

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

Yes

### Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

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

Yes

### Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

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

Yes

## Site Access, Parking, 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

### **Parking (Car)**

Is the *Parking (car)* item relevant to your proposal?

Yes

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

Yes

### **Parking (Bicycle)**

Is the *Parking (bicycle)* 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

## Water Sensitive Urban Design

### Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

## Driveways (For works on verge only)

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

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

No

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

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

Do you have a [survey certificate](#) with this application?

Yes

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

Is this application for development undertaken without approval?

No

*If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.*

*Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

## Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the ACT Planning and Land Authority 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 ACT Planning and Land Authority 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 Authority;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

18 Dec 2013

## 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 interruption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

**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:**

ACT Planning and Land Authority  
Customer Service Centre  
GPO Box 1908, Canberra City 2601  
16 Challis Street, Dickson ACT 2602  
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923  
Fax: (02) 6207 1925  
TTY: (02) 6207 2622  
Email: [actpla.customer.services@act.gov.au](mailto:actpla.customer.services@act.gov.au)  
Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

Planning and Development Act 2007

# Development Application

Application Number: **201324722**

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What type of applicant are you:

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ACN or ABN

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Company Name

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Position held / Title

Senior Architectural Technician

Salutation

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Suburb

HAWKER

State/Territory

ACT

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Company Name

Sports &amp; recreation Services

Position held / Title

Salutation

Mr

First Name

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Ashcroft

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Postal Address 2

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Suburb

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Postcode

2608

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Phone Number

62075143

Fax Number

Mobile Number

Email

brianashcroft@act.gov.au

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

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

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

PRZ1 Urban open space zone

## Development/Precinct Code

Please specify which development code applies to this application.

Community Facility Zone Development Code

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

## Fully Describe Your Proposal

**Please provide a full description of your proposal**

New Change Rooms with canteen

## Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Community Facility

Is the use consistent with the current Crown lease?

Yes

## Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development 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.

Community Use (includes Institutional)

## Community Use

Please select a Community Use sub type:

New building

New building storeys

## Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m<sup>2</sup>?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

**Please Note** A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

## 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

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D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>)

E - COST OF WORKS at D\* (\$)

### 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<sup>2</sup>)

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)

\*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?

No

### Trees

Is the Trees item relevant to your proposal?

No

## Heritage

### Heritage

Is the [Heritage](#) item relevant to your proposal?

No

## Hazardous Materials, Contamination, Erosion and Sediment Control

### Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

### Contamination

Is the [Contamination](#) item relevant to your proposal?

No

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

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

No

*For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is*

*required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required*

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

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

Yes

Have you provided Entity Endorsement?

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

## Location Requirements

### **Location Requirements**

Is the Location Requirements item relevant to your proposal?

Yes

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

Yes

## Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

### Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

### National Capital Plan

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

No

### Crime Prevention through Environmental Design

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

Yes

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

Yes

### Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

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

Yes

### Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

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

Yes

## Site Access, Parking, 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

### **Parking (Car)**

Is the *Parking (car)* item relevant to your proposal?

Yes

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

Yes

### **Parking (Bicycle)**

Is the *Parking (bicycle)* 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

## Water Sensitive Urban Design

### Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

## Driveways (For works on verge only)

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

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

No

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

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

Do you have a [survey certificate](#) with this application?

Yes

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

Is this application for development undertaken without approval?

No

*If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.*

*Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

## Exclusion from Public Inspection

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Are you requesting an exclusion from [Public Inspection](#)?

No

## Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

No

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## 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;

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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

17 Mar 2014

## Before Submitting

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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

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Telephone: 62741111

**Contact Details:**

ACT Planning and Land Authority  
Customer Service Centre  
GPO Box 1908, Canberra City 2601  
16 Challis Street, Dickson ACT 2602  
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
Phone: (02) 6207 1923  
Fax: (02) 6207 1925  
TTY: (02) 6207 2622  
Email: [actpla.customer.services@act.gov.au](mailto:actpla.customer.services@act.gov.au)  
Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

Planning and Development Act 2007

# Development Application

Application Number: **201324722**

## Before Starting

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## 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?

No

## 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
<input type="text" value="WEETANGERA"/>	<input type="text" value="20"/>	<input type="text" value="3"/>	<input type="text"/>

Street Address

## Applicant Details

What type of applicant are you:

Business

ACN or ABN

8109169350

Company Name

Small Quinton Coleman Architects

Position held / Title

Senior Architectural Technician

Salutation

None

First Name

Ferdinand

Surname

Mendoza

Postal Address 1

PO Box 4262

Postal Address 2

Postal Address 3

Suburb

HAWKER

State/Territory

ACT

Postcode

2614

Country

Australia

Phone Number

62788500

Fax Number

Mobile Number

Email

studio@sqca.com.au

## Lessee (Property Owners) Details

### Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

72397293490

Company Name

Sports &amp; recreation Services

Position held / Title

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

Mobile Number

Email

brianashcroft@act.gov.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.

PRZ1 Urban open space 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.

Parks and Recreation Zone Development Code

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

## Fully Describe Your Proposal

**Please provide a full description of your proposal**

New Change Rooms with canteen

## Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium  
Community Facility

Is the use consistent with the current Crown lease?

Yes

## Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development 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.

Community Use (includes Institutional)

## Community Use

Please select a Community Use sub type:

New building

New building storeys

## Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m<sup>2</sup>?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

**Please Note** A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

## 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<sup>2</sup>)

B - Gross Floor Area to be demolished (m<sup>2</sup>)

C - Gross Floor Area to be added (m<sup>2</sup>)

D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>)

E - COST OF WORKS at D\* (\$)

### 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<sup>2</sup>)

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)

\*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?

No

### Trees

Is the Trees item relevant to your proposal?

No

## Heritage

### Heritage

Is the [Heritage](#) item relevant to your proposal?

No

## Hazardous Materials, Contamination, Erosion and Sediment Control

### Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

### Contamination

Is the [Contamination](#) item relevant to your proposal?

No

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

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

No

*For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is*

*required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required*

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

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

Yes

Have you provided Entity Endorsement?

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

## Location Requirements, Plans of Management

### **Location Requirements**

Is the Location Requirements item relevant to your proposal?

Yes

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

Yes

### Plans of Management

Is the *Plans of Management* item relevant to your proposal?

No

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

### Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

### National Capital Plan

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

No

### Crime Prevention through Environmental Design

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

Yes

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

Yes

### Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

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

Yes

### Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

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

Yes

## Site Access, Parking, 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

### Parking (Car)

Is the *Parking (car)* item relevant to your proposal?

Yes

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

Yes

### Parking (Bicycle)

Is the *Parking (bicycle)* 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, Environmental Effects, 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

## Assessment of Environmental Effects

Is the Assessment of Environmental Effects 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

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

## 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

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

## Water Sensitive Urban Design, Water Use

### Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

### Water Use

Is the [Water Use](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

## Driveways (For works on verge only)

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

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

No

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

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Telephone: 62741111

**Contact Details:**

ACT Planning and Land Authority

Customer Service Centre

GPO Box 1908, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Fax: (02) 6207 1925

TTY: (02) 6207 2622

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Planning and Development Act 2007

# Development Application

Application Number: 201324722

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8109169350

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Small Quinton Coleman Architects

Position held / Title

Senior Architectural Technician

Salutation

None

First Name

Ferdinand

Surname

Mendoza

Postal Address 1

PO Box 4262

Postal Address 2

Postal Address 3

Suburb

HAWKER

State/Territory

ACT

Postcode

2614

Country

Australia

Phone Number

62788500

Fax Number

Mobile Number

Email

studio@sqca.com.au

## Lessee (Property Owners) Details

### Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

72397293490

Company Name

TAMS-Sports &amp; recreation Services

Position held / Title

Salutation

Mr

First Name

Brian

Surname

Ashcroft

Postal Address 1

PO Box 147

Postal Address 2

Postal Address 3

Suburb

Civic

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62075143

Fax Number

Mobile Number

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brianashcroft@act.gov.au

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Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium  
Community Facility

Is the use consistent with the current Crown lease?

Yes

## Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development 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.

Community Use (includes Institutional)

## Community Use

Please select a Community Use sub type:

New building

New building storeys

## Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m<sup>2</sup>?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

**Please Note** A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

## 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<sup>2</sup>)

B - Gross Floor Area to be demolished (m<sup>2</sup>)

C - Gross Floor Area to be added (m<sup>2</sup>)

D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>)

E - COST OF WORKS at D\* (\$)

### 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<sup>2</sup>)

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)

\*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?

No

### Trees

Is the Trees item relevant to your proposal?

No

## Heritage

### Heritage

Is the [Heritage](#) item relevant to your proposal?

No

## Hazardous Materials, Contamination, Erosion and Sediment Control

### Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

### Contamination

Is the [Contamination](#) item relevant to your proposal?

No

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

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

No

*For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is*

*required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required*

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

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

Yes

Have you provided Entity Endorsement?

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

## Location Requirements, Plans of Management

### **Location Requirements**

Is the Location Requirements item relevant to your proposal?

Yes

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

Yes

### Plans of Management

Is the *Plans of Management* item relevant to your proposal?

No

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

### Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

### National Capital Plan

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

No

### Crime Prevention through Environmental Design

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

Yes

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

Yes

### Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

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

Yes

### Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

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

Yes

## Site Access, Parking, 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

### Parking (Car)

Is the [Parking \(car\)](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

### Parking (Bicycle)

Is the [Parking \(bicycle\)](#) 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, Environmental Effects, 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

## Assessment of Environmental Effects

Is the Assessment of Environmental Effects 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

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

## 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

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

## Water Sensitive Urban Design, Water Use

### Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

### Water Use

Is the [Water Use](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

## Driveways (For works on verge only)

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

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

No

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

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

Do you have a [survey certificate](#) with this application?

Yes

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

Is this application for development undertaken without approval?

No

*If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.*

*Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

## Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the ACT Planning and Land Authority 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 ACT Planning and Land Authority 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 Authority;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the

expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby 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 ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

09 Apr 2014

## 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 interruption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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 be performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

## **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:**

ACT Planning and Land Authority

Customer Service Centre

GPO Box 1908, Canberra City 2601

16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Fax: (02) 6207 1925

TTY: (02) 6207 2622

Email: [actpla.customer.services@act.gov.au](mailto:actpla.customer.services@act.gov.au)

Website: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

## Statement against Relevant Criteria MERIT TRACK

### OVALS RESTORATION PROJECT- NEW CHANGE ROOMS WITH CANTEEN- WEETANGERA, ABA CONSTRUCTION MANAGERS (AUST) Pty Ltd on behalf of Shared Services Procurements for TaMS, DEVELOPMENT APPLICATION Part Block 3 Section 20 Weetangera ACT

#### Contents :

- **Weetangera Precinct Map and Code**  
Effective: 14 December 2012  
*Refers only to Block 5, Section 20, does not apply to Block 3, Section 20 Weetangera*
- **Community Facility Zone Development Code**  
Effective: 18 December 2011
- **Community and Recreational Facilities Location Guidelines General Code**  
Effective: 16 December 2011
- **Parks and Recreation Zone Development Code**  
Effective: 14 December 2012
- **Access and Mobility General Code** (*signed off by Dr Murray Coleman, Access Consultant, ACAA#164*)  
Effective: 4 October 2013
- **Crime Prevention Through Environmental Design General Code**  
Effective: 16 December 2011
- **Water Ways: Water Sensitive Urban Design General Code**  
Effective: 10 July 2009
- **Parking and Vehicular Access General Code**  
Effective: 31 May 2013
- **Bicycle Parking General Code**  
Effective: 4 October 2013

DA # 201324722

06 January 2014

- **Weetangera Precinct Map and Code**

Rules	Criteria	Statement Against Criteria
<b>Weetangera Precinct Map</b>		
		Not applicable to Block 3, Section 20 Weetangera

- **Community Facility Zone Development Code**

Rules	Criteria	Statement Against Criteria
<b>Element 1: Restrictions on use</b>		
Rules and Criteria 1.1 to 1.3 not applicable to this development		
<b>1.4 Development proposals affected by approved lease and development conditions</b>		
R6 The development proposal complies with approved and current <i>lease and development conditions</i> applying to the <i>site</i> . Where there is an inconsistency between the <i>lease and development</i>	C6 The development meets the intent of any approved and current <i>lease and development conditions</i> applying to the <i>site</i> .	COMPLIES

<i>conditions</i> and the provisions of this code, the former shall take precedence, but only to the extent of the inconsistency.		
<b>Element 2: Building and Site Controls</b>		
<b>2.1 Building Height</b>		
R7 The maximum building height is: a) for that part of the building within 30m of a residential block – the greater of the following: i) 2 storeys ii) the maximum number of <i>storeys</i> permitted on that <i>residential block</i>	C7 <i>Buildings</i> achieve all of the following: a) consistency with the <i>desired character</i>	COMPLIES One Storey
<b>2.2 Setbacks</b>		
R8 Minimum <i>setback</i> of <i>buildings</i> to boundaries of <i>blocks</i> in a residential zone is 6m.	C8 <i>Buildings</i> and other <i>structures</i> are sited to achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable separation from adjoining developments c) reasonable privacy for <i> dwellings</i> on adjoining <i>residential blocks</i> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i> e) reasonable solar access to <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i> .	COMPLIES Distance from the corner of the building perpendicular to the boundary Line is 7.8m Refer Drawing A001
<b>2.3 Storage</b>		
R9 Outdoor storage areas are screened from view from any road or other public area.	C9 Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is to be included in the design layout of the site and should not encroach on car parking areas, driveways or landscaped areas and be adequately screened from public view.	Storage provision are all within the architectural building envelope.

**Element 3: Built Form****3.1 Materials and finishes**

There is no applicable rule.	C10 Where development presents a blank façade to an <i>adjoining block</i> or public space, a visually interesting architectural treatment is applied to that wall, through the use of one or more elements such as colour, articulation, materials and shadows.	COMPLIES Refer to Drawing A200 & A050 The facility is nestled in to the landscape facing the oval. Use of interesting roof shape, articulation and Stack bond face blockwork for interest and shadow.
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There is no applicable rule.	C11 <i>Buildings</i> use high quality materials and have façade with visually interesting architectural treatments through the use of one or more elements such as colour	COMPLIES Refer to Drawing A200 and A300 See above
<b>3.2 Interface</b>		
There is no applicable rule.	C12 Where appropriate, compatible uses of any existing <i>buildings</i> are integrated with new development and provide physical connections and linkages between <i>buildings</i> , and between <i>buildings</i> and public spaces.	N/A Stand-alone Structure
There is no applicable rule.	C13 Elements of the development that interface with a street promote an attractive <i>streetscape</i> .	COMPLIES Refer to Drawing A200 and A050 See Element 3 Built form description above.

**Element 4: Traffic Impact****4.1 Traffic Generation**

There is no applicable rule.	C14 The existing road network can accommodate the amount of traffic likely to be generated by the development.	COMPLIES Consultant (CARDNO) Civil/ Traffic Engineer Response: This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated.
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**Element 5: Environment Protection****5.1 Water sensitive urban design**

R15 This rule applies to sites 5000m <sup>2</sup> or larger. The average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls.	This is a mandatory requirement. There is no applicable criterion.	Consultant ( CARDNO) Response:  Not applicable as the site area is less than 5,000 sqm.
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<p>R16 This rule applies to sites 2000m<sup>2</sup> or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consultant ( CARDNO) Response: Consultant ( CARDNO) Response:  Not applicable as the site area is less than 2,000 sqm.</p>
<p>R17 This rule applies to sites 2,000m<sup>2</sup> or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m<sup>2</sup> 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.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consultant ( CARDNO) Response:  Not applicable as the site area is less than 2,000 sqm.</p>
<p>There is no applicable rule.</p>	<p>C18 Underground piping of natural stormwater overland flow paths is minimised.</p>	<p>COMPLIES Consultant ( CARDNO) Response:  The underground stormwater piping is minimised.</p>
<p><b>5.2 Sediment and erosion control</b></p>		
<p>R19 This rule applies to sites larger than 3000m<sup>2</sup>. Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consultant ( CARDNO) Response:  Not applicable as the site area is less than 3,000 sqm.</p>
<p><b>5.3 Earthworks</b></p>		
<p>There is no applicable rule.</p>	<p>C20 The extent of earthworks is minimised.</p>	<p>COMPLIES The building is stepped to follow natural grade</p>
<p><b>5.4 Tree Protection</b></p>		
<p>R21 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 <i>protected tree</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES There are nil protected trees</p>

b) is likely to cause damage to or removal of any <i>protected trees</i> The authority shall refer the development application to the Conservator of Flora and Fauna.		
<b>5.5 Heritage</b>		
R22 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , applications for developments on <i>land</i> or <i>buildings</i> subject to provisional registration or registration under s.41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i> .	C22 If advice from the Heritage Council is required however not provided, the application will be referred to the Heritage Council and its advice considered before the determination of the application.	N/A
<b>5.6 Contamination</b>		
R23 <i>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 2000 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.</i>	This is a mandatory requirement.	N/A

**Element 6: Amenity****6.1 Noise**

R24 This rule applies to any of the following: i) <i>emergency services facility</i> ii) <i>indoor recreation facility</i> iii) <i>outdoor recreation facility</i> Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority. 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 EPA's <i>Noise Environment Protection Policy, January 2010</i> , based on the estimated noise levels when the facility is in use.	C24 Development types specified in rule R24 do not unreasonably diminish the residential amenity of current or future neighbouring residents.	N/A The proposed facility includes none of the described uses (noting that it is located adjacent to and supporting an existing outdoor recreation facility).
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<b>Element 7: Services and utilities</b>		
<b>7.1 Waste management</b>		
<p>R25 Development complies with the waste facilities and management measures endorsed by Territory and Municipal Services Directorate.</p> <p><b>Supporting document:</b> Written confirmation by Territory and Municipal Services Directorate that with the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES Waste will be collected outside of normal business hours when existing carpark is empty. Refer to Drawings NA50513018-35 and NA50513018-36 For the vehicle turning paths for the proposed waste collection vehicle.</p> <p>A 3 Cubic Metre waste hopper has been allowed to suit client's site management requirements and is in excess of what canteen will generate. A 240 Litre recycle bin is included.</p>
<b>7.2 Utilities</b>		
<p>R26 A statement of compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility access provisions and asset clearance zones. Note: Where there is a conflict between planning and utility requirements, the utility requirements</p>	<p>C26 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	<p>COMPLIES Please refer to relevant utilities providers. Refer to Survey for location of all underground services.</p>
<b>7.3 Waste water</b>		
<p>R27 Subject to ActewAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES All undercover areas will drain to sewer.</p>
<b>Element 8: Demolition</b>		
Rules and Criteria 8.1 to 8.2 not applicable to this development		
<b>Element 9: Subdivision</b>		
Rules and Criteria 9.1 not applicable to this development		

- **Community and Recreation Facilities Location Guidelines General Code**

Complies with Detailed Location Guidelines for community and recreation facilities

- **Parks and Recreation Zone Development Code**

**PART A- Zone specific controls**

Rules	Criteria	Statement Against Criteria
<b>PART A(1) – PRZ1 – Urban Open Space Zone</b>		
<b>Element 1: Restrictions on Use</b>		
<b>1.1 Municipal Depot</b>		
Rules & Criteria Does not apply to this development		
<b>1.2 Community Activity Centre, Outdoor Recreation Facility and Municipal Depot</b>		
R2 Maximum proportion of gross area of any single open space parcel to be used for Community activity centre, Outdoor recreation facility, and Municipal depot purposes – 15%.	C2 Development for these purposes in the PRZ1 urban open space zone meets all of the following: a) Does not unreasonably restrict access to recreation space b) Is of an appropriate scale and compatible with its open space setting.	COMPLIES Less than 15% of Block 3 Section 20 Weetangera
<b>1.3 Community Activity Centre and Outdoor Recreation Facilities</b>		
There is no applicable rule	C3 Development for these purposes in the PRZ1 urban open space zone meets all of the following: a) Does not unreasonably restrict access to recreation space b) Is of an appropriate scale and compatible with its open space setting. c) There will be adequate opportunities for the public or community to use the facilities d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme e) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes f) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics g) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement h) Important natural and cultural features including existing mature trees are conserved i) There are no adverse noise and safety impacts on adjoining residential areas.	COMPLIES On all matters (a) to (i)

<b>Element 2: Building and Site Control</b>		
<b>2.1 Height</b>		
R4 Maximum height of buildings adjacent to Residential Zones: one storey	C4 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES One Storey
<b>2.2 Setbacks</b>		
R5 Minimum setback of building from boundary of blocks adjacent to Residential Zones: 6 m	C5 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES Distance from the corner of the building perpendicular to the boundary Line is 7.8m Refer Drawing A001
<b>2.3 Gross Floor Area</b>		
R6 Maximum gross floor area of enclosed structures: 200 m <sup>2</sup>	C6 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES The GFA of proposed facility is 216 m <sup>2</sup> . The Design team considered reducing the footprint to a rule compliant <b>200 m<sup>2</sup></b> however this would make no discernible difference ( Less than 10% variance) The primary purpose of the Facility is to support the activities on the existing playing field. The scale of the New Facility is modest compared with the existing nearby BER Gymnasium, School & Shops and therefore consistent.

