

200502760



DOWSE NORWOOD ARCHITECTS PTY. LTD.

A.B.N. 43 097 309 325
SUITE 10 14 LONSDALE ST BRADDON PO BOX 87 BRADDON ACT 2612
TEL: 6230 4688 FAX: 6230 4699

TO	ACTPLA		
ATTENTION	Applications Secreterlate	FAX NO.	6207 7762
PROJECT	Block 5 Section 14 Farrer		
FROM	Ross Norwood		
NO OF PAGES TOTAL	5	DATE	22.6.05

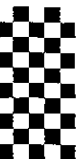
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Emma,

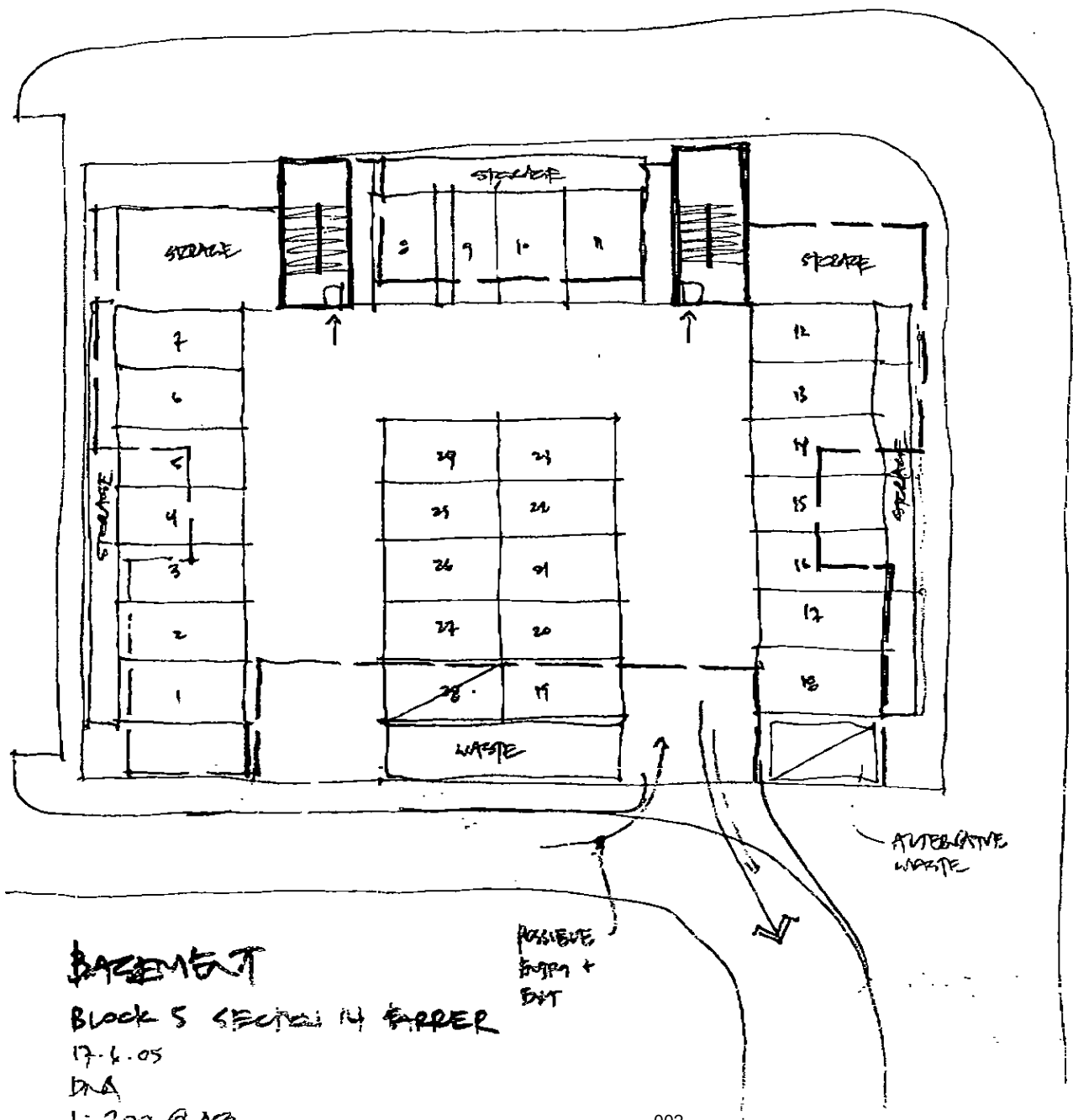
Attached are sketches for the pre-application meeting.

