2021

THE LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

VARIATION TO THE TERRITORY PLAN 374

Kaleen Indoor Sports Club
Kaleen section 89 block 4
Zone change and amendments to the Kaleen Precinct Map and Code

Mr Mick Gentleman MLA
Minister for Planning and Land Management
June 2021

Australian Capital Territory

Planning and Development (Plan Variation 374) Approval 2021

Notifiable instrument NI2021-371

made under the

Planning and Development Act 2007, s 76 (Minister's powers in relation to draft plan variations)

---

1 Name of instrument

This instrument is the *Planning and Development (Plan Variation 374) Approval 2021*.

2 Commencement

This instrument commences on the day after its notification day.

3 Approval of draft plan variation

(1) I approve under section 76 (2) (a) of the *Planning and Development Act 2007* the draft plan variation 374 to the Territory Plan.

(2) In this section:

draft plan variation 374 to the Territory Plan means the plan variation in the schedule.

Mick Gentleman MLA
Minister for Planning and Land Management
18 June 2021

ACT Government
Environment, Planning and Sustainable Development

Schedule (See section 3(2))

Planning and Development Act 2007

Variation to the Territory Plan 374

Kaleen Indoor Sports Club
Kaleen section 89 block 4
Zone change and amendments to the Kaleen Precinct Map and Code

Final variation prepared under s76 of the
Planning and Development Act 2007

This page is intentionally blank.

Contents

1. EXPLANATORY STATEMENT 1

1.1 Background 1

1.2 Summary of the Proposal 1

1.3 The National Capital Plan 1

1.4 Site Description 2

1.5 Current Territory Plan Provisions 4

1.6 Changes to the Territory Plan 5

1.7 Consultation on the Draft Variation 5

1.8 Revisions to the Draft Variation Recommended to the Minister 6

2. VARIATION 6

2.1 Variation to the Territory Plan Map 6

2.2 Variation to the Territory Plan 7

This page is intentionally blank.

1. EXPLANATORY STATEMENT

1.1 Background

An existing indoor sports facility and licensed club operate at Kaleen section 89 block 4. The building, which contains a gym (including a boxing gym) and courts for indoor soccer, netball, cricket, volleyball and dodgeball is nearing the end of its useful life and is in need of redevelopment to continue to meet the needs of the community.

The variation allows redevelopment of the indoor sports facility and club and introduces residential development.

The site is rezoned from Parks and Recreation PRZ2 Restricted Access Recreation to Commercial CZ5 Mixed Use, which allows recreational, commercial and residential uses.

As the CZ5 zoning does not allow a club, controls are introduced into the Kaleen Precinct Map and Code allowing a commercial licenced club to operate. In addition, the Kaleen Precinct Map and Code introduces controls that restrict building heights, introduce site specific setbacks and require indoor sports facilities to be provided into the future.

1.2 Summary of the Proposal

The variation rezones Kaleen section 89 block 4 from Parks and Recreation PRZ2 Restricted Access Recreation zone to Commercial CZ5 Mixed Use zone enabling residential development on the site.

The Kaleen Precinct Map and Code is amended allowing the existing licenced club to continue to operate in the CZ5 zone and enabling indoor recreational facilities to be retained on this site into the future.

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management*) *Act 1988*, the NCP defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

1.4 Site Description

The subject site at Kaleen section 89 block 4 is within the District of Belconnen.

The site is accessed from Georgina Crescent, Kaleen, and is located directly opposite the car park which services the Kaleen group centre. The site is rectangular in shape, and slopes to the south and south west with a fall of about six metres. It is approximately 7,575 square metres in size and is currently zoned PRZ2 Restricted Access Recreation.

The block is bounded by the St Mark Coptic Orthodox Church on CFZ Community Facility zoned land to the north, a walkway and stormwater channel on PRZ1 Urban Open Space zoned land to the west, single residential blocks on RZ2 Suburban Core zoned land to the south and the Kaleen group centre on Commercial CZ1 Core zoned land to the east.

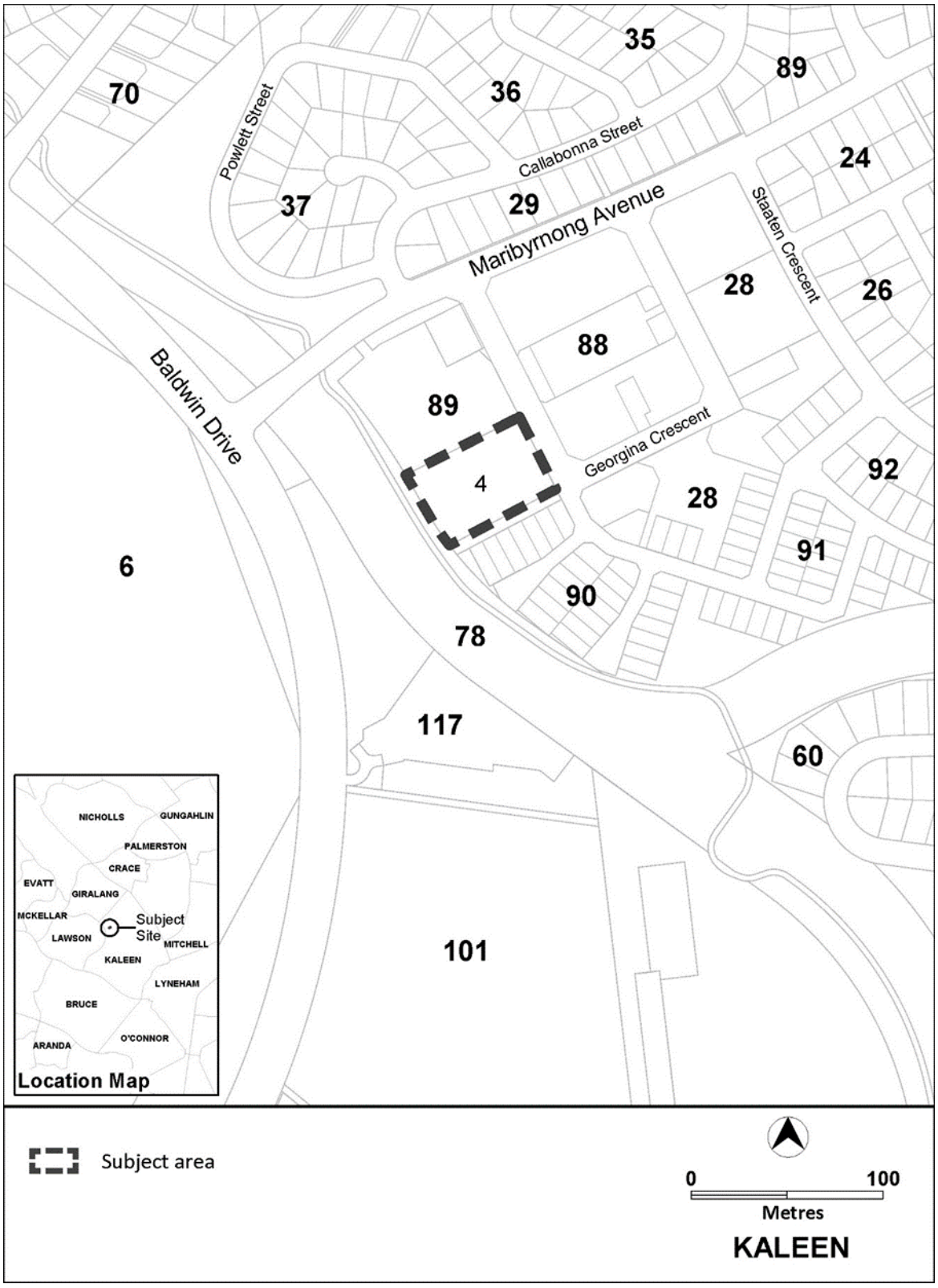


Figure 1 Site Plan

1.5 Current Territory Plan Provisions

The Territory Plan map for the area subject to this variation is shown in Figure 2.

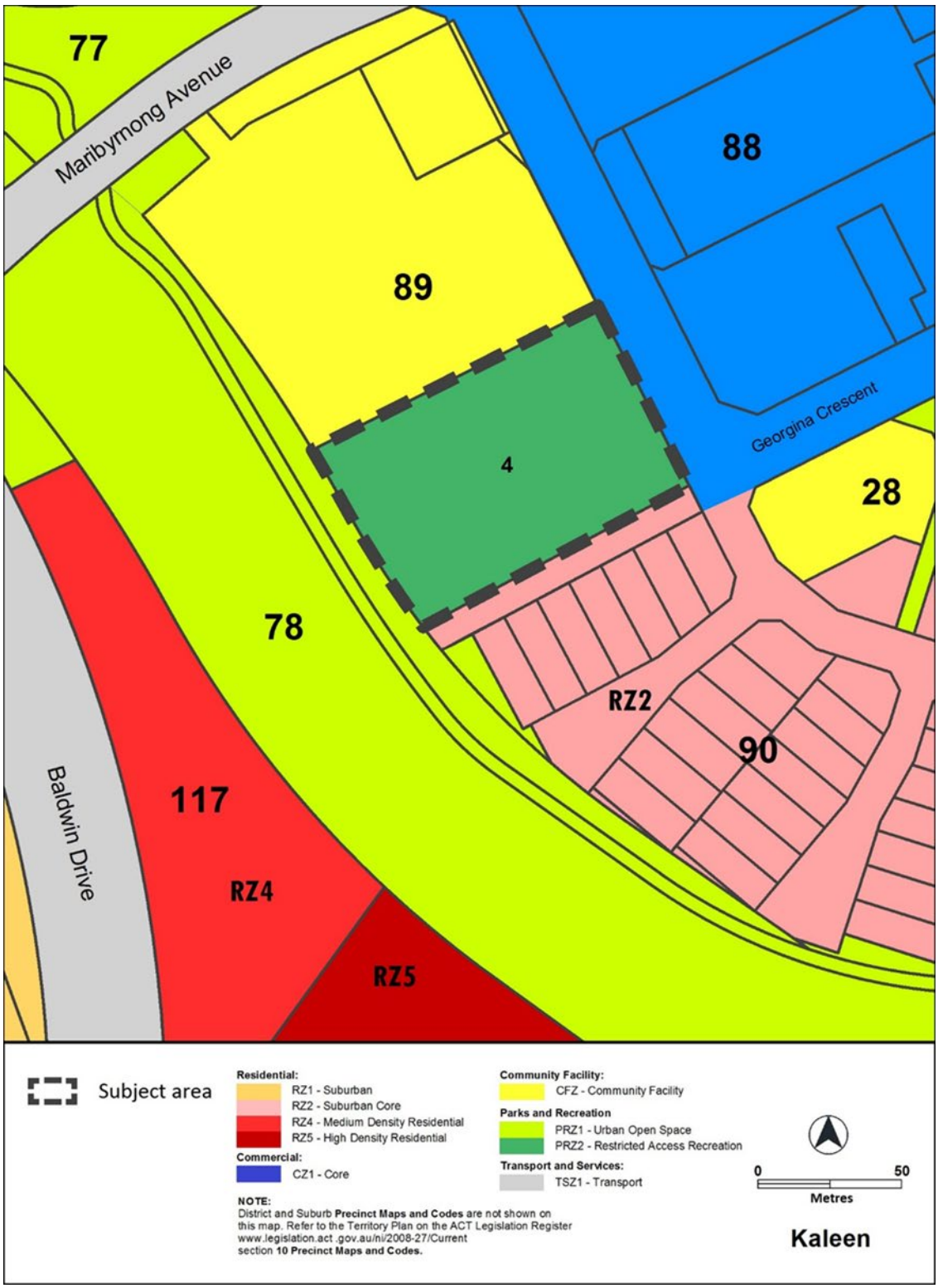


Figure 2 Territory Plan Zones Map

1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

1.7 Consultation on the Draft Variation

Draft Variation 374 (DV374) was released for public comment between 9 September 2020 and 23 October 2020. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 9 September 2020.

A total of four public submissions were received, which included three submissions from individuals and one submission on behalf of the proponent.

Main issues raised by submitters included:

Issue	**Number of submissions**
Support and conditional support for the draft variation	3
Noted that there is no masterplan to guide planning and that specific site provisions are the next best thing	1
Desire to limit dwelling numbers	1
Reservations about increased traffic flow	2
Need for pedestrian crossings/parking at the Kaleen Plaza	3
Desire to reduce maximum building height	1
Request to increase maximum building height	1
Support for new development to be all-electric, consistent with ACT Climate Change Strategy 2019-25	1
Suggestion to require 30% tree canopy cover for the site consistent with Living Infrastructure Plan's target	1
Support for revegetation of the creek immediately behind the sports club	1
Concerns about an increase in litter and vandalism	1

The above issues were considered and are detailed in a report on consultation. Changes were informed by the issues raised. The outcomes of consultation were considered by the Minister responsible for planning prior to approval of this variation.

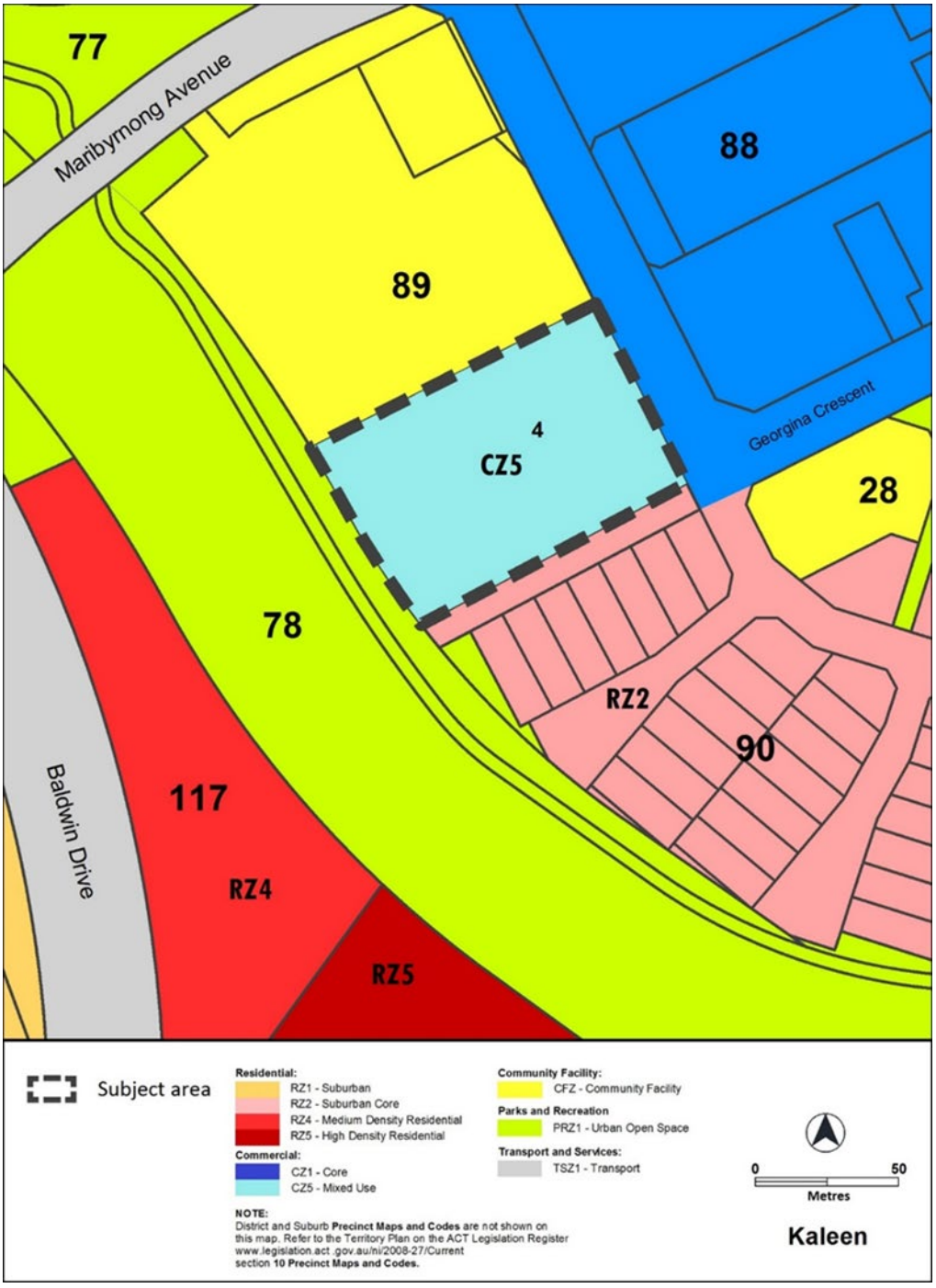
1.8 Revisions to the Draft Variation Recommended to the Minister

No changes were made to the draft variation recommended to the Minister.

2. VARIATION

2.1 Variation to the Territory Plan Map

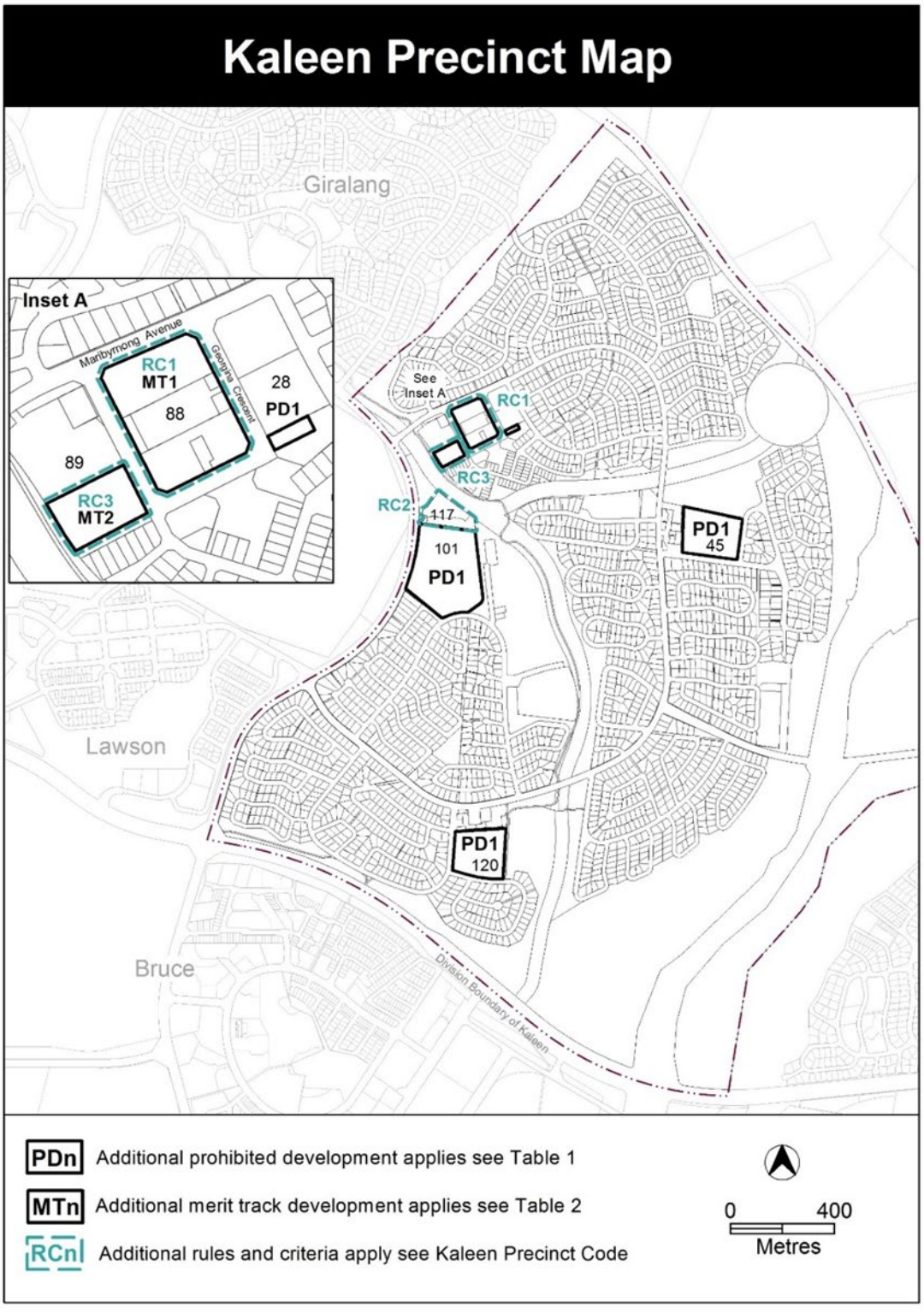
The Territory Plan map is varied in all of the following ways:



2.2 Variation to the Territory Plan

1.	Kaleen Precinct Map

Substitute



2. Assessment Tracks, Table 2 – Additional merit track development, new item MT2

Insert

MT2	CZ5	*club*

3. Additional rules and criteria, RC2 – RZ5 zone additional provisions, Element 3: Buildings, 3.1 Building height, Criterion C3

Delete

C3

4. Kaleen Precinct Code; Additional rules and criteria

Insert After Rule R5

RC3 – CZ5 zone additional provisions

This part applies to any proposed development on the blocks and parcels identified in the area RC3 shown on the Kaleen Precinct Map.

Element 4: Use

Rules	Criteria
4.1 Indoor recreation facility	
R6 The block identified in the area RC3 provides for an *indoor recreation facility* with a minimum *gross floor area* of 1400m^2 that is available for use by members of the public. The required 1400m^2 does not include a fitness centre (i.e. gym/gymnasium, yoga/pilates/crossfit venue) or associated amenities.	This is a mandatory requirement. There is no applicable criterion.
4.2 Noise attenuation	
R7 Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the *Environment Protection Regulation 2005*, based on the estimated noise levels when the facility is in use. Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.	This is a mandatory requirement. There is no applicable criterion.

4.3 Contamination	
R8 An environmental assessment into the site's suitability from a contamination perspective must be undertaken in accordance with the ACT Contaminated Sites Environment Protection Policy and be endorsed by the Environment Protection Authority prior to construction or a change in use. This rule does not apply if the Environment Protection Authority has provided written advice that the site has been assessed for contamination to its satisfaction.	This is a mandatory requirement. There is no applicable criterion

Element 5: Building and site controls

Rules	Criteria
5.1 Building heights	
R9 This rule applies to areas identified in Figure 3. The maximum number of storeys and *height of building* identified in Figure 3 is: i) in area 'A' 2 storeys and 8.5m ii) in area 'B' 4 storeys and 15.5m. For this rule the building height excludes all of the following: a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents g) roof top garden Excluded items, other than roof top gardens, are setback from the building facade of the floor immediately below a minimum distance of 3 metres.	This is a mandatory requirement. There is no applicable criterion.
5.2 Setbacks	
R10 Development is setback as identified in Figure 3 and complies with all of the following: a) setback to frontage along Georgina Crescent is a minimum of 6m b) all other boundary setbacks are 3m.	This is a mandatory requirement. There is no applicable criterion.

Element 6: Site Design

Rules	Criteria
6.1 Site open space	
R11 Not less than 20% of the total site area is allocated to the following: a) for developments with fewer than 20 *dwellings*, none of which are *apartments*, one or more of the following: i) *communal open space* that complies with the following: a) a minimum dimension of 2.5m b) is directly accessible from common entries and pathways; and/or ii) *private open space* that complies with the following: a) a minimum dimension of 2.5m b) is associated with *dwellings* at the *lower floor level* b) in all other cases, *communal open space* that complies with the following: i) a minimum dimension of 2.5m ii) is directly accessible from common entries and pathways not less than 10% of the total site area is *planting area.*	C11 Open space on the site achieves the following: a) adequate useable space for a range of recreational activities for residents to support active living b) a contribution to on-site infiltration of stormwater run-off c) reasonable accessibility that is designed to be inclusive for all residents d) reasonable connectivity for pedestrians and cyclists to key local destinations and community uses e) if the minimum required planting area cannot be provided on site, an equivalent area is achieved by planting on structures. One or more of the following matters may be considered when determining compliance with this criterion: i) whether the total area of upper floor level private open space contributes to the function of other open space on the site; and/or ii) whether any adjoining or adjacent public open space is readily available for the use of residents.

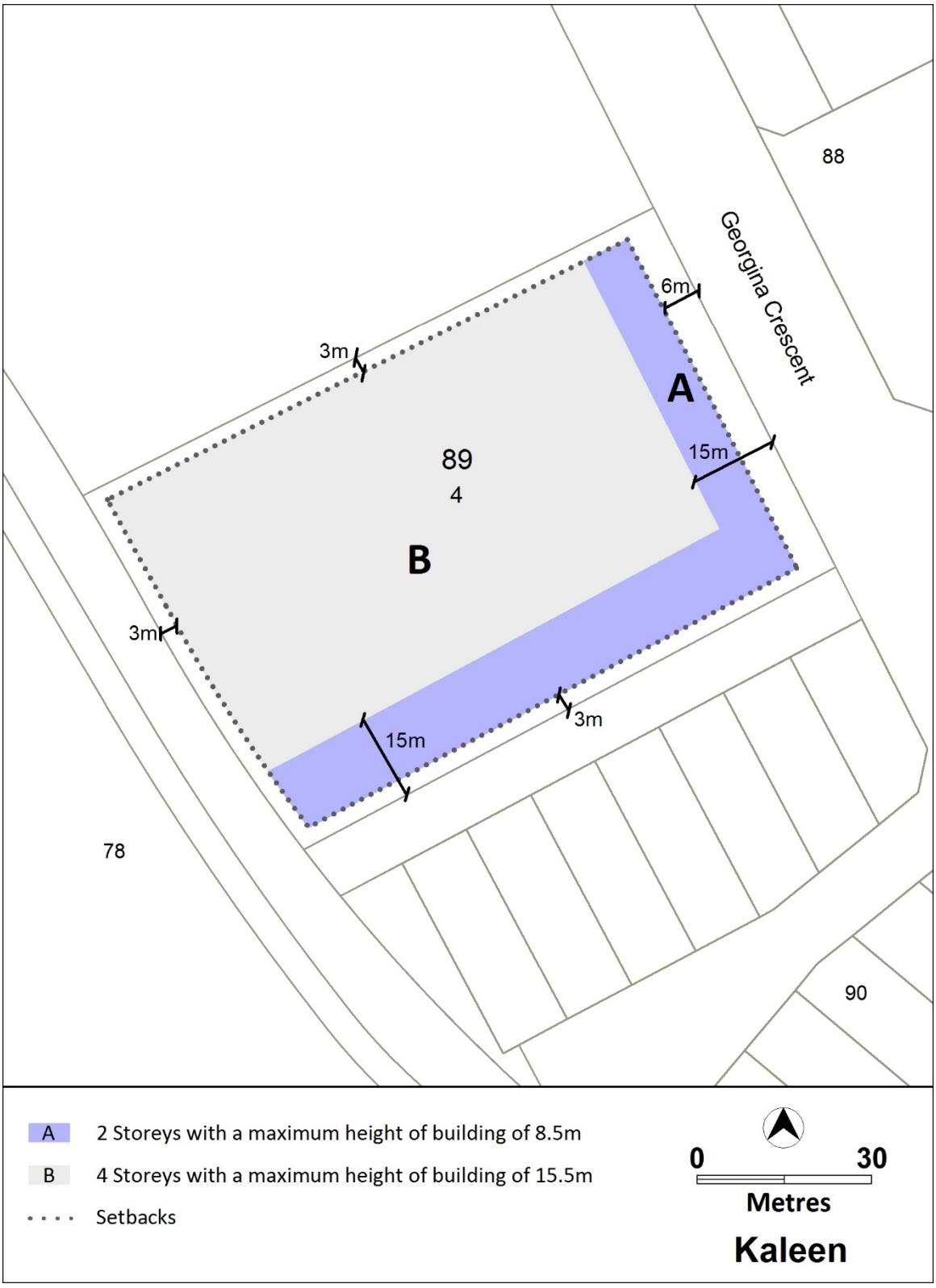


Figure 3: Building heights and boundary setbacks

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

ACT Government
Environment, Planning and Sustainable Development

ATTACHMENT B

Planning and Development Act 2007

REPORT ON CONSULTATION

Draft Variation
to the Territory Plan 374

Kaleen Indoor Sports Club
Kaleen section 89 block 4
Zone change and amendments to the
Kaleen Precinct Map and Code

March 2021

This page is intentionally blank.

TABLE OF CONTENTS

1. INTRODUCTION 1

2. COMMENTS FROM THE PUBLIC 1

2.1 Details 1

2.2 Summary of matters raised in submissions 1

2.3 Issues and responses 2

3. SUMMARY OF CHANGES TO THE DRAFT VARIATION FOLLOWING CONSULTATION 12

3.1 Summary of changes to the draft variation in response to public consultation 12

3.2 Other changes following public consultation 12

4. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007 13

4.1 Release for Public Comment (section 63) 13

4.2 Consultation with Government agencies (section 61 (b)) 13

4.3 Notice of Submission to the Minister (section 70) 13

5. APPENDICES 13

Appendix 1 Draft variation 374 public release version
Appendix 2 Copies of public comments received on draft variation 374

This page is intentionally blank.

1. INTRODUCTION

This consultation report was prepared in accordance with section 69 of the *Planning and Development Act 2007*.

The report describes the consultation undertaken on the draft variation with the public, the National Capital Authority (NCA), the Conservator of Flora and Fauna, the Environment Protection Authority (EPA) and ACT Heritage Council and responds to the issues raised.

2. COMMENTS FROM THE PUBLIC

2.1 Details

Draft variation 374 (DV374) was released for public comment on 9 September 2020. The closing date for comments was 23 October 2020. The draft variation released for public consultation is at ***Appendix 1***.

2.2 Summary of matters raised in submissions

Four written submissions were received during the consultation period. Three submissions were from individuals and one submission was written on behalf of the proponent.

The following Table 1 provides a summary of the considerations raised in the public submissions, as well as the number of submissions that raised the matter.

Table 1 Summary of matters raised in public submissions:

Matters raised in submissions	**Number of submissions**
Support and conditional support for the draft variation	3
Noted that there is no masterplan to guide planning and that specific site provisions are the next best thing	1
Desire to limit dwelling numbers	1
Reservations about increased traffic flow	2
Need for pedestrian crossings/parking at the Kaleen Plaza	3
Desire to reduce maximum building height	1
Request to increase maximum building height	1
Support for new development to be all-electric, consistent with the Climate Change Strategy 2019-25	1
Suggestion to require 30% tree canopy cover consistent with the Living Infrastructure Plan's target	1
Support for revegetation of the creek immediately behind the Sports Club	1
Concern about an increase in litter and vandalism	1

Comments from the National Capital Authority (NCA), Conservator of Flora and Fauna, Environment Protection Authority (EPA) and ACT Heritage Council were received and assessed prior to release of the draft variation and are addressed in section 4.2 of this report.

Copies of submissions received from the public are provided in ***Appendix 2***.

2.3 Issues and responses

The key issues raised are summarised below, and responses provided.

2.3.1 Support for the draft variation

One submission supports the draft variation. In addition, two submissions have conditional support or support with reservations to the proposal.

Response

Support is noted. Other matters raised by submitters are discussed below.

2.3.2 Noted that there is no masterplan to guide planning and that site specific provisions are the next best thing

One submission commented that the Kaleen/Georgina Crescent precinct has no master plan. Conditions for Territory Plan Variations like DV374 are the next best thing for planning the precinct.

Response

Support for the provisions (conditions) proposed to be incorporated into the Kaleen precinct code by DV374 is also noted. The Kaleen precinct code requirements for the site include heights and setbacks as well as requirements for an indoor recreation facility. Although there is no master plan for the site or surrounding areas, the site and its potential for redevelopment took into consideration the adjacent Kaleen Group Centre and surrounding residential area.

2.3.3 Desire to limit dwellings numbers

There are currently no dwellings on the Kaleen Indoor Sports Club block. One submission commented that dwellings should be limited to about 20.

Response

The proponent has not nominated the proposed dwelling numbers, nor does the DV374 propose to limit dwelling numbers or the dwelling types on the subject site.

The CZ5 Mixed Use zone is likely to support medium density residential dwellings in the form of apartments. Proposed Rule R6 requires an indoor recreation facility of 1400m^2. This requirement, as well as the proposed controls relating to setback, height, planting area and other site requirements in DV374 will determine the dwelling numbers achievable for the site.

2.3.4 Reservations about increased traffic flow

Two submissions commented that DV374 will lead to a significant impact on day and night traffic on Georgina Crescent and Rubicon Street; and that there will be a possible increase in the traffic flow in and around the proposed new complex.

Response

Transport Canberra and City Services (TCCS) advised that a traffic impact assessment report will need to be provided at the development application stage. The traffic implications of the proposed development will be considered by TCCS when a development proposal is being assessed as a part of this process.

2.3.5 Need for an increase in pedestrian crossings/parking at the Kaleen Plaza

Three submissions commented on the need for increased pedestrian crossings due to the traffic flow issues around Kaleen Plaza. Comments included the following issues:

- Raised pedestrian crossings [need to be] positioned strategically around Georgina Crescent, Rubicon Street, and in the Kaleen Plaza car parks.
- DV374 will lead to more activity on Georgina Crescent, Rubicon Street, and the Kaleen Plaza car parks.
- Crossing Georgina Crescent can be fraught. Crossing the driveway of the Sports Club is also fraught.
- The Georgina Crescent precinct should be a place for people, not vehicles. The ACT Government and owners who stand to benefit from DV374, should be required to financially support the pedestrian upgrades.
- Raised pedestrian crossings are needed at the following locations:
    - east-west and north-south directions
    - on the corner of Georgina Crescent and Rubicon Street
    - next to the childcare centre to connect to the Kaleen Plaza
    - to connect the Community Hall and the Kaleen Plaza
    - on Rubicon Street to connect the nature reserve to the Community Hall, leading to Georgina Crescent.

- It was noted that Rubicon Street is narrow, and the speed limit should be lowered.
- Children, parents and staff travelling to and from Totom House day care centre would benefit from the introduction of pedestrian crossings between the day care centre and Kaleen shops as well as crossing the entry and exit to any new carpark for the indoor sports centre/residential facility.

Response

TCCS was provided with these comments and advised that at the development application stage the proponent will need to provide details of:

- a traffic impact assessment report
- a 'Signalised & Un-signalised Intersection Design and Research Aid' (SIDRA) intersection analysis for two intersections of Maribyrnong Avenue and Georgina Crescent.
- a parking utilisation study for the Kaleen Shops if the redevelopment does not have adequate business, residential and visitor parking within its block.
- off-site works such as pedestrian access improvements, wider footpaths, pedestrian refuges and indented parking or new parking signs. Off-site works would be funded by the proponent.

2.3.6 Desire to reduce maximum building height

One submission considered that a two storey restriction needs to apply to the western boundary. The rationale behind this comment was 'The western boundary overlooks the nature reserve where people walk and ride. The proposed four storey limit on the western boundary will impose on the nature reserve. A two-storey proposal is consistent with the eastern and southern boundaries.'

Response

The draft variation allows for stepped building heights between two and four storeys to address interface, bulk, scale, and solar access to the surrounding developments.

The proposed two storey building heights on the eastern and southern boundary of the site is consistent with the adjacent building heights of existing development. The proposed four storey height limit on the block is consistent with the existing maximum building height limit on the adjacent northern boundary.

The area abutting the western boundary of the site is zoned PRZ1 Urban Open Space, which contains an open drainage channel and pedestrian path; it is not a declared nature reserve.

The draft variation proposes a three metre setback from the western boundary, which will provide an area of separation between the building and the boundary. The design and siting of the building will also need to comply with the Commercial Zones Development Code (Criterion C3). This provision requires buildings to demonstrate that a contribution to the amenity and character of adjacent public spaces is achieved; that interesting, functional and attractive facades that

contribute positively to the streetscape, pedestrian and cycling experience are incorporated into the design, and that the development includes articulated building forms.

2.3.7 Request to increase maximum building height

One submission made on behalf of the proponent indicated that development of up to six storeys, instead of the proposed four-storey building height is appropriate and has provided the following reasons:

1 The proposed height of up to six storeys in the proponents' pre-consultation concept plan was generally supported by the community.

Response

Of the four submissions received about the proposal during public consultation, only one, which was made on behalf of the proponent, suggested an increase in building height and one suggested a reduction in maximum height to two storeys (see 2.2.6 above). With the limited number of public submissions, conclusions cannot be drawn that the community generally supports an increase of up to six storeys for this development.

2 It is consistent with the objectives of the planning strategy, including the strategies to provide for a more compact and efficient city; cost effective and sustainable housing; convenient access to facilities; and urban change. If the opportunity for redevelopment is too limited or uneconomic, then the opportunity to fully meet these strategies will be lost.

Response

The building height limits applied to this site do not diminish the opportunity to meet the Planning Strategy objectives of achieving a more compact and efficient city by concentrating development at group centres; nor the opportunity to provide for cost effective and sustainable housing that has convenient access to facilities.

3 It is consistent with the opportunity provided at a nearby ACT Government residential redevelopment site and other sites within the Group Centre, including:

a) There is development of up to six storeys on Block 29, Section 117 Kaleen, without merit based assessment. It would be reasonable to provide merit based assessment of development to the same height on the Eastlake Club site.
b) The nearby community facility and commercial land is not subject to any absolute height control, rather they are subject to appropriate criteria.

Response

a) The ACT redevelopment site at section 117 Kaleen, block 29, mentioned in the submission is zoned High Density Residential and is located further

away from the commercial centre, and so is not subject to the same height constraints as for the site subject to DV374 to integrate with the adjacent group centre. The height provisions were put in place in Variation to the Territory Plan 339 (see Figure 1 below) and the six storey height limit is only possible on a small portion of the site, adjacent to community facility and urban open space zoned land. The majority of the site has a three storey height limit with a limited four storey component. The six storey component of the site does not adjoin any RZ2 Suburban Core zoned land, unlike the site which is the subject of DV374.

The provisions applied to the site in the draft variation are site-specific. Transferring outcomes from another site does not take into account the local context, site suitability or specific development intentions for the site. Therefore, it is not appropriate to adopt the same outcomes as those that apply to Block 29, Section 117 Kaleen (see Figure 1 below), as each proposal is considered on its merits in accordance with the Territory Plan.

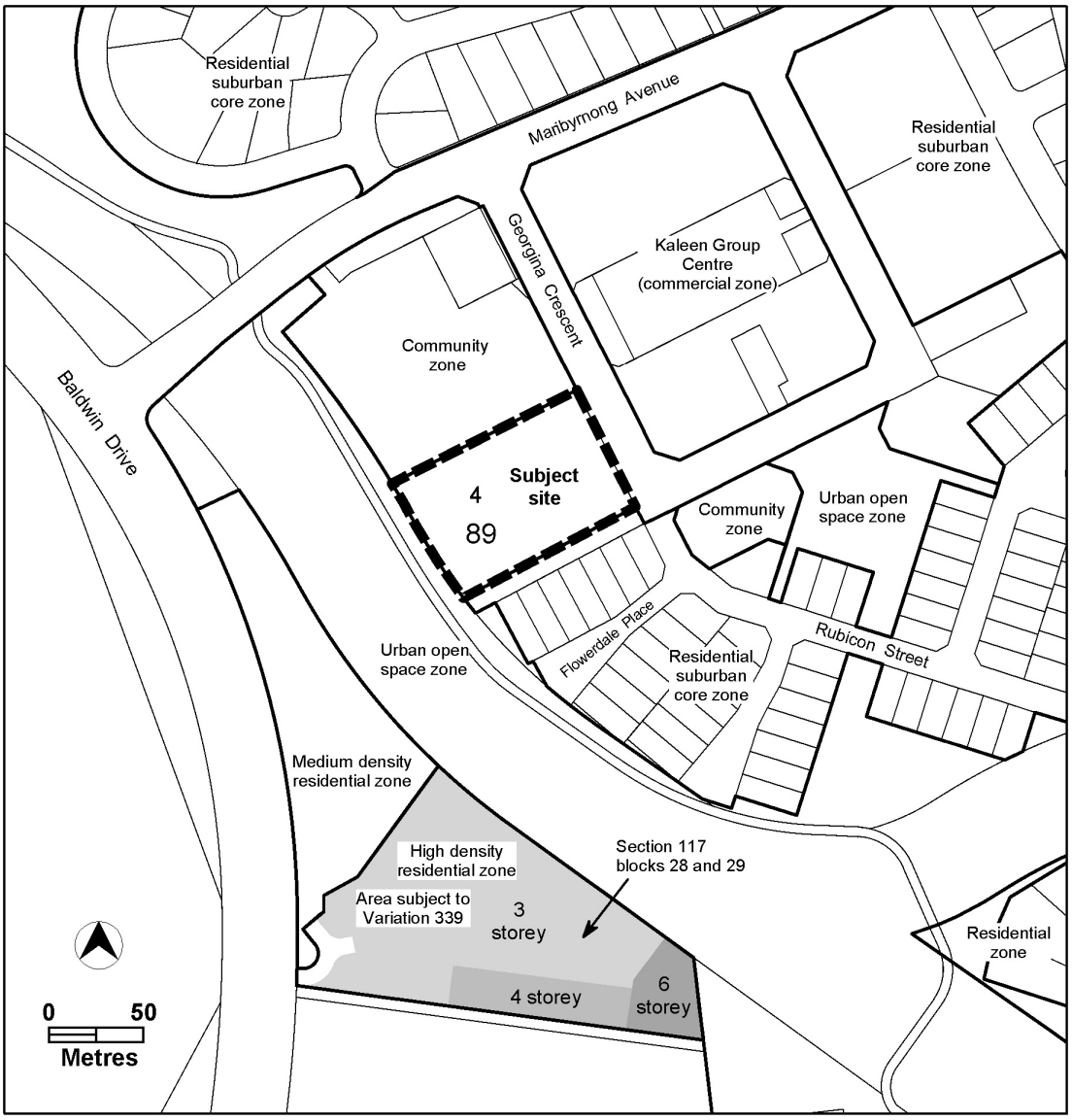


Figure 1 Subject Site in context of the residential redevelopment area (part section 117) and community and commercial land

b) The surrounding Commercial and Community Facility zones (see Figure 1 above) are subject to height controls of two and potentially up to four storeys respectively, with merit based criteria that require buildings to be compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area. Any proposed building with heights above two or four storeys, (such as six storeys) in this area would likely exceed what could be approved under these criteria.

4 The recent policy initiatives for Water Sensitive Urban Design (WSUD) and Living Infrastructure encourage projects to provide more permeable ground surfaces and deep root planting opportunities. So to achieve the same development yield, a slightly taller building with a smaller footprint is necessary.

Response

The ACT WSUD policies aim to integrate the management of the urban water cycle into the urban development process. Two opportunities to incorporate WSUD into the built form include reducing stormwater run-off by using permeable surfaces such as porous pavements and green roof treatments; and harvesting rainwater, stormwater or wastewater on-site for uses such as toilet flushing and garden and green wall irrigation.

These WSUD strategies are designed to be incorporated into the existing footprint of developments, and not to be compensated for by increasing building heights as a trade-off. For this rezoning proposal, provisions are included for three and six metres boundary setbacks where permeable surfaces such as planting beds, mulched beds, gravel, permeable pavers or turf can be laid; and green roofs and vegetated walls can be included in any future building design to respond to requirements for planting areas without the need to increase building heights.

5 There are other established mechanisms that can be used to prevent overdevelopment of sites, or to provide opportunities for high quality proposals to achieve greater development yield based on the merits of the development.

a) Plot ratio controls that apply to Residential RZ4 Medium Density zoned land and merit based assessment for additional height up to a non-negotiable limit, such as Rule R9 and Criterion C9 of the Phillip Precinct Code is a good example that provides a rule compliant height (in this case it could be four storeys) with a criteria that allows for up to two additional storeys.

Response

Plot ratio is a provision of the Territory Plan that directly controls the overall bulk and scale of development on a particular site. However, other controls such as setbacks and maximum building heights can also control the overall bulk and scale of development. For this site in Kaleen, a maximum height and setback provisions were considered more appropriate than a plot ratio control.

a) Each precinct code has rules specific for the area, which are not always transferrable to other areas. The Phillip Precinct Map and Code was based on a masterplan that underwent two years of engagement with the community to come up with its site-specific building height provisions. It is not appropriate to directly transfer the provisions of the Phillip Precinct Map and Code into the Kaleen Precinct Map and Code.

6 If an economically viable redevelopment opportunity is not provided, then the redevelopment may not occur for some time, resulting in a loss of amenity to the community.

Response

As part of the ACT land planning authority's decision to prepare a draft variation to rezone this site, it was determined that a six-storey height limit was not considered appropriate for the site.

A maximum building height of up to four storeys is considered appropriate, with provisions to address the interface with the existing retail centre to the east and existing neighbouring residential development to the south. The two storey and four storey height limits addresses interface, bulk, scale and solar access to the surrounding areas.

The proponent acknowledged this four storey building height limit, as expressed in the Planning Report submitted in support of DV374 (and placed on public consultation with DV374), which states:

> *'Further consultation with the Planning Authority on the draft planning report, has resulted in a reduction in the height considered appropriate for this site, which has now been reflected in the proposed changes to the Territory Plan presented in this report'.*
>
> Planning Study in Support of Draft Territory Plan Variation Block 4 Section 89 Kaleen Prepared for: Eastlake Football Club Ltd November 2018; page 5

The rezoning proposed by DV374 enables the introduction of residential development at a site where residential development was previously prohibited. This will permit redevelopment of the site that is less restrictive than what was previously permitted under the PRZ2 zoning.

7 No substantive arguments have been put forward that demonstrate that a four storey height limit will result in better outcomes than a six storey limit.

Response

The maximum building height of four storeys is consistent with the average ACT group centre height, where over 60% of group centres are between two and four storeys in height. Establishing a height limit of four storeys for development adjacent to the Kaleen group centre is consistent with the scale of development at the centre and surrounding area (see response to point 3 above).

When considering rezoning proposals, the planning and land authority must take into account the economic, social, and environmental impacts of a proposal. The decision on building heights takes a balanced approach of what is appropriate for this site and its locality. In this assessment a six storey development was not considered to be appropriate for the site as it would have an adverse impact on adjoining blocks.

2.3.8 Support new development to be all-electric, consistent with the ACT Climate Change Strategy 2019-25

One submitter called for the new development to be all-electric. The submitter considered that the ACT Climate Change Strategy 2019-25 requires all new builds to be all electric to take advantage of the ACT's 100% renewable electricity.

Response

The planning and land authority acknowledges the Government's commitment to reducing greenhouse gas emissions and prepare for climate change, aiming to achieve 100% renewable electricity and reducing emissions by 40%.

Actions within the ACT Climate Change Strategy include encouraging a shift from gas to electricity and the need for a campaign to support the transition from gas, however there is currently no mandated requirement for all new buildings to be all electric. Any change to the Territory Plan to address this policy will be applied at a broader scale and not a requirement applying to one site.

Options to reduce emissions from natural gas, and the use of on-site renewable electricity generation are available to the lessee. These include providing appropriate electric vehicle charging infrastructure capability for residents, and on-site solar generation and associated battery storage.

2.3.9 Suggestion to require 30% tree canopy coverage for the site consistent with Living Infrastructure Plan's target

Comments raised from submissions include the following points:

1 The ACT Living Infrastructure Plan has a target of a 30% tree canopy. DV374 should be conditional on an equivalent of 30% of the Sports Club block area being vegetated, for example, on the block, along Georgina Crescent, and in the nature reserve.

Response

The Government's commitment to protect natural assets, reduce climate vulnerability and safeguard the liveability of Canberra is acknowledged. Progressing towards targets of a 30% tree canopy cover and 30% permeable surfaces by 2045 will provide shade, retain water in the landscape, and support wildlife and biodiversity.

A draft variation (DV369 – Living Infrastructure in Residential Zones) to the Territory Plan has been prepared and undergone public consultation. It proposes changes to residential zones to contribute towards the targets for tree canopy cover and permeable surfaces in urban areas, as outlined in Canberra's Living Infrastructure Plan: Cooling the City (2019).

Whilst this site is not in a residential zone, DV369 also proposes to amend provisions in the Multi Unit Housing Development Code applicable to residential development in commercial zones.

As a result of comments received during consultation, DV374 has been amended to include a provision that will apply to the site, consistent with that proposed by DV369 for residential development within commercial zones. The proposed Rule R11 and Criterion C11 in the Kaleen Precinct Map and Code requires 10% of the site area or equivalent to be planting area.

DV374 has also been amended to exclude rooftop gardens from the maximum height of building.

2 The Living Infrastructure Plan encourages projects to provide more permeable ground surfaces and deep root planting opportunities, so to achieve the same development yield, a slightly taller building with a smaller footprint is necessary.

Response

On the subject site, setback areas have been nominated which provide sufficient space for permeable ground surfaces and opportunities for canopy trees within deep soil zones.

Further options to reduce the urban heat island effect are available at the discretion of the lessee. These include adding water features, using low thermal mass, high albedo and/or high emissivity building materials and/or finishes, green roofs, vertical gardens and shade structures.

3 Existing trees on Georgina Crescent should be assessed for health and protected.

Response

The protection of existing trees on the subject site, and in areas identified as offsite works will be addressed at the development application stage of any development proposal. Maintenance and protection of existing trees in the road reserve along Georgina Crescent are matters for TCCS Urban Trees Unit as the trees are located on public land.

2.3.10 Support for revegetation of the creek immediately behind the sports club

One submitter commented on how new development should contribute to revegetation of the section of creek immediately behind the Sports Club. The creek was concreted decades ago for flood management. Revegetation of creeks to create healthy waterways is a long-term strategy for the ACT. Revegetation sensitive to flood management, would add significantly to amenity, provide habitat for biodiversity and improve healthy waterways.

Response

Revegetation of the PRZ1 Urban Open Space neighbouring this site is beyond the scope of this draft variation. TCCS is responsible for maintaining the adjoining urban open space and this matter has been referred to TCCS for its consideration.

2.3.11 Concern about an increase in litter and vandalism

One submitter considered additional city services upkeep is needed. Litter and vandalism are ongoing in and around the Sports Club. DV374 should be on the condition of enhanced deterrence and clean up measures.

Response

The lessee is responsible for keeping the site in a clean and tidy condition. Waste and litter on adjoining public land is a matter for TCCS.

Residential development on the site will increase casual surveillance of adjoining open space and likely to lead to a reduction in vandalism

For litter and vandalism issues, a comment can be made on the 'Fix My Street' website, an on-line tool for reporting a range of municipal and city services matters.

3. SUMMARY OF CHANGES TO THE DRAFT VARIATION FOLLOWING CONSULTATION

3.1 Summary of changes to the draft variation in response to public consultation

Topic	What has changed?
Suggestion to require 30% tree canopy cover consistent with the Living Infrastructure Plan's target	Rule R11 and Criterion C11 is inserted to require 10% of the site area to be planting area. The criterion allows for the equivalent planting on structures to be provided where the minimum required planting area is not able to be achieved on site.

3.2 Other changes following public consultation

Provision	What has changed?
Rule R6	The rule requires an indoor recreation facility of 1400m^2 but excludes a fitness centre, which has been clarified to provide more details about uses that are considered as a fitness centre, such as a gym.
Rule 9	This rule has been amended so that 'roof top garden' is not included in the overall height of the building to encourage the greening of the rooftop.
Figure 3 in the Kaleen precinct code	The figure has been amended to improve clarity of how building heights and boundary setbacks are shown.

4. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007

4.1 Release for Public Comment (section 63)

Draft variation 374 was made available for public comment from 9 September 2020 to 23 October 2020 and a consultation notice under section 63 of the *Planning and Development Act 2007* was published on the ACT Legislation Register on 9 September 2020 and a public notice was published on the ACT Government website.

4.2 Consultation with Government agencies (section 61 (b))

Consultation was undertaken with the following agencies and their comments reported in the draft variation that was released for public notification (**Appendix 1**): the National Capital Authority, the Environment Protection Authority, the Conservator of Flora and Fauna and the ACT Heritage Council. No further consultation was undertaken with the agencies in response to public submissions.

4.3 Notice of Submission to the Minister (section 70)

In accordance with s 70 of the P&D Act, a public availability notice will be placed in the ACT Legislation Register stating that DV374 has been submitted to the Minister and that the documents are available for public inspection.

5. APPENDICES

Appendix 1 – Draft variation 374 public release version

Appendix 2 – Copies of public comments received on draft variation 374

APPENDIX 1
Draft variation 374 public release version

APPENDIX 2
Copies of public comments received on draft variation 374

ACT Government
Environment, Planning and Sustainable Development

Planning and Development Act 2007

Draft Variation to the Territory Plan 374

Kaleen Indoor Sports Club
Kaleen section 89 block 4
Zone change and amendments to the Kaleen Precinct Map and Code

September 2020

Draft variation for public consultation prepared
under s60 of the *Planning and Development Act 2007*

This page is intentionally blank.

Contents

1. INTRODUCTION 1

1.1 Summary of the Proposal 1

1.2 Outline of the process 1

1.3 This document 3

1.4 Public Consultation 3

2. EXPLANATORY STATEMENT 5

2.1 Background 5

2.2 Site Description 5

2.3 Current Territory Plan Provisions 7

2.4 Proposed Changes 8

2.4.1 Proposed Changes to the Territory Plan Map 8

2.4.2 Proposed Changes to Territory Plan 8

2.4.3 Minor correction to Territory Plan 8

2.5 Reasons for the Proposed Draft Variation 9

2.6 Planning Context 9

2.6.1 National Capital Plan 9

2.6.2 ACT Planning Framework 10

2.7 Interim Effect 11

2.8 Consultation with Government Agencies 11

3. DRAFT VARIATION 15

3.1 Variation to the Territory Plan 15

This page is intentionally blank.

1. INTRODUCTION

1.1 Summary of the Proposal

The draft variation proposes to rezone Kaleen section 89 block 4 from Parks and Recreation PRZ2 Restricted Access Recreation (PRZ2) zone to Commercial CZ5 Mixed Use (CZ5) zone to enable residential development on the site.

The Kaleen Precinct Map and Code will be amended to allow the existing licenced club to continue to operate in the proposed CZ5 zone and to enable indoor recreational facilities to be retained on this site into the future.

1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority that prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment, Planning and Sustainable Development Directorate (EPSDD). The Director-General of EPSDD is the planning and land authority.

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and nonurban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPSDD (planning and land authority) submits a report on consultation and a recommended final variation to the Minister responsible for planning for referral to the Legislative Assembly standing committee responsible for planning. The Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts:

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

1.4 Public Consultation

Written comments about the draft variation are invited from the public by 23 October 2020.

Comments should include reference to the draft variation and be addressed to the Territory Plan Section, EPSDD. Please also provide your name and contact details to assist in the assessment of the comments provided, and to enable EPSDD to contact you in relation to your comments, if required. Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the EPSDD Information Privacy Policy, which is available for viewing on EPSDD's website.

Comments can be:

- emailed to terrplan@act.gov.au
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to the Access Canberra Customer Service Centre at Dickson

Copies of written comments received with respect to the draft variation will be made available for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at the Access Canberra customer service centre in Dickson and may be published on EPSDD's website. Comments made available will not include personal contact details unless you request otherwise.

A request may be made for parts of a submission to be excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Further Information

The draft variation and background document are available online at **www.act.gov.au/draftvariations** until the closing date for written comments.

Printed copies of the draft variation (this document) and background document are available for inspection and purchase at the Access Canberra Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

2. EXPLANATORY STATEMENT

2.1 Background

An existing indoor sports facility and licensed club operate at Kaleen section 89 block 4. The building, which contains a gym, including a boxing gym and courts for indoor soccer, netball, cricket, volleyball and dodgeball is nearing the end of its useful life and is in need of redevelopment to continue to meet the needs of the community.

The draft variation would allow the redevelopment of the indoor sports facility and club and the introduction of residential development.

The current Parks and Recreation PRZ2 Restricted Access Recreation zone does not allow for residential use. It is proposed is to rezone the site to Commercial CZ5 Mixed Use, which allows recreational, commercial and residential uses.

The CZ5 zoning does not allow a club and it is proposed to introduce controls into the Kaleen Precinct Map and Code to allow a commercial licenced club to operate. In addition, the Kaleen Precinct Map and Code will introduce controls that restrict building heights, introduce site specific setbacks and require indoor sports facilities to be provided into the future.

2.2 Site Description

The subject site at Kaleen section 89 block 4 is within the District of Belconnen.

The site is accessed from Georgina Crescent, Kaleen, and is located directly opposite the car park which services the Kaleen group centre. The site is rectangular in shape, and slopes to the south and south west with a fall of about 6 metres. It is approximately 7,575 square metres in size and is currently zoned PRZ2 Restricted Access Recreation.

The block is bounded by the St Mark Coptic Orthodox Church on Community Facility zoned land to the north, a walkway and stormwater channel on PRZ1 Urban Open Space zoned land to the west, single residential blocks on RZ2 Suburban Core zoned land to the south and the Kaleen group centre on Commercial CZ1 Core zoned land to the east.

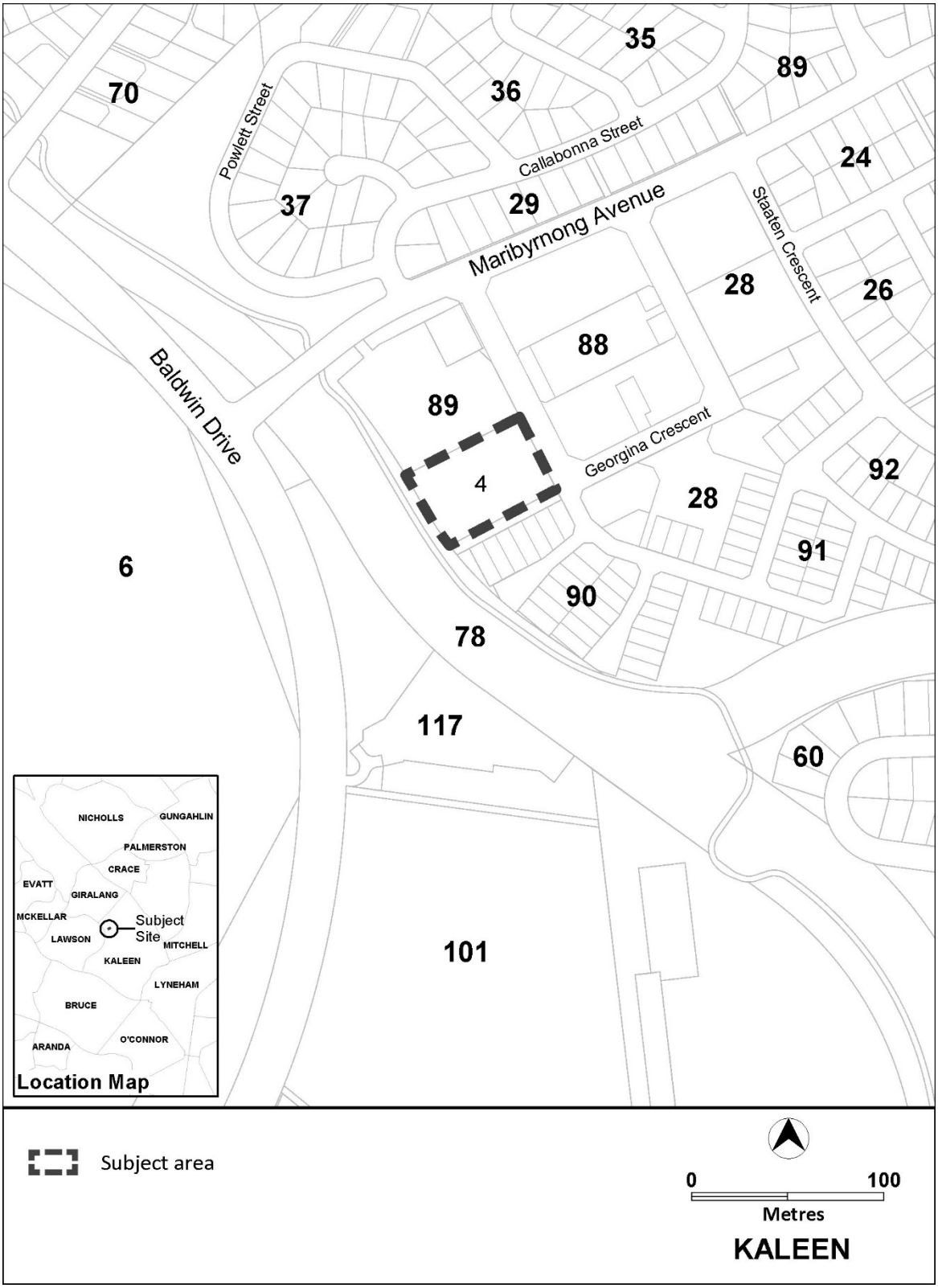


Figure 1: Location map

2.3 Current Territory Plan Provisions

The Territory Plan map for the area subject to this variation is shown in **Figure 2**. The subject site is currently zoned Parks and Recreation PRZ2 Restricted Access Recreation.

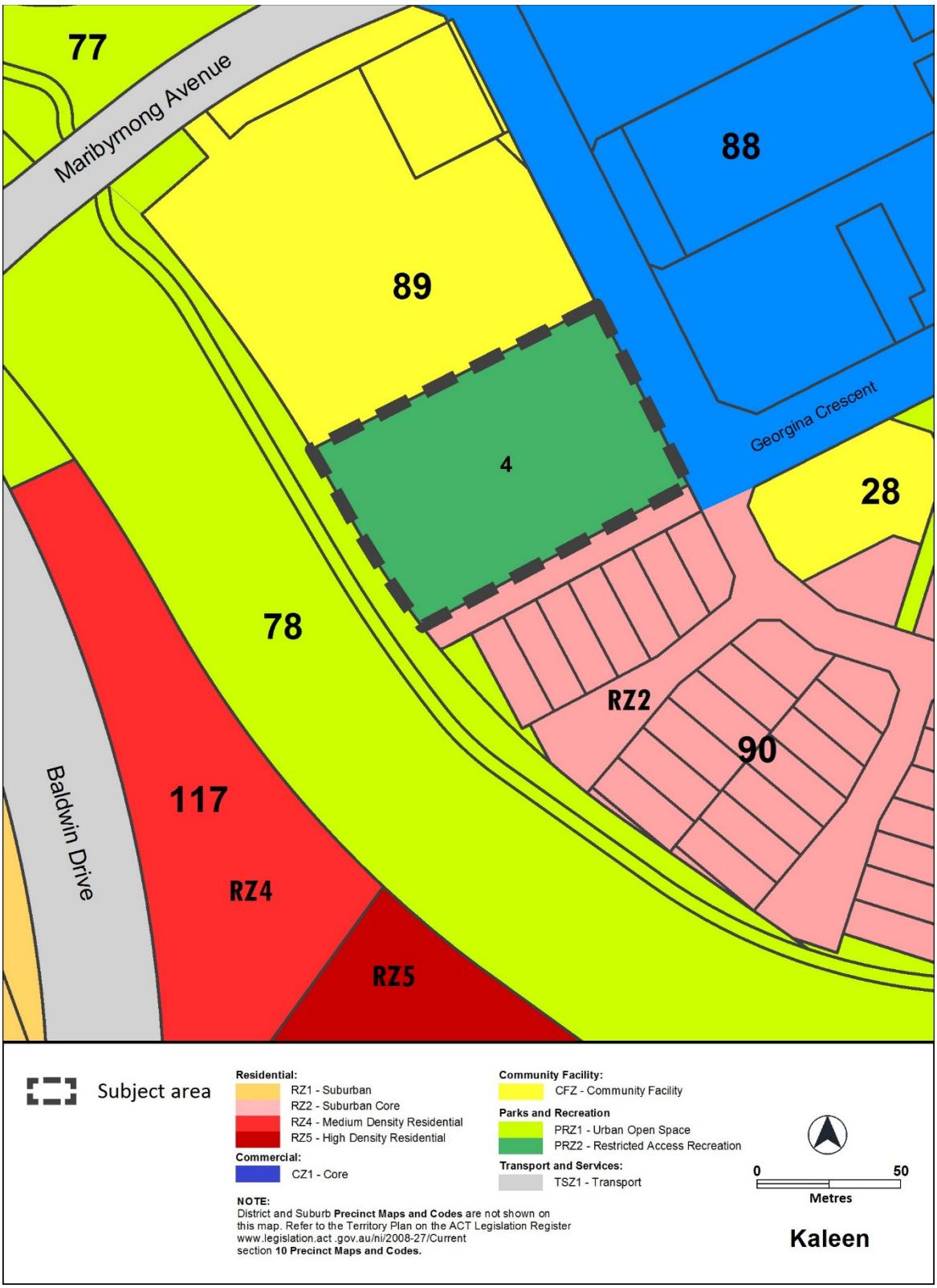


Figure 2: Territory Plan Zones Map

2.4 Proposed Changes

2.4.1 Proposed Changes to the Territory Plan Map

The proposed change to the Territory Plan map is indicated at Part 3 of this document and is detailed as follows:

- Rezone the block from Parks and Recreation PRZ2 Restricted Access Recreation zone to Commercial CZ5 Mixed Use zone

2.4.2 Proposed Changes to Territory Plan

It is proposed to amend the Kaleen Precinct Map and Code by introducing:

- 'club' as an additional merit track development
- a provision to guarantee an indoor recreation facility of 1,400m^2 is retained into the future
- maximum building height limits of:
    - 2 storeys and 8.5 metres for 15 metres into the site along Georgina Crescent and the southern boundary
    - 4 storeys and 15.5 metres for the remainder of the site
- boundary setback controls:
    - 6 metres at the front of the site along Georgina Crescent
    - 3 metres to other site boundaries

2.4.3 Minor correction to Territory Plan

It is proposed to amend the Kaleen Precinct Map and Code by:

- deleting unnecessary text 'C3' from the Kaleen precinct code under 3.1 building height criteria column, which is not required as the corresponding rule R5 is a mandatory requirement

Reasons for the Proposed Draft Variation

The reasons for the draft variation are as follows:

- the site:
    - is appropriate for the range of uses proposed
    - is well located and close to existing services in the Kaleen group centre
    - has good access to public transport and active travel linkages
- supports housing diversity and choice within the existing urban footprint by introducing medium density residential development in close proximity to the Kaleen group centre and within the existing urban footprint
- enables the existing indoor recreation facility and club to be redeveloped and upgraded, enhancing the longevity and financial viability of the sports club into the future
- supports the continued viability of the Kaleen group centre
- building height and setback requirements address interface, bulk, scale and solar access to the existing neighbouring residential development to the south and the retail centre to the east

2.5 Planning Context

2.5.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also requires that the Territory Plan is not inconsistent with the NCP.

2.5.2 ACT Planning Framework

Statement of Strategic Directions

The Statement of Strategic Directions sets out the principles for giving effect to the main objective of the Territory Plan as required by the *Planning and Development Act 2007*. The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles.

> *1.18A Development is planned to promote active living through the following six principles:*
> *a) providing connectivity between uses and activity nodes*
> *b) preserving open space*
> *c) encouraging mixed land use and density*
> *d) ensuring public places are safe and attractive for all*
> *e) providing supportive infrastructure that encourages regular physical activity*
> *f) ensuring environments promote social inclusion, and are equitable and where practicable are accessible by all.*

Redeveloping the indoor recreation facility and club and introducing residential development on the site addresses principles c) and e) by *encouraging mixed land use and density* and providing a facility that *encourages regular physical activity.*

> *2.5 A wide range of housing types will be permitted in identified residential areas close to commercial centres and some major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.*

The proposal will provide additional residential development and diversify housing choices when compared to the neighbouring, predominantly single residential housing development in the RZ2 Suburban Core zone, consistent with the above principle. Allowing housing intensification in this area also supports the above principle because it is close to the Kaleen group centre, which is serviced by public transport and will encourage active travel, increase the viability of the centre and maintain the housing amenity of surrounding areas.

ACT Planning Strategy 2018

The introduction of medium density housing close to Kaleen Group Centre is consistent with the ACT Planning Strategy 2018 in meeting the following principles:

1.1 Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors, and

4.4 Deliver housing that is diverse and affordable to support a liveable city.

2.6 Interim Effect

Section 65 of the *Planning and Development Act 2007* does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

2.7 Consultation with Government Agencies

The EPSDD is required to, in preparing a draft variation under section 61(b), consult with each of the following in relation to the proposed draft variation:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council

National Capital Authority

The National Capital Authority (NCA) provided the following comments on 2 September 2020

Thank you for the referral for Draft Variation 374, Kaleen Indoor Sports Centre. The NCA has no objections to the proposed draft variation. The National Capital Plan (the Plan) identifies the site as 'Urban Areas' under the 'General Policy Plan – Metropolitan Canberra', and the proposed land use and variations are not inconsistent with the Plan.

Response

Noted

Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on 3 September 2020

Thank you for the opportunity to comment on this Draft Variation.
There are no ecological concerns apparent for this variation therefore no comment.

Response

Noted

Environment Protection Authority

The EPA provided the following comments on 3 September 2020

Thank you for the opportunity to review and provide comments on the draft Territory Plan Variation DV374 to change the zoning of block 4 section 89 Kaleen (the Site) from PRZ2 Restricted Access Recreation (PRZ2) zone to Commercial CZ5 Mixed Use (CZ5) zone to allow for the introduction of residential development on the site. It is noted a provision is included to require an indoor recreation facility of 1,400m2 is retained on the site.

The Authority provides the following comments on Draft Variation 374.

Contamination
Comment

The Site has not been adequately assessed from a contamination perspective to determine if it is suitable for all the proposed uses.

The ACT Government's Strategic Plan Contaminated Sites Management, 1995 specifically requires that potentially contaminated land be investigated at the earliest stages of the planning process to ensure a site is suitable for the proposed development.

Advice
An environmental assessment of the Site in accordance with endorsed guidelines must be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the Site from a contamination perspective and to determine if the Site is suitable for the proposed and permitted uses. This assessment must include a review of all prior contaminated land assessments undertaken at the Site.

The findings of the assessment and remedial works must be independently audited by an Authority approved contaminated land auditor and the findings of the audit into the suitability of the Site for its proposed uses endorsed by the Authority prior to the Territory Plan being varied.

This assessment must be conducted in accordance with the requirements of the ACT Government's Contaminated Sites Environment Protection Policy December 2017 and associated guidelines to ensure that adverse impacts of contaminated land on the environment and human health are appropriately assessed and managed.