## PART B- GENERAL DEVELOPMENT CONTROLS

<b>Element 1: Restrictions on Use</b>		
<b>1.1 Locations Requirements</b>		
There is no applicable rule.	C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.	COMPLIES
<b>1.2 Plans of Management</b>		
There is no applicable rule.	C12 Where relevant, the proposed development is consistent with the approved Plan of Management.	COMPLIES

<b>1.3 Major Utility Installation</b>		
There is no applicable rule.	C12A The development of land for a MAJOR UTILITY INSTALLATION can be integrated with the recreational use of the land and does not result in the exclusion of the land from its use for recreational enjoyment purposes.	N/A

<b>Element 2: Building and Site Controls</b>		
Rules & Criteria 2.1 TO 2.3	Does not apply to this development	N/A

<b>Element 3: Built Form</b>		
<b>3.1 Materials and Finish</b>		
There is no applicable rule.	C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.	COMPLIES Refer to Drawing A200 & A050 The facility is nestled in to the landscape facing the oval. Use of interesting roof shape, articulation and Stack bond face blockwork for interest and shadow.
There is no applicable rule.	C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.	COMPLIES Refer Drawing A200 & A300 See above
<b>3.2 Interface</b>		
There is no applicable rule.	C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and public spaces.	COMPLIES The proposed new facility is linked by existing concrete pathways to surrounding residential buildings, school & shops.
There is no applicable rule.	C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.	COMPLIES Refer Drawing A200 & A300 See Element 3 Built form description above.
<b>3.3 Crime Prevention Through Environmental Design</b>		
There is no applicable rule.	C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.	COMPLIES Refer Crime Prevention Through Environmental Design General Code. Refer below.
<b>3.4 Access and Mobility</b>		
There is no applicable rule.	C21 The development meets the requirements of the Access and Mobility General Code.	COMPLIES The requirements of the Access and Mobility General Code for this project are all covered by the BCA.  Statement: the spatial and grade requirements of pavement, parking and building design including the

		<p>provision of accessible toilets meets the requirements of the BCA and AS1428.1.2009.</p> <p>The project will meet all the detailed requirements of the BCA and AS1428.1 on completion.</p>
<b>3.5 Local Requirements for Community and Recreation Facilities</b>		
There is no applicable rule.	<p>C21A</p> <p>The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.</p>	<p>COMPLIES</p> <ul style="list-style-type: none"> <li>-Good proximity to Existing Shops</li> <li>-New facility very proximate to Existing Carpark</li> <li>- New facility is separated from residential areas by street</li> <li>- New facility is to support existing Oval activities</li> <li>- Good lighting</li> </ul>

<b>Element 4: Parking and Site Access</b>		
<b>4.1 Traffic Generation</b>		
There is no applicable rule.	<p>C22</p> <p>The existing road network can accommodate the amount of traffic likely to be generated by the development.</p>	<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated.</p>
<b>4.2 Vehicle Access and Parking</b>		
There is no applicable rule.	<p>C23</p> <p>Vehicle Access and parking complies with the requirements of the Parking and Vehicular Access General Code.</p>	<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: This upgrade adds amenity for existing users and does not increase the traffic volume for the site. Therefore, the existing carparking provision is considered adequate.</p>
<b>4.3 Bicycle Parking</b>		
There is no applicable rule.	<p>C24</p> <p>Bicycle Parking complies with the requirements of the Bicycle Parking General Code.</p>	<p>COMPLIES</p> <p>Refer assessment below</p>
<b>4.4 Pedestrian Movement</b>		
There is no applicable rule.	<p>C25</p> <p>Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.</p>	<p>COMPLIES</p> <p>Works proposed are to existing development, and does not propose any changes to established pedestrian &amp; cyclists routes or entrances.</p>

<b>Element 5: Amenity</b>		
<b>5.2 Lighting</b>		
R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 <i>Pedestrian Lighting</i> .	C27 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.	COMPLIES Refer survey for existing area lighting
R28 All external lighting provided is in accordance with AS 4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	C28 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.	COMPLIES Refer survey for existing area lighting
<b>5.3 Signs</b>		
There is no applicable rule.	C29 Signs comply with the Signs General Code.	N/A No Signage proposal to the New Facility
<b>5.4 Neighbourhood Plan</b>		
There is no applicable rule.	C30 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	N/A

<b>Element 6: Environment</b>		
<b>6.1 Assessment of Environmental Effects</b>		
There is no applicable rule.	C31 The development application is accompanied by an Assessment of Environmental Effects that addresses the following: a) provision for tree planting and appropriate landscape treatment b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value c) impacts on public health and safety, including crime prevention d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system e) whether public transport services are necessary and, if so, whether they are available and adequate f) impacts on the likely accessibility to	COMPLIES Assessment: a) Existing trees and parkland landscaping respected by the design. b) Nil affected items. c) Nil negative impact. Provision of formal change rooms improves oval usage and general CEPTED. d) Nil negative impact e) Project located within existing public transport network (adjacent to local centre). f) Nil impact g) Nil impact h) Nil impact i) Nil impact

	<p>facilities and services for users and consumers</p> <p>g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects</p> <p>h) impacts on the watercourses and drainage characteristics of the area, including water quality</p> <p>i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.</p>	
<b>6.2 Water sensitive Urban design – Mains Water Consumption</b>		
<p>R32 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>C32 This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES Consultant ( CARDNO) Response: The existing irrigated playing fields on this block consume approximately 5ML/ha/annum. As part of the overall Weetangera Neighbourhood Oval upgrades these playing fields have recently been re-turfed using a couch grass which requires approximately 50% less watering as compared to the existing grass surface. The resulting reduction in mains water consumption associated with the re-turfing is equivalent to 5.35 ML per annum (or 50%). This significant reduction in mains water consumption offsets the minimal additional mains water consumption associated with the proposed new change rooms and canteen facilities.</p>
<b>6.3 Water Sensitive Urban Design – Stormwater Quality</b>		
<p>R33 All sites of size greater than 2,000m<sup>2</sup> need to provide evidence of stormwater storage greater than or equal to the volume of 1.4kL per 100m<sup>2</sup> of impervious area and release over a period of 1 to 3 days. 50% of the volume of rainwater tanks with a toilet connection may be regarded as contributing towards this requirement. 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.</p>	<p>C33 Evidence is provided that demonstrates that for all sites of size greater than 2,000m<sup>2</sup>, a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved. 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.</p>	<p>COMPLIES Consultant ( CARDNO) Response: Not applicable as the site area is less than 2,000 sqm.</p>

<p>R34 Sites of size greater than 5,000m<sup>2</sup> need to provide evidence showing a reduction in average annual stormwater pollutant export load of:</p> <ul style="list-style-type: none"> <li>a) suspended solids by 60%</li> <li>b) total phosphorous by 45%</li> <li>c) total nitrogen by 40%</li> </ul> <p>compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>		<p>COMPLIES Consultant ( CARDNO) Response: Not applicable as the site area is less than 5,000 sqm.</p>
<b>6.4 Water Sensitive Urban Design – Stormwater Quantity</b>		
<p>R35 All sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment need to ensure that the capacity of the existing pipe (minor) stormwater connection to the site is not exceeded in the 1-in- 10 year storm event. All sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment need to ensure that the capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1-in-100 year storm event. For estate and multiple block developments larger than 5000 m<sup>2</sup>, retardation of stormwater to meet the above requirements are to be met at the estate scale rather than by measures on individual blocks</p>	<p>C35 Evidence is provided by a suitably qualified person that shows that for all sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment EITHER a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels. See WaterWays General Code for more detail. OR That the capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1-in-10 year storm event. For estate and multiple block developments larger than 5000 m<sup>2</sup>, retardation of stormwater to meet the above requirements are to be met at the estate scale unless it can be demonstrated that this is less feasible than measures on individual blocks.</p>	<p>COMPLIES Consultant ( CARDNO) Response: Not applicable as the site area is less than 2,000 sqm.</p>

<b>6.5 Heritage</b>		
Rules & Criteria Does not apply to this development		N/A
<b>6.6 Contamination</b>		
R37 A statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000</i> , and it is demonstrated that the land is suitable for the proposed development.	C37 If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Please refer to relevant agency
<b>6.7 Trees</b>		
R38 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a <i>protected tree</i> b) is likely to cause damage to or removal of any <i>protected trees</i> The authority shall refer the development application to the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.	COMPLIES No groundwork in the vicinity of protected trees
<b>6.8 Erosion and Sediment Control</b>		
R39 For sites less than 0.3 of a hectare, a plan...	C39 If a plan is not provided, the application will be referred to the relevant agency...	COMPLIES Consultant ( CARDNO) Response: Refer to the attached concept erosion and sediment control plan drawing NA50513018- 40.
R40 For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.	C40 If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Consultant ( CARDNO) Response: Not applicable as the site area is less than 0.3 ha.
<b>6.9 Hazardous Material</b>		
R41 For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005	C41 If an endorsed Hazardous Materials Survey is not provided the application will be referred...	N/A

<b>6.10 Water Use</b>		
There is no applicable rule.	C42 Where relevant, development complies with the requirements of the Water Use and Catchment General Code.	COMPLIES Consultant ( CARDNO) Response: The proposed development complies with the requirements of the Water Use and Catchment General Code.
<b>Element 7: Services</b>		
<b>7.1 Waste Management</b>		
R43 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i> .	C43 If a Statement of Compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	COMPLIES Consultant ( CARDNO) Response: Waste will be collected outside of normal business hours when existing carpark is empty. Refer to CARDNO Drawings NA50513018-35 and NA50513018-36 For the vehicle turning paths for the proposed waste collection vehicle.
<b>7.2 Waste Water</b>		
R44 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	C44 This is a mandatory requirement. There is no applicable criterion.	COMPLIES All undercover areas will drain to sewer.
<b>7.3 Utilities</b>		
R45 A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.	C45 If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	COMPLIES Please refer to relevant utilities providers.
<b>7.4 Storage</b>		
Rules & Criteria 46 & 47 Does not apply to this development – Storage provision are all within the architectural building envelope.		N/A

7.5 Servicing and Site Management		
R48 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i> .	C48 If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Please refer to relevant agency.

- **Access and Mobility General Code**

Rules	Criteria	Statement Against Criteria
		Refer to Access and Mobility Statement. Page 10 above.

Rules	Criteria	Statement Against Criteria
<b>Part A - General Development Controls</b>		
<b>Element 1: Parking</b>		
<b>1.1 Car Parking</b>		
R1 Designated accessible car parking spaces meet the requirements of <i>AS2890.1</i> and <i>Parking and Vehicular Access General Code</i> .	C1 Car parking is provided at designated locations to meet the needs of people with disabilities.	COMPLIES Two separate accessible parking space to be designated to existing carpark. Refer Drawing A001
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of the <i>AS2890.6</i> .	C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded either front – in or reverse-in position.	COMPLIES Designated accessible spaces provided on grade, so there are no height clearance issues.
<b>Element 2: External Access to Entrances</b>		
<b>2.1 Continuous Accessible Path of Travel and Walkways</b>		
R3 A continuous accessible path of travel is provided that complies with: i) <i>AS 1428.1 - Design For Access and Mobility</i> ; ii) <i>AS 1428.4</i> – Tactile ground surface indicators for the orientation of people with vision impairment to highlight	C3 Continuous accessible path of travel is provided for owners, occupants, employees and visitors: a) to all areas and all required facilities of the building; b) from property boundary, designated accessible parking spaces, passenger	COMPLIES The proposal complies with all clauses, noting that a new accessible path of travel is proposed from Existing Carpark. Refer Drawing A001

<p>hazards or provide direction;</p> <p>iii) AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and</p> <p>iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel.</p> <p>v) Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2</p>	<p>drop off points and public spaces to entrances of buildings;</p> <p>c) to connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and</p> <p>d) to minimise distances travelled between elements of buildings and facilities.</p> <p>e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast.</p>	
<b>2.2 Lighting</b>		
<p>R4</p> <p>Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.</p>	<p>C4</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	COMPLIES
<p>R5</p> <p>External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the <i>ACT Crime Prevention and Environmental Design General Code</i>.</p>	<p>C5</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	COMPLIES
<b>Way finding</b>		
<p>R6</p> <p>Where installed directional signage or other way finding methods, e.g. tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS1428.1 and AS1428.4.</p>	<p>C6</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>READILY COMPLIES</p> <p>Detailed design responses will be developed in the BA stage, noting that these are now BCA 2013 requirements and therefore will be certified at that stage.</p>
<p>R7</p> <p>There is no applicable rule.</p>	<p>C7</p> <p>For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.</p>	No illuminated signs proposed in this development
<b>Element 3: Entry and doorways</b>		
<b>3.1 Doorways and Doors</b>		
<p>R8</p> <p>Doorways and doors are designed to meet AS 1428.1- <i>Design for Access and Mobility</i> for:</p> <p>f) pedestrian entrances and exits;</p> <p>g) public circulation areas; and any common use areas.</p>	<p>C8</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	COMPLIES
<p>R9</p> <p>There is no applicable rule.</p>	<p>C9</p> <p>Automatic doors for public entrances should be installed in high use commercial and public buildings.</p>	N/A

<b>Part B - Additional Specific Controls</b>	
Rules & Criteria 10-15 do not apply to this development	N/A
<b>Special Purpose Developments</b>	
Rules & Criteria 16-17 do not apply to this development	N/A

- **Crime Prevention through Environmental Design**

Rules	Criteria	Statement Against Criteria
<b>Part A – General Requirements</b>		
<b>Element 1: Neighbourhood Design</b>		
<b>1.1 Neighbourhood Design</b>		
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	COMPLIES See details in response below.
<b>Element 2: Use</b>		
<b>2.1 General Code</b>		
There is no applicable rule.	C2 The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.	COMPLIES
<b>Element 3: Public Realm</b>		
<b>3.1 Open Space and Community (Shared) Areas</b>		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) Designing out any entrapment spaces.	COMPLIES On all matters (a) to (d)
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	COMPLIES Natural access was a key design intent for the architectural brief, and clear entry and exit points have been provided, with a very legible route through the site.
There is no rule applicable.	C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	COMPLIES

There is no rule applicable.	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.	COMPLIES Refer Landscaping drawings: existing compliant plant materials are retained.
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	COMPLIES Nil Hedging Refer Landscaping drawings: existing compliant plant materials are retained.
<b>3.2 Children's Play Areas</b>		
There is no rule applicable.	C9 Children's play areas are located and designed to comply with each of the following...	COMPLIES Nil children's play ground
<b>3.3 Lighting</b>		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	COMPLIES Consultant ( CARDNO) Response: Exterior lighting will comply with AS1158 and AS4282
There is no rule applicable.	C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	COMPLIES On all matters (a) to (f)

<b>3.4 Signs</b>		
No Signs proposed on this development		N/A
<b>Element 4: Built Form</b>		
<b>4.1 Interface between buildings and public realm</b>		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	COMPLIES The building has been designed to present a clear entry point, readily identifiable for its function and purpose, providing easy access to all users, affording a high degree of visibility from the street and, by the avoidance of concave spaces, minimising the potential for hiding spots.
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	COMPLIES The building has been designed to present a clear entry point, with a clear pathway to the car park.
There is no rule applicable.	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.	COMPLIES The building has been designed to avoid deep recesses and hiding spaces.
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	COMPLIES The building has been designed to avoid scaling opportunities.
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	N/A
<b>4.2 Materials and Finish</b>		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	COMPLIES The building has been designed to have medium to high quality materials and finishes and have been detailed to minimise opportunities for graffiti and vandalism which thereby facilitates cleaning and replacement and avoiding opportunities for illegal access into the building and/or services installations.

<b>Pedestrian Routes, Bicycle Paths and Lanes; Pedestrian Underpasses and Overpasses etc</b>		
<b>Rules / Criteria 23 to 38</b> Apply to urban spaces, they do not apply to 3/20 Weetangera		N/A
<b>Element 7: Services</b>		
<b>7.1 ATM's – NOT APPLICABLE – Rule and Criteria 35-38</b>		N/A
<b>7.2 Local Waste Storage Facilities</b>		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	N/A The proposed building has waste storage contained within the secure building perimeter.
<b>7.3 Local Utility Facilities</b>		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	COMPLIES All utility facilities are located in secure areas or secure enclosures attached to buildings. Refer Architectural plans for locations.
<b>7.4 Delivery and Storage Facilities</b>		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	COMPLIES Deliver and storage areas are located within the secure building perimeter.
<b>7.5 Public Toilets -</b>		
Rules / Criteria 42 do not apply to 3/20 Weetangera		
<b>7.6 Public Telephones</b>		
Rules / Criteria 43 do not apply to this development		

- **Water Sensitive Urban Design General Code**

<b>Rules</b>	<b>Criteria</b>	<b>Statement Against Criteria</b>
		<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: Part of this code are Not applicable as the site area for the proposed change rooms and canteen building is less than 2,000 sqm.</p> <p>The existing irrigated playing fields on this block consume approximately 5ML/ha/annum. As part of the overall Weetangera Neighbourhood Oval upgrades these playing fields have recently been re-turfed using a couch grass which requires approximately 50% less watering as compared to the existing grass surface. The resulting reduction in mains water consumption associated with the re-turfing is equivalent to 5.35 ML per annum (or 50%). This significant reduction in mains water consumption offsets the minimal additional mains water consumption associated with the proposed new change rooms and canteen facilities.</p>

- **Parking and Vehicular Access General Code**

Rules	Criteria	Statement Against Criteria
		<p>COMPLIES</p> <p>This upgrade adds amenity for existing users and does not increase the traffic volume for the site. Therefore, no additional carparking and traffic volume are anticipated.</p>

- **Bicycle Parking General Code**

This code is not divided into Rules and Criteria.

Type of Use/ Requirements	Provision	Provision
<p><i>Note: provision equals or exceeds requirements in all cases</i></p> <p>Community activity centre / Outdoor recreation facility</p>	<p>Individual Assessment.</p> <p>Refer Drawing A001</p> <p>Basis of provision: 15 players per side + coach and bench = 80pp</p> <p>Spectators, approximately the same no. 80pp</p> <p>Total</p> <p>= 160pp</p> <p>Consider bike usage similar to a primary school, requires 1 bike space per 15 people</p> <p>Provide 5 x 2 sided rails = 10 bike spaces (rounded down) class 3 (low security because bike rails are always in full view of bike owners).</p>	<p>Showers/ change included in the development.</p>

## Statement against Relevant Criteria MERIT TRACK

### OVALS RESTORATION PROJECT- NEW CHANGE ROOMS WITH CANTEEN- WEETANGERA, ABA CONSTRUCTION MANAGERS (AUST) Pty Ltd on behalf of Shared Services Procurements for TaMS, DEVELOPMENT APPLICATION Part Block 3 Section 20 Weetangera ACT

#### Contents :

- **Weetangera Precinct Map and Code**  
Effective: 14 December 2012  
*Refers only to Block 5, Section 20, does not apply to Block 3, Section 20 Weetangera*
- **Community Facility Zone Development Code**  
Effective: 18 December 2011
- **Community and Recreational Facilities Location Guidelines General Code**  
Effective: 16 December 2011
- **Parks and Recreation Zone Development Code**  
Effective: 14 December 2012
- **Access and Mobility General Code** (*signed off by Dr Murray Coleman, Access Consultant, ACAA#164*)  
Effective: 4 October 2013
- **Crime Prevention Through Environmental Design General Code**  
Effective: 16 December 2011
- **Water Ways: Water Sensitive Urban Design General Code**  
Effective: 10 July 2009
- **Parking and Vehicular Access General Code**  
Effective: 31 May 2013
- **Bicycle Parking General Code**  
Effective: 4 October 2013

DA # 201324722

06 January 2014

- **Weetangera Precinct Map and Code**

Rules	Criteria	Statement Against Criteria
<b>Weetangera Precinct Map</b>		
		Not applicable to Block 3, Section 20 Weetangera

- **Community Facility Zone Development Code**

Rules	Criteria	Statement Against Criteria
<b>Element 1: Restrictions on use</b>		
Rules and Criteria 1.1 to 1.3 not applicable to this development		
<b>1.4 Development proposals affected by approved lease and development conditions</b>		
R6 The development proposal complies with approved and current <i>lease and development conditions</i> applying to the <i>site</i> . Where there is an inconsistency between the <i>lease and development</i>	C6 The development meets the intent of any approved and current <i>lease and development conditions</i> applying to the <i>site</i> .	COMPLIES

<i>conditions</i> and the provisions of this code, the former shall take precedence, but only to the extent of the inconsistency.		
<b>Element 2: Building and Site Controls</b>		
<b>2.1 Building Height</b>		
R7 The maximum building height is: a) for that part of the building within 30m of a residential block – the greater of the following: i) 2 storeys ii) the maximum number of <i>storeys</i> permitted on that <i>residential block</i>	C7 <i>Buildings</i> achieve all of the following: a) consistency with the <i>desired character</i>	COMPLIES One Storey
<b>2.2 Setbacks</b>		
R8 Minimum <i>setback</i> of <i>buildings</i> to boundaries of <i>blocks</i> in a residential zone is 6m.	C8 <i>Buildings</i> and other <i>structures</i> are sited to achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable separation from adjoining developments c) reasonable privacy for <i>dwelling</i> s on adjoining <i>residential blocks</i> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i> e) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i> .	COMPLIES Distance from the corner of the building perpendicular to the boundary Line is 7.8m Refer Drawing A001
<b>2.3 Storage</b>		
R9 Outdoor storage areas are screened from view from any road or other public area.	C9 Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is to be included in the design layout of the site and should not encroach on car parking areas, driveways or landscaped areas and be adequately screened from public view.	Storage provision are all within the architectural building envelope.

<b>Element 3: Built Form</b>		
<b>3.1 Materials and finishes</b>		
There is no applicable rule.	C10 Where development presents a blank façade to an <i>adjoining block</i> or public space, a visually interesting architectural treatment is applied to that wall, through the use of one or more elements such as colour, articulation, materials and shadows.	COMPLIES Refer to Drawing A200 & A050 The facility is nestled in to the landscape facing the oval. Use of interesting roof shape, articulation and Stack bond face blockwork for interest and shadow.

There is no applicable rule.	C11 <i>Buildings</i> use high quality materials and have façade with visually interesting architectural treatments through the use of one or more elements such as colour	COMPLIES Refer to Drawing A200 and A300 See above
<b>3.2 Interface</b>		
There is no applicable rule.	C12 Where appropriate, compatible uses of any existing <i>buildings</i> are integrated with new development and provide physical connections and linkages between <i>buildings</i> , and between <i>buildings</i> and public spaces.	N/A Stand-alone Structure
There is no applicable rule.	C13 Elements of the development that interface with a street promote an attractive <i>streetscape</i> .	COMPLIES Refer to Drawing A200 and A050 See Element 3 Built form description above.

**Element 4: Traffic Impact****4.1 Traffic Generation**

There is no applicable rule.	C14 The existing road network can accommodate the amount of traffic likely to be generated by the development.	COMPLIES Consultant (CARDNO) Civil/ Traffic Engineer Response: This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated.
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**Element 5: Environment Protection****5.1 Water sensitive urban design**

R15 This rule applies to sites 5000m <sup>2</sup> or larger. The average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent compared with an urban catchment with no water quality management controls.	This is a mandatory requirement. There is no applicable criterion.	Consultant ( CARDNO) Response:  Not applicable as the site area is less than 5,000 sqm.
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R16 This rule applies to sites 2000m <sup>2</sup> or larger. Stormwater management complies with one of the following: a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.	This is a mandatory requirement. There is no applicable criterion.	Consultant ( CARDNO) Response: Consultant ( CARDNO) Response:  Not applicable as the site area is less than 2,000 sqm.
R17 This rule applies to sites 2,000m <sup>2</sup> or larger. Provision is made for one or more of the following: a) the storage of stormwater equivalent to at least 1.4kl per 100m <sup>2</sup> 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.	This is a mandatory requirement. There is no applicable criterion.	Consultant ( CARDNO) Response:  Not applicable as the site area is less than 2,000 sqm.
There is no applicable rule.	C18 Underground piping of natural stormwater overland flow paths is minimised.	COMPLIES Consultant ( CARDNO) Response:  The underground stormwater piping is minimised.
<b>5.2 Sediment and erosion control</b>		
R19 This rule applies to sites larger than 3000m <sup>2</sup> . Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.	Consultant ( CARDNO) Response:  Not applicable as the site area is less than 3,000 sqm.
<b>5.3 Earthworks</b>		
There is no applicable rule.	C20 The extent of earthworks is minimised.	COMPLIES The building is stepped to follow natural grade
<b>5.4 Tree Protection</b>		
R21 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 <i>protected tree</i>	This is a mandatory requirement. There is no applicable criterion.	COMPLIES There are nil protected trees

b) is likely to cause damage to or removal of any <i>protected trees</i> The authority shall refer the development application to the Conservator of Flora and Fauna.		
<b>5.5 Heritage</b>		
R22 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , applications for developments on <i>land</i> or <i>buildings</i> subject to provisional registration or registration under s.41 of the <i>Heritage Act 2004</i> are accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i> .	C22 If advice from the Heritage Council is required however not provided, the application will be referred to the Heritage Council and its advice considered before the determination of the application.	N/A
<b>5.6 Contamination</b>		
R23 <i>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 2000 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.</i>	This is a mandatory requirement.	N/A

**Element 6: Amenity****6.1 Noise**

R24 This rule applies to any of the following: i) <i>emergency services facility</i> ii) <i>indoor recreation facility</i> iii) <i>outdoor recreation facility</i> Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority. 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 EPA's <i>Noise Environment Protection Policy, January 2010</i> , based on the estimated noise levels when the facility is in use.	C24 Development types specified in rule R24 do not unreasonably diminish the residential amenity of current or future neighbouring residents.	N/A The proposed facility includes none of the described uses (noting that it is located adjacent to and supporting an existing outdoor recreation facility).
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<b>Element 7: Services and utilities</b>		
<b>7.1 Waste management</b>		
<p>R25 Development complies with the waste facilities and management measures endorsed by Territory and Municipal Services Directorate.</p> <p><b>Supporting document:</b> Written confirmation by Territory and Municipal Services Directorate that with the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES Waste will be collected outside of normal business hours when existing carpark is empty. Refer to Drawings NA50513018-35 and NA50513018-36 For the vehicle turning paths for the proposed waste collection vehicle.</p> <p>A 3 Cubic Metre waste hopper has been allowed to suit client's site management requirements and is in excess of what canteen will generate. A 240 Litre recycle bin is included.</p>
<b>7.2 Utilities</b>		
<p>R26 A statement of compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility access provisions and asset clearance zones. Note: Where there is a conflict between planning and utility requirements, the utility requirements</p>	<p>C26 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	<p>COMPLIES Please refer to relevant utilities providers. Refer to Survey for location of all underground services.</p>
<b>7.3 Waste water</b>		
<p>R27 Subject to ActewAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES All undercover areas will drain to sewer.</p>
<b>Element 8: Demolition</b>		
Rules and Criteria 8.1 to 8.2 not applicable to this development		
<b>Element 9: Subdivision</b>		
Rules and Criteria 9.1 not applicable to this development		

- **Community and Recreation Facilities Location Guidelines General Code**

Complies with Detailed Location Guidelines for community and recreation facilities

- **Parks and Recreation Zone Development Code**

**PART A- Zone specific controls**

Rules	Criteria	Statement Against Criteria
<b>PART A(1) – PRZ1 – Urban Open Space Zone</b>		
<b>Element 1: Restrictions on Use</b>		
<b>1.1 Municipal Depot</b>		
Rules & Criteria Does not apply to this development		
<b>1.2 Community Activity Centre, Outdoor Recreation Facility and Municipal Depot</b>		
R2 Maximum proportion of gross area of any single open space parcel to be used for Community activity centre, Outdoor recreation facility, and Municipal depot purposes – 15%.	C2 Development for these purposes in the PRZ1 urban open space zone meets all of the following: a) Does not unreasonably restrict access to recreation space b) Is of an appropriate scale and compatible with its open space setting.	COMPLIES Less than 15% of Block 3 Section 20 Weetangera
<b>1.3 Community Activity Centre and Outdoor Recreation Facilities</b>		
There is no applicable rule	C3 Development for these purposes in the PRZ1 urban open space zone meets all of the following: a) Does not unreasonably restrict access to recreation space b) Is of an appropriate scale and compatible with its open space setting. c) There will be adequate opportunities for the public or community to use the facilities d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme e) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes f) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics g) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement h) Important natural and cultural features including existing mature trees are conserved i) There are no adverse noise and safety impacts on adjoining residential areas.	COMPLIES On all matters (a) to (i)

<b>Element 2: Building and Site Control</b>		
<b>2.1 Height</b>		
R4 Maximum height of buildings adjacent to Residential Zones: one storey	C4 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES One Storey
<b>2.2 Setbacks</b>		
R5 Minimum setback of building from boundary of blocks adjacent to Residential Zones: 6 m	C5 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES Distance from the corner of the building perpendicular to the boundary Line is 7.8m Refer Drawing A001
<b>2.3 Gross Floor Area</b>		
R6 Maximum gross floor area of enclosed structures: 200 m <sup>2</sup>	C6 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	COMPLIES The GFA of proposed facility is 216 m <sup>2</sup> . The Design team considered reducing the footprint to a rule compliant <b>200 m<sup>2</sup></b> however this would make no discernible difference ( Less than 10% variance) The primary purpose of the Facility is to support the activities on the existing playing field. The scale of the New Facility is modest compared with the existing nearby BER Gymnasium, School & Shops and therefore consistent.