Regards

Ross



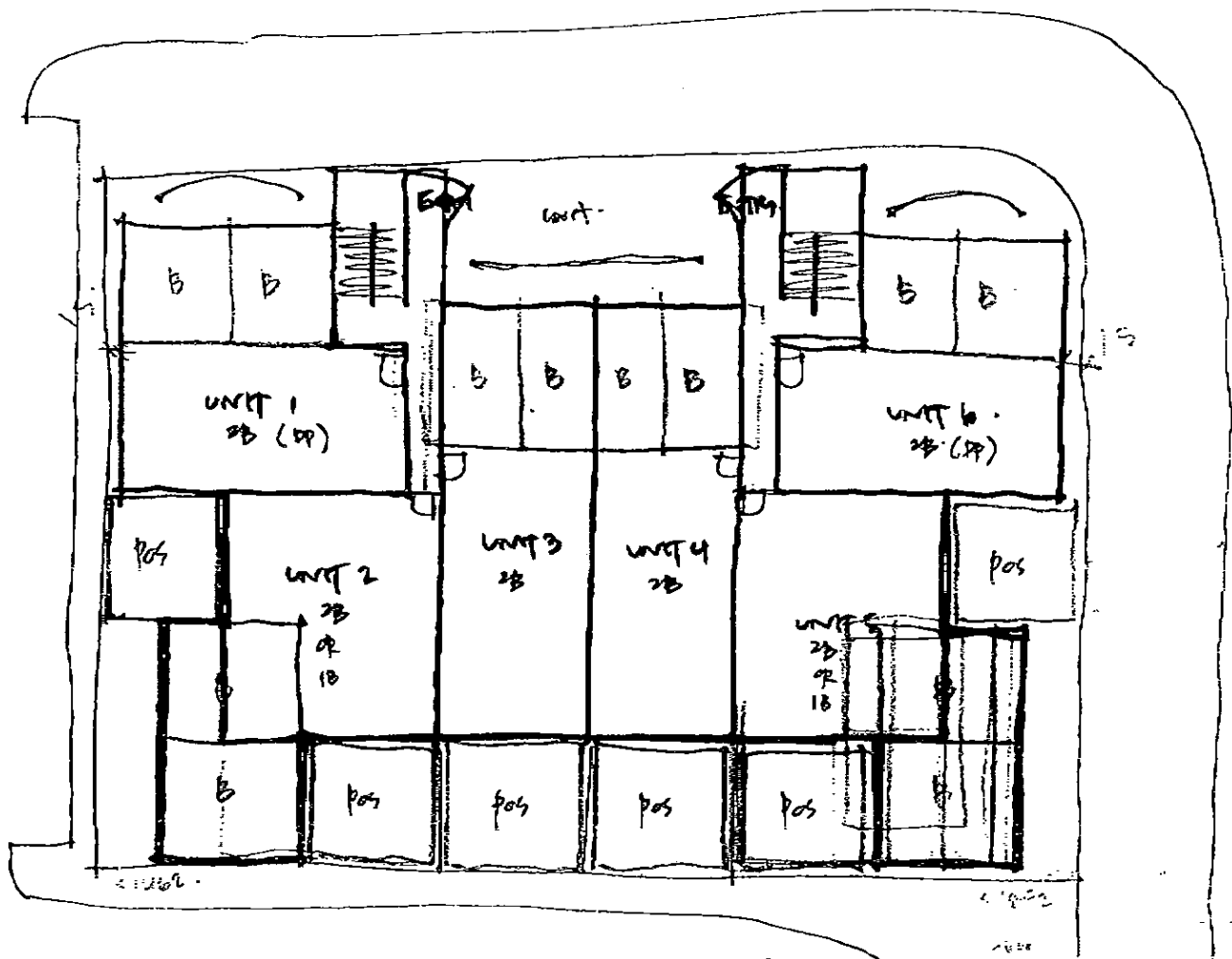
DNA ARCHITECTS



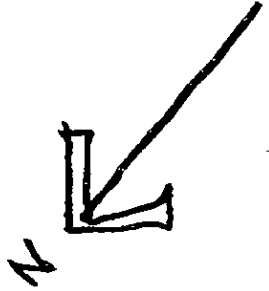
BASEMENT
 BLOCK 5 SECTION 14 FARRER
 17.6.05
 DNA
 1:200 @ A3