<u>Noise</u>
Comment

Indoor recreation facilities are associated with noise complaints when they are in close proximity to residential dwellings. The developer should be made aware the potential for noise compatibility issues and the requirements for acoustic assessment and a Noise Management Plan at the Development Application stage. To avoid impacts to activities conducted in the indoor recreation facility it is recommended careful consideration be given to the proximity and siting of the facility to residential dwellings.

Advice
The proposed TV variation will change the noise zone from the current zone E and zone F which will reduce the permitted noise level on the Site. Under Schedule 2 of the Environment Protection Regulation 2005, the current permitted noise levels are 50dB(A) /40dB(A) and the new permitted levels will be reduced by 5dB(A) at night time only to 35dB(A).

An acoustic assessment of noise impacts from the existing uses on the Site such as the indoor recreation facility, will need to be undertaken at the Development Application stage to determine if the Site is suitable for the proposed uses, especially residential. This assessment should be conducted in accordance with the January 2010 Noise Environment Protection Policy and the Guidelines for the preparation of Noise Management Plans for development applications to ensure that legislative requirements including the need to prevent or minimise environmental harm and to demonstrate how environmental noise pollution will be managed for the Site and any developments on the Site.

The factors to be considered when preparing the acoustic assessment include:

- *that residential development must meet the 'design sound level ranges' recommended for residential buildings of AS/NZS 2107 and commercial accommodation developments should meet AS/NZS 2107 for sleeping areas; and*
- *noise from all permitted uses identified as being noisy, regardless of whether the noisy permitted use is utilised, must be attenuated at the building design stage or measures that allow the attenuation to be incorporated in the future should a permitted use be activated.*

Response

Comments received on 3 September 2020. A response is being prepared.

Heritage Council

The Heritage Council provided the following comments on 4 September 2020

On 1 September 2020, a draft Territory Plan Variation (DV374 – Kaleen Indoor Sports Centre) for Block 4 Section 89 Kaleen was referred to the ACT Heritage Council (the Council) for entity advice.

DV374 proposes to rezone the subject area from PRZ22 Restricted Access Recreation to CZ5 Mixed Use Development; to allow for the redevelopment of the existing Sports Club Kaleen.

The Council provided prior advice on 11 January 2018 which supported a draft Planning Report in relation to this proposal. This noted that the subject block does not contain any registered or recorded heritage places or objects, and that the proposed redevelopment of the block is unlikely to result in detrimental heritage impacts

In this context, the Council does not object to DV374, and does not identify any additional heritage assessment or management requirements.

Response

Noted

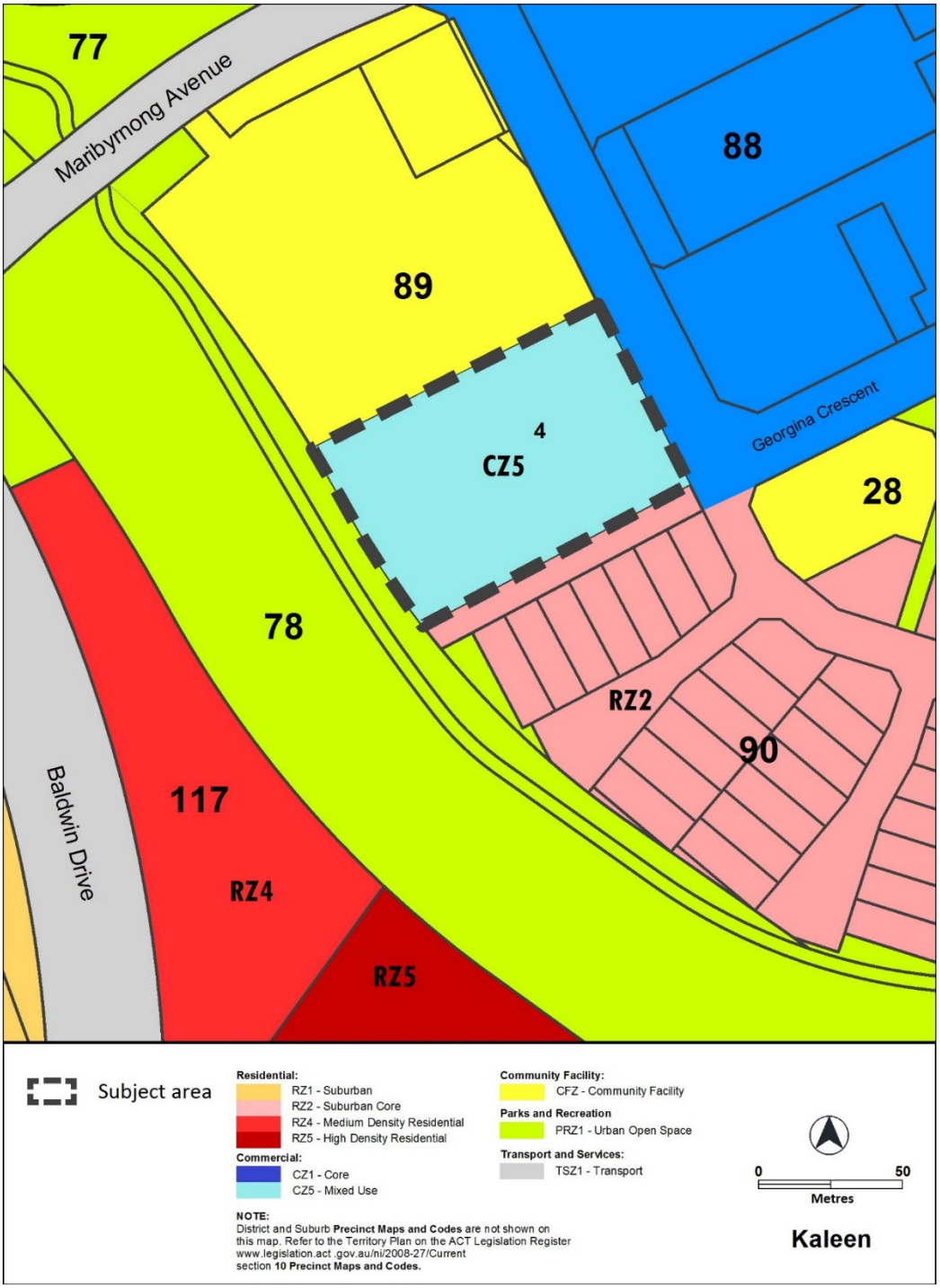
3. DRAFT VARIATION

3.1 Variation to the Territory Plan

The Territory Plan is varied in all of the following ways:

Variation to the Territory Plan Map

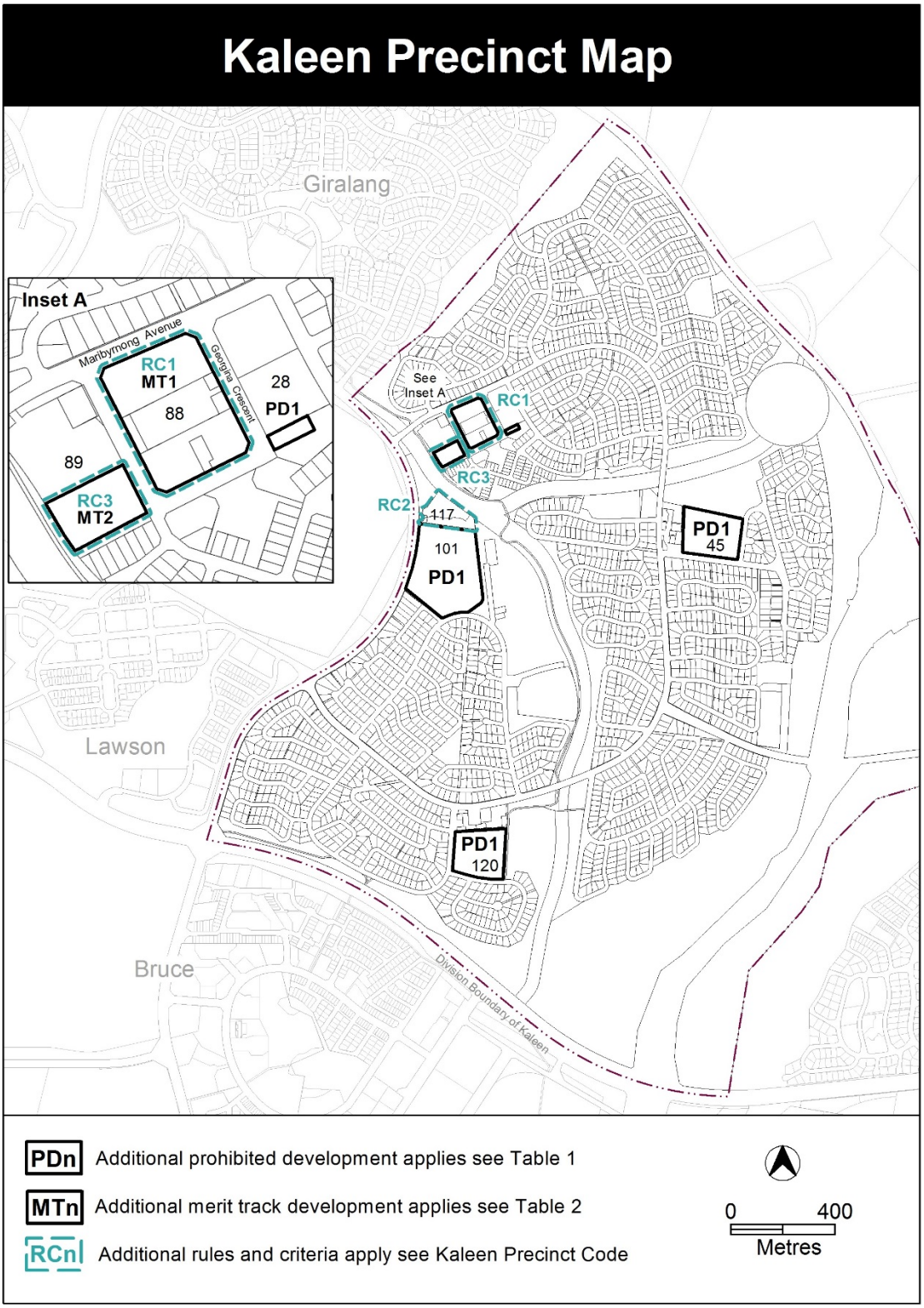
Substitute



Variation to the Kaleen Precinct Map and Code

1. Kaleen Precinct Map

Substitute



2. Assessment Tracks, Table 2 – Additional merit track development, new item MT2

Insert

MT2	CZ5	*club*

3. Additional rules and criteria, RC2 – RZ5 zone additional provisions, Element 3: Buildings, 3.1 Building height, Criterion C3

Delete

C3

4. Additional rules and criteria, RC2 – RZ5 zone additional provisions, Element 3: Buildings, 3.1 Building height, Rule R5

After

Rule R5

Insert

Element 4: Use

Rules	Criteria
4.1 Indoor recreation facility	
R6 The block identified in the area RC3 shown on the Kaleen precinct map provides for an *indoor recreation facility* with a minimum area of 1400m^2 and all associated amenities for access and use by members of the public.	This is a mandatory requirement. There is no applicable criterion.

Element 5: Building and site controls

Rules	Criteria
5.1 Building heights	
R7 This rule applies to areas identified in Figure 3. The maximum number of storeys and height of building identified in Figure 3 is: i) in area 'A' 2 storeys and 8.5m ii) in area 'B' 4 storeys and 15.5m. For this rule the building height excludes all of the following: a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3 metres.	This is a mandatory requirement. There is no applicable criterion.
5.2 Setbacks	
R8 Development is setback as identified in Figure 3 and complies with all of the following: a) setback to frontage along Georgina Crescent is a minimum of 6m b) all other boundary setbacks are 3m.	This is a mandatory requirement. There is no applicable criterion.

5.	Additional rules and criteria, RC2 – RZ5 zone additional provisions, Figure 2: building heights

After

Figure 2: building heights

Insert

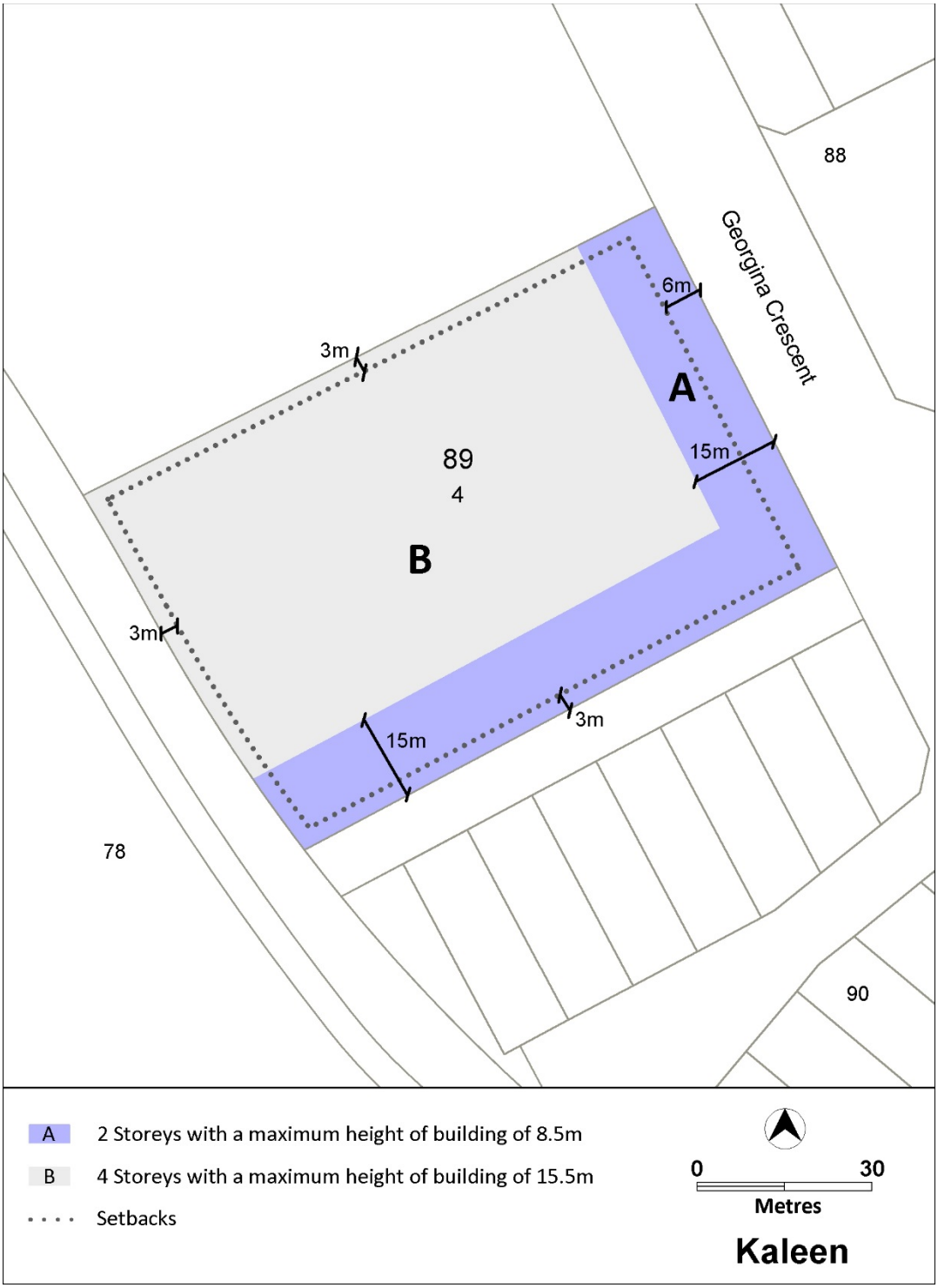


Figure 3: Building heights and boundary setbacks

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

From: [redacted]
To: Terrplan
Subject: DV374 - Kaleen Indoor Sports Club
Date: Thursday, 1 October 2020 8:26:58 PM

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Territory Plan Section, EPSDD
GPO Box 158, Canberra ACT 2601

Dear Territory Planning,

Draft Variation 374 (DV374), Section 89 Block 4, Kaleen Indoor Sports Club, Georgina Cr.

I am a local resident, near the Kaleen Indoor Sports Club on Georgina Cr.

Georgina Cr is a high activity precinct. Georgina Cr hosts the Kaleen Plaza, the Kaleen Community Hall, a childcare centre, three churches, residential units, in addition to the Sports Club. Georgina Cr is surrounded by residential housing and pedestrians frequent the precinct.

I note the Kaleen/Georgina Cr precinct has no master plan. Conditions for Territory Plan Variations like DV374 the next best thing for planning the precinct.

I support DV374 subject to the following conditions:

Dwellings limited to about 20. There are currently no dwellings on the Sports Club block. DV374 will lead to a significant impact on day and night traffic on Georgina Cr and Rubicon St.

Two-storey restriction applies to the western boundary. The western boundary overlooks the nature reserve where people walk and ride. The proposed four storey limit on the western boundary will impose on the nature reserve. A two-storey proposal is consistent with the eastern and southern boundaries.

Raised pedestrian crossings positioned strategically around Georgina Cr, Rubicon St, and in the Kaleen Plaza car parks. DV374 will lead to more activity on Georgina Cr, Rubicon St, and the Kaleen Plaza car parks. Crossing Georgina Cr can be fraught. Crossing the driveway of the Sports Club is also fraught.

The Georgina Cr precinct should be a place for people, not vehicles. The ACT Government, and owners who stand to benefit from DV374, should be required to financially support the pedestrian upgrades.

Raised pedestrian crossings are needed in east-west and north-south directions. A raised crossing is needed on the corner of Georgina Cr and Rubicon St. A raised crossing is needed just next to the childcare centre to connect to the Kaleen Plaza. There should be one to connect the Community Hall and the Kaleen Plaza.

There should also be a raised crossing on Rubicon St to connect the nature reserve to the Community Hall, leading to Georgina Cr. Rubicon St is narrow and the speed limit should be lowered.

New development is all-electric. The ACT Climate Change Strategy 2019-25 requires all new builds to be all electric to take advantage of the ACT's 100% renewable electricity. i.e. no gas.

New development contributes to urban cooling and living infrastructure. The ACT Living Infrastructure Plan has a target of a 30 percent canopy. DV374 should be conditional on an equivalent of 30 percent of the Sports Club block area is vegetated e.g. on the block, along Georgina Cr, and in the nature reserve. Existing trees on Georgina Cr should be assessed for health and protected.

New development contributes to revegetation of the section of creek immediately behind the Sports Club. The creek was concreted decades ago for flood management. Revegetation of creeks to create healthy waterways is a long-term strategy for the ACT. Revegetation sensitive to flood management, would add significantly to amenity, provide habitat for biodiversity and improve healthy waterways.

Additional city services upkeep. Litter and vandalism are ongoing in and around the Sports Club. DV374 should be on the condition of enhanced deterrence and clean up measures.

Thank you for the opportunity to comment. I look forward to the Georgina Cr precinct being a place for people and a place that adds to the environment.

Sincerely,



Hi Guys,
I have read the proposal to rezone the Kaleen Sports Club and can advise that my wife [redacted] and I do not have any objections to the proposed changes to the use of the existing club building and previous uses. I'm confident the Kaleen community should benefit from these proposed changes, but I do have reservations about the possible increase in the traffic flow in and around the proposed new complex.
Is it possible for me to be involved in any discussions on the placement of possible pedestrian crossings when the relevant authority is making considerations?

You already have my street address and I can be contacted on either [redacted].

Thank you for the opportunity to comment on the proposal and to become involved in the project!

[redacted]

12th October 2020

The Territory Plan Section
Environment, Planning and Sustainable
Development Directorate
GPO Box 158,
Canberra ACT 2601

[redacted]

Dear Territory Plan Section,

Comment on Draft Variation to the Territory Plan 374

Introduction

Thank you for the opportunity to comment on Draft Territory Plan Variation 374.

This letter has been prepared to:

- Represent the interests of Eastlake Football Club, the lessee of the subject land
- Express strong support for the variation
- Reiterate the importance of these opportunities to the group centre
- Confirm that the rezoning is consistent with broad government policy, and
- Suggest that some changes should be made to the proposed height controls and setbacks, and that a plot ratio control should be considered.

During preparation of the planning report and in correspondence with EPSDD, Eastlake have continued to suggest that a height control that provides for development of up to 6 storeys would be appropriate. The size of the block and the topography mean that 6 storey development could be provided without detriment to the adjoining blocks.

Timeline

The timeline below illustrates that the rezoning has been on the club's agenda for some time. The drawn-out process has seen potential development partners lose interest waiting for the rezoning, and other factors have now resulted in the club being closed. It is more important than ever that this rezoning proceeds in a timely manner.

A summary of the timeline is presented below:

- 2016 – September – Scope for planning study
- 2017 – First Quarter - Drafting of planning study
- 2017 – May – Community information session
- 2017 – Third Quarter – Updates to planning study based on community feedback
- 2017 – November – Community information session
- 2017 – December – Planning study submitted to EPSDD
- 2018 – June - Comments received from EPSDD, including the assertion that "the introduction of six storey residential development on this site is not deemed suitable in this location"
- 2018 – July – Case supporting flexible development heights put to EPSDD, noting 6 storey height limit recently adopted for nearby ACT Government land.

- 2018 – September – EPSDD respond again asserting that 4 storeys would be the maximum height supported.
- 2018 – December – Kaleen proposal put on hold by EPSDD while strategic review of restricted access recreation sites is undertaken.
- 2019 – June – Scheduled end date for strategic review.
- 2019 – December – Strategic review completed.
- 2020 – January – Further correspondence with EPSDD regarding potential building height controls
- 2020 – March – EPSDD advised that they were working on the draft variation.
- 2020 – July – Proponent and Agency circulation of draft variation. Eastlake again took the opportunity to demonstrate that the 4 storey height limit may be unnecessarily restrictive and suggested mechanisms to provide greater flexibility without facilitating overdevelopment of the site.
- 2020 – September – Draft Variation DV374 notified.

Heights up to 6 Storeys

Eastlake considers that development of up to 6 storeys on the site is appropriate for the following reasons:

- The proposed height of up to 6 storeys in the concept plan was generally supported by the community
- It is consistent with the objectives of the planning strategy to achieve a more compact and efficient city by concentrating development at Group Centres and other identified locations.
- It is consistent with the opportunity provided at a nearby ACT Government residential redevelopment site and other sites within the Group Centre.
- The recent policy initiatives for Water Sensitive Urban Design and Living Infrastructure encourage projects to provide more permeable ground surfaces and deep root planting opportunities, so to achieve the same development yield, a slightly taller building with a smaller footprint is necessary.
- There are other established mechanisms that can be used to prevent overdevelopment of sites, or to provide opportunities for high quality proposals to achieve greater development yield based on the merits of the development.
- If an economically viable redevelopment opportunity is not provided, then the redevelopment may not occur for some time, resulting in a loss of amenity to the community.
- No substantive arguments have been put forward that demonstrate that a four storey height limit will result in better outcomes that a six storey limit.

Information supporting each of these statements is provided below.

Community Consultation

- A concept scheme of up to 6 storeys was shown to the public at both community information sessions, and while there were a couple of people who expressed concern about the height, it was not a big issue for the majority of the community.
- Approximately 500 postcards were delivered depicting the concept plan. 31 people came to the first information session but only 10 written submissions were received. This suggests that the concept plan presented was not of significant concern to the community. Only two submissions raised issues related to building height. The community was much more interested in matters relating to the future provision of sporting facilities and the impacts of traffic and parking.
- 33 people attended the second information session but only 7 written submissions were received. Of these one suggested that 5 storeys would be more suitable than 6. The concept plan was generally supported.

Copies of the concept plans presented at the two information sessions are provided on the following page.

It was explained to the community that these are only concept plans showing the type of development that may be facilitated by the rezoning, and that they are not a specific development proposal.

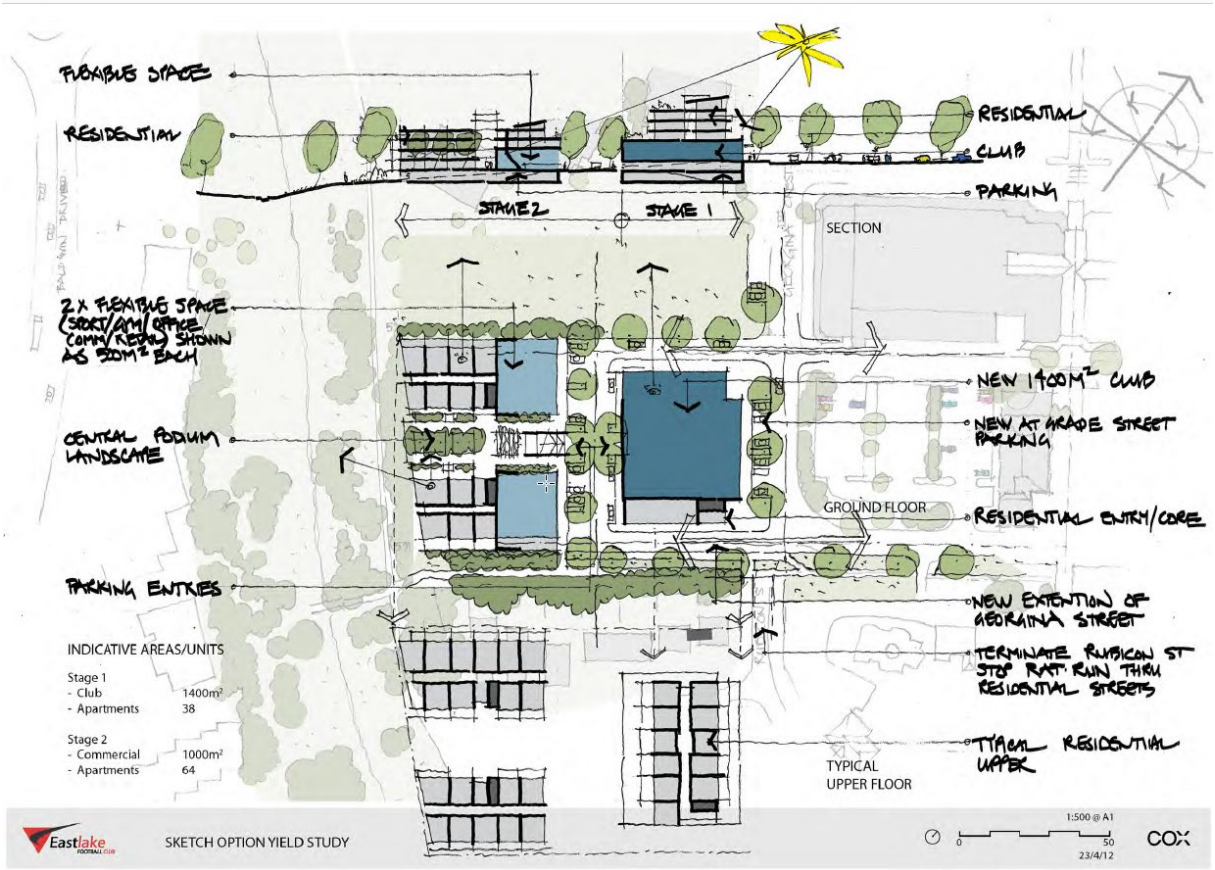


Figure 1 - Concept Plan for Consultation Session 1

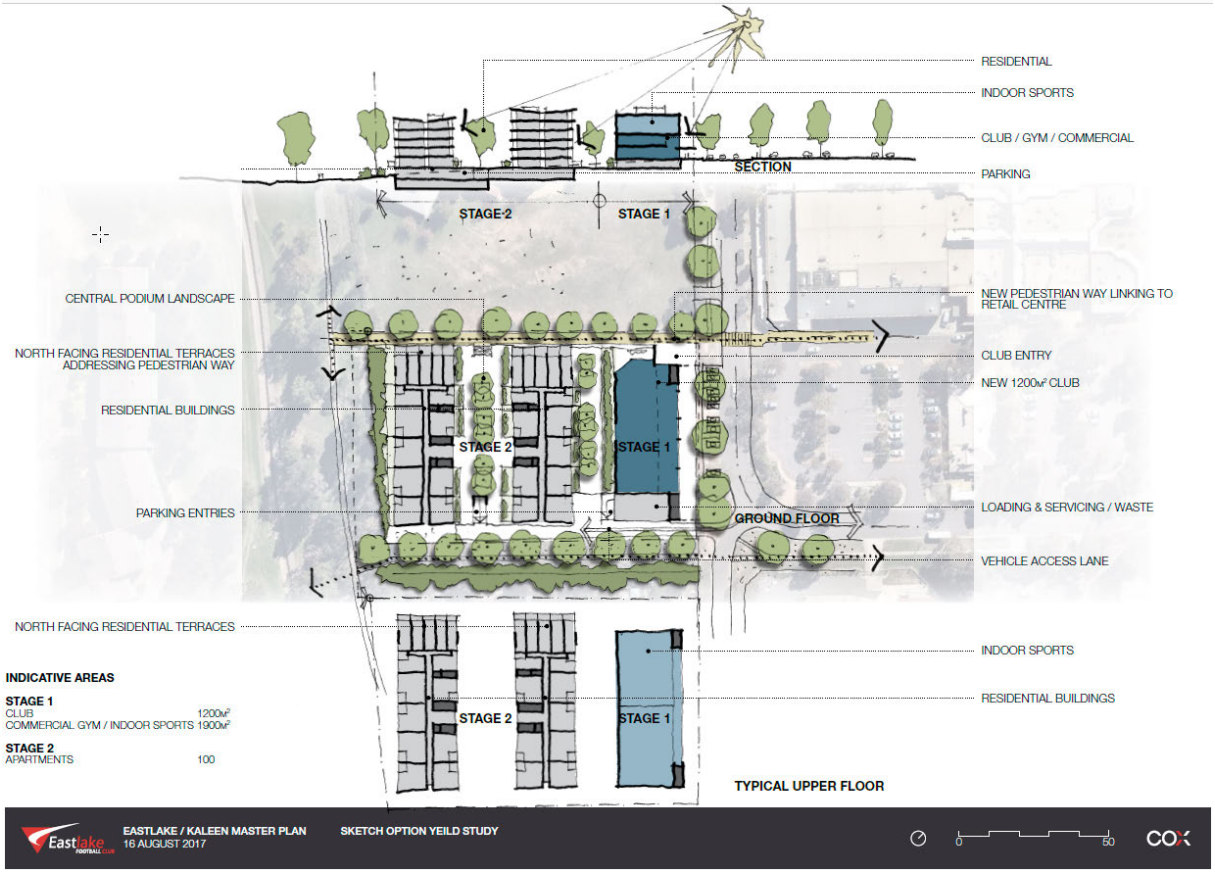


Figure 2 - Concept Plan for Consultation Session 2

Planning Objectives

As identified in the Planning Study, increased development around group centres is an important part of the ACT Planning Strategy. Four of the 9 identified strategies would be directly supported by the proposed rezoning and subsequent redevelopment of this site in Kaleen. These include:

- A more compact and efficient city
- Cost effective and sustainable housing
- Convenient access to facilities
- Urban change to create amenity

If the opportunity for redevelop is too limited or uneconomic, then the opportunity to fully meet these strategies will be lost.

Chapter 6 of the Planning Study describes how the proposal is consistent with, and supportive of, several ACT Government policy objectives.

Nearby Development

The ACT Public Housing Redevelopment Variation 339 to the Territory Plan dated June 2016 provides for rule compliant (and therefore not subject to appeal) development of up to 6 (+1) storeys on Block 29, Section 117 (part of the old Bocce Club) in Kaleen. This site is further from the group centre than the Eastlake Club site. The (+1) storey is an allowance for basement to protrude from the ground taking into consideration the topography of the site. This is a relevant consideration for the Eastlake Club site that is also a sloping site.

On the basis that it is considered appropriate for development of up to 6 storeys on the old Bocce Club site without merit based assessment, it would be reasonable to provide merit based assessment of development to the same height on the Eastlake Club site.

Figure 3 has been prepared to illustrate the current height controls that apply around the Group Centre. While there are rule compliant controls for most areas, there are also criteria available to allow merit based proposals to be taller.

The nearby Community Facility and Commercial land is not subject to any absolute height control, rather they are subject to appropriate criteria.

Development on the Community Facility land may exceed 4 storeys and 15 metre height if buildings achieve all of the following:

- a) consistency with the desired character
- b) a scale appropriate to the proposed use
- c) reasonable separation from adjoining developments
- d) reasonable privacy for dwellings on adjoining residential blocks
- e) reasonable privacy for principal private open space on adjoining residential blocks
- f) reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space.

These would be appropriate criteria to also apply to the Eastlake Site.



Figure 3 – Height Controls in and around Kaleen Group Centre

WSUD and Living Infrastructure

Recent policy decisions support an increase in permeable ground and deep root planting areas in new developments. These initiatives are supported, but without some flexibility provided to development opportunities, the achievement of a more compact and efficient city may be diminished.

Providing the opportunity for merit based additional height would facilitate the achievement of development yields and the WSUD and Living Infrastructure policy objectives.

Flexible Development Controls

There are circumstances where a mandatory height limit in terms of storeys can have unintended consequences, particularly on sloping sites. For example, if a basement parking area protrudes from the ground by more than 1 metre it becomes a storey, and hence limits the potential development above. Without some flexibility for merit based assessment, this can result in inefficient design solutions with no benefit to the community. This was recognised in the rezoning of the old Bocce Club site.

In addition to height controls, there are mechanisms available to ensure that over-development of the site does not result from this proposed variation.

The plot ratio control that applies to RZ4 zoned land is a good example. The plot ratio limit in RZ4 ensures that proposals do not consist of a singular bulk of building beneath the height control. Higher plot ratios are appropriate in commercial and mixed use zones. The concept plan presented in the planning study was based on a plot ratio of approximately 250%.

There are also mechanisms that provide development certainty up to a given height, with merit based assessment for additional height up to a non-negotiable limit.

The controls at Rule/Criteria 9 of the Phillip Precinct Code are a good example. They provide a rule compliant height (in this case it could be 4 storeys) with a criteria that allows for up to two additional storeys (in this case the criteria could be based on C45 of the Commercial Zones Code or the criteria from the Community Facilities Code listed above).

It is also noted that in the Commercial Zones Code, Community Facility Zone Code and the Multi-Unit Housing Development Code, the rules for Setbacks are accompanied by criterial that allow for some flexibility should it be justified to achieve a better design outcome.

Viability

The proposed variation includes a requirement to deliver a 1400 m^2 indoor recreation facility in addition to any other uses on the site. The construction of a facility of this nature will need to be cross subsidised by the other development as it would not be viable as a stand-alone proposition.

If the redevelopment is not viable, it will not proceed and the community benefits of the recreation facility will not be realised.

A small amount of additional flexibility in terms of building height (that is not beyond that permissible on adjoining sites) would potentially make a significant contribution to the viability of any redevelopment proposal.

Building Height Rationale

Whilst the draft plan variation includes a 4 storey limit, it does not substantiate this control with evidence or discussion that establishes the benefits of this height limit as opposed to a higher limit.

Summary

In summary

- This letter expresses strong support for the proposed rezoning.
- It suggests that some additional flexibility in the building height controls should be provided, accompanied by a plot ratio limitation that would discourage over-development.
- A suggested height and plot ratio control is provided below along with a suggested criterion to accompany the setback control:

Rules	Criteria
Element 5	
5.1 Building Heights	
R9 This rule applies to areas identified in Figure 3. The maximum number of storeys and height of building identified in Figure 3 is: i) in area 'A' 2 storeys and 8.5m ii) in area 'B' 4 storeys and 15.5m. 1 additional storey is permitted where it is car parking that is a continuation of basement car parking. [As per Rule 5 in the Kaleen Precinct Code] For this rule the building height excludes all of the following: a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) chimneys, flues and vents Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3 metres.	C9 The maximum height ... may be increased by an additional ...two... storeys ...and 6 metres.... where development achieves all of the following: [concept from Criteria 9 of the Phillip Precinct Code] a) consistency with the desired character b) a scale appropriate to the proposed use c) reasonable separation from adjoining developments d) reasonable privacy for dwellings on adjoining residential blocks e) reasonable privacy for principal private open space on adjoining residential blocks f) reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space. [as per Criteria 7 of the Community Facility Zone Development Code]
5.2 Plot Ratio	
R10 The maximum plot ratio is 250%. [as per Rule 5 of the Commercial Zones Development Code]	C10 Buildings comply with all of the following: a) are compatible with the desired character b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale. [as per Criteria 5 of the Commercial Zones Development Code]
5.3 Setbacks	
R11 Development is setback as identified in Figure 3 and complies with all of the following: a) setback to frontage along Georgina Crescent is a minimum of 6m b) all other boundary setbacks are 3m.	C11 Buildings comply with all of the following: a) are compatible with the desired character b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale. [as per Criteria 58 of the Commercial Zones Development Code]

Closing

I trust that this submission is suitable for your consideration. If you have any questions, please contact me via e-mail or telephone (0409 883 435).

Sincerely



From: [redacted]
To: Terrplan
Subject: Comments - draft variation to Territory plan 374
Date: Monday, 19 October 2020 3:43:41 PM

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To the Territory Plan Section

The proposal to rezone Kaleen section 89 block 4 to commercial mixed use is likely to increase traffic in the area.

Children, parents and staff travelling to and from Totom House daycare centre would benefit from the introduction of pedestrian crossings between the daycare centre and kaleen shops as well as crossing the entry and exit to any new carpark for the indoor sports centre/residential facility.

Thanks for your consideration.

[redacted]

Planning Study in Support of Draft Territory Plan Variation

Block 4 Section 89 Kaleen

Prepared for:

Eastlake Football Club Ltd

November 2018

CANBERRA TOWN PLANNING

Prepared by:
Canberra Town Planning

Hope Watson
Town Planner

Kip Tanner
Director

Phone: 6262 5091
admin@canberratownplanning.com.au
canberratownplanning.com.au

Version Control:

17.11.17 :: Final Draft

04.12.17 :: Final Draft version

30.11.18 :: Final Version

Contents

1 PART A - Executive Summary 5

2 Introduction 7

2.1 Introduction and Purpose 7

2.2 Proponent 7

2.3 Structure of the Report 8

2.4 Compliance Statement 9

3 Location and Site Description 10

3.1 Site Location 10

3.2 Site Description 10

3.3 Site History 13

3.4 Zoning 14

3.5 Surrounding Land and Uses 14

3.6 Existing Use 14

3.7 Servicing 15

3.8 Transport and Car parking 15

3.9 Crown Lease Provisions 15

4 PART B - Proposed Territory Plan Variation 17

4.1 Introduction 17

4.2 Existing Territory Plan 17

4.3 Concept Ideas 19

4.4 Proposed Territory Plan Variation 26

5 PART C - Justification for Planning Policy change 29

5.1 Assessment of Zoning suitability for TP Variation 29

5.2 Assessment of Opportunity Costs 35

5.3 Matters that necessitate the proposed changes 36

5.4 Demand for Recreation and Community Facilities 36

5.5 Alternatives 37

5.6 Justification for the Preferred Zone (CZ5) 37

6 PART D - Strategic Planning Policy Context 38

6.1 National Capital Plan 38

6.2 ACT Planning Strategy 38

6.3 ACT Government’s Healthy Weight Initiative 40

6.4 Statement of Planning Intent 41

6.5 Transport for Canberra 42

6.6 Active Travel 42

6.7 Master Plans 43

6.8 Other Approvals and Processes Required to Facilitate Desired Outcome 43

7 PART E - Preliminary Consultation 44

7.1 Consultation Context 44

7.2 Consultations 44

7.3 Matters Raised in Consultations 45

7.4 Outcomes of Stage 1 Consultation 55

7.5 Outcomes of Stage 2 Consultation 55

8 PART F - Impact Assessment 56

8.1 Social Impacts 56

8.2 Assessment Against General Codes and Guidelines 62

8.3 Natural Hazards.....64
8.4 Physical Infrastructure and Services.....66
8.5 Traffic, Parking and Access.....67
8.6 Economic Impacts.....70
8.7 Environmental.....71
8.8 Heritage.....73
8.9 Noise.....73
8.10 Considerations for Future Redevelopment...74

9 Conclusion.....77

10 References.....78

11 Appendices.....79

APPENDIX A - Scope for Planning Study 80
APPENDIX B - Services Assessment 82
APPENDIX C – Consultation Report 84
APPENDIX D – Preliminary Site Investigation and EPA Endorsement 86
APPENDIX E – Bushfire Statement 88
APPENDIX F – Acoustic Statement 90
APPENDIX G – Traffic and Parking Statement 92

1 PART A - Executive Summary

The purpose of this report is to inform the consideration of a Territory Plan variation for Block 4 Section 89 Kaleen, located at 16 Georgina Crescent, Kaleen.

The intention of the variation is to facilitate redevelopment of the site and recreational facilities through a plan variation to ensure the longevity and financial viability for the Sports Club into the future.

The proponent is Eastlake Football Club Limited (Eastlake Group). The site is occupied by the Sports Club Kaleen and includes the following areas and uses:

- Licensed Club - 1,400m^2;
- Indoor Sporting Facility – 1,300m^2;
- Gym – 500m^2;
- Boxing Gym (formerly childcare) – 160m^2; and
- Disused pool – 900m^2.

The building housing the Sports Club Kaleen incorporating the Indoor Sports Centre is near the end of its useful life and is in need of redevelopment to ensure its continued viability.

This planning study seeks to assess and justify a variation to the Territory Plan which would allow for the redevelopment of the Kaleen Site in a manner that is appropriate.

The proposal is to:

- Rezone the land from PRZ2 Restricted Access Recreation to CZ5 Mixed Use development
- Introduce controls in the Kaleen Precinct Code to ensure that redevelopment opportunities on the site can facilitate community and recreation facilities, introduce appropriate height controls, and retain off-site parking within the Group Centre to support both the uses on the Site as well as the activities in the Group Centre into the future.

It is important to differentiate the objectives of this planning study from a future specific development proposal. To allow the community to understand the nature of development that may be facilitated by the variation to the Territory Plan a concept scheme was developed and presented to the community, but this scheme is not specifically proposed at this stage.

Further consultation with the Planning Authority on the draft planning report, has resulted in a reduction in the height considered appropriate for this site, which has now been reflected in the proposed changes to the Territory Plan presented in this report. Albeit, an updated concept to reflect these heights is not included.

Should a variation to the Territory Plan be supported (this proposal) a development application would need to be lodged to vary the crown lease for the block and to propose a specific redevelopment scheme on the Block, in accordance with the varied Territory Plan.

This differentiation is important because, the specific details of the concept ideas presented in this study are not the focus of the proposal, rather the emphasis should be on the consideration of future possibilities for the site following a variation to the plan.

The preparation of this planning study has included consultation with the community and relevant stakeholders, and has responded to matters raised by the community within the first round of consultation. At the second consultation session, the general feeling from the community was in support of the proposal.

This planning study has sought to investigate the suitability of the land for rezoning and possible future redevelopment as per the concept proposed. The planning study includes specialist work to investigate and consider the following matters in light of a rezoning:

- Traffic and Parking,
- Engineering services;
- Noise; and
- Contamination.

In summary, the outcomes of the investigations undertaken suggest that the site is broadly suitable for a change in the zoning. The most significant effect of the variation would be the introduction of residential use within the new zone. This is proposed so that in the context of redevelopment, the residential component could be used by the Eastlake Group to fund the redevelopment of the Sports Club Kaleen and recreational spaces.

Without this opportunity the Eastlake Group does not have the means to fund the redevelopment of the aging assets on the site. In association with this there would be increases in traffic visiting the site and this is likely to be the most significant impact of the proposal from the community's perspective.

Within the context of this study it is considered that there is capacity within Georgina Crescent for upgrades to support additional traffic, but this would be subject to detailed assessment in association with a specific design proposal. It is expected that carparking for the residential component of a redevelopment would be provided in basements on the site, and the current arrangement for the existing uses would be maintained for redevelopment; with some parking being provided on the site along with utilisation of parking within the Group Centre.

The proposed rezoning of the site is considered the only practical and viable solution to allow for redevelopment of the site in a feasible manner, funded by the contribution of residential development. This proposal would also align with several broader government and planning policy objectives. It would provide for infill development adjacent to a Group Centre, where shopping opportunities and public transport are already available. Due to the zoning of the other land around the Group Centre, infill development or increased density of dwellings is otherwise limited within the division of Kaleen.

It would also facilitate positive outcomes including improved amenity and access around the site and group centre, potential for new club and recreational facilities and provide a catalyst for change and investment into the Group Centre.

2 Introduction

2.1 Introduction and Purpose

The purpose of this report is to inform the consideration of a Territory Plan variation for Block 4 Section 89 Kaleen.

The intention of the variation is to facilitate redevelopment of the Sports Club Kaleen and recreational facilities through a plan variation to ensure the longevity and financial viability for the Sports Club into the future. A zoning change to this block may also prompt and facilitate renewal and investment in the Group Centre.

The Planning Study addresses a wide range of matters demonstrating that this site could successfully be rezoned to CZ5, and would be suitable for mixed use development at this location. Importantly, the study addresses not only the site suitability but also considers its context in the wider urban setting. As well as investigating ACT Government initiatives that might influence development outcomes on the site and the associated planning framework and context.

It is important to note that this planning study has been prepared in accordance with the requirements of Part 5.6 of the *Planning and Development Act 2007* (P&DA) and the Scoping Document provided to the proponent by the Environment, Planning and Sustainable Development Directorate (EPSDD) of the ACT Government (refer to Appendix A).

2.2 Proponent

The proponent is:

- Eastlake Football Club Limited
- 3 Oxley Street
- Griffith ACT 2603

The proponent's representative is:

- Canberra Town Planning
- 5/32 Lonsdale Street
- Braddon ACT 2612

Eastlake Football Club Limited (Eastlake Group) was established in 1926 and today has four sites, Kingston, Calwell, Kaleen and the recently constructed Gungahlin Town Centre site. The Eastlake Group has the following objects:

- to foster and promote the game of Australian football in the community;
- to promote enjoyment of Australian culture and to foster friendship among Members;
- to provide a range of social and recreational amenities for Members and their guests; and
- to support sporting, cultural, charitable and other community groups in their contributions to society.

With respect to Eastlake's AFL involvement, Eastlake currently supports:

- over 600 juniors;
- 180 senior players (male and female);
- AFL Masters ACT;
- Tuggeranong Hawks and Calwell Swans Football Clubs; and
- conducts school clinics with over 2500 participants.

Additionally, Eastlake Group consistently provides more than double its required level of community contributions. It supports more than 70 community groups such as Friends of the School Music, Gungahlin Bulls Rugby League, Western Districts Cricket, Physical Activity Foundation, Kaleen Fishing Club, Pegasus Riding for the Disabled and the Kaleen Primary School.

In 2009 management of the licenced club within Sports Club Kaleen approached Eastlake Group to discuss a possible amalgamation after they became financially strained. The amalgamation concluded in 2010 at a cost of approximately $10 million which consisted of the repayment of the club's debts and the acquisition of the Indoor Sports Centre and Sports Club Kaleen building. Following this Eastlake Group has invested a further $2 million on improvements to the building.

Despite this, the licenced club has failed to realise a satisfactory investment return.

Given the building's ongoing design limitations Eastlake Group has come to the realisation that the Kaleen Indoor Sports Centre building has come to end of its useful life and is in much need of redevelopment. To facilitate this, they are proposing this variation to the Territory Plan.

As part of future redevelopment Eastlake Group hopes to transform the Sports Club Kaleen into a stylish boutique club facility for its members and guests.

2.3 Structure of the Report

This planning study has been structured to respond to the 'Scope for a Planning Report' as prepared by EPSDD dated 20 September 2016 (Appendix A). Consistent with the Scope, this report includes information and analysis relating to the following:

Table 1 – Report Outline

Scoping Document	Chapter/Section
A. Executive Summary	1
B. Description of the proposed plan variation	4
C. Justification for the Planning Policy Changes	5
D. Strategic Planning policy context	6
E. Preliminary Consultation	7
F. Impact Assessment	8
Social impacts	8.1
Assessment Against General Codes	8.2
Natural Hazards	8.3
Physical Infrastructure and Services	8.4
Traffic, Parking, Access	8.5
Economic Impacts	8.6
Environmental	8.7
Heritage	8.8
Noise	8.9

2.4 Compliance Statement

This Planning Study has been prepared by Canberra Town Planning.

The Planning Study and the assessments that inform the content of this report have been prepared in accordance with the requirements of the Planning and Development Act (Section 5.6) and the September 2016 Scoping Document for the Planning Study as included in Appendix A. An extension of time was received for the scoping document.

Technical assessments have been undertaken by suitably qualified professionals, in accordance with the applicable methodologies, practices and standards. Methodologies, work practices, Australian and other Standards used in preparing the expert assessment attached to this report are described in the body of each report.

3 Location and Site Description

3.1 Site Location

The block for consideration is Block 4, Section 89, Kaleen. The street address is 16 Georgina Crescent, Kaleen.

The Block is located within the District of Belconnen and is approximately 6.7 kilometres from Canberra GPO.

3.2 Site Description

The block is 7,575 square metres in size. The site slopes from front to back with an overall fall of about 6 metres. The block is rectangular in shape with 69 metres of frontage to Georgina Crescent.

The site is fully developed with the club/recreation centre building (building area is approximately 4,200m^2) occupying about two thirds of the site, the balance is car parking.

The sealed surface carpark is approximately 2,500m^2 in size with 83 car spaces and fronts Georgina Crescent (Adams, 2012).

The building frontage is set back about 37 metres from the front boundary (Georgina Crescent) and is approximately 3 metres lower than the kerb at the front of the site. This results in a poor presentation of the building to the street to the detriment of activities contained in the building. The site falls a further three metres under the building. This has resulted in a building design that is very complex internally with a variety of floor levels with stairs connecting the public areas of the club on three different levels.

There are some small trees and shrubs which provide limited landscaping in the carpark area.



Figure 1: Topography (ACTmapi Jan 2017)



Figure 3: Rear façade of the club



Figure 2: Club entrance from car park.



Figure 4:Front Boundary



Figure 5: The subject block (ACTmapi Jan, 2017)

3.3 Site History

It is understood the site was developed in the early 1990s and is therefore 20-25 years old. Prior to this the site was undeveloped open space. The site has been developed in an ad-hoc manner over a period of time, with a series of alterations and additions to accommodate the growing needs of the club.

The Preliminary Site Investigation (PSI) includes details of the previous history, including a historic aerial photography review. The figures below show the undeveloped site in 1981 and then in the photo from 1990 shows the site partly developed.

Figure 8 shows the site fully developed in 2004.



Figure 6: Extract from Aerial Photo, 1981 in PSI (WSP, 2017)



Figure 7: Extract from Aerial Photo, 1990 in PSI (WSP, 2017)



Figure 8: Extract from Aerial Photo, 2004 in PSI (WSP, 2017)

3.4 Zoning

The site is currently zoned PRZ2 Restricted Access Recreation in the Territory Plan.

3.5 Surrounding Land and Uses

The site frontage is to Georgina Crescent, a public road. Across the road from the site to the east and north is the commercial Group Centre CZ1 – Core Zone which includes a large surface car park. The Group Centre is anchored by a Coles Supermarket and is supported by approximately 14 specialty retailers including a post office, butcher, take away shops, café, hairdresser, pharmacy and bakery.

The southern boundary of the site adjoins a shared use pathway a public walkway, which is part of the RZ2 Suburban core zone. Eight RZ2 zoned single residential blocks are located to the south of the pathway.

Immediately to the north of the club is the Coptic Church on a large site that is zoned CF - Community Facility.

To the west is PRZ1 – Urban Open Space associated with Gungaderra Creek and a main community route (shared path).

Higher density residential development is permitted in the RZ4 and RZ5 zoned land to the south-west of the site. On the site zoned RZ5, development up to 6 storeys may be permitted.

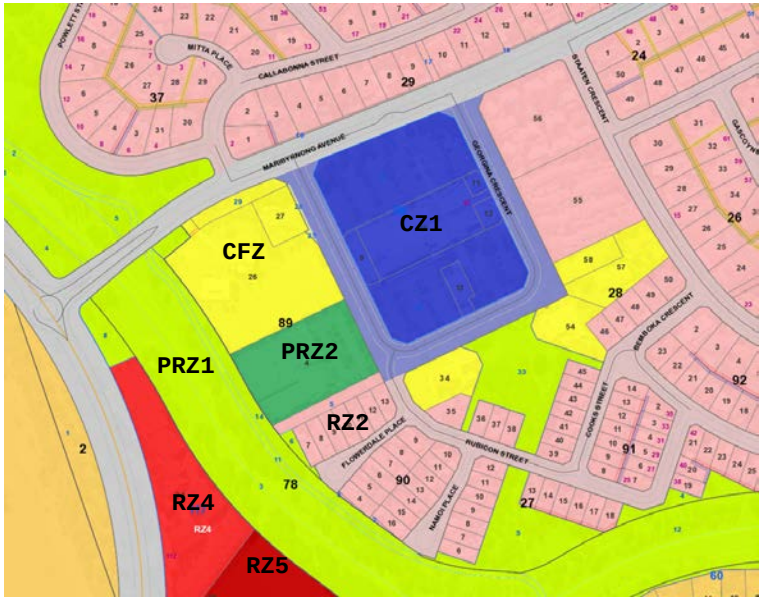


Figure 9: Territory Plan Zone Context (Actmapi Jan, 2017)

3.6 Existing Use

The site is currently occupied by the Kaleen Sports Club and includes the following areas and uses:

- Club - 1,428m^2
- Indoor Sporting Facility – 1,336m^2
- Gym – 518m^2
- Boxing Gym (formerly childcare) – 162m^2
- Disused pool – 894m^2

The building fabric, whilst only about twenty-five years old is dated and of poor appearance, having been developed in a somewhat ad-hoc manner in the 1990s.

The licenced club section within the building has recently been refurbished and along with the indoor sports area, is well maintained and presents well. This component is understood to be well used, albeit generally outside business hours when sports activities take place. Patrons at the indoor sports facility are also a source of customers for the club.

The Gym is sublet to Snap Fitness 24 and appears to be well maintained, there is also a small boxing gym sublet to Fight Smith Boxing next to Snap Fitness. The swimming pool area is closed and has been disused for a number of years, the two pools have been emptied and cannot be viably refurbished.

3.7 Servicing

To support this planning study an engineering services assessment was prepared by Sellick Consultants (Appendix B). This study sought to identify the services currently provided to the site and the likely impacts or upgrades that would be required.

3.8 Transport and Car parking

Kaleen is serviced by three weekday bus routes and two weekend and holiday routes.

Bus Routes 250 and 30 service the Kaleen Group Centre. Route 250 is a direct route which connects the Belconnen Town Centre with the Gungahlin Town Centre, via Kaleen, and route 30 runs between Belconnen, Giralang, Kaleen, Lyneham and the City. Bus stops are located on Maribyrnong Avenue and Baldwin Drive servicing the site.

Car parking within the Kaleen group centre is predominantly provided on public car parks that are on unleased territory land. The club and sports facilities are reliant upon these shared assets.

3.9 Crown Lease Provisions

The current tenure is a Crown Lease with a term to 2nd May 2087 Table 3 below details relevant lease information.

Table 2 – Land Descriptors Overview

Land Descriptor	Lease Clause
Site identifier	Block 4 Section 89 Kaleen
Site Address	16 Georgina Crescent, Kaleen
Lessee	Eastlake Football Club Limited
Deposited Plan	7206
Crown Lease Vol/Folio	1212/79
Date lease commenced	8/07/1991
Date lease terminates/term	2/05/2087
Concessional	No
Purpose Clause	3. (a) To use the premises only for the purpose of an indoor recreation centre which may include a small multi purpose hall, swimming pool, gymnasium, community activity rooms, health studio, squash courts, club bar, coffee lounge and a child care centre;
GFA Limitation	"…the gross floor area of the building erected on the land shall not exceed 4900 square metres PROVIDED THAT not more than 1450 square metres is used for the purpose of a club"
Carparking	3 (c) That the Lessee shall construct and maintain a hardstanding carpark sufficient to accommodate a minimum of 85 cars.
Variations	A variation was registered on 3/06/1997 (dealing 1037365). This variation amended clause 3 (b) from: That the gross floor area of the building erected on the land shall not exceed 3787 square metres; To That the gross floor area of the building erected on the land shall not exceed 4900 square metres PROVIDED THAT not more than 1450 square metres is used for the purpose of a club.

4 PART B - Proposed Territory Plan Variation

4.1 Introduction

It is important to differentiate the objectives of this planning study from a future specific development proposal.

This planning study seeks to assess and justify a variation to the Territory Plan which will allow for the redevelopment of the Kaleen Site in a manner that is appropriate and supported by the community.

The proposal is to:

- Rezone the land from PRZ2 Restricted Access Recreation to CZ5 Mixed Use development
- Introduce controls in the precinct code to facilitate redevelopment opportunities on the site along with community and recreation facilities.

To allow the community to understand the nature of development that may be facilitated by the variation to the Territory Plan a concept scheme has been developed, but this scheme is not specifically proposed at this stage.

Following a variation to the Territory Plan a development application will need to be lodged to vary the crown lease for the block and to propose a specific redevelopment scheme.

This differentiation is important so that the community does not focus too much on the specific details of the concept ideas presented below, rather the focus should be on the future possibilities for the site following a variation to the plan.

4.2 Existing Territory Plan

The object of the Territory Plan is:

"*to ensure, in a manner not inconsistent with the National Capital Plan, the planning and development of the Territory to provide the people of the Territory with an attractive, safe and efficient environment in which to live and work and have their recreation.*"

The Territory Plan identifies the site as PRZ2 - Restricted Access Recreation zone. The Zone Objectives are as follows:

- Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility
- Make provision for a range of sport and recreation facilities, whether in public or private ownership that may be commercial in nature
- Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night
- Design and landscaping of development is to be compatible with the surrounding landscape

For each zone the Territory Plan provides a development table that identifies uses that may be assessed or which are prohibited.

The following uses are assessable under the Merit Track as set out in the Planning and Development Act 2007 (effective 3 May 2018).

Table 3 – Merit Track Assessable development PRZ2

Development	
ancillary use	major road
aquatic recreation facility	MAJOR UTILITY INSTALLATION
car park	minor road
child care centre	minor use
club	motel
communications facility	outdoor recreation facility
community activity centre	parkland
consolidation	playing field
demolition	public agency
development in a location and of a type identified in a precinct map as additional merit track development	sign
educational establishment	subdivision
guest house	temporary use
hotel	Varying a lease (where not prohibited, code track or impact track assessable)
Indoor recreation facility	

Table 4 – Key Prohibited uses in PRZ2

Prohibited Development includes:
health facility
NON-RETAIL COMMERCIAL USE
RESIDENTIAL USE
restaurant
SHOP
store

Kaleen Precinct Map and Code

The current Precinct Map and Code contains area specific controls for the Group Centre, but does not have any controls that relate to the subject Eastlake Block.

Development Codes

For each zone the Territory Plan includes development codes. These codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Planning Authority to assess Development Applications (DAs) and they set requirements and provide guidance to intending applicants in designing their developments and preparing their DAs.

Each Code’s controls are expressed as either rules, which are generally quantitative, or as qualitative criteria.

Being Zoned PRZ2, the site is currently subject to the Parks and Recreation Zone Development Code.

Proposals in the merit track have the option to comply with the rules OR criteria. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate that the proposed development satisfies the criteria and therefore the intent of the element.

General Codes

The Territory Plan also includes General Codes that may be applicable to the development of a specific Block or parcel.

General Codes commonly deal with matters that are not precinct, zone or site specific and may be applicable across a range of development types, zone types and development precincts.

General Codes that commonly apply (and would be applicable to any development of the subject site) include:

- Parking and Vehicular Access General Code
- Bicycle Parking General Code
  Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
- Community and Recreation Facilities Location Guidelines General Code
- Signs General Code
- Water Use and Catchment General Code
  Home Business General Code
- Water Ways: Water Sensitive Urban Design General Code
- Planning for Bushfire Risk Mitigation General Code

Any future development on the site would be required to meet the requirements provided in these codes.

This planning study includes an assessment of some of the key matters addressed in these codes to ensure that future development which could be contemplated on the site (such as that proposed in the concept below) could address these requirements, refer to Section 8.

4.3 Concept Ideas

A concept for the site was prepared in 2012 by Cox Architects, which provided an initial indicative idea of the type of development which could be envisaged on the site. This concept was presented to an initial round of consultation in May 2017, and subsequently revised (refer to Chapter 7 for details on consultation and the concepts provided).

The revised concept proposed is for a comprehensive redevelopment of the site. Figure 10 (on page 23) prepared by Cox Architects in 2017 provides an indicative concept which was presented as a possible redevelopment. This concept incorporated two Stages of redevelopment.

Following discussions with the Planning Authority on the draft planning report, it was determined that development of up to six storeys as shown in the concept would not be supported for this site. Given this, the proposed variation now reflects this outcome, however the concepts have not been updated to reflect this. Should this variation be supported, the proposed heights for development would be reduced in conformity with changes to the Territory Plan.

Stage 1

Stage 1 would provide for the development of a new sports club with commercial and recreational spaces at the Georgina Crescent frontage of the site. The concept allows for a licenced club of approximately 1,200 square metres in size, along with commercial and recreational spaces of approximately 1,900 square metres. Stage 1 would nominally be a three storey commercial building with a basement below to provide the majority of parking.

Stage 1 would bring the development up to the frontage with Georgina Crescent, bringing activity and connection with the Group Centre.

The concept envisages a new pedestrian pathway along the northern boundary of the block which connects with the club entry and to the group centre. This will also provide the opportunity for residential terraces to address this path.

There is a possibility that Stage 1 could potentially be developed with some of the current facilities in operation, provided that car parking spaces could be provided off site.

Stage 2

Stage 2 of the concept provides for development of two separate residential buildings with five to six storeys which might include approximately 100 apartments and terraces. Parking would be provided in basements below. A central podium landscape would be provided, with landscaping also provided between the residential and Stage 1 commercial area.

Driveway access to the basement would be provided from the southern side of the site accessed off Georgia Crescent.

The proposed concept separates the residential and commercial areas, and therefore would better address potential for issues associated with noise impacts between uses.

Building Height

The building heights contemplated in the concept are up to six storeys and would be permissible within the CZ5 zone which does not have any restriction on height. A concept with six storeys was presented at the consultation sessions, and was received with mixed responses, both positive and negative.

However, as previously mentioned in this section, based on discussions with the Planning Authority following submission of the draft planning report, it was determined that height of up to six storeys would not be supported. As a result the variation as provided in Section 4.4 proposes to limit heights within two zones on the site, being a medium density zone (notionally 4 storeys fronting Georgia Crescent) to a maximum RL of 609.6 and a low to medium density zone allowing a maximum of RL 606.6. This would reduce the heights to provide interface with the Georgina Street frontage and to the single dwelling residential development to the south. Future development would also be required to address solar provisions and bulk and scale requirements as provided for in the Commercial Zones Code and the Multi-Unit Housing Code.

The provision of maximum RLs allows for the consideration of the topography of the site in a future design proposal. Proposed heights should provide more certainty to both the community and Planning Authority which would constrain development within these envelopes, and propose a variation which would be supported.

The requirements for building height and number of storeys within the CZ1 zone within a Group Centre is a rule (R45) for a maximum of 2 storeys, or a criteria (C45) such that

Buildings comply with all of the following:

a) are compatible with the desired character
b) are appropriate to the scale and function of the use
c) minimise detrimental impacts, including overshadowing and excessive scale.

It is considered likely that should the Group Centre be redeveloped in the future, there would likely be an increase in the building height, and residential use could be a use contemplated in the CZ1 zone if this were redeveloped.

Proposed Uses

The development concept for this site, in response to the consultation undertaken for this project, has assumed that the recreational uses would be maintained on the Block. The proponent understands the importance of maintaining these uses, particularly the indoor sports centre, as opportunities for these uses are limited.

Table 5 – Areas and Uses

	Existing Development m²	Concept Development Provision m²
Club	1428	1200
Indoor Sports	1336	1320
Gym	518	440
Boxing Gym	162	140
Pool	894	0
Subtotal	**4338**	**3100**
Site area	7575	7575
Residential	NA	15500
Total	4338	18,600
Plot ratio	0.57	2.46

Interface with Surrounding zones

To the north of the site is the Coptic Church Block which is zoned community facility and is largely undeveloped, and currently includes the church building, hall and unsealed carpark. This zone is designed to facilitate development for a variety of community, religious and educational purposes. Higher order development which could be accommodated on this block might include a retirement village or residential care accommodation.

The proposed concept includes provision of a new shared use path to the north of the block, along the southern boundary of the Coptic Church, this would assist in providing a buffer between these blocks and allow setbacks and solar access.

The church is in the process of further developing their site with portable buildings to provide temporary accommodation for visiting clergy and upgrades to the carpark, and it is understood this the site will be further developed to include a Sunday school and recreational spaces. As the church facilities are primarily used on a Sunday, this does not conflict with the current recreational uses on the Kaleen site.

Further development by the church would need to meet the requirements of the Community Facility Zones Code and other relevant codes, and Eastlake would need to consider the relationship with this site in the development of a design which would be subject to consultation as part of any Development Application.

To the south, the site is bounded by the RZ2 zone, with a 10 metre wide shared use path providing a buffer between the blocks. The residences along Flowerdale Place are sited towards the southern side of these blocks, and therefore there is considered to be sufficient space to provide reasonable separation, privacy and solar access to these residences. Albeit, this would be required to be demonstrated as part of a Development Application for a building, should the rezoning proposal go forward.

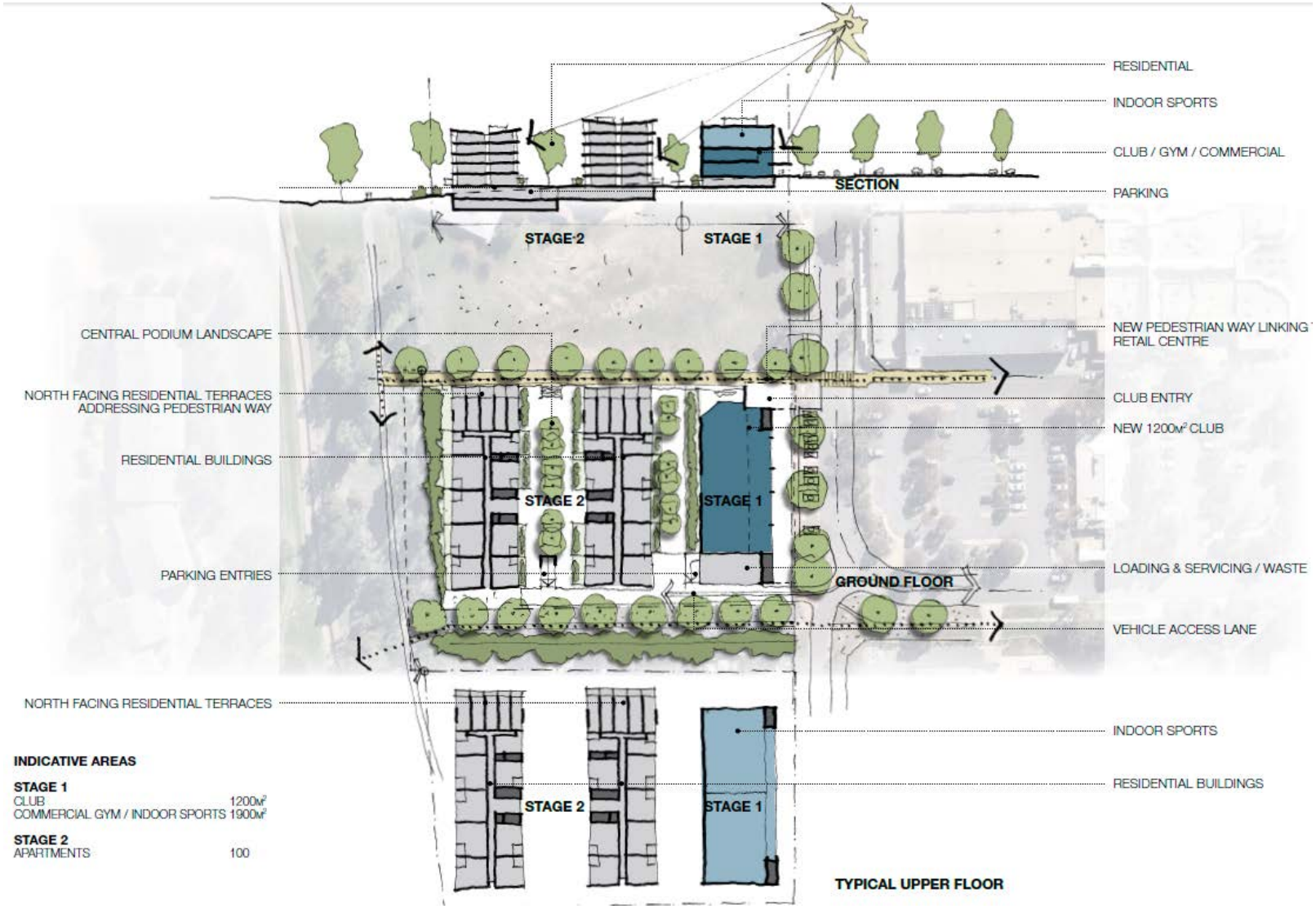


Figure 10: Development Concept (Cox Architects 2017)

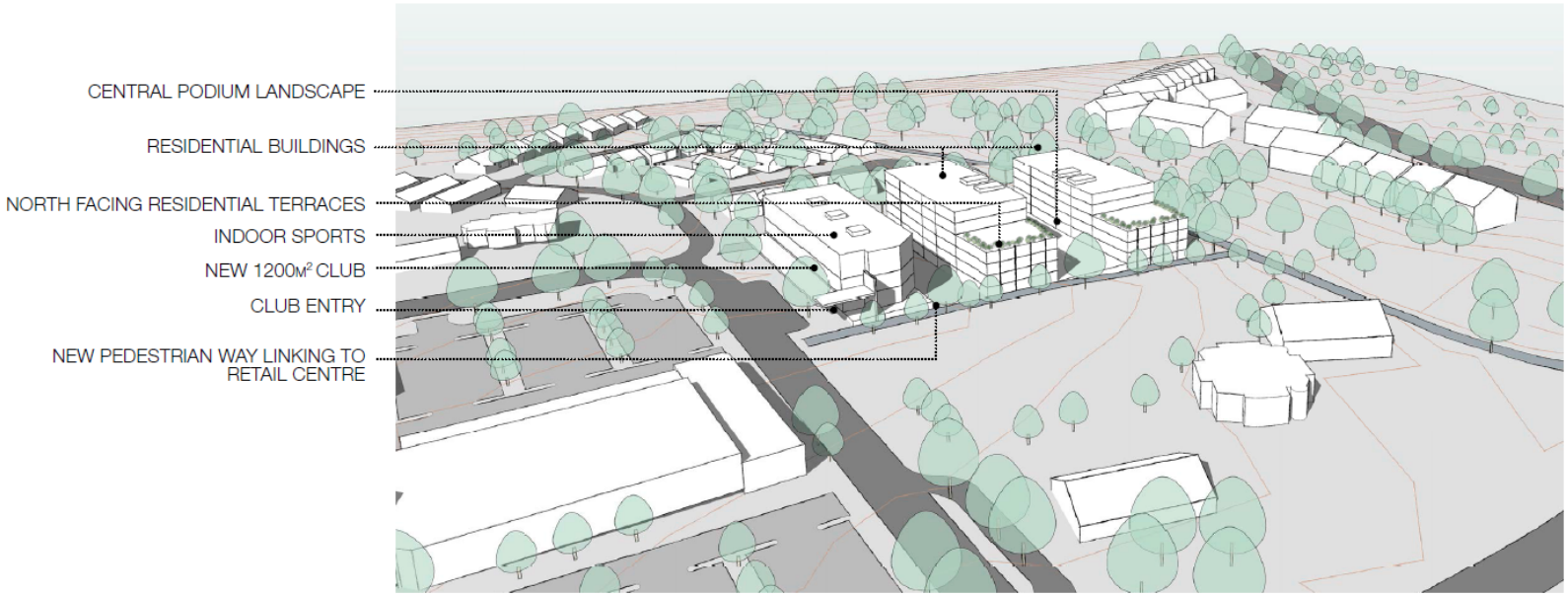


Figure 11: Isometric view of concept from North East (Cox Architects 2017)



Figure 12: Artists Impression of concept from Georgina Crescent (Cox Architects, 2017)

4.4 Proposed Territory Plan Variation

The proposal which is the subject of this Planning Study requests consideration for a variation to the Territory Plan Map (Land use Zone) and amendments to the written text (and specifically introducing new policy items into the Kaleen Precinct Code and Map).