## PART B- GENERAL DEVELOPMENT CONTROLS

<b>Element 1: Restrictions on Use</b>		
<b>1.1 Locations Requirements</b>		
There is no applicable rule.	C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.	COMPLIES
<b>1.2 Plans of Management</b>		
There is no applicable rule.	C12 Where relevant, the proposed development is consistent with the approved Plan of Management.	COMPLIES

<b>1.3 Major Utility Installation</b>		
There is no applicable rule.	C12A The development of land for a MAJOR UTILITY INSTALLATION can be integrated with the recreational use of the land and does not result in the exclusion of the land from its use for recreational enjoyment purposes.	N/A

<b>Element 2: Building and Site Controls</b>		
Rules & Criteria 2.1 TO 2.3	Does not apply to this development	N/A

<b>Element 3: Built Form</b>		
<b>3.1 Materials and Finish</b>		
There is no applicable rule.	C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.	COMPLIES Refer to Drawing A200 & A050 The facility is nestled in to the landscape facing the oval. Use of interesting roof shape, articulation and Stack bond face blockwork for interest and shadow.
There is no applicable rule.	C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.	COMPLIES Refer Drawing A200 & A300 See above
<b>3.2 Interface</b>		
There is no applicable rule.	C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and public spaces.	COMPLIES The proposed new facility is linked by existing concrete pathways to surrounding residential buildings, school & shops.
There is no applicable rule.	C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.	COMPLIES Refer Drawing A200 & A300 See Element 3 Built form description above.
<b>3.3 Crime Prevention Through Environmental Design</b>		
There is no applicable rule.	C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.	COMPLIES Refer Crime Prevention Through Environmental Design General Code. Refer below.
<b>3.4 Access and Mobility</b>		
There is no applicable rule.	C21 The development meets the requirements of the Access and Mobility General Code.	COMPLIES The requirements of the Access and Mobility General Code for this project are all covered by the BCA.  Statement: the spatial and grade requirements of pavement, parking and building design including the

		<p>provision of accessible toilets meets the requirements of the BCA and AS1428.1.2009.</p> <p>The project will meet all the detailed requirements of the BCA and AS1428.1 on completion.</p>
<b>3.5 Local Requirements for Community and Recreation Facilities</b>		
There is no applicable rule.	<p>C21A</p> <p>The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.</p>	<p>COMPLIES</p> <ul style="list-style-type: none"> <li>-Good proximity to Existing Shops</li> <li>-New facility very proximate to Existing Carpark</li> <li>- New facility is separated from residential areas by street</li> <li>- New facility is to support existing Oval activities</li> <li>- Good lighting</li> </ul>

<b>Element 4: Parking and Site Access</b>		
<b>4.1 Traffic Generation</b>		
There is no applicable rule.	<p>C22</p> <p>The existing road network can accommodate the amount of traffic likely to be generated by the development.</p>	<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated.</p>
<b>4.2 Vehicle Access and Parking</b>		
There is no applicable rule.	<p>C23</p> <p>Vehicle Access and parking complies with the requirements of the Parking and Vehicular Access General Code.</p>	<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: This upgrade adds amenity for existing users and does not increase the traffic volume for the site. Therefore, the existing carparking provision is considered adequate.</p>
<b>4.3 Bicycle Parking</b>		
There is no applicable rule.	<p>C24</p> <p>Bicycle Parking complies with the requirements of the Bicycle Parking General Code.</p>	<p>COMPLIES</p> <p>Refer assessment below</p>
<b>4.4 Pedestrian Movement</b>		
There is no applicable rule.	<p>C25</p> <p>Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.</p>	<p>COMPLIES</p> <p>Works proposed are to existing development, and does not propose any changes to established pedestrian &amp; cyclists routes or entrances.</p>

<b>Element 5: Amenity</b>		
<b>5.2 Lighting</b>		
R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 <i>Pedestrian Lighting</i> .	C27 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.	COMPLIES Refer survey for existing area lighting
R28 All external lighting provided is in accordance with AS 4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	C28 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.	COMPLIES Refer survey for existing area lighting
<b>5.3 Signs</b>		
There is no applicable rule.	C29 Signs comply with the Signs General Code.	N/A No Signage proposal to the New Facility
<b>5.4 Neighbourhood Plan</b>		
There is no applicable rule.	C30 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	N/A

<b>Element 6: Environment</b>		
<b>6.1 Assessment of Environmental Effects</b>		
There is no applicable rule.	C31 The development application is accompanied by an Assessment of Environmental Effects that addresses the following: a) provision for tree planting and appropriate landscape treatment b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value c) impacts on public health and safety, including crime prevention d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system e) whether public transport services are necessary and, if so, whether they are available and adequate f) impacts on the likely accessibility to	COMPLIES Assessment: a) Existing trees and parkland landscaping respected by the design. b) Nil affected items. c) Nil negative impact. Provision of formal change rooms improves oval usage and general CEPTED. d) Nil negative impact e) Project located within existing public transport network (adjacent to local centre). f) Nil impact g) Nil impact h) Nil impact i) Nil impact

	<p>facilities and services for users and consumers</p> <p>g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects</p> <p>h) impacts on the watercourses and drainage characteristics of the area, including water quality</p> <p>i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.</p>	
<b>6.2 Water sensitive Urban design – Mains Water Consumption</b>		
<p>R32 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>C32 This is a mandatory requirement. There is no applicable criterion.</p>	<p>COMPLIES Consultant ( CARDNO) Response: The existing irrigated playing fields on this block consume approximately 5ML/ha/annum. As part of the overall Weetangera Neighbourhood Oval upgrades these playing fields have recently been re-turfed using a couch grass which requires approximately 50% less watering as compared to the existing grass surface. The resulting reduction in mains water consumption associated with the re-turfing is equivalent to 5.35 ML per annum (or 50%). This significant reduction in mains water consumption offsets the minimal additional mains water consumption associated with the proposed new change rooms and canteen facilities.</p>
<b>6.3 Water Sensitive Urban Design – Stormwater Quality</b>		
<p>R33 All sites of size greater than 2,000m<sup>2</sup> need to provide evidence of stormwater storage greater than or equal to the volume of 1.4kL per 100m<sup>2</sup> of impervious area and release over a period of 1 to 3 days. 50% of the volume of rainwater tanks with a toilet connection may be regarded as contributing towards this requirement. 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.</p>	<p>C33 Evidence is provided that demonstrates that for all sites of size greater than 2,000m<sup>2</sup>, a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved. 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.</p>	<p>COMPLIES Consultant ( CARDNO) Response: As the proposed site of works (around the proposed building) is less than 2,000m<sup>2</sup> R33 does not apply</p>

<p>R34 Sites of size greater than 5,000m<sup>2</sup> need to provide evidence showing a reduction in average annual stormwater pollutant export load of:</p> <ul style="list-style-type: none"> <li>a) suspended solids by 60%</li> <li>b) total phosphorous by 45%</li> <li>c) total nitrogen by 40%</li> </ul> <p>compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>		<p>COMPLIES Consultant ( CARDNO) Response: Not applicable as the site area is less than 5,000 sqm.</p>
<b>6.4 Water Sensitive Urban Design – Stormwater Quantity</b>		
<p>R35 All sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment need to ensure that the capacity of the existing pipe (minor) stormwater connection to the site is not exceeded in the 1-in- 10 year storm event. All sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment need to ensure that the capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1-in-100 year storm event. For estate and multiple block developments larger than 5000 m<sup>2</sup>, retardation of stormwater to meet the above requirements are to be met at the estate scale rather than by measures on individual blocks</p>	<p>C35 Evidence is provided by a suitably qualified person that shows that for all sites of size greater than 2,000m<sup>2</sup> and subject to redevelopment EITHER a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels. See WaterWays General Code for more detail. OR That the capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1-in-10 year storm event. For estate and multiple block developments larger than 5000 m<sup>2</sup>, retardation of stormwater to meet the above requirements are to be met at the estate scale unless it can be demonstrated that this is less feasible than measures on individual blocks.</p>	<p>COMPLIES Consultant ( CARDNO) Response: Not applicable as the site area is less than 2,000 sqm.</p>

<b>6.5 Heritage</b>		
Rules & Criteria Does not apply to this development		N/A
<b>6.6 Contamination</b>		
R37 A statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000</i> , and it is demonstrated that the land is suitable for the proposed development.	C37 If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Please refer to relevant agency
<b>6.7 Trees</b>		
R38 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a <i>protected tree</i> b) is likely to cause damage to or removal of any <i>protected trees</i> The authority shall refer the development application to the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.	COMPLIES No groundwork in the vicinity of protected trees
<b>6.8 Erosion and Sediment Control</b>		
R39 For sites less than 0.3 of a hectare, a plan...	C39 If a plan is not provided, the application will be referred to the relevant agency...	COMPLIES Consultant ( CARDNO) Response: Refer to the attached concept erosion and sediment control plan drawing NA50513018- 40.
R40 For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.	C40 If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Consultant ( CARDNO) Response: Not applicable as the site area is less than 0.3 ha.
<b>6.9 Hazardous Material</b>		
R41 For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005	C41 If an endorsed Hazardous Materials Survey is not provided the application will be referred...	N/A

<b>6.10 Water Use</b>		
There is no applicable rule.	C42 Where relevant, development complies with the requirements of the Water Use and Catchment General Code.	COMPLIES Consultant ( CARDNO) Response: The proposed development complies with the requirements of the Water Use and Catchment General Code.
<b>Element 7: Services</b>		
<b>7.1 Waste Management</b>		
R43 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i> .	C43 If a Statement of Compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	COMPLIES Consultant ( CARDNO) Response: Waste will be collected outside of normal business hours when existing carpark is empty. Refer to CARDNO Drawings NA50513018-35 and NA50513018-36 For the vehicle turning paths for the proposed waste collection vehicle.
<b>7.2 Waste Water</b>		
R44 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	C44 This is a mandatory requirement. There is no applicable criterion.	COMPLIES All undercover areas will drain to sewer.
<b>7.3 Utilities</b>		
R45 A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.	C45 If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	COMPLIES Please refer to relevant utilities providers.
<b>7.4 Storage</b>		
Rules & Criteria 46 & 47 Does not apply to this development – Storage provision are all within the architectural building envelope.		N/A

7.5 Servicing and Site Management		
R48 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i> .	C48 If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Please refer to relevant agency.

- **Access and Mobility General Code**

Rules	Criteria	Statement Against Criteria
		Refer to Access and Mobility Statement. Page 10 above.

Rules	Criteria	Statement Against Criteria
<b>Part A - General Development Controls</b>		
<b>Element 1: Parking</b>		
<b>1.1 Car Parking</b>		
R1 Designated accessible car parking spaces meet the requirements of <i>AS2890.1</i> and <i>Parking and Vehicular Access General Code</i> .	C1 Car parking is provided at designated locations to meet the needs of people with disabilities.	COMPLIES Two separate accessible parking space to be designated to existing carpark. Refer Drawing A001
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of the <i>AS2890.6</i> .	C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded either front – in or reverse-in position.	COMPLIES Designated accessible spaces provided on grade, so there are no height clearance issues.
<b>Element 2: External Access to Entrances</b>		
<b>2.1 Continuous Accessible Path of Travel and Walkways</b>		
R3 A continuous accessible path of travel is provided that complies with: i) <i>AS 1428.1 - Design For Access and Mobility</i> ; ii) <i>AS 1428.4</i> – Tactile ground surface indicators for the orientation of people with vision impairment to highlight	C3 Continuous accessible path of travel is provided for owners, occupants, employees and visitors: a) to all areas and all required facilities of the building; b) from property boundary, designated accessible parking spaces, passenger	COMPLIES The proposal complies with all clauses, noting that a new accessible path of travel is proposed from Existing Carpark. Refer Drawing A001

hazards or provide direction; iii) AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v) Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2	drop off points and public spaces to entrances of buildings; c) to connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and d) to minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast.	
<b>2.2 Lighting</b>		
R4 Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.	C4 This is a mandatory requirement. There is no applicable criterion.	COMPLIES
R5 External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the <i>ACT Crime Prevention and Environmental Design General Code</i> .	C5 This is a mandatory requirement. There is no applicable criterion.	COMPLIES
<b>Way finding</b>		
R6 Where installed directional signage or other way finding methods, e.g. tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet AS1428.1 and AS1428.4.	C6 This is a mandatory requirement. There is no applicable criterion.	READILY COMPLIES Detailed design responses will be developed in the BA stage, noting that these are now BCA 2013 requirements and therefore will be certified at that stage.
R7 There is no applicable rule.	C7 For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.	No illuminated signs proposed in this development
<b>Element 3: Entry and doorways</b>		
<b>3.1 Doorways and Doors</b>		
R8 Doorways and doors are designed to meet AS 1428.1- <i>Design for Access and Mobility</i> for: f) pedestrian entrances and exits; g) public circulation areas; and any common use areas.	C8 This is a mandatory requirement. There is no applicable criterion.	COMPLIES
R9 There is no applicable rule.	C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.	N/A

<b>Part B - Additional Specific Controls</b>	
Rules & Criteria 10-15 do not apply to this development	N/A
<b>Special Purpose Developments</b>	
Rules & Criteria 16-17 do not apply to this development	N/A

- **Crime Prevention through Environmental Design**

Rules	Criteria	Statement Against Criteria
<b>Part A – General Requirements</b>		
<b>Element 1: Neighbourhood Design</b>		
<b>1.1 Neighbourhood Design</b>		
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	COMPLIES See details in response below.
<b>Element 2: Use</b>		
<b>2.1 General Code</b>		
There is no applicable rule.	C2 The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.	COMPLIES
<b>Element 3: Public Realm</b>		
<b>3.1 Open Space and Community (Shared) Areas</b>		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) Designing out any entrapment spaces.	COMPLIES On all matters (a) to (d)
There is no rule applicable.	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	COMPLIES Natural access was a key design intent for the architectural brief, and clear entry and exit points have been provided, with a very legible route through the site.
There is no rule applicable.	C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	COMPLIES

There is no rule applicable.	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.	COMPLIES Refer Landscaping drawings: existing compliant plant materials are retained.
There is no rule applicable.	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	COMPLIES Nil Hedging Refer Landscaping drawings: existing compliant plant materials are retained.
<b>3.2 Children's Play Areas</b>		
There is no rule applicable.	C9 Children's play areas are located and designed to comply with each of the following...	COMPLIES Nil children's play ground
<b>3.3 Lighting</b>		
There is no rule applicable.	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	COMPLIES Consultant ( CARDNO) Response: Exterior lighting will comply with AS1158 and AS4282
There is no rule applicable.	C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	COMPLIES On all matters (a) to (f)

<b>3.4 Signs</b>		
No Signs proposed on this development		N/A
<b>Element 4: Built Form</b>		
<b>4.1 Interface between buildings and public realm</b>		
There is no rule applicable.	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	COMPLIES The building has been designed to present a clear entry point, readily identifiable for its function and purpose, providing easy access to all users, affording a high degree of visibility from the street and, by the avoidance of concave spaces, minimising the potential for hiding spots.
There is no rule applicable.	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	COMPLIES The building has been designed to present a clear entry point, with a clear pathway to the car park.
There is no rule applicable.	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.	COMPLIES The building has been designed to avoid deep recesses and hiding spaces.
There is no rule applicable.	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	COMPLIES The building has been designed to avoid scaling opportunities.
There is no rule applicable.	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	N/A
<b>4.2 Materials and Finish</b>		
There is no rule applicable.	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	COMPLIES The building has been designed to have medium to high quality materials and finishes and have been detailed to minimise opportunities for graffiti and vandalism which thereby facilitates cleaning and replacement and avoiding opportunities for illegal access into the building and/or services installations.

<b>Pedestrian Routes, Bicycle Paths and Lanes; Pedestrian Underpasses and Overpasses etc</b>		
<b>Rules / Criteria 23 to 38</b> Apply to urban spaces, they do not apply to 3/20 Weetangera		N/A
<b>Element 7: Services</b>		
<b>7.1 ATM's – NOT APPLICABLE – Rule and Criteria 35-38</b>		N/A
<b>7.2 Local Waste Storage Facilities</b>		
There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	N/A The proposed building has waste storage contained within the secure building perimeter.
<b>7.3 Local Utility Facilities</b>		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	COMPLIES All utility facilities are located in secure areas or secure enclosures attached to buildings. Refer Architectural plans for locations.
<b>7.4 Delivery and Storage Facilities</b>		
There is no rule applicable.	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	COMPLIES Deliver and storage areas are located within the secure building perimeter.
<b>7.5 Public Toilets -</b>		
Rules / Criteria 42 do not apply to 3/20 Weetangera		
<b>7.6 Public Telephones</b>		
Rules / Criteria 43 do not apply to this development		

- **Water Sensitive Urban Design General Code**

<b>Rules</b>	<b>Criteria</b>	<b>Statement Against Criteria</b>
		<p>COMPLIES</p> <p>Consultant ( CARDNO) Response: Part of this code are Not applicable as the site area for the proposed change rooms and canteen building is less than 2,000 sqm.</p> <p>The existing irrigated playing fields on this block consume approximately 5ML/ha/annum. As part of the overall Weetangera Neighbourhood Oval upgrades these playing fields have recently been re-turfed using a couch grass which requires approximately 50% less watering as compared to the existing grass surface. The resulting reduction in mains water consumption associated with the re-turfing is equivalent to 5.35 ML per annum (or 50%). This significant reduction in mains water consumption offsets the minimal additional mains water consumption associated with the proposed new change rooms and canteen facilities.</p>

- **Parking and Vehicular Access General Code**

Rules	Criteria	Statement Against Criteria
		<p>COMPLIES</p> <p>This upgrade adds amenity for existing users and does not increase the traffic volume for the site. Therefore, no additional carparking and traffic volume are anticipated.</p>

- **Bicycle Parking General Code**

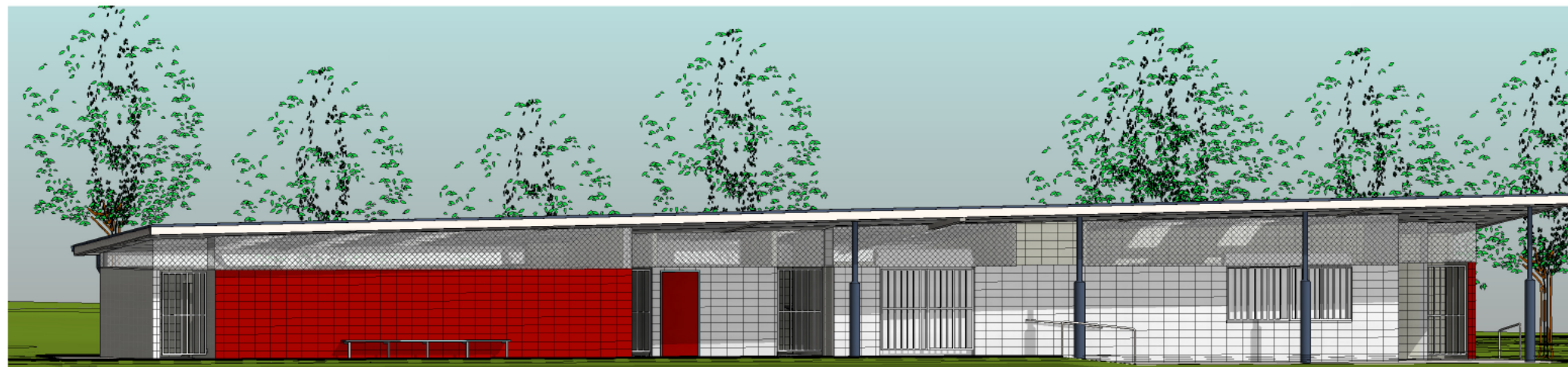
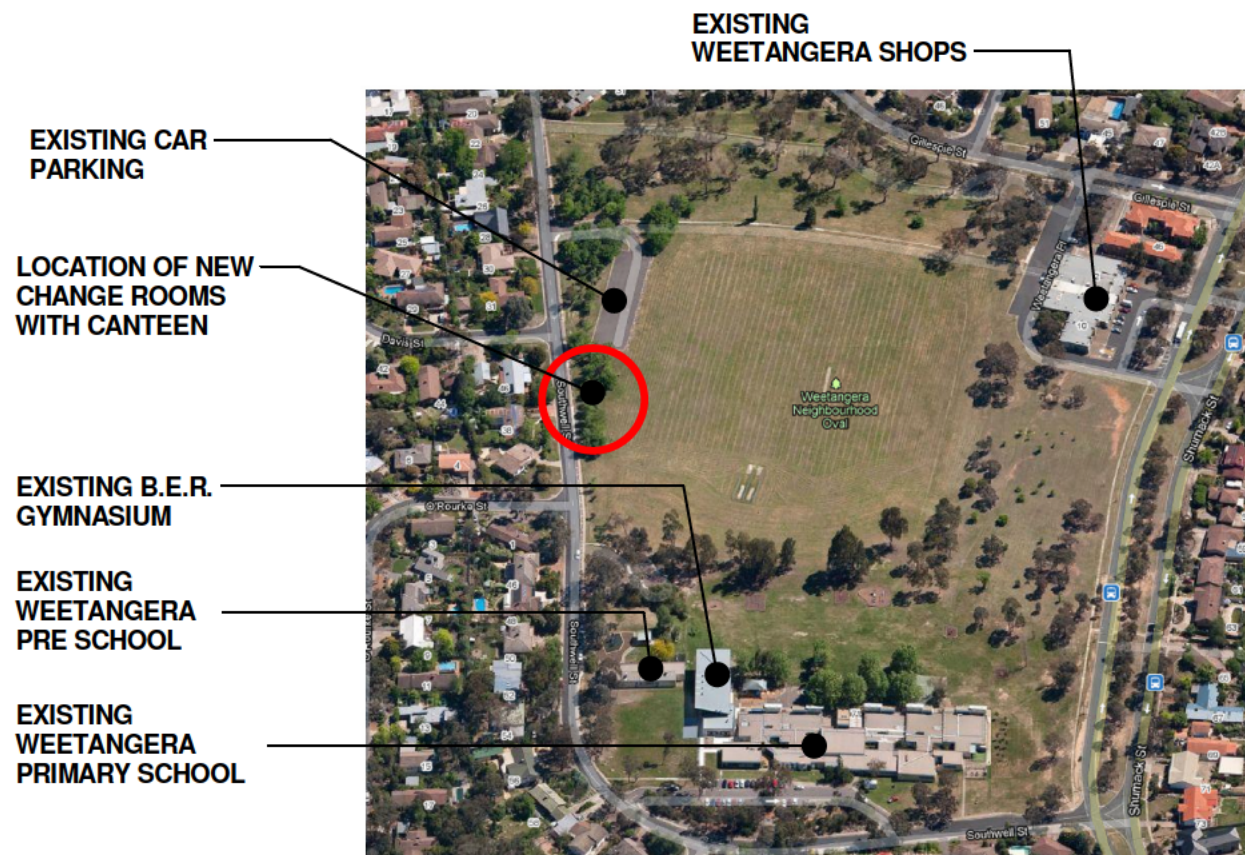
This code is not divided into Rules and Criteria.