POSITIVE
 ENTRY +
 EXIT

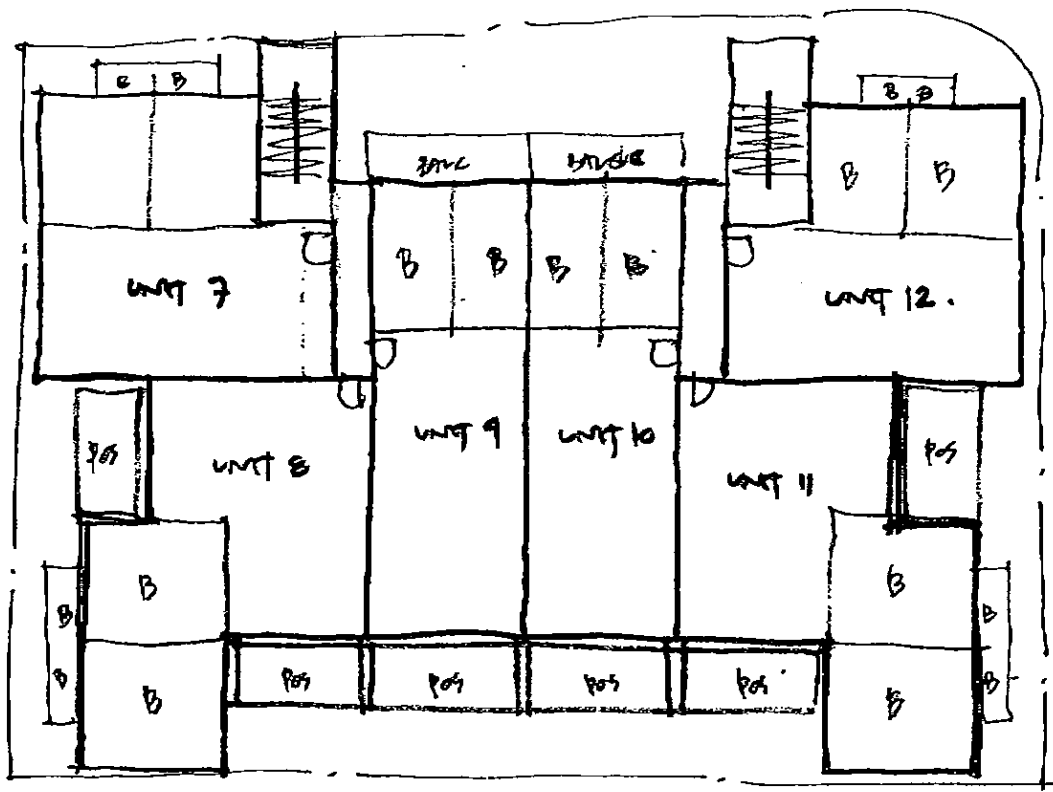
ALTERNATIVE
 WASTE



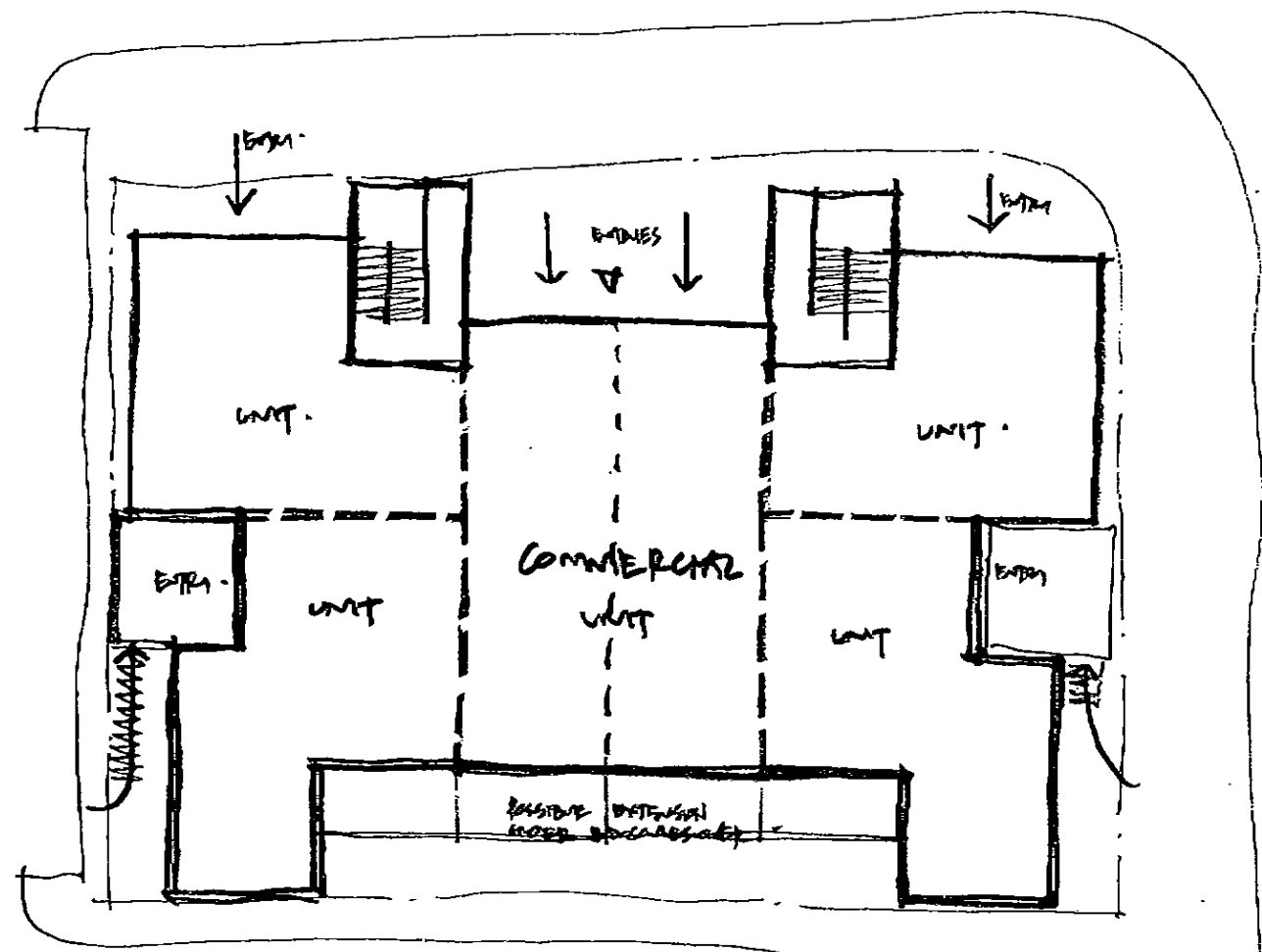
KEYS:
 SETBACKS
 SUNLIGHT
 WALL - HEIGHTS



GRAND.
 BLOCK 5 SECURITY FERRER
 13-6-05
 DNA
 1:200 @ X3



FIRST .
 BLOCK 5 SECTION 14 FARRER
 176.05
 DNA
 1:200 @ A3



GROUND
 (FUTURE COMMERCIAL TENDENCIES)

Block 5 SECTION 14 PART 2
 17.6.05
 DNA
 1:200 @ A3



FILE NOTE: RECORD OF CONVERSATION

SUBJECT: BLOCK 5 SECTION 14 FARRER - 200603574

ISSUES: EXTENSION OF SHOP ON A SERVICE STATION SITE

PHONE CONVERSATION BETWEEN: Mr Angus Hall (proponent) and Ada S-S

Content of Conversation

Mr Angus Hall (AH) called today to discuss the second inquiry letter that he sent to CPE regarding possible increase in GFA for the existing shop on the Farrer service station site.

I have informed AH that my Principal Mr Graham Sandeman (GS) is finalizing the response to his written inquiry on behalf of CPE.

Notwithstanding this, I advised AH that the Territory Plan's control regarding shop would have to apply to this site also. That is, Control 2.7 "*Retails sales excluding the sale, hire or display of automotive goods: Maximum gross floor area shall not exceed 50m²*" – Part B2D of the Territory Plan.

AH advised me that the lessee of the service station site has revised his proposal, he would comply with Control 2.7. The exact detail of the final design and siting was not discussed on the phone. AH told me that shop will increase in size more than 50m² however, only 50m² of the proposed shop area will be used for non-car related products and the rest (it may be 130m² or 160m²) of the shop will be used for selling car related products.

I told AH that he should have a quick chat about this with GS, however the Authority could now consider the revised proposal.

Ada S-S
A/g Team Leader – Woden and Weston Creek
Development Assessment Section

11/9/06

Corbett, Christine

Subject: Initial Contact 5/14 FARRER
Location: GROUND FLOOR SOUTH MEETING ROOM 1

Start: Tue 01/08/2006 10:00 AM
End: Tue 01/08/2006 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Required Attendees: Leasing; Jamaly, Rumana; Baxter, Rod
Optional Attendees: Sandeman, Graham

PLEASE NOTE THIS IS RESCHEDULED FROM MONDAY

SITE 5/14 FARRER

PROPOSANT Angus Hall [REDACTED]

PROPOSAL Existing petrol station on site. Lessees would like to extend existing petrol station.