Change in Land Use

The proposal seeks to change the land use zoning of Block 4 Section 89 Kaleen from PRZ2 Restricted Access Recreation to CZ5 Mixed Use.

Development Control Changes

The proposal seeks to adopt the current planning controls applicable for lands zoned CZ5- Mixed Use Commercial as detailed in the applicable Territory Plan Development and General Codes including the:

- Commercial Zone Development Code;
- Multi-Unit Housing Development Code;
- Parking and Vehicular Access General Code
- Bicycle Parking General Code
- Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
- Community and Recreation Facilities Location Guidelines General Code
- Signs General Code
- Water Use and Catchment General Code
- Home Business General Code
- WaterWays: Water Sensitive Urban Design General Code
- Planning for Bushfire Risk Mitigation General Code
- Residential Boundary Fences General Code
- Lease Variation General Code

The Belconnen District and the Kaleen Precinct Map and Code currently do not have any specific use or development controls that relate to this Block.

This Territory Plan Variation seeks to add the following planning controls to the Kaleen Precinct Code and Map for Block 4 Section 89 to facilitate the intended outcomes for the site.

Suggested controls are detailed below.

Additional merit track development

Table 6 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	**Zone**	**Development**
MT#	CZ5	*club*

Additional Rules and Criteria

Add an additional RC area over Block 4 Section 89, with additional controls, suggested changes as follows:

Table 7 – Additional rules and criteria

Rules	Criteria
Building Height	
R# This rule applies to the areas identified in Figure X. The maximum height in the areas shown in Figure 3 are as follows: - Medium rise area maximum RL of 609.6 - Low to medium rise area (within 12 metres of boundary), maximum RL of 606.6 For this rule the building height excludes all of the following: a) roof top plant b) lift overruns c) antennas d) photovoltaic panels e) air conditioning units f) roof top gardens	This is a mandatory requirement. There is no applicable criterion.
Site for Public Car Parking	
R# Development on Block 14 Section 88 includes one (1) of the following: a) surface car park with number of spaces endorsed by the Territory agency responsible for transport planning b) other development where all of the following are provided: i) provide a number of car parking spaces endorsed by the Territory agency responsible for transport planning ii) accommodate onsite any additional demand for car parking generated by the development iii) ensure the number of car parking spaces identified in R# b) i) remains available for public access iv) complies with the Parking and Vehicular Access General Code	C# Development on Block 14 Section 88 may be considered where the development achieves all of the following: a) any additional parking provision requirements (under the Parking and Vehicular Access General Code) for the development b) makes a substantial contribution to the long-term public parking supply for the whole Group Centre as endorsed by the Territory



Figure 13: Indicative Figure for inclusion in Kaleen Precinct Code

5 PART C - Justification for Planning Policy change

5.1 Assessment of Zoning suitability for TP Variation

This section provides an assessment of the various zones which have been considered as part of this proposal. Appropriate rezoning is required to facilitate future provision for a licenced club and associated recreational amenity, but also allows for residential and commercial development that would align with the broader government and planning policy objectives within the Kaleen Group Centre.

Kaleen is currently an anomaly in the Territory, as the smallest, and only Group Centre which doesn't contain additional commercial or higher density residential zones surrounding or as part of the Group Centre. This anomaly has led to a relatively low population within the walking and cycling catchment of the group centre resulting in predominantly car based visitation and a lack of human scale development.

Table 8 – Comparison of Land Use Zone Objectives

Zone	Objectives
PRZ2 Restricted Access Recreation	a) Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility b) Make provision for a range of sport and recreation facilities, whether in public or private ownership that may be commercial in nature c) Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night d) Design and landscaping of development is to be compatible with the surrounding landscape e) Provide safe pedestrian and cycling access to recreation facilities to promote active living.

Zone	Objectives
CZ1 Core Zone	a) Encourage a mix of predominantly commercial land uses that contribute to a diverse and active character b) provide for a range of conveniently located retail and service outlets c) Promote vibrant, interesting and lively street frontages including during evenings and weekends d) Encourage an attractive, safe pedestrian environment with ready access to public transport e) Maintain and enhance a high standard of urban design through use of sustainable design and materials and ensure that buildings retain a high level of design consistency and compatibility f) Provide opportunities for business investment and employment g) Maintain and enhance environmental amenity h) Promote the establishment of cultural and community identity that is representative of, and appropriate to, the place i) Promote active living and active travel j) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.
CZ2 Business Zone	a) Provide for office and business sites that are accessible to public transport and convenience retailing and services b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce d) Create vibrant lively pedestrian routes and public spaces e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public f) Promote active living and active travel g) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living. h) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

Zone	Objectives
CZ3 Services zone	a) Provide for a range of conveniently located services and lower rent commercial activities b) Ensure that commercial development supports but does not undermine the function of the CZ1 Core Zone and the CZ2 Business Zone c) Accommodate retail uses or entertainment facilities requiring larger sites d) Encourage a mix of land uses which contribute to an active and diverse character e) Maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the Zone f) Undertake development using best practice environmentally sustainable development principles g) Promote active living and active travel h) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport i) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.
CZ5 Mixed use	a) Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres b) Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities c) Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles d) Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas e) Encourage activities particularly at street frontage level that contribute to an active public realm f) Promote active living and active travel g) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living. h) Provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to encourage walking and cycling, and maximise public transport patronage.

There are significant differences between the objectives of the restricted access recreation zone and the commercial zones. As the former only provides for recreational facilities and their amenity, this zone is not considered suitable for the proposal.

The commercial zone objectives vary to encourage commercial uses depending on the specific type of zoning they support. As indicated in the table below, a number of these zones and objectives would potentially suit the proposed development concept, however some are considered more suitable than others, further discussion around this is provided below.

Table 9 – Comparison of Land Uses in Potential Zones

	Possible Zones				
Existing/Proposed uses	**PRZ2 Restricted Access Recreation**	**CZ1 Core Zone**	**CZ2 Business Zone**	**CZ3 Services Zone**	**CZ5 Mixed Use**
Club	✓	✓	✓	✓	✗
Residential	✗	✓	✓	✓	✓
Commercial uses	✗	✓	✓	✓	✓
Indoor recreation	✓	✓	✓	✓	✓
Car park	✓	✓	✓	✓	✓
Child care centre	✓	✓	✓	✓	✓
Other considerations	**PRZ2 Restricted Access Recreation**	**CZ1 Core Zone**	**CZ2 Business Zone**	**CZ3 Services Zone**	**CZ5 Mixed Use**
Is the proposal consistent with zone objectives?	✗	✓	Objectives relate more to offices and services related to business/office	✓ Objectives probably better suited than CZ1 or CZ2	✓ Objectives fit well
Consistent with Commercial zone Code requirements	NA	✓	✓	✓	✓
Consistent with Multi unit housing zone requirements		NA		Multi-unit housing development within commercial zones has an additional control relating to provision of Ground floor commercial use. Otherwise other controls would need to be addressed with a building design in mind. There is no reason why these couldn't be achieved in any of these zones.	

	Possible Zones				
Existing/Proposed uses	**PRZ2 Restricted Access Recreation**	**CZ1 Core Zone**	**CZ2 Business Zone**	**CZ3 Services Zone**	**CZ5 Mixed Use**
Height limit	Rule: 2 storeys or 10m Criteria: The building height minimises the impact of developments on adjoining residential zones.	None identified (outside the group centre)	None identified (outside the group centre)	Rule 40: The maximum number of storeys is 2. Criteria: Buildings achieve: a) consistency with the desired character b) reasonable solar access to dwellings and open space on adjoining residential blocks.	None identified (normally controlled in the relevant precinct code)

✓ Merit track assessable ✗ prohibited

Discussion on Potential Zone Options

PRZ2 zone and zone objectives are not considered suitable as the objectives of this zone relate only to recreational uses and do not meet the objectives for the future uses imagined for the site.

As depicted in the Table above, any rezoning to change to a commercial zone would potentially present an economic risk to the viability and significance of the primary CZ1 zone in the Group Centre, by potentially diluting the Centre through the addition of alternative commercial land. Therefore it is considered that any potential rezoning would need to be in a modified form, by effecting a change to the Kaleen Precinct Code as part of the Territory Plan variation to limit the commercial uses available on the Block.

CZ1 Core zone objectives would seem to be in line with the objectives of the proposal, and all the uses sought are permissible, however this zone is for the core commercial activities, and the Group Centre across the road from the site is zoned CZ1 and has therefore been planned for the location of primary commercial uses within the area. Consequently, this zone is not considered to be appropriate for the rezoning, even if the commercial uses are limited, as this site is not intended as a principal commercial site.

The CZ2 Business zone also permits all the uses required, but the objectives of this zone are focussed on providing offices and associated services to meet the needs of this workforce. These objectives do not fit with the intention of the proposed concept, and would therefore not be a preferred zone for the Territory Plan variation. Albeit the Commercial Zones Code places limits on the size of shop in CZ2 to 100m^2 which would limit this type of use and reduce the potential for competition with the Group Centre.

The CZ3 Services zone objectives would appropriately address the type and function of the uses and concept being proposed for the block. These objectives being to provide services and commercial development that supports, but does not undermine the functions of the CZ1 and CZ2 zones, and provides for a mix of uses including entertainment, which contribute to an active and diverse character. In addition, all the uses being considered are permissible within this zone. However, CZ3 offers a much larger range of uses within the zone than the other commercial zones. Therefore, many of these uses would need to be limited within the Precinct Code to ensure the Group Centre does not become split so that the development supports the Group Centre, without detracting from it, or by permitting uses that would not be suitable within this area. In CZ3, in the Commercial Zones Code the maximum Gross Floor Area (GFA) for a shop used or intended to be used as a supermarket is 300m^2. CZ3 focuses on larger area, lower value uses, but also provides additional uses which are not permitted within CZ2 (for example).

The CZ5 Mixed Use zone objectives would also be met by the proposed use, with objective (a) to encourage higher density residential development in locations with access to transport corridors, and commercial and employment centres. This is considered to be an important justification for the proposed rezoning, as the Kaleen Group centre does not currently have any higher density development or other commercial uses in proximity to the Group Centre. The proposal would allow for additional population to provide patronage to the centre.

However within this zone, Club is not a permitted use, but the range of other uses permitted is reduced compared with those provided for in CZ3, for example. Club use would need to be added as an additional merit track assessable use on this block within the Kaleen Precinct Code. Furthermore, it is considered that based on a comparison of the zones, objectives, permissible uses and the like within the commercial zones, that CZ5 Mixed Use would be the most appropriate zone, with an amendment to the Precinct Code to permit Club use.

Casey Group centre is the only other Group Centre in the ACT with a CZ5 zone in close proximity to the centre, so this would not set a precedent, but is unusual in the ACT Planning Context.

Multi-unit Housing Code

Rule and criteria 97 of this code provide specific requirements to ensure that commercial uses are maintained, or available to be maintained on the ground floor in commercial zones. The rule is as follows:

The ground floor finished floor level to finished ceiling level height is not less than 3.6m.

A future development proposal would need to respond to this rule, by providing ground floor spaces capable of accommodating commercial development.

Car Parking

Given that the majority of parking at peak use for the current development on Block 4 Section 89 (weeknight evenings) is provided offsite in the ACT Government owned carpark on Block 14 Section 88, and that the Group Centre also relies on this parking area, an additional rule to maintain parking to service the needs of development around the Group Centre within this block should be considered as part of the variation, similar to rules provided within the Weston and Woden Precinct Codes.

Preferred solution

In light of the discussion above, regarding zoning options, the preferred solution was considered to be a change in zone to CZ5 Mixed use zone as detailed in Section 4

5.2 Assessment of Opportunity Costs

Rezoning the land as proposed will facilitate a number of positive outcomes including:

- The potential for viable redevelopment of the Sports Club and recreational facilities for the community to access and enjoy in the future.
- Improved amenity and access around the site and Group Centre, future redevelopment would provide the opportunity to bring the forecourt of the club up to street level so it can address the Group Centre, improving the amenity and access around the site and the Group Centre.
- The potential for a new viable licenced club facility, built to modern design standards.
- The rezoning to CZ5 would complement the commercial opportunities within the Group Centre rather than detracting from, or competing with them.
- The density of residential development around the Group Centre is currently very low and is limited in potential due to the RZ2 zoning. Redevelopment of the club site (following a variation to the Territory Plan) could increase the population within the centre and provide increased opportunities for commercial activities, adding to its vibrancy and sustainable operation.
- The types of residential dwellings around the centre are limited to single dwellings and some units. The introduction of apartments proximate to the centre would broaden the available housing types in the vicinity of the Centre.
- Investment in the club site could be the catalyst for other reinvestment in the centre, possibly improving the state of the shopping centre itself.

The proposed rezoning will result in neutral outcomes on a number of relevant points of consideration, including:

- Facilitation of the existing uses on the block, such as club and indoor recreation.
- It is not proposed to include a swimming pool within the future redevelopment on the block, as the swimming pool has been closed for many years and the CISAC pool at Belconnen now provides these services.

The following opportunities would be lost as a result of the proposed rezoning:

- Surface car parking would need to be replaced by predominantly basement car parking.

5.3 Matters that necessitate the proposed changes

Economic

- The current Kaleen Sports Club is an aged facility constructed some twenty years ago and the building is reaching the end of its usable life.
- Redevelopment of the site in the current context is not financially viable for the club, due to the extent of the work that would be required. Estimates to repair and reinstate the pool, for example are in the millions of dollars. The viability of redevelopment of the site is only considered to be feasible with associated residential development that could be used to fund the costs to redevelop the Club and sporting facilities.
- The small and limited amount of commercially zoned land that makes up the Group Centre limits the critical mass of development activity within the Centre. Rezoning this site to increase the commercial development options would support a stronger, more diverse Group Centre.

Social

- The concept plan shows the opportunity for up to 100 new dwellings which would provide more varied housing choices for people in Kaleen.
- The disjointed nature of the Group Centre could be reduced by bringing the Sports Club up to street level and opening up the possibility of this site having an improved relationship with the retail core areas.
- The suburb of Lawson is located immediately to the west of Kaleen. Stage 1 of Lawson is already being developed, and Stage 2 will be forthcoming. This suburb will ultimately accommodate approximately 1850 dwellings (equivalent to about 3000 people) and will include a modestly sized local centre (a mixed use zone with a maximum GFA of 1500m^2, of which a maximum of 700m^2 can be used for supermarket).
- Kaleen will be the closest Group Centre to service the population at Lawson and consequently additional patronage for the Sports Club and other facilities may be anticipated.

5.4 Demand for Recreation and Community Facilities

There is likely to be increased demand for recreation and Community facilities as the population in Kaleen and Belconnen grows. In particular, there are not currently many indoor sports venues within Canberra, and the operation at Kaleen is very popular, and considered to be an important community asset.

The ACT Government strategic policy around the Healthy Weight Initiative and Active Canberra would support the securing of facilities for indoor sports and other recreational uses. The proposal could facilitate modernized recreational facilities in the future.

5.5 Alternatives

"Do Nothing" Option

The Licenced Club at Kaleen is marginally profitable, but it is the smallest and least profitable of Eastlake Group's operations. Recent changes to the poker machine legislation have affected the club, and this will see a number of the gaming machines move to the new Eastlake Club in Gungahlin, with approximately 50 machines remaining at Kaleen, further reducing the income at this venue. It is conceivable that the business could continue on a basis of minimal maintenance only with no capital expenditure. However, the fabric of the premises is in a poor state and this will further deteriorate in years to come.

The tenants on the site provide good income and have contracts in place for up to five years. These could continue but if no investment is made in the building infrastructure these businesses are not secure over a longer term, as the building maintenance costs would exceed the profitability for businesses being located here.

Doing nothing is not possible in the medium term.

A "minimum change" scenario

Redevelopment of the site within the context of the current zone would involve substantial investment in a "makeover" or site renovation to the existing building. Given the existing infrastructure, the cost of this would be considerable and due to the topography and positioning of the current buildings on the site, redevelopment as is, is not considered to be practical or commercially feasible. Eastlake would not have the funds or means to achieve this without a component that could be used to fund the redevelopment.

5.6 Justification for the Preferred Zone (CZ5)

CZ5 is considered to be the preferred zone as:

- The proposed uses more closely fit within the zone objectives than any of the other zones considered.
- CZ5 offers a more limited range of uses and would therefore not directly impact on the viability of the CZ1 core of the Group Centre.

Summary

The proposed rezoning of the whole site is considered the only practical and viable solution to allow for redevelopment of the site in a feasible manner, funded by the contribution of residential development.

This proposal would also align with several broader government and planning policy objectives. It would provide for infill development adjacent to a Group Centre, where shopping opportunities and public transport are already available. Due to the zoning of the other land around the Group Centre, infill development or increased density of dwellings will otherwise be difficult to achieve within the division of Kaleen.

In this context, there is an opportunity for this site to make a much greater contribution to the future vibrancy, diversity and sustainable activity of the Group Centre.

Should this proposal not proceed, it is likely that the recreational facilities on this site will deteriorate to a point that they are no longer able to be maintained and the value of these assets would be lost, along with the facilities provided here.

6 PART D - Strategic Planning Policy Context

In the ACT, all land is subject to planning controls defined by the National Capital Plan (NCP) which is administered by the National Capital Authority (NCA) (Federal Government) and/or the Territory Plan that is administered by the Environment, Planning and Sustainable Development Directorate (Territory Government).

6.1 National Capital Plan

The National Capital Plan (NCP) sets out the broad land use and urban design framework for planning and development of the National Capital, as administered by the National Capital Authority (NCA). The National Capital Plan was amended in 2016 (Amendment 86) which provided for a revised and modernised version of the plan.

The subject block and surrounding area are zoned as "Urban" under the general policy plan of the NCP. There are no other special requirements with respect to the National Capital Plan for this site. The proposal is not considered to have any conflict with the National Capital Plan, and consultation with the NCA supports this.

6.2 ACT Planning Strategy

The ACT Planning Strategy is the ACT Government's strategic planning document that provides guidance on the development of Canberra towards the years 2030 and 2060. In 2018 the Minister for Planning announced the 2012 Strategy would be refreshed to better reflect the plan for the contemporary landscape for the city and consultation sessions and seminars were held between June and September, with the new Planning Strategy due for release in the coming months.

The intention of the new Planning Strategy is to "incorporate progress made on key Government priorities, such as achieving net zero greenhouse gas emissions in the ACT by 2045, providing increased housing choice and affordability, and delivering improved and integrated public transport and active travel" (www.yoursay.act.gov.au/act-planning-strategy-refresh). This proposal directly responds to these intentions, such as the need for urban renewal and opportunities for increased housing choice in existing urban centres.

The Strategy is intended to direct the development of Canberra to help the city achieve its economic, cultural and environmental aspirations. Key strategic themes include: increased vibrancy of centres, compact development, integrated public transport and improved pedestrian and cyclist access and linkages between residential, commercial and employment areas.

This policy document advocates a more compact city that provides more diversity in where and how people live, including a balance and mix of greenfield development and urban intensification.

The strategy identifies particular areas for urban intensification to limit future urban expansion and in turn conserve land and resources while encouraging housing diversity through a variety of typologies and products.

Providing housing diversity is cited as an important objective that seeks to meet changing lifestyles and needs while facilitating housing options that attract a range of demographic cohorts while meeting the demands of an ageing population that wants to 'age in place'.

Changing household composition supports a need to provide more diverse housing products, particularly options in semi-detached, townhouse and apartment living. Australian Bureau of Statistics (ABS) projections (2011) show that a substantial growth in couple and single person households in Canberra is anticipated and the strategy states that these household types are more likely to occupy higher density dwellings.

The Strategy importantly also addresses urban decay by stating that urban intensification can arrest population decline in established suburbs and drive the more efficient use of existing infrastructure.

The strategy advises that an increase in urban intensification can deliver significant social, economic and ecological benefits associated with a more compact city form and identify locations suitable for establishing these benefits, while substantially retaining much of Canberra's suburban fabric.

The document sets out nine sub-strategies to pursue and drive the required changes to achieve the desired future outcomes envisioned. These sub-strategies are set to build on Canberra's key strengths of:

- - liveability,
- - accessibility, and the
- - knowledge-based economy.

The proposed Territory Plan variation would assist in the realisation of four of the nine identified strategies and is not inconsistent with the remaining five.

The four supported strategies are:

> *1. Create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes…'*

Redevelopment of the proposed site which is adjacent to the Kaleen Group Centre directly responds to this strategy. The proposed plan variation would provide the opportunity to intensify the Group Centre by providing residential accommodation along with the existing recreational uses.

Bus Routes 250 and 30 service the Group Centre. Route 250 connects the Belconnen Town Centre with the Gungahlin Town Centre.

The site also fronts the main community route (shared path) that links the northern Belconnen suburbs with the Town Centre, University of Canberra, Bruce and the City.

> *3. Provide more cost effective and sustainable living options by improving the existing housing stock and establishing more choice in housing types in a variety of locations*.

The proposed concept would expand housing choice, and provide new dwellings within Kaleen, a suburb where approximately 93% of the dwellings are low density single dwellings (Census 2016).

> *4. Ensure everyone has convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group and local centres as community hubs'*

The proposal directly responds to this sub-strategy, as it seeks to promote the continuation of the sports and recreation uses and facilities currently provided on the site.

The proposal will also help to secure the viability of the Group Centre and the services provided, by providing opportunity for population growth adjacent to the centre and to the facilities provided at the Sports Club.

6. Invest in design that will ensure urban change creates amenity, diversity, a more sustainable built form and adds to Canberra's landscape setting'

The opportunity provided by this proposal will facilitate the investment in redevelopment of the facilities on this site which otherwise would not be financially viable. Opportunity would be provided to design an outcome that is more sustainable, provides better amenity to the surrounding sites and Group Centre, in accordance with this strategy.

6.3 ACT Government's Healthy Weight Initiative

The Healthy Weight Initiative (HWI) is a whole-of-government approach to halt the rising rates of obesity across the ACT population. The HWI aims to make improvements to the food and active living environments in order to support Canberrans to engage in healthier behaviours. In turn, evidence suggests that these will have positive effects on waistlines, productivity, and in the long-term reduce the burden of chronic disease and demand on health services.

A Steering Committee monitors and co-ordinates policy and programs across six key themes:

- Schools;
- Workplaces;
- Urban planning;
- Food environment;
- Social inclusion; and
- Information and data.

Under the Urban Planning theme, there are three key foci:

1. Promote and prioritise active travel through the implementation of the Transport for Canberra plan and master planning processes.

How the proposal responds to *Transport for Canberra* and active travel have been addressed in Sections 6.5 and 6.6 below. In addition, the concept design provides for improved access to the Group Centre with the introduction of a new shared use path to the north of the block, which would assist in the movement of people to and from the Group Centre by foot or bike.

2. Incorporate active living principles into the Territory Plan Codes and the Territory and Municipal Services Standards for public realm design and development works.

Redevelopment facilitated by this proposal would provide for a more modern development that gives consideration of current Territory Plan Codes and Territory Municipal Services and standards that incorporate active living principles, by incorporating bike rails, end of trip facilities, and mixed use development in close proximity to shops, services and public transport routes.

3. Create car parking and other incentives which encourage active travel (walk/cycle/bus) and discourage private transport for entire journeys into town centres.

Again, the opportunity for increased density close to a Group Centre provides greater opportunities for a reduced reliance on cars for short trips, as future residents could access services in the Group Centre and at the Sports club by foot.

6.4 Statement of Planning Intent

The Minister for Planning, Mick Gentleman, released his Statement of Planning Intent in November 2015, this statement articulates the four planning priorities for Canberra and the ACT Government for the next three to five years. The statement is informed by outcomes from community engagement which were analysed and documented in a community engagement report.

The Minister wants to see Canberra as a city renowned not only for liveability, but for its vibrant and distinctive civic lifestyle. Being increasingly sustainable, compact and well-connected, seizing opportunities for urban renewal and becoming a showcase for innovation and design excellence. The statement builds on the strategic framework set out in the 2012 ACT Planning Strategy, Transport for Canberra and the ACT Government's Climate Change Strategy and Action Plan.

Each of the identified priorities are given planning intentions and actions for the immediate (next 12 months) short term (2-3 years) and medium term (4-5 years). The relevant priorities identified are:

- Creating sustainable, compact and liveable neighbourhoods with better transport choices
- Delivering high quality public spaces and streets through placemaking
- Delivering an outcome-focused planning system to reward design excellence and innovation
- Engaging with the community, business and research sectors to optimise planning.

The proposed rezoning is consistent with this intent.

6.5 Transport for Canberra

Transport for Canberra policy was released on 19 March 2012, it sets out a transport policy direction for 2012 – 2031 in relation to:

- transport and land use integration through the Frequent Network of public transport corridors,
- social inclusion and transport disadvantage, including a draft minimum coverage standard to ensure public transport services reach those with the highest social need for transport,
- active travel to make walking and cycling easy travel options,
- strategic management of the road network, parking, motorised vehicles and freight to create an efficient transport system,
- travel demand management across all modes of transport (pedestrians, cyclists, motorcyclists, cars, public transport, freight) including transport pricing; and
- transport system performance measurement and reporting, including new mode share targets for 2016 and an annual transport report card.

Public transport is addressed in some detail and, relevant to Kaleen, Transport for Canberra commits to the provision of bus services to group centres with a 30 minute frequency on weekdays and 60 minute frequency on weekends. The delivery of good levels of public transport services is very costly and consequently the introduction of additional population to support higher frequency services is very desirable.

More intensive residential development at Group Centres such as Kaleen would be considered to be highly complementary to the public transport proposals in Transport for Canberra and provides a good argument in favour of residential development at Group centres such as Kaleen.

6.6 Active Travel

Building an Integrated Transport Network, Active Travel was released in 2015 which outlines how the government intends to better integrate planning and delivery of active travel initiatives to further support walking, cycling, and riding as a part of Canberra's urban planning and transport system. This is part of delivering on key government policies, such as Transport for Canberra and the ACT Planning Strategy.

The ACT Government has now implemented an Active Travel Office (ATO). The ATO serves as the single point of contact within Government on active travel policy and implementation, including coordination and engagement with the community on active travel matters.

The ATO ensures that active travel is at the forefront of government activities by:

- Improving the coordination and engagement across the ACT Government to better plan, deliver, encourage, and manage walking and cycling facilities;
- Formalising the alignment with existing planning, maintenance and infrastructure delivery processes; and
- Promoting and monitoring across all relevant sectors and encouraging behaviour change.

The Active Travel Framework includes four key principles to plan, deliver, encourage and manage for more active travel and healthier lifestyles.

These four key active travel principles are:

Plan: Include and prioritise walking, cycling and riding when planning for land use and transport

Deliver: Build appropriate infrastructure for walking and cycling needs

Encourage: Enable greater participation in walking, cycling, riding and accessing public transport

Manage: Coordinate across agencies.

Kaleen has also been part of a recent TCCS project to provide works as part of the "Age Friendly Suburbs project" this project has been piloted to demonstrate how targeted infrastructure investment could support environments that promote physical activity and well being for an aging Canberra population.

The proposed plan variation would support planning for active travel by intensifying the population within the Group Centre, and providing opportunities for residences to be located in close proximity to shops and commercial activities in the centre, thereby reducing reliance on private vehicle usage for short trips. They would also have direct access to the existing network of shared paths along the adjoining green space corridor.

6.7 Master Plans

The Environment Planning and Sustainable Development Directorate has embarked on a process of preparing master plans for various centres across the metropolitan area. It is understood that the Kaleen centre is not on the priority list for centres that will be subject to a master planning review in the near future. We believe that the rezoning of this site would not pre-empt any likely outcomes that would come from a master plan review of the Group Centre.

6.8 Other Approvals and Processes Required to Facilitate Desired Outcome

Following successful adoption of the proposed Territory Plan Variation, the following additional processes are required to facilitate the redevelopment of the site.

Lease variation

A lease variation would be required to add residential use and additional development rights, or remove the Gross Floor Area (GFA) clause from the Crown lease before residential development could be realised on this site.

Merit Assessment DA

A merit assessment Development Application would be required to progress a development proposal(s) for the redevelopment of the site.

Hazardous Materials Assessment

A hazardous materials assessment of the buildings on the site would be required prior to demolition.

Tree Protection

An assessment of trees on the site, along with trees on public land that are likely to be impacted by the development may need to be undertaken (e.g. in the adjacent laneway and urban open space). Approvals may be required if any future works impact upon the matters identified in the *Tree Protection Act 2005.*

Other matters relating to contamination, heritage etc have been addressed as part of this planning study.

7 PART E - Preliminary Consultation

7.1 Consultation Context

In preparing this Planning study, the project team has engaged with government and other key stakeholders, representative organisations, and the local community including residents and businesses to seek their input. The Consultation Summary Report (Appendix C) summarises the community engagement undertaken, provides the key themes that arose from it, and the responses to the issues raised by the community and includes a report on consultation that:

- provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence
- list of all issues raised in consultation, outcomes, etc, and
- responds to issues raised, including any changes to the proposal as a result of consultation.

7.2 Consultations

Consultation commenced with the development of a consultation strategy and preparation of consultation materials, such as letters and a postcard with details of the proposal.

The consultation was undertaken in two stages, with a first stage undertaken to gauge the responses of the community and identify key issues of concern and considerations to inform the preparation of the planning study. The second stage was held upon completion of the draft planning study to detail the outcomes of the assessment.

Additionally, letters were sent to relevant government agencies and directorates to provide information on the proposal. Consultation was also undertaken with entities and service providers during the preparation of the study.

Stage 1

Stage 1 of the consultations included:

- A presentation at a regular meeting of the Belconnen Community Council.
- Letterbox drop to residences surrounding the Group Centre.
- Contact with businesses in and surrounding the Group Centre and site including the on site tenants, veterinary clinic, child care centre, churches in person or via phone or email with a letter and postcard.
- Advertisements in the Canberra Times.
- Public drop-in consultation session held on site at the club, attended by 31 people.
- Meeting with MLA Suzanne Orr.
- Meeting with the owner of the Kaleen Group Centre, DEMAC Group.

- Meeting with representative from the Coptic Church.
- Letters and emails to government stakeholders.

At stage 1 a preliminary concept was presented as provided in the figure below.

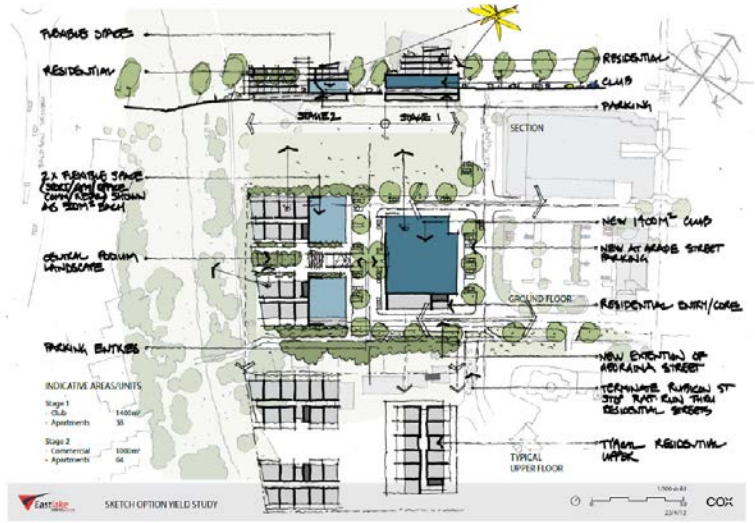


Figure 14: Original Concept Presented at First Round of Consultation

Stage 2 of the consultations included:

- Contact with the Belconnen Community Council;
- Letterbox drop to residences surrounding the Group Centre.
- Contact and distributing post cards to businesses in and surrounding the Group Centre and site.
- Advertisements in the Canberra Times.
- Public drop-in consultation session held on site at the club, attended by 33 people.
- Emails to people and stakeholders who previously attended consultation.
- Notices in the Eastlake e-news mailout.
- Information provided on the Eastlake Website http://www.eastlakefc.com.au/eastlake/community-information-session/

At the Stage 2 consultation session the concepts were presented as provided in Section 4.3.

7.3 Matters Raised in Consultations

Conversations with many stakeholders and tenants at the Group Centre were supportive of the proposal, or feedback was not received. In particular a meeting held with DEMAC Group, the owner of the Group Centre was very supportive of the proposal and the positive benefits it might have on the Group Centre.

Initial concerns were raised by the Indoor Sports Centre owner and members of the Club about the proposal, particularly about the ongoing opportunity for the club and sports facilities.

Matters specifically raised in relation to the proposed plan variation on the site are detailed in the Tables below.

Table 10: Main Issues raised in Stage 1 Consultation

Comment	Response
Recreational Uses	
Want recreational uses to stay	It is proposed to maintain recreational uses in the concept redevelopment that has been proposed. The concept design has been updated to reflect this more clearly.
Any community facilities/recreation land taken from those uses must be replaced	The proposed variation would seek to maintain the recreational uses on the site and include these within future redevelopment on the site. The proposal seeks make the club viable and prevent the further deterioration of the building and therefore the viability of the facilities.
The redevelopment of the club should only be to include recreation facilities, not residential.	Future redevelopment of the recreational facilities is only viable for the club in a form which can support this. The inclusion of residential development on the site would be a means for the club to fund redevelopment. If viable redevelopment of the site cannot be achieved, the existing building would continue to deteriorate, and the on-going maintenance costs into the future would make the recreational uses on this site unviable.
Urge that the indoor sports complex and other commercial businesses be considered for retention in the redevelopment.	It has been the intention of Eastlake to maintain these uses in a viable redevelopment scenario. The concept proposed has been revised to reflect the maintenance of these uses more clearly.
Maintenance of recreational spaces on the site.	It is proposed to maintain recreational uses in the concept redevelopment that is being proposed. The concept design has been updated to reflect this more clearly.
The indoor sports centre at Kaleen provides a community service. It in tern [*sic*] also creates and allows for a community to develop and thrive around social sporting opportunities. With a lack of other similar Indoor sports facilities through Canberra, I feel it's important that any redevelopment maintains this element of the club.	Refer to comments above.
Parking and Traffic	
Closure of Rubicon Street	The concept proposed has been revised, and is no longer included in the concept.
Rubicon Street should not be terminated	The concept proposed has been revised, and is no longer included in the concept.

Comment	Response
If rat running is a problem, put in speed bumps	A detailed traffic assessment would be undertaken as part of a future development application.
Residents of future residential units are likely to take over parking at the nearby shopping centre and nearby streets	A detailed traffic and parking assessment would be undertaken as part of a future development application. A future development would be required to demonstrate that parking on the site and within the group centre could be provided in the context of a future development. Residential parking would be required to be provided on the site.
100 units will create illegal parking problems in adjacent streets and shopping centre carpark	Refer to comment above.
Creation of traffic in Georgina Crescent	An indicative and preliminary traffic assessment has been undertaken as part of the planning study. The proposed variation to the Territory Plan would not generate any traffic, per se, but should the site be developed based on the proposed concept, additional traffic would be generated for residential uses. Before this could occur a lease variation would be required to add residential uses to the lease and the specific traffic impacts would also be assessed as part of a development application. The traffic generated by recreational uses would likely to remain the same as the existing operations.
Parking along Georgina Crescent on the club side should be stopped except for one or two disabled spaces outside the doctor’s rooms.	This is not a consideration for Eastlake within the context of this proposal. Parking off site, is under the jurisdiction of the ACT Government.
Parking at Kaleen shops should be 3 hours timed. This would allow for attendance at school functions or St Simons Church	This is a consideration for the ACT government who are the custodians of the parking areas at the Group Centre, or which could be considered by the ACT Government as part of future developments in the Group Centre.
urge that on-site (?underneath) parking be provided on a ratio of 2 spaces per apartment and also some visitor parking;	A future development application would be required to provide parking in accordance with the Parking and Vehicular Access General Code requirements at the time of that proposal, which stipulates the numbers and type of parking required for developments. Currently the rates vary depending upon the number of bedrooms in any proposed apartments.
urge that the entrance to the precinct be sympathetic to the traffic flow on Georgina Crescent and Rubicon Street and the entrance to the rear shopping carparks; and	Access to the site would be considered in the detailed design process for a future redevelopment of the site. Impacts to Georgina Crescent and co-ordination with the carparks would need to be considered as part of this assessment

Comment	Response
Although I have no objection to a new club being built, I am however a little bit concerned about the increase in the number of people to frequent the new facilities and the amount of traffic this will generate. There a lot of retired and elderly people living close to this precinct and my concern is for these people in navigating the streets and paths in the immediate area.	New development would likely increase the traffic generation, a preliminary assessment has been undertaken as part of the planning study, and a detailed assessment would be required for any future development proposal. However the proposal would also provide the opportunity for people to live in close proximity to the group centre, where they can easily walk to access the services available.
Closure of Rubicon Street, increased traffic in Georgina Cres.	The concept design has been revised, so that closure of Rubicon Street is no longer contemplated. There would be potential increases in traffic on Georgina Crescent should the plan variation go forward and residential development be proposed. This is likely to occur over a medium term period. The proposal would also provide the opportunity for people to live in close proximity to the group centre, where they can easily walk to access the services available.
Public Transport	
Poor public transport, especially to Belconnen means many new residents will use their cars.	In the context of a rezoning of the site, this may also provide impetus for redevelopment of the group centre, and with an increased population and visits to this area, consideration may be made by ACTION to increase the public transport connection of the Group Centre with other parts of Canberra.
Will need to arrange significant increase in ACTION Bus services.	See above.
Housing Density and Height	
Concerns about high density of housing 100 apartments at Eastlake and 150 at ex-bowling club is a lot in a small area	The numbers provided are indicative and for conceptual purposes only. Kaleen is a Group Centre and as such it is considered a core commercial zone and capable of supporting higher density development. Greater density within proximity would also increase the viability of the centre and increase the numbers of people frequenting the centre.
The height should be restricted to 4 storeys to prevent overshadowing of nearby houses and the church next door.	Overshadowing would need to be considered as part of a detailed design proposal, however, as the Coptic church is situated to the north, possible future development on the Eastlake site would not prevent solar access to this site and there is considered to be sufficient area to provide a design that could minimise overshadowing to neighbouring sites. Revised heights propose an RL limit on the site in two areas which would restrict the maximum height of development.

Comment	Response
strongly object to the proposal to have 100 apartments on that piece of ground - this was indicated as a probable number;	The numbers provided are indicative and for conceptual purposes only. Kaleen is a Group Centre and as such it is considered a core commercial zone and capable of supporting higher density development. Residential development on the site is required to fund and provide viable redevelopment of the ageing building and facilities on the site. Additionally, it is proposed to introduce height restrictions to the precinct code which would restrict the height of development and existing controls within the multi unit housing code would be required to be met for development on the site, such as provision of private and public open spaces and landscaping ensuring that amenity is maintained.
strongly object to having many floors of flats - about 3 to 4 floors would seem sympathetic to those on Baldwin Ave and with those being built in Lawson;	The number of storeys of a future development would be the subject of development of a design for the site. Six storeys was considered a maximum that could be contemplated for the site, and this was proposed in Stage 2 consultations. However, as a result of further discussions with the Planning Authority height limits have been placed on the block which will reduce the maximum number of storeys which can be achieved on the site to 3 to 5, taking into account the slope of the site.
Residential Development	
If any residential development is included it should be an upmarket development for 55+ people who can use the sporting facilities and only a small number of units, not 100.	The type of development proposed would be subject to future development design and would be subject to the perceived market and needs of the developer, should the plan variation proceed. There is no reason why this type of development could not be considered, but this detail would be defined at a later stage.
Increased development should be off-set by preservation of entire naval base land – especially lakeshores and treed areas ie no further expansion of Lawson.	The proposal seeks to rezone and contemplate a concept for redevelopment on an already fully developed site. Support for this type of infill redevelopment would reduce the need to develop new greenfield sites for new dwellings. There is no requirement to provide off-sets for this type of redevelopment.
urge that the number of one-bedroom apartments be kept to a minimum - there are already too many one bedroom flats in the city;	This would be considered in a potential design for redevelopment and any residential proposal would be assessed against the Multi-unit housing Development Code requirements which include the need for a mix of dwelling types. It should be noted that as at the 2016 Census there were 115 dwellings in Kaleen with one or two bedrooms. At the same time there were 454 single person households.

Comment	Response
As this was designated a community use block and was developed as a sports centre I would ask that you consider inclusion of a small swimming complex similar to Aquatots at Forde. Any residential development should be appropriate for aged/disability residents given the proximity of the site to the Kaleen group centre. I have also made enquiries regarding the indoor courts and have been advised that the facility is fully utilised (no available timeslots) and I therefore think it is important that the indoor courts remain on the site.	The swimming pool has not been in use for a number of years, and with the development of the CISAC pool has taken over from the demands the pool in this part of Belconnen. Development of adaptable residential development to suit people of a variety of ages, could be considered as part of a future development design for the site should the rezoning be approved. The proposed plan variation would facilitate the ongoing recreational uses on the site.
Communications with Club Members	
Club members not received information about the proposal	Better communications to be provided to Club members.
Concept	
Proposal as shown is very poor and should not proceed	The proposal has been revised following the first round of consultation. This is a concept only and any future development on the site would be subject to detailed design and a separate DA process.
Other comments	
it seems to some members that this is really a money making enterprise and not a proposal to improve member's facilities.	Should the proposal proceed, it is intended to provide the opportunity for a new club and recreational facilities for members and the community. Residential development is proposed to fund the redevelopment of the buildings, which could not otherwise be achieved by the Club.
Sports rooms have access to sports viewing.	This is a matter for consideration within design of a new club and indoor sports facility.

Support for the Proposal – Stage 1

A number of responses were in support of the proposal, and the key responses in support are provided in the dot-points below:

- Support rezoning as the pool has been closed for years and the site is under utilised.
- I have no objections in principle to the Club redeveloping the site. The sporting facilities are well used and provision for these should be included in the redevelopment.
- No objections to the Club redeveloping the site. The develi [*sic*] will be in the detail, as is always the case.
- I'm the owner of Snap Fitness in the Kaleen Sports club and see the plan as a very positive move for the area on the basis that recreational space is retained for the site. There is a large sporting community presence at the Kaleen club via the gym and the indoor sports and there would be much resistance from current lessees, members and the wider community to see these facilities removed from the area. Residential space and a revamped club would be extremely beneficial to the Kaleen and Giralang suburbs as well as local businesses, so I see this as a positive move.
- I fully support the change of purpose clause proposed by Eastlake on the proviso that it will be a club and apartments and / or club and retirement units.

Objections to the Proposal – Stage 1

One objection to the proposal was received, although objections to some parts of the concept were expressed in comments received. The key points of the objection are summarised as follows:

- Block should only be used for recreation. We do not need multi-level here from the street. The carpark is already too small. I am sick of these changing of leases so developers can make a motza from land they were given. The new club should have a pool – the old one was very well used.
- Objection to the number of apartments, suggesting 100 was too many.
- Objection to the number of storeys, suggesting 6 was too many, and 3 to 4 would be more appropriate (refer to Table above).

Table 11: Main Issues raised in Stage 2 Consultation

Comment	Response
Parking	
My concern is the loss of the public carpark to the Club and the residents, who will use it for their additional vehicles.	Carparking in a future development would need to meet the requirements of the Parking and Vehicular Access Code, and measures could be taken in carparking design to ensure residential and recreational carparking areas are separated by boom gates, or time limited parking etc.
Deteriorating Condition of the Building	
The proposed redevelopment of the Kaleen Sports Club site looks generally fine to us. However, we are concerned that the current building is already looking very shabby, particularly from the side facing the parkland. The time frame for redevelopment suggests many years (around 9 to 10 is our guess) before the current building is demolished. Steps should be taken now and over future years to clean up the current building so it is not a deteriorating eye-sore.	The purpose of the territory plan variation is to facilitate future redevelopment. The timing for potential redevelopment would depend on whether the Territory Plan variation proceeds, and would be determined by the Eastlake Group.
Club and Indoor Sports Uses/ Height	
I think the only things we wanted to make sure were included in the proposal was that we still have a club similar or improved to the club that is already here and make sure we still have an indoor sports facility and gym. These are very important parts of our community amenity. Also, I think probably 5 stories would be more suited to the area for the residential units, given the surrounding streets. I think the proposal had 6 levels planned.	The proposal seeks to facilitate redevelopment of the club and indoor sports on this block as part of the variation to the Territory Plan, but this cannot happen without a viable redevelopment opportunity. The actual height of any future development, would be subject to the proposal variation going ahead, and detailed design of a future development on the site. The proposed heights presented in the variation have been reduced to set limits on heights in two areas of the block. This would provide better interface between development and the street and residential areas to the south east.
Plan variation principles	
Any variation to the Territory Plan for the Kaleen Sports Club block and subsequent developments should: - take full account of existing and future community needs and interests - generally improve the level of community amenity - not reduce the amenity of the community or individual community members	The proposed variation, as supported by the planning study has considered a variety of factors, and aims to facilitate the a viable redevelopment opportunity for the site with these uses. The proposed rezoning is sought so that a viable redevelopment of the site could occur, which could provide improved amenity and access to a development on the site.

Comment	Response
	Justification for the proposal is provided in Chapter 5 of the planning study, which provides a response to these comments.
Context of Variation	
We do not support significant ad hoc variations of the Territory Plan for individual blocks within the Georgina Crescent precinct. The proposal for variation of the Territory Plan for the KSC block should be undertaken as part of a wider review of the Territory Plan for the whole Georgina Crescent precinct, to ensure a coherent approach to future developments that will best meet broad community needs and interests. We are writing to the ACT Planning Authority to request this comprehensive approach.	It is understood that the Kaleen centre is not on the priority list for centres that will be subject to a master planning review in the near future. We believe that the rezoning of this site would not pre-empt any likely outcomes that would come from a master plan review of the Group Centre. Stalling a decision to rezone this site may result in deterioration of the building on this block to a point where it becomes unviable for Eastlake to maintain. Eastlake are seeking an opportunity to redevelop this site in a viable manner, through the TP variation process.
Traffic	
Like to know about future traffic around the close proximity of the new club.	A detailed traffic assessment would be required as part of future development on the site.
Although I can see a definate [*sic*] benefit in redeveloping the club site, I have grave concerns about the increase in motor vehicle traffic around Georgina Cres, Rubicon St., Cooks St. and Bemboka Cres. Residents of the new redevelopment will be using these thoroughfares to get to work and back home, and sadly I doubt whether many would be using public transport which is an anomaly to Canberrans. The same goes for members using the sporting facilities. At the moment it is quite intimidating (and dangerous) to negotiate Georgina Cres and Rubicon St in the late afternoons when most members walk to the club, and this situation will obviously increase when the new development is completed. And of course there are the people who drive on these roads to go to the local shops plus the medical and child care centres. At the first presentation, there was a possibility that Rubicon would be closed, which would have alleviated the traffic issues I have mentioned above, but have heard that this is not going to happen now. If this decision goes ahead, there will be quite a number of local residents who currently walk along Rubicon and across the street near the club to access the nearby sporting fields, bike paths and walking areas to experience an ever more challenging crossing. This intersection is quite dangerous from the eastern side, especially for senior residents who are not getting any younger.	The proposal being presented is not to redevelop the site but to change the TP zoning of the site. The specific details of a future redevelopment are unknown at this time and would be the subject of detailed design and assessment should the TP variation proceed. The concept presented at the consultation provides some improved access via a new pedestrian route to the north of the block, and detailed design would need to review pedestrian and vehicle access to ensure potential issues are ameliorated. In the context of a redevelopment design, following a Territory Plan Variation, a detailed assessment of traffic and access would be undertaken and a review of the pedestrian access around the group centre could be undertaken, and the proposal would need to meet TCCS requirements.

Comment	Response
If the government chooses to keep Rubicon St as a busy feeder street, could you please possibly at least recommend a pedestrian crossing be installed at this corner to enable school children, shop goers, club members and senior residents a safer passage during and following the development?	
Variation of the KSC block zoning to permit residential accommodation (100 apartments proposed) will have a significant impact on traffic flows in the Georgina Crescent and adjoining precincts. We note that an early (2012) concept development plan for the KSC block showed the termination of Rubicon Street at the intersection with Georgina Crescent, and that this change has been removed from the current concept plan. This termination would have been unacceptable, but clearly increased traffic flows will need to be managed. Residential traffic from the KSC block should be encouraged to use the major available collector and arterial roads (Maribyrnong Avenue and Baldwin Drive), rather than "ratrunning" through local residential streets. Existing traffic levels in Rubicon and Cooks Streets and Bemboka Crescent are relatively low. The roadways are 5 metres wide and there are no paved footpaths directly adjacent to the roadways. The roadways are frequently used by pedestrians, cyclists and young children on tricycles and scooters, particularly when accessing the reserve that adjoins Rubicon Street and Bemboka Crescent. Any significant increase in traffic levels will reduce the amenity of residents, and increase the likelihood of traffic accidents and injuries. The latest concept development plan shows the parking access lane for the KSC block entering Rubicon Street a few metres away from the intersection with Georgina Crescent. This arrangement would make an already problematic intersection very dangerous, and is completely unacceptable. An acceptable solution would be to move the parking access lane to the northern side of the block, entering Georgina Crescent directly opposite the south-eastern access roadway for the Kaleen Plaza. It would be sensible to make this intersection a roundabout for better control of traffic flows and speeds. We strongly support extension of the 40km/h speed zone in the Georgina Crescent precinct to include all streets in the Rubicon Street/Cooks Street/Bemboka Crescent precinct. A comprehensive survey of existing traffic flows in the Rubicon Street/Cooks Street/Bemboka Crescent precinct should be undertaken as a matter of priority.	The planning study identifies that traffic is considered to be one of the most significant issues to locals, and something which would need to be thoroughly assessed in detail, in light of an actual development proposal. The concept proposed in the planning study, is conceptual only, and would need to be reviewed in the context of a design proposal, this would include detailed review of access arrangements and traffic impacts. Consideration for the specifics of how traffic and pedestrians are managed would be undertaken in design stage and negotiated with TCCS. Many of the ACT Government's key policy objectives are around reducing the reliance on private motor vehicle and promoting active transport to support healthy living. Bringing the possibility for residential development to this site would provide population density around the group centre and its services. A traffic survey would need to be undertaken to quantify the current situation and to model the likely impacts of a specific development proposal. Many of the matters raised would need to be addressed as part of a detailed design process, but it is not considered that all these issues can be resolved until a development is proposed.

7.4 Outcomes of Stage 1 Consultation

The initial consultations showed that the community was generally supportive of the proposal assuming that the recreational uses can be maintained on the Block.

Other concerns included the closure of Rubicon Street, which has been addressed in the revised concept plan, increases in traffic, height and proposed number of dwellings, all of which would also be subject to assessment within a DA context.

Based on the outcomes of the first consultation session, the concept design by Cox was updated along with the provision of a massing model and perspective of the proposed concept. The revised concept was updated to include:

- A club reduced in size to 1,200m^2 (but assuming that a much more efficient floorplate can be achieved in a new building rather than the piecemeal layout of the current club);
- Commercial gym, indoor sports at 1,900m^2 (which could accommodate a gym and indoor sports facility);
- No closure of Rubicon Street;
- New pedestrian pathway linking to the Group Centre; and
- Separation of residential and commercial uses.

The concept still indicatively provides for 100 residential units and a height of up to six storeys (as shown in Section 4.3).

Following the consultation, consultants were engaged to undertake the following specialist work to input into the Planning study:

- A Traffic and Parking assessment;
- Engineering services assessment;
- Noise statement;
- Contamination report; and
- Bushfire Statement.

The outcomes of these assessments are provided in Section 8 below.

7.5 Outcomes of Stage 2 Consultation

The response from the community at second stage of consultation was generally positive, with people attending the session largely indicating their support for the proposal and the opportunities it would provide to the Sports Club, and the local Kaleen community. Two of the responses received highlighted traffic as a potential issue that they were concerned about, and these comments are provided above.

In addition, given the medium term timeframe for potential redevelopment, some were concerned about the deteriorating state of the building and would be interested in redevelopment of the site sooner, rather than later.

The positive general response, indicates that the community is generally supportive of the proposal, many of the concerns raised would need to be carefully addressed during future design for a redevelopment.

8 PART F - Impact Assessment

8.1 Social Impacts

Removal of the PRZ Restricted Access zone is expected to generate positive impacts for the Kaleen and East Belconnen communities. Community benefits would include improved amenity to the south west periphery of the Group Centre, including an upgrade of the Georgina Crescent streetscape and an increased range of land uses that would support indoor recreation and recreational uses.

The change in zoning will enable greater housing diversity in Kaleen and will potentially include more affordable housing types, such as provided through apartments. The proposal will contribute to improved active transport networks and infrastructure including an additional community path to the north of the site. Residential uses on the block would also support the continued viability for a Club and associated indoor sports facilities, as well as result in additional customers for local business located at the Kaleen Group Centre.

This assessment is informed by data from the suburb of Kaleen and the Belconnen Statistical Area and the ACT population projections (2017). The Table below provides data considered relevant to the project and provides insights into the locality of Kaleen and the Belconnen Statistical Areas.

Table 12 – Kaleen and Belconnen Statistics

	Kaleen	Belconnen (SA3)
Population		
Total Population	7,314	92,444
% attending educational institution	30.7	31.7
Dwelling type		
Separate house	94.2%	77%
Semi-detached, terrace or townhouse	2.0%	14.8%
Flat unit or apartment	3.7%	8.1%
Vehicle Ownership		
0 motor vehicles	4.4	5.2
1 motor vehicle	29.9	36.6
2 motor vehicles	40.1	39.3
3 or more	22.7	17
No. not stated	2.8	1.9

Source: ABS Quickstats 2013

The population in Kaleen has a relatively high proportion of young people aged between 5 and 24 with this comprising 27.2% of the population. The age bracket 55 to 64 is also a larger proportion of Kaleen's population at 15.8%, compared to the rest of Belconnen and the ACT.

The housing needs of these population groups includes more affordable housing that is proximate to services and facilities. This will be provided by the proposed redevelopment through increased housing supply that improves the diversity of housing stock for Kaleen, which currently has 94.2% detached dwelling houses and only a very limited amount (5.7%) of apartments or town houses.

Table 13 – Kaleen and Belconnen Statistics (Quick Stats ABS 2011)

	Kaleen	Belconnen	ACT
Population			
Total Population	7,313	92,444	357,222
Median age	37 years	34	
Age			
0-4	5.3	7.1	6.7
5-14	11.7	11.4	11.9
15-19	6.4	6.5	6.7
20-24	9.1	9	8.6
25-34	13.9	16.8	16.3
35-44	13.6	14.5	14.8
45-54	14.2	12.8	13.5
55-64	15.8	11.6	10.8
65-74	6.2	6.7	6
75+	3.7	4.4	4.6

Population projections (see Table below) indicate that while the population of both Belconnen and the ACT as a whole is increasing, the population in Kaleen is expected to fall marginally. The statistics for the longer term (to 2040) have not projected the population for Kaleen as an area in itself, but consider the broader statistical areas. Rezoning to permit development such as proposed, will limit population decline for the suburb and support the ongoing viability of local businesses. It will also support broader ACT Government policy goals including those for a more compact city with urban renewal, more diverse and affordable housing and increased use of active and public transport contributing to reduced obesity. Creating a mixed-use development that is proximate to other land uses, enables local residents to ‘live and age in place’.

Table 14 – ACT and Belconnen Population Projections

Year	ACT	Belconnen (SA3)	Kaleen	Lawson
2017	402,549	97,905	7,505	808
2020	421,839	100,040	7,447	2,141
2040	566,556	121,324		

ACT Population Projections 2017, based on ABS 2015 data

Provision of Sport and Recreation Facilities

Within the ACT there is a need to continue to provide sport and recreational facilities to people of a variety of ages and stages of life. The existing Club at Kaleen provides opportunities for variety of ages, but primarily adults. The indoor sports centre includes three courts and offers indoor netball, soccer, cricket, volleyball and dodgeball. These sports are typically played by older teens and adults in the evenings and on Sunday afternoons.

The fitness centre/gym operates 24 hours a day with classes available across the week and an open gym for personal training. The boxing gym operates for limited hours Monday to Saturday, with classes available early in the morning and then in the evenings from 4:30pm.

The Kaleen Club run by Eastlake, has rooms available for hire and activities such as darts, cards etc take place. The club also contains a gaming area with machines. The club has a licence for 150 machines but some of these are being transferred to Gunghalin. The changes in ACT Government Gaming policy are severely impacting upon ACT Clubs and their ability to support community activities and maintain their facilities, reducing clientele and revenue raised.

The Table below provides a summary of indoor sports venues in the ACT as extracted from ACTmapi. There are a variety of different venues and operations which provide recreational and indoor sports. As shown in the Table these are provided for in a range of different land use zones, including Community Facility, Industrial zones, a range of Commercial zones along with Restricted Access Recreation. Only two other indoor sports facilities were shown within the PRZ2 zone, the Squash Club in Lyneham and the Tuggeranong Lakeside Leisure Centre in Greenway. The Kaleen site did not appear in this list as it is owned by Eastlake and therefore appears under “Club”, and indoor sports isn’t its primary use, or use to which data is allocated in ACTmapi.

Table 15: Extraction of Sports and Recreation Data from ACTmapi (August, 2017)

District	Division	Section	Block	Landuse zone	Name	Primary Activity
BELCONNEN	BRUCE	8	26	CF	AIS Gymnastic Hall	Gymnastics
BELCONNEN	BELCONNEN	47	6	CZ2	AMF Bowling Belconnen	Bowling alley
BELCONNEN	BRUCE	3	7	CZ2	Canberra International Sports and Aquatic Centre	Swimming pool
BELCONNEN	BRUCE	8	26	CF	AIS Aquatic centre	Swimming pool
BELCONNEN	MACGREGOR	82	3	CZ4	Kings Swim Macgregor	Swimming pool
BELCONNEN	BELCONNEN	6	13	CZ3	Basketball ACT	Basketball court/stadium
BELCONNEN	BELCONNEN	52	31	CZ1	Tunza Fun	Indoor sports
BELCONNEN	BELCONNEN	28	9	CZ3	Zone 3	Indoor sports
GUNGAHLIN	MITCHELL	20	24	IZ1	Canberra Indoor Rock Climbing	Indoor climbing
GUNGAHLIN	NICHOLLS	86	11	CZ6	Gold Creek Aquatic Centre	Swimming pool
GUNGAHLIN	FORDE	32	2	CZ4	Aquatots Forde	Swimming pool
JERRABOMBERRA	HUME	5	33	IZ1	Canberra Indoor Rock Climbing	Indoor climbing
NORTH CANBERRA	LYNEHAM	64	10	**PRZ2**	National Sports Club - Squash Courts	Squash court
NORTH CANBERRA	O'CONNOR	84	55	CF	Aquatots Black Mountain	Swimming pool
SOUTH CANBERRA	GRIFFITH	22	8	CF	ACT Table Tennis Centre	Indoor sports
SOUTH CANBERRA	DEAKIN	12	8	CZ6	Fitness First - Swimming Pool	Swimming pool
TUGGERANONG	WANNIASSA	132	51	CF	Netball / Basketball Courts	Basketball court/stadium
TUGGERANONG	GREENWAY	55	12, 11	**PRZ2**	Tuggeranong Lakeside Leisure Centre	Swimming pool
TUGGERANONG	WANNIASSA	132	51	CF	Erindale Swimming Pool	Swimming pool
WESTON CREEK	WESTON	62	1	CZ3	Weston Indoor Cricket Arena	Indoor sports

District	Division	Section	Block	Landuse zone	Name	Primary Activity
WESTON CREEK	WESTON	64	34	CF	Weston Creek Community Centre - Squash Courts	Squash court
WESTON CREEK	HOLDER	45	15	CF	Woden Valley Gymnastics Club	Gymnastics
WODEN VALLEY	PHILLIP	23	1	CZ2	Woden Squash Centre	Squash court

Other Restricted Access Recreation zones in the area include:

- Block 25 Section 117 Kaleen (an oval on Turon Place), located 935 metres from the site (as the crow flies).
- Part Block 14 Section 71 McKellar which is located approximately 1.8 km from the site, and is the Belconnen Soccer Club Oval and surrounds.
- Block 4 Section 67 Lyneham at 1 Barton Highway is the Yowani Country Club, approximately 2.5 km away.
- Block 10 Section 64 Lyneham – Gym (3.1 km away)
- Block 12 Section 64 Lyneham – Tennis Centre 3.2 km
- Block 42 Section 59 Lyneham – Hockey ACT 3.3 km
- Blocks 19 and 34 Section 59 Lyneham – Netball Centre 3.7 km.

Provision of Schools and Social Infrastructure

The following public schools are located within proximity to the site:

- Kaleen Primary school (1.5km) which is at 93% utilisation.
- Maribyrnong Primary School (2km) is currently 52% utilised
- UC High School Kaleen (750m) is at 37% utilisation.

(Source: ACT Education Directorate).

In addition, Saint Michael's Primary School is located about 1km from the site.

Summary

The above shows that indoor recreational activities exist across a range of zones within the ACT, and the proposed change in zoning for Block 4 Section 89 Kaleen, would not necessarily limit the range of recreational uses available to the community. The proposed variation seeks to facilitate a viable redevelopment of the site with continued opportunity for recreational and sporting facilities on the block.

Without the proposed rezoning and a way for Eastlake to secure revenue to fund redevelopment of the site, (through residential development) the existing building and infrastructure is not considered to be viable in the medium to long term.

The rezoning would facilitate future development of residential apartments on this site and contribute to more diverse housing options for Kaleen. The current housing stock is limited in the dwelling type available. This site could be a suitable location to consider the development of dwellings for over 65 year-olds for retirement living or downsizing, where people could age in their local suburb. The proximity to the group centre and to public transport, brings opportunities for different types of development which could be considered as part of the redevelopment process.

Rezoning and redevelopment would potentially affect access to services such as schools, however based on the existing utilisation rates within the local schools provided above, there is considered to be capacity within these schools to respond to increased development within the area.

The proposal will facilitate changes in how the site operates in the future under the rezoning, and how people access this block with associated changes to parking and traffic. These matters have been addressed in Section 8.5 below.

Short term impacts during the redevelopment process would need to be managed and may include:

- Closure of Club and indoor sports facilities during the redevelopment phase. Options to facilitate continued operation during staged redevelopment could be considered, subject to feasibility.
- Construction impacts.

8.2 Assessment Against General Codes and Guidelines

Crime Prevention Through Environmental Design Considerations

The current building comprises a number of ad hoc spaces which have been joined together to form the current development on the site. Consideration of Crime Prevention Through Environmental Design (CPTED) matters was not a high priority in the development of this building and there are many improvements which could be made in a new development on this site. The existing building has been the subject of vandalism, reflected in the deteriorating condition of the building, particularly on the south west corner were the disused swimming pool is located.

The four key principles for CPTED are:

- Natural surveillance
- Natural access
- Territorial reinforcement
- Target Hardening.

The concept being proposed should a rezoning occur, would bring the development up to street level to provide a better interface between the club, recreational tenants and the street, and integrate with residential uses to provide a safer, better utilised space which better addressed crime prevention criteria, such as natural surveillance and natural access. It would provide a new pedestrian thoroughfare from the urban open space on the north side of the block through to the Group Centre. It would also offer the potential for new terraces or residential apartments to overlook the open space to the north and west providing improved surveillance of these areas.

These considerations are best addressed as part of a development application for future redevelopment on the site, but the proposal to change the zoning of the site, will provide opportunities through redevelopment to help to facilitate better and safer outcomes for the site and the local area.

Access and Mobility Considerations

The existing building provides a number of issues for access and mobility, the site is steeply sloping and the carpark is on a considerable slope, which makes the provision of accessible parking difficult. The current design does not provide wheelchair or mobility access to the lower storeys (indoor sports and the disused pool) and does not meet current Australian Standards.

The proposed rezoning with the potential for redevelopment would provide opportunities to address these matters in a development which meets the current and future access and mobility needs for the community. These considerations would be best addressed as part of a Development Application following the Territory Plan variation.

Community and Recreational Facilities Location Guidelines

This General Code in the Territory Plan is used in making decisions about the location of community and recreational facilities. The proposed TP variation to change the zoning of the block to CZ5 does not change the intended use of the site which will continue its' use for club and indoor sports and other recreational activities. The proposed TP variation intends to ensure these uses are maintained within the proposed rezoning into the future.

The current location for the uses on the site fit within the guidelines in this code (refer to Table 16 below). The addition of residential uses to the block would need to be considered in a lease variation and in the development of a future development design. Consideration would need to be made with respect to matters such as noise with the combination of residential and recreational uses. However, the intention of the Mixed Use zone, is for that, a mixed range of uses, and should not preclude this combination of uses. Noise has also been considered in Section 8.2 of this report, and there are a number of ways that this can be managed, by separation, as the concept provides for, and through engineering and design.

Table 16 – Location Guidelines for Community and Recreation Facilities

Development	R'ship to Shops	R'ship to other uses	Separated from	Co-location Opportunity	Other issues
Club – Licensed (eg, ethnic clubs, football clubs, Labor club, Leagues club, RSL clubs)	Within Group Centre or town centre	Near car parking	Noise separation from residential areas, or adequately noise buffered; social and noise separation from schools, colleges and youth facilities	Indoor/outdoor sporting facility	
Indoor sports/indoor recreation		Near town or district based recreation; near major car parking areas if parking demand not met on site	Noise separation or adequately noise buffered from residential areas; social separation of youth facilities and liquor outlets	Community centre; gym; indoor courts, secondary college; child care centre	Safe drop-off area at or near site; bus bays Close proximity to licensed club may be appropriate if other relations (eg with schools and colleges) are not compromised

8.3 Natural Hazards

Flooding

A desktop review of the available flooding documentation was undertaken by Sellicks to determine the extent of flooding to the site. A flooding report was conducted in March 1980 which gave an approximate 100 year Average Recurrence Interval flow at the concrete channel at the rear of the subject site of 42.9m³/s (refer to Figure 14 below).

Using an approximation of the channel cross-section it was found that the flood level during the 100 year event would be approximately 1.13m deep. This would allow for an additional 1.45m freeboard before these flows affect the site.

Since the abovementioned flood report was conducted almost 40 years ago it is assumed that additional development and hence more impervious area have been added to the catchment area for this floodway.

However due to the existing topography from the concrete channel to the subject site it is estimated that flows upward of 100m³/s would still provide the subject site with 0.9m freeboard and therefore despite the likely impact from changes to this catchment and floodway, the block is still provided with sufficient elevation to protect from severe flood events.



Figure 15: Potential Flood Extents (Sellick Consultants)

Bushfire

A bushfire statement has been prepared by Australia Bushfire Protection Planners as the site was previously identified as Bushfire Prone land, but is no longer identified as such. Refer to Appendix E, which states that Block 4, Section 89 is not recorded to contain bushfire prone vegetation nor is the land impacted by the Bushfire Prone Land Map.

As such, the bushfire protection requirements of the ACT Strategic Bushfire Management Plan – Version 3 – 2014 and Australian Standard A.S. 3959 – 2009 – 'Construction of Buildings in Bushfire Prone Areas' do not apply to future development on the site.

8.4 Physical Infrastructure and Services

A statement was prepared by Sellicks to review the current servicing arrangement and to identify whether the existing services would support the increased capacity in the context of the concept proposed.

Water

A 150mm diameter water main is located along the front boundary within the western verge of Georgina Crescent.

There are multiple hydrants located along the northern frontage within Georgina Crescent. There is currently one water tie to the site of unknown diameter. In order to redevelop the site as per the concept, this tie would likely need to be upgraded to a 150mm tie to service the additional usages.

The approximate water pressures in the area are as follows:

- Max Static Pressure (m) 58
- Min Pr @ Peak Demand (m) 37
- Min Pr @ Peak Demand + 10 L/s (m) 34
- Min Pr @ Peak Demand + 20 L/s (m) 31
- Min Pr @ Peak Demand + 30 L/s (m) 25
- Min Pr @ Peak Demand + 40 L/s (m) 18
- Min Pr @ Peak Demand + 50 L/s (m) 10
- Min Pr @ Peak Demand + 60 L/s (m) -

Future development may require an onsite booster pump and buffer tank in accordance with ICON Water requirements for the domestic water supply.