Type of Use/ Requirements	Provision	Provision
<p><i>Note: provision equals or exceeds requirements in all cases</i></p> <p>Community activity centre / Outdoor recreation facility</p>	<p>Individual Assessment.</p> <p>Refer Drawing A001</p> <p>Basis of provision: 15 players per side + coach and bench = 80pp</p> <p>Spectators, approximately the same no. 80pp</p> <p>Total</p> <p>= 160pp</p> <p>Consider bike usage similar to a primary school, requires 1 bike space per 15 people</p> <p>Provide 5 x 2 sided rails = 10 bike spaces (rounded down) class 3 (low security because bike rails are always in full view of bike owners).</p>	<p>Showers/ change included in the development.</p>

# OVALS RESTORATION PROJECT WEETANGERA

DOCUMENT LIST	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A000	COVER SHEET - WEETANGERA
A001	PART SITEPLAN
A002	AS1428.1.2009 NOTES
A050	3D VIEWS & COLOUR SAMPLES
A102	FLOOR PLAN
A107	LANDSCAPE PLAN
A200	ELEVATIONS
A300	SECTIONS

12225.02_DT_001	SURVEY DRAWING ( By Land Data Surveys)
NA50513018 - 30	EXTERNAL SERVICES
NA50513018 - 31	EXTERNAL SERVICES
NA50513018 - 35	GARBAGE TRUCK- TURNING TEMPLATES 1 OF 2
NA50513018 - 36	GARBAGE TRUCK- TURNING TEMPLATES 2 OF 2
NA50513018 - 40	EROSION & SEDIMENT CONTROL NOTES & LEGEND
NA50513018 - 41	EROSION & SEDIMENT CONTROL CONCEPT PLAN



1 VIEW FROM OVAL

<p><b>Small Quinton Coleman Architects</b></p> <p>ABN 81091693350 Hawker Professional Centre, Hawker ACT 2614 Phone (02) 6278 8500 Fax (02) 9255 2921 studio@sqcas.com.au Primary Nominee: M Coleman ACT 975, NSW 7574</p>		<p>Project Title: <b>OVALS RESTORATION PROJECT- NEW CHANGE ROOMS WITH CANTEEN- WEETANGERA</b></p> <p>Client: <b>ABA CONSTRUCTION MANAGERS (AUST) Pty Ltd on behalf of Shared Services Procurements for TaMS</b></p> <p>Project Address: <b>SOUTHWELL STREET, WEETANGERA Block: 3 Section: 20 WEETANGERA, ACT</b></p>																																		
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<p>Drawn: FM      Director: MC      Reviewer: MC      Verifier: MC</p>		<p>Scale: <b>@A3</b></p> <p>Project No: <b>1221</b></p>																																		
<p>ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING WORK OR PREPARATION OF SHOP DRAWINGS. WHERE PROVIDED, DRAWINGS MUST BE READ IN CONJUNCTION WITH SCHEDULE OF WORK OR SPECIFICATION.</p>		<p>QA Reference: 1221- A000- 1      Sheet No: <b>A000</b>      Amendment: <b>1</b></p> <p>© Copyright</p>																																		

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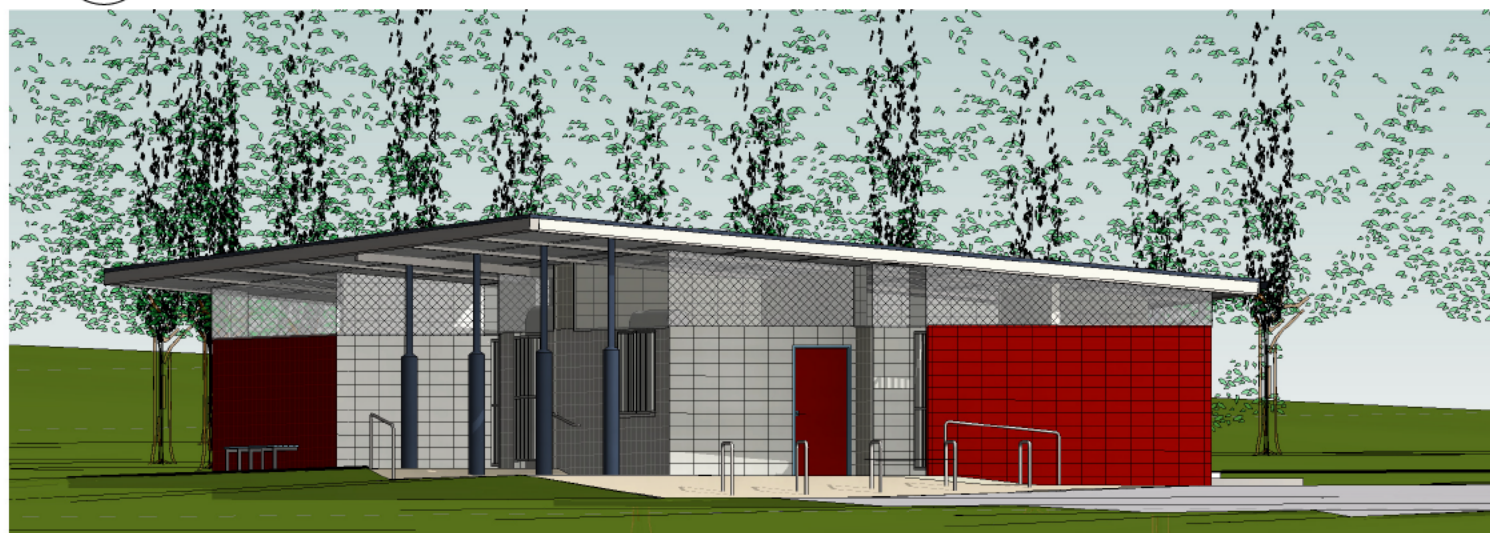
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3 Perspective View from North East



1 VIEW FROM CARPARK



2 VIEW FROM OVAL-

**COLOUR INFORMATION & NOTES :**

MAIN WALL COLOUR	DULUX PALACE STONE
COLUMNS	DULUX COLORBOND DEEP OCEAN
INTERNAL WALLS	DULUX PALACE STONE
GATES	DULUX PALACE STONE
FEATURE WALL COLOUR	MAROON TO MATCH THE WEST'S TEAM COLOURS
DOORS	MAROON TO MATCH THE WEST'S TEAM COLOURS
DOOR FRAMES	SKY BLUE TO MATCH THE WEST'S TEAM COLOURS
VENTILATION SCREENS	COLORBOND SURF MIST
SOFFIT CLADDING	COLORBOND SURF MIST
FASCIA AND ROOF	COLORBOND DEEP OCEAN
FLASHINGS & TRIMS	TO MATCH ADJACENT ROOFING/ SOFFIT



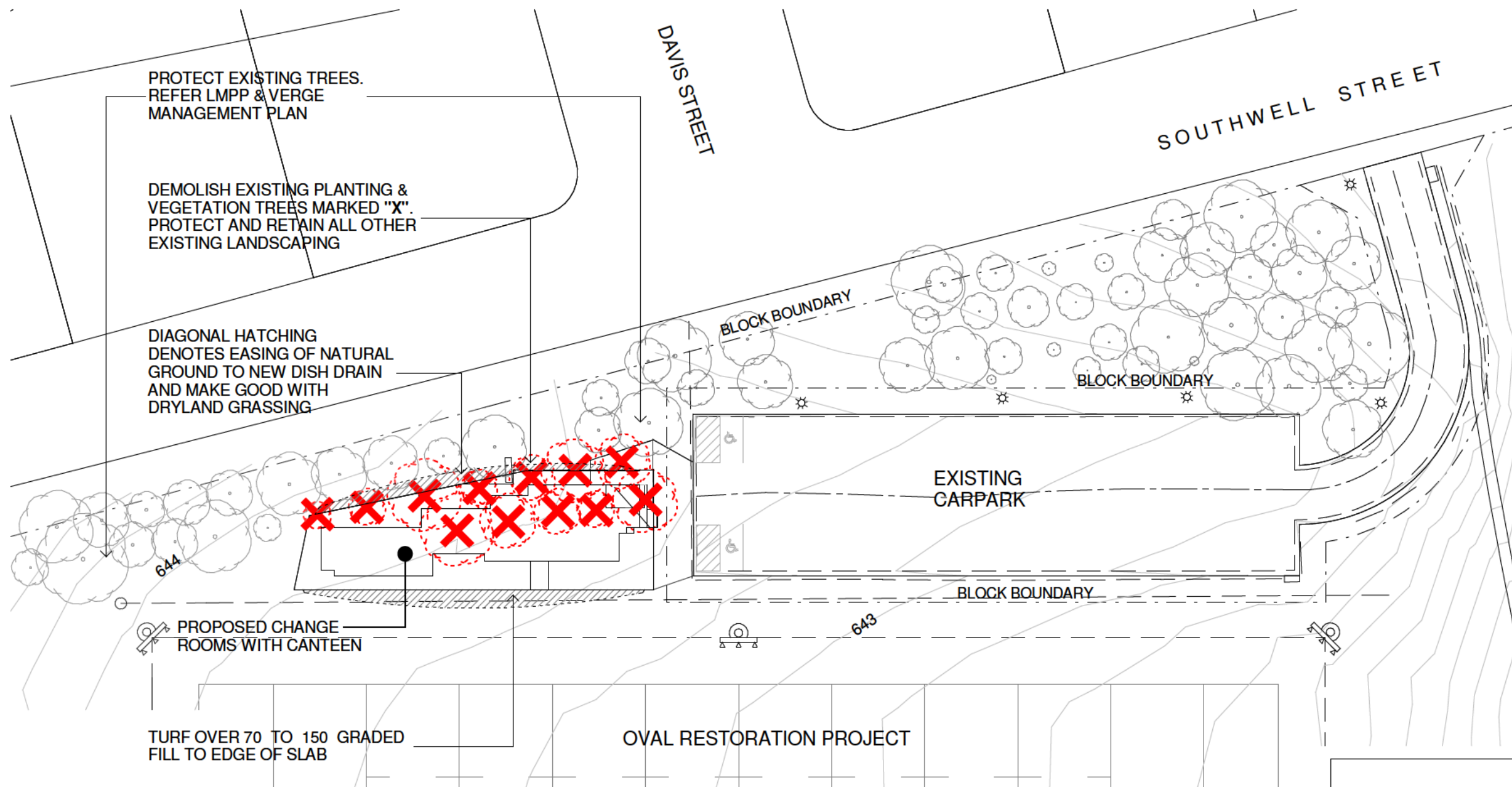
**NOTE:**

OTHER INTERNAL COLOURS TO BLEND IN WITH THE ABOVE COLOURS AND TO MEET BCA REQUIREMENTS

<p><b>Small Quinton Coleman Architects</b>                  ABN 81091693350 Hawker Professional Centre, Hawker ACT 2614                  Phone (02) 6279 8500 Fax (02) 6255 2921 studio@sqca.com.au                  Primary Nominee: M Coleman ACT 975, NSW 7574</p>			Project Title: <b>OVALS RESTORATION PROJECT-                  NEW CHANGE ROOMS WITH                  CANTEEN- WEETANGERA</b> Client: <b>ABA CONSTRUCTION                  MANAGERS (AUST) Pty Ltd</b> on behalf of Shared Services Procurements for TaMS Project Address: SOUTHWELL STREET, WEETANGERA Block: 3 Section: 20 WEETANGERA, ACT																																			
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**NOTE:**  
 ALL LANDSCAPE WORKS IN ACCORDANCE WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STANDARD SPECIFICATION

**1** LANDSCAPE PLAN  
 SCALE 1:500

 Small Quinton Coleman Architects <small>ABN 81091693350 Hawker Professional Centre, Hawker ACT 2614                  Phone (02) 6279 8500 Fax (02) 6255 2921 studio@sqca.com.au                  Primary Nominee: M Coleman ACT 975, NSW 7574</small>		Project Title: <b>OVALS RESTORATION PROJECT-                  NEW CHANGE ROOMS WITH                  CANTEEN- WEETANGERA</b>																									
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 DATE PLOTTED: 12 March 2014 3:58 PM BY: GREG JOHNSTON (CANNBERRA)



**LOCALITY PLAN**  
SCALE 1:5000

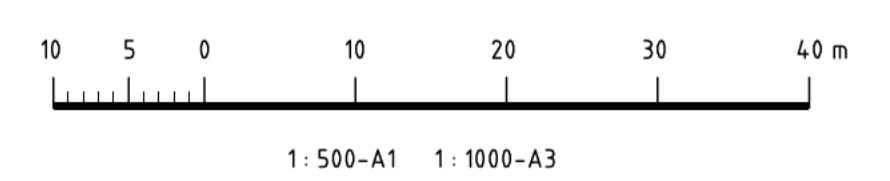
**NOTES**

**STANDARD NOTES**

- ALL WORKS EXTERNAL TO THE BLOCK BOUNDARY TO BE CARRIED OUT IN ACCORDANCE ACTEW WATER SUPPLY AND SEWERAGE STANDARDS.
- WORKS UNDER THE CONTROL OF PLUMBING INSPECTORS TO BE CARRIED OUT TO CSWS REGULATIONS AND AS 3500.
- CONNECTIONS AND/OR DISCONNECTIONS AT MAIN BY ACTEW AT CONTRACTOR'S EXPENSE.
- ALL STORMWATER TO CONFORM TO TAMS STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE
- THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALL ALLOWANCES ON HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS & THE RESTORATIONS OF THE SITE.
- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING THE WORK
- ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR MUST DIG TEST PITS BY HAND OR BY NON-DESTRUCTIVE METHODS AT UTILITY CROSSINGS AND/OR CONNECTIONS IN ADVANCE OF TRENCHING.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DUMPED AT AN APPROVED SPOIL AREA.
- WAE DRAWINGS, TIE BOOK AND DEPOSITED PLAN HAVE TO BE SUBMITTED BEFORE FINAL CONNECTION. A PROVISIONAL/CERTIFICATE OF OPERATION WILL BE ISSUED WHEN HANDOVER INSPECTION IS PASSED AND ACCEPTABLE. WAE DRAWING & TIE BOOK HAS BEEN COMPLETED AND SUBMITTED
- ANY NON-METALLIC WATER SERVICE TO BE INSTALLED WITH TRACE WIRE AND TESTED.
- REFER TO ACTEW STD DRG No WSS056 (STANDARD BEDDING DETAILS FOR SEWERS DN100 - DN300) FOR Ø150 SEWER.
- REFER TO ACTEW STD DRG No WSS054 (TYPICAL HOUSE CONNECTIONS (SERVICE TIES)) FOR Ø100 SEWER.

**GENERAL INTERNAL HYDRAULIC NOTES**

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3500.
- COPPER TUBES AND FITTINGS TO COMPLY WITH AS1432 TYPE "B" TUBES (WATER SUPPLY) AND TYPE "A" TUBES (FIRE SUPPLY).
- DUCTILE IRON CEMENT LINED PIPE FITTINGS TO COMPLY WITH AS2280-1991.
- PVC-U WATER PIPES AND FITTINGS SHALL BE CLASS "PN16" TO AS2977, BLUE IN COLOR AND COMPATIBLE WITH DICL PIPES AND FITTINGS.
- ALL CONNECTIONS BETWEEN DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH APPROVED MANUFACTURED FITTINGS.
- BACKFLOW PREVENTION DEVICE SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR SUITABLE FOR HAZARD RATING AS PER AS 3500.12 DUAL CHECK VALVE IS A MINIMUM REQUIREMENT. BACKFLOW PREVENTIONS IS MANDATORY FOR IRRIGATION SYSTEMS.
- A 20mm TEST/SAMPLING POINT SHALL BE PROVIDED.
- WHERE A COMBINATION OF METAL AND PLASTIC FITTINGS ARE USED THE SOCKET SHALL BE METAL.
- SERVICES TO HAVE MINIMUM 500mm HORIZONTAL CLEARANCE FROM ELECTRICAL SERVICES.



**LEGEND**

EXISTING	NEW	DESCRIPTION
eSW	SW	STORMWATER
eS	S	SEWER
eW	SD	DRAINAGE
eE	CW	COLD WATER
eT		ELECTRICITY
eG		TELSTRA
eS		GAS
SS		SUBSOIL DRAIN

Rev	Date	Description	Drawn	Appr.
A	05/03/2014	DA SUBMISSION	G.J.	

Client

Project Manager

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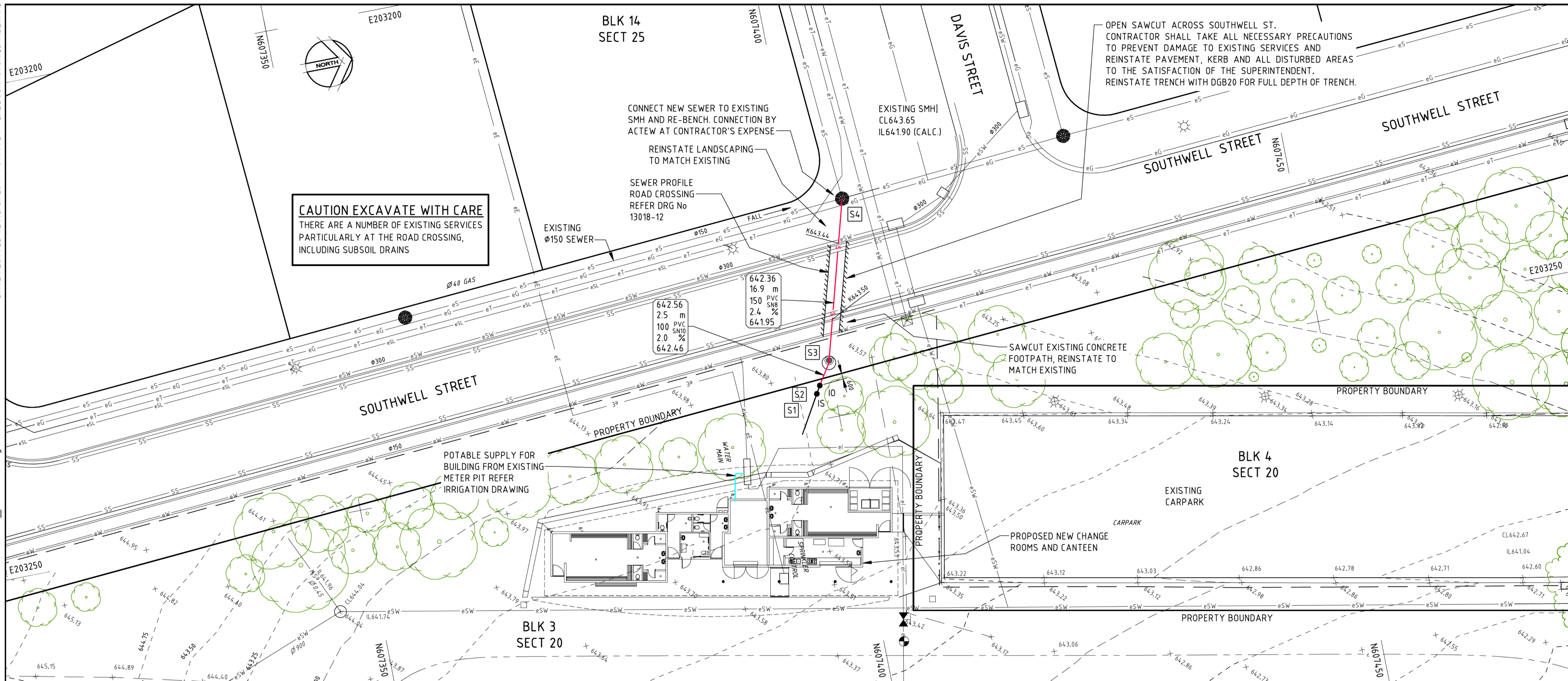
Drawn	Date	Client
G.J. <td>March 2014 <td>ABA CONSTRUCTION MANAGERS PTY LTD </td></td>	March 2014 <td>ABA CONSTRUCTION MANAGERS PTY LTD </td>	ABA CONSTRUCTION MANAGERS PTY LTD
Designed	Date	
G.J.		
Checked	Date	
Reviewed	Date	
Approved	Date	

**ABA CONSTRUCTION MANAGERS PTY LTD**  
 OVALS RESTORATION PROJECT - PROJECT No 3  
 WEETANGERA NEIGHBOURHOOD OVAL  
 BLOCK 3, SECTION 20, WEETANGERA, ACT  
 PROPOSED CHANGEROOMS AND CANTEEN  
 EXTERNAL SERVICES  
 LOCALITY PLAN, SITE PLAN AND NOTES

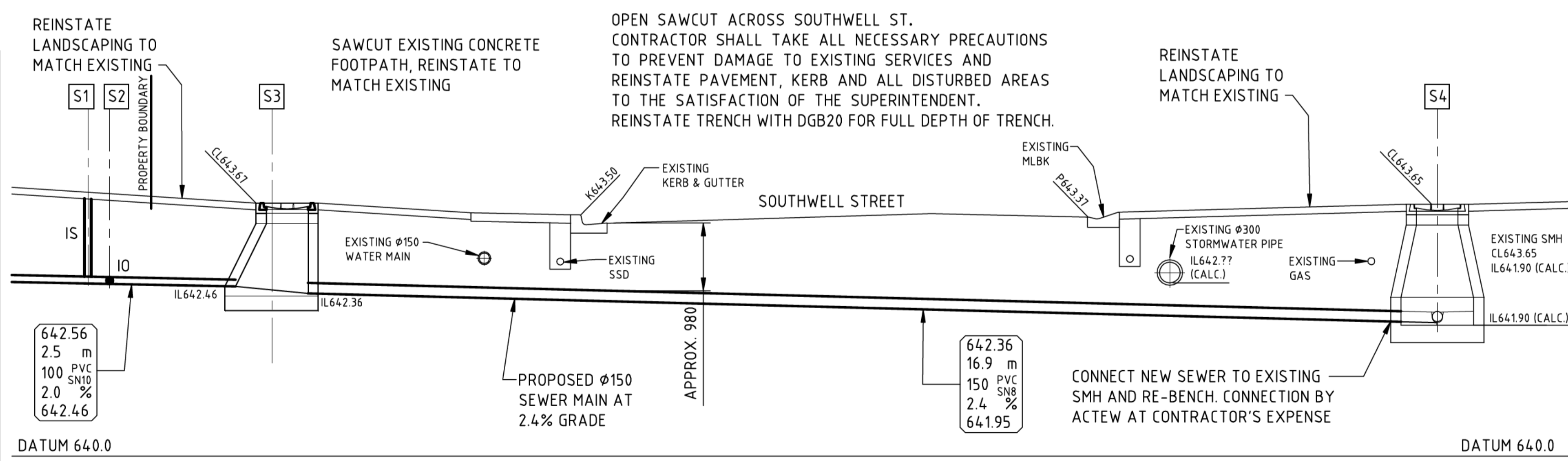
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DA SUBMISSION	Feb. 2013	AHD	AS SHOWN	A1
Drawing Number	Revision			
NA50513018 - 30	A			

DATE PLOTTED: 12 March 2014 4:01 PM BY: GREG JOHNSTON (CANNBERRA)

XREF: 13018 TITLE SHEET A1 (H); X-WEETANGERRA-CIVIL-BASE; CVT-WEETANGERRA-ARCH-BASE; X-URB\_MEET CAD FILE: N:\Projects\1505\FY13\NA50513018\_OVALS RESTORATION PROJECT\02-OVALS RESTORATION\01\13018-31\_WE-ES-DP.dwg



SEWER STRUCTURE TABLE						
STR. No.	STRUCTURE TYPE	CO-ORDINATES		COVER LEVEL		REMARKS
		EASTING	NORTHING	EXISTING	NEW	
S1	IO	203246.554	607398.636	---	643.71	INSPECTION OPENING ON PROPERTY BOUNDARY
S2	IS	---	---	---	643.71	INSPECTION SHAFT INSIDE INSPECTION OPENING ON PROPERTY BOUNDARY
S3	NEW SMH	203244.461	607400.004	---	643.67	CONSTRUCT NEW SMH. PROVIDE CLASS 'D' LOCK DOWN COVER AND CONCRETE SURROUND. MATCH LEVEL TO SUIT SURROUNDING SURFACE. INTERNAL DIMENSION - Ø1050 CONSTRUCTION - INSITU CONCRETE
S4	EXISTING SMH	203228.20	607404.60	643.65	---	CONNECT Ø150 SEWER PIPE TO EXISTING SMH, ADJUST CONCRETE BENCHING AND MAKE GOOD. WORK BY ACTEW AT CONTRACTOR'S EXPENSE



**NOTES**

- TREES TO BE PROTECTED.
- PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE THE CONTRACTOR SHALL POTHOLE THE EXISTING SERVICES TO CONFIRM THAT THERE WILL BE NO CLASH WITH THE PROPOSED SEWER MAIN. ADVISE THE SUPERINTENDENT OF THE POTHOLE RESULTS.