Plans here COB 26/7/06

Christine

Angus Donald Hall
ABN: 15 679 249 725

Angus Donald Hall - Architect
B App Sc, B Arch, FRAIA
72 Buxton Street, Deakin ACT 2600



25 July 2006

Applications Secretariat
ACT Planning Authority
Challis Street
Dickson ACT 2602

*Renana
Paul Booker*

**PROPOSED ALTERATIONS AND ADDITIONS TO SERVICE STATION
BLOCK 5 SECTION 14 FARRER ACT**

Dear Sir/Madam,

I confirm the proposed meeting date and time for the preliminary meeting with ACTPLA to discuss proposed development for the garage site at Farrer shops. The meeting to be held at ACTPLA offices Dickson at 11:00 am on Monday 31st July 2006.

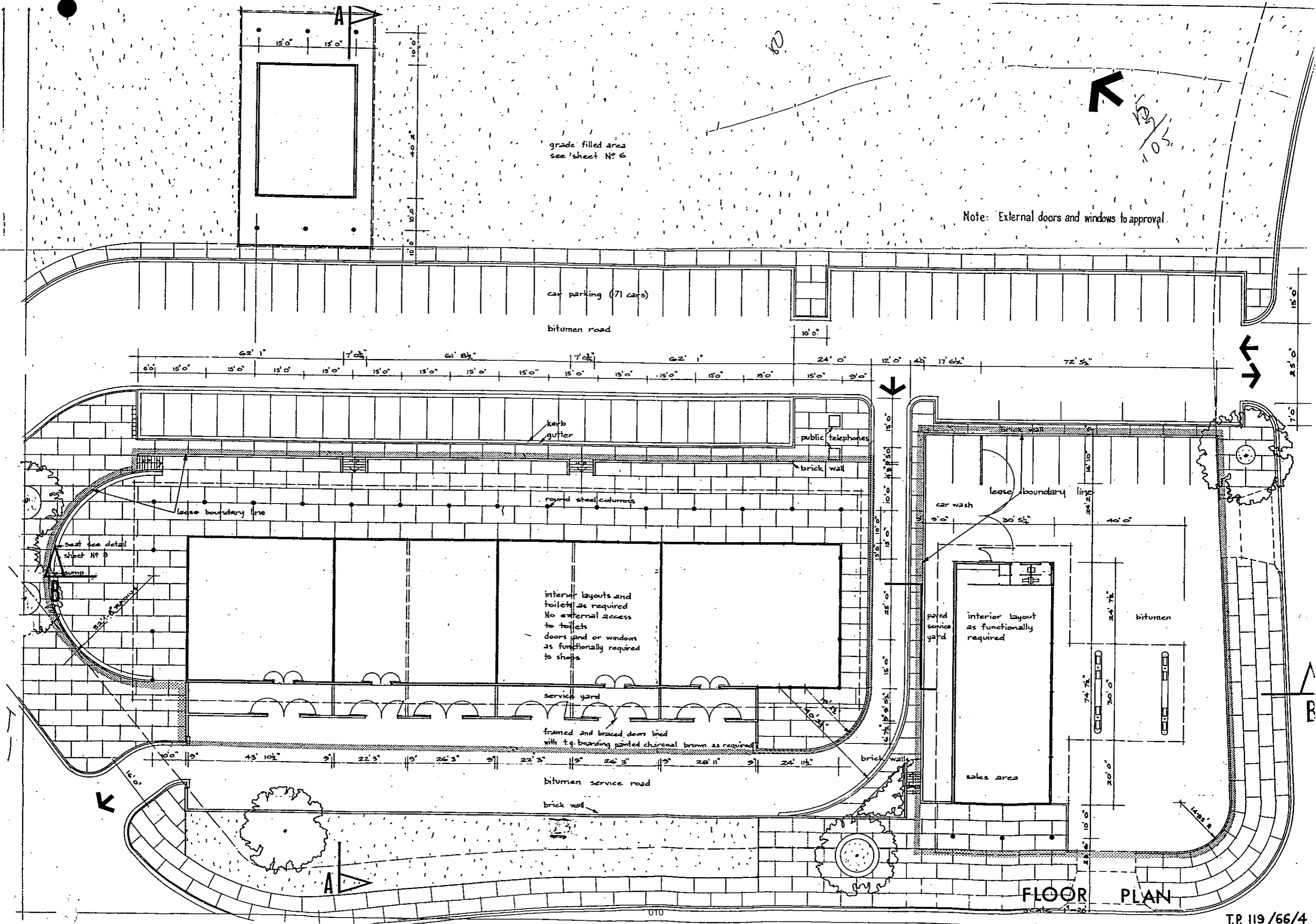
Enclosed is a sketch plan showing the proposed addition to the garage, a plan of the existing garage and a plan of the shopping centre.