For residential Fire Service, onsite booster pumps would be required, and storage tanks may also be required. However these details would need to be resolved as part of the design phase for any future development on the block.

Sewer

A 150mm diameter sewer main is located along the rear boundary of the site near the shared use path in the urban open space. There is also a trunk 750mm sewer main located near the shared use pathway.

There is currently one sewer tie to the site of assumed 150mm diameter. Based on the concept proposed in the planning study, this tie should have enough capacity to adequately service the additional usages.

Stormwater

An existing concrete channel that forms the floodway for the local area is located on the south-western boundary. An existing stormwater tie of unknown diameter connects under the existing building to this channel.

As the existing site is 100% impervious the existing tie should have enough capacity to adequately service future redevelopment.

Water Sensitive Urban Design (WSUD)

Current development does not incorporate any onsite rainwater detention.

Any future development on the site would need to meet the WSUD requirements under the following Development Codes:

- Multi-Unit Housing Development Code
- Commercial Zones Development Code

Future development design would need to meet the following to comply with the Territory Plan WSUD requirements:

- 40% reduction in potable water usage compared to an equivalent development constructed in 2003.
- Supply of 1.4kL/100m2 of impervious area towards Onsite Retention (OSR).

- Reduction of stormwater nutrients leaving the site to the following levels:
    - Minimum 60% total suspended solids (TSS)
    - Minimum 45% total phosphorous (TP)
    - Minimum 40% total nitrogen (TN)
- Supply of adequately design Onsite Detention (OSD) volume to reduce the post development flows to pre development. However, given the existing site is almost fully impervious this requirement may not be applicable.

Future development would require a combination of water efficient fixtures and rainwater reuse onsite to obtain the 40% reduction as required. Any rainwater reuse volumes could also be included towards the OSR requirements.

Consideration would also need to be made for a Stormwater Quality Improvement Device (SQID) on the upstream end of the existing tie to treat the 3 month flows for the whole development. Access would need to be provided to this area for maintenance of the SQID.

Electricity

A small kiosk/padmount substation is located in the eastern corner of the subject site that has existing low voltage (LV) power (travelling north-south along Georgina Crescent) and high voltage (HV) conduits (travelling east along Georgina Crescent).

The existing LV supply is from substation 4895 which is rated to 500kVA only and is an old Kiosk E type substation which can not be replaced with higher capacity or upgraded to the required capacity. Therefore to facilitate development of the type proposed in the concept plan a new pad mount substation would need to be established on the block. A new substation would require approximately 35 square metres on the block.

Gas

A 32mm diameter, 210kPa gas main is located along the front boundary within the western verge of Georgina Crescent. This main increases to 50mm in line with the northern boundary and continues north to Maribyrnong Avenue.

There is currently one 32mm tie from the main which changes to an internal service of unknown diameter outside the Block boundary. Jemena have indicated this tie should have enough capacity to adequately service the additional usage proposed in the concept plans.

8.5 Traffic, Parking and Access

A Traffic and Parking statement was prepared to support the planning study (Appendix G) to investigate the existing conditions and the likely impacts and implications that might result from the proposed variation to the Territory Plan.

Existing Site Conditions

The Site contains an 83 space at grade car park servicing the existing facilities. The Site is accessed from a two-way driveway off Georgina Crescent. The existing driveway is approximately 6m wide at the boundary and kerb.

The Site waste is currently collected from an onsite waste enclosure accessed from the at grade car park via the driveway. The waste truck currently reverses against the flow of traffic to collect the waste. This is managed within the current development via collections occurring outside of peak times for the facility.

The Site's current uses result in low parking generation during core business hours (8:30am to 5:00pm Monday – Friday), with a high evening peak demand (5:30pm to 9:00pm Monday - Friday). In the evening peak the carpark is at capacity and a significant proportion (approximately 80% based on required parking numbers) of Site users rely on the parking provided in the ACT Government carpark in the Group Centre on Block 14 Section 88 and Block 2 Section 22 Kaleen, which are both within 200 metres of the site.

The existing uses permitted in the Crown Lease on the site and for which the site was developed currently generate parking requirements as detailed in the table below.

Table 17: Parking Generation

Use	Approx. Area	Parking required
Club	1428	215 spaces
Pool	500	100
Gym	680	24
Indoor Sports	3 courts	75
Total		**414**

These are all short stay and generally coincide at the evening peak. So, with the available uses and if facility was fully functioning (with pool operational), the site would generate demand for 414 spaces, of which 331 have always been provided for off the site.

As the pool is not currently operational, the current peak calculated demand is for 314 spaces, of which 231 are catered for off site within the adjacent car parks.

An estimate of traffic generation for the site based on the RMS Guide to Traffic Generating developments is considered to be approximately 313 trips.

Georgina Crescent is a local access street within the ACT Government Road Hierarchy maps. Based on the Estate Development Code a local access street has a maximum of 1000 vehicles per day utilization. Given the access to Kaleen shops is from Georgina Crescent at two locations and with the evening peak trips generated by the Kaleen Club site it is likely that the Crescent would currently be operating beyond the EDP levels of service. However, detailed traffic counts would be required to verify if this is the case.

It is noted that the local street has the capacity to operate above the EDP levels of service, and Austroads states that these streets can carry approximately 1800 vehicles per hour per lane, which is well in excess of the EDP utilization levels.

Public Transport

Existing public transport facilities are located on Maribyrnong Ave to the north of the site. Regular services to and from the Belconnen interchange service these stops however, during the assessment it was observed that very low use by public accessing the site (zero people were observed in two evening peaks).

Active Travel

The site is well connected to the existing community use trunk path network via the shared use path on Block 5 Section 89, adjacent to the site, which connects to the truck path in the urban open space to the west of the Block. This main truck path (2.5 metres wide) connects to the broader network providing off road access to Lake Ginninderra, University of Canberra, Belconnen Town Centre and Civic.

Considerations and Implications from the Proposal

Based on the concept proposed and assuming a rezoning as described in this Planning Study, the majority of issues arising would need to be assessed in detail as part of a redevelopment proposal, such as site access, waste collection and access.

In the context of the concept proposed, Figure 15 below shows how waste vehicle turning could be facilitated on the block in this arrangement.

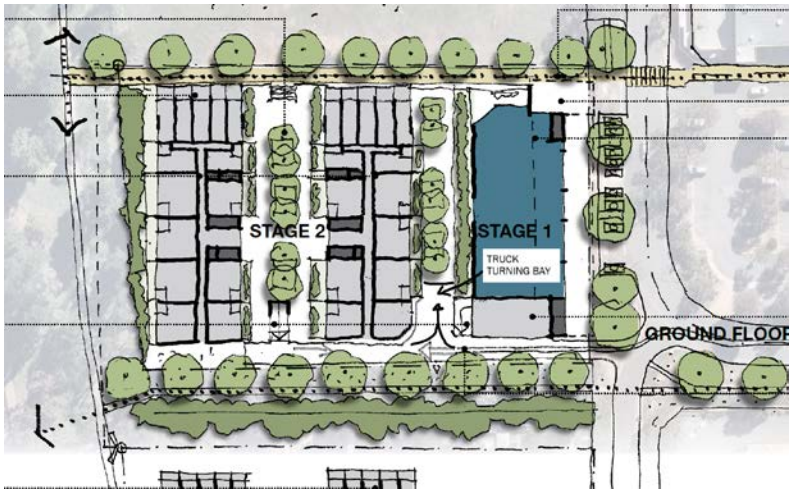


Figure 15: Concept with Truck Turning Capacity

However, it is likely that a development design submitted for DA approval in future could be considerably different to this, and would be required to meet the relevant TCCS requirements for development and waste vehicle access. But this should not limit the potential for rezoning of the site.

Parking would be required to meet the needs of the recreation facilities proposed in a redevelopment, these are anticipated to similar to those currently provided on the site, with a similar parking demand, and therefore some parking would be provided in basements on the site and the majority off-site. The proposed variation to the territory plan suggests that provision be made on the off site blocks in the ACT Government carpark (Block 14 Section 88 and Block 2 Section 22 Kaleen) to ensure the maintenance of these to provide parking to serve the needs of both the group centre and the Kaleen Club site in the future, to support the functioning and continued maintenance of these uses at this location.

This situation is one which is found in several other locations within Town and Group Centres in the ACT, and could be applied in this instance. A specific example is the Indoor Sports facility located adjacent to the Weston Creek Group Centre, on Block 1 Section 62 which generates demand for 80 spaces, and relies entirely on the adjacent car park in the group centre to provide for parking. The Weston Precinct Code includes rule and criteria 3 which ensures that car parking is maintained on specific blocks in the Group Centre for the public and for the needs of the centre as a whole.

It is likely that future redevelopment would be staged, as shown in the proposed concept. This would result in staged impacts to traffic and parking during future redevelopment. Consideration within development design might include arrangements with other lessees to provide provision of short term parking during construction phases, for example. Staging might also consider the use of part of the site for parking whist other parts are redeveloped.

Residential development of 100 units would generate a parking requirement of approximately 175 spaces which would be required to be provided within basements on site.

Traffic generation would likely consist of the existing traffic generated at the site, plus traffic generated by residential development. The ACT Government EDP stipulates that for multi-unit developments the traffic generation is based on 6 trips per day, resulting in 600 trips per day and 60 in the evening peak. Based on the estimates of the existing traffic generation and the additional residential traffic likely to be generated the total for the proposed concept is approximately 1300 vehicles per day.

Traffic counts and a detailed traffic and parking assessment would need to be undertaken with any future development to determine the specific impacts of a proposal. It is considered that increases in vehicle traffic could be accommodated within Georgina Crescent as there is additional width within the verge should upgrades be required.

It is considered that the proposal would generate additional traffic and parking requirements, with some associated challenges, but the likely impacts could be accommodated. In particular in order to maintain the recreational uses such as club and indoor sports at this location, for the ongoing service of the community that provisions are included in the Territory plan variation to ensure the off-site ACT government car park continues to maintain car parking spaces that can serve the needs of this facility as well as the Group Centre into the future.

8.6 Economic Impacts

The proposed redevelopment of the site will contribute to increased economic activity in the East Belconnen region, specifically Kaleen. During development, construction workers will contribute to employment in the Canberra region and result in additional patronage of the Kaleen Group Centre. This will continue and be further enhanced by the addition of up to 200-300 new residents once redevelopment is complete, providing continued support to local businesses and services.

Redevelopment of the subject site will facilitate provision for a club and indoor recreation facility at this location. Long term financial viability will be ensured via the site redevelopment and diversification of land uses. Economic benefit to the property owners would provide opportunity for continued operation of both the club and indoor sports facilities and enable continued opportunity for these facilities in Kaleen.

While there may need to be a temporary suspension in trading for the club and associated businesses during the redevelopment, it is expected that ultimately a redevelopment will increase trading and activity in this area and improve the vitality and viability of the Group Centre as a whole. A staged development process would seek to minimise the impact on the existing businesses trading from this site. Ultimately it will also convert floor space that is not utilised, such as the existing disused indoor pool facilities, to improved commercial or recreational facilities.

The proposed changes will ensure that the Club is not dependent on poker machine revenue to maintain its finances. It is also expected that a redevelopment might facilitate increased patronage provided by new facilities that meet requirements for disabled access, are level with the existing street and will result in improved access to the Group Centre via an additional pedestrian access running north of the site. This shared pathway will contribute to improved safety, patrons and permeability of the precinct.

Benefits

Land use benefits that may arise from the development, due to the land being used for its highest and best use, include:

- an increase in land value due to revitalisation
- improved access and increased patronage to existing retail and commercial facilities;
- suburban densification benefits, contributing to increased housing diversity and productivity;
- investment in the site, contributing to improved connection with the Group Centre.
- payments to the ACT government in the form of rates, duties and taxes associated with the development and future land use.

Challenges

- Loss of business to the Club and associated businesses during redevelopment. This could be mitigated through a staged development and/or arrangements for temporary facilities on or within the vicinity of the site.

Gaming Machines and Associated Impacts

The club relies partly on gaming machines to fund its operations, particularly at this small Club. Following the opening of the new Eastlake Club in Gungahlin, there will only be 50 machines located at Kaleen, a reduction in the current number of machines by 100, which will likely further reduce the revenue of the Club. Changes to gaming legislation may further impact the finances of the Club at this location, and reduce its viability. The proposed rezoning and the subsequent opportunities for redevelopment would reinvigorate the site, likely increase patronage, and potentially reduce the Club’s reliance on revenue from gaming machines

8.7 Environmental

The Planning Study has sought to investigate the suitability of the land for rezoning and possible future redevelopment as per the concept proposed.

Contamination

A Preliminary Site Investigation was undertaken by WSP Group to support the preparation of this planning study (Appendix D). The PSI has received endorsement from the EPA.

The PSI involved a desktop review of the site history, current site condition, and an assessment of potential contamination associated with historical and existing site activities. Based on a review of the site history data and observations made during the site inspection, there is potential for localised contamination to be present at the site as a result of past and present land use activities, specifically:

- imported land fill material
- waste storage areas
- waste cooking oil storage

However, given the risk of contamination from these potential areas of environmental concern is minor, WSP considered that the site would be suitable for rezoning to CZ5 Mixed use with the addition of club.

No further contamination assessment was recommended at this time.

Ecology

The site is currently fully developed as the Kaleen Sports Club, there is minimal vegetation and landscaping within the Block boundaries. Vegetation in the blocks to the north (Coptic Church) and south of the site (shared use path), provides some screening for the site.

ACTmapi identifies vegetation within the urban open space to the west and south-west of the block to contain moderate habitat potential.

There are no ecological constraints on the block which would limit the potential for a change in the zoning. Future development on the site would need to assess and consider the potential for impacts to any regulated trees on the site or adjacent to the site.



Figure 16: Southern site boundary showing off-site plantings.

8.8 Heritage

The site is not listed on the Heritage Register and is not considered to contain any Heritage significance.

The site is heavily impacted by current land uses, making it highly unlikely that there are any previously undiscovered heritage items present, however an unanticipated discovery protocol would be incorporated into any future Construction and Environmental Management Plan prepared to guide the future development of the site. Advice from the ACT Heritage Council was that there was no heritage assessment or management requirement as part of the proposed Territory Plan variation.

8.9 Noise

To support this Planning Study and the proposed Territory Plan variation, WSP prepared a high level acoustic review (Appendix F). This was undertaken to identify acoustic considerations with respect to the proposal to assist in planning for a favourable and feasible acoustic outcome in the context of the variation.

This assessment considered the key changes that would be applicable to the site upon the proposed change to the zoning. These are provided in the noise report. If the site were successfully rezoned the outcomes to the noise standards would be as follows:

For noise intrusion into the subject site:

- The standards that control noise generated from the Kaleen Group Centre would become *less* onerous. Therefore the required sound insulation for any future residential building envelope would become *more* onerous as a result.

For Noise emissions from the subject site:

- The noise standards controlling noise generated from the subject site impacting on adjacent receivers would become *less* onerous.

The level of changes in the applicable noise standards is in the order of 2 dBA, which was considered to be insignificant from an acoustic perspective and not likely to result in significant changes to any applicable noise management measures.

The noise report identified some matters to be considered as part of the design stages for future development on the site. These include:

- Consideration and assessment of noise intrusion into any future residential buildings due to noise emission from the Kaleen Group Centre.
- The façade construction requirements for any future residential buildings are expected to be consistent with typical buildings in a commercial centre and likely to be considered reasonable and feasible.

Noise emission from any future development (the possible new club building) is expected to be manageable during further design stages.

The outcome of this noise review, found that the proposed variation to the Territory Plan, and the possible development concept provided would be feasible from a noise perspective. The review provides a number of considerations which would be address as part of future development should the proposal proceed.

8.10 Considerations for Future Redevelopment

The table below provides a summary of matters raised in the study which would need to be considered in the context of development design for site redevelopment should the plan variation proceed.

Table 18 – Summary of Matters to be considered

Matter	Timing
Contamination	
Investigations into potentially contaminated fill material that may be disturbed during any redevelopment works.	During demolition or construction works
Hazardous Materials	
As the buildings were constructed prior to 2004, a Hazardous Materials Survey should be undertaken prior to the demolition of structures.	As part of a DA prior to demolition.
Servicing	
Water – upgrade to 150mm tie likely to be required booster pump and buffer tanks, and storage tanks may be required in future development. Project engineer will need to liaise with project Hydraulic and fire sprinkler engineers during the design phase to determine if water storage tanks are possible required to be compliant with ACTF&R requirements.	Addressed as part of design phase for any future redevelopment subject to plan variation going ahead.
WSUD measures would need to be incorporated into future design. Consideration would also need to be made for a Stormwater Quality Improvement Device (SQID) on site.	Addressed as part of design phase for any future redevelopment subject to plan variation going ahead.
A new pad mount substation would need to be established on the block for development proposed in the concept.	Addressed as part of design phase for any future redevelopment subject to plan variation going ahead.
Detailed earthing assessment as per relevant Australian standards would be required to establish any additional earthing at the block as required.	Addressed as part of design phase for any future redevelopment subject to plan variation going ahead.
Noise	
Any proposed future developments will be subject to be current ACT assessment and planning requirements relating to Noise.	Noted. For consideration in a redevelopment context.
The proposed potentially noisy uses (i.e. Club, Indoor Recreation Facility and Restaurant) are likely to require higher than normal façade sound insulation requirements for a future club building.	Noted. For consideration in a redevelopment context.

Matter	Timing
Considerations for such treatments should be made in the design for redevelopment This might include: - Maximise the façade areas where an opaque construction is used (e.g. masonry, appropriate sound-insulating lightweight construction). - Minimise the operable parts of the façade areas. - Thicker than normal single glazing system and / or deep cavity double glazing system (up to 250 mm wide in some cases) as part of the external façade. - 'Airlock' door lobby at all entrances. - An appropriate sound insulating roof system. - Attention to acoustic detailing during detailed design and construction stages.	Noted. For consideration in a redevelopment context.
Maintenance of the current development intention in which noise generating commercial activities are not located within a same building as the proposed residential use.	For consideration in a redevelopment context.
Space planning associated with the interface between Stage 1 and Stage 2 of the development should be properly considered to optimise potential façade construction requirements. For example, position less noise generating spaces on the club façade facing the apartments and use masonry façade where possible.	For consideration in a redevelopment context.
Subdivision of the subject site for Stage 1 and Stage 2 respectively could be considered as this may result in a less onerous noise standards governing noise emitted from the club building impacting on residential receivers on Stage 2.	This could be considered in a redevelopment context.
Implementation of strict, robust and enforceable noise management measures for all noise generating activities from any future club building.	This is assumed, and would be implemented by measures in design and operation.
Consideration of the likely usage of the proposed loading area in the club building should be provided. Truck noise is generally difficult to mitigate and has required implementation of a more enclosable design (full enclosure in some cases) and time restrictions. Consideration could be given to positioning the loading area in a part of the building furthest away from the compliance locations with more stringent noise standards (e.g. a loading area on the northern boundary is more favourable than a loading area on the southern boundary).	This matter would need to be considered as part of the detailed design.
Traffic and Parking.	
Traffic counts and a detailed traffic and parking assessment would need to be undertaken with any future development to determine the specific impacts of a proposal	This would be considered as part of the detailed design and DA.
Encroachments	
TCCS has stated that they will not support any encroachment onto Blocks 5 or 14 during construction or operation of the site.	Development design and construction.

Matter	Timing
Flooding	
Future development will need to ensure that the floor levels of any proposed habitable development are above the extents of the floodway.	During development design.

9 Conclusion

The proposed plan variation seeks to change the zoning of Block 4 Section 89, Kaleen from PRZ2 Restricted Access Recreation to CZ5 Mixed Use. To facilitate the proposed zoning change the variation also proposes changes to the Kaleen Precinct Code and Map. The proposed changes to the precinct code would limit the type of development on this block with height restrictions, and propose the retention of off-site parking within the Group Centre to support both the uses on the Site as well as the activities in the Group Centre into the future.

The main impact of the variation would be the introduction of residential use within the new zone. This is proposed so that in the context of redevelopment, the residential component would be used by the club to fund the redevelopment of the club and recreational spaces, without this opportunity it does not have the means to fund the redevelopment of the aging assets on the site.

Within the context of this study it is considered that there is capacity within Georgina Crescent for upgrades to support additional traffic, but this would be subject to detailed assessment in association with a specific design proposal. It is expected that carparking for residential component of a redevelopment would be provided in basements on the site, and the current arrangement for the existing uses would be maintained for redevelopment, with some parking being provided on the site along with utilisation of parking within the Group Centre.

The proposed rezoning of the site is considered the only practical and viable solution to allow for redevelopment of the site in a feasible manner, funded by the contribution of residential development. This proposal would also align with several broader government and planning policy objectives. It would provide for infill development adjacent to a Group Centre, where shopping opportunities and public transport are already available. Due to the zoning of the other land around the Group Centre, infill development or increased density of dwellings is otherwise limited within the division of Kaleen.

It would also facilitate positive outcomes including improved amenity and access around the site and group centre, potential for a new viable club and recreational facilities and provide a catalyst for change and investment into the Group Centre.

In the context of the rezoning proposal, there is an opportunity for this site to make a much greater contribution to the future vibrancy, diversity and sustainable activity of the Group Centre.

Should this proposal not proceed, it is likely that the recreational facilities on this site will deteriorate to a point that they are no longer able to be maintained and the value of these assets would be lost, along with the facilities provided here.

10 References

ACT Healthy Weight Initiative https://www.act.gov.au/healthyliving

ACT Government, 2015 *Building an Integrated Transport Network Active Travel*

ACT Government, 2012 *The ACT Planning Strategy, July 2012*

ACT Government, 2012 *Transport for Canberra Transport for a Sustainable city 2012-2013*

ACT Government 2015 *Statement of Planning Intent, 2015* Mick Gentleman MLA Minister for Planning

Bureau of Statistics http://www.abs.gov.au/websitedbs/D3310114.nsf/Home/2016%20QuickStats

Planning and Development Act, 2007

The National Capital Plan, May 2016

The Territory Plan, 2008.

11 Appendices

APPENDIX A - Scope for Planning Study

ACT Government
Environment and Planning

Kip Tanner
Canberra Town Planning
kip@canberratownplanning.com.au

Dear Mr Tanner

Territory Plan variation – Kaleen Sports Club – block 4 section 89 Kaleen

I refer to your letter of 6 June 2016 requesting scope for a planning report to inform a Territory Plan variation for Kaleen Sports Club, block 4 section 89 Kaleen to allow residential and commercial development.

Your proposal was circulated to the ACT Government agencies and the National Capital Authority. After considering the responses from agencies, the Environment and Planning Directorate (EPD) is now able to issue a scoping document for a planning report (**Attachment A**). The planning report needs to address the matters noted in the scope. As you are aware the planning report will inform a decision on whether to proceed with a draft variation to the Territory Plan.

Information on the format and number of copies of planning reports to be submitted to EPD for assessment and review by agencies is included in the attached scope document. An initial application fee will be payable to EPD at that time. Information on the 2016/17 charges is accessible at www.planning.act.gov.au/publications_forms/publications/f/2016-17_fees_and_charges_book

Changes to the planning report are often required before it is finalised and prior to public consultation on the draft variation. Therefore, if EPD agrees to prepare a draft variation based on the planning report, additional copies of the report will be required and a second administration fee will be payable at that time.

If you have any queries regarding this matter please contact Sharmin Aziz on (02) 62052642 or email to Terrplan@act.gov.au.

Yours sincerely

Dorte Ekelund
Director General
Environment and Planning Directorate

21 September 2016

Encl. Scope for a Planning Report.

ACT Government
Environment and Planning

Scope for a Planning Report

to inform a proposed Territory Plan variation on Block 4 Section 89 Kaleen (Kaleen Sports Club) to rezone or to insert additional provisions to the Kaleen Precinct Code to allow redevelopment of the existing club, and introduce residential and commercial developments.

20 September 2016

A planning report is prepared to provide the information necessary to inform consideration by the planning and land authority, within the Environment and Planning Directorate, on preparing a Territory Plan variation (refer to Part 5.6 of the *Planning and Development Act 2007*.

The planning report is to respond to each of the following parts:

A. Executive summary

B. Description of the proposed Territory Plan variation
A comprehensive description of the site and the proposal, current planning policy, the intended development and use, and all proposed changes to the Territory Plan including,

- *zoning options and preferred solution, heights of buildings and interface with surrounding uses (including any potential for the new development to overlook the adjacent sites);*
- *clarification on what activities and facilities of the club would be included and would not be included (eg recreational uses);*
- *information on what the identified flexible space would be used for in the redeveloped club; and*
- *justification for preferred zoning and the impact on the group centre's mix of zoning and function.*

C. Justification for the planning policy changes
An assessment of the opportunity cost of the proposed change, and discussion of changes in the economic, social, natural and physical environment that necessitate the change including:

- *justification and assessment of the proposed changes from existing PRZ2 – Restricted Access Recreation zone and/or existing provisions of the Kaleen Precinct Code to another zoning or development provisions; and*
- *consideration of the proposed rezoning within the context of future demand for recreation and community facilities by the Kaleen and east Belconnen communities.*

D. Strategic planning policy context

A discussion of proposed planning policy change and proposed use/development in the context of the ACT's planning framework and strategic planning policy. This includes,

- *identification of potential conflict with National Capital Plan and any associated changes, e.g. an amendment to the National Capital Plan or public land register;*
- *justification of the proposed changes in terms of the ACT Planning Strategy's strategy 4: 'creating intensification around group ensuring everyone has convenient access to a range of facilities and services and opportunities for social interaction by reinforcing the role of group and local centres as community hub'; and*
- *justification of the proposal considering the ACT Government's Healthy Weight Initiative, the importance of urban design and supportive infrastructure promoting active living and active travel.*

E. Preliminary consultation

Community consultation with affected communities and interested members of the general public on the proposal is required. At a minimum, consultation should include holding at least one (1) public meeting/public discussion session that is widely advertised. This part is to include a report on consultation that:

- *provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence;*
- *provide details of preliminary consultation with neighbouring stakeholders, including churches, childcare centre and other business owners; and*
- *list of all issues raised in consultation, outcomes, etc; and responses to issues raised, including any changes to the proposal as a result of consultation.*

F. Impact assessment

A discussion of both the suitability and capability of the land for the proposed use/development with a clear conclusion, plus discussion of potential (positive and negative) impacts on the social, physical and natural environment if the land is developed to its full capacity as proposed which includes but not limited to,

- *social impact assessment addressing how the removal of the PRZ – Restricted Access Recreation zone would positively or negatively impact the Kaleen and east Belconnen communities;*
- *assessment of the proposed development in terms of the Crime Prevention through Environmental Design Code, Access and Mobility Code, and the Community and Recreational Facilities Location Guidelines;*
- *addressing potential impacts of natural hazards like flooding and bushfire;*
- *addressing potential impacts on existing physical infrastructure and services, and the ability of these to accommodate the proposed changes;*
- *economic impacts on the group centre ,*
    - *from the loss of services and facilities provided to the community by the Club, including the loss of the sport and recreation facilities;*
    - *from a group centre precinct perspective, and whether this proposal might act as a catalyst for further change in the precinct;*

- *Potential loss of integrity of the group centre;*

- *traffic, transport, and parking impact assessment considering,*
  - *impacts during partial completion, fully developed and occupied by tenants,*
  - *impacts of construction traffic and all other key issues.*
  - *holistic effects of the proposed development on Georgina Street and surrounding network*

An assessment of potential impacts of the proposal must address both

- *environmental values, including:*
  - *an ecological assessment and existing contamination,*
  - *compatibility of the club and residential uses in terms of noise and other interactions*
- *heritage values (a brief assessment is acceptable as no heritage places or objects are registered or recorded within the subject site)*

ACT Government
Environment and Planning

Objective Ref: A12491706

Information sheet
Scope for a Planning Report

Introduction

The planning report is to provide evidence that the proposed change to the Territory Plan would result in net positive outcome for the ACT and the subject land is both capable and suitable for development in the form proposed. The level and nature of investigations should be relevant to the potential extent and scale of issues and impacts.

From a statutory perspective, a planning report is prepared to inform the decision of the planning and land authority on a draft variation to the Territory Plan (Part 5.6 of the *Planning and Development Act 2007* (the P&D Act)). It is the planning investigation into the proposed change to planning policy and its impacts. If the proposal progresses to a Territory Plan variation, the planning report becomes a background paper under section 58 of the P&D Act which will be exhibited publicly and eventually given to the Minister at the approval stage of the process.

The scope may have been prepared in consultation with relevant ACT Government agencies and the National Capital Authority (NCA), which administers the National Capital Plan to ensure the planning of the ACT accords with its significance as the national capital. In responding to the scope for a planning report, the proponent is required to address the impacts of the proposal to the degree sufficient for ACT agencies to make an informed decision on the proposed variation. At a minimum, the P&D Act requires consultation on a Territory Plan variation with the NCA, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodian, where the variation would affect unleased land or leased public land. A proponent is encouraged to consult all relevant ACT agencies on the proposal during the preparation of the planning report.

Term of the scope document

The scope document is valid for 12 months from the date shown on the scope.

If a planning report has not been submitted to the planning and land authority within this period, the scope will lapse. A written request for extension of this scope and information on work undertaken is required to be received within one year of the above date.

Submission of the planning report

A minimum of two printed copies and one CD and/or USB copy of the report, with appendices in separate, clearly labelled folders, is required to be lodged. Where possible, each document should be no more than 20MB in size.

Upon finalisation of the planning report and the confirmation of agreement to prepare a draft variation, a minimum of two printed copies and one CD and/or USB copy of the final version of the report (in the format specified at that time) is required to be submitted.

Fees

All relevant charges are required to be paid upon lodgement of the report. An initial application fee will be payable to EPD at the lodgement of draft planning report and a second administration fee will be payable upon finalisation of the planning report. Fees information is available at http://www.planning.act.gov.au/publications_forms/publications/f/2016-17_fees_and_charges_book

Web accessibility

Web accessibility is the practice of making website content available to all users, particularly those with disabilities, including visual, auditory, physical, speech, cognitive and neurological disabilities. It includes making content released via a website as accessible as possible regardless of technology, such as for people with text-only web browsers and old browser versions.

The ACT Government is committed to making its website content accessible to as many people as possible. To this end, documents prepared with the intent of being released to the public, particularly via an ACT Government website, are required to comply with W3C Web Content Accessibility Guidelines (WCAG) 2.0. A planning report is required to comply with this standard. A statement of compliance is required to be provided with the planning report.

Guidance on content

The planning report is required to address each part outlined in the scope for a planning report. A description of the minimum information considered a suitable response to each part of a scope.

Part A – Executive summary

The part of the report would generally include:

- Brief description of intended purpose, type and form of development;
- The need for the proposed policy change;
- The key implications of the policy change;
- Justification for the change and response to the strategic planning policy context; and
- A balanced assessment of the net impacts of the proposed plan variation.

Part B – Description of the proposed plan variation

Background information

- Name, address and consent of lessee and name and address of the proponent. Consultant authorisations. Declarations of compliance with any nominated standards (e.g. WCAG 2.0).
- Location (precise description of subject site including map)

Description of the proposed Territory Plan variation including

- current and proposed land tenure arrangements and administrative responsibilities (e.g. National Land, unleased Territory land or leased land) including the existing and proposed lease arrangements, details of any direct grants, anticipated implementation timeframes (including consideration of all statutory timeframes) for the proposed plan variation;
- the type of intended future development/use of the land, including the type and form of development, land uses, building form, bulk, urban design, landscaping, site layout access
- the form of the required variation, including any changes to zoning, any new or additional planning provisions and any changes to provisions in existing codes

Part C – Need for the proposed policy change via a plan variation

State the objectives of the proposed plan variation and why it is needed.

Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change. This part is to include discussion of the advantages and disadvantages of all alternative development options including the following:

- development demands/trends
- estimated catchments/ Distribution analysis
- demographic change/ trends
- employment distribution/ opportunities
- viability of existing use
- demand for alternative uses permitted under existing zone
- other potential uses of the site
- alternative sites considered and reasons why they were discounted.

Part D – Strategic planning policy context

This part is to include detailed discussion of the proposed variation and development's consistency with each of the following elements

- its consistency with the Statement of Strategic Directions Statement in the Territory Plan. Where relevant, addresses consistency with relevant planning policy documents and associated strategic policy documents of government and relevant cross border studies/ agreements with state and local government. A response to any applicable structure plans, concept plans, precinct codes, overlays, site specific provisions, master plans or neighbourhood plans are to be discussed.
- show it is not inconsistent with relevant policies and control plans in the National Capital Plan or, if an amendment to the National Capital Plan would also be required, provide evidence of support from the National Capital Authority for the proposed change and an indicative implementation plan. Any changes to development control plans or other instruments under the National Capital Plan are to be discussed.
- any existing plans of management or action plans for public land and heritage citations.

List any likely extra approvals or processes necessary to achieve the desired outcome for the site

- any referrals required under commonwealth legislation including the *Environment Protection Biodiversity Conservation Act*
- any separate and additional approvals including future development applications required under the Territory Plan including lease variations, environmental impact statements (EIS), merit assessment, etc.
- any other ACT Government approvals including tree protection, heritage, site contamination investigations, etc.

Part E – Preliminary consultation

The manager of the Territory Plan Section in the Environment and Planning Directorate can be contacted for further information via Canberra Connect 132281.

Part F – Potential impacts

Considering all the identified potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation. Include details of any measures which would mitigate or minimise the negative impacts.

Provide a description of the existing physical, natural and social environment and built form of the site and surrounds including identifying any opportunities and constraints on development.

Under each of the following three headings provide information/an assessment of all potential impacts.

1. Physical features, infrastructure and built form

An assessment of impacts should include, but not necessarily be limited to, the following:

- Topography – include a contour map at an appropriate scale
- Soils and geology
- Hydrology
- Physical infrastructure - roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications
- Relevant hazards - bushfire, flooding, site contamination
- Built form
- Amenity of the area - noise, odour, light spill impacts, safety

2. Natural features and values

An assessment of impacts should include, but not necessarily be limited to, the following:

- Ecological values including flora and fauna - vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values
- Air, soil and water quality (as relevant)

3. Social and cultural context

An assessment of impacts should include, but not necessarily be limited to, the following:

- Communities of interest
- Social infrastructure either - including community, shopping and recreation facilities
- Existing character and of the site and surrounds - urban design streetscape character
- Cultural & heritage environment – natural, Aboriginal and European
- Economic environment , where relevant

APPENDIX B - Services Assessment

sellick consultants
Est. 1965
canberra | sydney | brisbane

24 lonsdale street,
suite 122 mode 3,
braddon act 2612
po box 5005
braddon act 2612

p (02) 6201 0200
f (02) 6247 2203

Our Ref: 170589: AM/co

Contact: Alex McLennan

4th October 2017

Canberra Town Planning
2/20 Challis Street
DICKSON ACT 2602

Attention: Hope Watson

Dear Hope,

Re: 170589

TERRITORY PLAN VARIATION – SERVICES STATEMENT
BLOCK 4 SECTION 89 KALEEN

The proposal which is the subject of this Planning Study requests consideration for a variation to the Territory Plan Map (Land use Zone) and amendments to the written text (and specifically introducing new items into the Kaleen Precinct Code and Map).

The proposal seeks to change the land use zoning of Block 4 Section 89 Kaleen from PRZ2 Restricted Access Recreation to CZ5 Mixed Use.

This Territory Plan Variation would also seek to add planning Controls to the Kaleen Precinct Code and Map for Block 4 Section 89 to facilitate the intended outcomes for the site.

The intended outcome for the site would be for future redevelopment of the Club and recreational uses along with residential development as shown in the Concept Masterplan

The site is in the relatively old area of Kaleen and fronts Georgina Crescent to the northeast, The Coptic Church development on the northern side, an access footpath on the south and a floodway to the southwest within Territory Land. The site falls steadily to the floodway on the southwest boundary and is generally pavement within the block. There is a trunk cycleway along the southwestern boundary which appears to be part of the floodway.

This statement will review the current arrangement and potential required works needed to address the following to allow the proposed Territory Plan Variation:

- Water
- Sewer
- Stormwater
- Water Sensitive Urban Design
- Flooding
- Electricity
- Gas

Water

A 150mm diameter water main is located along the front boundary within the western verge of Georgina Crescent.

There are multiple hydrants located along the northern frontage within Georgina Crescent.

There is currently one water tie to the site of unknown diameter. With the proposed additions to the site it would be assumed this tie would need to be upgraded to a 150mm tie to service the additional usages.

Please refer below the approximate water pressures in the area:

Max Static Pressure (m)	58
Min Pr @ Peak Demand (m)	37
Min Pr @ Peak Demand + 10 L/s (m)	34
Min Pr @ Peak Demand + 20 L/s (m)	31
Min Pr @ Peak Demand + 30 L/s (m)	25
Min Pr @ Peak Demand + 40 L/s (m)	18
Min Pr @ Peak Demand + 50 L/s (m)	10
Min Pr @ Peak Demand + 60 L/s (m)	----------

Based on previous pressure flow enquiries in the area, this development may require an onsite booster pump and buffer tank in accordance with ICON Water requirements for the domestic water supply.

To have a compliant Fire Service, onsite booster pumps will be required and possibly storage tanks as well. The Project Fire Engineer will need to liaise with the projects Hydraulic and Fire Sprinkler Engineers during the preliminary design phase to confirm extent.

Sewer

A 150mm diameter sewer main is located along the rear boundary near the trunk cycleway. There is also a trunk 750mm sewer main located near the trunk cycleway.

There is currently one sewer tie to the site of assumed 150mm diameter. With the proposed additions to the site this tie should have enough capacity to adequately service the additional usages.

Stormwater

An existing concrete channel that forms the floodway for the local area is located on the south-western boundary. There is an existing stormwater tie of unknown diameter that connects to this under the existing building.

As the existing site is 100% impervious the existing tie should have enough capacity to adequately service the additional usages.

Water Sensitive Urban Design (WSUD)

With the proposed usages for this site the development would need to meet the WSUD requirements under the following Development Codes:

- Multi-Unit Housing Development Code
- Commercial Zones Development Code

All of the above codes have similar requirements however a proposed development would need to meet the following to comply with the Territory Plan WSUD requirements:

- 40% reduction in potable water usage compared to an equivalent development constructed in 2003.
- Supply of 1.4kL/100m^2 of impervious area towards Onsite Retention (OSR).
- Reduction of stormwater nutrients leaving the site to the following levels:
    - Minimum 60% total suspended solids (TSS)
    - Minimum 45% total phosphorous (TP)
    - Minimum 40% total nitrogen (TN)
- Supply of adequately design Onsite Detention (OSD) volume to reduce the post development flows to pre development. Due to the existing site being 100% impervious this requirement would not be applicable.

Any proposed development would require a combination of water efficient fixtures and rainwater reuse onsite to obtain the 40% reduction as required. Any rainwater reuse volumes could also be included towards the OSR requirements.

The inclusion of a Stormwater Quality Improvement Device (SQID) would need to be installed on the upstream end of the existing tie to treat the 3 month flows for the whole development. Any proposed development would need to be clear of this area so access and maintenance to the SQID was maintained. Proprietary units similar to a SPEL Hydrosystem1000 of equivalent would be adequate to cover the water treatment requirements.

It is unknown whether the current development incorporates any onsite detention. Any new development proposal would need to assess the WSUD requirements in isolation of what is onsite currently.

Flooding

A desk top review of the available flooding documentation was undertaken to approximate the extent of flooding to the development site. A flooding report was conducted in March 1980 which gave an approximate 100ARI flow at the concrete channel at the rear of the subject site of 42.9m^3/s.

Using an approximation of the channel cross section it was found that the flood level during the 100 year event would be approximately 1.13m deep. This allows for an additional 1.45m freeboard before these flows affect the development site. Since the above mentioned flood report was conducted almost 40 years ago it is comfortably assumed that additional development and hence more impervious area have been added to the catchment area for this floodway.

However due to the existing topography from the concrete channel to the subject site it is estimated that flows upward of 100m^3/s will still provide the subject site with 0.9m freeboard and hence any development that has occurred within the catchment of this floodway will have minimal effect on our development from flooding.

Please refer attached drawing showing approximate extent of flooding during a 100 year event.

Electricity

A small kiosk/padmount is located in the eastern corner of the subject site that has existing LV (travelling north-south along Georgina Crescent) and HV conduits (travelling east along Georgina Crescent).

The existing LV supply is from substation 4895 which is rated to 500kVA only and is an old Kiosk E type substation which can't be replaced with higher capacity/upgraded to require capacity, hence, new pad mount substation will need to be established on the block as part of proposed development. The new substation will require 5x7m space on the block.

Gas

A 32mm diameter, 210kPa gas main is located along the front boundary within the western verge of Georgina Crescent. This main increases to 50mm in line with our northern boundary and continues north to Maribyrnong Avenue.

There is currently one 32mm tie come off the main which changes to an internal service of unknown diameter outside the boundary.

With the proposed additions to the site this tie should have enough capacity to adequately service the additional usages, refer attached correspondence from Jemena.

Based on the above desktop assessment and utility records there is no reason why the site couldn't be rezoned from PRZ2 Restricted Access Recreation to CZ5 Mixed Use if the above mentioned measures are undertaken. Should you have any further queries please do not hesitate to contact our office.

Yours faithfully,

Alex McLennan
B.Eng (Civil), MIEAust
Civil Engineer/WSUD Manager
for **Sellick Consultants**

RE: 170589 - Block 4, Section 89 - Kaleen - Electrical Capacity

Hi Alex,

Thank you for the below email. To answer the below query, could you please provide –

- Existing electricity maximum demand for Kaleen Sports Centre (you can be able to get this from energy bills/tax invoices)
- Proposed electricity maximum demand for proposed residential development, the demand should as per AS/NZS 3000:2007

Please note that the existing LV supply is from substation 4895 which is rated to 500kVA only and it's an old Kiosk E type substation which can't be replaced with higher capacity/upgraded to require capacity, hence, new pad mount substation will need to be established on the block as part of proposed development. The new substation will require 5x7m space on the block.

Please let me know if you have any further queries, thank you

Regards

Kedar Vedanti
Industry Interface and Coordination Lead
Network Connection Services
Customer Connections Branch
Energy Networks - ActewAGL Distribution
t 02 6293 3582 | **f** 02 6293 5762

www.actewagl.com.au
Find us on Facebook and Twitter

RE: 170589 - Block 4, Section 89 - Kaleen - Gas Capacity

HI Alex

The existing 50mm main and 32mm inlet service at Block 4, Section 89 – Kaleen have sufficient capacity to supply a development of the type and size proposed.

Regards

Steve Donnelly
Network Development Manager
Jemena
Unit 1, 5-7 Johns Place, Hume, ACT 2620
(02) 6192 6270 | 0427 401 803
steve.donnelly@jemena.com.au | www.jemena.com.au

Jemena
bringing energy to life





ISSUE	DESCRIPTION	DATE	DRAWN
A	FOR APPROVAL	04.10.17	AM

CLIENT
CANBERRA TOWN PLANNING

ARCHITECT
COX ARCHITECTURE

sellick consultants
STRUCTURAL CIVIL HYDRAULIC
canberra | sydney | brisbane
02 6201 0200 www.sellickconsultants.com.au

PROJECT TITLE
PROPOSED LEASE VARIATION

DO NOT SCALE OFF DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
COPYRIGHT:The concepts and information contained in this document are copyright of Sellick Consultants. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright.

DESIGNED BY
AM
CHECKED BY
CO
AUTHORISED BY
DATE
04/10/2017

DRAWING TITLE
POTENTIAL FLOOD EXTENTS
PROJECT LOCATION
KALEEN
BLOCK 4, SECTION 89

SCALE
0m 5 10 15 20 25
1:500 @A1 1:1000 @A3

JOB NO.
170589

DRAWING NO.
C401

REV.
A

APPENDIX C – Consultation Report

Block 4 Section 89 Kaleen

Record of Consultation

Prepared for:

Eastlake Group

December 2017

CANBERRA TOWN PLANNING

Prepared by:
Canberra Town Planning

Hope Watson
Town Planner

Phone: 6262 5091
hope@canberratownplanning.com.au
canberratownplanning.com.au

Version Control
27.11.17 :: Draft for Review :: Checked KW
01.12.17 :: Final :: Client
04.12.17 :: Revised Final version

Contents

1 Introduction 4

2 Consultation Process 6

2.1 Consultation Model/Strategy 6

2.2 Targeted Consultees 6

3 Consultation Activities 8

3.1 Stakeholders 8

3.2 Community Information Events 9

4 Summary and Analysis of Responses 11

4.1 Government Stakeholders 11

4.2 Stage 1 Consultation and Community Information (Drop-In) Session No. 1 11

4.3 Outcomes from Stage 1 Consultation 17

4.4 Stage 2 Consultation and Community Information Session 17

4.5 Outcomes of Stage 2 Consultation 21

5 Conclusion 22

6 Appendices 23

Appendix A - Consultation Strategy

Appendix B – Post cards

Appendix C – Canberra Times Advertisements

Appendix D – Consultation Letter

Appendix E – Feedback Forms

Appendix F – Stage 1 Consultation Plans

Appendix G – Stage 2 Consultation Plans

Appendix H – Government Responses

1 Introduction

Eastlake Group has engaged Canberra Town Planning to prepare a Planning Study to inform the consideration of a Territory Plan variation for Block 4 Section 89 Kaleen (Figure 1).

The intention of the variation is to facilitate redevelopment of the Sports Club Kaleen and recreational facilities through a plan variation to ensure the longevity and financial viability for the Sports Club into the future.

The planning study seeks to assess and justify a variation to the Territory Plan which would allow for the redevelopment of the Kaleen Site in a manner that is appropriate and supported by the community.

The proposal is to:

- Rezone the land from PRZ2 Restricted Access Recreation to CZ5 Mixed Use development
- Introduce controls in the Kaleen Precinct code to ensure that redevelopment opportunities on the site maintain the important community and recreation facilities and would include height and plot ratio restrictions, and propose the retention of off-site parking within the Group Centre to support both the uses on the Site as well as the activities in the Group Centre into the future.

The proposed variation would also facilitate positive outcomes including improved amenity and access around the site and group centre, a new viable club and recreational facilities and provide a catalyst for change and investment into the Group Centre.

Preliminary consultation has been undertaken to satisfy the need for community consultation detailed in the scoping document for the proposed plan variation, received from the ACT Government Environment Planning and Sustainable Development Directorate.

This report has been prepared for submission with the Planning Study to summarise the preliminary consultation process undertaken.



Figure 1 - The subject block (ACTmapi Jan, 2017

2 Consultation Process

This section of the report details the model of consultation (strategy) undertaken with respect to this proposal. It also identifies the consultees, the manner in which they were contacted, and how the information sessions were handled.

2.1 Consultation Model/Strategy

A stakeholder and community consultation strategy was prepared to satisfy the need for community consultation detailed in the scoping document for the proposed plan variation as detailed in the Consultation Strategy presented at **Appendix A**.

In summary, the Consultation Strategy involved:

- Identifying the target audience for consultation.
- Providing information packages to the targeted consultees and inviting responses and commentary on the proposal.
- Advertise and invite consultees to attend the Community Information Sessions.
- Undertake consultation meetings with key stakeholders.
- Prepare for and undertake Community Information Sessions.

The consultation was undertaken in two stages, with a first stage undertaken to gauge the responses of the community and identify key issues of concern and considerations to inform the preparation of the planning study.

The second stage was held upon completion of the draft planning study to detail the outcomes of the assessment and progress in the preparation.

2.2 Targeted Consultees

Table 1 below summarises the targeted consultees and the information provided to them as part of the consultation process. The surrounding neighbours and businesses were directly contacted where possible and provided with information and invited to attend the Community Information Sessions.

The engagement with stakeholders such as the Belconnen Community Council and neighbours was initiated with letters and emails in February 2017, and has been on-going during 2017 (examples of letters distributed are found in **Appendix D**).

Approximately 500 postcards were delivered to neighbouring residents and businesses in Kaleen to invite to the Community Information (Drop-In) Sessions.

A copy of the ‘postcard’ invitations (as distributed on 21 April and 8 November), are presented at **Appendix B**.

The general public/wider community were invited to the Information Sessions via newspaper advertisements, which were published in the Canberra Times on 19 and 26 April 2017 and 15 November 2017 a copy of these are provided at **Appendix C**.

The targeted consultees were also asked to provide feedback or request further information via phone or or email. Further details are provided in the Strategy at **Appendix A**.

Table 1 – Consultees and Information Provided

Consultee	Information Provided
Environment Planning and Sustainable Development Directorate (EPD)	Request for Scoping Document
National Capital Authority	Email with cover letter and project description
ACT Government Departments Active Canberra EPA ACT Heritage Council	Email with cover letter and Concept Plans
Belconnen Community Council	Email with cover letter and Concept Plans. Phone communication and direct communication via presentation at monthly meeting.
Tenants on site Kaleen Indoor Sports Snap Fitness Fightsmith Boxing	Email with information letter and invitation to information session, phone calls.
Kaleen Club Members	Notice in club e-news, information on Eastlake Website. Postcards distributed in club.
Businesses in and around the Group Centre, this included all the tenants in the Group Centre as well as the Kaleen Veterinary Surgery, Totom House Early Childhood Centre	Information letter and invite to Information Session and direct contact where possible.
Kaleen Group Centre Owner	Email with cover letter and meeting held
Coptic Church	Meeting and phone communications, invitation to information session. Meeting held.
St Simon’s Anglican Church	Postcards dropped at church. Spoke directly to Minister at Church via phone.
Greek Orthodox Church	Information letter and invitation to information session provided. Phone call made. No response received.
General Public	Advertisements in Canberra Times. Postcard invitations distributed to 500-600 residents in Kaleen.

3 Consultation Activities

3.1 Stakeholders

Belconnen Community Council

A presentation to the Belconnen Community Council (BCC) meeting was made on 18 April 2017 prior to the community consultation session. A slideshow presentation with concept plans and details of the proposal were provided. A short time for questions from the audience was provided for. The attendees were also informed of and invited to attend the public information session to find out more or provide their feedback or comments regarding the proposal.

The reception to the proposal as described was generally positive at this meeting. There were some concerns raised about the reduction of recreational facilities at the site as a result of the proposal.

Information was provided to the BCC regarding the Planning Study and second consultation session. No formal response was received, however Damien Haas from the BCC attended the second consultation session and indicated his, and the BCC's support for the proposal.

Eastlake Club Members

Notices were published in the Eastlake Club newsletter in September and October. Information regarding the Planning Study and the second consultation session was also provided on the Eastlake Group website.

Suzanne Orr MLA

MLA Orr's office approached Canberra Town Planning during the preparation of the Planning Study due to enquiries received from her constituents regarding the proposed Territory Plan variation. A meeting was held with MLA Orr on site on 18 July 2017 to discuss the proposal.

Government

Letters and emails were sent to a number of government stakeholders including:

- ACT Heritage Council;
- NCA;
- EPA;
- Active Canberra.

An example of the letters sent is found in **Appendix D.**

Key Neighbours and Businesses

During the letterbox drop process, direct contact was made with the staff at local businesses and information was provided regarding the proposal. Invitations were also provided from representatives to attend the community information sessions. Where possible, key contacts were also telephoned or emailed directly.

Kaleen Group Centre Owner

A meeting was scheduled and held with the owner of the Kaleen Group Centre, DEMAC Group on 14 September 2017. At this meeting Eastlake discussed the proposal for the site, and the representatives from the group centre were very positive about the proposed changes and the concept proposed, along with the prospective benefits it would likely to have on the group centre.

Coptic Church

Meetings and telephone conversations were undertaken with the Coptic Church during the preparation of the planning study. A representative from the church also attended the first consultation session. A meeting was also held with a representative from the church on 20 September 2017, where Eastlake presented the revised concepts and discussed the plan variation which is being proposed.

We also discussed a recent Development Application which has been proposed by the church, which includes new car parking and siting of two temporary residential structures in proximity to their boundary with Eastlake. The church was generally supportive of the proposal, and appreciative of the communications provided by Eastlake.

Kaleen Indoor Sports

Direct contact was made with the Kaleen Indoor Sports Centre tenants by telephone and email, and they were also invited to attend the consultation sessions. The owner of the sports centre was concerned that the proposed concept did not provide for the operation provided by the Indoor Sports Centre, and was concerned for the future of the business at the location.

Snap Fitness

Direct contact was made with the Snap Fitness tenant by telephone and email, and they were also invited to attend the consultation sessions. Formal response received from the fitness centre was as follows.

> *I'm the owner of Snap Fitness in the Kaleen Sports club and see the plan as a very positive move for the area on the basis that recreational space is retained for the site. There is a large sporting community presence at the Kaleen club via the gym and the indoor sports and there would be much resistance from current lessees, members and the wider community to see these facilities removed from the area. Residential space and a revamped club would be extremely beneficial to the Kaleen and Giralang suburbs as well as local businesses, so I see this as a positive move.*

Neighbours and the General Public

Approximately 500 postcards were delivered to neighbouring residents and businesses in Kaleen to invite to the Community Information (Drop-In) Sessions, which was held on Wednesday 3 May 2017 from 5:30pm – 8:00pm on site at the Kaleen Sports Club.

Members of the general public were invited to attend the Community Information (Drop-In) Sessions so as to receive information about the proposal and an opportunity to provide their feedback directly to the project team and/or in writing via feedback forms.

A copy of the advertisements (as published) are presented at **Appendix C**.

3.2 Community Information Events

Two Community Information (Drop-In) Sessions were held in relation to the project.

Key project staff, including a Director and Town Planner from Canberra Town Planning and Anthony Ratcliffe from Eastlake Group were in attendance to provide information and to answer any questions from attendees.

The Sessions comprised an informal presentation of the proposal by members of the project team.

The Drop-In Session format was tailored to facilitate an informal and relaxed atmosphere in which attendees were able to consider the information provided (at their own pace), and ask questions regarding the proposal as needed. On arrival, the attendees were encouraged to complete the record of attendance and directed to complete a feedback form should they wish to provide a written response/comment on the proposal. The feedback forms included a brief description of the proposal and could be completed on the night and placed in a return information box. Alternatively, the form included a return email address that could be used if an attendee chose to take the form from the Information Session and complete it at a later time. A copy of the feedback forms are presented at **Appendix E**.

Community Information Session 1

The first session was held on Wednesday 3 May 2017 from 5:30pm – 8:00pm and on site at the Kaleen Sports Club.

Plans presented were a 2012 concept plan, aerial photo and Territory Plan zones plan. The aim of this session was to provide an initial concept and intentions to the public, with a view to gaining comments and feedback on the proposal, to inform the preparation of the planning study and continue further work with regard to the Territory Plan variation.

A copy of the plans presented at this Information Session is included at Appendix F.

According to the record of attendees, a total of 31 people attended the first Drop-In Session.

Community Information Session 2

The Following consideration to the matters raised in the first Community Information Session, the concept was updated to better reflect the intentions of Eastlake for the site. This included the preparation of a revised concept

The second session was held on Tuesday 21 November 2017 from 5:30pm – 7:30pm on site at the Kaleen Sports Club.

Plans presented were an updated concept plan, along with an updated massing model and perspective. The aim of this session was to provide advice on the revised concept and outcomes of the work undertaken in preparation of the planning study.

A copy of the plans presented at the second Information Session are included at **Appendix G**.

According to the record of attendees, a total of 33 people attended the second Drop-In Session. The attendees were mostly members of the Club at Kaleen and, the majority of whom were aged 60-69, with all the attendees over 50 years of age, except one, and an even spilt of male and female people attended.

A summary and analysis of the Community Information (Drop-In) Sessions is provided within the Section below.

Emails were sent to attendees following each of the consultation sessions to thank people for attending, and to remind them to send through comments on the proposal via email.

4 Summary and Analysis of Responses

4.1 Government Stakeholders

Responses received from Government Stakeholders are found in **Appendix H**. The NCA responded via email that the site was outside the NCA's area of interest and they had no comment to make.

The EPA responded that contamination and noise would be the main issues the EPA would expect to be considered for the Territory Plan Variation (TPV) stage of a proposed development. The response from the EPA indicated that a detailed noise assessment will be required at the DA stage.

The EPA indicated other requirements would be addressed at DA stage including sediment and erosion control, hazmat survey etc.

Response from the ACT Heritage Council indicated that the ACT Heritage Register has not identified any recorded or registered heritage places for objects on this block. As the block has previously been developed, the response from the Council considered that proposed redevelopment is unlikely to diminish the heritage significance of any place or object. In this context, the Council did not identify any heritage assessment or management requirement for the proposed TPV.

Information was sent to representatives at Active Canberra, but no response was received.

4.2 Stage 1 Consultation and Community Information (Drop-In) Session No. 1

The response of the community at the first Community Information (Drop-In) Session was generally in support of the proposal in principle, albeit concern how this proposal might play out in the future.

Some opposition was voiced with regards to the concept and against removal of recreation uses, and the potential inclusion of residential uses on the site.

A total of nine submissions were received in response to the public consultation. Six of the submissions were feedback forms and the other four were emails providing comments on the proposal.

The submissions received have not been reproduced due to privacy reasons, but can be made available to the Planning Authority upon request. Details of the commentary received is detailed in the Sections below.

The key reasons noted in support are summarised in the dot-points below and do not warrant a specific response.

- Support rezoning as the pool has been closed for years and the site is under utilised.

- I have no objections in principle to the Club redeveloping the site. The sporting facilities are well used and provision for these should be included in the redevelopment.
- No objections to the Club redeveloping the site. The develi [*sic*] will be in the detail, as is always the case.
- I'm the owner of Snap Fitness in the Kaleen Sports club and see the plan as a very positive move for the area on the basis that recreational space is retained for the site. There is a large sporting community presence at the Kaleen club via the gym and the indoor sports and there would be much resistance from current lessees, members and the wider community to see these facilities removed from the area. Residential space and a revamped club would be extremely beneficial to the Kaleen and Giralang suburbs as well as local businesses, so I see this as a positive move.
- I fully support the change of purpose clause proposed by Eastlake on the proviso that it will be a club and apartments and / or club and retirement units.

Table 2: Comments raised at Stage 1 Consultation

Comment	Response
Recreational Uses	
Want recreational uses to stay	It is proposed to maintain recreational uses, in both the proposed plan variation and in the concept redevelopment that is being proposed. The concept design has been updated to reflect this more clearly.
Any community facilities/recreation land taken from those uses must be replaced	The proposed variation would seek to maintain the recreational uses on the site and include these within future redevelopment on the site. The proposal seeks to secure these uses into the future, make the club viable, and prevent the further deterioration of the building and therefore the viability of the facilities.
The redevelopment of the club should only be to include recreation facilities, not residential.	Future redevelopment of the recreational facilities is only viable for the club in a form which can support this. The inclusion of residential development on the site would be a means for the club to fund redevelopment. If viable redevelopment of the site cannot be achieved, the existing building would continue to deteriorate, and the on-going maintenance costs into the future would make the recreational uses on this site unviable.
urge that the indoor sports complex and other commercial businesses be considered for retention in the redevelopment.	It has been the intention of Eastlake to maintain these uses. The proposed variation is presented so as to ensure these uses are maintained, and the concept proposed has been revised to reflect the maintenance of these uses more clearly.

Comment	Response
Maintenance of recreational spaces on the site.	It is proposed to maintain recreational uses, in both the proposed plan variation and in the concept redevelopment that is being proposed. The concept design has been updated to reflect this more clearly.
The indoor sports centre at Kaleen provides a community service. It in tern [*sic*] also creates and allows for a community to develop and thrive around social sporting opportunities. With a lack of other similar Indoor sports facilities through Canberra, I feel it's important that any redevelopment maintains this element of the club.	Refer to comments above.
Parking and Traffic	
Closure of Rubicon Street	The concept proposed has been revised, and is no longer included in the concept.
Rubicon Street should not be terminated	The concept proposed has been revised, and is no longer included in the concept.
If rat running is a problem, put in speed bumps	A detailed traffic assessment would be undertaken as part of a future development application.
Residents of future residential units are likely to take over parking at the nearby shopping centre and nearby streets	A detailed traffic and parking assessment would be undertaken as part of a future development application. A future development would be required to demonstrate that parking on the site and within the group centre could be provided in the context of a future development. Residential parking would be required to be provided to some extent on the site.
100 units will create illegal parking problems in adjacent streets and shopping centre carpark	Refer to comment above.
Creation of traffic in Georgina Crescent	An indicative and preliminary assessment traffic assessment has been undertaken as part of the planning study. The proposed variation to the Territory Plan would not generate any traffic, per se, but should the site be developed based on the proposed concept, additional traffic would be generated for residential uses. Before this could occur a lease variation would be required to add residential uses to the lease and the specific traffic impacts would also be assessed as part of a development application. The traffic generated by recreational uses would likely to remain the same as the existing operations.

Comment	Response
Parking along Georgina Crescent on the club side should be stopped except for one or two disabled spaces outside the doctor's rooms.	This is not a consideration for Eastlake within the context of this proposal. Parking off site, is under the jurisdiction of the ACT Government.
Parking at Kaleen shops should be 3 hours timed. This would allow for attendance at school functions or St Simons Church	This is a consideration for the ACT Government who are the lessees of the parking areas at the Group Centre, or which could be considered by the ACT Government as part of future developments in the Group Centre.
urge that on-site (?underneath) parking be provided on a ratio of 2 spaces per apartment and also some visitor parking;	A future development application would be required to provide parking in accordance with the Parking and Vehicular Access General Code requirements at the time of that proposal, which stipulates the numbers and type of parking required for developments.
urge that the entrance to the precinct be sympathetic to the traffic flow on Georgina Crescent and Rubicon Street and the entrance to the rear shopping carparks; and	Access to the site would be considered in the detailed design process for a future redevelopment of the site. Impacts to Georgina Crescent and co-ordination with the carparks would need to be considered as part of this assessment
Although I have no objection to a new club being built, I am however a little bit concerned about the increase in the number of people to frequent the new facilities and the amount of traffic this will generate. There a lot of retired and elderly people living close to this precinct and my concern is for these people in navigating the streets and paths in the immediate area.	New development would likely increase the traffic generation, a preliminary assessment has been undertaken as part of the planning study, and a detailed assessment would be required for any future development proposal. However the proposal would also provide the opportunity for people to live in close proximity to the group centre, where they can easily walk to access the services available.
Closure of Rubicon Street, increased traffic in Georgina Cres.	The concept design has been revised, so that closure of Rubicon Street is no longer contemplated. There would be potential increases in traffic on Georgina Crescent should the plan variation go forward and residential development proposed. This is likely to occur over a medium term period. The proposal would also provide the opportunity for people to live in close proximity to the group centre, where they can easily walk to access the services available.
Public Transport	
Poor public transport, especially to Belconnen means many new residents will use their cars.	In the context of a rezoning of the site, this may also provide impetus for redevelopment of the group centre, and with an increased population and visits to this area, consideration may be made by ACTION to increase the public transport connection of the Group Centre with other parts of Canberra.
Will need to arrange significant increase in ACTION Bus services.	See above.
Housing Density and Height	

Comment	Response
Concerns about high density of housing 100 apartments at Eastlake and 150 at ex-bowling club is a lot in a small area	The numbers provided are indicative and for conceptual purposes only. Kaleen is a Group Centre and as such it is considered a core commercial zone and capable of supporting higher density development. Greater density within close proximity to the Group Centre would also increase the viability of the centre and increase the numbers of people frequenting the centre.
The height should be restricted to 4 storeys to prevent overshadowing of nearby houses and the church next door.	Overshadowing would need to be considered as part of a detailed design proposal, however, as the Coptic church is situated to the north, possible future development on the Eastlake site would not prevent solar access to this site and there is considered to be sufficient area to provide a design that could minimise overshadowing to neighbouring sites.
strongly object to the proposal to have 100 apartments on that piece of ground - this was indicated as a probable number;	The numbers provided are indicative and for conceptual purposes only. Kaleen is a Group Centre and as such it is considered a core commercial zone and capable of supporting higher density development. Residential development on the site is required to fund and provide viable redevelopment of the ageing building and facilities on the site.
strongly object to having many floors of flats - about 3 to 4 floors would seem sympathetic to those on Baldwin Ave and with those being built in Lawson;	The number of storeys of a future development would be the subject of development of a design for the site. Six storeys has been chosen as a likely maximum, that could be contemplated for the site.
Residential Development	
If any residential development is included it should be an upmarket development for 55+ people who can use the sporting facilities and only a small number of units, not 100.	The type of development proposed would be subject to future development design and would be subject to the perceived market and needs of the developer, should the plan variation proceed. There is no reason why this type of development could not be considered, but this detail would be defined at a later stage.
Increased development should be off-set by preservation of entire naval base land – especially lakeshores and treed areas ie no further expansion of Lawson.	The proposal seeks to rezone and contemplate a concept for redevelopment on an already fully developed site. Support for this type of redevelopment would reduce the need to develop new greenfield sites for new dwellings. There is no requirement to provide off-sets for this type of redevelopment.
urge that the number of one-bedroom apartments be kept to a minimum - there are already too many one bedroom flats in the city;	This would be considered in a potential design for redevelopment and any residential proposal would be assessed against the Multi-unit Housing Development Code requirements.

Comment	Response
As this was designated a community use block and was developed as a sports centre I would ask that you consider inclusion of a small swimming complex similar to Aquatots at Forde. Any residential development should be appropriate for aged/disability residents given the proximity of the site to the Kaleen group centre. I have also made enquiries regarding the indoor courts and have been advised that the facility is fully utilised (no available timeslots) and I therefore think it is important that the indoor courts remain on the site.	The swimming pool has not been in use for a number of years, and with the development of the CISAC pool has taken over from the demands for a pool in this part of Belconnen. Development of adaptable residential development to suit people of a variety of ages, could be considered as part of a future development design for the site should the rezoning be approved. The proposed plan variation would seek to ensure the maintenance and security for the recreational uses on the site.
Communications with Club Members	
Club members not received information about the proposal	Better communications to be provided to Club members.
Concept	
Proposal as shown is very poor and should not proceed	The proposal has been revised following the first round of consultation. This is a concept only and any future development on the site would be subject to detailed design and a separate DA process.
Other comments	
it seems to some members that this is really a money making enterprise and not a proposal to improve member's facilities.	Should the proposal proceed, it would provide the opportunity for a brand new club and recreational facilities for members and the community. Residential development is proposed to fund the redevelopment of the buildings, which could not otherwise be achieved by the Club.
Sports rooms have access to sports viewing.	This is a matter for consideration within design of a new club and indoor sports facility.

Commentary Objecting to the Proposal

One objection to the proposal was received, although objections to some parts of the concept were expressed in the comments above. The key reasons noted in the objections are summarised in the dot-points below.

- Block should only be used for recreation. We do not need multi-level here from the street. The carpark is already too small. I am sick of these changing of leases so developers can make a motza from land they were given. The new club should have a pool – the old one was very well used.
- An objection was made to the number of apartments, suggesting 100 was too many.
- An objection was made to the number of storeys, suggesting 6 was too many, and 3 to 4 would be more appropriate (refer above)

4.3 Outcomes from Stage 1 Consultation

Based on the outcomes of the first consultation session, the concept design by Cox was updated along with the provision of a massing model and perspective of the proposed concept. The revised concept was updated to reflect comments made in the first stage of consultation and the proposed concept was updated to include:

- A club reduced in size to 1,200m^2
- Commercial gym, indoor sports at 1,900m^2 (which could accommodate a gym and indoor sports facility);
- No closure of Rubicon Street.
- New pedestrian pathway linking to the Group Centre.
- Separation of residential and commercial uses.

The concept still indicatively provides for 100 residential units and a height of up to six storeys.

Following the consultation, consultants were engaged to undertake the following specialist work to input into the Planning study:

- A Traffic and Parking assessment;
- Engineering services assessment;
- Noise statement;
- Contamination report; and
- Bushfire Statement.

4.4 Stage 2 Consultation and Community Information Session

The second stage consultation session provided an opportunity to explain the process undertaken and the outcomes of the planning study, as well as the changes to the concept since the previous session. This session also provided an opportunity to clarify that the proposal is not for a development proposal, but a change to the zoning of the site, and would offer positive future outcomes for the Sports Club, Eastlake Group and recreational uses.

The response from the community at the second Community Information (Drop-In) Session was generally in support of the proposal.

Two written responses were received at the consultation session and a further five submissions were received via email following the public consultation.

Comments received are detailed in the Table below.

MLA Suzanne Orr and Damien Haas from the Belconnen Community Council both attended the second consultation session.

One positive comment received regarding the proposal was:

“The proposal as presented, which I acknowledge is a concept has my full support”.