Rev	Date	Description	Drawn	Appr.
A	05/03/2014	DA SUBMISSION	G.J.	

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Scale 150

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Client: **ABA CONSTRUCTION MANAGERS PTY LTD**

Project: **WEETANGERRA NEIGHBOURHOOD OVAL BLOCK 3, SECTION 20, WEETANGERRA, ACT PROPOSED CHANGEROOMS AND CANTEN EXTERNAL SERVICES DETAIL PLAN**

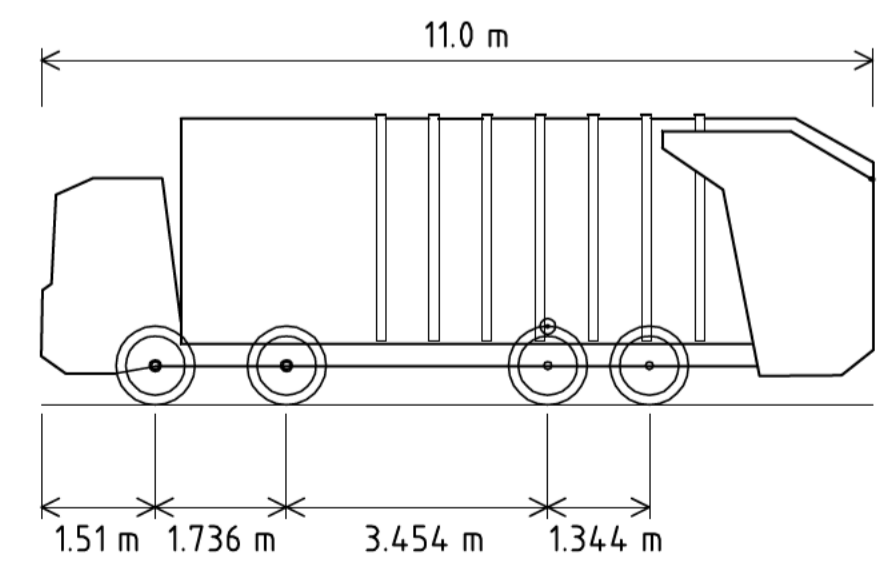
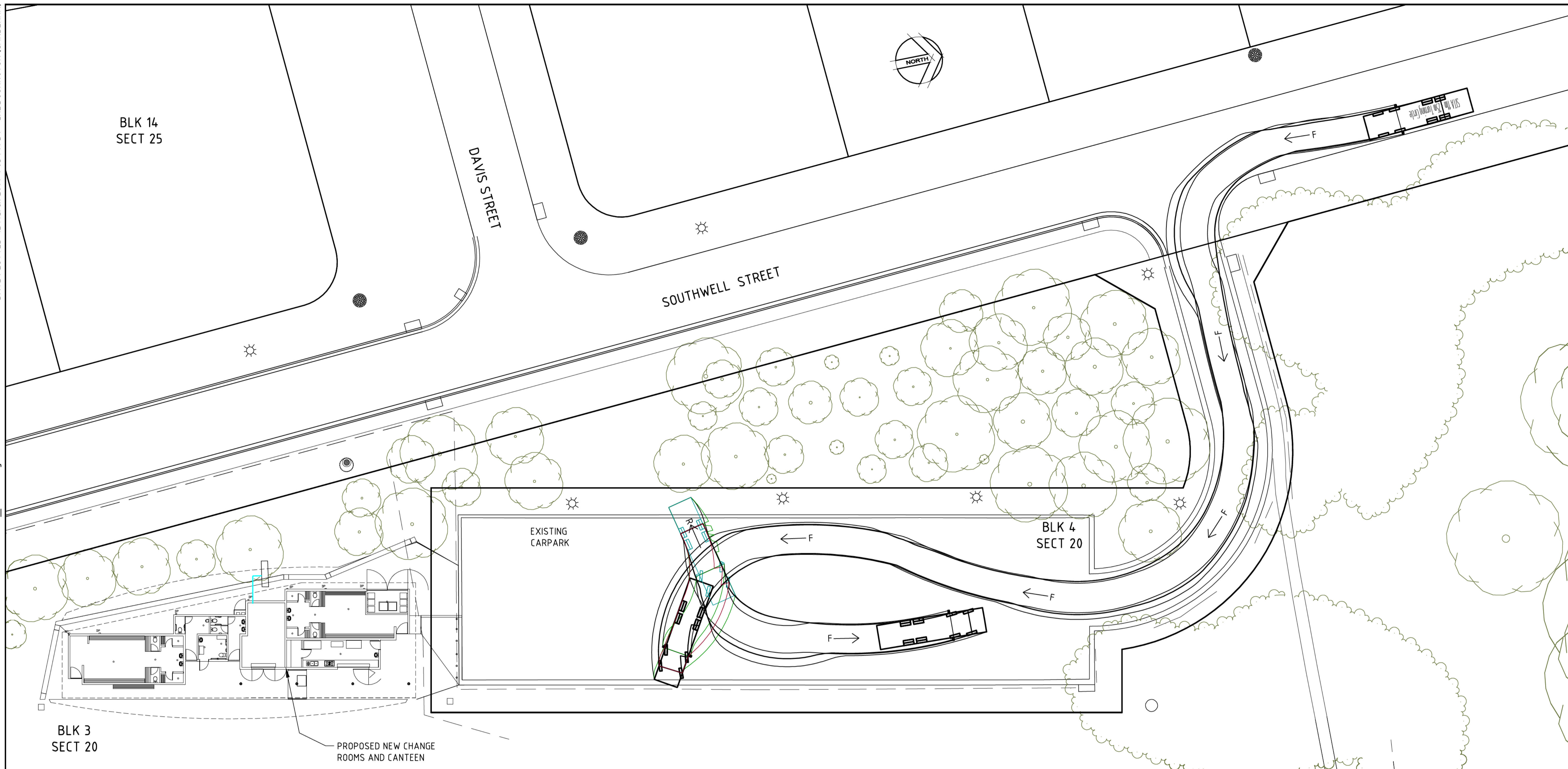
Status: **DA SUBMISSION**

Date: March 2014 Datum: AHD Scale: AS SHOWN Size: A1

Drawing Number: **NA50513018 - 31** Revision: **A**

DATE PLOTTED: 12 March 2014 4:03 PM BY: GREG JOHNSTON (CANNBERRA)

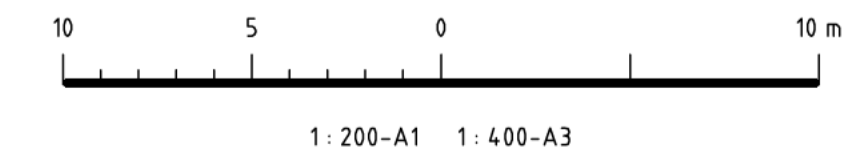
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TRUCK PROFILE  
NTS

SITA TRUCK 11m LONG - 25m TURNING CIRCLE

OVERALL LENGTH	11.000m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	3.834m
MIN BODY GROUND CLEARANCE	0.387m
TRACK WIDTH	2.500m
LOCK TO LOCK TIME	4.00s
WALL TO WALL TURNING RADIUS	11.905m



Rev	Date	Description	Drawn	Appr.
A	12/03/2014	DA SUBMISSION	G.J.	

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Drawn	G.J.	Date	March 2014
Designed	G.J.	Date	
Checked		Date	
Reviewed		Date	
Approved		Date	

Client **ABA CONSTRUCTION MANAGERS PTY LTD**

OVALS RESTORATION PROJECT - PROJECT No 3  
WEETANGERRA NEIGHBOURHOOD OVAL  
BLOCK 3, SECTION 20, WEETANGERRA, ACT

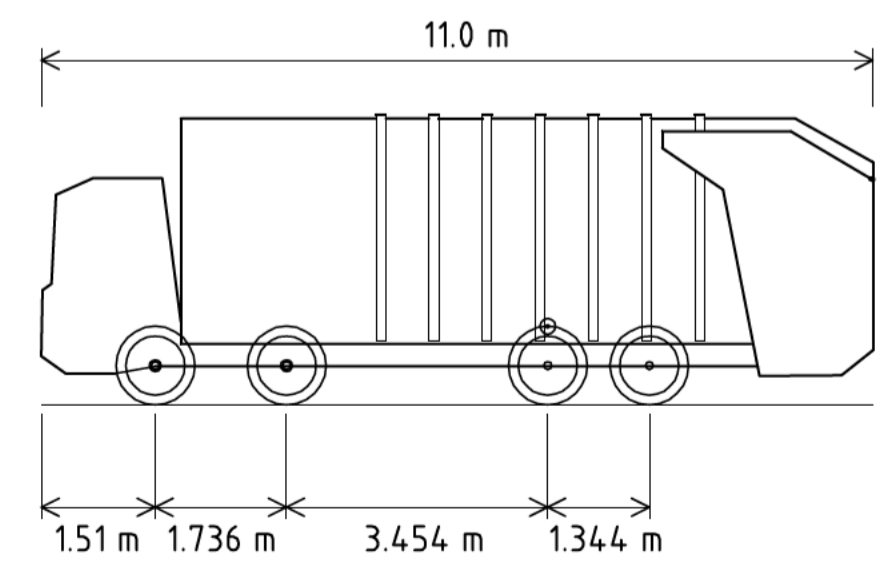
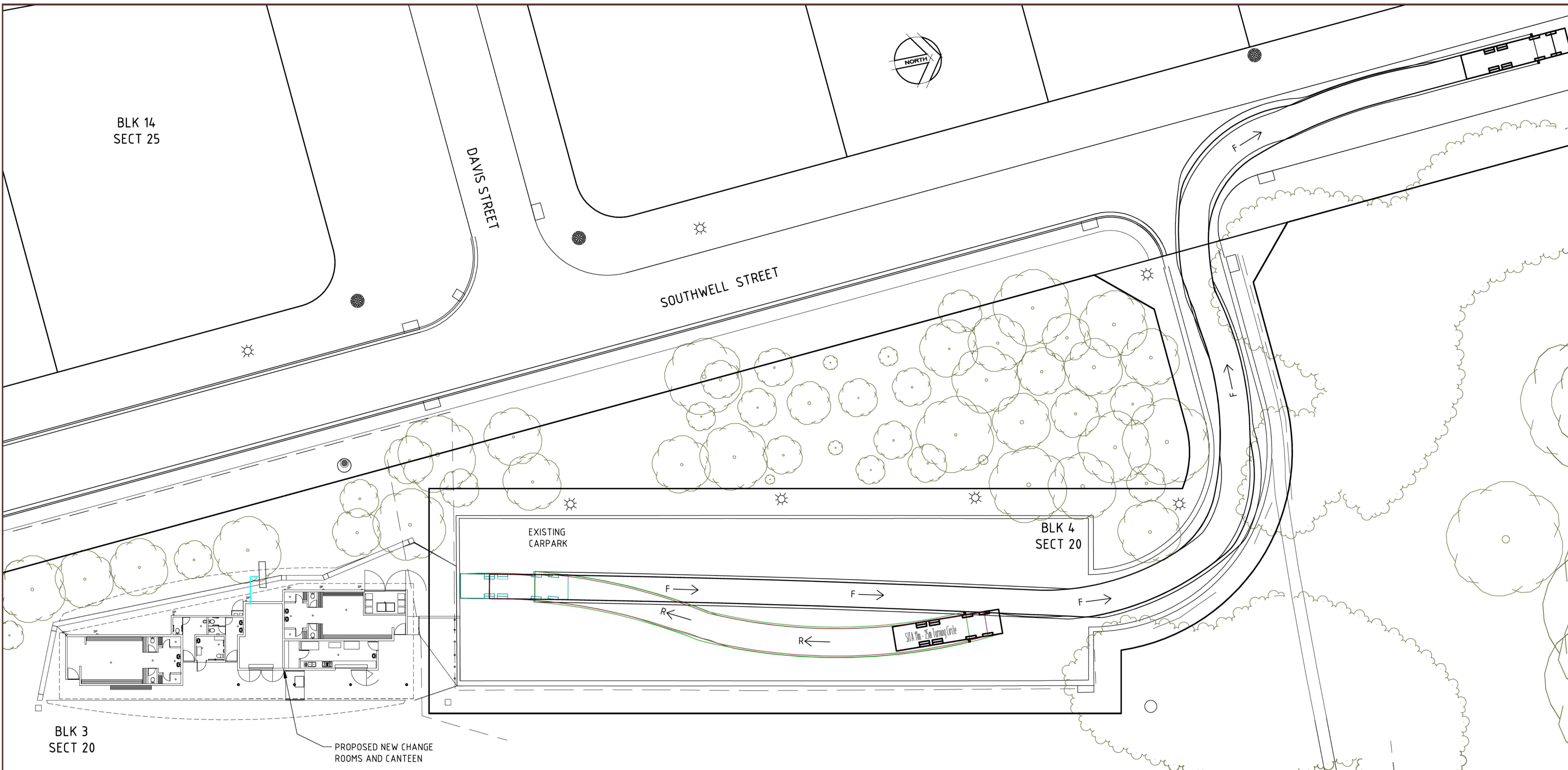
Status **DA SUBMISSION**

Date	March 2014	Datum	AHD	Scale	1:200 AT A1	Size	A1	
Drawing Number	NA50513018 - 35						Revision	A

GARBAGE TRUCK - TURNING TEMPLATES  
SHEET 1 OF 2

DATE PLOTTED: 12 March 2014 4:03 PM BY: GREG JOHNSTON (CANNBERRA)

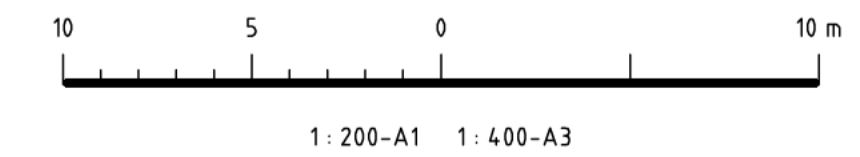
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 CAD FILE: N:\Projects\1505\FY13\NA50513018\_OVALS RESTORATION PROJECT\02-OVALS RESTORATION\OVALS WORK\DRAWINGS\13018-35\_WE-TT.dwg



TRUCK PROFILE  
NTS

SITA TRUCK 11m LONG - 25m TURNING CIRCLE

OVERALL LENGTH	11.000m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	3.834m
MIN BODY GROUND CLEARANCE	0.387m
TRACK WIDTH	2.500m
LOCK TO LOCK TIME	4.00s
WALL TO WALL TURNING RADIUS	11.905m



Rev	Date	Description	Drawn	Appr.
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Designed	G.J.	Date	
Checked		Date	
Reviewed		Date	
Approved		Date	

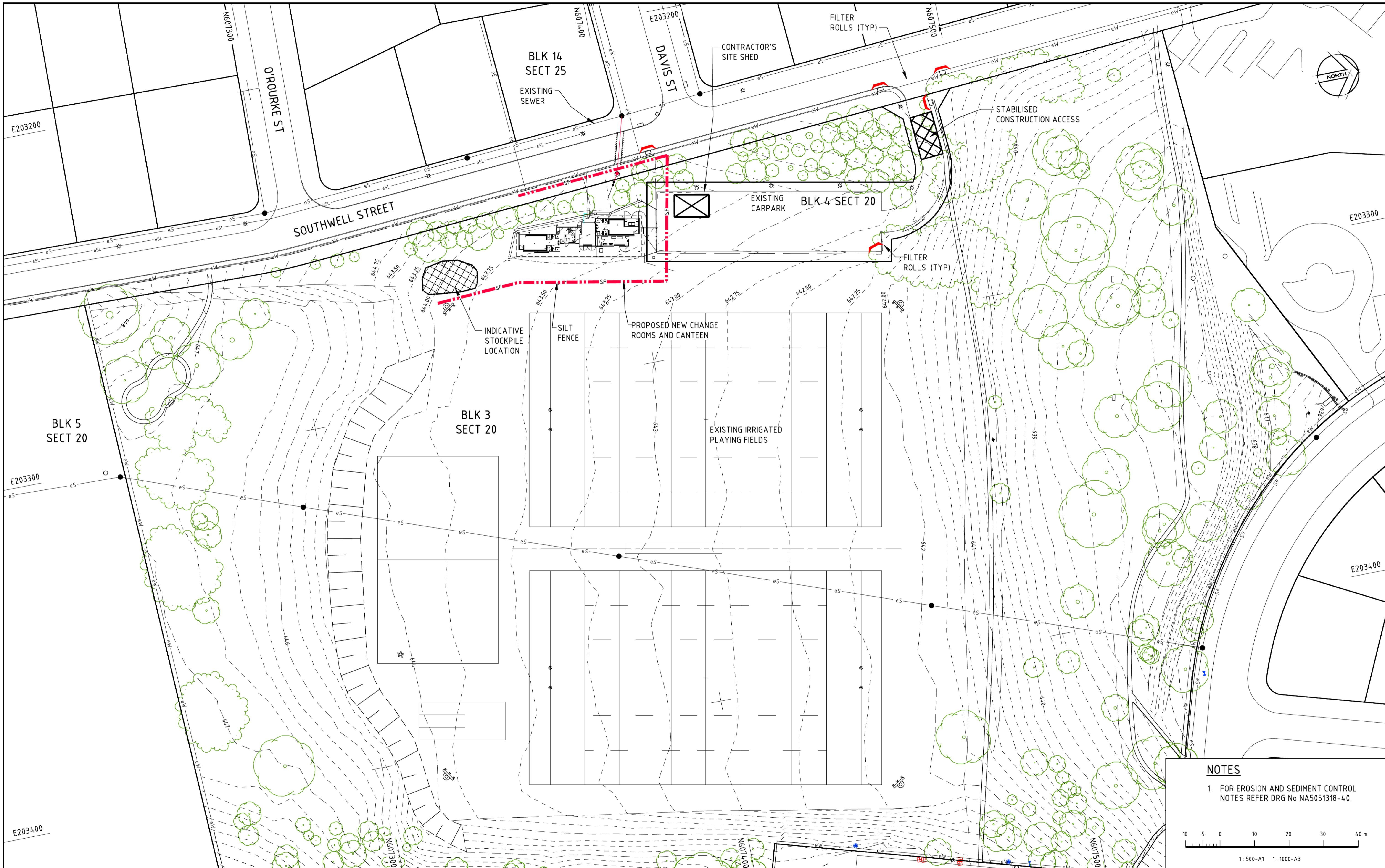
Client **ABA CONSTRUCTION MANAGERS PTY LTD**

OVALS RESTORATION PROJECT - PROJECT No 3  
WEETANGERA NEIGHBOURHOOD OVAL  
BLOCK 3, SECTION 20, WEETANGERA, ACT  
PROPOSED CHANGEROOMS AND CANTEN  
GARBAGE TRUCK - TURNING TEMPLATES  
SHEET 2 OF 2

Status		DA SUBMISSION	
Date	Datum	Scale	Size
March 2014	AHD	1:200 AT A1	A1
Drawing Number			Revision
NA50513018 - 36			A

DATE PLOTTED: 12 March 2014 4:06 PM BY: GREG JOHNSTON (CANNBERRA)

XREFs: 13018 TITLE SHEET A1 (H); X-WEETANGERRA-CIVIL-BASE; CVT-WEETANGERRA-12225.02\_DT\_001; X-WEETANGERRA-ARCH-BASE; X-URB\_MEET  
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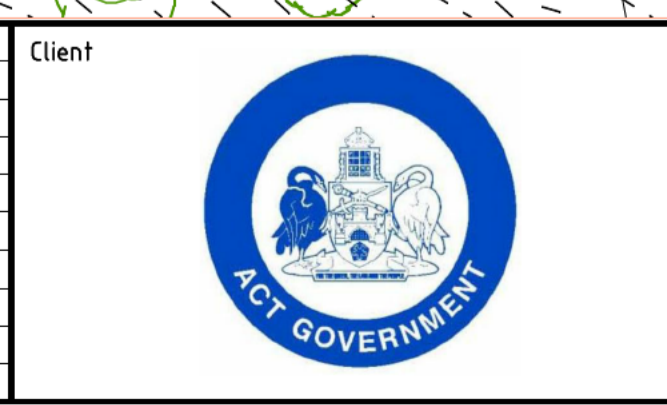
**NOTES**

- FOR EROSION AND SEDIMENT CONTROL NOTES REFER DRG No NA5051318-40.



1:500-A1 1:1000-A3

Rev	Date	Description	Drawn	Appr.
A	12/03/2014	DA SUBMISSION	G.J.	