If additional information is required please call my office.

Yours faithfully,



Angus D Hall.



SERVICE ACCESS

EXISTING SEPARATOR

WASTE OIL STORAGE TANK

RETAINING WALL

BITUMEN SEALED AREA

PAINT EXTERNAL BRICKWORK WHITE (3 SIDES)

(G)

PAVED AREA

LUBE BAYS

UTILITY AREA

STORE ROOM

OFFICE

STAFF AMENITIES

SALES ROOM

PROPOSED GAS BURN AREA

FIT

1524

270

7900

NEW LANDSCAPING STEEP & 100mm HIGH CONCRETE KERB

PROVIDE WEEP HOLES IN RETAINING WALL

300mm HIGH SINGLE BRICK GARDEN BOX

REMOVE PAINTS & RESTORE CONCRETE

150 CONCRETE KERB

EXISTING CONCRETE DRIVEWAY

EXISTING AIR & WATER

NEW 940 HIGH GPM CPC FASCIA COLOUR RED (R4/F)

5485

EXISTING CONCRETE CROSSING

DRIVEWAY FLOODLIGHT

BITUMEN SEALED AREA

NEW 1000 STEEL BOLLARDS FILLED WITH CONCRETE 1200 HEIGHT

EXISTING TYPE 25 U/G TANK SUPER

EXISTING TYPE 15 U/G TANK DIST.

EXISTING TYPE 15 U/G TANK ULP

See also 9010-22
10 Jan 15 2014

14.11.90

BITUMEN SEALED AREA

7924

CAR PARKING AREA

EXISTING RETAINING WALL WITH 900 HIGH

27 432

EXISTING FLAG T/M SIGN

PROPOSED ENERGY FASCIA SIGN

EXISTING PUMPS & ISLANDS TO BE REMOVED

4 REMOTE FILL POINTS

NEW PUMPS TO BE RELOCATED AS SHOWN

EXIST. TYPE 26 U/G TANK SUPER

VALVE PIT

VALVE PIT

EXISTING AIR & WATER

3200

3650

7300

EXISTING CANOPY

DRIVEWAY FLOODLIGHT

150 CONCRETE KERB

EXISTING CONCRETE CROSSING

EXISTING CONCRETE CROSSING

RECORD OF DISCUSSION

Block: 5	Section: 14	Suburb: FARRER	Proposal Number: 200603574
Meeting:	Phone Call	Date: 11/8/06	Case Officer: Ada

Participants: Authority	Agencies	Proponent
Ada Stekhoven		PETER COLVIN
Lin Tancey (leasly)		ROGER BANKS.
Richard Sabell		Angus Hall

Details of Proposal & Land Use Policy:
 Local Centers B2D Commercial Land Uses
 Extend existing petrol station.

PROPONENT - Items for Discussion:
 Proposed shop GFA = 130m²
 Control 2.7 'Land Use Restrictions'
 Retail sales (excluding the sale, hire or display of automotive goods) max GFA shall not exceed 50m²
 - The Authority provided advice that 130m² shop area is not possible
 - Petrol station would not be viable without a shop. according to Roger.

AUTHORITY- Response to issues raised:
 - The proponent ~~the~~ would like to refurbish the whole Farrer local centre with the government's assistance. That is - The control regarding the GFA for shop on the service site to be relaxed.
 - change of use charge - some concession.
 - off site works ~~for~~ by the government

IMPORTANT NOTE
 The advice recorded on this record is based on the information provided by the inquirer at the time of the discussion and on the understanding that Authority's final decision regarding any development proposal can only be made upon the lodgement of a formal Development Application and following a full and proper assessment of that application. It is advised that relevant policies may alter between the time the information on this form is provided and the lodgement of any Development Application. Should matters not addressed on this record/during this discussion arise during the processing of any formal application, you will be duly advised in writing by the Authority.

Proponents Representative Signature:

Authority Representative Signature:

AGENCY Issues:

Leasing staff mentioned/questioned about the ^{service station} GFA restriction regarding shop on their site.