Table 3: Comments raised at Stage 2 Consultation

Comment	Response
Parking	
My concern is the loss of the public carpark to the Club and the residents, who will use it for their additional vehicles.	Carparking in a future development would need to meet the requirements of the Parking and Vehicular Access Code, and measures could be taken in carparking design to ensure residential and recreational carparking areas are separated by boom gates, or time limited parking etc.
Deteriorating Condition of the Building	
The proposed redevelopment of the Kaleen Sports Club site looks generally fine to us. However, we are concerned that the current building is already looking very shabby, particularly from the side facing the parkland. The time frame for redevelopment suggests many years (around 9 to 10 is our guess) before the current building is demolished. Steps should be taken now and over future years to clean up the current building so it is not a deteriorating eye-sore.	The purpose of the territory plan variation is to facilitate future redevelopment. The timing for potential redevelopment would depend on whether the Territory Plan variation proceeds, and would be determined by the Eastlake Group.
Club and Indoor Sports Uses/ Height	
I think the only things we wanted to make sure were included in the proposal was that we still have a club similar or improved to the club that is already here and make sure we still have an indoor sports facility and gym. These are very important parts of our community amenity. Also, I think probably 5 stories would be more suited to the area for the residential units, given the surrounding streets. I think the proposal had 6 levels planned.	The proposal seeks to secure the uses of club and indoor sports on this block as part of the variation to the Territory Plan. The actual height of any future development, would be subject to the proposal variation going ahead, and detailed design of a future development on the site.
Plan variation principles	
Any variation to the Territory Plan for the Kaleen Sports Club block and subsequent developments should: - take full account of existing and future community needs and interests - generally improve the level of community amenity - not reduce the amenity of the community or individual community members	The proposed variation, as supported by the planning study has considered a variety of factors, and aims to facilitate the continues use of this site as a club and recreational facility. The proposed rezoning is sought so that a viable redevelopment of the site could occur, which could provide improved amenity and access to a development on the site. Justification for the proposal is provided in Chapter 5 of the planning study, which provides a response to this comments.
Context of Variation	

Comment	Response
Review of Territory Plan for the Georgina Crescent precinct We do not support significant ad hoc variations of the Territory Plan for individual blocks within the Georgina Crescent precinct. The proposal for variation of the Territory Plan for the KSC block should be undertaken as part of a wider review of the Territory Plan for the whole Georgina Crescent precinct, to ensure a coherent approach to future developments that will best meet broad community needs and interests. We are writing to the ACT Planning Authority to request this comprehensive approach.	It is understood that the Kaleen centre is not on the priority list for centres that will be subject to a master planning review in the near future. We believe that the rezoning of this site would not pre-empt any likely outcomes that would come from a master plan review of the Group Centre. Stalling a decision to rezone this site may result in deterioration of the building on this block to a point where it becomes unviable for Eastlake to maintain. Eastlake are seeking an opportunity to redevelop this site in a viable manner, through the TP variation process.
Traffic	
Like to know about future traffic around the close proximity of the new club.	A detailed traffic assessment would be required as part of future development on the site.
Although I can see a definate [*sic*] benefit in redeveloping the club site, I have grave concerns about the increase in motor vehicle traffic around Georgina Cres, Rubicon St., Cooks St. and Bemboka Cres. Residents of the new redevelopment will be using these thoroughfares to get to work and back home, and sadly I doubt whether many would be using public transport which is an anomaly to Canberrans. The same goes for members using the sporting facilities. At the moment it is quite intimidating (and dangerous) to negotiate Georgina Cres and Rubicon St in the late afternoons when most members walk to the club, and this situation will obviously increase when the new development is completed. And of course there are the people who drive on these roads to go to the local shops plus the medical and child care centres. At the first presentation, there was a possibility that Rubicon would be closed, which would have alleviated the traffic issues I have mentioned above, but have heard that this is not going to happen now. If this decision goes ahead, there will be quite a number of local residents who currently walk along Rubicon and across the street near the club to access the nearby sporting fields, bike paths and walking areas to experience an ever more challenging crossing. This intersection is quite dangerous from the eastern side, especially for senior residents who are not getting any younger.	The proposal being presented is not to redevelop the site but to change the TP zoning of the site. The specific details of a future redevelopment are unknown at this time and would be the subject of detailed design and assessment should the TP variation proceed. The concept presented at the consultation provides some improved access via a new pedestrian route to the north of the block, and detailed design would need to review pedestrian and vehicle access to ensure potential issues are ameliorated. In the context of a redevelopment design, following a Territory Plan Variation, a detailed assessment of traffic and access would be undertaken and a review of the pedestrian access around the group centre could be undertaken, and the proposal would need to meet TCCS requirements.

Comment	Response
If the government chooses to keep Rubicon St as a busy feeder street, could you please possibly at least recommend a pedestrian crossing be installed at this corner to enable school children, shop goers, club members and senior residents a safer passage during and following the development?	
Variation of the KSC block zoning to permit residential accommodation (100 apartments proposed) will have a significant impact on traffic flows in the Georgina Crescent and adjoining precincts. We note that an early (2012) concept development plan for the KSC block showed the termination of Rubicon Street at the intersection with Georgina Crescent, and that this change has been removed from the current concept plan. This termination would have been unacceptable, but clearly increased traffic flows will need to be managed. Residential traffic from the KSC block should be encouraged to use the major available collector and arterial roads (Maribyrnong Avenue and Baldwin Drive), rather than "ratrunning" through local residential streets. Existing traffic levels in Rubicon and Cooks Streets and Bemboka Crescent are relatively low. The roadways are 5 metres wide and there are no paved footpaths directly adjacent to the roadways. The roadways are frequently used by pedestrians, cyclists and young children on tricycles and scooters, particularly when accessing the reserve that adjoins Rubicon Street and Bemboka Crescent. Any significant increase in traffic levels will reduce the amenity of residents, and increase the likelihood of traffic accidents and injuries. The latest concept development plan shows the parking access lane for the KSC block entering Rubicon Street a few metres away from the intersection with Georgina Crescent. This arrangement would make an already problematic intersection very dangerous, and is completely unacceptable. An acceptable solution would be to move the parking access lane to the northern side of the block, entering Georgina Crescent directly opposite the south-eastern access roadway for the Kaleen Plaza. It would be sensible to make this intersection a roundabout for better control of traffic flows and speeds.	The planning study identifies that traffic is considered to be one of the most significant issues to locals, and something which would need to be thoroughly assessed in detail, in light of an actual development proposal. The concept proposed in the planning study, is conceptual only, and would need to be reviewed in the context of a design proposal, this would include detailed review of access arrangements and traffic impacts. Consideration for the specifics of how traffic and pedestrians are managed would be undertaken in design stage and negotiated with TCCS. Many of the ACT Government's key policy objectives are around reducing the reliance on private motor vehicle, and promoting active transport to support healthy living. Bringing the possibility for residential development to this site, would provide population density around the group centre and its services. A traffic survey would need to be undertaken to quantify the current situation and to model the likely impacts of a specific development proposal. Many of the matters raised would need to be addressed as part of a detailed design process, but it is not considered that all these issues can be resolved until a development is proposed.

Comment	Response
We strongly support extension of the 40km/h speed zone in the Georgina Crescent precinct to include all streets in the Rubicon Street/Cooks Street/Bemboka Crescent precinct. A comprehensive survey of existing traffic flows in the Rubicon Street/Cooks Street/Bemboka Crescent precinct should be undertaken as a matter of priority.	

4.5 Outcomes of Stage 2 Consultation

The response from the community at second stage of consultation was generally positive, with people attending the session largely indicating their support for the proposal and the opportunities it would provide to the Sports Club, and the local Kaleen community. Two of the responses received highlighted traffic as a potential issue that they were concerned about, and these comments are provided above.

Although, given the medium term timeframe for potential redevelopment, some were concerned about the deteriorating state of the building and would be interested in redevelopment of the site sooner, rather than later.

5 Conclusion

A two stage community consultation program was undertaken as part of the preparation of the Planning Study for the Kaleen Sports Club site. This program allowed for an initial stage of consultation to understand the likely matters of concern for the community. This assisted in identifying key areas to focus in the preparation of the Planning Study.

Some of the concerns raised by the community in first stage of consultation were ameliorated through the revision of the concept design, and development of the proposal during the preparation of the Planning Study. This included the proposed changes to the Territory Plan to secure the use of the site for club and recreation into the future, provisions to retain parking in the group centre for use of

At the second consultation session the general response to the proposal was positive, although some comments were still raised about traffic and parking. Some respondents also raised concern about the long period of time before redevelopment may happen, as they would prefer the deteriorating building to be redeveloped in a shorter timeframe.

6 Appendices

Appendix A - Consultation Strategy

CANBERRA TOWN PLANNING
2/20 CHALLIS STREET DICKSON
CANBERRATOWNPLANNING.COM.AU
ABN 66 131 577 261

24th February 2017

Anthony Ratcliffe
Chief Executive Officer
Eastake Group
PO Box 4167
Kingston ACT 2604

By Email: Anthony.Ratcliffe@eastlakefc.com.au

Community and Stakeholder Consultation Strategy Block 4 Section 89 Kaleen

Dear Anthony,

Canberra Town Planning has prepared the following Consultation Strategy for your consideration. The purpose of the consultation is to satisfy the requirements for community consultation detailed in the scoping document for the proposed plan variation. The outcomes of the consultation will be included in a consultation report as part of the planning study.

This Strategy is based on our understanding of the time to undertake these tasks as per the scope provided to you in our proposal. It is suggested that once you have reviewed this draft strategy, we can discuss the appropriate timing for consultation.

This document discusses:

- Target audience for consultation
- Deliverables
- Execution of the consultation strategy

These points are identified below.

Target Stakeholders

The excerpt from the spreadsheet attached details the neighbours and stakeholders who would be targeted for consultation.

Government Agencies and service providers would be targeted as part of further studies undertaken, such as TCCS with regard to Traffic and Transport.

Table 1 – Target Consultees

Consultees	Contact Name	email address
Kaleen Group Centre		
Kaleen Family Practice		
LJ Hooker		kaleen@ljh.com.au
Estia Hair Salon		
Kaleen Family Fast Food		
Coles	Travis	
The Butcher Shop		ian@the-butcher-shop.com.au
Kaleen Bakery		
Caremore Pharmacy		kaleen@caremorepharmacy.com.au
Butts'N' Brew		buttsnbrew@bigpond.com
Australia Post Shop		
Newsagent		
Eat me, Drink Me Café.		
TAB		
BWS		
Jesus is Lord Church (old Tavern site)		eric.marquez@jilcanberra.org.au
Totom House Early Childhood Centre		
Sports Club Kaleen		
Snap Fitness 24	Rebecca Tyler	kaleen@snapfitness.com.au
Fight Smith Boxing	Andrew Smith	asmith197062.as@gmail.com
Indoor Sports – Cricket, netball, socc	Ben Santosuosso	ben@kaleenindoor.com
Kaleen veterinary surgery		
St Mark Coptic Church	Fr Michael Zamer	emil.frthomas@gmail.com fr.michael.zamer@gmail.com
All Saints Greek Orthodox Church		
St Simon's Anglican Church	Paul Cohen	
Belconnen Community Council		hello@belcouncil.org.au
Kaleen Community Hall/Belconnen Community Services		
EPSD – Strategic Planning		
Network and Service Providers		
ACT Sport and Recreation Active Canber	Jenny Priest	Director Sport and Recreation Services
Heritage Council		heritage@act.gov.au
Office of Suzanne Orr MLA	Suzanne Orr	orr@parliament.act.gov.au
NCA	Rebecca Sorensen	

Belconnen Community Council

We will formally approach the BCC in writing and provide an invitation for their members to attend the Community Information (Drop-in) Session. If required, we can also target a BCC Public Meeting, their meetings are held on the third Tuesday of the month at 7:30 pm.

The Belconnen Community Council will also be asked to display information on their community notice board and/or website.

Local Residents

The areas highlighted in yellow will receive a letterbox drop that includes information as set out in the Table 2 below (approx. 400m radius from the site). Neighbours will be invited to attend the Community Information Session with the rest of interested public parties as applicable. The costs of materials and printing for the letterbox drop is expected to be up to ~$500.

It is also recommended that we display a poster(s) and notice on site, at the Sports Club and at the Group Centre, and invite people to attend the information session.

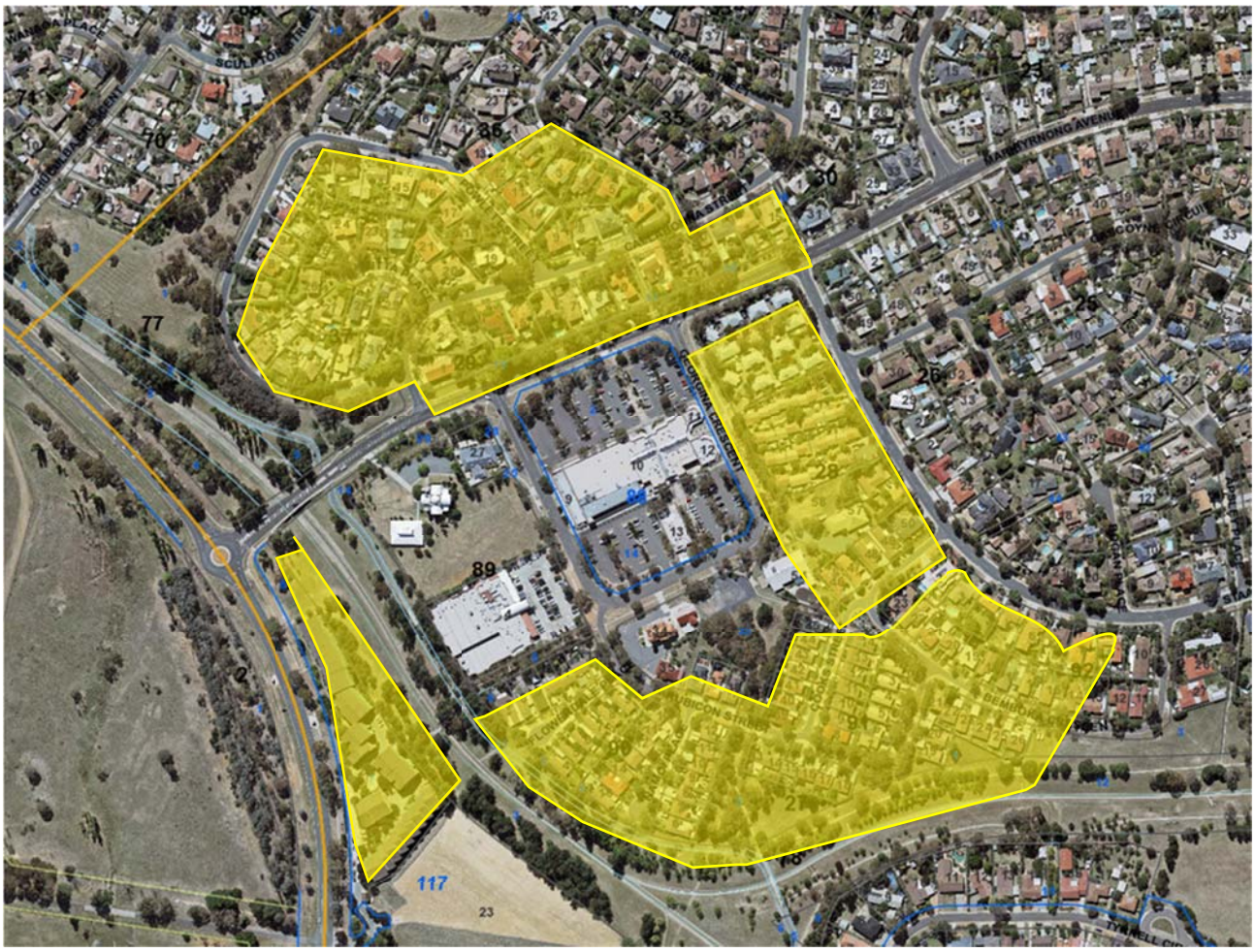


Figure 1: Proposed Letterbox Drop Locations

Consultation Collateral

Businesses within the Group Centre will receive a letter outlining the proposal along with the concept sketch prepared by Cox Architects and an invitation to attend the information session.

Government Stakeholders will receive a letter outlining the proposal along with the concept sketch prepared by Cox Architects and an invitation to respond or set up a meeting.

A post card would be prepared (draft attached) for delivery to neighbouring residents and businesses.

The table below outlines the information to be prepared and provided to each group.

Table 2 – Information Delivery

Collateral	Government	BCC	Neighbouring shops/businesses	Residential Neighbours/Public
Cover letter with Project description	☑	☑	☑	☑*
Concept sketch	☑	☑	☑	☑
Flyer/invitation		☑	☑	☑
Roadshow (targeted meeting)	#	#	#	
Feedback forms				☑*

* documents will be on display at Community Consultation Session

if requested

Consultation Program

Table 3 – Correspondence Timing

Target Audience	Target Date of Correspondence	Target date for meeting	Actual Date of Correspondence
Government Stakeholders	April-May	If required	Information sent at various dates
Belconnen Community Council	18 April	18 April	18 April 2017
Neighbouring residents	10-20 April	21 April	Emails sent.
General Public *	19 April 26 April	April/May	3 May 2017

*Canberra Times advertisement. Costs are in the order of $300 - $1,000 per advertisement depending on format and frequency of placement.

- Letters emailed or delivered to government and neighbouring businesses
- Set up any meetings as required with stakeholders
- Letterbox drop
- Posters or postcards at Group Centre Shops
- Canberra Times advertisement two weeks prior to session (booked in approx. 2 days prior to advertisement date)

Drop-in Information/Consultation Sessions

Canberra Town Planning suggests that at least one Consultation Information Session be undertaken to give neighbours and the general public an opportunity to be informed of the proposal. We suggest that this event takes place on a mid-week evening commencing at 5:30pm and concluding at 8:00pm. Canberra Town Planning advises that the Public Information Session should be conducted on a week free of public holidays and school holidays to maximise catchment and meet the community's general consultation expectations.

It is recommended that this event be held on site at the Club. We can arrange with Club staff and yourself an appropriate date for this event.

For the Consultation Session and to assist in describing and discussing the proposal we will display the concept plan and an aerial photo at this session. Feedback forms would be prepared and made available at the Consultation Session to capture community feedback. An email address will also be provided for any further comments.

For the advertisement of the Consultation Session, we recommend a two (2) week newspaper ad campaign (2 advertisements placed one week apart). We expect and recommend that two (2) weeks should be allowed for to receive community comment following the Consultation Session.

After the allocated 2 weeks, following the Consultation Session, Canberra Town Planning will draft a Consultation Report that documents the Strategy and outcomes of this process for inclusion in the Planning Study.

Consultation Program

Consultation with any interested parties via direct approach/meeting will be arranged on an individual basis for a mutual agreeable time between the proponent and stakeholder/interested party.

One consultation evening is proposed for April/May from 5:30pm to 8:00pm, the recommended location is at the Club in Kaleen.

Consultation Report

Canberra Town Planning will complete a Consultation Report 2 weeks after the Consultation Session – subject to consultation outcomes. The Consultation Report will include feedback received from all consultation events and interaction as per the statutory requirement and where applicable will be used to inform the design.

Appendix B – Post cards

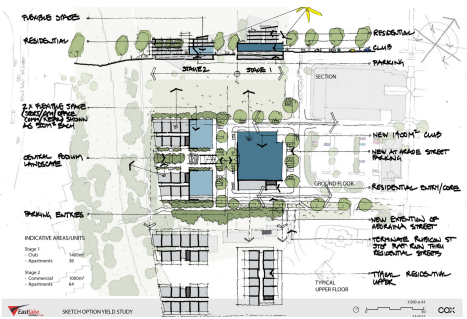


COMMUNITY INFORMATION SESSION

COME AND DISCUSS THE PROPOSAL FOR A CHANGE TO THE TERRITORY PLAN ZONING FOR THE KALEEN SPORTS CLUB SITE

DATE: Wednesday 3rd May
DROP-IN BETWEEN 5.30pm - 8:00pm
16 GEORGINA CRES, KALEEN

FOR FURTHER INFORMATION PLEASE CONTACT
CANBERRA TOWN PLANNING
(02) 6262 5091



NOTE: This image is a concept development design only.

CANBERRA TOWN PLANNING

SPORTS CLUB Kaleen

COMMUNITY INFORMATION SESSION

PROPOSED TERRITORY PLAN VARIATION BLOCK 4 SECTION 89 KALEEN



Eastlake GROUP

CANBERRA TOWN PLANNING

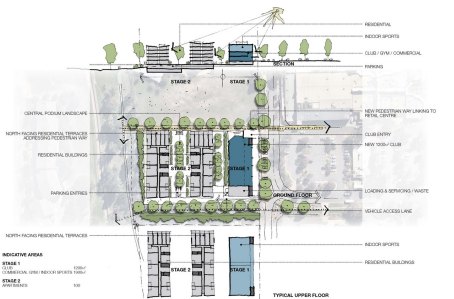


COMMUNITY INFORMATION SESSION 2

COME ALONG TO HEAR ABOUT THE PROPOSAL FOR A CHANGE TO THE TERRITORY PLAN ZONE AT THE KALEEN SPORTS CLUB SITE

DATE: 21 November 2017
DROP-IN BETWEEN: 5.30pm - 7:30pm
Function Room, Kaleen Sports Club
16 GEORGINA CRES, KALEEN

FOR FURTHER INFORMATION PLEASE CONTACT
CANBERRA TOWN PLANNING
(02) 6262 5091 or go to
www.eastlakefc.com.au/eastlake/community-information-session



NOTE: This image is a concept development design only.

CANBERRA TOWN PLANNING

SPORTS CLUB Kaleen

COMMUNITY INFORMATION SESSION

A draft Planning Study has been prepared which will be submitted to the ACT Planning Authority for consideration of a change to the Territory Plan zone.

The proposed rezoning would facilitate future redevelopment for continued club and recreation uses, along with residential development to ensure the longevity and financial viability of the Kaleen Sports Club.

Come along to the drop in session, or for more information go to:

www.eastlakefc.com.au/eastlake/community-information-session



CANBERRA TOWN PLANNING

Eastlake

Appendix C – Canberra Times Advertisements



Phone: 02 9465 5893
Email: kelvin.tang@aurecongroup.com
or at www.rfnsa.com.au

COMMUNITY INFORMATION SESSION

Eastlake Football Club, Kaleen. Proposed Territory Plan Variation for 16 Georgina Crescent (Block 4 Section 89, Kaleen). Eastlake Football Club is proposing a change to the Territory Plan for their Sports Club site at Kaleen to facilitate future redevelopment for continued club and recreation uses, along with residential development.

You are invited to attend a drop-in information session to provide your comments or find out more about the likely future of the site. Comments received will be used to inform the Planning Study being prepared to inform a draft Territory Plan variation.

The session will be held between 5:30pm and 8pm on Wednesday 3rd May 2017 at the Kaleen Sports Club, 16 Georgina Cres, Kaleen.

For more information contact **Canberra Town Planning on 6262 5091.**

NOTICE OF MOTOR VEHICLE ACCIDENT

Anyone witnessing an accident on 15 December 2016 at approximately 7pm

PROPOSAL TO UP
Roundabout at Gunc

Telstra plans t
Roundabout at Gund

1. The proposal co
existing panel ant
with three (3) nev
plus the installatic
and other ancilla

2. Telstra regards th
Facility under the
Determination 19
description above

3. Further informatic
Town Planner on
dylan.mead@visic

Canberra Times Ad 19 April 2017



Vehicle Accident

) June 2017

indale Drive
en Sulwood Drive
rnberg Crescent,
herly direction)

eeking witnesses to
ent which occurred
June 2017 at
nately 5:50 pm on
Drive. The accident
when a large grey
WD with a trailer
with a Jeep
e but did not stop
cene.

information from
who may have
d the accident and
cular anyone who
ve obtained the
on number of the
anyone is able to
lease contact **Mr**
wards of Maliganis
s Johnson on
999 or email:
ej.com.au.

ANIS EDWARDS
JOHNSON
ers and Solicitors
60 Marcus Clarke
BERRA CITY ACT
Ph: 6257 2999

COMMUNITY INFORMATION SESSION

Eastlake Football Club, Kaleen. Proposed Territory Plan Variation for 16 Georgina Crescent (Block 4 Section 89, Kaleen). Eastlake Football Club is proposing a change to the Territory Plan zone for their Sports Club site at Kaleen to facilitate future redevelopment for continued club and recreation uses, along with residential development.

A draft Planning Study has been prepared and you are invited to attend a drop-in information session to find out more about the planning study and the proposed rezoning.

Drop in any time between 5:30pm and 7:30pm on Tuesday 21st November 2017 at the Kaleen Sports Club, 16 Georgina Cres, Kaleen. For more information contact Canberra Town Planning on 6262 5091.

IN THE SUPREM
OF THE AUSTR
CAPITAL TERI
PROBATE JURIS

In the estate of
MARY VIVIAN,
Bonney Street,
Australian Capita
deceased.

I, **ROSEMARY**
JOSEPHINE VIVI
to apply to the Co
than 14 days, and
than 3 months, af
this notice is pul
probate of the W
February 1996
deceased perso
granted to me.

The deceased
address shown in
34 Levien Street,

All documents in
the estate may be
me at the followi
for service:

C/- GABBEDY M
Rowland Hous
Thesiger C
DEAKIN ACT
Facsimile No.: 02
Email addr
ngabbedy@gmlle

Creditors of the
required to send
of their claims to
for service.

NIGEL GABBED
Solicitor for the

FREE
web!

Canberra Times Ad 15 November 2017

Appendix D – Consultation Letter

CANBERRA TOWN PLANNING
2/20 CHALLIS STREET DICKSON
CANBERRATOWNPLANNING.COM.AU
ABN 66 131 577 261

6 September 2017

Rebecca Sorensen
Director, Strategic Planning
National Capital Authority
GPO Box 373 Canberra ACT 2601

Email: rebecca.sorensen@natcap.gov.au

Draft Territory Plan Variation Block 4 Section 89 Kaleen

Dear Ms Sorensen,

We are writing on behalf of the Eastlake Group and this correspondence is part of the consultation process in the preparation of a draft Planning Study to support a Territory Plan variation for Block 4 Section 89, Kaleen. This is the site of the Kaleen Sports Club owned by Eastlake Group (located at 16 Georgina Crescent Kaleen).

Background

This site is currently developed as the Kaleen Sports Club and currently includes Snap Fitness 24, Fight Smith Boxing, an Indoor Sports Centre and a disused pool. A large surface carpark fronts Georgina Crescent. The sports club is an ageing indoor entertainment and recreation asset and in considering redevelopment opportunities, the proponent recognized that the site could deliver greater benefit, synergies and supporting development to the Kaleen Group Centre in a scenario where the Territory Plan was to be varied.

The subject block and surrounding area is zoned as “Urban” under the general policy plan of the NCP. There are no other special requirements with respect to the National Capital Plan for this site.

The block is currently zoned PRZ2 - Restricted Access Recreation in the Territory Plan which allows for the current uses, but limits the opportunities for the site to be refurbished or redeveloped in a viable and sustainable fashion and contribute to the vibrancy of the group centre.

The Proposal

Eastlake are seeking a variation to the Territory Plan to facilitate potential future redevelopment of this site. Eastlake has engaged Canberra Town Planning to prepare the Planning Study which will respond to the Scoping Document received from the Environment Sustainability and Planning Directorate and provide the necessary information to inform consideration of the variation by the planning and land authority.

The variation being sought is for a change in land use zoning to CZ5 Mixed use with the uses of Club and indoor recreation to be included and mandatory on this block (provided for in the Kaleen Precinct Code).

This proposed change in zoning would seek to maintain the existing sporting, recreational and club uses, but also allow for some higher density residential development, without compromising the Group Centre.

To support the proposal for rezoning, Cox Architects have prepared a notional concept (attached) for the site which suggests that, if it were rezoned, the site could accommodate a redeveloped club, associated commercial/recreational facilities, and bring possibly 100 dwellings into the group centre. Please note, a development is not being contemplated at this stage, but he concept provides a notional idea of what could be developed should a rezoning be approved.

Partial redevelopment of the site has been considered but, due to the topography and the positioning of the current buildings this is not considered practical or commercially feasible. Redevelopment of the whole site is considered the practical solution which would provide an opportunity for development to make a much greater contribution to the future vibrancy and sustainable activity of the group centre. Attachments to this letter include the site location and concept designs prepared by Cox.

Consultation

As part of this process we are consulting with a range of stakeholders and neighbours, including the NCA. An initial round of community consultation was held in May 2017 which included a community information session. This session provided an opportunity for members of the community to ask questions about the proposal and provide feedback and input into matters to be considered as part of the planning study being prepared. Approximately 30 people attended the consultation session and a number of formal responses were received.

Following this session, the concept design by Cox has been updated along with a massing model and perspective of the proposed concept (attached).

We are now finalising the draft Planning study, which includes the following specialist work:

- A Traffic and Parking assessment;
- Engineering services assessment;
- Noise statement;
- Contamination report; and
- Bushfire Statement.

Further consultation with the public will also be undertaken upon completion of the draft Planning Study, prior to submission for review by the Planning Authority.

Should you require any additional information on this proposal or if you have any comments to provide on behalf of your organisation please contact Hope Watson (Canberra Town Planning) on 6262 5091 via email to hope@canberratownplanning.com.au by 29 September 2017.

Yours Sincerely,

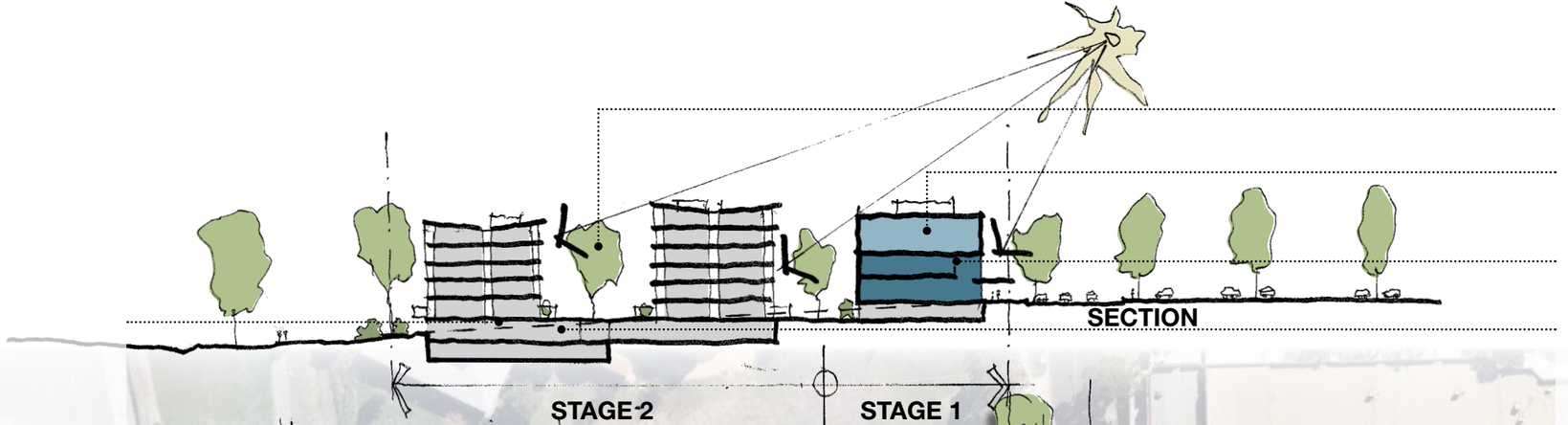
Hope Watson
Town Planner

Attachments: Site Location, Concept Plan

CANBERRA TOWN PLANNING
2/20 CHALLIS STREET DICKSON
CANBERRATOWNPLANNING.COM.AU
ABN 66 131 577 261



Figure 1: Site Location





TYPICAL UPPER FLOOR

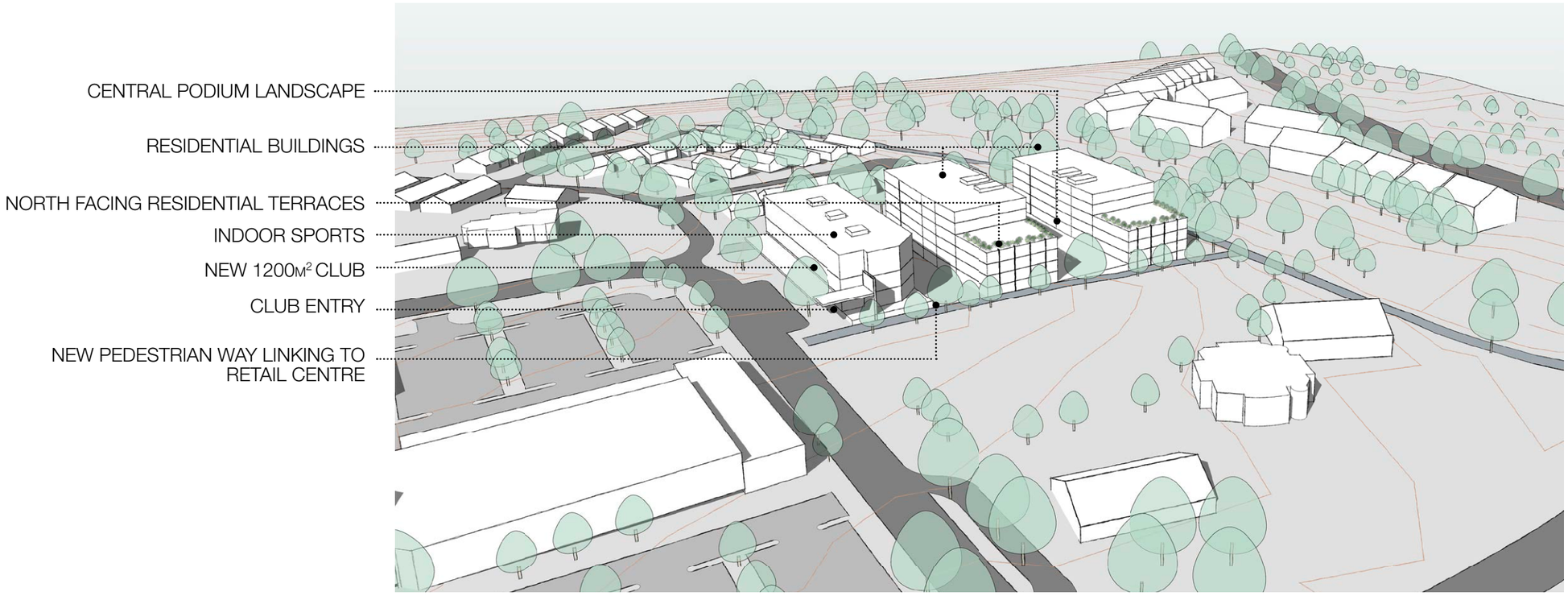
INDICATIVE AREAS

STAGE 1

CLUB	1200M²
COMMERCIAL GYM / INDOOR SPORTS	1900M²

STAGE 2

APARTMENTS	100


CENTRAL PODIUM LANDSCAPE
RESIDENTIAL BUILDINGS
NORTH FACING RESIDENTIAL TERRACES
INDOOR SPORTS
NEW 1200M2 CLUB
CLUB ENTRY
NEW PEDESTRIAN WAY LINKING TO RETAIL CENTRE



Eastlake FOOTBALL CLUB

EASTLAKE / KALEEN MASTER PLAN
16 AUGUST 2017

ARTIST IMPRESSION

0 100

COX

Appendix E – Feedback Forms



Proposed Territory Plan Variation: Block 4 Section 89 Kaleen

Kaleen Sports Club

Eastlake are seeking a variation to the Territory Plan to facilitate future redevelopment of the Kaleen Sports Club at 16 Georgina Crescent.

Canberra Town Planning are preparing a Planning Study which will provide a review and summary of the possible rezoning alternatives and suggest a suitable rezoning option which would facilitate the maintenance of the existing club and recreational uses along with some higher density residential development.

The Planning Study will also provide the information necessary to inform consideration of the variation by the ACT Planning and Land Authority.

FEEDBACK
Thank you for your interest in this project. We would appreciate any comments you may have regarding the proposed Territory Plan Variation, comments made will be considered during the preparation of the Planning Study.

Please provide any comments or feedback here or email **admin@canplan.com.au**

Please return comments to admin@canplan.com.au by 17 May 2017



Proposed Territory Plan Variation: Block 4 Section 89 Kaleen

Kaleen Sports Club

Eastlake are seeking a variation to the Territory Plan to facilitate future redevelopment of the Kaleen Sports Club at 16 Georgina Crescent.

The proposal is to rezone the land from PRZ2 Restricted Access Recreation to CZ5 Mixed Use development. The plan variation would introduce controls in the Kaleen Precinct code to ensure that redevelopment opportunities on the site maintain the community and recreation facilities and would include height and plot ratio restrictions, and the retention of off-site parking within the Group Centre to support both the uses on the Site as well as the activities in the Group Centre into the future.

A draft Planning Study has been prepared which will provide the information necessary to inform consideration of the variation by the ACT Planning and Land Authority.

FEEDBACK
Thank you for your interest in this project. Please provide any comments or feedback here or email **admin@canplan.com.au**

Please return comments to admin@canplan.com.au by 1 December 2017

Appendix F – Stage 1 Consultation Plans

FLEXIBLE SPACE

RESIDENTIAL

RESIDENTIAL

CLUB

PARKING

STAGE 2

STAGE 1

SECTION

2 X FLEXIBLE SPACE (SHORT/GYM/OFFICE COMM/RETAIL) SHOWN AS 500M² EACH

NEW 1400M² CLUB

CENTRAL PODIUM LANDSCAPE

NEW AT GRADE STREET PARKING

GROUND FLOOR

RESIDENTIAL ENTRY/CORE

PARKING ENTRIES

NEW EXTENTION OF GEORGINA STREET

TERMINATE RUBICON ST STOP RAT RUN THRU RESIDENTIAL STREETS

TYPICAL RESIDENTIAL UPPER

TYPICAL UPPER FLOOR

INDICATIVE AREAS/UNITS

Stage 1	
- Club	1400m²
- Apartments	38
Stage 2	
- Commercial	1000m²
- Apartments	64

Eastlake FOOTBALL CLUB

SKETCH OPTION YIELD STUDY

1:500 @ A1

0 50

23/4/12

COX

CHILDCARE (TOTOM HOUSE)

ST. MARK COPTIC ORTHODOX

STORMWATER

MED. DENSITY HOUSING (HUNTINGTON)

BALDWIN DRIVE

110.0M

22.0M

GEORGINA CREST

KALEEN SHOPS

5°0.0

5°4.0

RL 594.5

EASTLAKE FOOTBALL CLUB + KALEEN INDOOR SPORTS

SURFACE CARPARK (APROX 83 CARS)

RL 593.0

RL 593.5

RL 597.0

RUBICON ST

TAVERN SITE

SHOPS / TAVERN / CLUBS CARPARK

GREEK ORTHODOX CHURCH

6.0M

591.0

10.0M

BLOCK 1 SEC 89 KALEEN (7575M²)

10M PEDESTRIAN ACCESSWAY

SINGLE DWELLINGS TO SOUTH

Eastlake FOOTBALL CLUB

EXISTING SITE PLAN

1:500 @ A1

0 50

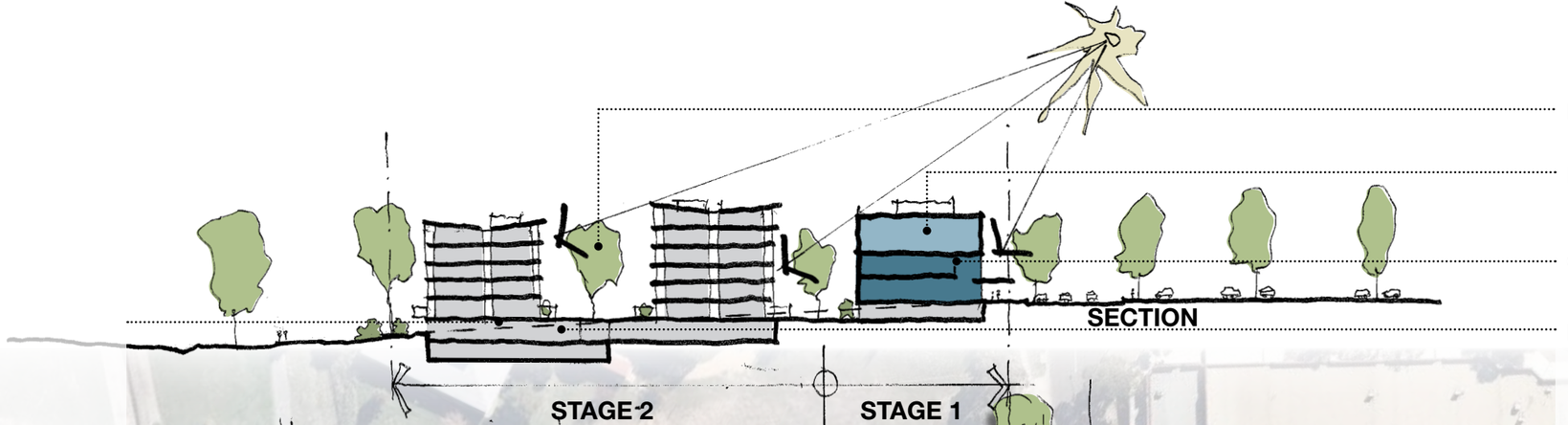
23/4/12

COX


WANAGA PLACE
SCULPTOR STREET
CHUCULBA CRESCENT
KIEWA STREET
DARBY STREET
TAMBO S
POWLETT STREET
CALLABONNA STREET
MITTA PLACE
MARIBYRNONG AVENUE
GASCOYNE CIRCUIT
MURCHISON STREET
GEORGINA CRESCENT
APSLEY PLACE
BOGAN PLACE
STAATEN CRESCENT
COOKS STREET
FLOWERDALE PLACE
NAMOI PLACE
RUBICON STREET
BEMBOKA CRESCENT
HAST NGS COURT
TYRRELL CIRCUIT
SUBJECT SITE
RZ4
RZ5
TERRITORY PLAN MAP
CZ1: CORE
CF: COMMUNITY FACILITIES
RZ2: SUBURBAN CORE
PRZ2: RECREATION
RZ1: SUBURBAN
PRZ1: URBAN OPEN SPACE
RZ5: HIGH DENSITY
RZ4: MEDIUM DENSITY


Maribyrnong Avenue
Georgina Crescent
Staaten Crescent
Baldwin Drive
0
100
200
300
400 m

Appendix G – Stage 2 Consultation Plans





TYPICAL UPPER FLOOR

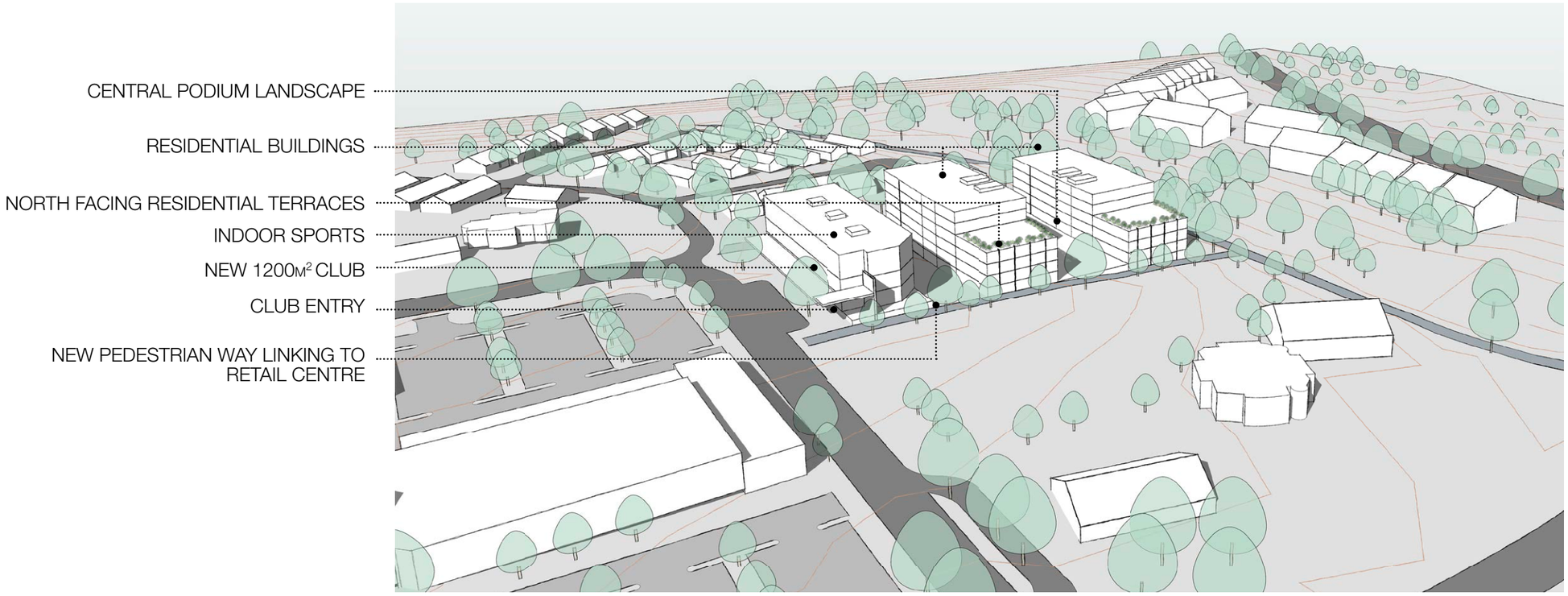
INDICATIVE AREAS

STAGE 1

CLUB	1200M²
COMMERCIAL GYM / INDOOR SPORTS	1900M²

STAGE 2

APARTMENTS	100


CENTRAL PODIUM LANDSCAPE
RESIDENTIAL BUILDINGS
NORTH FACING RESIDENTIAL TERRACES
INDOOR SPORTS
NEW 1200M2 CLUB
CLUB ENTRY
NEW PEDESTRIAN WAY LINKING TO RETAIL CENTRE



Eastlake FOOTBALL CLUB

EASTLAKE / KALEEN MASTER PLAN
16 AUGUST 2017

ARTIST IMPRESSION

0 100

COX

Appendix H – Government Responses

ACT Heritage Council

File Reference: B4 S89 Kaleen
Contact Officer: Gabrielle Caddy
Phone: 6207 1799

Capital Town Planning
2/20 Challis St
DICKSON ACT 2602
Attn Hope Watson

Dear Ms Watson

Heritage Advice for Block 4 Section 89 Kaleen

On 13 September 2017 the ACT Heritage Council (the Council) received a letter from Canberra Town Planning requesting input on a proposed Territory Plan Variation (TPV) to permit redevelopment of Block 4 Section 89 Kaleen.

A review of the ACT Heritage Register has not identified any recorded or registered heritage places for objects on this block.

As the block has been previously developed, the proposed redevelopment is considered to be unlikely to diminish the heritage significance of any place or object. In this context, the Council does not identify any heritage assessment or management requirement for the proposed TPV.

Yours sincerely

Meaghan Russell
Team Leader (Advice) (as delegate for),
ACT Heritage Council
26 September 2017

From:	EPAPlanningLiaison
To:	Hope Watson
Subject:	RE: Draft Territory Plan Variation Block 4 Section 89 Kaleen [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]
Date:	Friday, 15 September 2017 1:34:18 PM

Hi Hope,

As discussed, it would appear you are on the right track, contamination and noise would be the main issues the EPA would expect to be considered for the territory plan variation stage of a proposed development.

As per rule 67 of the MUHDC (and possibly rule 23 of the CZDC) a detailed noise assessment will be required at the DA stage so the noise assessment for the TPV won't need to be as detailed.

Other requirements will also be able to be dealt with at the DA stage including sediment and erosion control, hazmat survey etc.

If you have further questions please feel free ask.

Regards,

Robin Brown | Environment Protection Authority Planning Liaison
Phone 02 6207 5642
Environmental Quality | Construction Environment & Workplace Protection | Access Canberra | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

---

From: Hope Watson [mailto:Hope@CanberraTownPlanning.com.au]
Sent: Wednesday, 13 September 2017 10:23 AM
To: EPAPlanningLiaison
Subject: Draft Territory Plan Variation Block 4 Section 89 Kaleen

This email provides formal advice to the EPA regarding a proposed Territory plan variation for this site owned by Eastlake. Please find attached a letter with information regarding this project.

As part of the Planning Study a Preliminary Site Investigation has been undertaken and a statement regarding noise by WSP.

Should EPA require any further information regarding this project, please do not hesitate to contact me.

Regards,

Hope.

CTP Logo

Hope Watson
Town Planner

2/20 Challis Street, Dickson 2602
Mobile 0402 062 627
Hope@canplan.com.au
canberratownplanning.com.au

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

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Rebecca Sorensen
To: Hope Watson
Subject: RE: Consultation Letter re Block 4 Section 89 Kaleen [SEC=UNCLASSIFIED]
Date: Thursday, 7 September 2017 1:28:58 PM
Attachments: image003.png

Security: UNCLASSIFIED

Hi Hope

Thanks for the referral letter. The site is outside the NCA"s area of interest and we therefore have no comment to make.

As you've identified in your letter, the site is within Urban Areas under the General Policy Plan – Metropolitan Canberra. The proposed land uses and zoning are not inconsistent with this. We provided similar comment to EPSDD last year in response to the scope for the planning report.

Cheers

Rebecca Sorensen | Director Strategic Planning
National Capital Authority

☎ (02) 6271 2851 | 6273 4427
National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | www.nca.gov.au | Twitter: @NCA_Media

LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.



Please consider our environmental footprint before printing this e-mail

---

From: Hope Watson [mailto:Hope@CanberraTownPlanning.com.au]
Sent: Thursday, 7 September 2017 12:46 PM
To: Rebecca Sorensen <rebecca.sorensen@nca.gov.au>
Subject: Consultation Letter re Block 4 Section 89 Kaleen

Hi Rebecca,

We're currently preparing a planning study to support a proposed Territory Plan variation for Block 4 Section 89 Kaleen on behalf of Eastlake, the lessee of this block.

Please find attached a consultation letter which provides more details on the proposal. If the NCA has any comments or questions regarding this proposal, we would appreciate receiving these in a timely manner.

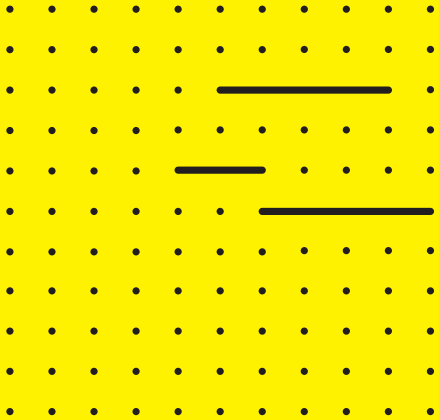
Kind regards,

Hope.

Hope Watson
Town Planner

2/20 Challis Street, Dickson 2602
Mobile 0402 062 627
Hope@canplan.com.au
canberratownplanning.com.au

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



APPENDIX D – Preliminary Site Investigation and EPA Endorsement

ACT Government
Chief Minister, Treasury and Economic Development

File Ref: New File

Ms Hope Watson
Town Planner
Canberra Town Planning
5/32 Lonsdale Street
Braddon ACT 2602

Dear Ms Watson

ENDORSEMENT OF PRELIMINARY SITE INVESTIGATION REPORT - BLOCK 4 SECTION 89 KALEEN BELCONNEN

The Environment Protection Authority (the Authority) has reviewed the report titled "Eastlake Preliminary Site Investigation 16 Georgina Crescent, Kaleen ACT 2617" dated 8 September 2017 by WSP Australia Pty Ltd.

The Authority has assessed the report and supports the consultant's findings that the site is suitable, from a contamination perspective, "*for rezoning to CZ5 Mixed Use for:*

- *indoor and outdoor recreational facilities*
- *high density residential*
- *commercial accommodation use*
- *restaurant*
- *community use*
- *club*
- *non-retail commercial use*".

Further the Authority supports the recommendations detailed in section 6 of the report, namely *"As the buildings were constructed prior to 2004, a Hazardous Materials Survey should be undertaken prior to the demolition of structures. Investigations should be carried out into potentially contaminated fill material that may be disturbed during redevelopment works".*

The works have been undertaken to the satisfaction of the Authority in accordance with the Contaminated Sites Environment Protection Policy 2017 and associated guidelines.

This letter of endorsement must be read in conjunction with the above report.

Please note that where the above report has been submitted in accordance with a condition of a development approval, the report along with this letter of endorsement must be lodged with the ACT Environment, Planning and Sustainable Development Directorate using their eDevelopment system.

This should not be taken as a warranty by the Authority or the Territory that the land is fit for any particular purpose.

Yours sincerely

N Sargent

Narelle Sargent
Environment Protection Authority

4 July 2018

CANBERRA TOWN PLANNING

EASTLAKE PRELIMINARY SITE INVESTIGATION

16 GEORGINA CRESCENT, KALEEN ACT 2617

September 2017

wsp

Question today
Imagine tomorrow
Create for the future

Eastlake Preliminary Site Investigation
16 Georgina Crescent, Kaleen ACT 2617

Canberra Town Planning

WSP
Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
wsp.com

REV	DATE	DETAILS
A	11 August 2017	Draft for client review
B	8 September 2017	Final

	NAME	DATE	SIGNATURE
Prepared by:	Caitlin Sears	8 September 2017	
Reviewed by:	Daniel Boland	8 September 2017	
Approved by:	Jason Watson	8 September 2017	

This document may contain confidential and legally privileged information, neither of which are intended to be waived, and must be used only for its intended purpose. Any unauthorised copying, dissemination or use in any form or by any means other than by the addressee, is strictly prohibited. If you have received this document in error or by any means other than as authorised addressee, please notify us immediately and we will arrange for its return to us.

TABLE OF CONTENTS

EXECUTIVE SUMMARY III

1 INTRODUCTION 1

1.1 Background 1

1.2 Objectives 1

1.3 Scope of work 1

2 SITE INFORMATION 3

2.1 Site location and description 3

2.2 Physical setting 3

3 SITE HISTORY 5

3.1 Aerial photography review 5

3.2 Groundwater bore search 6

3.3 Contaminated Lands search 7

3.4 ACT Worksafe Dangerous Goods Search 7

3.5 Previous contamination assessments 7

3.6 Building plans 7

4 SITE INSPECTION 8

4.1 Staining 8

4.2 Wastes 8

4.3 Fill material 8

4.4 Underground and above ground storage tanks 8

4.5 Chemical storage 8

4.6 Phytotoxicity 8

4.7 Odours 9

4.8 Water, waste water and groundwater 9

5 AREAS OF ENVIRONMENTAL CONCERN 10

6 CONCLUSION 11

7 STATEMENT OF LIMITATIONS 12

7.1 Scope of services 12

7.2 Reliance on data 12

7.3 Environmental conclusions 12

7.4 Report for benefit of client 12

7.5 Other limitations 13

EXECUTIVE SUMMARY

Canberra Town Planning, on behalf of Eastlake Group, commissioned WSP Australia Pty Ltd (WSP) to undertake a preliminary site investigation (PSI) for Block 4, Section 89, 16 Georgina Crescent, Kaleen ACT 2617 (the site).
The site is currently zoned as PRZ2 Restricted Access Recreation and accommodates the Kaleen Sports Club, including a large surface carpark, several small individual sports/ recreation businesses, and a disused swimming pool. WSP understands that Canberra Town Planning are preparing a Planning Study to support the Territory Plan variation to rezone the site to CZ5 Mixed Use in order to allow redevelopment of the recreation facilities and the addition of high density residential units. The objective of the PSI was to assess the potential for contamination to be present at the site as a result of past and current land use activities, provide preliminary advice as to the general suitability of the site, with respect to land contamination, for the proposed variation of the Territory plan, and, if applicable, provide preliminary advice on the requirement for further investigations or contamination management and/or remediation.

The PSI involved a desktop review of the site history, current site condition, and an assessment of potential contamination associated with historical and existing site activities. Based on a review of the site history data and observations made during the site inspection, there is the potential for localised contamination to be present at the site as a result of past and present land use activities. Specifically these areas include:

— any imported land fill material

— waste storage areas

— waste cooking oil storage area

However, the risk of contamination from these potential areas of environmental concern are minor. Based on the information available to WSP at the time of writing this report with regards to land contamination, the site is suitable for rezoning to CZ5 Mixed Use for the following land uses:

— indoor and outdoor recreational facilities

— high density residential

— commercial accommodation use

— restaurant

— community use

— club

— non-retail commercial use

As the buildings were constructed prior to 2004, a Hazardous Materials Survey should be undertaken prior to the demolition of structures. Investigations should be carried out into potentially contaminated fill material that may be disturbed during redevelopment works.

1 INTRODUCTION

1.1 BACKGROUND

WSP Australia Pty Ltd (WSP) was commissioned by Canberra Town Planning, on behalf of Eastlake Group, to undertake a preliminary site investigation (PSI) for Block 4, Section 89, 16 Georgina Crescent, Kaleen ACT 2617 (the site). A site location plan is presented as Figure 1, Appendix A.

The site is currently zoned as PRZ2 Restricted Access Recreation and accommodates the Kaleen Sports Club, including a large surface carpark, several small individual sports/ recreation businesses, and a disused swimming pool. WSP understands that Canberra Town Planning are preparing a Planning Study to support the Territory Plan variation to rezone the site to CZ5 Mixed Use to allow redevelopment of the recreation facilities and the addition of high density residential units. In accordance with the *Planning and Development Act* 2007, a PSI is required prior to the rezoning of the site.

1.2 OBJECTIVES

The objectives of the PSI were to:

- assess the potential for contamination to be present at the site as a result of past and current land use activities
- provide preliminary advice as to the general suitability of the site, with respect to land contamination, for the proposed variation of the Territory plan and future subdivision
- provide preliminary advice on the requirement for further investigations or contamination management and/or remediation, if applicable.

1.3 SCOPE OF WORK

To address the above objectives, the following scope of work was completed:

- a desktop review of available information pertaining to the site, including:
  - physical setting of the site, including the regional and local geology and hydrogeology, soil types, landscapes and topography, and drainage
  - regional groundwater bore search
  - Contaminated Land search
  - Dangerous Goods search
  - historic aerial photographs
  - historic building plans and/or records
  - current and historic title certificates
  - proposed, current and historic land use and chemical storage activities
- a site inspection, including:
  - a site walkover was conducted by a qualified environmental scientist to assess the site for any clear signs of contamination or potentially contaminating land use

- preparation of this PSI report that documents and summarises the findings of the investigation.

2 SITE INFORMATION

2.1 SITE LOCATION AND DESCRIPTION

Site details are summarised below in Table 2.1. The site and its immediate surrounds are shown in Figure 1, Appendix A.

Table 2.1 Site information

Site address	16 Georgina Crescent, Kaleen ACT 2617
Legal description	Block 4, Section 89
Area	7575 m^2
Current Territory Plan zoning	PRZ2: Restricted Access Recreation Zone
Current site use	Commercial businesses, including a club with a restaurant and function room, indoor sports centre, gym, and boxing gym.
Surrounding land use	— north: cleared land and grassed parkland with a church — east: paved carpark, commercial businesses, and a church — south: residential properties, grassed parkland with an unnamed water feature (possibly a stormwater drain) — west: grassed parkland with an unnamed water feature (possibly a stormwater drain).

2.2 PHYSICAL SETTING

Details of the physical settings of the site are summarised below in Table 2.2.

Table 2.2 Physical setting

Topography and drainage	The site is situated approximately 590 mAHD with generally flat on-site topography. Local topography forms a shallow slope dipping towards the south, which surface water is expected to follow.
Geology and soil landscape	A review of the *Geology of the Australian Capital 1:100,000 Map Sheet* (Abell, 2007) indicates that site is underlain by the Canberra Formation, which is predominantly comprised of Early Silurian limestone. Shales, sandstones and siltstones. The CSIRO Australian Soil Resource Information System (http://www.asris.csiro.au) was accessed on 11 July 2017 and revealed a low probability for the occurrence of acid sulfate soils.

Sensitive receptors	Sensitive receptors include: — underlying groundwater — current and future site users — users of the neighbouring properties
Surface water bodies	The nearest surface water body is a concrete stormwater drain located directly adjacent to the western and southern boundaries of the site. The stormwater drain empties into a pond approximately 2 km south of the site. A small, unnamed creek that appears to drain into Lake Ginninderra is located approximately 270 m to the west-southwest of the site.

3 SITE HISTORY

3.1 AERIAL PHOTOGRAPHY REVIEW

A review of historic aerial photographs was undertaken and a summary of the features identified is presented below in Table 3.1. Copies of the historic aerial photographs that were reviewed as part of the investigation are provided in Appendix B.

Table 3.1 Aerial photography

YEAR	SITE USE	SURROUNDING USE
1955	The land is cleared grassland without signs of major disturbance. The land appears to be used for agricultural purposes based on observations made of the surrounding land.	The land on all sides of the site is cleared grassland without any major vegetation, potentially for agricultural use as there is a small dam to the south of the site. A natural creek runs along the west of the site in a south-easterly direction. To the north of the site is a small pond or wetland connected to the creek and an ephemeral tributary (at this time dry) feeding into the creek.
1961	The site use remains unchanged.	The surrounding site use remains unchanged. The pond and dam remain.
1975	The land is cleared of all grass and vegetation. There are no buildings or major infrastructure. One minor dirt road has been constructed through the site.	The small ephemeral creek identified in the 1955 and 1961 aerial photographs has been filled in with soil. The larger creek to the west of the site is in the process of being converted into a concrete stormwater drain. To the west of the creek, Baldwin Drive is being constructed and at this time exists as a cleared stretch of land. Construction of Maribyrnong Avenue to the north of the site has commenced and also exists as cleared land. The land further to the north of Maribyrnong Avenue has been cleared of all vegetation and grassland, ready for residential construction.

YEAR	SITE USE	SURROUNDING USE
1981	The site is cleared grassland, free of major vegetation, buildings and infrastructure. The minor dirt road observed in the 1975 aerial photograph is no longer in use and is only visible as a faint trace. A separate minor dirt road has been constructed along the western site boundary.	The land directly to the north of the site is cleared grassland, while Maribyrnong Avenue and Baldwin Drive have been completed and are in use. The land north of Maribyrnong Avenue is part residential and part cleared grassland. The land to the east, south and west of the site is similarly cleared grassland. The stormwater drain has been completed.
1990	Construction of the current building is in process. The land is cleared of all vegetation and grassland. Appears to be small stockpiles of soil on the north-eastern corner of the site.	The construction of the church to the north of the site has begun, and exists on a cleared block of land. Further beyond Maribyrnong Avenue the residential properties have become more established with larger trees and denser suburbs. A shopping complex with two carparks has been built to the north-northeast of the site. Residential properties have been established directly south of the site. The land to the west and southwest remain cleared grassland with the concrete stormwater drain.
2004	Construction of the current building has been completed, which exists as a combination of commercial businesses. A large carpark is now present along the north-eastern third of third of the site.	The surrounding land remains largely unchanged, with the exception of a more established suburb directly south of the site and the construction of residential properties on the western side of the storm water drain. The church to the north of the site has been completed.
2016	The site use remains unchanged.	The surrounding land use remains unchanged.

3.2 GROUNDWATER BORE SEARCH

A search of the licenced borehole register from the Environment Protection and Water Regulation Department of the ACT Government in Actmapi conducted on 11 July 2017 found there were no ACT Government registered groundwater bores within a 2 km radius of the site. The potential depth to groundwater below site was not able to be determined from the available information. A copy of the search result is provided in Appendix C.

3.3 CONTAMINATED LANDS SEARCH

A search of the ACT EPA Contaminated Sites database conducted on 11 July 2017 indicated that the site is not recorded on the ACT EPA's contaminated sites management database and geographic information systems. The EPA identified the current site use as commercial/industrial purposes, and prior to the mid-1980s such sites utilised boiler heating systems typically fuelled by diesel or heating oil stored in underground storage tanks (UST). While USTs are a known source of potential contamination, the EPA does not currently hold information indicating contamination on neighbouring sites.

A copy of the Contaminated Lands search result is provided in Appendix D.

3.4 ACT WORKSAFE DANGEROUS GOODS SEARCH

A search of the Dangerous Substances Register and the Historical Dangerous Goods Database records pertaining to the storage of dangerous goods and licencing of underground storage tanks held by ACT WorkSafe was conducted on 12 July 2017. No current licences were identified in the search; however, due to the style of heating in the ACT prior to the 1980s, tanks containing diesel with a holding capacity of less than 50,000 litres were not required to be licenced with Work Cover.

A copy of the Dangerous goods search and associated records are provided in Appendix E.

3.5 PREVIOUS CONTAMINATION ASSESSMENTS

WSP is unaware of any previous contamination assessments relating to this site.

3.6 BUILDING PLANS

A review of historical building plans relating to the site, as provided by Access Canberra, did not indicate the presence of any historical activities which have the potential to produce gross land contamination that would preclude the proposed crown lease change. A copy of the historic building plans has been provided in Appendix F.

4 SITE INSPECTION

A detailed site inspection was undertaken by WSP Australia Pty Ltd on 17 July 2017. A photograph log from the site inspection is presented in Appendix G.

The key observations from the site inspection are summarised below:

4.1 STAINING

Minor staining was observed on the concrete within the waste cooking oil and gas storage cage associated with the onsite kitchen.

4.2 WASTES

A designated waste storage area was observed on the north-eastern side of the site and services the commercial facilities, including a café. A waste cooking oil storage area associated with the onsite kitchen is located on the northern side of the site. Waste is assumed to include putrescible materials and general minor chemicals associated with cleaning.

4.3 FILL MATERIAL

The southern and eastern areas of the site have been excavated to provide a level surface for the building and it is likely that the material removed was used level the surface on the western side of the site. There is also the potential that fill material was imported to the site during construction of the building. Fill material has the potential to contain builder's rubble, asbestos containing materials (ACM), and other contaminants of potential concern.

4.4 UNDERGROUND AND ABOVE GROUND STORAGE TANKS

No evidence of abandoned or decommissioned underground storage tanks (UST) were identified in the ACT EPA Contaminated Land Search database or during the site inspection.

4.5 CHEMICAL STORAGE

An outdoor shed located on the southern side of the site was previously used to store the chemicals associated with the decommissioned swimming pool. Access to inspect inside the shed was unavailable at the time of the site inspection. Chemicals associated with the maintenance of a commercial swimming pool, assumed to be chlorine, are expected to be stored in the shed.

4.6 PHYTOTOXICITY

There were no obvious signs of phytotoxicity observed in the nearby vegetation.

4.7 ODOURS

No odours relating to possible site contamination were identified during the site inspection.

4.8 WATER, WASTE WATER AND GROUNDWATER

No surface/groundwater supply pumps or wells were identified during the site inspection. Water waste is managed via the municipal sewerage system.

5 AREAS OF ENVIRONMENTAL CONCERN

A summary of the potentially contaminating activities, including potential contaminants, likely locations and possible significant, are provided below in Table 5.1. Locations of areas of environmental concern (AECs) are identified in Figure 2, Appendix A.

Table 5.1 Areas of Environmental Concern

POTENTIALLY CONTAMINATING ACTIVITY	POTENTIAL CONTAMINANTS	LIKELY LOCATIONS	POSSIBLE SIGNFICANCE/ RISK
Waste storage areas	Putrescible waste, incidental chemicals.	Ground floor, north-eastern side of the site.	Low: Waste appears to be well controlled and there is no evidence for the presence of mobile contaminants.
Waste cooking oil storage area	Total recoverable hydrocarbons (TRH), polycyclic aromatic hydrocarbons (PAH), volatile organics (BTEXN), phenols, heavy metals.	Ground floor, northern side of the site.	Low: Storage area appears to be in good condition and the concrete slab beneath does not have any obvious cracks or perforations.

6 CONCLUSION

Based on a review of the site history data and observations made during the site inspection, there is the potential for localised contamination to be present at the site as a result of past and present land use activities. Specifically, these areas include:

- any imported land fill material
- waste storage areas
- waste cooking oil storage area

However, the risk of contamination from these potential areas of environmental concern are minor in the context of the proposed use of the site. With the information available to WSP at the time of writing this report the site, and in regards to land contamination, the site is suitable for rezoning to CZ5 Mixed Use for:

- indoor and outdoor recreational facilities
- high density residential
- commercial accommodation use
- restaurant
- community use
- club
- non-retail commercial use

As the buildings were constructed prior to 2004, a Hazardous Materials Survey should be undertaken prior to the demolition of structures. Investigations should be carried out into potentially contaminated fill material that may be disturbed during redevelopment works.

7 STATEMENT OF LIMITATIONS

7.1 SCOPE OF SERVICES

This environmental site assessment report (the report) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and WSP (scope of services). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

7.2 RELIANCE ON DATA

In preparing the report, WSP has relied upon data, surveys, analyses, designs, plans and other information provided by the client and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the report, WSP has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. WSP will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

7.3 ENVIRONMENTAL CONCLUSIONS

In accordance with the scope of services, WSP has relied upon the data and has not conducted any environmental field monitoring or testing in the preparation of the report. The conclusions are based upon the data and visual observations and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Within the limitations imposed by the scope of services, the assessment of the site and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

7.4 REPORT FOR BENEFIT OF CLIENT

The report has been prepared for the benefit of the client and no other party. WSP assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of WSP or for any loss or damage suffered by any other party in relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

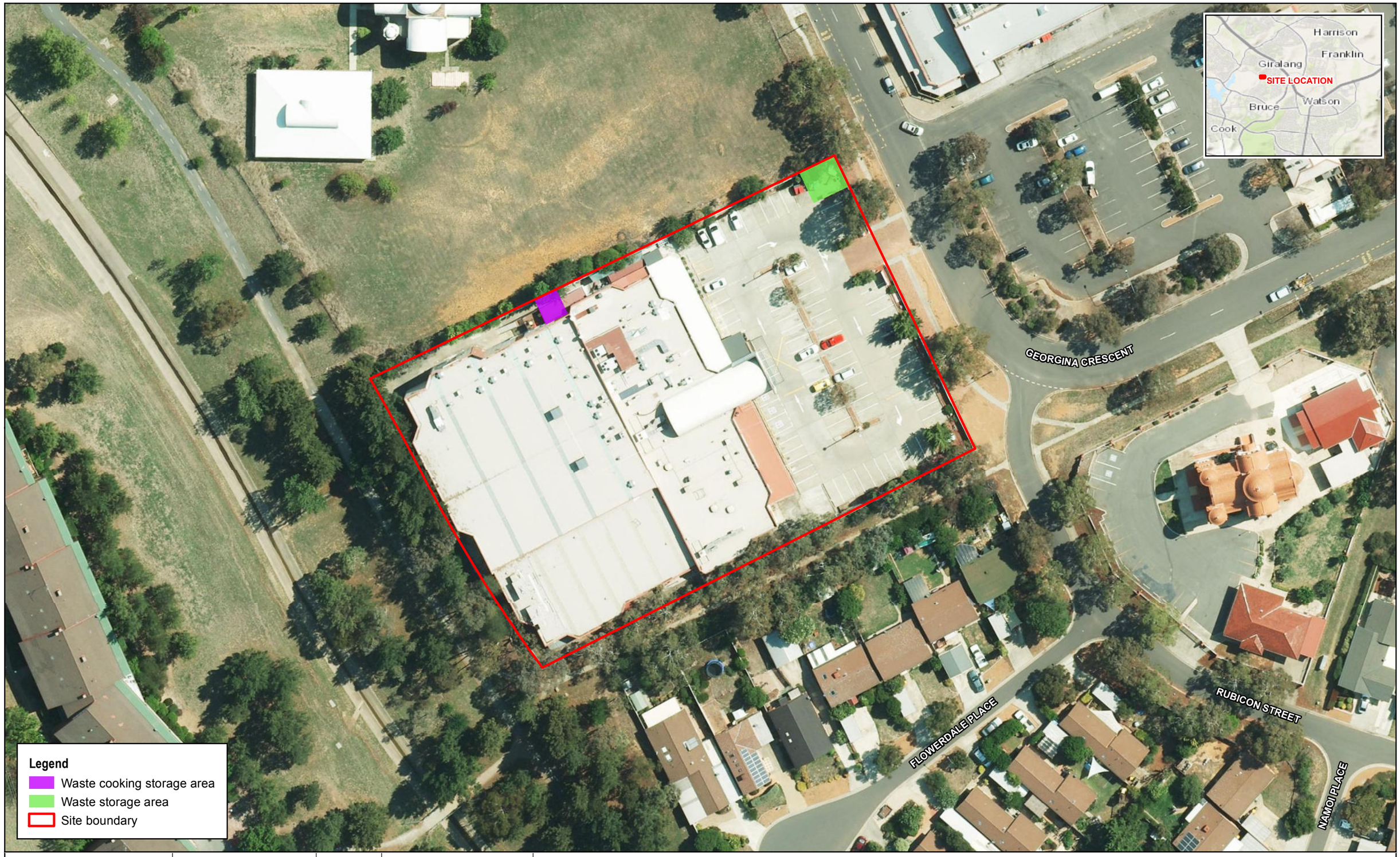
7.5 OTHER LIMITATIONS

WSP will not be liable to update or revise the report to take into account any events, emergent circumstances or facts occurring or becoming apparent after the date of the report.