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 PO Box 7217, CPBC, ACT, 2610  
 Web: www.cardno.com.au

Client: <b>ABA CONSTRUCTION MANAGERS PTY LTD</b>					
Project: <b>OVALS RESTORATION PROJECT - PROJECT No 3 WEETANGERRA NEIGHBOURHOOD OVAL BLOCK 3, SECTION 20, WEETANGERRA, ACT PROPOSED CHANGEROOMS AND CANTEN EROSION AND SEDIMENT CONTROL CONCEPT PLAN</b>					
Drawn	G.J.	Date	March 2014	Status: <b>DA SUBMISSION</b>	
Designed	G.J.	Date			
Checked		Date			
Reviewed		Date			
Approved		Date			
Drawing Number: <b>NA50513018 - 41</b>				Scale: <b>A5 SHOWN</b>	Size: <b>A1</b>
				Revision: <b>A</b>	

---

**From:** [REDACTED]  
**Sent:** Sunday, 11 May 2014 3:54 PM  
**To:** ESDD, Customer Services  
**Subject:** Development Application 201324722

Dear Customer Services

This is a representation concerning Development Application 201324722, Community Facility-Change Room-Canteen at Southwell Street, Weetangera.

I think this site is unsuitable for this development. It could be more successfully established elsewhere. Southwell Street is a quiet, leafy street, where mostly elderly people live quietly. There is also the safety of a large contingent of primary school children to consider. Creating a potential magnet for rowdy, drunkard football hooligans who will leave behind their rubbish and litter is not in the interests of our community.

Parking would be a problem which should not be solved by cutting down the trees and extending the current car park. Southwell Street itself is not broad enough to allow curb side parking for the influx of people when events take place. Inevitably, residence would find their driveways blocked or used by visitors when they needed free access to their homes or a rapid departure in an emergency.

Furthermore, such playing fields generally involve the use and overuse of public address systems. This soon becomes extremely irritating and tiresome, particularly as there are many residence who live in very close proximity to this field which has always been a soothing and calm space where the residence of the neighbourhood could stroll peacefully.

I think the concerns of the community on this matter are realistic and reasonable, and just as we fought vigorously to stop the ill-advised closure of the Weetangera Primary School, we would oppose this invasion of our quiet and peaceful place.

Yours sincerely  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, 12 May 2014 1:33 PM  
**To:** ESDD, Customer Services  
**Subject:** DA #: 201324722 [SEC=UNCLASSIFIED]

To whom it may concern,

I am a resident on Southwell Street in Weetangera and would like to question the Development Application number 201324722 which has plans for a Community Facility/Change Rooms/Canteen on the oval along Southwell Street in Weetangera.

I am concerned about the location of this facility as the current car park on Southwell Street would not be large enough to service this facility. Therefore, I would presume people will park on Southwell Street which is a very narrow street. People may also park on people's property which may cause damage and again congest the already narrow road. This will create a danger for motorists, pedestrians and residents. Southwell Street is unable to cater for high traffic flow due to its size.

Due to this concern I would like written explanation for the location of the facility and what safety measures will be taken to ensure that the residents of Southwell Street will not be endangered by extra traffic flow and damage to property will not be incurred. I would hope that at a minimum 'no parking' signs will be erected along both sides of Southwell Street for the length of the oval.

I would also like to find out if other alternatives have been investigated such as:

- relocating the facility along Schumack Street on the other side of the oval. Schumack street is a much wider street and has a car park at the Weetangera shops.
- relocating the facility along the back of the oval (side close to the school) in-between both streets so that both car parks can be utilised
- 

Kind regards,

[REDACTED]

I am making a submission about the rooms at Weetangera Oval. You have incorrectly labeled it on the website – its actually Southwell Street on the plans.

## **WEETANGERA**

**Development Application:** 201324722

**Address:** **GILLESPIE STREET**

**Block:** 3 **Section:** 20

**Proposal:** COMMUNITY FACILITY-CHANGE ROOM-CANTEEN. Proposed new single storey change room facilities with canteen.

**Period for representations closes:** 23/05/2014

I have read the material provided.

I note that in the statement against relevant criteria there seems to be a number statements which seem to make no sense – particularly against the traffic and other use type impacts e.g.

**4.1 This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated.**

**4.2 This upgrade adds amenity for existing users and does not increase the traffic volume for the site. Therefore, the existing carparking provision is considered adequate.**

The point is that the existing users is low to none. The upgrade to the oval is all about increasing the users of the oval and making it a more popular oval for the various cricket and rugby associations to use. If it does not become more popular then the facility will be a waste of money. Making a facility seem to comply on the basis that hardly anyone uses it seems very silly to me. What is the plan – move the facility when use increases?

**The responses are a complete nonsense. It does not comply. More than that it seems a silly choice – why choose there – what was the advantage over other options?**

In reality the use will increase – because users like the oval and amenity – lets imagine what a well used amenity might look like.

## Possible Use and Issues

Cricket users will use it in the morning for junior cricket and in the afternoon for senior district lower grades or city and suburban cricket. It also may end up being used for Sunday social cricket.

Other sports and social users may use it from time to time.

Having lived in Weetangera from 1972 for many years – used the oval as it was then and played cricket for many years (including at Weetangera) I have some idea about what I am talking about. I was also president of the CCSCA and associated with committee for some years and have played cricket in most ovals in Canberra over the years.

1. The cricket nets are furthest away from the changing room/canteen as they could be – this is just silly.
2. In the morning people would sit on the hill on the Shumack street side to get a good view of the oval. In the early afternoon this is still a good observation point.
3. Teams sometimes park on different sides of an oval to maintain distance from each other and have their own private conversations
4. Its likely that 22 cars will be used for senior cricket matches. The current car park does not provide for 22 cars so overflow parking will tend to occur in Southwell or Davis Streets which is quite narrow and only single lane if cars are parked.
5. The trees in near the carpark in southwell provide good shade in summer will be a pleasant place for some people to sit on hot afternoons – i.e. one team or visitors – removing them eliminates shade
6. The bus stop and shops on Shumack street provide greater amenity for users of the oval (might even see a small IGA open up??)

## Suggested Site

My suggestion is to site the change sheds on the Shumack street side of the Oval near the shop car park. This allows for users to either park on Shumack street or the shop car park or hop off the bus and walk straight to the facility – stay on the hill and have easy access to facility and the nets. It also allows others to choose to park on the Southwell street side and choose to walk further to nets or change rooms but have the advantage of late afternoon shade. But people will generally choose the Shumack street side first.

The advantage of my suggestion is

1. More parking within ready access to cater for increased use without overflow on to small side streets
2. Closer to shops and bus stops
3. Closer to cricket nets
4. Less disruption to homes - particularly if parking along Shumack street

5. More balanced use of parking – encourages choices
6. No difference in any other major factors - .i.e. both sites are equally valid from many other points of view – access, etc
7. No trees removed
8. Easier and better use of hill as natural amphitheatre
9. Better links Primary School – Cricket nets – Change rooms
10. Better located to natural parkland behind the change rooms to allow people to play, practice, explore without impacting the oval use (better use of surrounding areas)
11. Change rooms will be more visible from well travelled areas – Shumack Street and bus routes – improved safety and decreased vandalism likelihood
12. Puts facility near shops which is already an established high use area rather than creating a new higher use area.
13. Garbage collection, maintenance etc is easier and less intrusive from the Shumack Street shops side.
14. Less complaints about overflow parking on peoples yards
15. Less likelihood of car accidents – better visability entering and exiting car parks due to less overflow cars
16. Weetangera oval can become very wet and water funnels down quite quickly. Having the facility slight raised above oval level near the shops would alleviate this problem.
17. Noise is more likely to be on the Shumack street side and naturally deflected from impacting people by the hill and the trees and distance.
18. Lighting is already installed near the shops – less spill into residential areas.
19. Less traffic on suburban back streets – more access on main Weetangera through streets, easier to locate facility

Additionally I think that if this oval is to grow and develop in use it needs to have

1. More shade trees planted on hill side to provide shade (planted on the lower parts of the hill)
2. Disabled car park spaces at the back of the shops which provides flat and easy access to the facility
3. Investigate and improve the drainage on the Southwell street side near the carpark as this has always become very damp and sodden after rain – does not drain well
4. Changing/expanding the shop car park lease or other use clauses for multipurpose use as required
5. Encouraging better use of Weetangera shops

In summary I would argue that it DOES NOT comply in some regards and I cannot understand why one BAD site was chosen over other possible sites – what was the basis that other sites were ruled out? What is the problem and is it insurmountable?



ACTPLA  
16 Challis Street  
DICKSON ACT 2602

To whom it may concern,

**RE: WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION**

I wish to object in regard to the proposed site of the change rooms/canteen and lockup facility , in regard to the Weetangera oval development application.

The current site of the change room facility on Southwell Street should not be where it is proposed because of the following:

- 1) It will be directly adjacent residential Southwell Street homes impacting on their ability to move freely in and around the once quiet street. Cars will inevitably crowd onto their nature strip and drive ways. This will not only impact on Southwell but, anywhere where parking is available.
- 2) Southwell Street is far too narrow to accommodate the hordes of cars that will inevitably park on this street. Currently, when cars are parked there, it creates major problems as the road cannot safely accommodate a steady thoroughfare, when cars are parked stationary. It is too narrow.
- 3) The current car park is far too small to accommodate the influx of parents awaiting the completion of their child's training and older senior players parked cars and more importantly game day crowd hordes, when the fields will accommodate up to 30 teams or 500 people over the day.
- 4) Shumack Street would present a better parking solution due to the much wider two way independent streets design and median strip style of roads.
- 5) There are no residences directly impacted by parking on the North bound side of Shumack Street as there is a median strip and another South bound road separating the houses from the oval ie a separate lane. The impact on Shumack Street residences would be minimal.
- 6) The grove of trees and grass on Southwell Street will be decimated due to cars parking on the root base and the grass of the nature strip. Also, I note that some low height flowering trees will be culled. Currently, there is no "copper log" fencing on part of it and it will inevitably, attract parked cars, like it already does at Canberra High ovals, where Wests train.
- 7) Shumack Street is already a busy road and perhaps the presence of parked cars would indeed force drivers to further slow down if speed restrictions were in place and no parking was enforced on the residential side.
- 8) The use of a Shumack Street site would preclude dangerous log jams on the already very dangerous corner of Southwell and Gillespie Street, as cars would traverse towards Coulter Drive or Belconnen Way, if already parked on Shumack Street.
- 9) The peaceful nature and relatively quiet and narrow road of Southwell Street, would be adversely impacted. The exit onto Southwell from the car park would be a log jam with cars

being able to turn both ways whereas Shumack parking would have the cars moving in one orderly north direction.

- 10) The site of the change room to the Shumack side would also give the oval users a better view of both ovals as, it is sited much higher. First aiders, carers, medical professionals, parents and alike would all have a far easier view of proceedings on the fields, particularly in an emergency situation. Easier access to the oval and exiting to hospital may be quicker and easier to facilitate.
- 11) The land on Shumack Street lends itself to a major car park with no detrimental effect on trees as there are very few attractive trees there. The trees on Southwell Street are a low height species eliciting a park like atmosphere which attracts many small birds and insects. These are the trees proposed to be culled. Shumack Street has the typical limb cracking and dangerous old gum trees which are prolific in Canberra, but present major problems when limbs fall. These dangerous trees could be culled to a reasonable number.
- 12) The car parking would be facilitated by a future purpose built car park along the hillside. This could be easily attached to the vastly underutilised public car park at the rear of the Weetangera shops. This car park is approximately the same size as the Southwell street car park and this combined with the parking on the much wider Northbound lane of Shumack Street would spread the parking over all three sites, particularly on game days.

**Conclusion:**

In closing, the site of the change rooms/canteen/lockup would be more better served in a open space away from residences. A place where cars could park easily, exit without much fuss and not create havoc at Southwell Street carpark exit, the T intersection of Southwell and Gillespie and the two T intersections of Davis street exits and Southwell.

An attractive grove of trees would be saved, small bird life preserved, some dangerous old gum trees culled and a higher vantage point would be a boon for medical staff and supporters being able to survey both sides of the field when training or games are on.

Yours sincerely



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**From:** [REDACTED]  
**Sent:** Tuesday, 13 May 2014 5:32 PM  
**To:** ESDD, Customer Services  
**Subject:** WEETANGERA DEVELOPMENT APPLICATION NO: 201324722

Dear Sir

We have concerns about the proposed DA for the building of Change Rooms/Canteen on Southwell Street as part of the Weetangera oval restoration project. These concerns are based on the predicted increase in parking requirements when sports are conducted on the oval which use the new facilities. It is likely that vehicles would park along Southwell Street when the existing car park is full. This street is not designed to cater for street parking with two way traffic.

Our proposals to counter this problem are:

- a. Relocating the Change Rooms/Canteen to the other side of Weetangera oval where a further car park could be developed; and/or
- b. Ensuring 'No Parking' signs are erected along one side of Southwell Street.

Yours sincerely

[REDACTED]

ACTPLA  
16 Challis Street  
DICKSON ACT 2602



12 MAY 2014

To whom it may concern,

**RE: WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION**

I wish to object in regard to the proposed site of the change rooms/canteen and lockup facility , in regard to the Weetangera oval development application.

The current site of the change room facility on Southwell Street should not be where it is proposed because of the following:

- 1) It will be directly adjacent residential Southwell Street homes impacting on their ability to move freely in and around the once quiet street. Cars will inevitably crowd onto their nature strip and drive ways. This will not only impact on Southwell but, anywhere where parking is available.
- 2) Southwell Street is far too narrow to accommodate the hordes of cars that will inevitably park on this street. Currently, when cars are parked there, it creates major problems as the road cannot safely accommodate a steady thoroughfare, when cars are parked stationary. It is too narrow.
- 3) The current car park is far too small to accommodate the influx of parents awaiting the completion of their child's training and older senior players parked cars and more importantly game day crowd hordes, when the fields will accommodate up to 30 teams or 500 people over the day.
- 4) Shumack Street would present a better parking solution due to the much wider two way independent streets design and median strip style of roads.
- 5) There are no residences directly impacted by parking on the North bound side of Shumack Street as there is a median strip and another South bound road separating the houses from the oval ie a separate lane. The impact on Shumack Street residences would be minimal.
- 6) The grove of trees and grass on Southwell Street will be decimated due to cars parking on the root base and the grass of the nature strip. Also, I note that some low height flowering trees will be culled. Currently, there is no "copper log" fencing on part of it and it will inevitably, attract parked cars, like it already does at Canberra High ovals, where Wests train.
- 7) Shumack Street is already a busy road and perhaps the presence of parked cars would indeed force drivers to further slow down if speed restrictions were in place and no parking was enforced on the residential side.
- 8) The use of a Shumack Street site would preclude dangerous log jams on the already very dangerous corner of Southwell and Gillespie Street, as cars would traverse towards Coulter Drive or Belconnen Way, if already parked on Shumack Street.
- 9) The peaceful nature and relatively quiet and narrow road of Southwell Street, would be adversely impacted. The exit onto Southwell from the car park would be a log jam with cars

being able to turn both ways whereas Shumack parking would have the cars moving in one orderly north direction.

- 10) The site of the change room to the Shumack side would also give the oval users a better view of both ovals as, it is sited much higher. First aiders, carers, medical professionals, parents and alike would all have a far easier view of proceedings on the fields, particularly in an emergency situation. Easier access to the oval and exiting to hospital may be quicker and easier to facilitate.
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- 12) The car parking would be facilitated by a future purpose built car park along the hillside. This could be easily attached to the vastly underutilised public car park at the rear of the Weetangera shops. This car park is approximately the same size as the Southwell street car park and this combined with the parking on the much wider Northbound lane of Shumack Street would spread the parking over all three sites, particularly on game days.

Conclusion:

In closing, the site of the change rooms/canteen/lockup would be more better served in a open space away from residences. A place where cars could park easily, exit without much fuss and not create havoc at Southwell Street carpark exit, the T intersection of Southwell and Gillespie and the two T intersections of Davis street exits and Southwell.

An attractive grove of trees would be saved, small bird life preserved, some dangerous old gum trees culled and a higher vantage point would be a boon for medical staff and supporters being able to survey both sides of the field when training or games are on.

Yours sincerely



Davis Street  
Weetangera  
Canberra 2614

ACTPLA  
16, Challis St  
DICKSON ACT 2602

To Whom It May Concern:

**Re: Weetangera Development Application 201324722**

As residents of Weetangera we were happy to see the oval renovations take place and to learn that Wests will be making use of the revitalised sporting facility.

We are however very concerned and object strongly to the proposed positioning of the change rooms/canteen. This public consultation is very tardy and has caused much angst among local residents. I am not aware whether a risk impact statement has been undertaken, but there is no evidence explaining why this site has been chosen, without taking the concerns of residents into account.

The current site of the change room on Southwell Street should not be where it is proposed because:

- 1) It will be directly adjacent to residential Southwell Street and Davis St homes impacting on their ability to move in and around the adjoining streets.
- 2) Southwell Street and Davis Sts are very narrow, and already, any cars parked on one side, cause a hazard for oncoming traffic. This will just exacerbate poor traffic flow issues and no-one, residents or folk using the oval, will be able to drive freely.
- 3) No consideration has been given for clear access for ambulance and/or incident response vehicles. The proposed plans present a clear hazard as such. A week doesn't go by when some poor player needs to be taken to Calvary for treatment, paramedics need to be able to have easy access for emergency vehicles.
- 4) Furthermore, this presents a safety hazard for young children squeezing in front of and behind poorly parked cars and racing to their games at the oval.
- 5) The current car park cannot possibly accommodate the influx of parents waiting for their children. Are you intending on extending the car park? If so, where?
- 6) The toilet block will not only be an eyesore, but also appears from the plans to involve pulling down the grove of trees by the car park on Southwell Street – this grove is an integral part of the beauty of the oval, a place enjoyed by all members of the community. The toilet block could

easily be located elsewhere without decimating the natural beauty of this grove of trees.

- 7) There are alternative sites to consider for the amenities and car park – Shumack St is a broad road with a safe zebra crossing and plenty of room for cars to park and manoeuvre. This option would have a far less negative impact on the residents of Weetangera. Please carefully re-consider this.

In summary, the proposed location is illogical and will cause an unsafe environment and extreme traffic congestion.

Yours Sincerely

Davis St resident

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**From:** [REDACTED]  
**Sent:** Sunday, 18 May 2014 5:30 PM  
**To:** ESDD, Customer Services  
**Subject:** WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION

**Categories:** Green Category

To whom it may concern

I wish to lodge an objection in relation to the siting of the proposed change rooms/canteen and lockup facility for the Weetangera oval development application.

I believe that the proposed facility should not be located as planned, for the following reasons:

The residents of Southwell Street will be directly impacted, as the street is narrow and unsuitable for extensive parking. Inevitably cars will park on residents' nature strips and block driveways. With no further parking available in Southwell Street, cars will inevitably cause the same problems to the residents in Davis Street and O'Rourke Street.

The current car park will be too small for the massive influx of traffic.

The grove of trees and grass on Southwell Street will be ruined as inevitably cars will park on the root base and grass of the nature strip. Culling of the flowering trees would be most regrettable.

There is a danger to pedestrians with heavy parking in such a narrow street.

There will be far greater usage of the Southwell/Gillespie Streets intersection. This intersection is already dangerous due to limited vision in both directions when exiting Southwell Street.

As a suitable alternative, I would suggest the facility be located on the opposite side of the oval. Benefits would be:

It has the benefit of space without destruction of trees.

Less impact on the residents of Southwell, Davis and O'Rourke Streets.

A much wider street (Shumack) for parking, with easier access.

Spectators would have a much better view of sporting activities due to the raised embankment.

Better access for emergency services in the event of sporting injuries .

Safer for pedestrians due to better visibility and divided roadway.

Minimising a potential log jam and danger at the Southwell/Gillespie Streets intersection.

Yours sincerely

[REDACTED]



**From:** [REDACTED]  
**Sent:** Monday, 19 May 2014 12:16 PM  
**To:** ESDD, Customer Services  
**Subject:** Weetangera Development application 201324722 objection

**Categories:** Green Category

To whom it may concern,

I wish to lodge an objection to the proposed site of the change rooms / canteen / lockup facility at the Weetangera oval development. DA 201324722

While we are very supportive of the move to upgrade ovals in the Canberra area and are happy that the Weetangera oval has been chosen, we would like to express our opposition to the proposed site for the change room facility off Southwell street for the following reasons.

- Southwell street is a very narrow thoroughfare and the increased traffic trying to access parking as close to the change rooms as possible will cause crowding on the nature strips and driveways of all the residential properties.
- Southwell street is too narrow to accommodate the extra traffic that will flow in and out of the ground and there will be major congestion at either end with traffic trying to enter and leave. This especially so of the intersection of Southwell and Gillespie street which is already a dangerous intersection.
- The current car park off Southwell street is far too small to accommodate the increase in demand that the oval will generate, causing people to seek parking off all of the streets around this residential area.
- It is our understanding that Wests Rugby club will use the Weetangera oval and we have seen how the current areas used by them are affected by parking around the Canberra High school area.
- The trees that are marked to be "Culled" on Southwell street are currently nice screening varieties that attract birds and insects and provide some separation from the residents on Southwell street to the activities on the oval.

We propose that the development of the change rooms / Canteen and lock up area be move to the other side of the oval off Shumack street. The Shumack street access and existing parking facility lends itself to this development in many ways which will have minimal impact to residences and flow of traffic in and out of the oval area.

- Shumack Street is already a much wider street with a separated two way road divided by a median strip and would cope much better with the increase in traffic that will accompany this development.
- The use of Shumack street would prevent dangerous log jams at the intersection of Southwell and Gillespie Street as cars would enter from the Shumack street entrance arriving from Belconnen way and Coulter Drive.
- The land off Shumack street lends itself to a more major car park development that would cater for the needs of the upgraded oval.
- The site for the change room area on the Shumack side would be more elevated and allow a more centralised meeting area with a view of all the oval which would suit spectators, officials and participants.
- The trees on the Shumack side of the street are the old gum trees that could be thinned out and lopped to prevent the cracking of limbs that are presently a danger to users of the area.
- If a future car park is installed overlooking the oval, the parking would be spread over a much broader area and have much less impact on the local residential areas.

We recently [REDACTED] and we know that even small events at the Weetangera school create a congested and dangerous traffic environment. Even morning and afternoon school drop offs and pick ups create serious congestion in Southwell street.

If the facility is developed off Southwell street we fear that the already dangerous intersections at Southwell and Gillespie streets and the other end of Southwell street at Shumack street will become black spots and congestion could lead to car accidents, and dangerous environments for pedestrian use.

We are very strongly opposed to the creation of further congestion and impaired traffic flow on Southwell street that this development will invariably attract. People will always try to park as close to the central focus area (ie. change rooms / Canteen) with little regard for the residents in the area.

We urge you to plan ahead and plan smart for the increase in activity over the future years and to think about the residents in the area who will be most affected.

Yours Sincerely

A solid grey rectangular box used to redact the signature of the sender.

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**From:** [REDACTED]  
**Sent:** Monday, 19 May 2014 1:21 PM  
**To:** ESDD, Customer Services  
**Subject:** Development Application: 201324722 - Gillespie St: Weetangera

**Categories:** Green Category

To Whom It May Concern

#### PURPOSE

To lodge an objection to DA 201324722 - Gillespie St: Weetangera

#### MY RECOMMENDATION

1. Carry out the improvements on the eastern side of Weetangera oval, not the western side as currently proposed.

#### SUMMARY

1. The DA is so wrong in parts that it is unethically misleading.
2. The current proposal compromises pedestrian and vehicle safety in the immediate area when a better, safer, alternative solution exists.
3. The alternative would not appear to be more costly than the current proposal.