① Is it possible to add 'shop' use to the existing crown lease and allow 130m² shop?

② Is it possible to subdivide 130m² from the

Follow Up Action Required PROPONENT:

rest of the service station site?

Further ~~investigation~~ investigation is required regarding these two questions by the Authority.

Follow Up Action Required AUTHORITY:

The Authority will ~~carry out~~ carry out the investigation and advise the ~~applicant~~ ^{proponent} what is the best option to take.

The second pre app meeting may ^{be} required ^{and} the

Follow Up Action Required AGENCIES:

Principal Officers to attend the meeting.

GENERAL COMMENTS:

RECORD OF CONVERSATION

Applications Secretariat
Ph. 62071687
app.sec@act.gov.au

Pre App/DA Meeting

Phone Call

(Please tick appropriate box)

Block: <u>5</u>	Section: <u>14</u>	Suburb: <u>FARRER</u>
Date: <u>15/3/07</u>	Assessment Officer: <u>A. SENBOR</u>	Proposal Number: <u>200603574</u>
Contact Name:		Phone No./Mobile:
Postal Address:		Email Address:

LESSEES AUTHORITY PROVIDED: YES NO (Please tick appropriate box)

MEETING PARTICIPANTS

Authority	Agencies	Applicant
<u>MARGARITA HAMMON.</u>	<u>STRATEGIC.</u>	<u>ROGER BANKS</u>
<u>DUSSIE BARNES.</u>	<u>LEASING</u>	
<u>ANDREW SENBOR.</u>	<u>DEVL. ASS.</u>	
<u>DAVE BRADY</u>	<u>URBAN DESIGN.</u>	

DETAILS OF PROPOSAL & LAND USE POLICY

EXTENSIONS TO FARRER SERVICE STATION.

ITEMS & ISSUES DISCUSSED

✓ VARY LEASES TO INCLUDE "SHOP"

COULD BE INTEGRAL WITH EXISTING.

NEED TO TALK TO DANIEL WALTERS ABOUT TANKS ETC.

DAVE BAYS BROAD OVERVIEW OF LOCAL CENTRES UPGRADES. SUGGESTED MR. BANKS

↳ DIANNE HILL:

DAVE WILL GET SOME FORWARD PLANNING UNDERWAY.

WILL SEEK APPROVAL FOR A PLANNING STUDY - OFFICIAL.

Hill, Elizabeth

From: Hammond, Margaret
Sent: Monday, 7 August 2006 5:20 PM
To: Stekhoven, Ada; Willenbrecht, Debbie
Cc: Calnan, Garrick; Quirk, Mike
Subject: FW: B5 S14 Farrer - Service Station at Farrer Local Centre

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ada and Debbie,

Further to our recent meeting about a proposal for a shop (up to 130m² GFA) at the service station site in Farrer, we have now had an opportunity to raise this matter with Garrick.

It was agreed that the land use restriction at Clause 2.7 of the Territory Plan restricts retail sales (excluding the sale, hire or display of automotive goods) to a maximum gross floor area not exceeding 50m² for service stations. Garrick concurred with the approach the Leasing Section had adopted, that is, a shop is a permissible use under Schedule 1 of the Local Centres Land Use Policy (subject to assessment against detailed provisions of the plan etc). However, in order to progress the proposal, it will be necessary for the applicant to submit a Development Application to vary the lease to specifically provide for a shop (max. 130m² GFA total, ie 80m² shop plus 50m² as part of the service station) within the lease purpose clause.

Given the former Government's Service Station Policy, it would also appear necessary for the applicant to demonstrate that the proposal would not impact upon the ability of the site to function as a service station ie impede vehicular movement to pumps etc.

Also, I would suggest contacting Environment ACT and ACT Workcover to discuss any necessary health and safety requirements.

In relation to Government funding for redevelopment works at the main local shopping strip at Farrer, I suggest you contact Eugene Herbert in CUPPS, TAMS (x76514) in the first instance. CUPPS is responsible for carrying out and funding precinct upgrades. If relevant (ie if there is funding), I can further explain the criteria that ACTPLA and TAMS uses to prioritise the program of works for centres.

Regards

Margaret Hammond

Planning and Land Policy
ACTPLA

-----Original Message-----

From: Calnan, Garrick
Sent: Monday, 7 August 2006 1:47
To: Willenbrecht, Debbie
Cc: Hammond, Margaret
Subject: RE: Service Station Local Centre vs shop

Debbie

Margaret is doing a response. You should get it shortly.