The scope of services did not include any assessment of the title to nor ownership of the properties, buildings and structures referred to in the report, nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

APPENDIX A

SITE LOCATION



Map: 2271285A_GIS_F001_A1	Author: mitchellem		0 10 20 m 1:750
Date: 28/07/2017	Approved by: -		Coordinate system: GDA 1994 MGA Zone 55 Scale ratio correct when printed at A3

Data source: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community © Land and Property Information 2015

© WSP Australia Pty Ltd ("WSP") Copyright in the drawings, information and data recorded ("the information") is the property of WSP. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that which it was supplied by WSP. WSP makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information. NCSI Certified Quality System to ISO 9001. © APPROVED FOR AND ON BEHALF OF WSP Australia Pty Ltd.

Kaleen PSI
16 Georgina Crescent, Kaleen, ACT 2617

Figure 1
Site plan

APPENDIX B

AERIAL PHOTOGRAPHS

Block 4, Section 89, Kaleen

1955



Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
www.wsp.com

Block 4, Section 89, Kaleen

1961



Block 4, Section 89, Kaleen

1975



Block 4, Section 89, Kaleen

1981



Block 4, Section 89, Kaleen 1990	
Block 4, Section 89, Kaleen 2004	

Block 4, Section 89, Kaleen 2016	

APPENDIX C

GROUNDWATER BORE SEARCH

BELCONNEN: Registered Rural Block No: 1545

EVATT

MCKELLAR

GIRALANG

CRACE

GUNGAHLIN: Proposed Rural Block No: 783

FRANKLIN

GUNGAHLIN: Approved Rural Block No: 68

GUNGAHLIN: Registered Rural Block No: 350

GUNGAHLIN: Registered Rural Block No: 160

GUNGAHLIN: Registered Rural Block No: 348

LAWSON

KALEEN

MITCHELL

BELCONNEN

BRUCE

CANBERRA CENTRAL: Registered Rural Block No: 1317

LYNEHAM

APPENDIX D

CONTAMINATED LAND SEARCH

ACT Government
Chief Minister, Treasury and Economic Development

File Ref: 97/05088

Ms Caitlin Sears
WSP Australia
Level 1, 121 Marcus Clarke Street
Canberra ACT 2600

RE: CONTAMINATED LAND SEARCH

Dear Ms Sears

Thank you for your search form request of 11/07/2017 enquiring about:

Block 4 Section 89 Kaleen Belconnen

Records held by the Environment Protection Authority (EPA) for the above block(s) indicate the following:

The block is not recorded on the EPA's contaminated sites management database or geographic information system.

The site is currently occupied by a commercial/industrial complex. Commercial/industrial complexes, prior to the introduction of natural gas to the ACT in the 1980's, utilised boiler heating or similar systems. These systems were generally fuelled by diesel or heating oil which was mainly stored in underground fuel storage tanks.

The ANZECC 1992, Guidelines for the Assessment and Management of Contaminated Sites and the ACT EPA 2009 Contaminated Sites Environment Protection Policy (EPP) list fuel storage as an activity associated with land contamination which may pose a risk to human health and the environment.

You or your client should also contact Access Canberra, Dangerous Substances Licensing, who administer the Dangerous Substances legislation, on 132281 regarding the possible presence and status of any fuel related facilities on Block 4

The EPA has not issued any environment protection orders under sections 91C (1), 91D (1) or 125 (4), requested an audit under section 76(2) or received a notification under section 76A (1) of the *Environment Protection Act 1997* (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21(A) of the Act.

The information detailed above only relates to records held by EPA and may not represent the actual condition of the sites.

At present the EPA has no information on contamination of the above block(s) other than as detailed above. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination.

I appreciate that this does not absolutely rule out the existence of contamination of the soils. If you or your clients wish to be completely sure you, or they, should arrange to conduct independent tests.

Yours sincerely

Mark Heckenberg

Mark Heckenberg
Manager, Contaminated Sites
Construction, Environment and Workplace Protection
Access Canberra
11/07/2017

APPENDIX E

DANGEROUS GOODS SEARCH

ACT Government
Chief Minister, Treasury and Economic Development

12 July 2017

WSP Parsons Brinckerhoff
Level 1, 121 Marcus Clarke Street
CANBERRA ACT 2602

Attention: Caitlin Sears

Thank you for the application for a records search for Block 4 Section 89, 16 Georgina Crescent, Kaleen ACT.

I have conducted a search of the Dangerous Substances Register and the Dangerous Goods Database and hold no records for the block and section in Kaleen.

(Please note: Under the *Dangerous Goods Act 1975* (1975 to April 2004), tanks of 50,000 litres which contained Diesel were not required to be licenced with WorkCover, only if the capacity was 50,001 litres and above).

If you have any questions in relation to this matter please do not hesitate in contacting me on 62076353, email lisa.curran@act.gov.au or dangeroussubstances@act.gov.au.

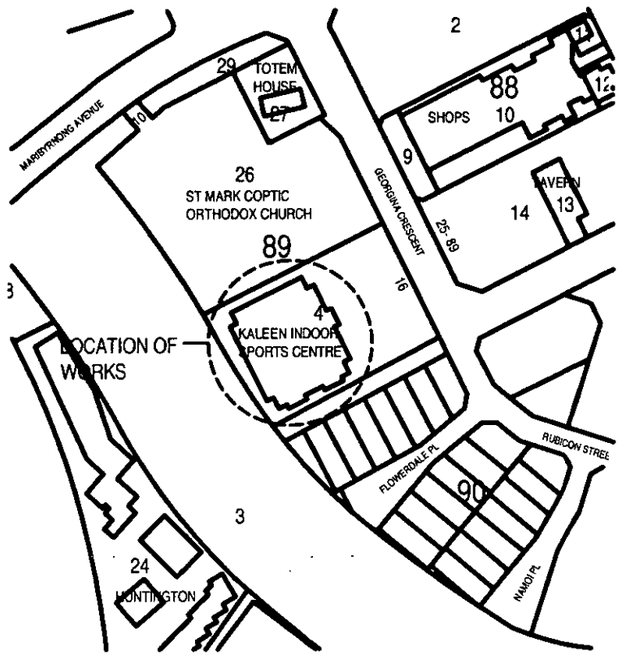
Regards

L Curran

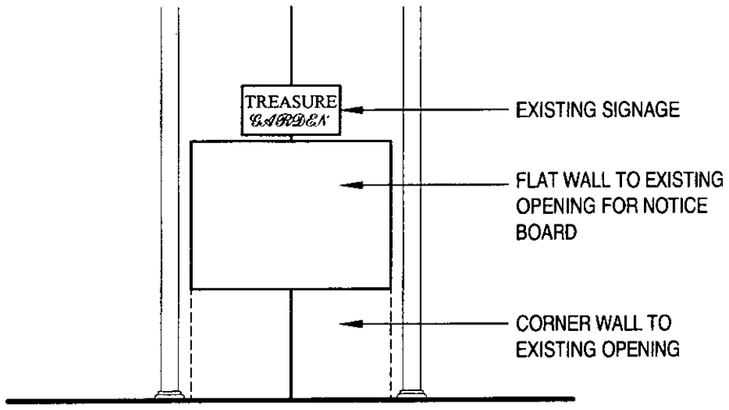
Lisa Curran
Administration Officer
Access Canberra
Dangerous Substances Licensing

APPENDIX F

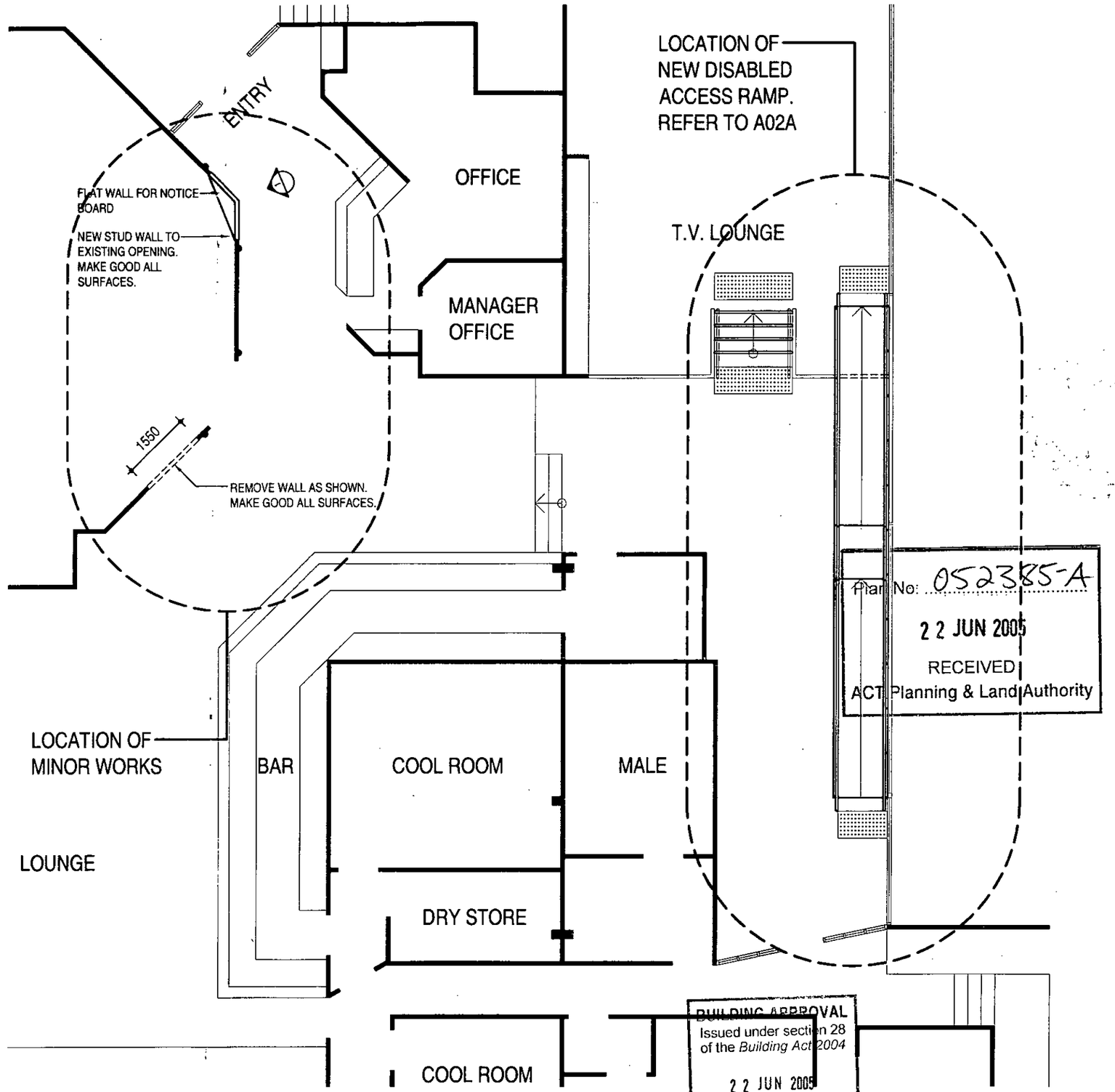
BUILDING PLANS



LOCATION PLAN NOT TO SCALE



ELEVATION SCALE 1:50



FLOOR PLAN SCALE 1:100

Plan No: 052385-A

22 JUN 2005

RECEIVED

ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*

22 JUN 2005

Certified Building Solutions Pty Ltd
Licence No: 200426203

AMENDMENTS

NORTH

PROPOSED ADDITIONS & ALTERATIONS
FOR THE SPORTS CLUB KALEEN
TO 16 GEORGINA CRESCENT KALEEN
BLOCK 4 SECTION 89

BUNNING AND MADDEN ARCHITECTS
PRIMARY NOMINEE GRAEME MELVILLE
REG. NO. 451 ACT 2606 NSW
66 KENNEDY STREET KINGSTON ACT
PH 02 62959777 FAX. 02 62959499

DISABLED ACCESS RAMP & NEW OPENING

DRAWING NO. A01A

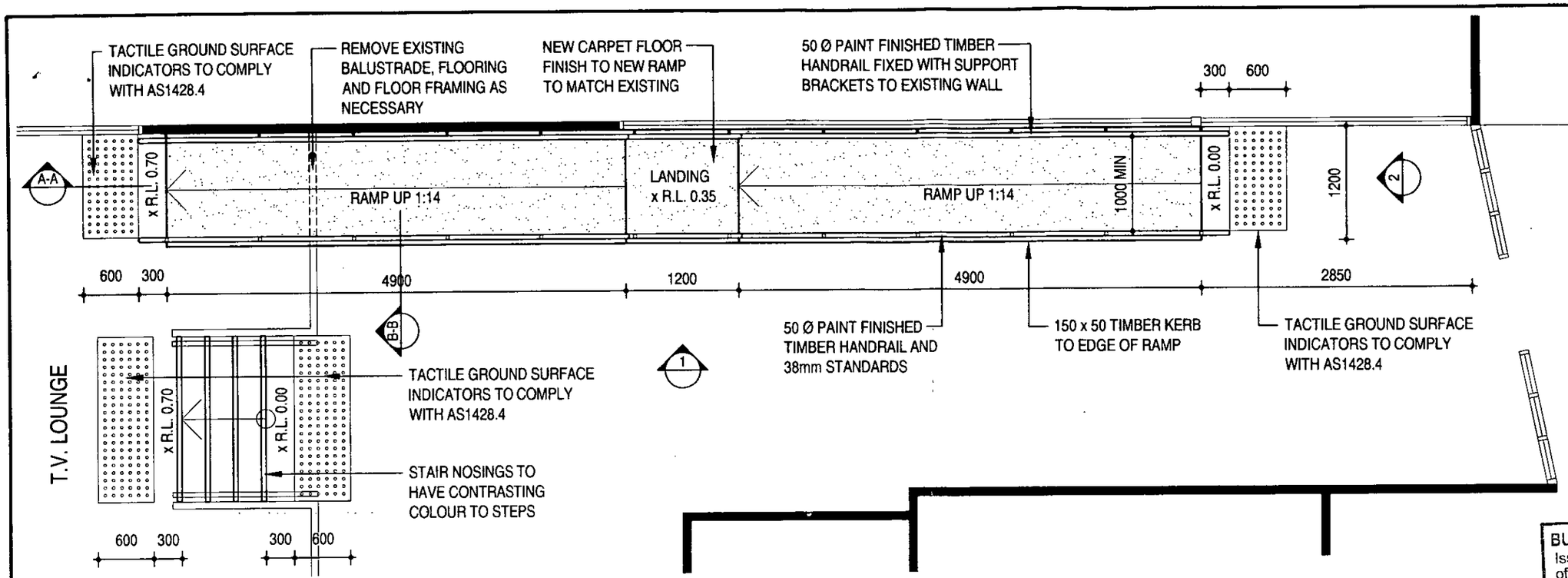
SCALE AS SHOWN DATE: JUNE 2005 JOB NO.

6/12/2005 9:44:17 PM

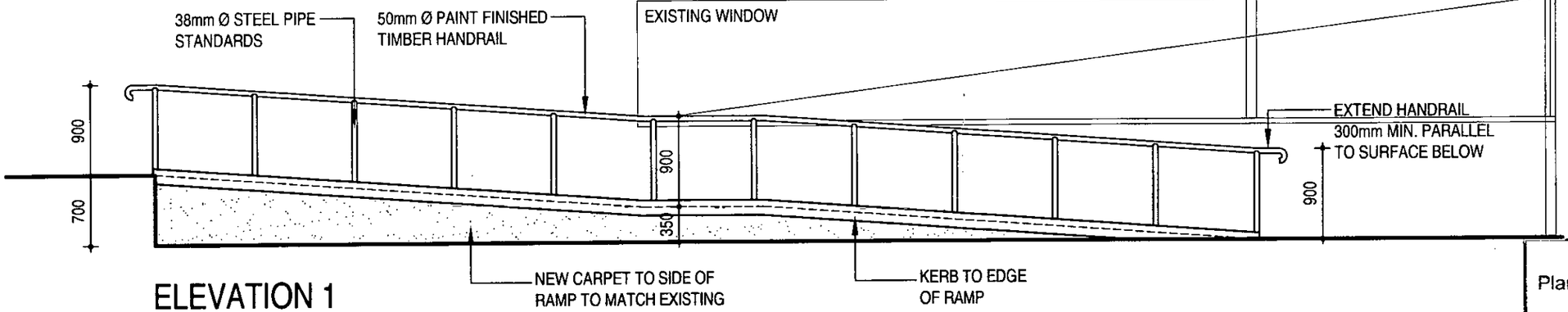
NEW DISABLED ACCESS RAMP SHALL BE CONSTRUCTED TO COMPLY WITH AS1428.1

TACTILE GROUND SURFACE INDICATORS SHALL COMPLY WITH AS1428.4

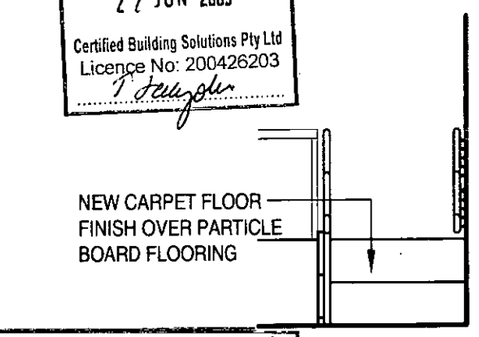
FASTENINGS, MATERIALS AND CONSTRUCTION OF HANDRAILS SHALL BE ABLE TO WITHSTAND FORCES TO COMPLY WITH AS 1170.1



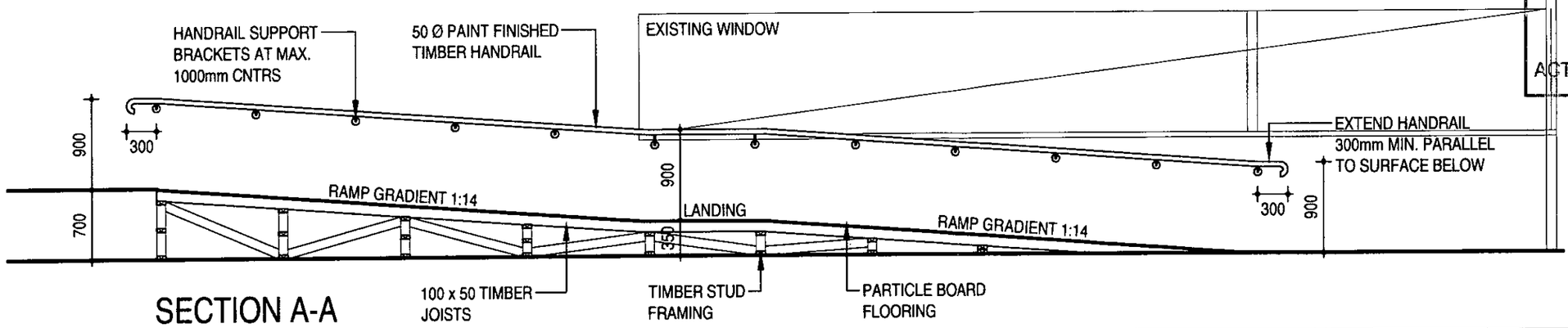
FLOOR PLAN



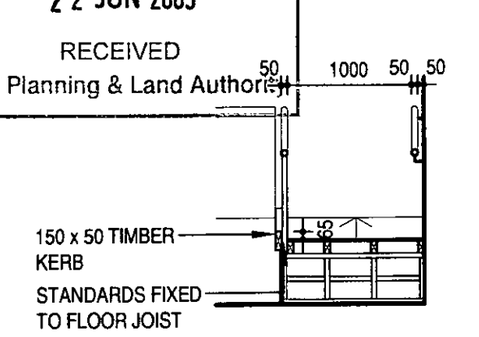
ELEVATION 1



ELEVATION 2



SECTION A-A



SECTION B-B

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
22 JUN 2005
Certified Building Solutions Pty Ltd
Licence No: 200426203

Plan No: 052385-A
22 JUN 2005
RECEIVED
ACT Planning & Land Authority

AMENDMENTS

NORTH

PROPOSED ADDITIONS & ALTERATIONS
FOR THE SPORTS CLUB KALEEN
TO 16 GEORGINA CRESCENT KALEEN
BLOCK 4 SECTION 89

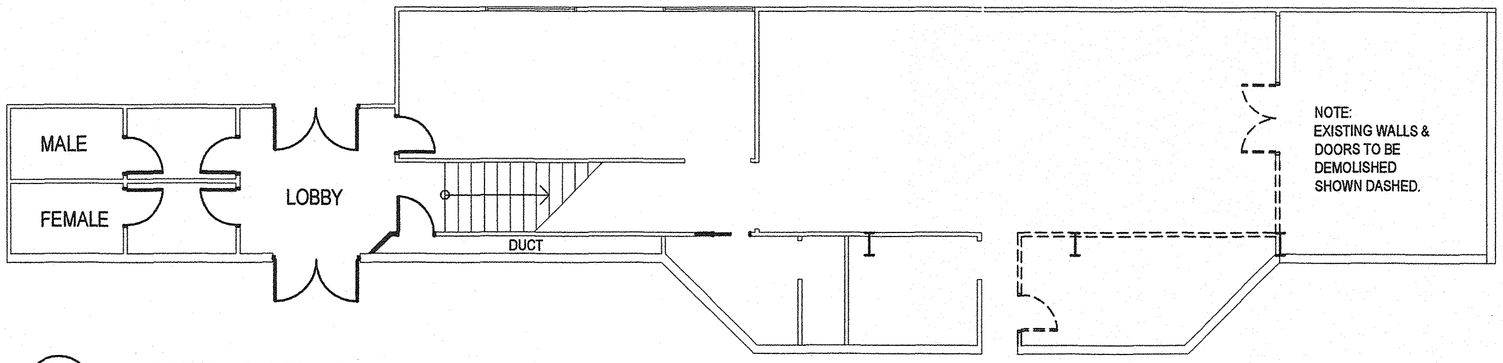
BUNNING AND MADDEN ARCHITECTS
PRIMARY NOMINEE GRAEME MELVILLE
REG. NO. 451 ACT 2606 NSW
66 KENNEDY STREET KINGSTON ACT
PH 02 62959777 FAX. 02 62959499

DISABLED ACCESS RAMP & NEW OPENING

DRAWING NO. A02A

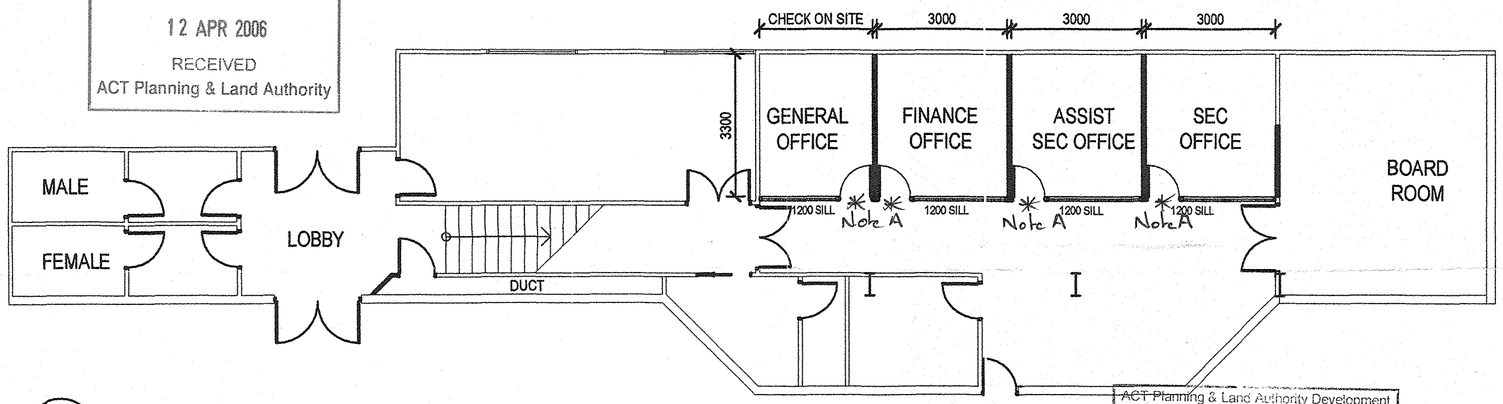
SCALE 1:50 DATE: JUNE 2005 JOB NO.

6/13/2006 8:47:57 PM



01 - DEMOLITION PLAN
SCALE 1:100

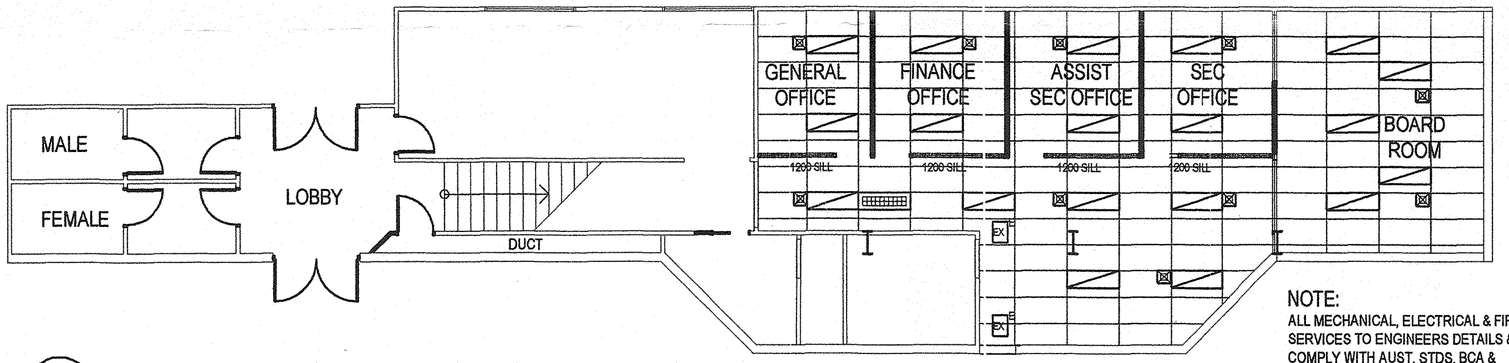
Plan No: 061349-A
12 APR 2006
RECEIVED
ACT Planning & Land Authority



02 - LOWER FLOOR PLAN
SCALE 1:100

CERTIFIED
13 MAR 2006
Development and Building Branch

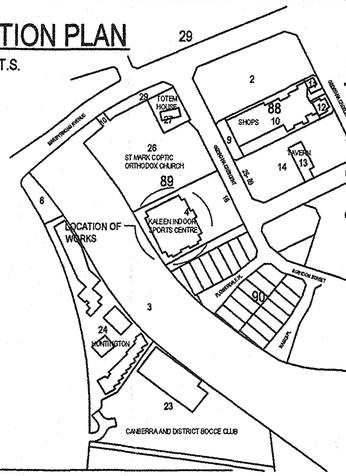
ACT Planning & Land Authority Development & Building Branch certifies that the proposal in Fitout Plan Number 1097.06 does not appear to breach the provisions of the current lease.
13 MAR 2006



NOTE:
ALL MECHANICAL, ELECTRICAL & FIRE SERVICES TO ENGINEERS DETAILS & COMPLY WITH AUST. STDS. BCA & ACT BUILDING REGULATIONS. EXISTING CONDITIONS & EXACT LOCATION TO BE CONFIRMED ON SITE.

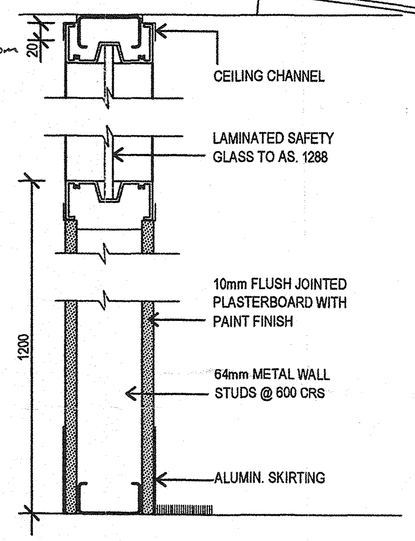
03 - REFLECTED CEILING PLAN
SCALE 1:100

04 - LOCATION PLAN
SCALE N.T.S.

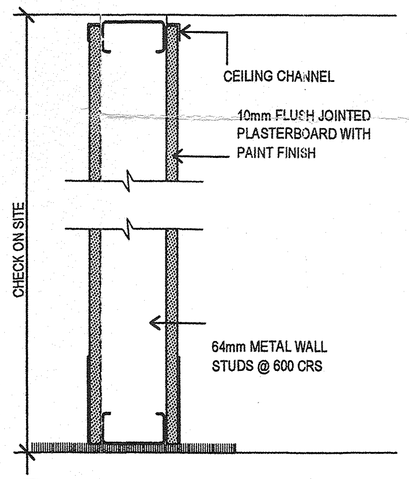


LEGEND
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW SOLID PARTITION WALL TO FCL
- NEW PARTITION WALL 1200mm SILL, GLAZING TO FCL (1200mm SILL)
- RETURN AIR DIFFUSER
- EXIT LUMINAIRE
- RECESSED LUMINAIRE
- AC SUPPLY AIR DIFFUSER

* Note A
Provide 110mm from Wall to Hinge.
Min 870mm Door



05 - GLAZED PARTITION
SCALE 1:5



06 - SOLID PARTITION DETAIL
SCALE 1:5

BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
10 APR 2006
Certified Building Solutions Pty Ltd
Licence No: 200426203

Rev.	Description	Date	Drawn
B	ISSUE FOR DESIGN APPROVAL	27/02/06	PD
A	ISSUE FOR APPROVAL	18/02/06	PD

Amendments

General Notes:
- Check all dimensions, levels & existing conditions on site before commencement of work, any discrepancies shall be reported to works supervisor.
- All work shall be carried out in accordance with the BCA & relevant Australian Standards.
- Written dimensions shall take precedence.
- Do not scale drawings.
- Information on this drawing remains the property of Aberton Building Services P/L. Use of this copyright drawing is limited to the location as indicated here in.

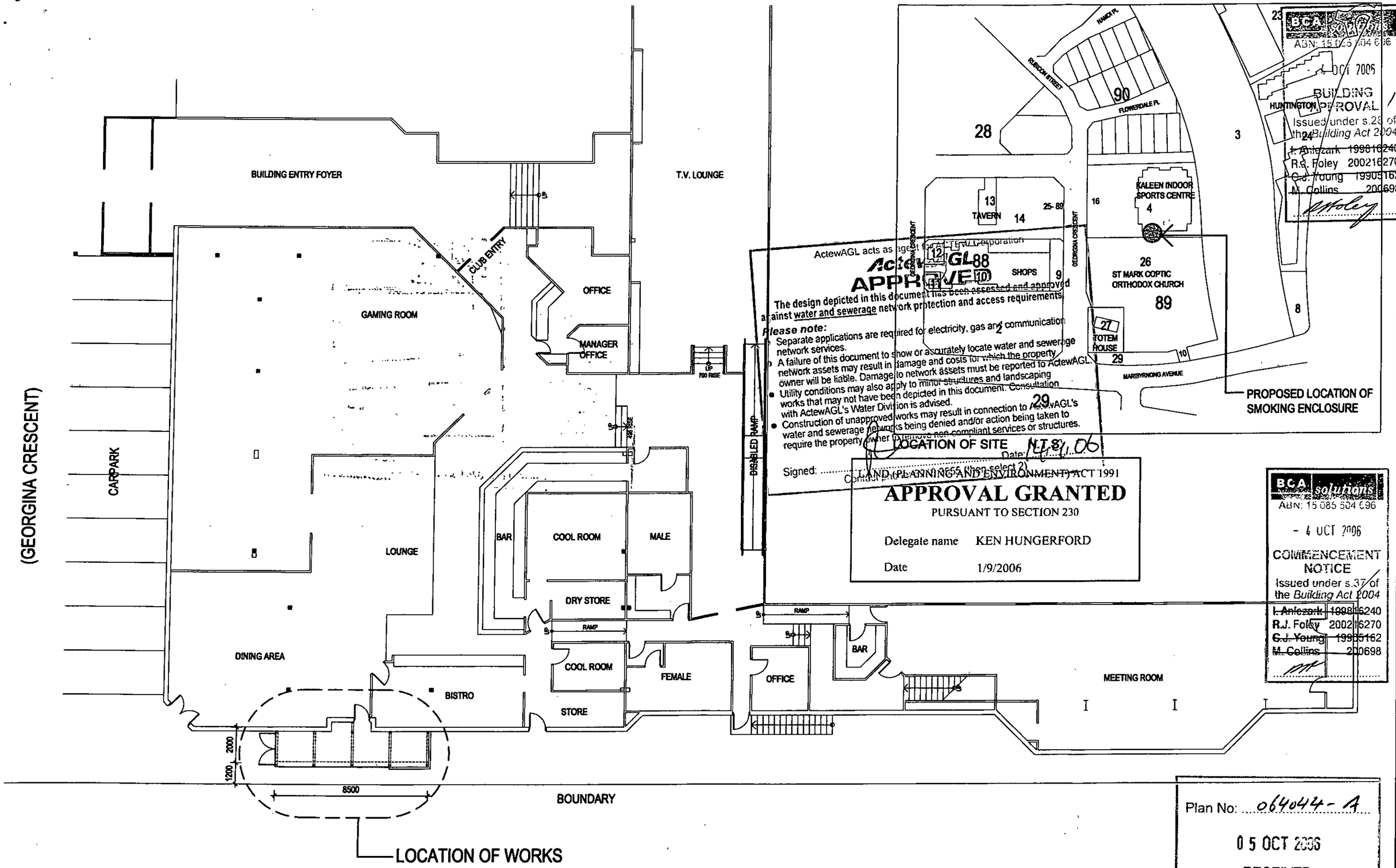
Aberton
Building Services Pty Ltd
ACN: 086 414 137
ABN: 75 086 414 137
P.O. Box 3217 BMDC
Belconnen ACT 2617
Ph: (02) 62533 722
Fax: (02) 62533 744

Project
PROPOSED OFFICE UPGRADE

Client
SPORTS CLUB KALEEN

Drawing
DEMOLITION & FLOOR PLAN
REFLECTED CEILING PLAN
DETAILS

Block	Section	Division
04	89	KALEEN
Drawn by	Date	Sheet No.
P.D.	FEB 2006	1 of 1
Scale	Drg.No.	Sheet / Issue
1:100	06-103	01 / B



ActewAGL acts as agent for ACTEW Corporation

ActewAGL APPROVED

The design depicted in this document has been assessed and approved against water and sewerage network protection and access requirements.

Please note:

- Separate applications are required for electricity, gas and communication network services.
- A failure of this document to show or accurately locate water and sewerage network assets may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised.
- Construction of unapproved works may result in connection to ActewAGL's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

LOCATION OF SITE Date: 4/8/06

Signed: .....

Conduct Plan No. 1655 (then select 21)

LAND (PLANNING AND ENVIRONMENT) ACT 1991

APPROVAL GRANTED

PURSUANT TO SECTION 230

Delegate name KEN HUNGERFORD

Date 1/9/2006

BCA solutions
ABN: 15 085 504 096
- 4 OCT 2006
BUILDING APPROVAL
Issued under s.23 of the *Building Act 2004*
~~I. Anlezark 19981624~~
R.S. Foley 20021627
~~C.J. Young 19905162~~
~~M. Collins 200698~~

BCA solutions
ABN: 15 085 504 096
- 4 OCT 2006
COMMENCEMENT NOTICE
Issued under s.37 of the *Building Act 2004*
~~I. Anlezark 19981624~~
R.J. Foley 20021627
~~C.J. Young 19905162~~
~~M. Collins 200698~~

Plan No: 064044-1

05 OCT 2006

RECEIVED

ACT Planning & Land Authority

AMENDMENTS

NORTH

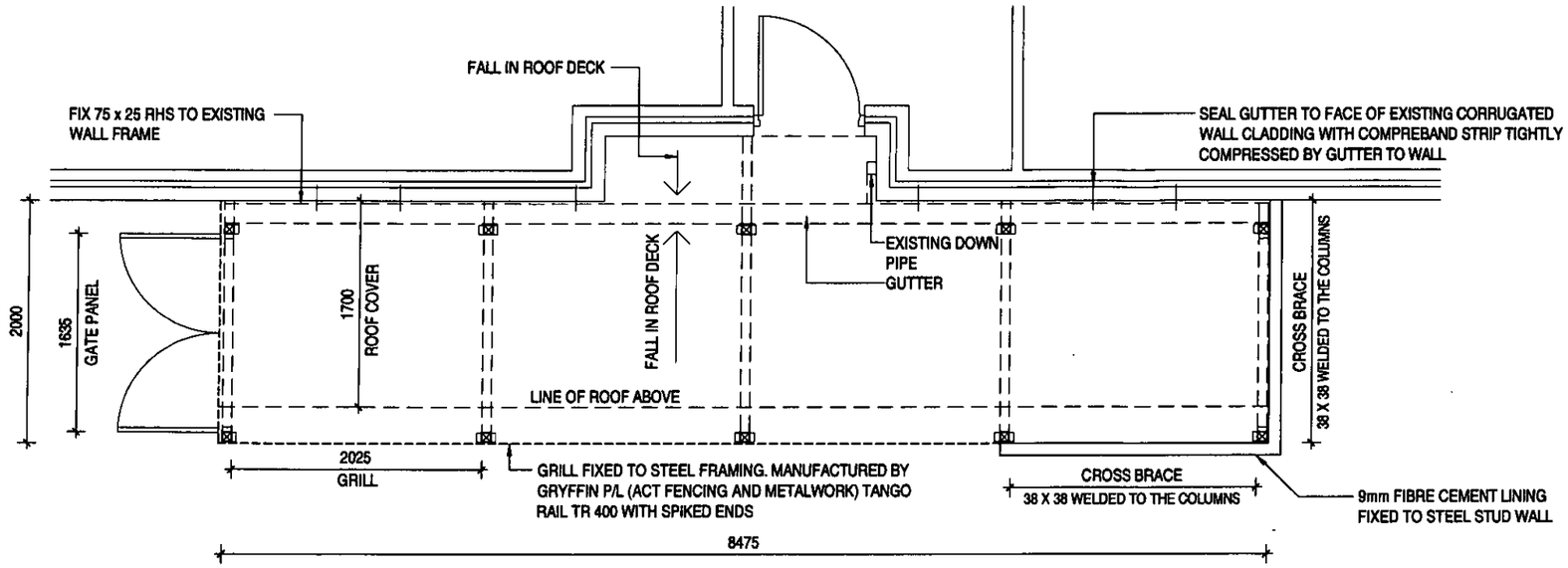
PROPOSED ADDITIONS & ALTERATIONS
FOR THE SPORTS CLUB KALEEN
16 GEORGINA CRESCENT KALEEN
BLOCK 04 SECTION 89

BUNNING AND MADDEN ARCHITECTS
PRIMARY NOMINEE GRAEME MELVILLE
REG. NO. 451 ACT 2608 NSW
66 KENNEDY STREET KINGSTON ACT
PH 02 62959777 FAX. 02 62959499

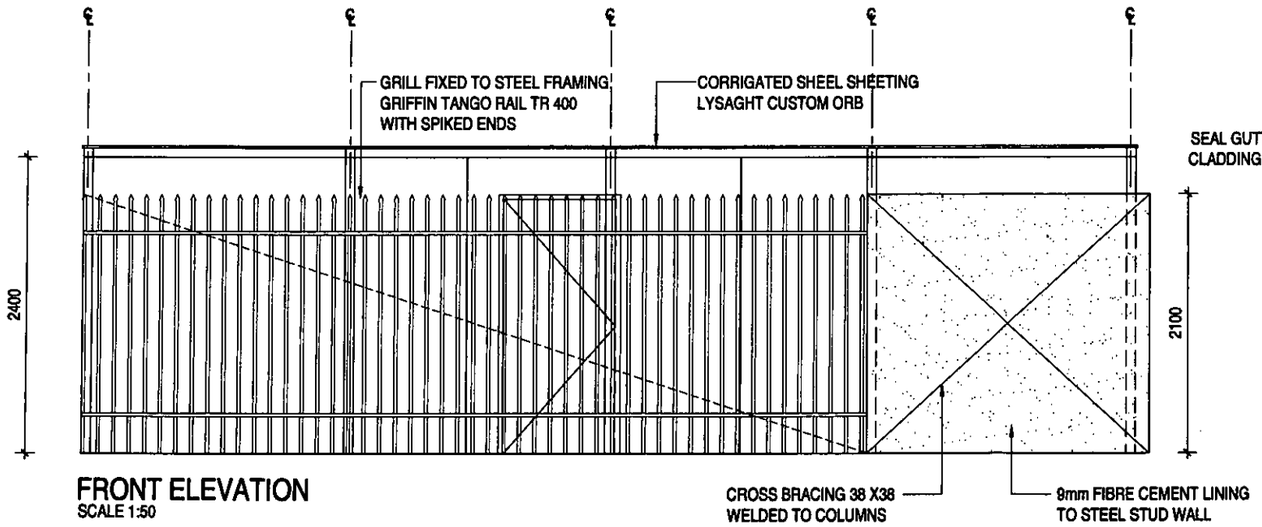
FLOOR PLAN
SMOKING ENCLOSURE

DRAWING NO. A01

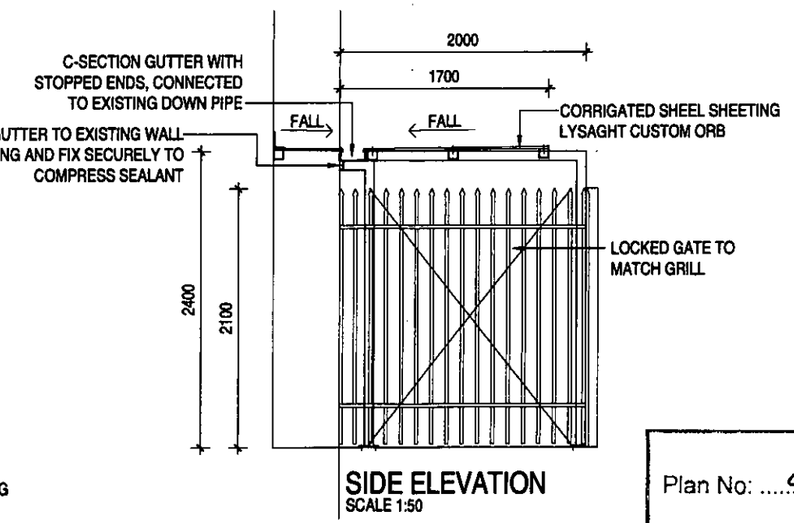
SCALE 1:200 @ A3 DATE: JULY 2006 JOB NO.



SMOKING AREA FLOOR PLAN
SCALE 1:50



FRONT ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50

ABN: 15 [illegible]
4 OCT 2006
BUILDING APPROVAL
Issued under s.28 of the *Building Act 2004*
I. Aniczark 199816240
R.J. Foley 200216270
C.J. Young 19905162
M. Collins 200698

BCA solutions
ABN: 15 085 504 695
4 OCT 2006
BUILDING APPROVAL
Issued under s.28 of the *Building Act 2004*
~~I. Aniczark 199816240~~
R.J. Foley 200216270
~~C.J. Young 19905162~~
~~M. Collins 200698~~

Plan No: 064044-A
05 OCT 2006
RECEIVED
ACT Planning & Land Authority

A	GUTTER DETAIL	
AMENDMENTS		

NORTH

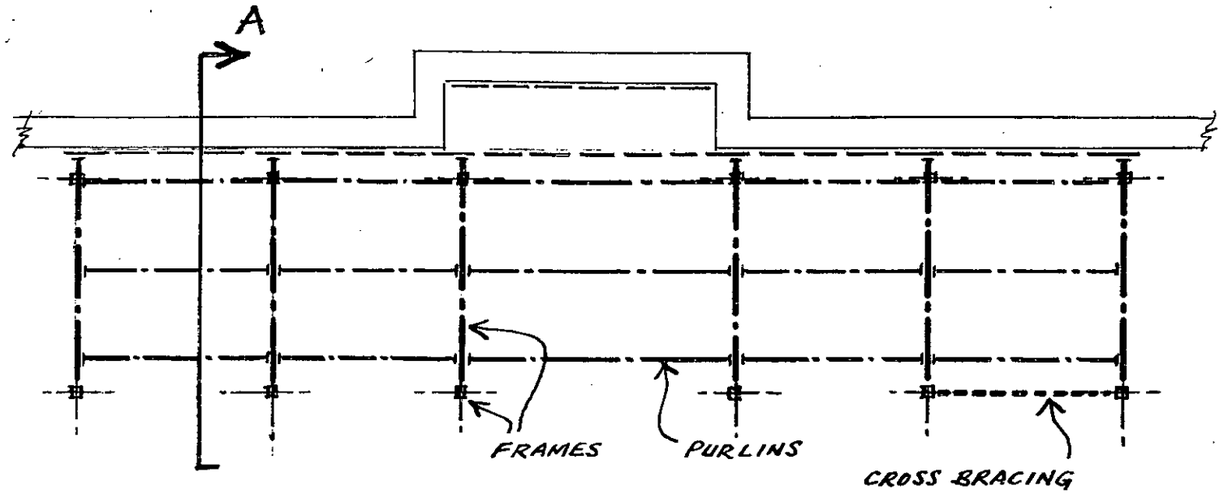
PROPOSED ADDITIONS & ALTERATIONS
FOR THE SPORTS CLUB KALEEN
16 GEORGINA CRESCENT KALEEN
BLOCK 04 SECTION 89

BUNNING AND MADDEN ARCHITECTS
PRIMARY NOMINEE GRAEME MELVILLE
REG. NO. 451 ACT 2606 NSW
66 KENNEDY STREET KINGSTON ACT
PH 02 62959777 FAX. 02 62959499

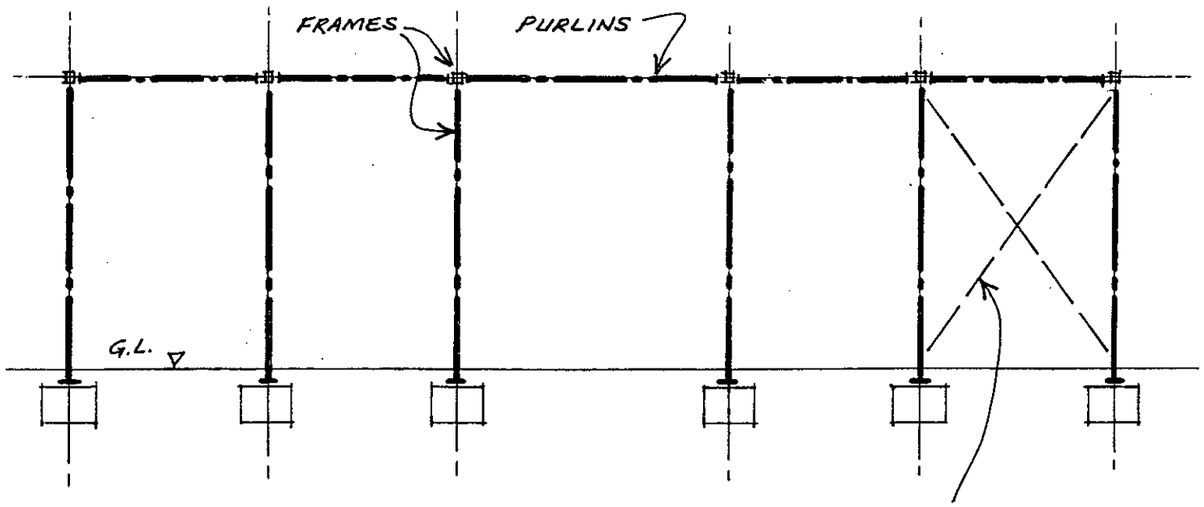
SMOKING ENCLOSURE DETAILS

DRAWING NO. A02-A

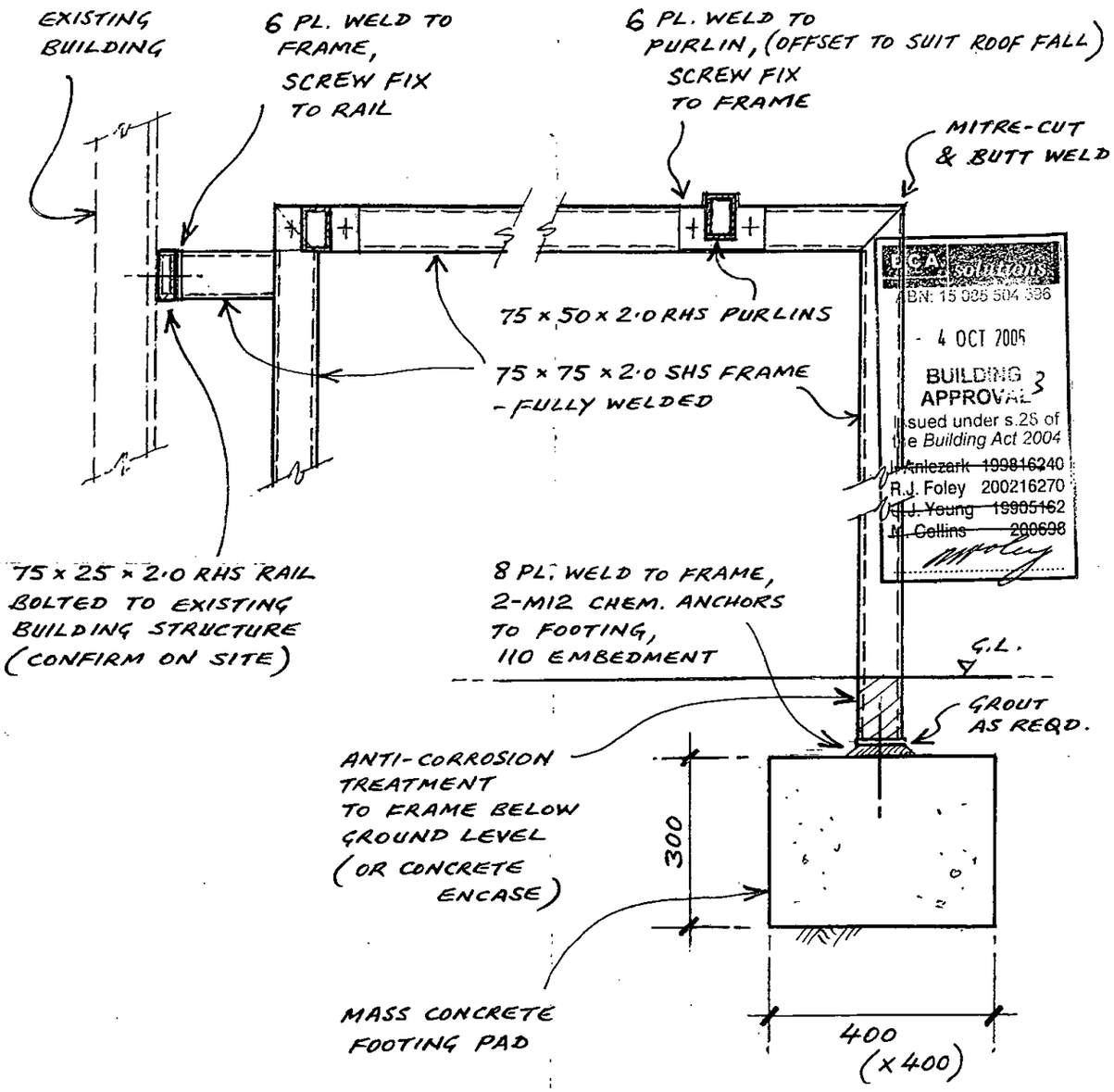
SCALE 1:50 @ A3 | DATE: AUGUST 2006 | JOB NO.



PLAN
1:50



FRONT ELEVATION
1:50



SECTION A 1:10

ACT Solutions
ABN: 15 035 504 336
- 4 OCT 2006
BUILDING APPROVAL
Issued under s.25 of the Building Act 2004
A Anlezark 199816240
R.J. Foley 200216270
K.J. Young 19905162
M. Collins 200698

Plan No: 064044-A
05 OCT 2006
RECEIVED
ACT Planning & Land Authority

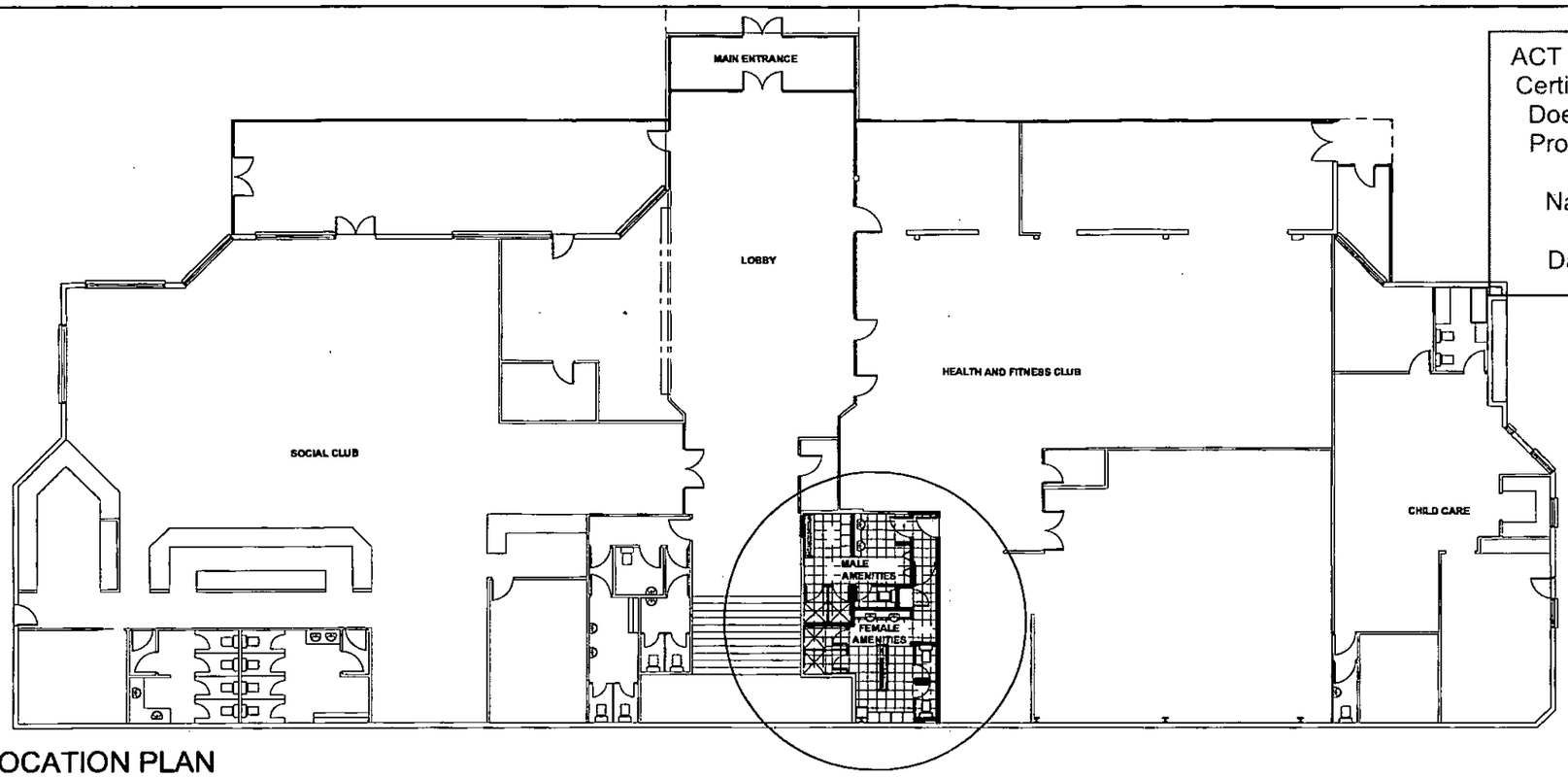
O'KEEFFE ENGINEERING
PTY LTD ACN 008 630 000
STRUCTURAL AND CIVIL CONSULTANTS
Tel: 6249 1722 Fax: 6248 0508

Block 4 Section 89 Kaleen

THE SPORTS CLUB KALEEN

SMOKING ENCLOSURE - STRUCTURAL DETAILS

18 Sept 2006 D06978-Sk.1

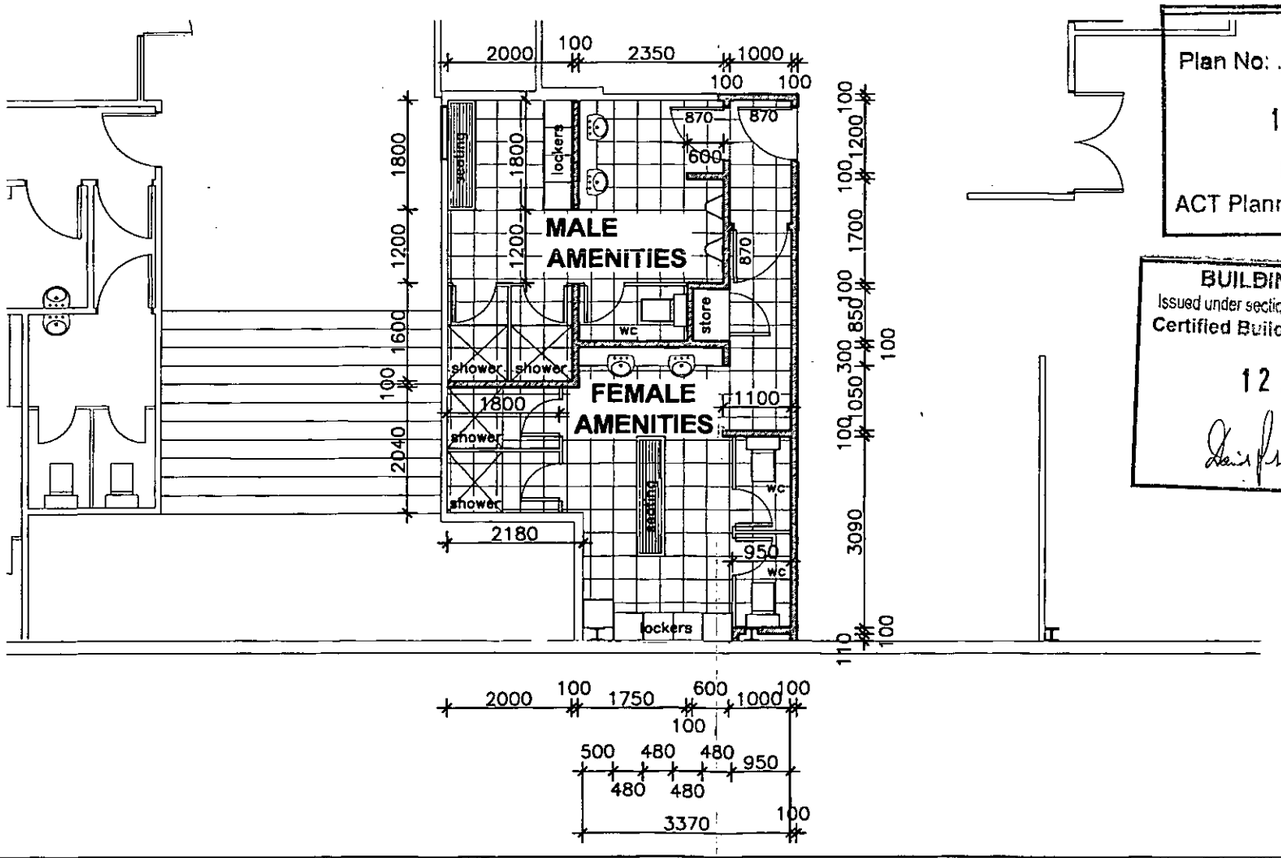


1 / - FITOUT LOCATION PLAN
1:250 AT A3

ACT Planning and Land Authority
Certifies that the proposed Fitout
Does not appear to breach the
Provisions of the current lease

Name Bobbie Lea-Blowes

Date 27/3/2007



1 / - PROPOSED FITOUT PLAN
1:100 AT A3

Plan No: 071337/A
16 APR 2007
RECEIVED
ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
12 APR 2007
Licence No: 200426203

AMENDMENTS

PROJECT
PROPOSED FITOUT
HEALTH AND FITNESS CENTER

BLOCK	SECTION	SUBURB
4	89	KALEEN

CLIENT
NETWORK DEVELOPMENT GROUP

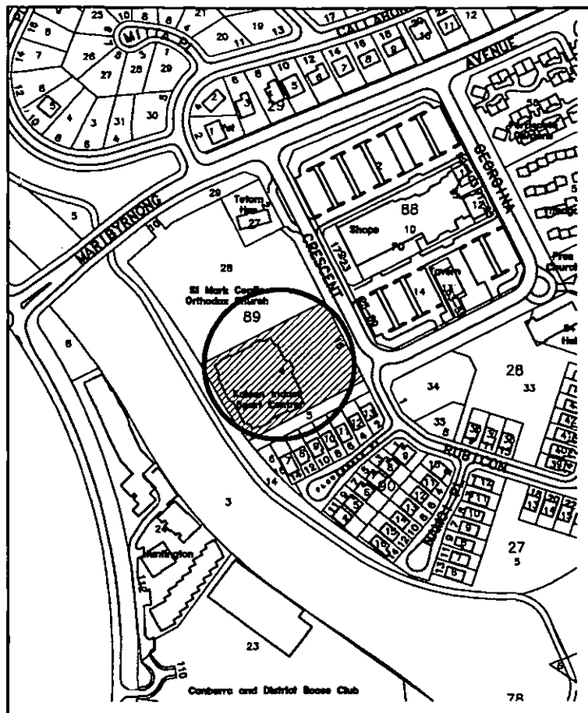
DRAWING
GROUND FLOOR FITOUT PLAN

DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2612
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

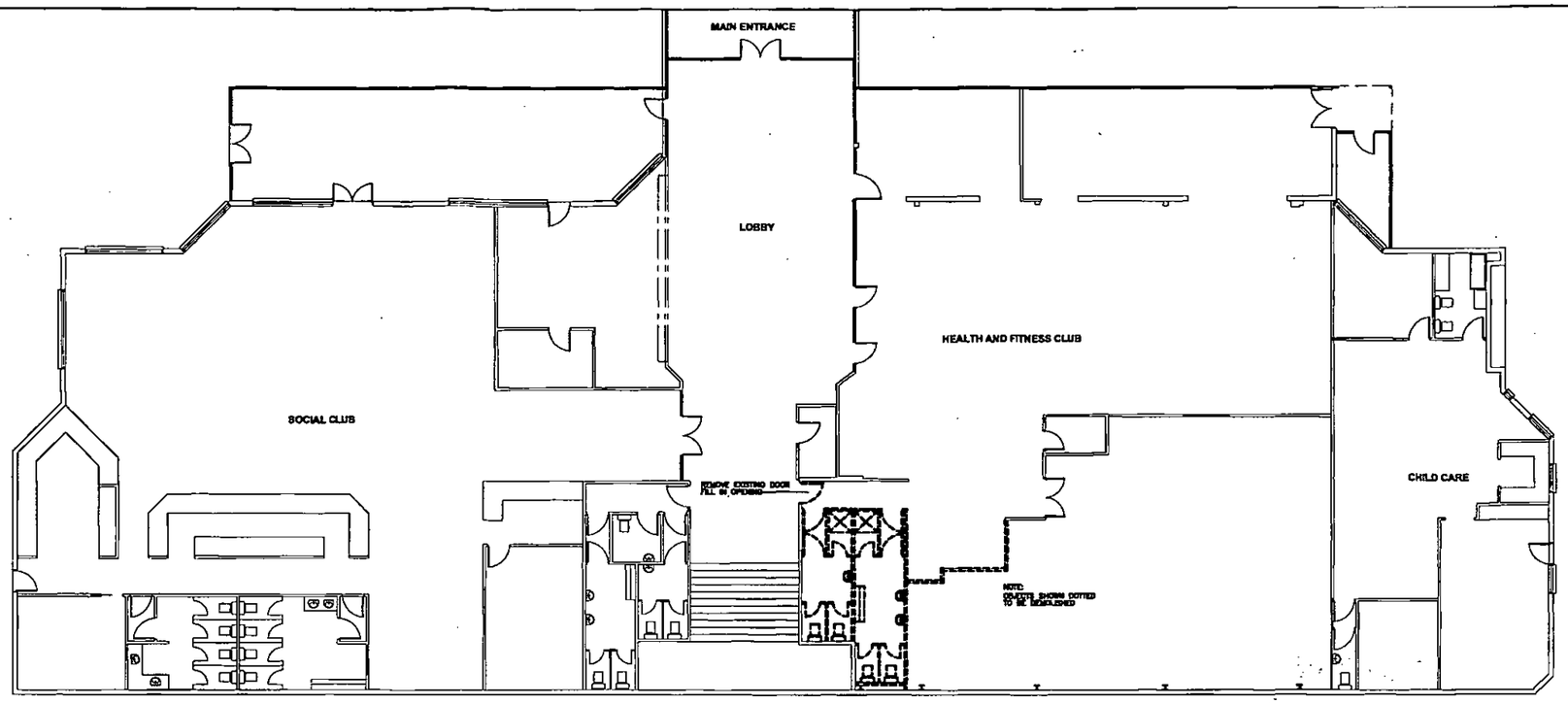
DRAWN	MW
SCALE	AS SHOWN
PROJ NO.	0724
DATE	05.03.07
DRAWING NO.	A02
REVISION	
ISSUE	
CHECKED	
REVIEWED	

PSP ☐
DA ☒
BA ☐
CONST ☐

4/4



1 / - BUILDING LOCATION PLAN
NTS



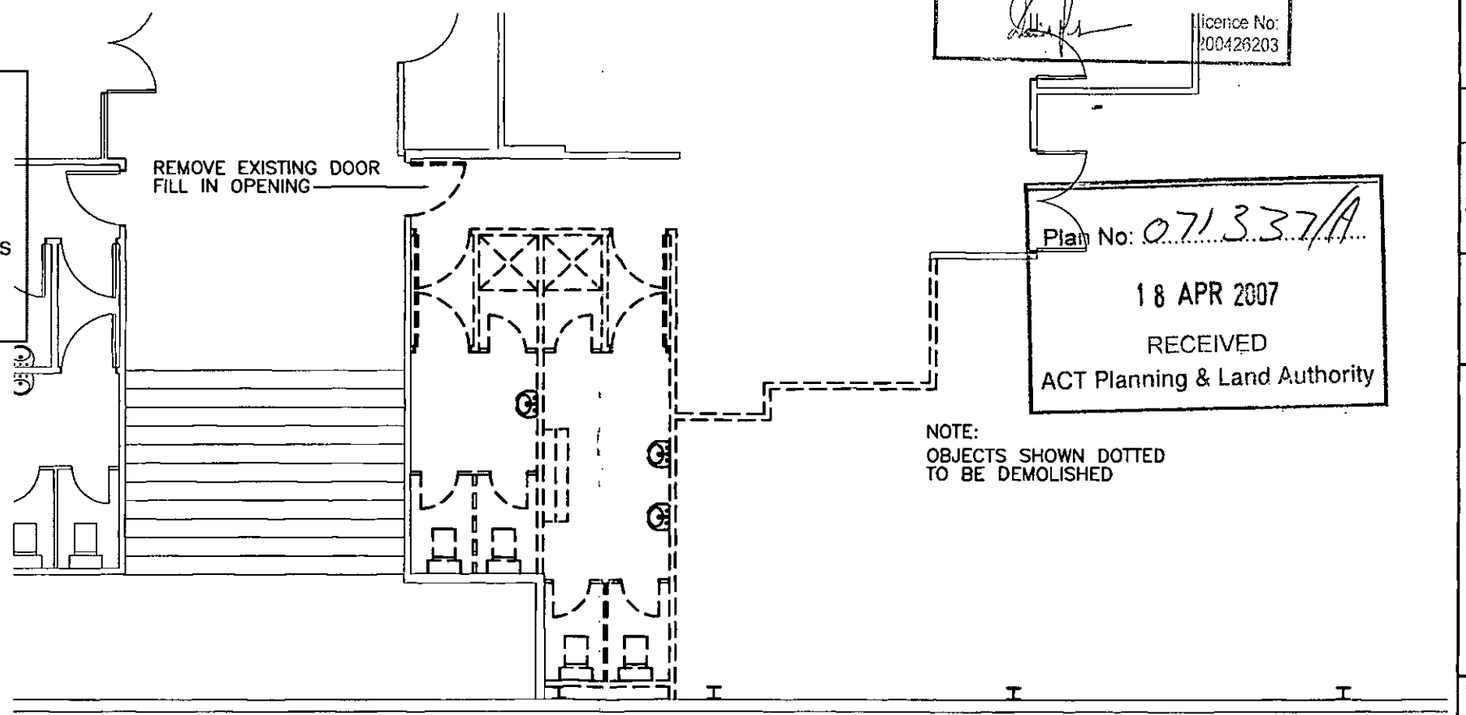
1 / - INTERNAL DEMOLITION PLAN
1:250 AT A3

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
12 APR 2007
licence No: 200426203

ACT Planning and Land Authority
Certifies that the proposed Fitout
Does not appear to breach the
Provisions of the current lease

Name Bobbie Lea-Blowes

Date 27/3/2007



Plan No: 071337/A
18 APR 2007
RECEIVED
ACT Planning & Land Authority

1 / - INTERNAL DEMOLITION PLAN
1:100 AT A3

PROJECT
PROPOSED FITOUT
HEALTH AND FITNESS CENTER

BLOCK	SECTION	SUBURB
4	89	KALEEN

CLIENT
NETWORK DEVELOPMENT GROUP

DRAWING
GROUND FLOOR FITOUT PLAN

DOWSE NORWOOD
ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2612
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

DRAWN	MW
SCALE	AS SHOWN
PROJ NO.	0724
DATE	05.02.07
DRAWING NO.	A01
REVISION	
ISSUE	
CHECKED	
REVIEWED	

PSP ☐
DA ☒
BA ☐
CONST ☐

3/4

75841

(2)

3500 min width
Internal

Natural Gas Fired Radiant
Heaters, at high level.