#### ISSUES/DISCUSSION

1. Major and costly improvements to Weetangera oval are being made. The oval will be used in the future much more than in the past. Improvements include a building with change rooms and a canteen (the building). All Weetangera residents I have spoken to (quite a few) applaud the improvements, as do I.
2. The expense and nature of the improvements make it obvious that much larger numbers of people will use/attend the oval in the future than at present.
3. The DA states in part: "this upgrade .... does not increase the traffic volume for the site". Rubbish. The oval is being upgraded specifically to provide for greater usage than at present. This must generate more traffic. The DA dissembles on this point.
4. The DA further states "Therefore, the existing carparking provided is adequate". Rubbish. The existing car park next to the proposed building can accommodate no more than 20 cars. Is the DA stating that no more than 20 vehicles will park near the building at any one time?
5. Paras 3 and 4 above demonstrate gross misleading.
5. Siting the building where currently proposed will manifestly increase traffic volumes:
  - The existing carpark is not adequate;
  - Safety issues arise. Overflow parking will occur on Southwell, Davis and O'Rourke Streets. Southwell Street is sufficiently narrow that mass parking will create safety issues plus a traffic flow problem. Davis and O'Rourke Streets are very narrow, have no footpaths and were never intended to hold masses of parked vehicles. These streets have children who play in the street.

#### PROPOSED ALTERNATIVE

1. The current proposal envisages change-rooms/canteen being constructed on the oval's western side.
2. There is land at the eastern side of the oval which:

- has more space to build on than the western side;
- abuts an existing, larger car-park than on the western side;
- has the Weetangera shops parking area available, thus adding to parking capacity;
- is a higher elevation than the western side, thus giving spectators a clearer view;
- by its nature, will cope better with larger numbers of people than would the western side.

3. There will obviously be those who will still use Southwell Street as their approach to the oval no matter where the proposed building is sited, but if players and spectators were encouraged to first approach the eastern side of the oval because that is where the building is located, overflow parking will be directed towards Shumack Street which is much wider than Southwell Street, and therefore better able to accommodate parking without compromising safety.

As well, the impact on traffic flows will be significantly less than in Southwell Street under the current proposal.

4. Please adopt the safer course which minimises disruption to local residents to a greater degree than the current proposal, provides a better outcome for future users of the oval and their supporters and spectators, and better protects the safety of all people in the area - spectators, residents, children.

Thank you.





ACTPLA  
16 Challis St  
Dickson ACT 2602

### Development Application 201324722 – Objection

I wish to object to the proposed development for a number of reasons all of which indicate that the development should be sited on the eastern side of the oval.

In perusing the documents made available on your website I have been unable to find a statement of reasons for the choice of this particular site. I would be grateful if you would provide me with such a statement.

Southwell St is a narrow street never intended or designed to provide access to what could become a significant sporting venue. If it is not to be well used I wonder why so much is being spent on it. No basis is given for the assertion at (Scriteria 201324722-02pdf) 4.1 that the existing road can accommodate the likely traffic generated. I would be grateful if you would provide traffic studies which justify the assertion. My view is that it could not accommodate new traffic without causing considerable disruption

The second assertion in 4.1 that the “upgrade adds amenity for exiting users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated” is frankly incomprehensible. How is it possible for the proposed development to add amenity for existing users when the road isn't being touched. Further it says there is to be no increase in traffic. That is absurd, unless nobody is going to use the oval. The use of Shumack St, a dual carriageway designed to accommodate significant traffic, for access makes a lot more sense and it is on the eastern side of the oval.

The comments above are similarly applicable to 4.2(vehicle access and parking). The CARDNO response is again incomprehensible. It talks about existing users – what existing users? There has been no sport played here for decades. It is difficult to believe the consultants have given the proposal any critical thought at all. In any case there is significantly more carpark spaces on the eastern side of the oval.

The proposal at 3.5 says it is good proximity to local shops. It would be significantly closer if sited on the eastern side of the oval.

It says that it is close to an existing carpark, which would be inadequate for many events. The facility would be close to a great deal more parking spaces if it was sited on the eastern side of the oval.

It says it is separated from residential areas by a street. Perhaps but it is a very narrow street and would certainly not increase the amenity of those who live opposite. Again it would be better on the eastern side were it would be separated by a wide dual carriageway plus a wide expanse of as yet

unused land. Furthermore additional shielding would be provided by the slope from Shumack street to the oval.

It says the development would support existing oval facilities(unspecified). The only visible existing facility seems to be new practice nets. These are on the eastern side of the oval .

The reference to public transport is obscure to say the least. Again the bus stop is on the eastern side of the oval.

For all the above reasons there is an overwhelming case for the facility to be sited on the eastern side of the oval and no justification at all for the site on the western side.

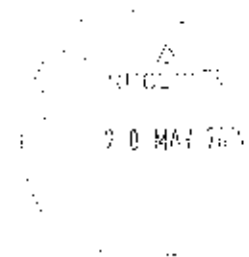
Yours faithfully

A solid grey rectangular box used to redact the signature of the sender.

Davis Street  
WEETANGERA ACT 2614

**DAVIS STREET RESIDENTS  
CALL TO ACTION IF YOU THINK DON'T WANT THIS TO HAPPEN!!!**

ACTPLA  
16 Challis Street  
DICKSON ACT 2602



To whom it may concern,

**RE: WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION**

I wish to object in regard to the proposed site of the change rooms/canteen and lockup facility, in regard to the Weetangera oval development application.

The current site of the change room facility on Southwell Street should not be where it is proposed because of the following:

- 1) It will be directly adjacent residential Southwell Street homes impacting on their ability to move freely in and around the once quiet street. Cars will inevitably crowd onto their nature strip and drive ways. This will not only impact on Southwell but, anywhere where parking is available.
- 2) Southwell Street is far too narrow to accommodate the hordes of cars that will inevitably park on this street. Currently, when cars are parked there, it creates major problems as the road cannot safely accommodate a steady thoroughfare, when cars are parked stationary. It is too narrow.
- 3) The current car park is far too small to accommodate the influx of parents awaiting the completion of their child's training and older senior players parked cars and more importantly game day crowd hordes, when the fields will accommodate up to 30 teams or 500 people over the day.
- 4) Shumack Street would present a better parking solution due to the much wider two way independent streets design and median strip style of roads.
- 5) There are no residences directly impacted by parking on the North bound side of Shumack Street as there is a median strip and another South bound road separating the houses from the oval ie a separate lane. The impact on Shumack Street residences would be minimal.
- 6) The grove of trees and grass on Southwell Street will be decimated due to cars parking on the root base and the grass of the nature strip. Also, I note that some low height flowering trees will be culled. Currently, there is no "copper log" fencing on part of it and it will inevitably, attract parked cars, like it already does at Canberra High ovals, where Wests train.
- 7) Shumack Street is already a busy road and perhaps the presence of parked cars would indeed force drivers to further slow down if speed restrictions were in place and no parking was enforced on the residential side.

- 8) The use of a Shumack Street site would preclude dangerous log jams on the already very dangerous corner of Southwell and Gillespie Street, as cars would traverse towards Coulter Drive or Belconnen Way, if already parked on Shumack Street.
- 9) The peaceful nature and relatively quiet and narrow road of Southwell Street, would be adversely impacted. The exit onto Southwell from the car park would be a log jam with cars being able to turn both ways whereas Shumack parking would have the cars moving in one orderly north direction.
- 10) The site of the change room to the Shumack side would also give the oval users a better view of both ovals as, it is sited much higher. First aiders, carers, medical professionals, parents and alike would all have a far easier view of proceedings on the fields, particularly in an emergency situation. Easier access to the oval and exiting to hospital may be quicker and easier to facilitate.
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Conclusion:

In closing, the site of the change rooms/canteen/lockup would be more better served in a open space away from residences. A place where cars could park easily, exit without much fuss and not create havoc at Southwell Street carpark exit, the T intersection of Southwell and Gillespie and the two T intersections of Davis street exits and Southwell.

An attractive grove of trees would be saved, small bird life preserved, some dangerous old gum trees culled and a higher vantage point would be a boon for medical staff and supporters being able to survey both sides of the field when training or games are on.

Yours sincerely

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20 May 2014

Environment and Sustainable Development Directorate  
By email: [esddcustomerservices@act.gov.au](mailto:esddcustomerservices@act.gov.au)

**OBJECTION - Development Application Number 201324722  
Weetangera Oval – Proposed change rooms and canteen**

I write regarding the Weetangera Oval development application Number 201324722 and I object to the proposed site of the change rooms /canteen.

The proposed site of the change rooms /canteen facility on Southwell Street will increase traffic flow and promote unsafe parking, creating significant vehicle and pedestrian traffic impacts and safety risks that would be mitigated if the canteen and change room facility was located on the Shumack Street side of the oval.

Specifically:

1. Southwell Street is too narrow to accommodate the increased vehicle traffic and parking that would result if the change rooms /canteen were located in Southwell Street. Cars parked in Southwell Street / Davis Street will create vehicle and pedestrian safety risks as the streets are too narrow to safely accommodate through traffic when multiple vehicles are parked in the street.
2. Increased traffic in Southwell Street will exacerbate an already potentially dangerous intersection (Southwell and Gillespie). Cars exiting Southwell Street onto Gillespie Street have limited visibility of oncoming traffic (which is partially concealed by a rise in one direction and a corner in the other). Increasing the traffic flow through this intersection will inevitably increase the likelihood of vehicle collisions.
3. Shumack Street is a major through road consisting of independent two way streets and a median strip. Shumack Street is designed to carry traffic through the suburb. If the change room / canteen and parking were located on Shumack Street there would be minimal additional disruption to residents and minimal increased traffic risk. There are no residences directly impacted by parking on the Northbound side of Shumack Street as there is a median strip and another Southbound road separating the houses from the oval. Parking already exists at the front and rear of Weetangera shops.
4. Locating the change room /canteen on Shumack Street would mitigate the potential increased vehicle traffic at the Gillespie / Southwell intersection (refer point 2 above) and result in no increased disruption to residents on that side of the oval.

I have reviewed the development application and cannot see any indication that significant traffic flow changes have been considered in the proposed location of the change room / canteen.

I strongly object to the proposed location of the change room / canteen. An alternative preferable location is available.

Davis Street  
WEETANGERA ACT 2614

**DAVIS STREET RESIDENTS  
CALL TO ACTION IF YOU THINK DON'T WANT THIS TO HAPPEN!!!**

ACTPLA  
16 Challis Street  
DICKSON ACT 2602



To whom it may concern,

**RE: WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION**

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- 12) The car parking would be facilitated by a future purpose built car park along the hillside. This could be easily attached to the vastly underutilised public car park at the rear of the Weetangera shops. This car park is approximately the same size as the Southwell street car park and this combined with the parking on the much wider Northbound lane of Shumack Street would spread the parking over all three sites, particularly on game days.

Conclusion:

In closing, the site of the change rooms/canteen/lockup would be more better served in a open space away from residences. A place where cars could park easily, exit without much fuss and not create havoc at Southwell Street carpark exit, the T-intersection of Southwell and Gillespie and the two T intersections of Davis street exits and Southwell.

An attractive grove of trees would be saved, small bird life preserved, some dangerous old gum trees culled and a higher vantage point would be a boon for medical staff and supporters being able to survey both sides of the field when training or games are on.

Yours sincerely





**DAVIS STREET RESIDENTS**  
**CALL TO ACTION IF YOU THINK DON'T WANT THIS TO HAPPEN!!!**

14/5/2014

To:

ACTPLA  
 16 Challis Street  
 DICKSON ACT 2602

To whom it may concern,

**RE: WEETANGERA DEVELOPMENT APPLICATION 201324722 OBJECTION**

I wish to object in regard to the proposed site of the change rooms/canteen and lockup facility, in regard to the Weetangera oval development application.

The current site of the change room facility on Southwell Street should not be where it is proposed because of the following:

- 1) It will be directly adjacent residential Southwell Street homes impacting on their ability to move freely in and around the once quiet street. Cars will inevitably crowd onto their nature strip and drive ways. This will not only impact on Southwell but, anywhere where parking is available.
- 2) Southwell Street is far too narrow to accommodate the hordes of cars that will inevitably park on this street. Currently, when cars are parked there, it creates major problems as the road cannot safely accommodate a steady thoroughfare, when cars are parked stationary. It is too narrow.
- 3) The current car park is far too small to accommodate the influx of parents awaiting the completion of their child's training and older senior players parked cars and more importantly game day crowd hordes, when the fields will accommodate up to 30 teams or 500 people over the day.
- 4) Shumack Street would present a better parking solution due to the much wider two way independent streets design and median strip style of roads.
- 5) There are no residences directly impacted by parking on the North bound side of Shumack Street as there is a median strip and another South bound road separating the houses from the oval ie a separate lane. The impact on Shumack Street residences would be minimal.
- 6) The grove of trees and grass on Southwell Street will be decimated due to cars parking on the root base and the grass of the nature strip. Also, I note that some low height flowering trees will be culled. Currently, there is no "copper log" fencing on part of it and it will inevitably, attract parked cars, like it already does at Canberra High ovals, where Wests train.
- 7) Shumack Street is already a busy road and perhaps the presence of parked cars would indeed force drivers to further slow down if speed restrictions were in place and no parking was enforced on the residential side.

- 8) The use of a Shumack Street site would preclude dangerous log jams on the already very dangerous corner of Southwell and Gillespie Street, as cars would traverse towards Coulter Drive or Belconnen Way, if already parked on Shumack Street.
- 9) The peaceful nature and relatively quiet and narrow road of Southwell Street, would be adversely impacted. The exit onto Southwell from the car park would be a log jam with cars being able to turn both ways whereas Shumack parking would have the cars moving in one orderly north direction.
- 10) The site of the change room to the Shumack side would also give the oval users a better view of both ovals as, it is sited much higher. First aiders, carers, medical professionals, parents and alike would all have a far easier view of proceedings on the fields, particularly in an emergency situation. Easier access to the oval and exiting to hospital may be quicker and easier to facilitate.
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- 12) The car parking would be facilitated by a future purpose built car park along the hillside. This could be easily attached to the vastly underutilised public car park at the rear of the Weetangera shops. This car park is approximately the same size as the Southwell street car park and this combined with the parking on the much wider Northbound lane of Shumack Street would spread the parking over all three sites, particularly on game days.

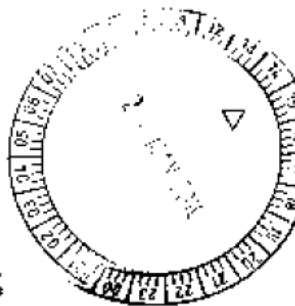
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Yours sincerely





DAVIS STREET RESIDENTS

CALL TO ACTION IF YOU THINK: DON'T WANT THIS TO HAPPEN!!!

18/5/14

To: ACTPLA  
16 Challis Street  
DICKSON ACT 2602

To whom it may concern,

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Conclusion:

In closing, the site of the change rooms/canteen/lockup would be more better served in a open space away from residences. A place where cars could park easily, exit without much fuss and not create havoc at Southwell Street carpark exit, the T intersection of Southwell and Gillespie and the two T intersections of Davis street exits and Southwell.

An attractive grove of trees would be saved, small bird life preserved, some dangerous old gum trees culled and a higher vantage point would be a boon for medical staff and supporters being able to survey both sides of the field when training or games are on.

Yours sincerely



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**From:** [REDACTED]  
**Sent:** Tuesday, 20 May 2014 7:48 PM  
**To:** ESDD, Customer Services  
**Subject:** Weetangera Development Application 201324722 - New Changes Rooms and Canteen  
**Importance:** High  
**Categories:** Blue Category

Customer service  
Planning and Land Authority  
ACT Government, Canberra

To whom it might concern

**RE: Weetangera Development Application 201324722 – New Change Room and Canteen**

We wish to comment on this proposed development.

First of all, there has been little if any consultation with the residents in the affected area. We received no information on the work done on the oval and the proposed change rooms and canteen.

As residents of one of the streets that will be affected by this proposal, we expect this as a matter of due process. This happens in the areas in which we have property in Melbourne and we expect the same to occur here.

Whilst there is the need to provide change facilities for sporting activities being planned for this location, these facilities need to be in the right place to avoid degradation of amenity and potentially hazardous situations.

Therefore, we wish to put forward a proposal for an alternate site and to raise concerns with the current development application (201324722)

**Proposal:**

The most appropriate location for the proposed change rooms and canteen is on the corner of Schumack Street and Weetangera Place next to the existing shops and car parks.

Our reasons for this are as follows:

1. There are about 40 car parks by the Weetangera shops and over 50 behind these shops in Weetangera Place;
2. Effective safety is provided for all traffic and pedestrian movements already;
3. There will be little to no impact on flora;
4. It is close to public transport;
5. A canteen (bakery) already exists; and
6. This site provides a better vantage point to view games.

Schumack Street is better suited to the expected increase in traffic volumes. It is a divided road suitable for bus traffic and higher density of vehicle traffic. There are bus stops nearby, lessening the need for reliance of players on being driven or driving to the venue.

Also, there is an existing bakery shop that can fulfil the needs of a canteen at similar prices as well. Its opening hours are 0700 to 1730 Tuesday to Friday, and 0730 to 1430 on Saturdays. It is closed on Sundays and Mondays.

If this was in place, the cost of building the change rooms would be substantially reduced.

**Concerns of Development Application 201324722:**

The erection of new change rooms and a canteen facility in the proposed location in Gillespie Street is inappropriate for the following reasons.

1. The land is zoned PRZ1 and there are a number of issues this development raises with regard to the proposed location.  
For example:
  - a. Zone Objective b) – protection of flora and fauna habitats – this proposal will see the removal of 18-20 trees;
  - b. Zone Objective e) – landscape and scenic quality – Gillespie Street residential area is zoned RZ2. A building located near that area and its related vehicle movements will effectively negate this objective.
  - c. Prohibited development: There are a number of concerns here. For example:
    - i. The car parking facility will prove to be inadequate
      1. The current car park was not designed for use as part of a change rooms and canteen facility. It has approximately 50 places.
      2. An expected higher level of use when the sporting fields are being used will result in an expected request to extend the car parking facilities or the inevitable propensity for users to park on the nature strip, impeding access of the residents to their houses and damaging the local flora and environment.
    - ii. A canteen is not suited to this area. This parkland borders on a residential environment and a commercial venture is inappropriate for this area.
    - iii. Weetangera Pre-school and Primary School are located down the road from the proposed location. Greater traffic movements even after school hours, will lead to a higher risk of injury for children using the open playing fields and playground equipment located near the school and pre-school buildings.
2. Has a traffic management plan been developed?
  - a. In the Statement Against Relevant Criteria, Element 4, the development indicated that it complied. However, no support to this statement is provided. Supporting data for compliance would be mandatory in this situation, as the use of the area is undergoing massive change and greater usage will incur greater vehicle movements. Assessment of traffic movements and densities at particular times of day and night, is not evident.
  - b. We question the statement that this development complies with any considered traffic flows and densities. Gillespie Street is a suburban street used for local traffic only with restricted speed limits due to the nearby school and pre-school.
3. Potential traffic hazard:
  - a. The intersection of Gillespie Street with Southwell Street is a potential ‘black spot’. Southwell Street has a rise between Springvale Drive and Gillespie Street and care must be taken to avoid any collisions when turning right out of Gillespie into Southwell.
  - b. The demographics of the area is predominantly families with young to teenage children. Family groups enjoy the amenity and safety of the current parkland and quiet suburban streets. Increased traffic will provide a hazardous situation to these families and possible injury to children or pets using the area.

**In conclusion**, we propose that the development be re-located to the corner of Schumack Street and Weetangera Place and oppose Development Application 201324722.

For your consideration.

sincerely



**WEETANGERA****Development Application:** 201324722**Address:** GILLESPIE STREET**Block:** 3 **Section:** 20**Proposal:** COMMUNITY FACILITY-CHANGE ROOM-CANTEEN.

Proposed new single storey change room facilities with canteen.

**Period for representations closes:** 23/05/2014**TO: ACTPLA Submissions****RE: Weetangera Development Application No. : 201324722: Location of Canteen/Change Room Facility**

I recently became indirectly aware of this Development Application (DA) as part of the Weetangera oval upgrade. I am a bit confused as I think a step has been skipped here. This I understand it part of the Weetangera oval upgrade however there has been and no record of community consultation before this DA was released. As per "Engaging Canberrans" Publication 09/1544 on ACTPLA website, I can see there is a framework for community engagement; I can't see where that has happened. Just some Hansard references from ACT parliament some years ago.

I am excited that our oval is upgraded for a variety of community uses, including football clubs, cricket clubs and Weetangera School. It is reasonable to assume that West Ruby Union club will make use of it during the winter season and cricket clubs will utilize it through the summer.

I also understand this DA for the Change Room/Canteen Facility (CRCF) as standalone facility appears to tick all the boxes for approval. Obviously the playing field with Change Room/Canteen Facility (CRCF) will attract a lot more people than the DA for a standalone facility considered.

However, I am concerned about its location near Weetangera St because of the difficulties this will create for parking. I have therefore summarised my concerns and suggested solutions below.

**Car parking, with access via Southwell St, is inadequate for a fully utilized sporting facility**

- Two games of rugby played at the field will attract an **estimated minimum of 98 cars** based on the following:
  - 34 players( inc.subs) per field = 68 players yielding a total 68 cars (parents of juniors, or senior players themselves)
  - 3 officials per field - 6 persons            Total    6 cars
  - 4 Canteen staff            4 persons            Total    4 cars
  - Spectators            20 minimum        Total    20 cars
- **The car park next to the CRCF would only have 44 normal parks and 2 disabled parks.** So where would all these cars park? They would first fill the existing Canteen car park then they would park where they can, illegally on verges or footpath.

- If the Change Room/Canteen Facility (CRCF) is located on the Weetangera side, drivers will naturally go and park as close as possible to the facility.
- Looking into the (Development Application (DA), I cannot see a traffic study that considers the Change Room/Canteen Facility (CRCF) with its surrounding of dual ovals (Ref: from original DA see Element 4: Traffic impact)
- Company Cardno that was used in consulting for DA says on the website: "traffic is complex and transportation decisions cannot be made in isolation" (Link: <http://www.cardno.com/en-us/MarketsandServices/Pages/Traffic.aspx>)

#### **A traffic study would need to consider:**

- The size of the current car park will be inadequate for a fully functioning player/spectator sporting facility, especially during games & training sessions.
- Southwell St is not designed to take on street parking with two way traffic. (See attached Ref 1 and Ref 2). Southwell St total width is the same size of one side of the cross street, Shumack St which can take curb parking.
- Hawker playing fields host soccer on Saturday morning. Parking is tight there with large main road (See attached Ref 3 shows parking both sides)
- The residents of Southwell St will be severely disrupted when exiting out of their driveways, and with cars parked on the street along the oval it will become a one-lane street for two -lane traffic.
- When parking on Southwell St pedestrians/children attending the oval will also be endangered by the one lane traffic.
- Negotiating the right hand turn at the T intersection onto Gillespie from Southwell St is quite tricky. Will all these extra cars that are not familiar with this intersection negotiate it safely?
- What recourse does one have once CRCF is built and there are traffic problems? - Will local government be successful in enforcing the law and asking people to park legally?

#### **Proposed solution: the relocation of the Change Room/Canteen Facility (CRCF) to the Weetangera Place side of the oval**

I am proposing that this great public infrastructure go ahead in its current form by placing the change room/canteen adjacent to Weetangera Place on the other side of the oval near the shops. (See attached Ref 4, 5 and 10)

Google Maps link to give you a real view of the area, also fixed photos attached of location.