Garrick

-----Original Message-----

From: Willenbrecht, Debbie
Sent: Monday, 7 August 2006 12:18 PM
To: Calnan, Garrick
Subject: Service Station Local Centre vs shop

Garrick

Apparently there was a meeting on Friday to discuss a variation to a lease which currently allows for a service station to allow for 130m2 of shop. We've discussed this in Leasing and came to the conclusion that there was nothing in the TP which would hinder this variation and any shop allowance would not include the 50m2 allowed for retail sale already provided for under service station. Can you let me know what the outcome of the discussions you had were.

Thanks
Deb

Debbie Willenbrecht
Assistant Principal Officer
Leasing Branch



ACT
Government

Environment and
Sustainable Development

South Canberra Investments Pty Limited
PO Box 9160
Deakin ACT 2600

Dear Lessee

RE: Environmental Remediation at 5/14 Farrer

Planning and Development (Remission of Lease Variation Charge for Environmental Remediation) Determination 2012 – Disallowable Instrument DA2012-125

A disallowable instrument (DI2012-125) giving the opportunity for remission of Lease Variation Charge, formerly known as Change of Use Charge, for environmental remediation commenced on 1 July 2012. As you are the Crown lessee of a block that has service station as a use, your lease potentially meets the criteria to obtain remission on the lease variation charge under the circumstances determined by DI2012-125.

Please find attached a copy of DI2012-125, which is also available on the ACT Legislation register at <http://www.legislation.act.gov.au/di/2012-125/default.asp>.

You should seek your own legal advice on how DI2012-125 affects you and your Crown lease.

Yours sincerely

Rhonda Myers
Assistant Manager
Lease Administration
Planning Delivery

17 August 2012

Note for File

From: Andrew Senger

Date: 30/01/2007

Re: Extensions to Retail Space at Farrer Service Station

I rang Mr Imri Hillibrand (building designer) from Adelaide at 1:00pm today to discuss the refurbishment of the Farrer Service Station. Mr Hillibrand's client wants to keep the service station as a going concern, but to upgrade it from its current '70s style and also to increase the retail space by approximately 50m². Mr Hillibrand pointed out that there were a number of service stations, particularly those affiliated with the supermarket chains, which appeared to have considerably more retail space than the 50m² permitted under the Land Use Restrictions (Clause 2.7 of B2D Local Centres Commercial Land Use Policies).

I advised Mr Hillibrand to send me an email outlining his request and to include a PDF of any sketches/plans that he might have prepared to illustrate what he proposed to do to carry out the refurbishment and where he would like to extend the retail part of the business, if that were possible. I advised that in the meantime I would investigate as to whether there was any possibility of him increasing the retail area, but that, at this stage, it did not look promising.

Mr Hillibrand affirmed that his client was intent on keeping the service station operational, that he had a good mechanic running the workshop part of the business and that an increase in the retail area would assist in keeping the Farrer shops viable.

Andrew Senger
Development Services Branch
30 January 2007



Our Reference: A3192787

Mr Roger Banks, FCA, Director
South Canberra Investments PTY LTD



Dear Mr Banks

Thank you for your letter of 12 December 2006 to Mr Garrick Calnan Planning Services Branch, regarding redevelopment opportunities for the Service Station at Block 5 Section 14 Farrer. Mr Calnan has referred your letter to the Development Services Branch for a response. I apologise for the delay in responding to you.

I note your comments concerning the existing use rights in the Crown Lease. I advise that while there are no Gross Floor Area (GFA) restrictions in the lease, the lease does not override the requirement of the Territory Plan restricting shop use associated with a service station.

Part B2D Local Centre Commercial 'D' of the Territory Plan restricts shop use associated with a service station, that is a shop excluding the sale, hire or display of automotive goods, to 50 square metres. As the Crown Lease does not specifically allow for a shop that sells goods not associated with petroleum products or accessories for motor vehicles, it is considered that the selling of goods such as bread and milk would be ancillary to the main service station use. The 50 square metre land use restriction then applies to such uses.

I further note that a shop as a separate stand alone use is permitted by the Territory Plan. In order to facilitate this use a Development Application (DA) for a lease variation would need to be lodged with the Authority. This DA would be subject to design criteria such as adequate provision of car parking spaces and appropriate waste collection facilities.

If you wish to discuss the matter further please contact Mr Graham Sandemen on 6207 1781.

Yours sincerely

Ben Ponton
Director
Development Services

February 2007