Natural Ventilation to A.C.T.
Building Manual Requirements.

Outside
Air Louvres

F.C.U-3

F.C.U-4

Access
Doors

Exposed Circular
Ducts

Air Relief Louvres with
non-return dampers at
high level

Toilet Exhaust
to roof

R.A at
Low Level

Ducts in Ceiling Space

From Roof

F.C.U-1

A.C. Fan/Coil Unit in ceiling
Outside Air from roof.

Exposed Ducts at first
floor slab level.

R.A
At low level.

from Roof

R.A at
Low Level.

Toilet Exhaust
to roof

Ducts in ceiling space

Toilet Exhaust
to roof

Duct in Ceiling Space

R.A

F.C.U-2

A.C Fan/Coil Unit in
ceiling over toilets

Outside Air
Intake

Air Relief Louvres
with non-return dampers
at high level.

D.RUDD & PARTNERS
(CANBERRA) PTY. LIMITED

INDOOR RECREATION CENTRE
4/89 KALEEN, A.C.T.
GROUND FLOOR
MECHANICAL SERVICES

PRELIM SKETCH P.A.

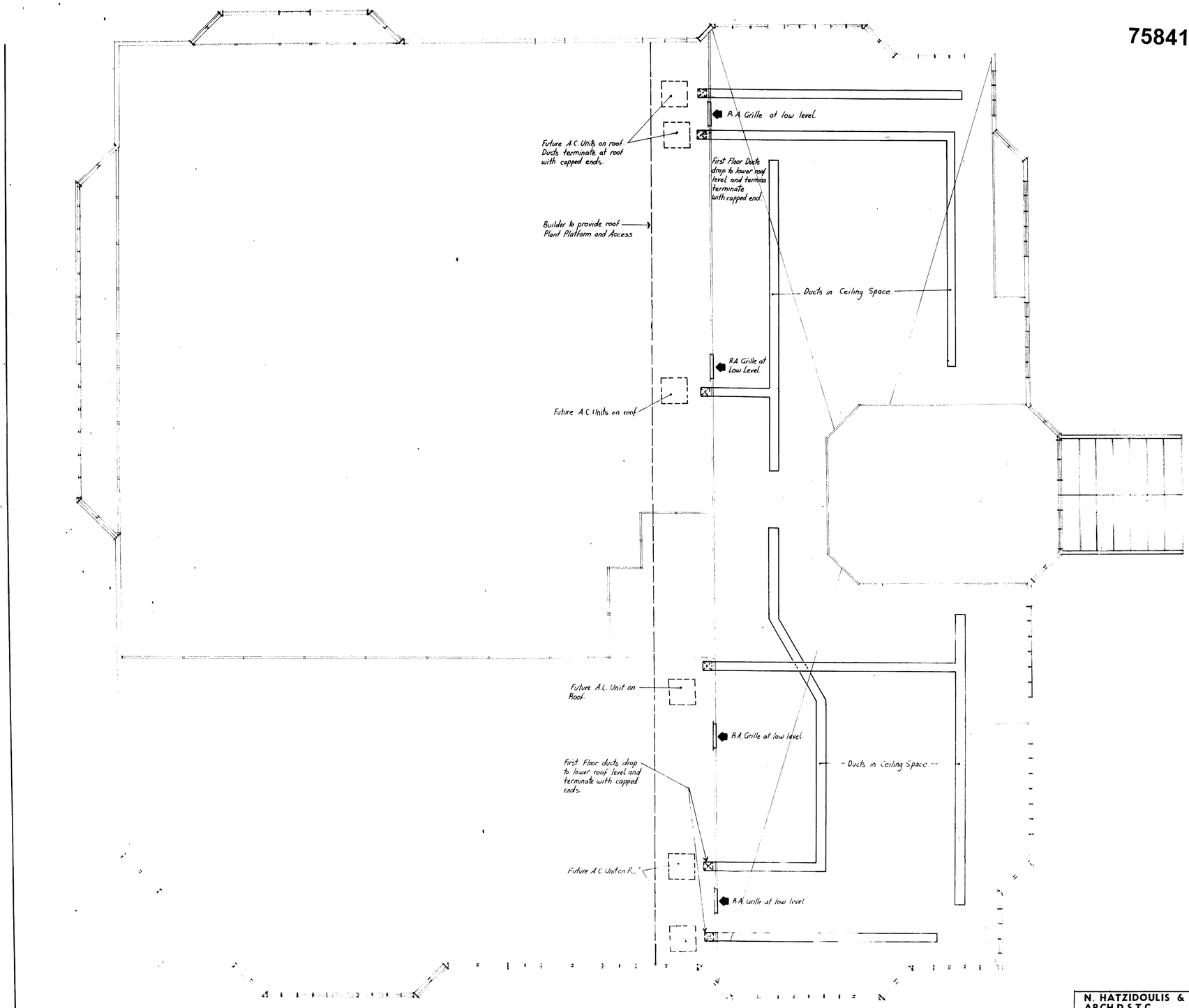
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WILLCOMBE COURT MITCHELL ACT
062 41 3065

MAY 89

2711SKM1

75841

(3)



D.RUDD & PARTNERS (CANBERRA) PTY. LIMITED

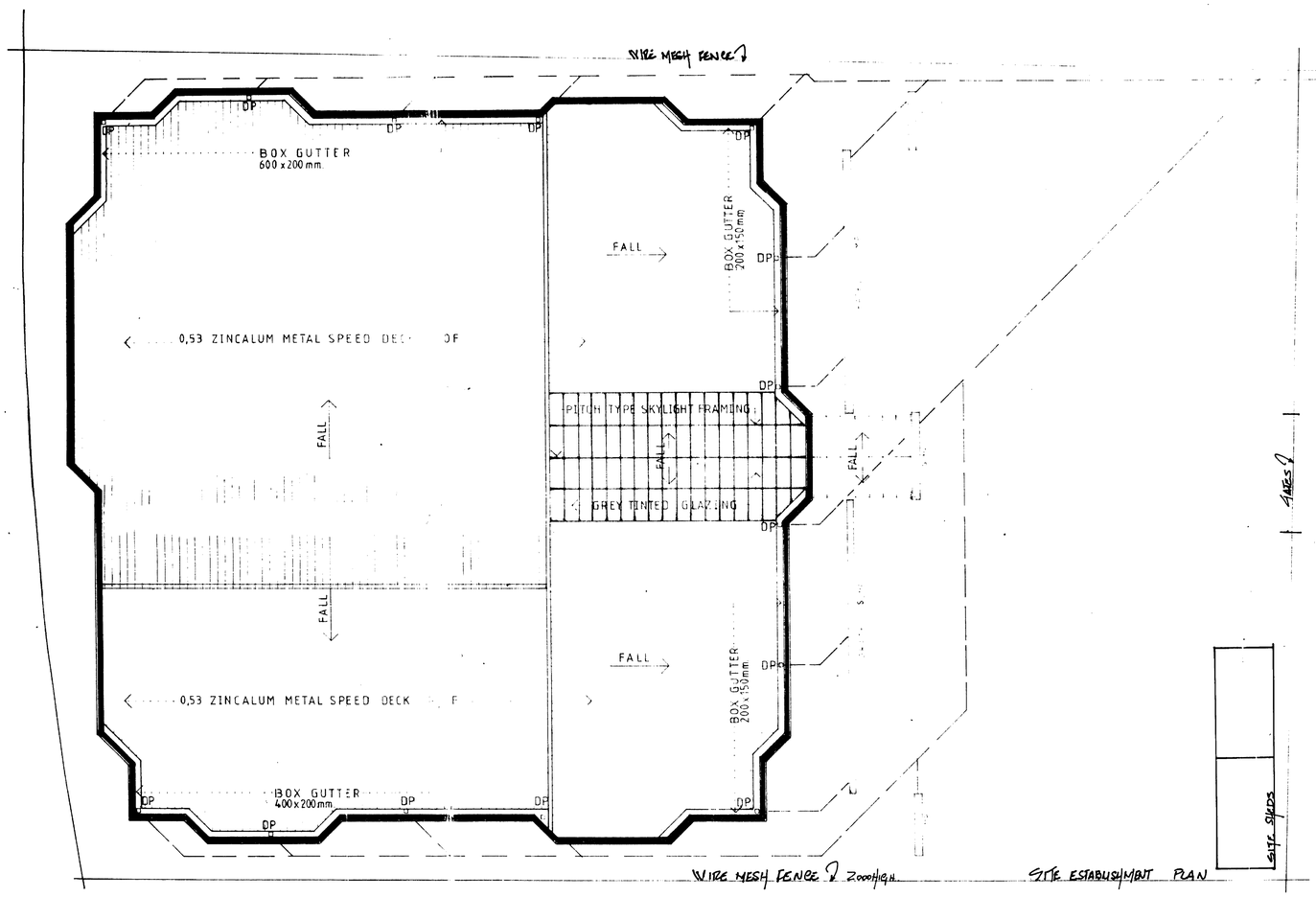
INDOOR RECREATION CENTRE
4/89 KALEEN, A.C.T.
FIRST FLOOR PLAN
MECHANICAL SERVICES
PRELIM SKETCH PLANS.

DATE	SCALE	DRAWN	DRAWING NO.
MAY '89	1:100	E.J.	2711SKM2

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL ACT
062 41 3065

75841

(4)



ROOF PLAN

S 1/2

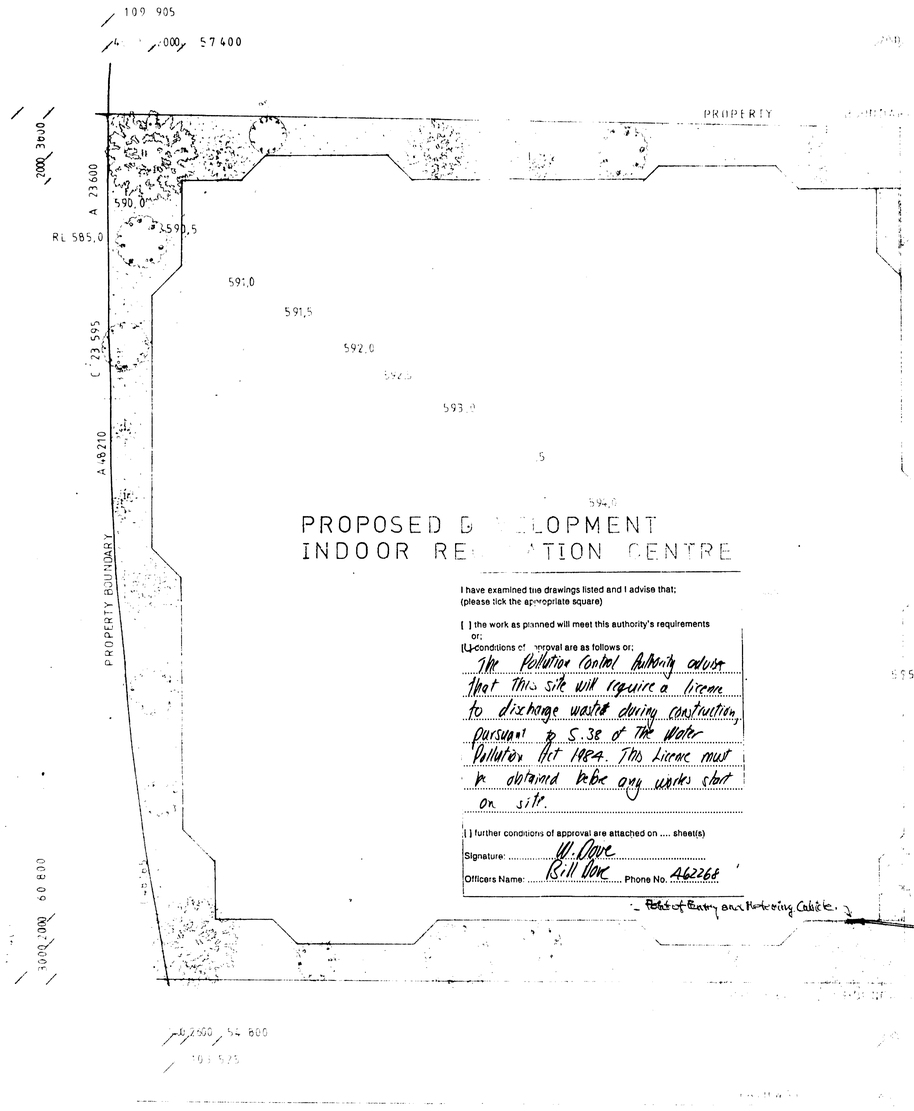
SITE ESTABLISHMENT

ISSUE

N. HAZLE
ARCH.D.S.

75841

(5)



SITE PLAN

PLANS/FILE No.
Received Building Section
20 JUL 1989
Act Administration

GARBAGE REGULATIONS
BUILDING & SERVICES ORDINANCE
APPROVED from the Waste Management views point and on the basis of the plans approval given by the Building Authority minute [illegible] 18/7/89

APPROVED
MANAGER (TRAFFIC)
DATE 18/07/89

Garbage

2/1

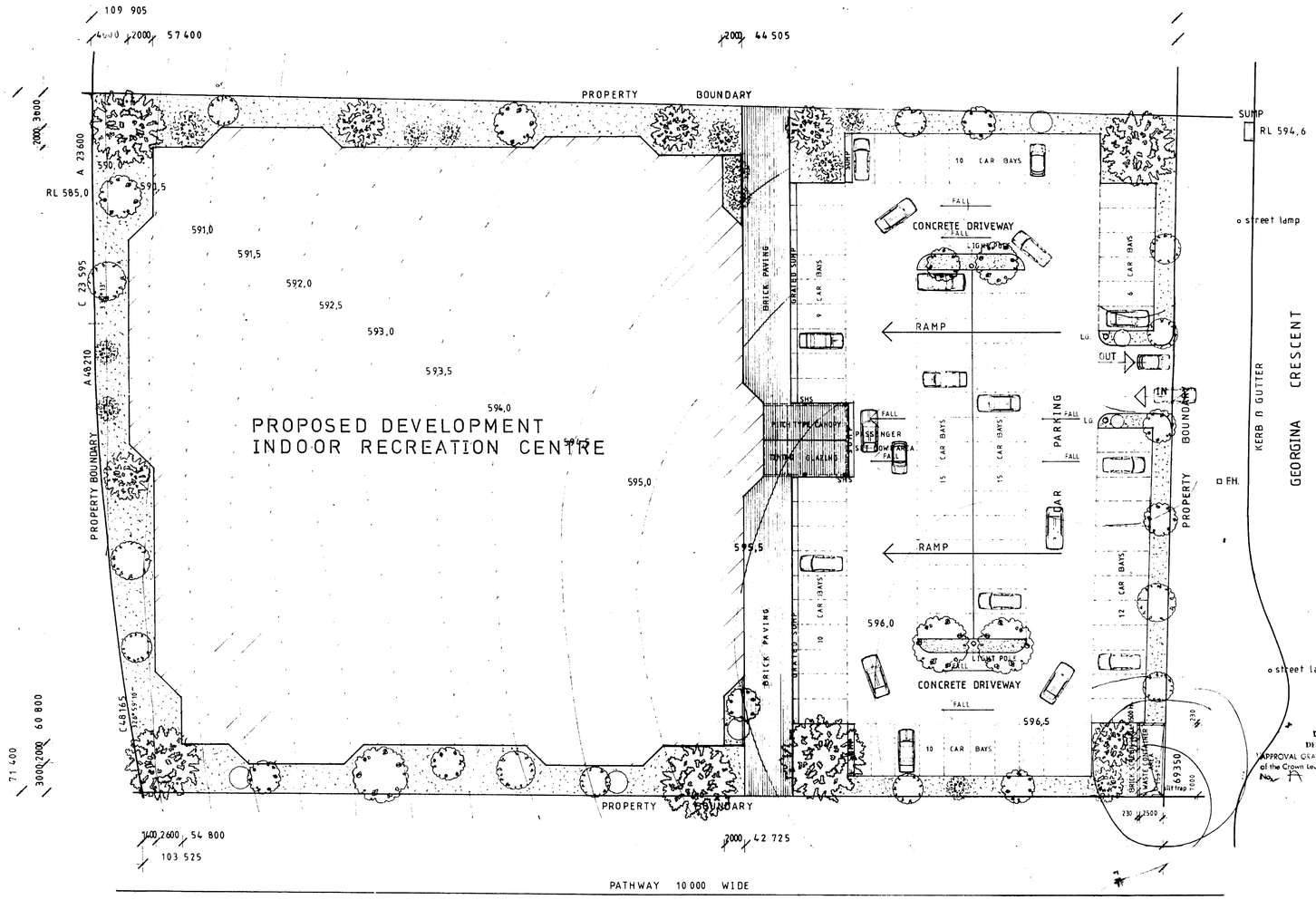
ISSUE AM
CONTRACT
DISTANCE
REF. PLANS

N HATZIDO
ARCH.D.S.T.C

S1/2

75841

(6)



SITE PLAN

ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPHICS

SUBJECT TO DETAILS OF LANDSCAPING BEING SUBMITTED FOR APPROVAL

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
21 APR 1989
INTERIM TERRITORY PLANNING AUTHORITY

I.T.P.A. 11 APR 1989 332

Department of Territories
DEVELOPMENT DIVISION
APPROVAL GRANTED ... of the Crown Lease for the ...
DELEGATE OF THE MINISTER
20.4.89

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED [redacted] FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

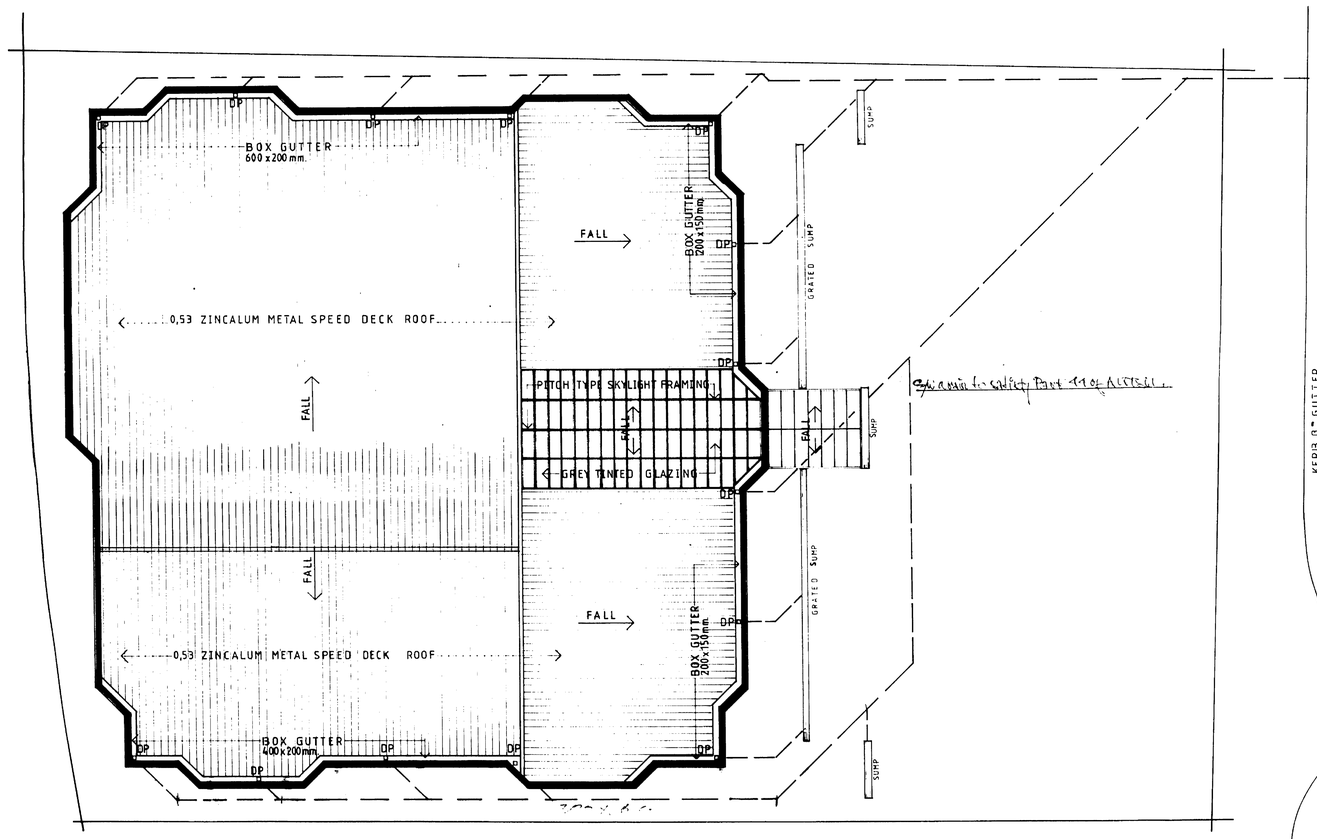
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB:	JOB No.:
INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L.	1052/89

SUBJECT:	DATE	DRWG. No.
SITE PLAN BLOCK 4 SECTION 89 KALEEN A.C.T.	MARCH 89	1
SCALE 1 = 200	DRAWN BY / CHECKED BY	

75841

(7)



ROOF PLAN

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPHICS

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SUBJECT TO DETAILS OF LANDSCAPING BEING SUBMITTED FOR APPROVAL

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
31 APR 1989
for and on behalf of the TERRITORY PLANNING AUTHORITY

11 APR 1989
PLAN No. 332

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L.	JOB No.: 1052/89
SUBJECT: ROOF & STORMWATER PLAN BLOCK 4 SECTION 89 MITCHELL A.C.T.	DATE: MARCH 89
	DRAWN BY: JA
SCALE: 1 = 200	CHECKED BY:
	DRWG. No.: D1

75841

(8)

Re toilet facilities
Provide alternative toilet facility as per requirements of AIRM to comply with AS 1428-1-1988

Note!
Building is divided on two parts by 2hr fire wall (doors)

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

APPROVED FOR CONSTRUCTION IN THE HOLDER OF A 'B' CLASS LICENCE.
28 JUL 1989
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

Approval subject to conditions

Provide and install
1) Fire egress lights (AIRM cl. 55.12)
2) Fire Hose Reels (Part 27 of AIRM)
3) Illuminated Exit Signs & Passages (AIRM cl.)

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPHICS.

Provide proposal for mechanical services for approval - certificate by Mechanical Engr required to AS 1668 Pt 1 & 2 (5a)(6)(i)

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
21 APR 1989
INTERIM TERRITORY PLANNING AUTHORITY

Note! Alternative to existing requirements generally are proposed (see attached) to be submitted for building application before proceeding beyond footing stage!

LTPA 14 APR 1989 382

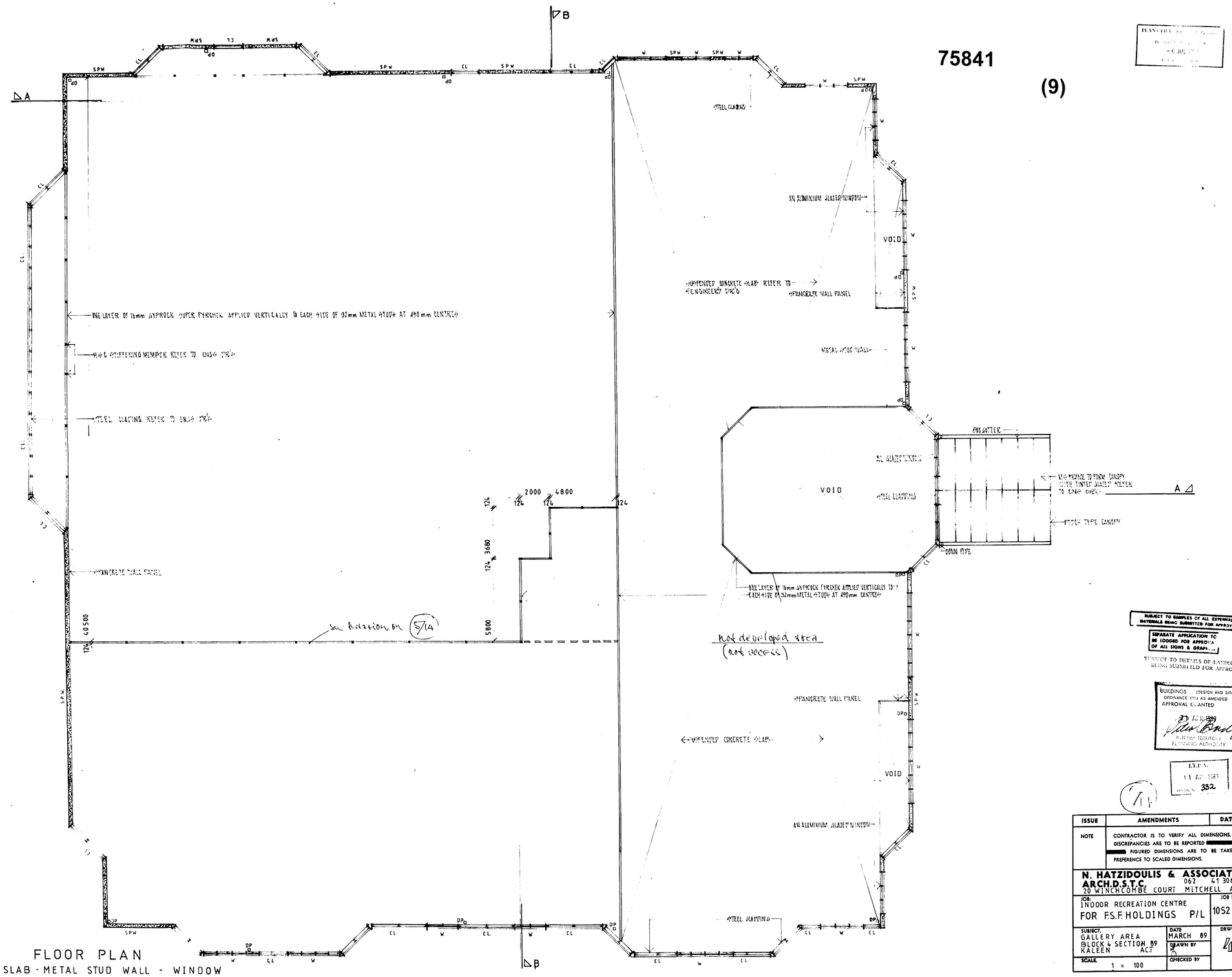
ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL ACT

JOB: INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L	JOB No.: 1052/89
SUBJECT: GROUND FLOOR PLAN BLOCK 1 SECTION 89 KALEEN ACT	DRWG. No. SD 1.
SCALE 1 = 100	DATE MARCH 89
	DRAWN BY
	CHECKED BY

75841

(9)



FLOOR PLAN

R.C.FLOOR SLAB - METAL STUD WALL - WINDOW

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPH...

SUBJECT TO DETAILS OF LANDSCAPING BEING SUBMITTED FOR APPROVAL

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
DATE 1 AUG 1989
TERRITORY PLANNING AUTHORITY

LEP No. 11 AUG 1989 332

4

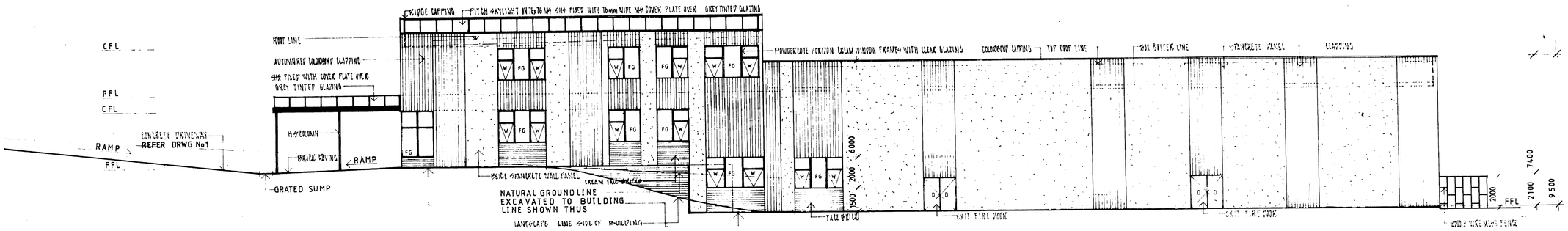
ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 61 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

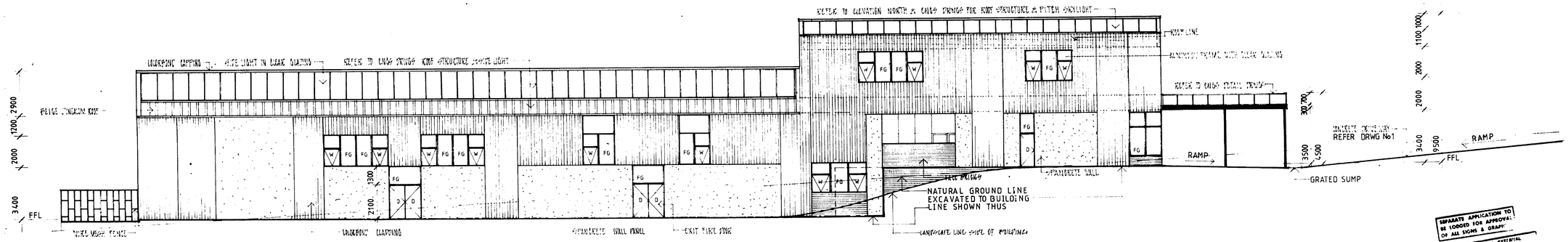
JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L		JOB No.: 1052/89
SUBJECT: GALLERY AREA BLOCK 4 SECTION 89 KALEEN ACT	DATE: MARCH 89	DRWG. No. 4
SCALE: 1 = 100	DRAWN BY: CHECKED BY:	

75841

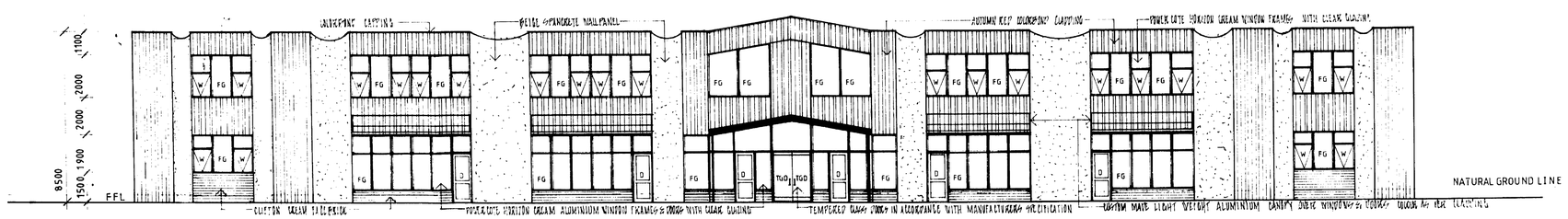
(10)



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPHICS

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SUBJECT TO DETAILS OF LANDSCAPING BEING SUBMITTED FOR APPROVAL

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
21 APR 1989
INTERIM TERRITORY PLANNING AUTHORITY

332

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

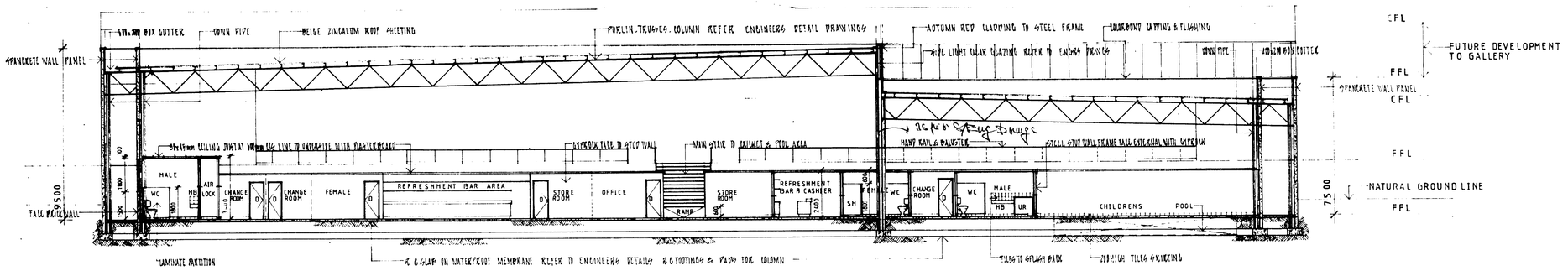
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB:	JOB No.:
INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L	1052/89

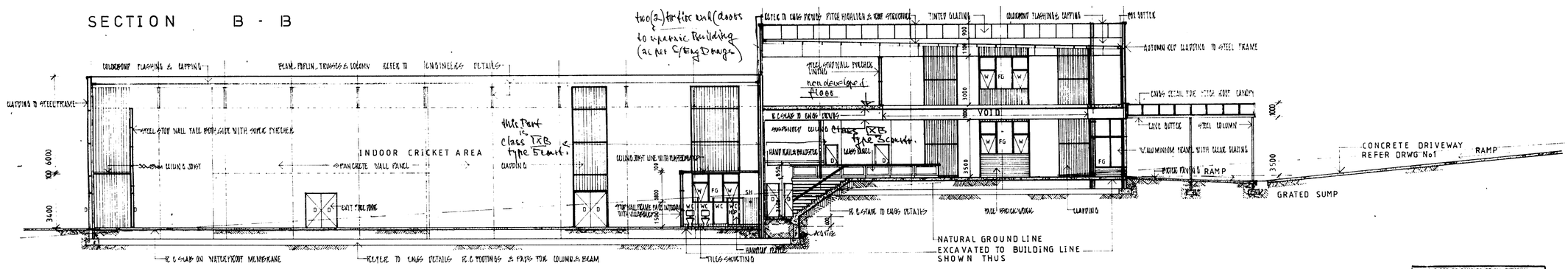
SUBJECT:	DATE	DRWG. No.
ELEVATION BLOCK 4 SECTION 89 KALEEN A.C.T.	MARCH 89	5D
SCALE 1 = 100	DRAWN BY	
	CHECKED BY	

75841

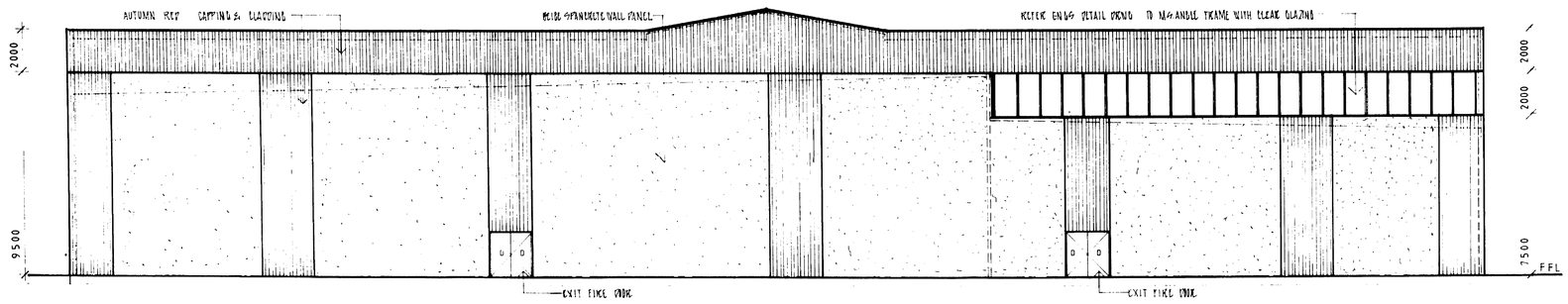
(11)



SECTION B - B



SECTION A - A



ELEVATION WEST

SUBJECT TO SAMPLES OF ALL EXTERNAL MATERIALS BEING SUBMITTED FOR APPROVAL

SEPARATE APPLICATION TO BE LODGED FOR APPROVAL OF ALL SIGNS & GRAPHICS

SUBJECT TO DETAILS OF [illegible] BEING SUBMITTED FOR [illegible]

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
31 APR 1989
for TERRITORY PLANNING AUTH[illegible]

[illegible]
[illegible] ACT 2601
332

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB:	JOB No.:
INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L	1052/89

SUBJECT:	DATE:	DRWG. No.
ELEVATION - SECTION BLOCK 4 SECTION 89 KALEEN A.C.T.	MARCH 89	6
SCALE: 1 = 100	DRAWN BY: [illegible]	
	CHECKED BY:	

EXIT ROOM

3 DOOR CRICKET COURTS

PLANT ROOM

EXIT

LANE 1
LANE 2
LANE 3
LANE 4
LANE 5
LANE 6

POOL 25.0m x 16.5m

EXIT

MALE
FEMALE
CHANGE ROOM
CHANGE ROOM
AIR LOCK
AIR LOCK
MALE
CHANGE ROOM

toilets as in Pool area (in relation to number of persons)

Extend ramp - provide alternative (note requirement of length of ramp for gradient 1:14)

AEROBICS/AEMBIA GYM HEALTH STUDIO AREA

OFFICE
CASHIER
SAFE

down STAIRS

ENTRY

RECEPTION CASHIER

Note limited toilet facilities available (serves Gymnasium)

CHANGE ROOM
FEMALE
AIR LOCK
AIR LOCK
MALE
CHANGE ROOM

Note ventilated to outside

Note provision required

BAR & COFFEE LOUNGE AREA

FEMALE
AIR LOCK
AIR LOCK
MALE

EXIT

MAIN

EXIT

PLANS APPROVED SUBJECT TO SPECIFICATIONS AND CONDITIONS SET OUT IN LETTER OF APPROVAL

ENGINEER FOR WATER SUPPLY
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

APPROVED IN RESPECT OF NOMINATED AMENDMENTS NO. K ONLY. ANY OTHER ALTERATIONS TO THE ORIGINALLY APPROVED PLANS ARE NOT APPROVED.

DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

ISSUE | AMENDMENTS

CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FIGURED DIMENSIONS ARE TO BE PREFERRED TO SCALED DIMENSIONS.

N. HATZIDOULI & ASSOCIATES
ARCH.D.S.T.C.

PLANNING No. 75841/A
21 AUG 1987

S1/3.

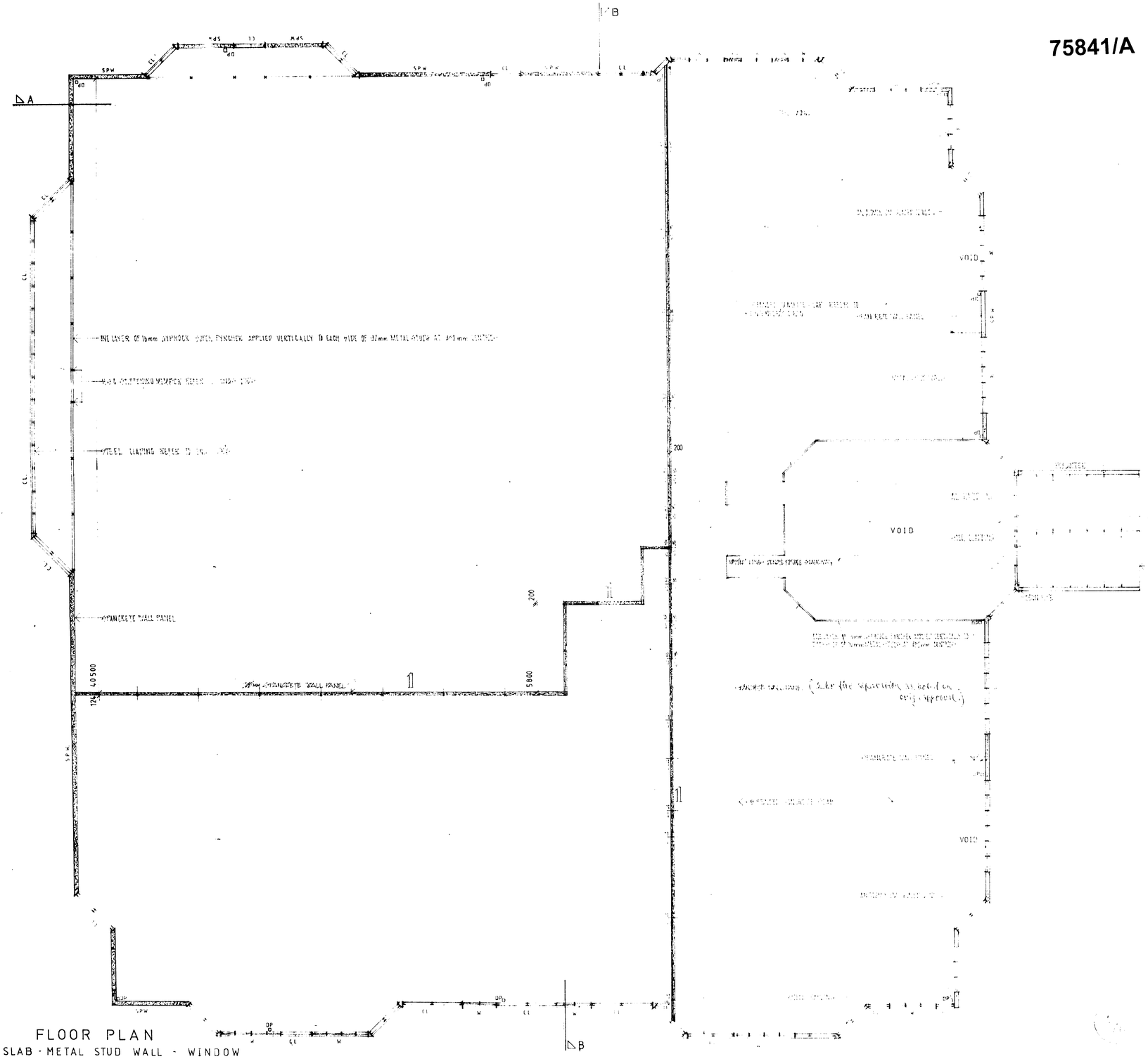
Heat ... Records ... Act 1972 ... 1984
(Exemption ... 1-14 ... clause ... from ... boundary ... toilet ... window ... partition ... certificate ... complies ... AS 1668 ... 1982 ... 3.6.6.(a))

75841/A
(18)

75841/A

(19)

PLANS LIST No. 75841/A
Shire of Perth
21 AUG 1989
AGI Corporation



FLOOR PLAN
R.C.FLOOR SLAB - METAL STUD WALL - WINDOW

10 AUG 1989
AMENDMENTS ONLY

1030

ISSUE	AMENDMENTS	DATE
1	[illegible]	[illegible]

NOTE
CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL

JOB: INDOOR RECREATION CENTRE
FOR FS.F HOLDINGS P/L
JOB No. 1052/89

SUBJECT: GALLERY AREA
BLOCK + SECTION 89
SALEEN ALT

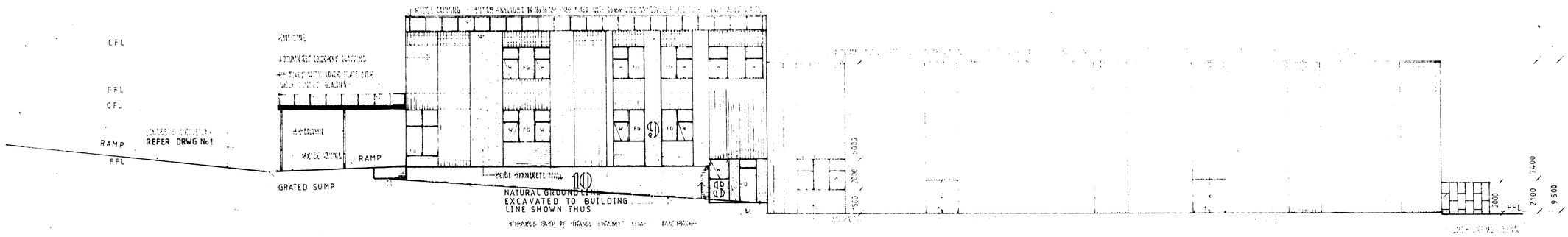
DATE: MARCH 89
DRAWN BY:
CHECK BY:

SCALE: 1:100

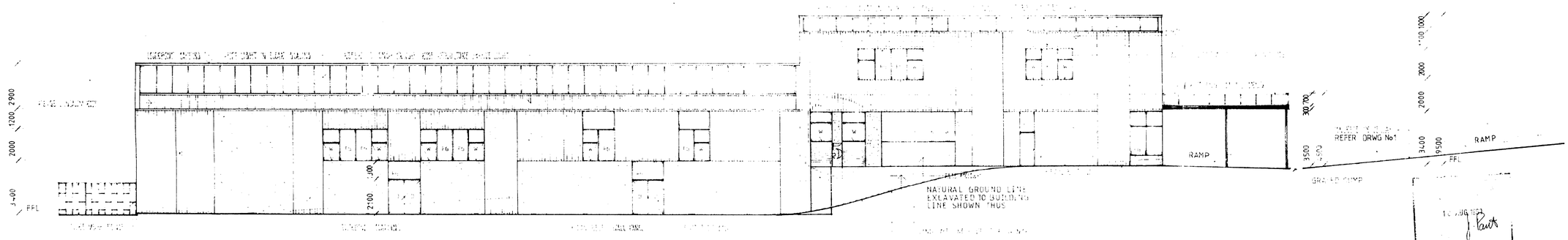
DWG No. A1

75841/A

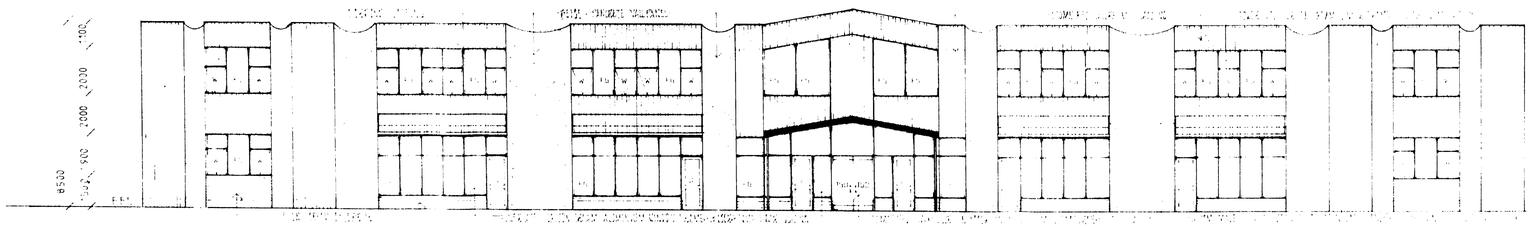
(20)



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS	

N. HATZIDOULIS & ASSOCIATES ARCH.D.S.T.C.

JOB: NOOR RECREATION CENTRE FOR F.S.F HOLDINGS P/L

JOB No. 1052/80

SUBJECT: ELEVATIONS

DATE: MARCH 80

DRAWN BY:

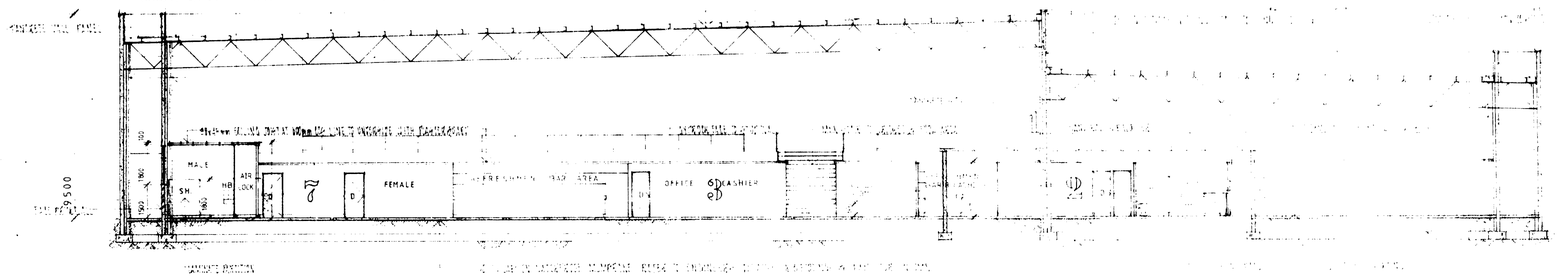
CHECKED BY:

SCALE:

DRWG No.

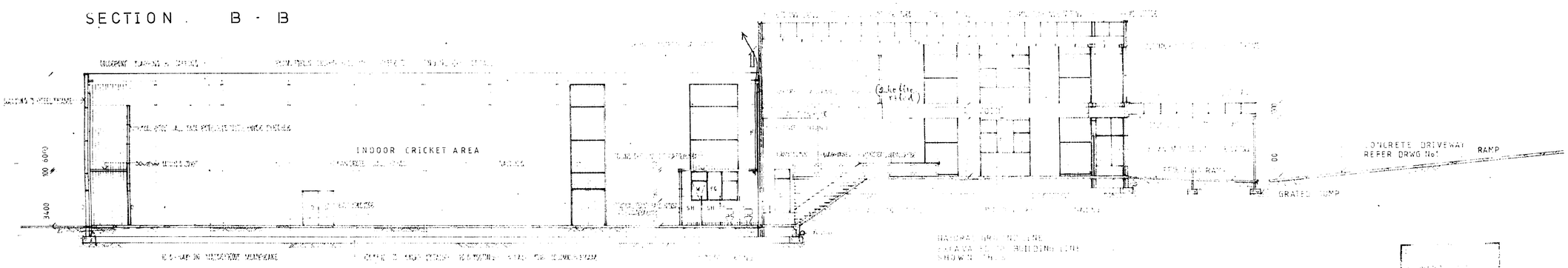
75841/A

(21)

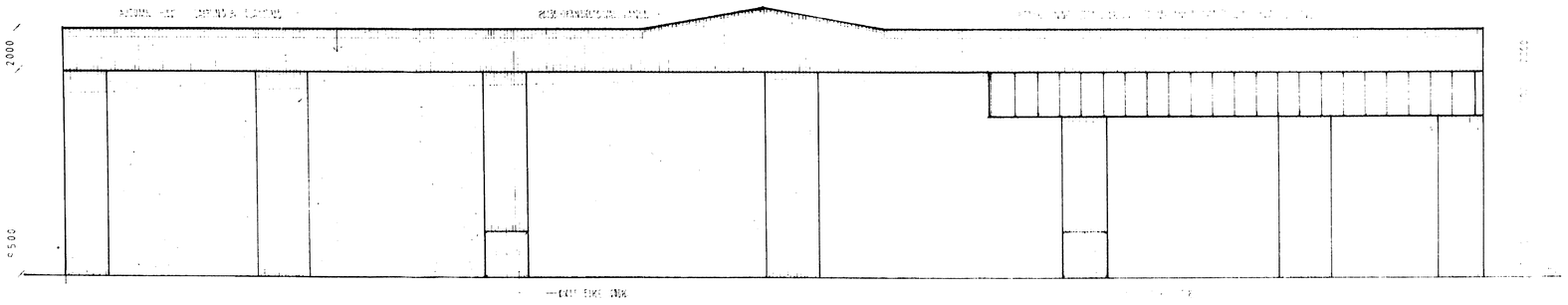


SECTION B - B

SECTION C - C



SECTION A - A



ELEVATION WEST

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
70 WINCHCOMBE COURT

JOB: SPORTS RECREATION CENTRE FOR F.S.F.HOLDINGS P/L — JOB NO. 10:278

SUBJECT: — DATE: MAR 83 — DRAWING NO.

SCALE:

1030

KEY JOINT

EXPANSION JOINT

GROOVE JOINT

BASEPLATE

C1 BASEPLATE

C3 BASEPLATE

C5 (REFER VARIATIONS AT DETAIL 1,2 & 3)

C4 BASEPLATE

SECTION A

SECTION B

PLAN OF GROUND FLOOR SLAB AND FOOTINGS 1:100

120 SLAB ON 'PVC MEMBRANE ON WELL CONSOLIDATED FILL TO 95% STANDARD COMPACTION).
F72 TOP MESH. MIN 210mm LAPS.

DETAIL 1

SECTION C

SECTION D

SECTION E

PAD P1

PAD P2

PAD P3

PAD P4

PAD P5

PAD P6

SECTION F

SECTION G

PAD P7

SECTION H

DETAIL 2

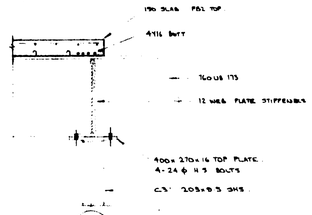
DETAIL 3

SUPERSEDED
SEE DRAWING 80
REFERS ONLY

75841/A
(22)

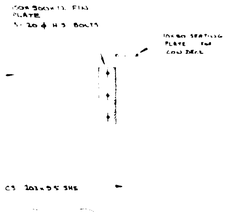
NEW INDOOR RECREATION CENTRE
FOR P.S.F. HOLDINGS PTY LTD
AT BLOCK 4 SECTION 89
KALEEN ACT

Jan van der Veen
CONSULTING STRUCTURAL ENGINEER



1.

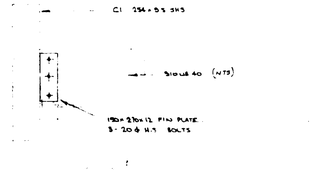
1:20



2 , 19 SIMILAR.

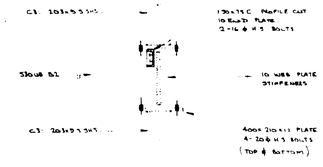


3.

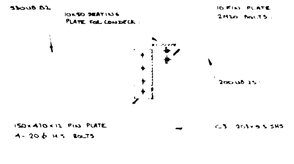


4

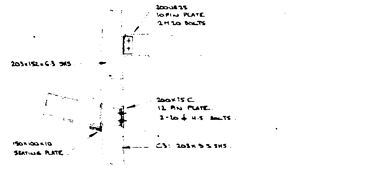
1:20



5.

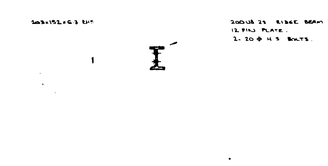


6.



7.

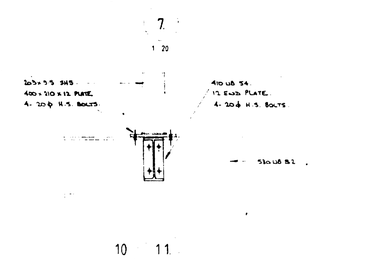
1:20



23 SIMILAR.

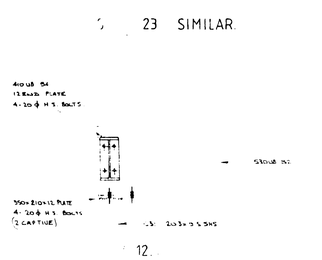


9

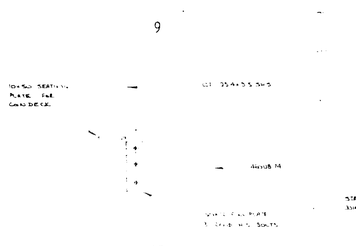


10 11

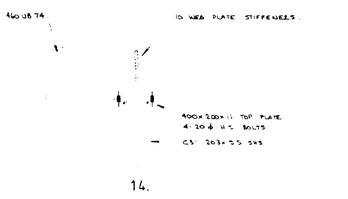
1:20



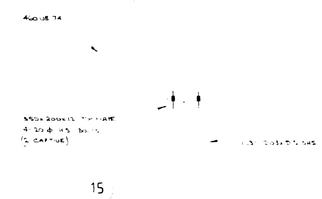
12.



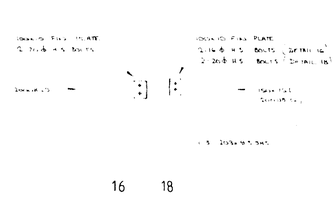
13.



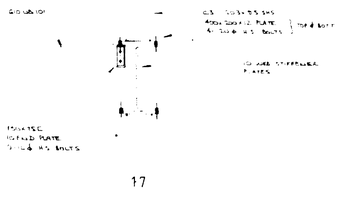
14.



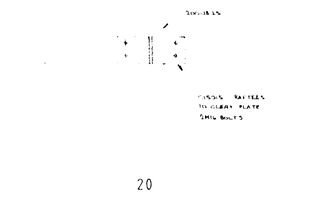
15



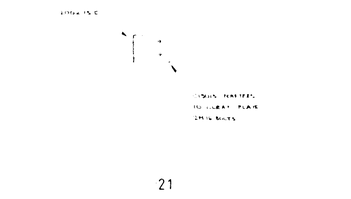
16 18



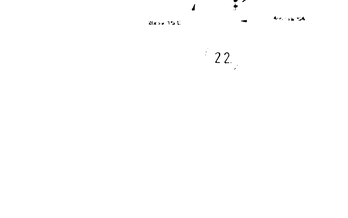
17



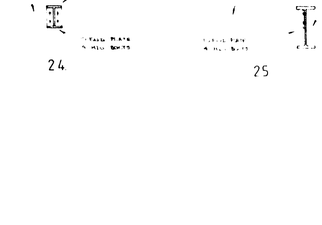
20



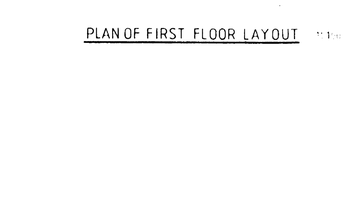
21



22.

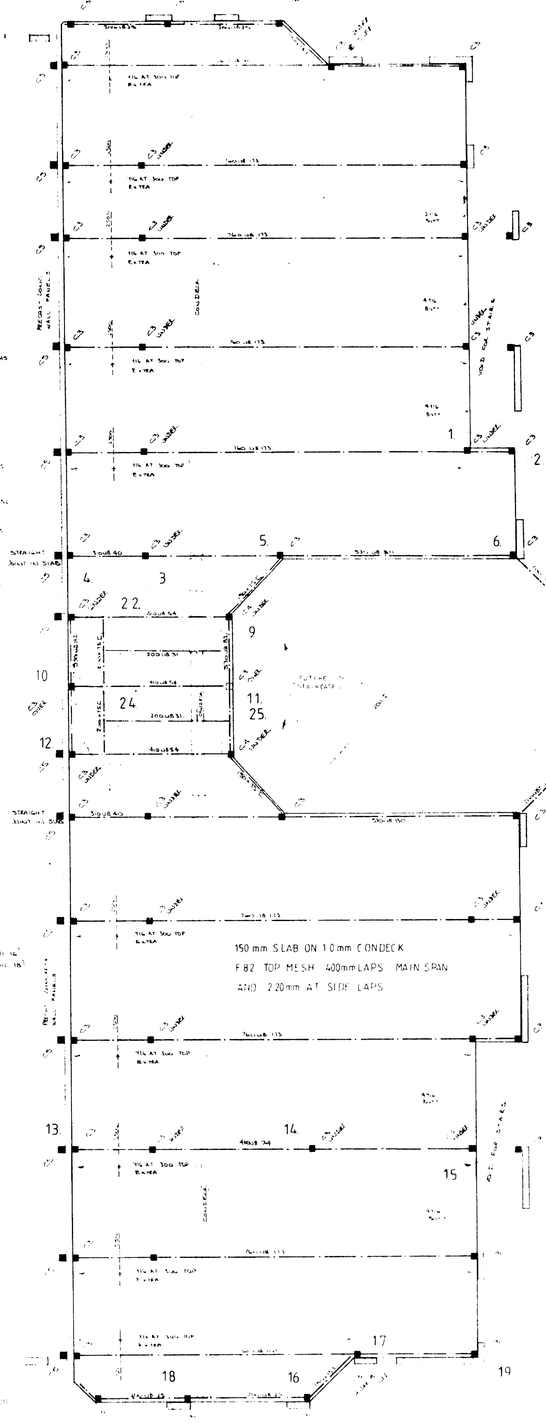


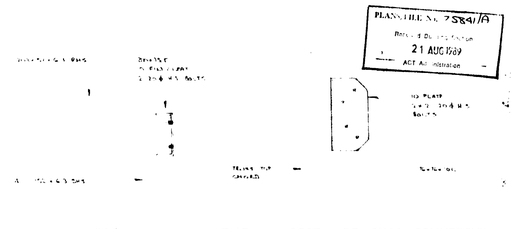
24.



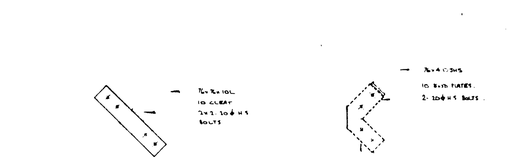
25

PLAN OF FIRST FLOOR LAYOUT



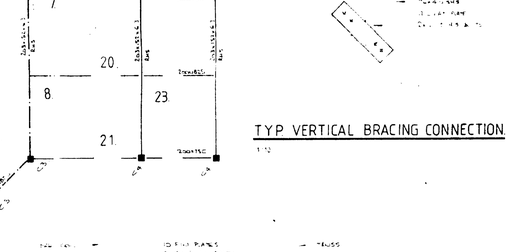


26. TYP. HORIZ. BRACING CONNECTION.



TYPICAL BRACING CONNECTION

HORIZONTAL. VERTICAL.



TYP VERTICAL BRACING CONNECTION

TYPICAL TRUSS BOTTOM CHORD TIE CONNECTIONS

STRAIGHT JOINT DETAIL

75841/A

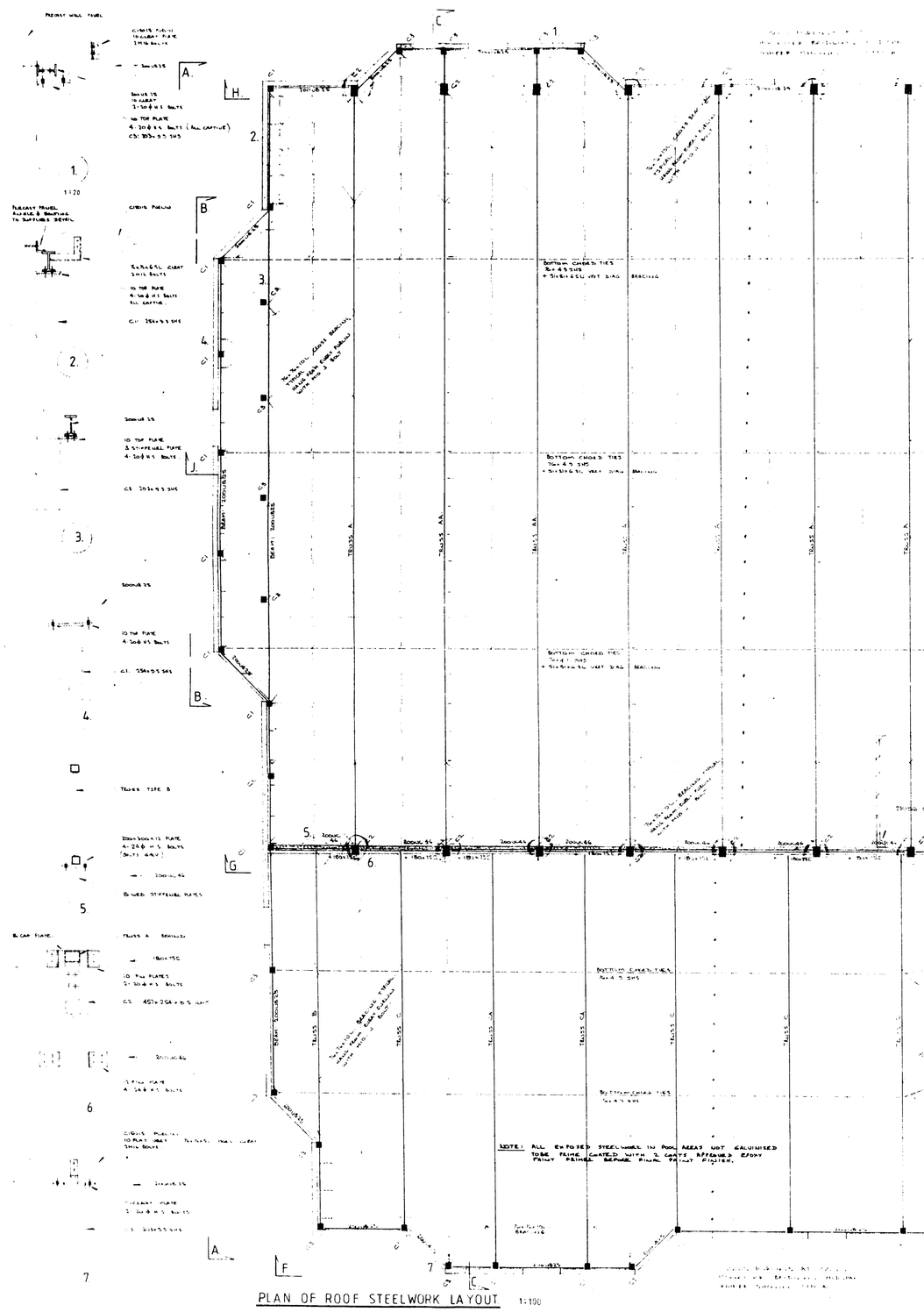
(23)

PLANNING BRANCH
21 AUG 1989
ACT Administration

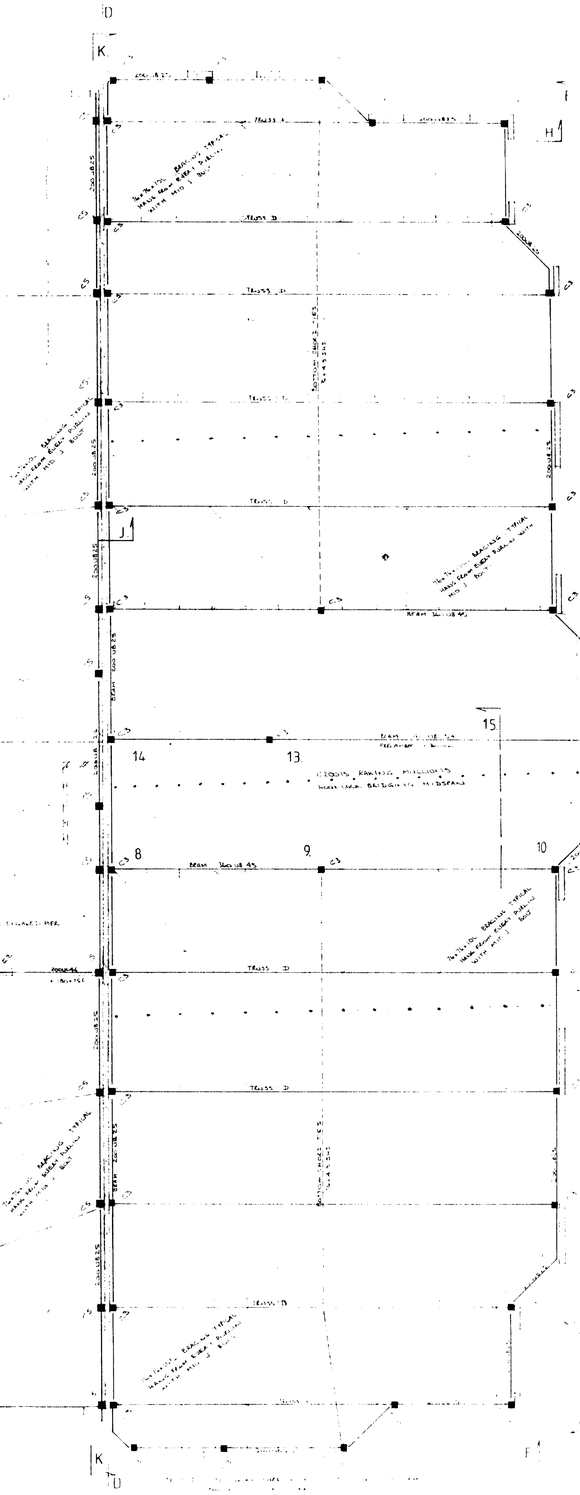
CONDITIONED
STRUCTURAL PLANS ONLY
16.8.89
ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

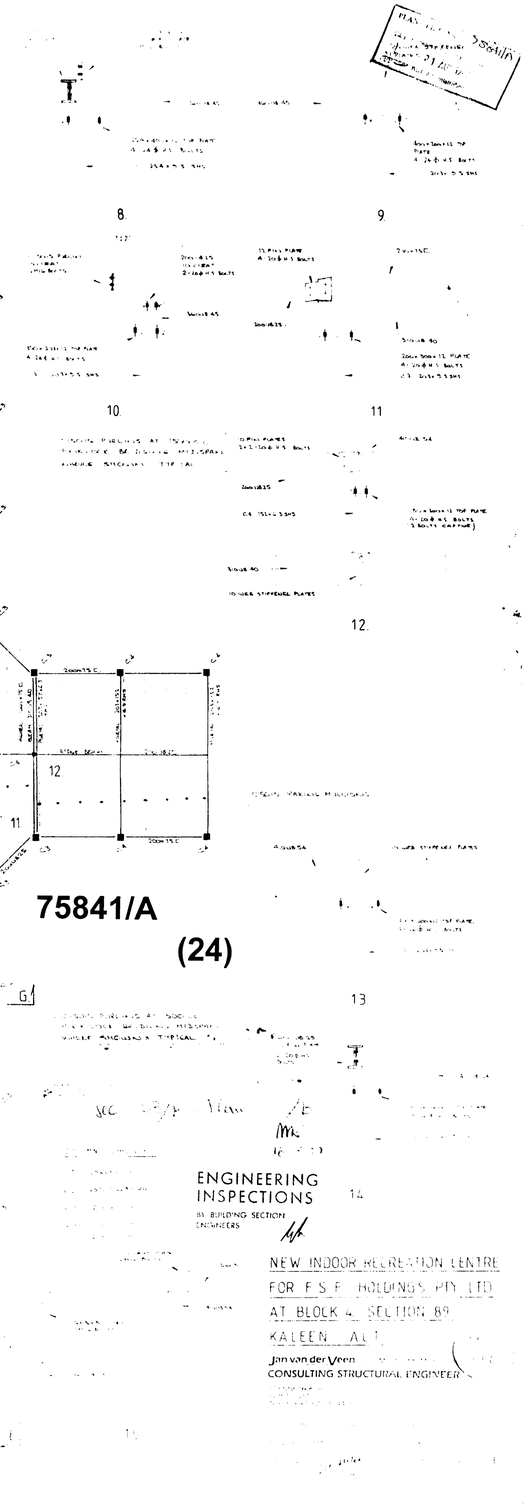
NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY LTD
AT BLOCK 4 SECTION 89
KALEEN ACT

Jan van der Veen
CONSULTING STRUCTURAL ENGINEER



PLAN OF ROOF STEELWORK LAYOUT 1:100



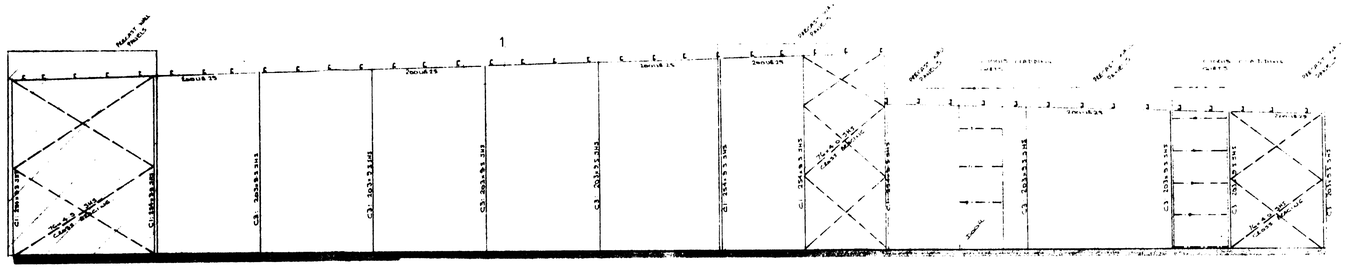


75841/A
(24)

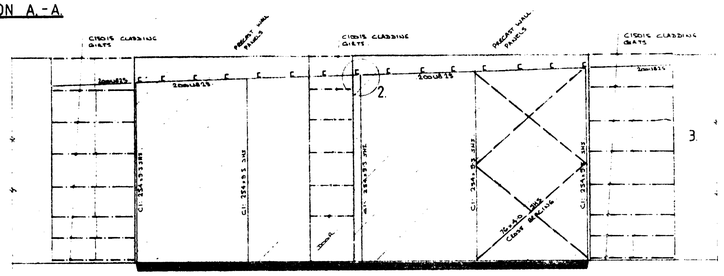
ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY LTD
AT BLOCK 4, SECTION 89
KALEEN, A.C.T.