Link : <https://www.google.com.au/maps/@-35.248916,149.048633,3a,37.5y,258.05h,86.64t/data=!3m4!1e1!3m2!1sbkZuXPnWDdT-AObKhNpiQ!2e0>

**Benefits and compliance items that would complement the DA in the new location:**

- Weetangera shops have great parking facilities 45 parks at rear of shops and 30 spots at the front of the shops. (See attached Ref 6 and 7)
- These parking facilities will be vacant on the days the oval is used for sports
- Adjacent streets Gillespie and Shumack streets have street width that can accommodate, parking and traffic together (See attached Ref 8 and 9)
- The Southwell St oval car park will be used, I am sure, but will not be the natural primary meeting point for all games.
- Infrastructure for the project is already at the shops (water, sewage and power) assuming price difference will be minimal compared to current location.
- Small waste hopper area can be built on the edge of the car park for dump truck access.
- Same level to field for easy access.
- Shops will also have a public toilet facility if needed.
- Weetangera food coffee shops will benefit by close proximity to the oval action.
- Weetangera resident parking is not affected as the shops have ample parking.
- There are two disabled parks at the Weetangera shops to comply with DA, space to accommodate more.
- Bus stop on other side of Weetangera shops for easy access to players.
- Closer access to new cricket nets on field.

I look forward to your response.

Yours Sincerely





Ref 1 :Southwell st near where proposed canteen facility would be built



Ref 2: Southwell st allready has parking restrictions during school times outside Weetangera school



Ref 3: Saturday morning at Hawker sporting fields . Note the road size needed for parking



Ref 4 : Looking from weetangera place across oval to proposed site



Ref 5: Proposed space for Canteen/Change room facility

Ref 6 : Looking south down weetangera place 45 space car park





Ref 7 : Parking at front of Weetangera Shops 30 spaces



Ref 8: Looking west along Gillespie st two way traffic could include car parking



Ref 9 : Looking north down Shumack st parking accomated on street



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**From:** [REDACTED]  
**Sent:** Wednesday, 21 May 2014 3:43 PM  
**To:** ESDD, Customer Services  
**Subject:** Comment on Development Application201324722 - Weetangera

I wish to make comment about the proposed facilities to be incorporated into the oval redevelopment at Weetangera Oval.

It is good to have the oval developed. However, as a resident of Davis Street, I feel very sorry for neighbours who live in Southwell Street and who will be greatly affected by this development. They have for many years looked out on the green of grass and those lovely small trees. It seems unnecessarily mean to now have some of those trees cut and a toilet/canteen/change room block there instead. That would also create a lot of noise and congestion at times and odour when the clubs decide to have a sausage sizzle etc. which all of these groups do from time to time (e.g. Hawker softball field often has a cook out). It would be reasonable to assume that this would also incur a significant reduction in property value for those immediately adjoining this facility. Significantly, this is the only area of the oval adjacent to residential property.

It would be eminently sensible for the trees to be saved and the outlook retained if this concrete block is put on the western side of the shops. There it would not create noise so close to the neighbourhood, these long established trees could be left, people living opposite would retain some of their long time outlook and parking problems would be less. Access to plumbing etc must be easy at the back of the shops. Southwell has been a fairly quiet street so why inflict this on current residents when other solutions are reasonably available. What is proposed does not seem logical to me.

Yours sincerely

[REDACTED]

This letter constitutes my objection to the proposed community facility (incl. change rooms and canteen) planned to be constructed on the Southwell St side of Weetangera oval (Development Application 201324722).

As stated in the ACT Legislative Assembly Hansard:

“I can advise Ms Berry that the Weetangera upgrade will include a new irrigation system, replacement of the playing surface—again with drought tolerant grass—the installation of floodlights and the construction of a new pavilion. The primary user of this facility will be the Wests Rugby Club for their juniors and seniors.”

Mr Andrew Barr, Legislative Assembly for the ACT: 2013 Week 5 Hansard (10 April), page 1451

The statement made by Mr Barr is contrary to the Statement against Relevant Criteria contained in the Development Application. In particular;

Element 4 Traffic Impact

Item 4.1 - Traffic Generation

This upgrade adds amenity for existing users, not to increase capacity and therefore nil extra car parking and traffic generation anticipated

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This objection therefore assumes that the community facility will be used for the purpose of rugby training and weekend games and is lodged on the following grounds:

- After years of transporting children to and from community sporting facilities throughout Canberra I am acutely aware of the issues facing residents in streets bordering playing fields, to the extent that I have witnessed people unable to use their own driveway to access their property and even witnessed several near misses as children run across the road to a parked car.
- Given the current effects of Weetangera Preschool and Weetangera Primary School on the traffic conditions of Southwell St a traffic impact assessment should be carried out on the area to assess the impact of training and weekend games and the appropriateness of the existing carpark.
- I believe such a study would find that the existing carpark will not provide a sufficient number of car parks and that the likely human response would be one of the following:
  - o To park against the curb of the eastern side of Southwell St;
  - o To park on nature strips along the western side of Southwell St;
  - o To park under the trees near the Weetangera oval car park; or
  - o To park on surrounding streets.
- In my experience of community sport people will almost always find the closest park possible. In this case, parking in the aforementioned spaces would result in increased risk of: damage to low

level trees, shrubs and grasses; damage to property; disruption to birds and wildlife; vehicle accidents; and serious injury, particularly to children.

- Southwell St is already a relatively narrow street and does not cope well with high vehicular use.
- A significant increase in the number of parked cars around the southern Davis St intersection will likely result in restricted visibility of cars, pedestrians and cyclists for drivers turning from Davis St onto Southwell St.
- Egress from Southwell St onto Gillespie St is already challenging, with visibility restricted because of the aspect of the street. Any increase in traffic will no doubt increase the likelihood of car accidents at this intersection.

It would seem to be a much more sensible option to locate the facility in the north eastern corner or eastern side of the oval, with access from Weetangera Pl or Shumack St. I believe this location should be considered for the following reasons:

- There are already commercial facilities positioned on Weetangera Pl with underutilised car parks. These car parks would more easily accommodate the increased number of cars expected at training and weekend games.
- The community facility would be some distance from residences, separated by a much wider two-way street with central nature strip (Shumack St).
- The natural slope of the land would provide an ideal position for spectators and officials to view the activities on the playing fields.
- This would place the community facility closer to the new cricket nets (located in the south eastern corner of the oval), thereby promoting use of the facilities throughout the year, beyond the rugby season.
- Access for emergency vehicles would be enhanced.

It is difficult to understand why the Shumack St option has not been utilised. Locating the community facility on Shumack St allows for better utilisation of space, better transport access and flow and less disruption to residents whilst also mitigating the risk of property damage, vehicle accidents or serious injury to pedestrians.

A traffic impact assessment should be undertaken to consider both the Southwell St and Weetangera Pl/Shumack St options. Placement of the community facility on the eastern side of the oval would not preclude the use of the Southwell St carpark but I believe would better distribute cars around the oval. A traffic impact assessment would test this assumption.

It is also worth noting that Southwell St has seen the traffic death of a child, a tragedy which destroyed more than one family and traumatised a community; it would be devastating if that were to happen again simply because concerns about traffic impact on the area were ignored.



22 May 2014

Environment and Sustainable Development Directorate  
Customer Service Centre  
16 Challis Street  
Dickson ACT

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

Dear Sir/Madam

**Development Application 201324722: Community facility – change room – canteen  
Block3 Section 20 Weetangera**

We are residents of Southwell Street, Weetangera,  the proposed site for the Community Facility proposed by Development Application 201324722.

While welcoming the redevelopment of the Weetangera Oval and the amenity it will provide Weetangera and Belconnen residents, we submit the site proposed for the Community facility – change room – canteen on Southwell Street is unsuitable, and suggest it be located, instead, on the vacant site adjacent to the Weetangera Shops on Shumack Street.

**Road Safety**

The principal difficulty with the Southwell Street site is the road safety risk which will be posed by overflow parking on Southwell Street. The existing car park on Southwell Street, beside which the facility is proposed to be located, is small, offering limited car parking spaces. It is thus likely that for many sports events and training sessions, overflow parking, if it is to be close to the new change rooms, will be attracted to Southwell Street.

The Melba District Playing Fields in Verbrugghen Street, Melba, provide a useful comparison. The facilities at the Melba Playing Fields are similar to those proposed at Weetangera, with cricket matches in Summer, football matches in Winter, a change room facility, a small car park and floodlighting. The car park at the Melba Playing Fields often proves too small for the number of players and spectators, and cars are routinely parked on both sides of Verbrugghen Street. Although Verbrugghen Street is quite wide, being a main transit road across Melba, that overflow parking poses difficulties for two-way traffic negotiating Verbrugghen Street during sporting events and on training days.

Overflow parking on Southwell Street will pose even greater difficulties and dangers than in Verbrugghen Street given Southwell Street's much narrower width and the location, just some 80 metres from the proposed facility, of the Weetangera Pre-School on Southwell Street. The Weetangera Primary School is located a further 50 metres along on Southwell Street. Existing dangers posed by cars parked on Southwell Street by parents dropping off and collecting children from the pre-school and the primary school will be exacerbated by the additional cars associated with the sporting events and training sessions on the Oval.

These issues could be avoided by locating the new change rooms and canteen on Shumack Street, either on the vacant site next to the Weetangera Shops or between the rear of the shops and the restored playing fields. Shumack Street is a main transit road through Weetangera and where it passes the Weetangera Oval and the Weetangera Primary School, it is a divided road. Even with cars parked on either side of Shumack Street, there remains a lane each way for through traffic, separated by a wide grassed median strip. Present experience at peak times on school days is that cars parked on Shumack Street pose far fewer risks to children on foot and through traffic, than do cars parked on Southwell Street.

### **Environmental Impacts**

The vacant site next to the Weetangera Shops on Shumack Street is a large level, elevated site with a better line of sight over the playing fields than that offered by the proposed Southwell Street site. It is also closer to the practice nets and allows better separation between the change rooms and the Oval's playing surface.

More importantly, however, the construction of the change rooms and canteen on the Shumack Street site, with its few existing trees, will not require the destruction of the grove of mature trees which construction on the Southwell Street site proposes.

At a minimum, we ask that if construction is to proceed on Southwell Street, that further consideration be given to placing the building so that the trees can be preserved, softening the impact of the building and improving its street appeal.

### **Commercial considerations**

Another advantage of the Shumack Street site is its proximity to the Weetangera Shops. The Weetangera Shops have languished for a number of years and locating the new change room facility next door to them, with the additional vehicle and pedestrian traffic associated with that facility, will provide a welcome commercial boost to the businesses located at the Shops.

The shopping centre car park, with parking spaces both in front and at the rear of the shopping centre, also has many more car parks than the car park on Southwell Street. If, however, more off-street parking was considered desirable, the site on Shumack Street is large enough to accommodate more off-street car parking as well as the new change rooms.

### **Residents' amenity**

Finally, the proposed Southwell Street site for the change rooms will place them within metres of existing residences on Southwell Street. That proximity is exacerbated by the proposed location of

the change rooms very close to Southwell Street, a very narrow street, and the destruction of the grove of trees which would have provided a buffer between the building and the residences on the other side of Southwell Street.

Residents also anticipate the addition of change rooms beside the Southwell Street carpark could see an escalation of the anti-social behaviour which has accompanied the installation of floodlighting in the Southwell Street carpark. The floodlights make the carpark a popular spot for late night parties and the shelter offered by the proposed facility is likely to make it even more attractive as a party venue.

The Shumack Street site, on the other hand, is more than 5 times the distance from existing residences than the proposed Southwell Street site, and would not have the same impact on the amenity of those residences.

### **Conclusion**

In summary, we submit that relocating the proposed change rooms to Shumack Street will not only enhance the safety of school-children, pedestrians, motorists and the sportsmen and women using the new facility, but will also offer the advantages of an improved site with elevated views across the playing fields, greater patronage of the Weetangera Shops and avoid the need to destroy a grove of mature trees. It may be that it's possible to use the same architectural plans, with little modification, thus limiting the cost of relocation.

We thank you for the opportunity to make these representations and look forward to your consideration of them.

Yours sincerely



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**From:** [REDACTED]  
**Sent:** Thursday, 22 May 2014 6:49 PM  
**To:** ESDD, Customer Services  
**Subject:** Weetangera Development Application No 201324722 - Canteen/Change Room Facility

Dear Sir/Madam

I am writing to comment on two issues related to the above DA, viz the consultative process and the proposed location of the facility.

### **Consulation**

To my knowledge there was no community engagement involving this project prior to submission of the application - a seemingly significant shortcoming in the process. The ACT Government guide to community engagement 'Engaging Canberrans' is relevant.

### **Location**

The plan to locate the facility on the Southwell St side of the oval rather than on the obviously far more practical and suitable Schumack St side is perplexing for the following reasons.

**Homes** - homes on Southwell St are very close to the proposed site whereas Shumack St homes are a considerable distance from the oval surrounds.

**Parking and traffic** - Southwell St is a standard suburban street which could not accommodate numerous cars being parked on one side, let alone both, without causing major difficulties for traffic using the street. The existing car park is quite small and could not cater for numbers expected on game days. On the other hand the two lanes on Shumack St are separated by a wide median strip. There are also more parking spaces available at the front and rear of the Weetangera shops which are on Schumack St. The parking areas are currently under utilised - especially on weekends.

**Access** - most traffic travelling to the oval is likely to reach it via Coulter Drive and Schumack St particularly as I understand that the catchment area for Wests Rugby club, a planned major user of the oval, is to include the new Molongo development. Access for emergency vehicles would also be far simpler via Schumack St. Additionally the Action bus stop is located on that street.

I trust that the above points will be considered when making a decision on the DA so that an otherwise very welcome upgrading and use of the Weetangera oval will not be spoiled by a failure to properly engage residents and to choose the optimum location for the necessary canteen/change room facility.

Sincerely

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 22 May 2014 8:29 PM  
**To:** ESDD, Customer Services  
**Subject:** Weetangera Oval Development

To whom it may concern

I wish to lodge an objection in relation to the siting of the proposed change rooms/canteen and lockup facility for the Weetangera oval development application.

I believe that the proposed facility should not be located as planned, for the following reasons:

The residents of Southwell Street will be directly impacted, as the street is narrow and unsuitable for extensive parking. Inevitably cars will park on residents' nature strips and block driveways. With no further parking available in Southwell Street, cars will inevitably cause the same problems to the residents in Davis Street and O'Rourke Street.

The current car park will not accommodate the anticipated increase of traffic.

The grove of trees and grass on Southwell Street will be ruined as inevitably cars will park on the root base and grass of the nature strip. Culling of the flowering trees and other trees would not be environmentally wise.

There is potential danger to pedestrians and young children with heavy parking in such a narrow street.

There will be increased usage of the intersection at Southwell/Gillespie Streets. This intersection is difficult and often dangerous due to limited vision in both directions and cars appearing quickly over the hill or around the bend when exiting Southwell Street.

As a suitable alternative, I would highly recommend that the facility be relocated to the opposite side of the oval. Benefits would be:

It has the benefit of space without destruction of trees.

Less impact on the residents of Southwell, Davis and O'Rourke Streets which are narrow, Shumack street (is much wider for parking, and the access is easier.

Those assisting and spectators would have a much better view of sporting activities due to the raised embankment.

This would provide safer and better access for emergency services in the event of sporting injuries .

It would be safer for pedestrians due to better visibility and divided roadway.

Minimising a potential log jam and danger at the Southwell/Gillespie Streets intersection.

Yours sincerely

[REDACTED]



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**From:** [REDACTED]  
**Sent:** Friday, 23 May 2014 1:13 PM  
**To:** ESDD, Customer Services  
**Cc:** [REDACTED]  
**Subject:** Weetangera Development Application 201324722 (New change rooms Weetangera Oval)  
[SEC=UNOFFICIAL]

### Unofficial

Thank you for the opportunity to comment on this proposal. The redevelopment of the Weetangera oval is very welcome and I think will be a significant enhancement to the local area as well as a great community resource.

I do have significant concerns about the changeroom proposal in its current form;

- The biggest is traffic. As a resident further up Southwell Street, we are already dealing with significant traffic and parking issues with both the pre-school and school during weekdays, and while the school car park has been extended, the issue remains – mainly because there are only 4- 5 parking bays for the preschool which is a little separate but right on the street. The car park at the proposed site is inadequate and as well as extending the parking issues into weekends. This will be an even bigger safety issue on weekends as many families as well as children by themselves on bikes and scooters are up and down Southwell St all weekend.
- The loss of the stand of trees on the proposed site of the changerooms is also a significant negative.

I wish to advocate for the changerooms to be re-sited on the opposite side of the oval. As well as enhanced safety, there would be other advantages:

- Would make use of a large, unused and neglected space
- A slightly elevated site provides opportunities for a grass bank for spectators
- Much more room for parking
- Possibility of flow on to local businesses as local (struggling) shops are adjacent.

I believe this would be a much better result and significantly enhance the local amenity as well as minimise safety concerns.

I'd be grateful for your consideration.



**From:** [REDACTED]  
**Sent:** Friday, 23 May 2014 3:28 PM  
**To:** ESDD, Customer Services  
**Subject:** Objection to Weetangera Development Application No. 201324722 & alternative suggestions  
**Importance:** High

Dear ACTPLA Customer Services Team,

**Reference: Weetangera Development Application No. 201324722**

[REDACTED] walk around the Weetangera oval area which I enjoy – it helps start my day on a very positive note.

We're writing to say that we are pleased to see the development of the Weetangera oval as a sports area.

However, it was very concerning to read in a brief article by Mark Sawa published on page 8 in *The Chronicle* of Tuesday, 20 May 2014, that Minister for Sport and Recreation Andrew Barr said, "work on the pavilion would start in June and was scheduled for completion by the end of this year". That suggests to us that the FINAL decision has been taken about the building of the "\$266,000 pavilion with change rooms and a canteen". Surely this contravenes the right we have to submit our objection to this part of the plan by the close of business on 23 May 2014.

We are concerned about and do object to the plan to build the pavilion of change rooms and canteen facilities on Southwell Street. Our concerns include:

1. **Inconvenience to residents in Southwell Street and possibly Davis Street.** The building will be very close to residences which may lead to visitors to the oval and its facilities parking on the sidewalks and even in people's driveways. On election polling days at Weetangera Primary School, for example, parking is at a premium.
2. **Danger to cars and pedestrians.** The street isn't wide and the closer to school start/finish times is already quite dangerous for road users and pedestrians. There is insufficient parking for people to drop off and pick up children, especially as the entrance to the Pre-school is from Southwell Street. There are double unbroken lines in this area but at peak times, transit traffic, for example, has to straddle those lines (against the road rules, I know) to get through the area.
3. **Changing the look and feel of that side of Southwell Street.** The trees and grassed areas that are currently in the designated change rooms and canteen area would be affected adversely. Overall, those trees and shrubs add to the ambience of the area. Moreover, part of the area is designated a hazard because of likely flooding and warning signs are in place to that effect. I consider that we, as residents of this area, look after our properties which adds to the value of our homes (one property recently sold for \$835,000 in Davis Street) and contributes to a pleasant environment.

We do have some suggestions for an alternative approach:

**Alter the plan and build the pavilion with change rooms and a canteen on Shumack Street.** This would:

- a. Provide a better opportunity to build safe parking (Shumack Street is already a two-way road with median strips and footpaths)
- b. Prompt action to upgrade the small parking area at the rear of the Weetangera shopping complex which would increase the available parking space
- c. Ensure better and easier access for sportspeople, accompanying services (trainers, medical support teams, caterers, and should they be needed, ambulances) as well as onlookers and supporters to the change rooms, the canteen and to the sports field of the oval itself

- d. Provide better viewing areas for onlookers and supporters of the sporting event being played on the oval because of the higher elevation of the ground on the proposed Shumack Street site
- e. Be less likely to cause inconvenience to local residents (the median strips on Shumack Street separate the oval area from existing dwellings)
- f. Increase the business prospects of the Weetangera shopping area
- g. Retain the ambience of that special area on Southwell Street, including the trees, shrubs and walking path.

We accept that because of the re-development of the oval, more people and their vehicles will become part of our neighbourhood and that this will add to the traffic in all streets that are near or in walking distance of the oval. This will require us to be even more careful when entering or leaving our beautiful suburb.

We ask that our objection and comments be taken into consideration and look forward to your response.

Yours sincerely,



## Belconnen Community Council Inc.

*Building a stronger community*

PO Box 1131, Belconnen ACT 2617

23 May 2014

Customer Services,  
Environment and Sustainable Development Directorate,  
PO Box 365,  
MITCHELL ACT 2911

### **RE: WEETANGERA Block 3 Section 20 CHANGE ROOMS & CANTEEN Development Application: 201324722**

#### **Executive summary**

- The proposed site for the Weetangera change rooms and canteen is inappropriate;
- Southwell Street is a minor suburban road not designed to carry traffic associated with sporting events at three ovals;
- The proposed site is close to an intersection where visibility will be impaired by vehicles parked along the road;
- The best logical access road to ovals and change rooms is Shumack Street.

#### **Introduction**

Belconnen Community Council welcomes the opportunity to comment on this development application. In discussion with Sports and Recreation last year, Council understood that the Weetangera oval was to be restored largely because Wests Rugby Club were in need of a local field and ACT Rugby lobbied on their behalf. Furthermore, the catchment for Wests will include eastern Molonglo which will have direct access to Weetangera via Coulter Drive. Council endorses this move and presumes that other sports will also use this space, especially in summer.

Council is not aware of any community consultation that may have occurred in relation to this proposal but understands that the single oval will be replaced by three ovals over a three-year period. Ultimately, this will create greater demand on road access and parking. Accordingly, Council would like to raise several matters of concern.

#### **Actual site of proposed building**

Firstly, the DA describes the development as occurring in Gillespie Street when it is, in fact, in Southwell Street. Gillespie Street is a wider and more major road than Southwell Street. Gillespie Street is more able to cope with the traffic associated with competitions than is Southwell Street but the undeveloped land along Gillespie Street is a floodway. It is, therefore, misleading, for any person who does not enquire further, to state that the change rooms and canteen are to be built on Gillespie Street.

### **Capacity of Southwell Street**

Secondly, Southwell Street is a normal suburban road, not designed to carry large amounts of traffic or car parking. In mornings and afternoons during school terms, the difficulties of coping with many vehicles dropping off and picking up children from the preschool and primary school are obvious. Sections of the road become congested and are a nuisance to residents and a hazard to all users. Fortunately, these events are of short duration.

Generally, the ovals will be used at weekends for games and probably on week nights for training. It is also likely that competitions could be held during school holidays, occupying entire days and possibly several in a row, creating a traffic annoyance for residents.

### **Location near an intersection**

Thirdly, the location of the change rooms is opposite and very close to the junction of Southwell Street with Davis Street. There is likely to be a tendency for parents to drop children at the change rooms which will create congestion around that intersection.

### **Additional car parking**

Fourthly, there appear to be no plans to provide more car parking spaces. The original car park for the oval has 44 spaces plus two disabled spaces. This seems quite inadequate for the increased usage of the restored playing fields. Presumably, the car parking adjacent to the Weetangera shops has been factored into the required parking for these fields since there are few shops that open on weekends. If so, it would make more sense for the change rooms and canteen to be located closer to these parking facilities.

In this case, access from Shumack Street could be provided. In future, residents from Molonglo 3 will approach the Weetangera oval from Coulter Drive via Shumack Street. This is a dual carriageway along the section beside the open space and shops. It is logical for Shumack Street to be the main access point for use of the Weetangera oval.

There is a block of land adjacent to the south side of the shops on Shumack Street that is zoned for community use. The possibility of placing the change rooms there might well have been considered but possibly not, given that it is not zoned Urban Open Space.

Council recommends that the location of the change rooms and canteen building be reconsidered, having regard to traffic congestion, annoyance and hazard. Shumack Street, by nature of its size, easy access and increased distance from housing, presents as a more desirable location in the long term.

### **Conclusion**

Council welcomes this development but is concerned that the currently proposed location will create difficulties for residents and users alike, resulting in future agitation. Respectfully, Council seeks careful reconsideration of the most suitable site for this facility.

Yours sincerely,



Chairperson  
Belconnen Community Council  
Phone: 0433 176 662  
Email: [chair@belcouncil.org.au](mailto:chair@belcouncil.org.au)