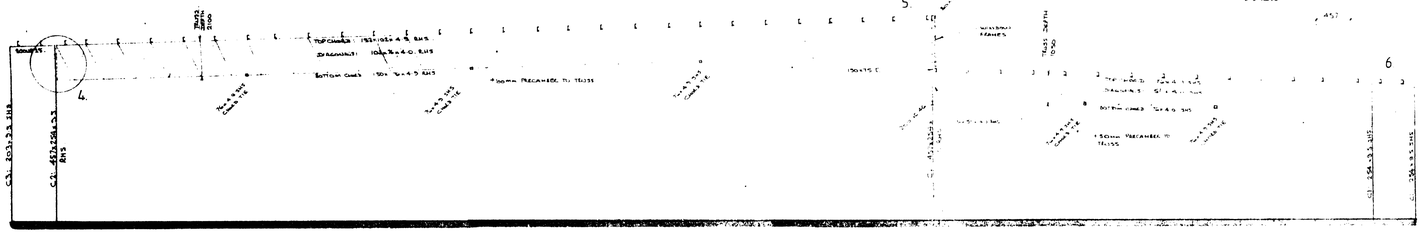
Jan van der Veen
CONSULTING STRUCTURAL ENGINEER



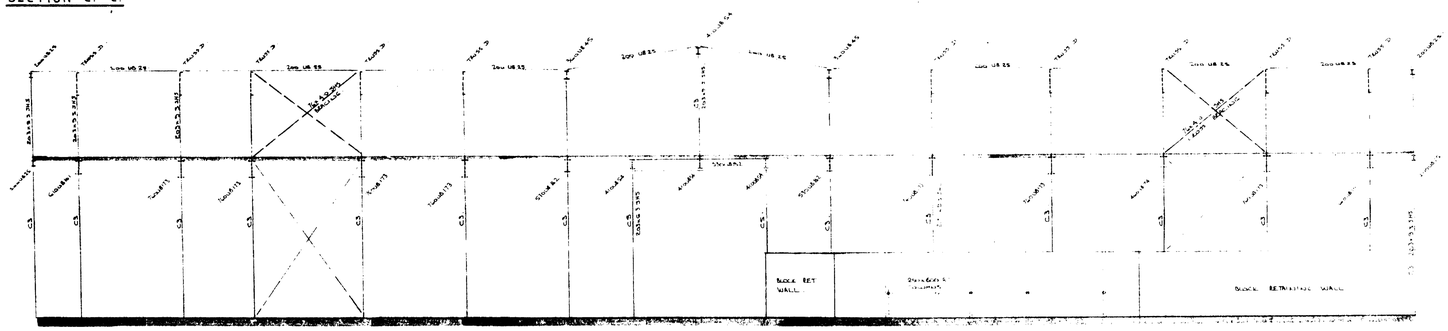
ELEVATION A.-A.



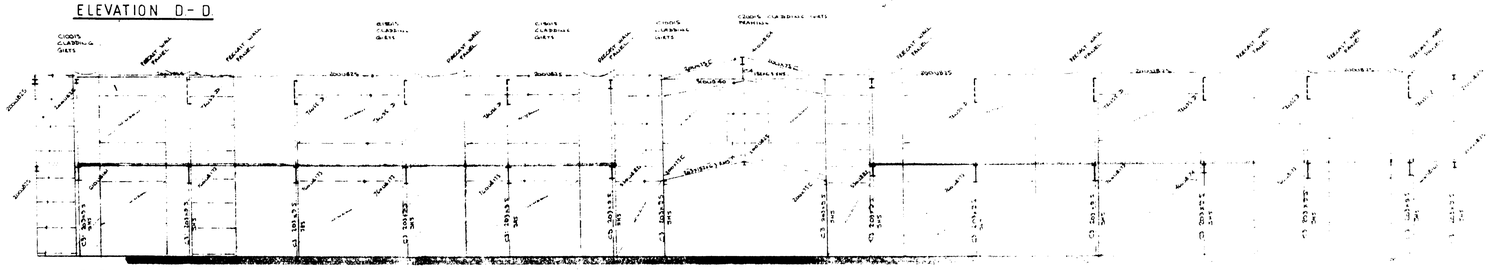
ELEVATION B.-B.



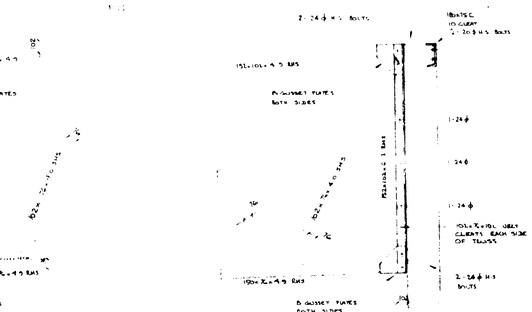
SECTION C.-C.

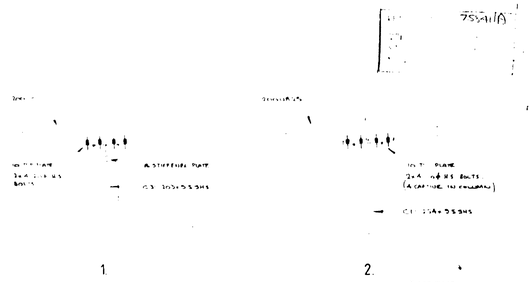


ELEVATION D-D



ELEVATION E-E





6 7 SIMILAR

SUBMITTED FOR STRUCTURAL DETAILS ONLY

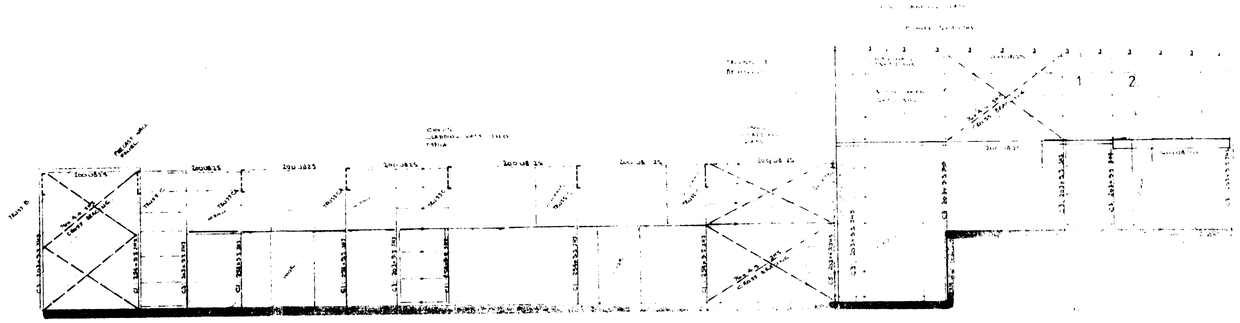
75841/A

(25)

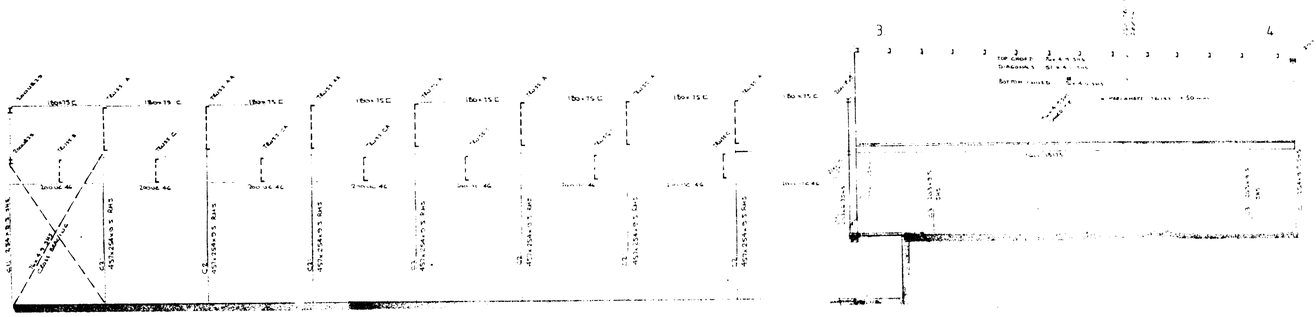
ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY LTD
AT BLOCK 4 SECTION 89
KALEEN ACT

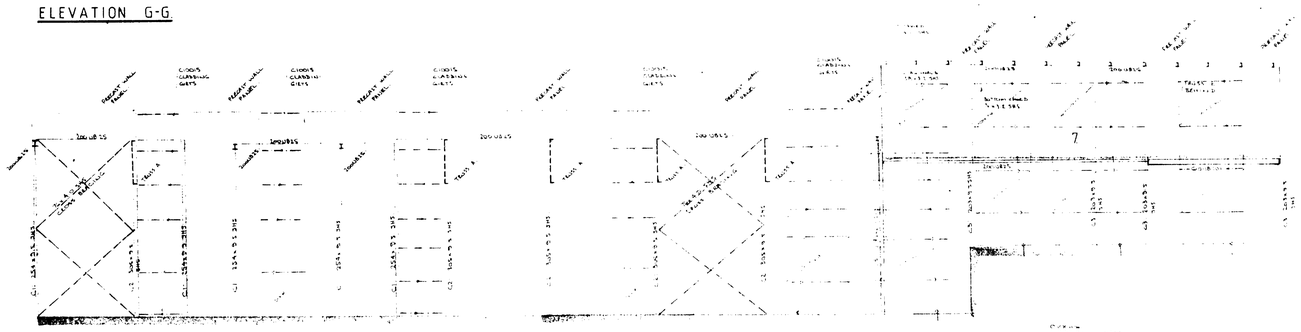
Jan van der Veen
CONSULTING STRUCTURAL ENGINEER



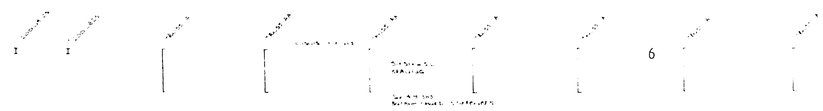
ELEVATION F-F



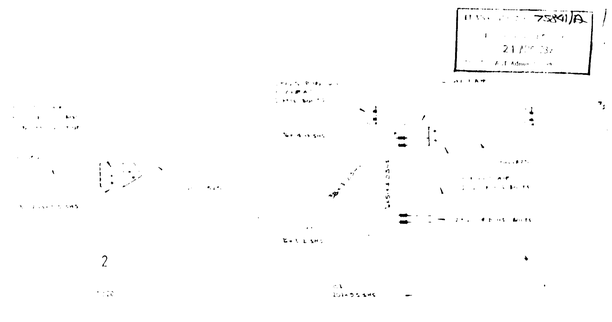
ELEVATION G-G

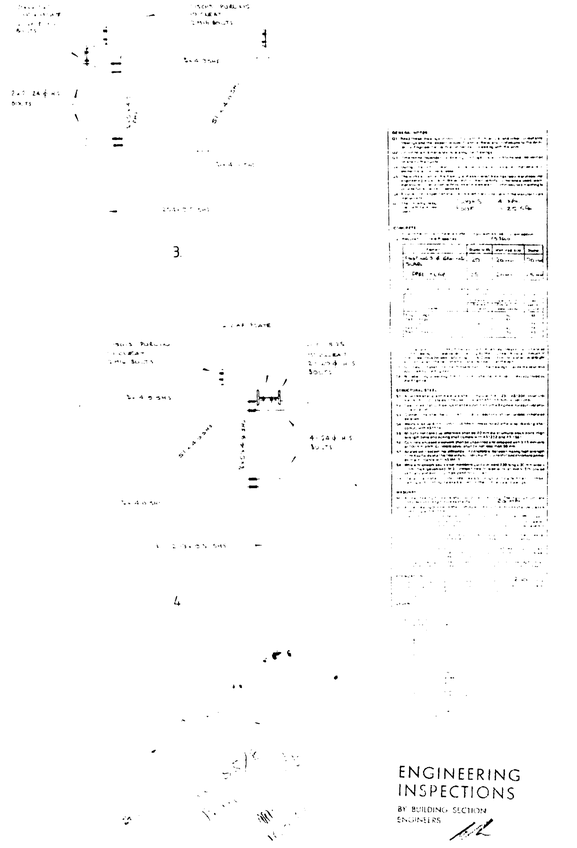


ELEVATION H-H



ELEVATION J-J





ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

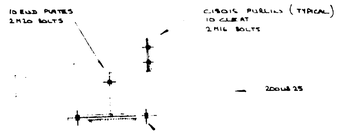
NEW [illegible] FOR E.S.F. HOLDINGS PTY LTD
AT BLOCK [illegible] KAILEEN ACT

Jan van der Veen
CONSULTING STRUCTURAL ENGINEER

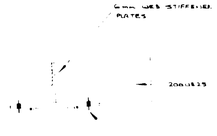
75841/A

(26)

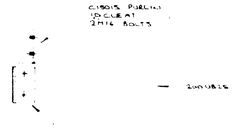
PLANNING &... 75841/A
Public Office Section
31 AUG 1989
ACT Administration



1.



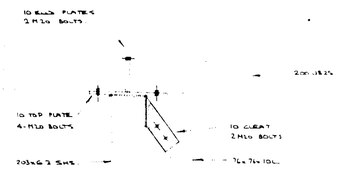
2



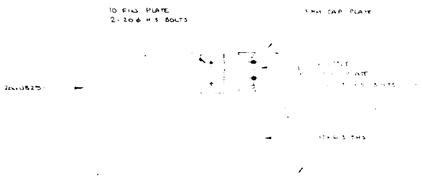
3.



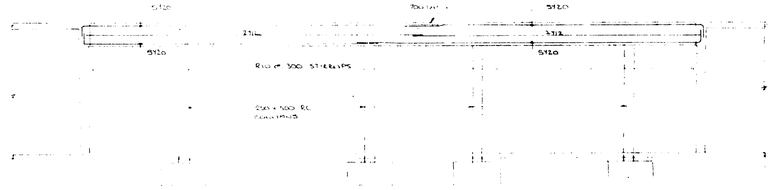
4.



5.

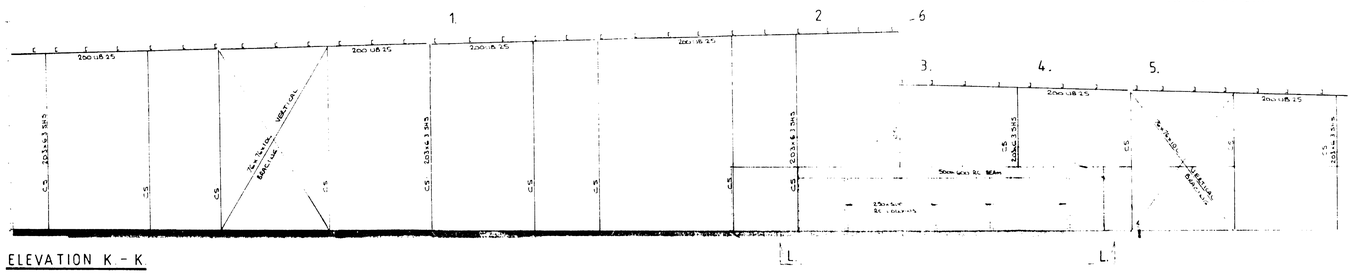


6



ELEVATION L - L

500 x 600 RC BEAM



ELEVATION K - K

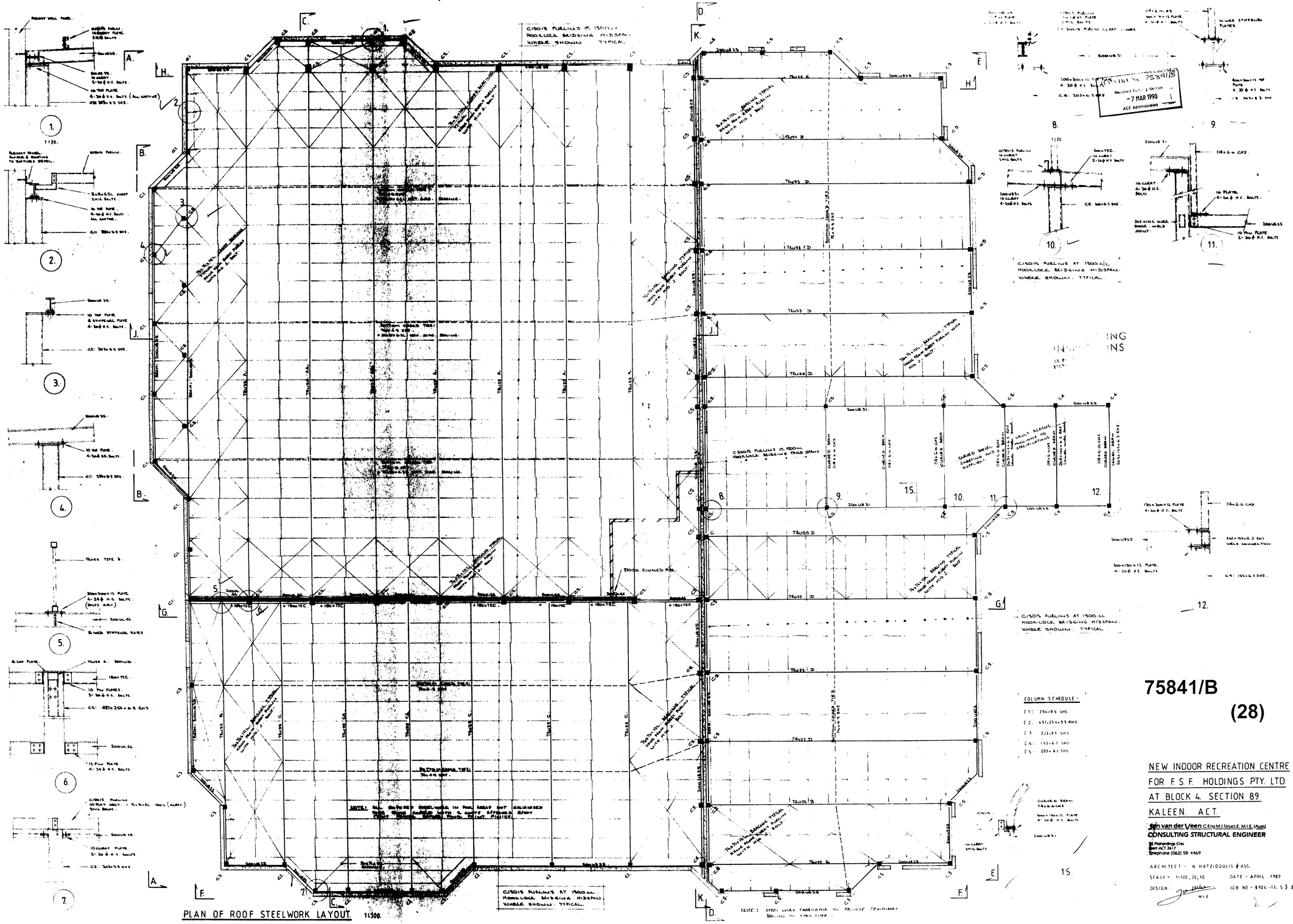
SUPERSEDED
SEE S6/B, 1 & 2
ENGINEERING INSPECTIONS
BY BUILDING SECTION ENGINEERS

75841/A

(27)

NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY LTD
BLOCK 4 SECTION 89
KALEEN ACT

Jan van der Veen
CONSULTING STRUCTURAL ENGINEER


C1503 PURLINS @ 1500 c/c
HOOK-LOCK BRIDGING MIDSPAN
WHERE SHOWN TYPICAL
PLAN OF ROOF STEELWORK LAYOUT. 1:300.
COLUMN SCHEDULE -
C1: 254×9 SHS
C2: 457×254×33 RHS
C3: 203×9 SHS
C4: 152×6 SHS
C5: 203×6 SHS
NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY. LTD
AT BLOCK 4. SECTION 89
KALEEN. A.C.T.
Sjin van der Veen C.Eng M.I.StructE. M.I.E.(Aust)
CONSULTING STRUCTURAL ENGINEER
ARCHITECT - N. HATZIDOULIS & ASS.
SCALE - 1:100, 20, 10.
DATE - APRIL 1989
JOB NO - 8904-13. S3 B.
75841/B
(28)
- 7 MAR 1990
ACT Administration

Jan van der Veen C.Eng M.I.Struct.E. M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER

33 Fitzhardinge Cres.
Evatt ACT 2617

Telephone (06) 258 4469
Facsimile (06) 258 4469

75841 (A/R - LOTHER)

P.P.O.F. to S/Eng 32

ENGINEER'S INSPECTION REPORT

Project: NEW BUILDING: BLK 4. SECT 89. KALEEN. Report No.: 31.

Architect: Date: 12 MARCH 90.

Contractor: N. HATZI PTY LTD Time:

Work Inspected:

INSPECTION OF FOOTING REINFORCING TO UPPER GROUND FLOOR AREA.
S BAR - FBTM TOP & BOTTOM.
AS REQUESTED BY DEPT. INSPECTION RECORD No. 235862.

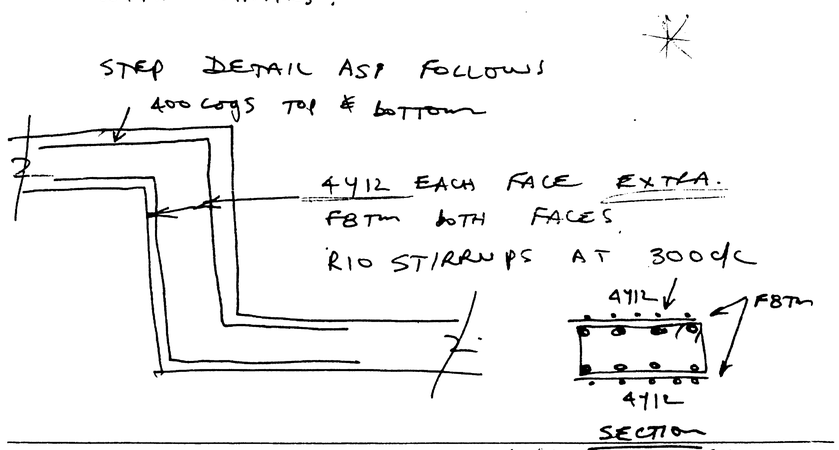
Work Approved:

AS NOTED. RE. drg. S1/B Item 75841/B

Remarks:

REINFORCING IN PLACE AND CORRECT WITH CHAIRS.

STEP DETAIL AS FOLLOWS



Work to be re-inspected:

NO.

Acceptable
16.03.90.

If the Builder considers that execution of any work resulting from the instructions above involves a variation, he shall obtain approval from the Architect in conformity with the Contract requirements.

Inspected by:	For Builder:	Job No.:
		9003-1L

75841/B (29)

PLANNING No. 75841/B

KEY JOINT.
1:10

EXPANSION JOINT.

GROOVE JOINT.

C2 : BASEPLATE.
1:20

C1 : BASEPLATE.

C3: BASEPLATE.

C5. NOTE: VARIATIONS AT ZERIL 1, 2 & 3

C4: BASEPLATE.

SECTION A.
1:20

SECTION B

PLAN OF GROUND FLOOR SLAB AND FOOTINGS.

DETAIL 1.

SECTION C.
1:50

SECTION D
1:20

SECTION E.

PAD. P1.
1:50

PAD P2.

PAD P3.

PAD P4

PAD P5.

PAD P6.

SECTION G.

PAD P7.

DETAIL 3.

DETAIL 2

75841/B
(30)

SCHEDULE OF MEMBERS

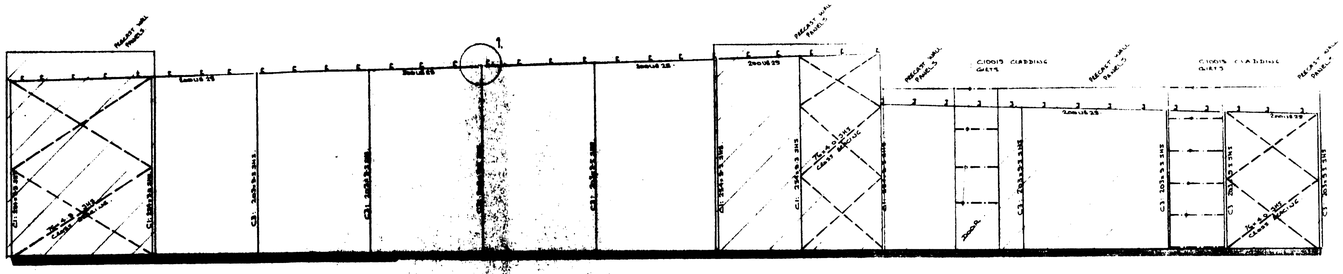
C1	254 x 9.5 SHS
C2	457 x 254 x 9.5 RHS
C3	203 x 9.5 SHS
C4	152 x 6.3 SHS
C5 :	203 x 6.3 SHS
P1	1200 x 1200 x 350 5 Y16 EACH WAY
P2	2000 x 1400 x 750 8 Y16 SHORT 9 Y16 LONG
P3	1200 x 1530 x 450 6 Y16 LONG 7 Y16 SHORT
P4	1600 x 1200 x 450 7 Y16 SHORT 6 Y16 LONG
P5	1200 x 1800 x 350 5 Y16 EACH WAY
P6	1800 x 1800 x 600 8 Y20 EACH WAY
P7	1200 x 1700 x 500 6 Y16 LONG 5 Y16 SHORT
RC1	250 x 500 RC COLUMN

NEW INDOOR RECREATION CENTRE.
FOR F.S.F. HOLDINGS PTY. LTD.
AT BLOCK 4 SECTION 89
KALEEN. ACT.

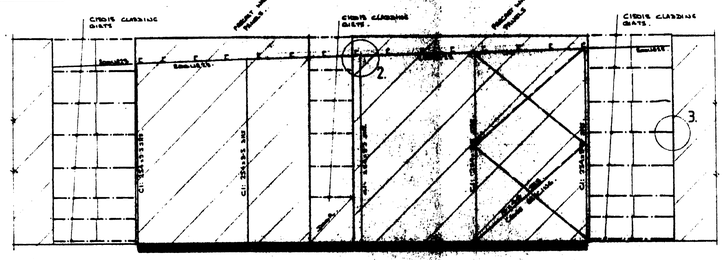
J. van der Veen C.Eng M.I.Struct.E. M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER
Cowandilla Cres
Hawker ACT 2617
Telephone (062) 58 4469

ARCHITECT - N HATZIDOULIS & ASS.
SCALE - 1:100, 20, 10. DATE - APRIL 1989
DESIGN - JOB NO - 8904 - 13.S 1 B

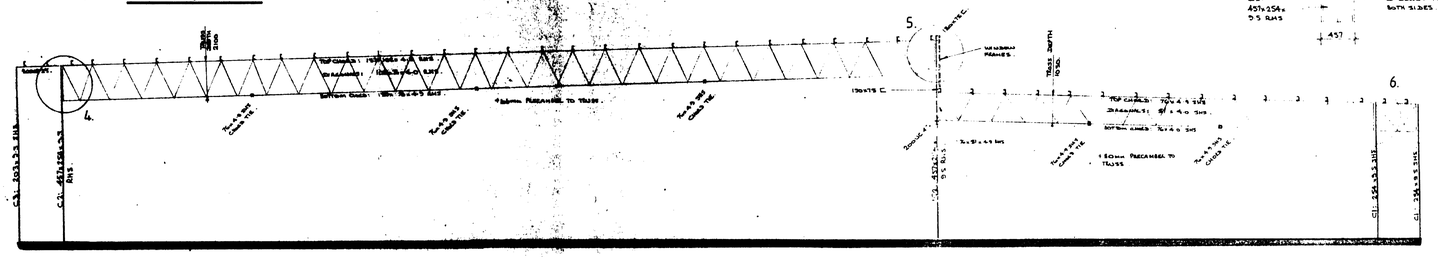
PLANS FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration



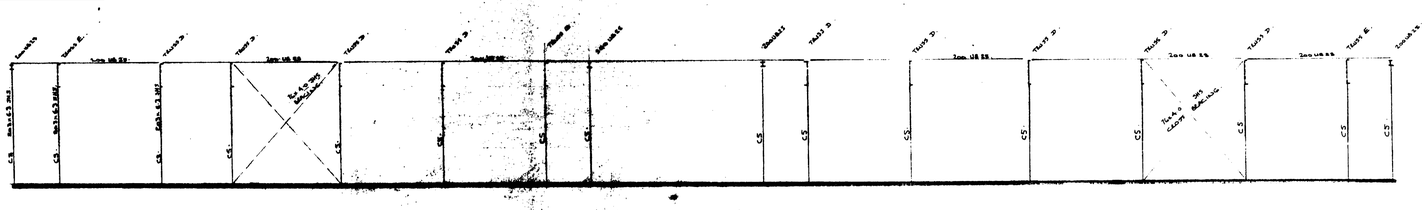
ELEVATION A.-A.



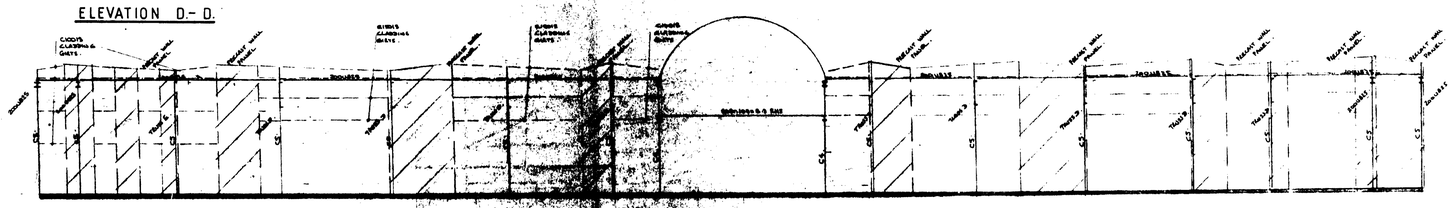
ELEVATION B. - B.



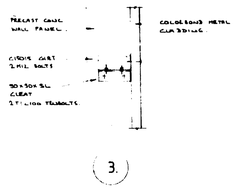
SECTION C.- C.



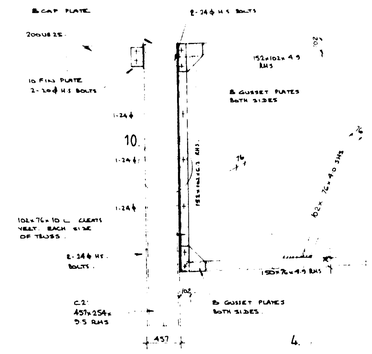
ELEVATION D.- D.



ELEVATION E.-E.



3.

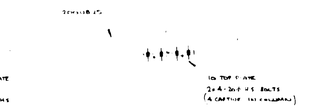


4.

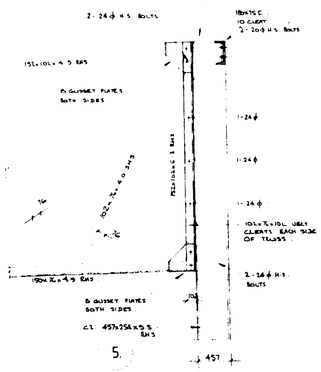


1.

1:20



2.



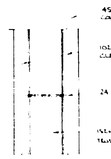
5.

6. 7. SIMILAR.

ENGINEERING INSPECTION
BY BUILDING SECTION ENGINEERS

75841/B

(31)



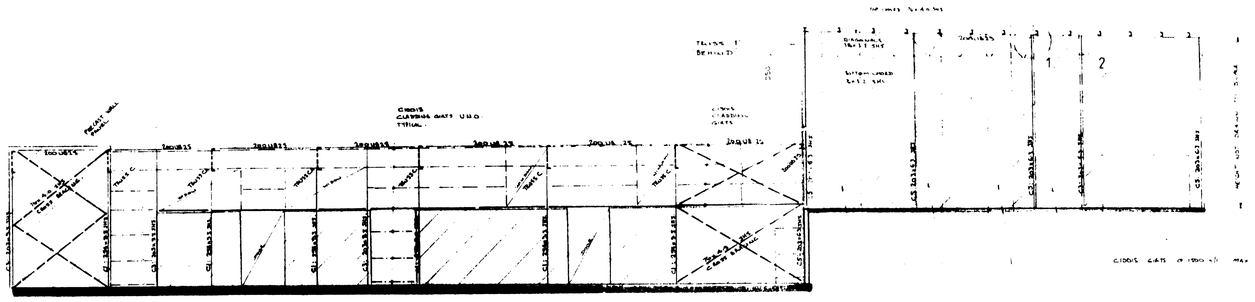
10

NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY. LTD.
AT BLOCK 4 SECTION 89
KALEEN ACT.

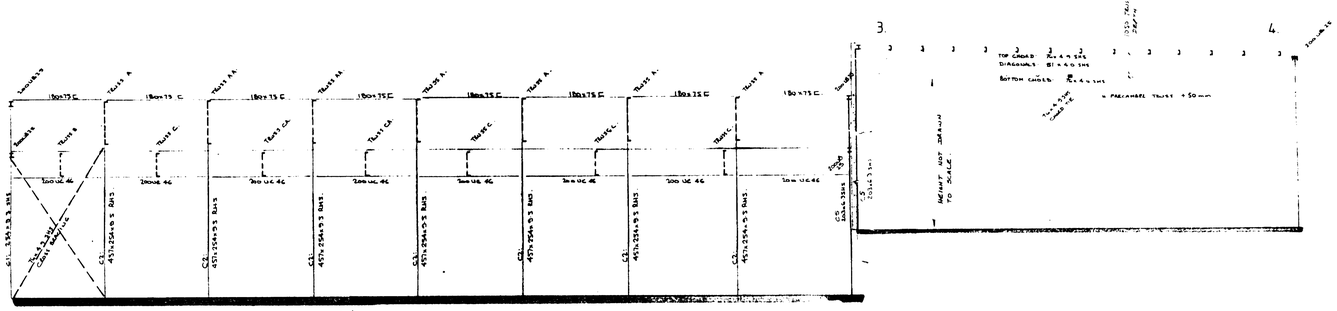
Jan van der Veen & Associates M.I.E.Aust. M.I.E.(Aust)
CONSULTING STRUCTURAL ENGINEER
33 Fishenden Cres.
Evatt ACT 2617
Telephone (062) 58 4469

ARCHITECT - N. HATZIDOULIS & ASS.
SCALE - 1:100, 20, 10. DATE - APRIL 1989
DESIGN - JOB NO - 8926-1.S.4 B

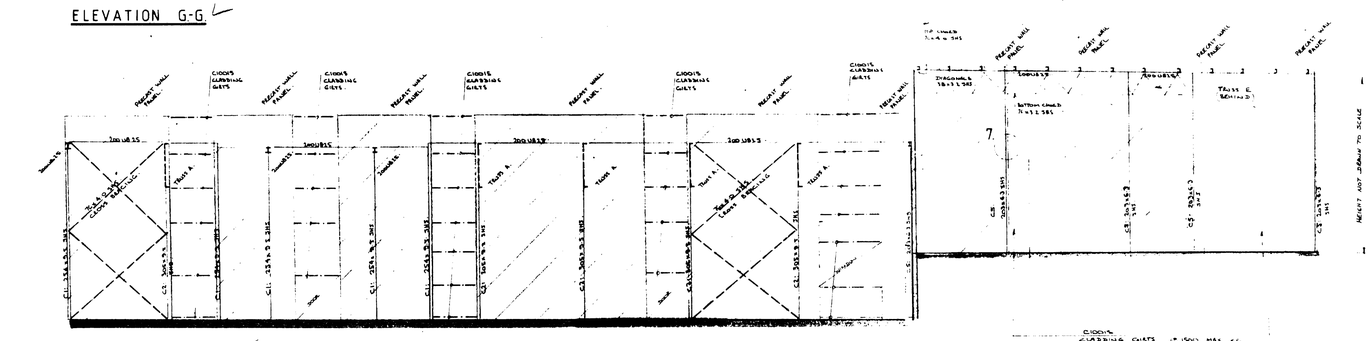
PLANS/FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration



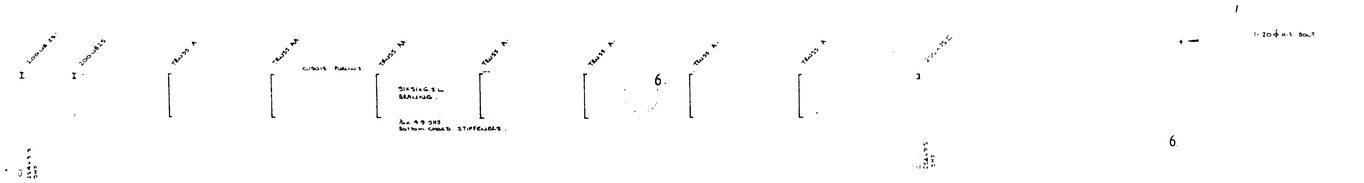
ELEVATION F-F



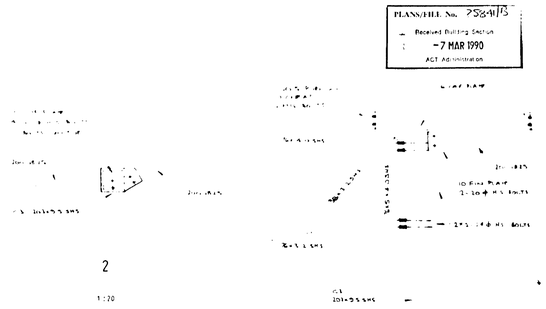
ELEVATION G-G



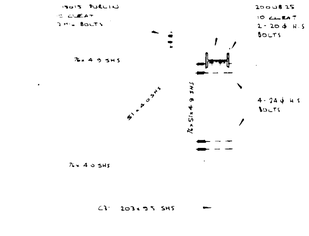
ELEVATION H-H



ELEVATION J-J

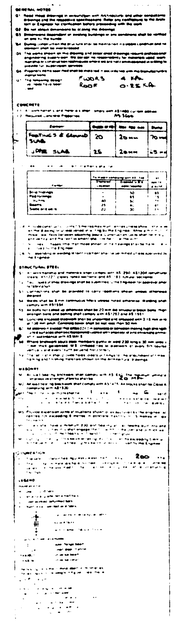






ENGINEERING INSPECTIONS

BY BUILDING SECTION ENGINEERS



75841/B

(32)

NEW INDOOR RECREATION CENTRE
FOR F.S.F. HOLDINGS PTY. LTD.
AT BLOCK 4 SECTION 89
KALEEN ACT.

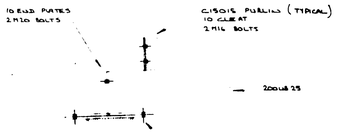
Jan van der Veen C.Eng M.I.Struct.E. M.I.E.(Aust)
CONSULTING STRUCTURAL ENGINEER
33 Kennedy Cres.
Kaleen ACT 2617
Telephone (062) 58 4469

ARCHITECT N. HATZIJOUDIS F.R.A.I.S.

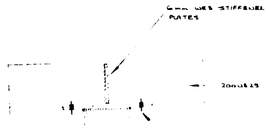
SCALE 1:100, 1:20 DATE APRIL

DESIGN

PLANS/ETH.E No. 25541/3
Received Building Section
-7 MAR 1990
ACT Administration



1.



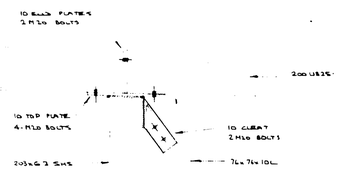
2.



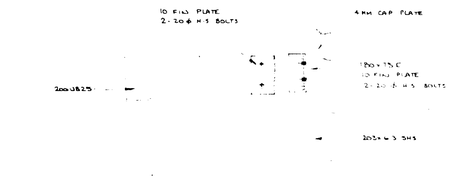
3.



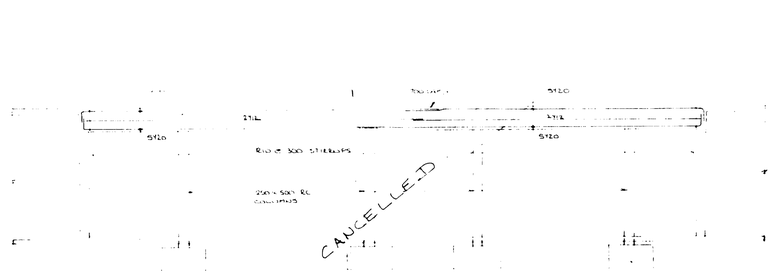
4



5.

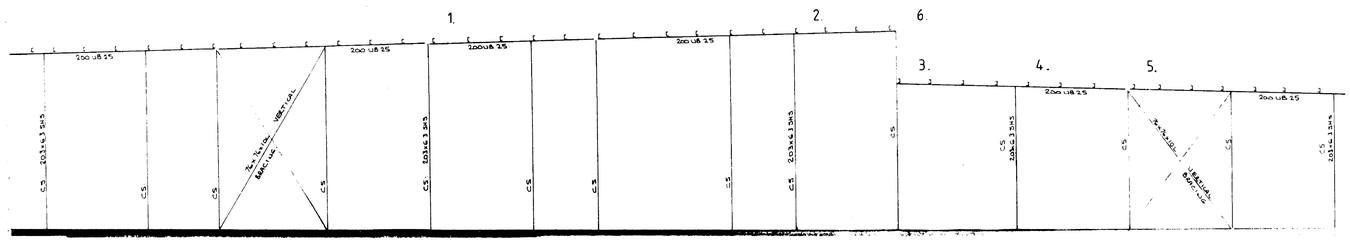


6.



ELEVATION L - L

500 x 600 RC BEAM



ELEVATION K - K

ENGINEERING INSPECTIONS
BY D. LAWRENCE SECTION ENGINEERS

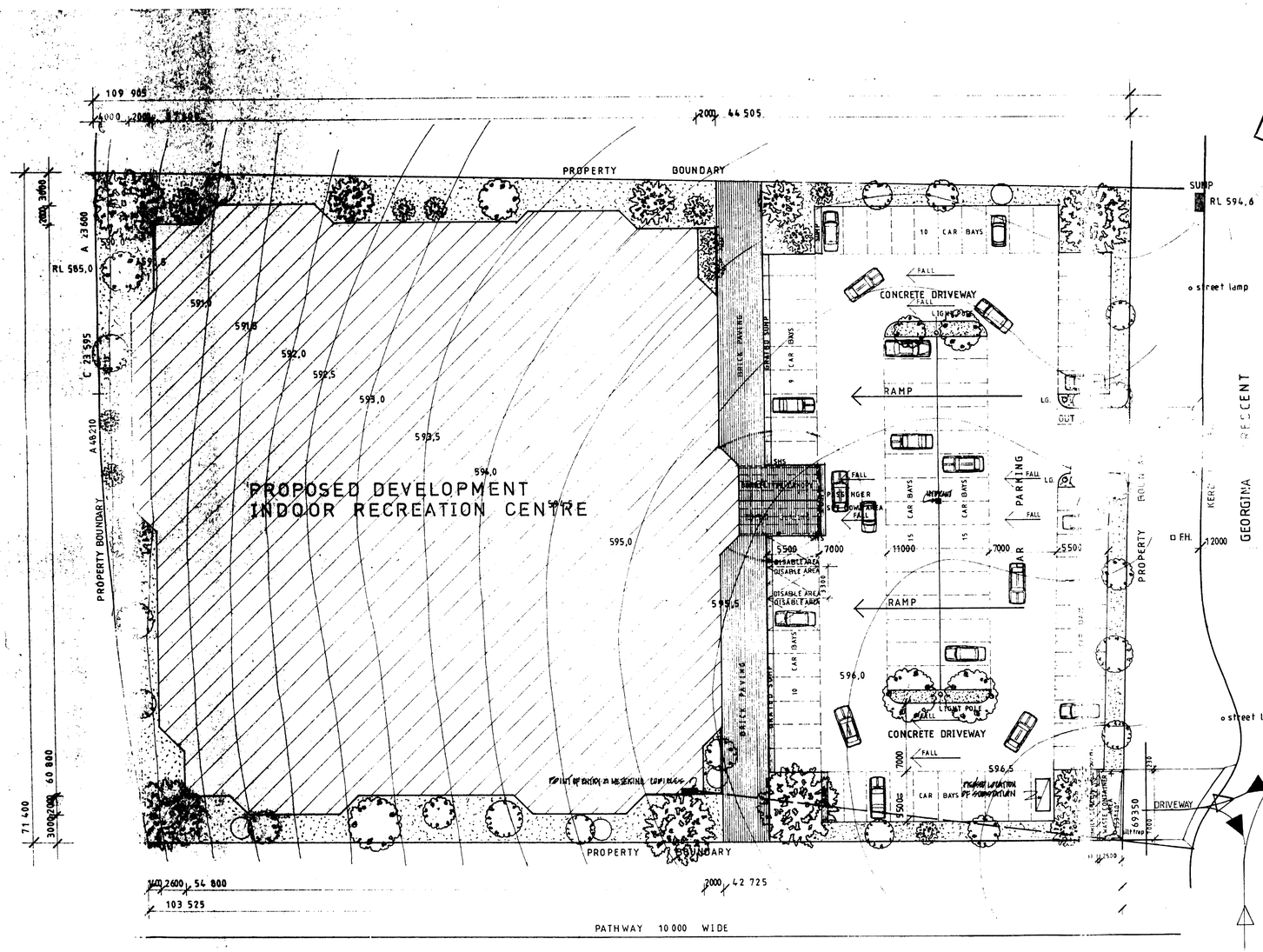
75841/B

(33)

NEW INDOOR RECREATION CENTRE
FOR F S F HOLDINGS PTY LTD
BLOCK 4 SECTION 89
KALEEN ACT

Jan van der Veen C Eng M I Struct E M I E (Aust)
CONSULTING STRUCTURAL ENGINEER
31 Kingsbridge Cres
Kaleen ACT 2617
Telephone (062) 58 4469

DRAWN [illegible] DATE JULY 1989
DESIGN [illegible] JOB NO 89/6 DWG B



SITE PLAN

75841/B

(34)

75841/B

Received Territory Duties
-7 MAR 1990
ACT Administration

S1 1/2

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
ENGINEER FOR WATER SUPPLY AND SEWERAGE
CHIEF ELECTRICAL ENGINEER / /19
STRUCTURAL ENGINEER 16/3/1990

BUILDING ACT 1972
APPROVED UNDER SECTION 39 OF THE BUILDING ACT 1972 TO A DIVERGENCE OF RULES
MODIFICATIONS IF ANY

APPROVED
PLANNING AN

I.T.P.A.
-5 FEB
APPLN No. 117

NOTE
WASTE COLLECTION TRUCK PATH OF TRAVELLING AND REVERSING AS THUS
AMENDMENTS Nos (1) ONLY ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED.

DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

ISSUE	AMENDMENTS	DATE
(1)	AMENDMENT AS SHOWN IN THIS COLOUR	AUGUST 1/89

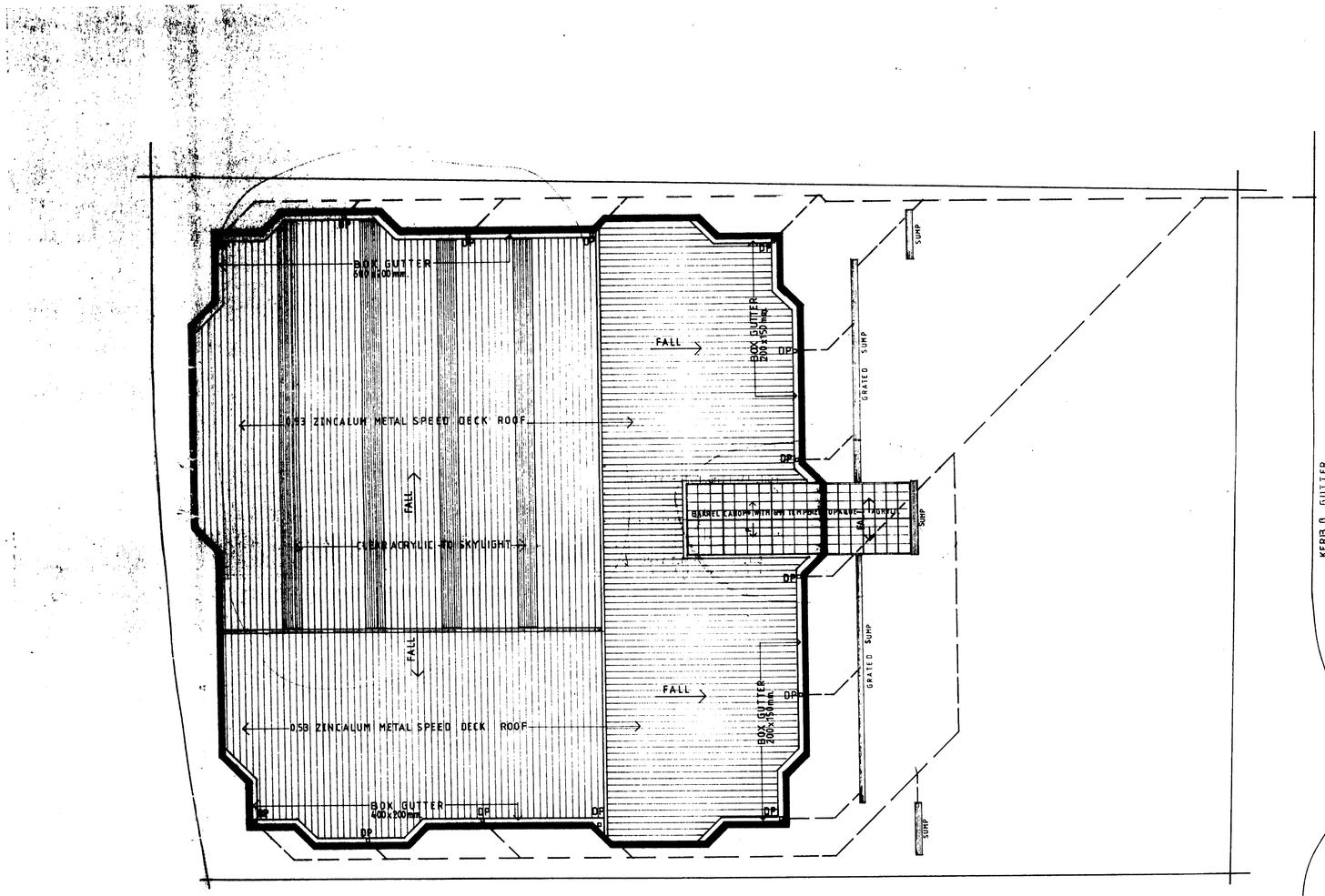
NOTE
CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L. JOB No.: 1052/89

SUBJECT: SITE PLAN BLOCK 4 SECTION 89 KALEEN A.C.T.
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
DRWG. No.: 1
SCALE: 1 = 200

PLANS FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration



ROOF PLAN

KERB & GUTTER

GEORGINA CRESCENT

APPROVED IN RESPECT OF WORKS AMENDMENTS No. 1/2 (CIVIL ANY C. VARIATIONS TO THE ORIGINALLY APPRO... PLAN ARE NOT APPROVED
26.3.90.
CITY BUILDING CONTROLLER UNDER BUILDING ACT 1972

APPROVAL GRANTED
23 FEB 1990
INTERIM PLANNING ...

...TO COMPLY WITH PART ... OF THE BUILDING ...

L.C.A.
-5 FEB 1990
APPLN No. 112

ISSUE	AMENDMENTS	DATE
2	...	13/2/90
1	...	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL A.C.T.
062 41 3065

JOB: INDOOR RECREATION CENTRE FOR F.S.F HOLDINGS P/L.
JOB No.: 1052/89

SUBJECT: ROOF & STORMWATER PLAN BLOCK 4 SECTION 89 MITCHELL A.C.T.
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
DRWG. No.: (D)

SCALE: 1 = 200

75841/B

(35)

PLANS/FILE No. 75841/B
Received Building Section
-7 MAP 1990
ACT Administration

75841/B

(36)

3 INDOOR CRICKET COURTS

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

BAR & COFFEE LOUNGE AREA

CHILD CARE AREA

OPEN AREA

DISABLE PATH OF TRAVEL RAMP 1:14

DELETE REFER DRWG No7

LANE 1 1100 D
LANE 2 1750 D
LANE 3 1750 D POOL 25.0m x 16.5m
LANE 4 1750 D
LANE 5 1750 D
LANE 6 1100 D

10.0m x 4.5m CHILDREN'S POOL 1100 D

FWL CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS & DETAILS - CERAMIC TILES TO APPROVAL

A4 APPROVED IN RESPECT OF NOMINATED AMENDMENTS No's 12 ONLY. ANY OTHER VARIATIONS TO THE ORIGINAL APPROVED PLAN ARE NOT APPROVED.

DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

Refer to Variation sheet 7

BUILDING ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
23 FEB 1990
INTERIM TERRITORY PLANNING AUTHORITY

T.P.A. 23 FEB 1990 APPLN No. 117

11	REVISED TOILET, REFRESHMENT AREAS, KIOSK, NEW LOUNGE & UNISEX ROOM	
10	HATCHLINES DENOTE UNUSABLE AREA WITH DP TRAVEL : RAMP 1:14	AS PER THE ABOVE
9	REVISED FEMALE & MALE TOILETS & SHOWER ROOMS	
8	NEW UNISEX TOILET AREA	
7	REVISED FEMALE & MALE TOILETS/CHANGE ROOM	
6	RELOCATE KIOSK & REVISED STORAGE	
5	REVISED FEMALE & MALE TOILETS	
4	RELOCATE CLEANER'S ROOM	
3	RELOCATE ENTRY-OFFICE-CASHIER & HOME ROOM AREA	
2	REVISED FEMALE & MALE TOILETS & CHANGE ROOMS	
1	250mm CONCRETE WALL PANEL TO MANUFACTURER'S SPECIFICATION	

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL ACT

JOB: INDOOR RECREATION CENTRE FOR F.S.FHOLDINGS P/L
JOB No.: 1052/89

SUBJECT: GROUND FLOOR PLAN BLOCK & SECTION 89 KALEEN . ACT
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
SCALE: 1 = 100
DRWG. No.

PLAN CHECK No. 75841/B

Received Building Section
-7 MAR 1990
ACT Administration

75841/B

(37)

A

B

ONE LAYER OF 10mm GYPROCK SUPER RESISTANT APPLIED VERTICALLY TO EACH SIDE OF 92mm METAL STUDS AT 490 mm CENTRES

M.S. STIFFENING MEMBER REFER TO ENGG DWGS

STEEL CLADDING REFER TO ENGG DWGS

CONCRETE WALL PANEL

250mm CONCRETE WALL PANEL

40500

5800

1200

200

SRW

DP

W

CL

STEEL CLADDING

ALUMINIUM GLAZED WINDOW

VOID

SUSPENDED CONCRETE SLAB REFER TO ENGINEERS DTG

CONCRETE WALL PANEL

METAL STUD WALL

DP

SRW

W

RWP

DOWN PIPE

AL GLAZED WINDOW

STEEL CLADDING

DELETE GALLERY AREA

VOID

WIRE LINED PENETRABLE CEILING

M.S. FRAME TO FORM CANOPY WITH TINTED GLAZED REFER TO ENGG DWGS

PITCH TYPE CANOPY

ONE LAYER OF 10mm GYPROCK SUPER RESISTANT APPLIED VERTICALLY TO EACH SIDE OF 92mm METAL STUDS AT 490mm CENTRES

CONCRETE WALL PANEL

SUSPENDED CONCRETE SLAB

CONCRETE WALL PANEL

ALUMINIUM GLAZED WINDOW

STEEL CLADDING

FLOOR PLAN

R.C. FLOOR SLAB - METAL STUD WALL - WINDOW.

BUILDINGS (DESIGN AND SITING) ORDINANCE 1964 AS AMENDED
APPROVAL GRANTED
23 FEB 90
INSPECTOR
PLANNING AUTHORITY

APPROVED IN RESPECT OF NOMINATED AMENDMENTS NO'S 1 ONLY, ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED.

DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

LEASE:
-5 FEB 1990
APPLN No. 112

ISSUE	AMENDMENTS	DATE
1	250mm CONCRETE WALL PANEL TO MANUFACTURERS SPECIFICATION	ADDED TO DWG

NOTE. CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED [redacted] FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L

JOB No.: 1052/89

SUBJECT: GALLERY AREA BLOCK 4 SECTION 89 KALEEN A.C.T.

DATE: MARCH 89

DRAWN BY:

CHECK BY:

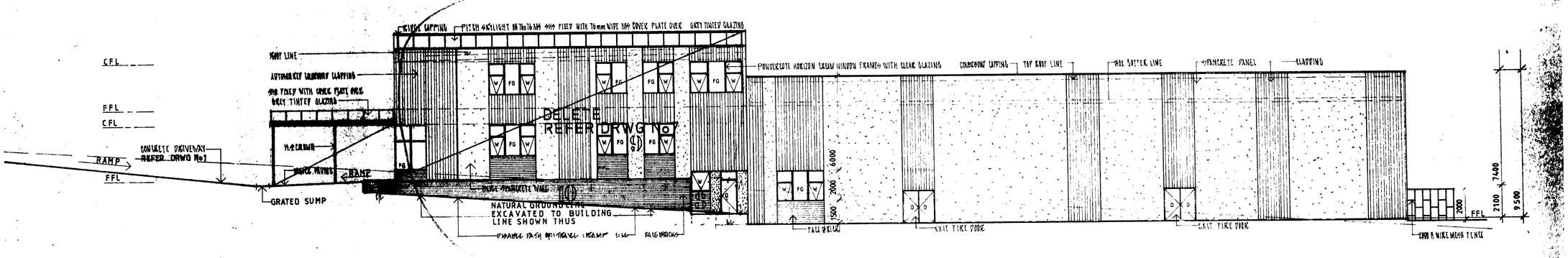
SCALE: 1 = 100

DRWG. No. 4/1

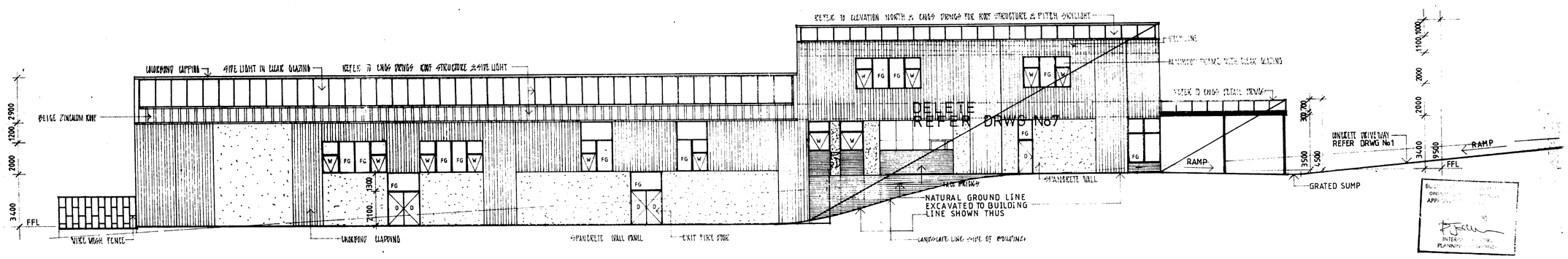
75841/B

(38)

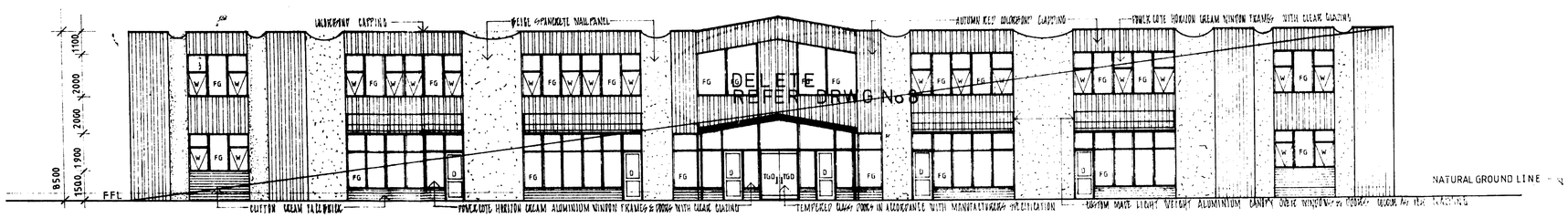
PLANS/FILE No. 75841/B
Received Building Section
- 7 MAR 1993
ACT Administration



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

APPROVED IN RESPECT OF NOMINATED AMENDMENTS No's 11 ONLY. ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLANS ARE NOT APPROVED
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

BUILDING CONTROL APPROVED
INTERIM PLANNING

ISSUE	AMENDMENTS	DATE
	I.T.P.A. -5 FEB 1990 No. 112	
11	DELETE PARTS OF ELEVATIONS & REFER TO DRWG No 7 & 8	FEBR. 90
10	DISABLE RAMP 1:14	AUGUST 7th 89
9	WINDOWS POSITION ALTERED TO TOILET	
8	DISABLE TOILET & WINDOW	
5	WINDOWS ALTERED TO TOILET FLOOR TO RAISED	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

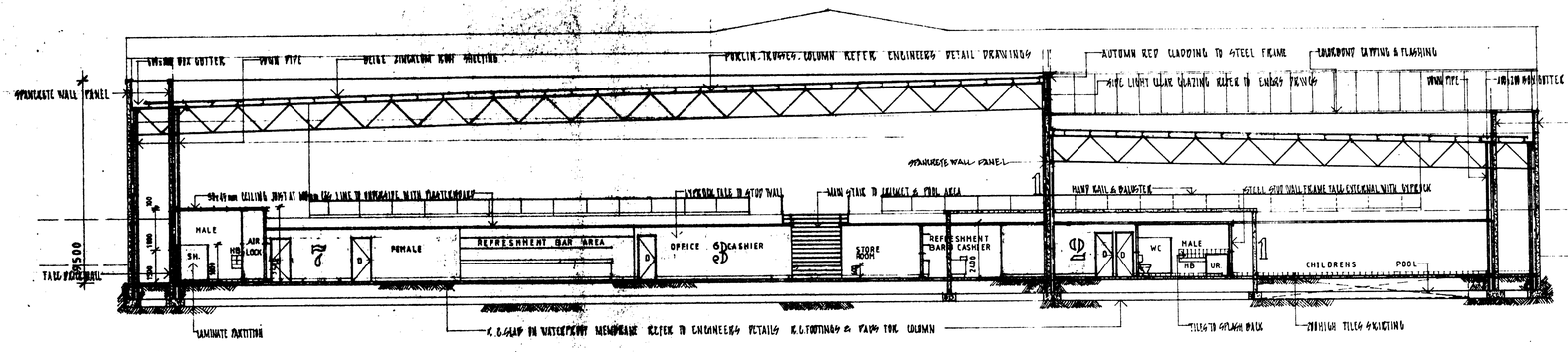
JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L
JOB No.: 1052/89

SUBJECT: ELEVATION BLOCK 4 SECTION 89 KALEEN A.C.T.
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
DRWG. No.: 5
SCALE: 1 = 100

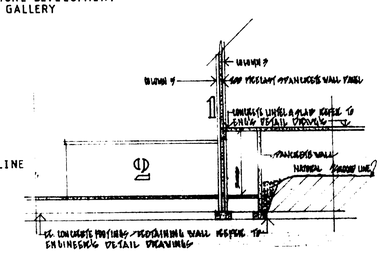
PLANS/FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration

75841/B

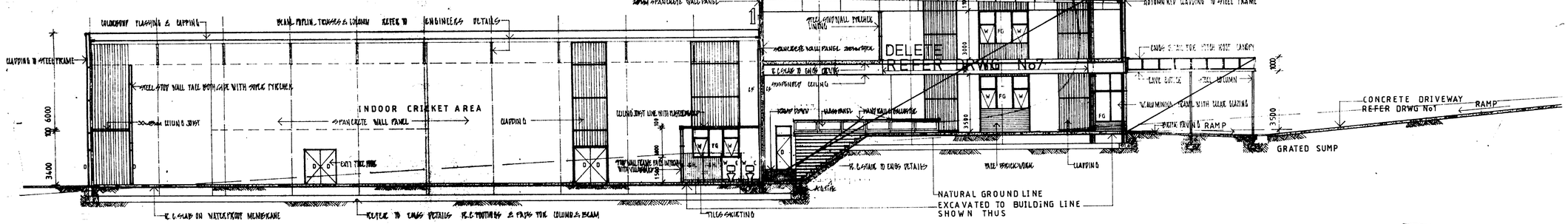
(39)



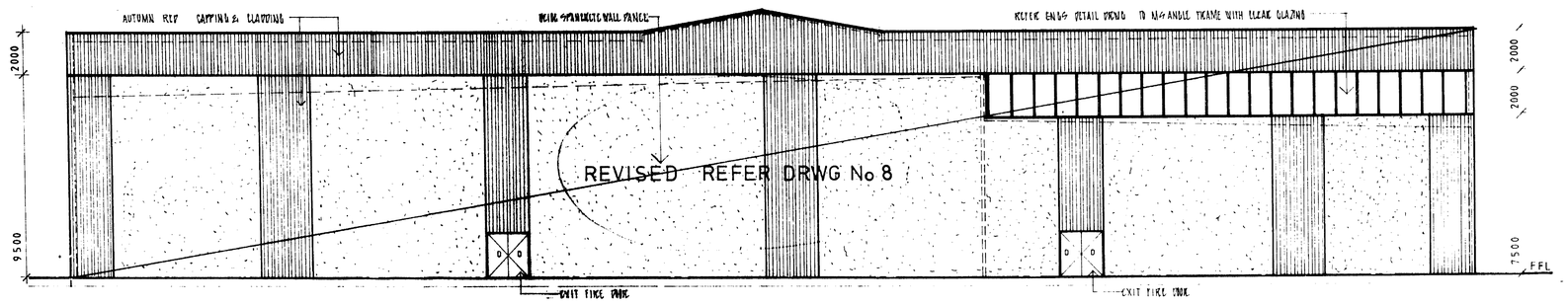
SECTION C - C



SECTION B - B



SECTION A - A



ELEVATION WEST

BUILDING ORDINANCE APPROVAL
22 FEB 1990
INTERIM PLANNING

APPROVED IN RESPECT OF NOMINATED ... SUBJECT TO ANY ... SHOWN ON THE APPROVED PLANS.
DEPUTY BUILDING CONTROLLER UNDER ...

L.T.P.A.
-5 FEB ...
FILE No. 117

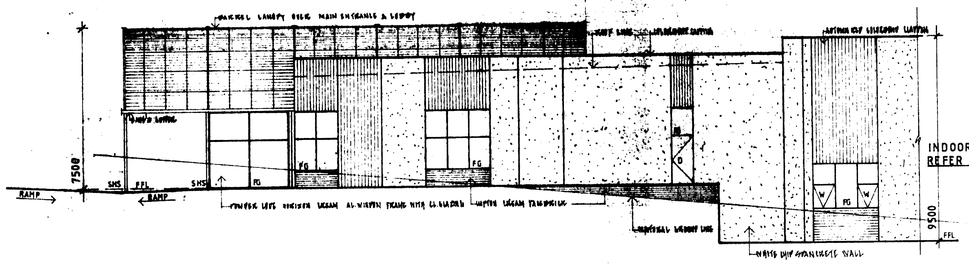
ISSUE	AMENDMENTS	DATE
1	TITLE TO BE REVISED PLEASE ADVISE ...	... 90
	... TO BE ...	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

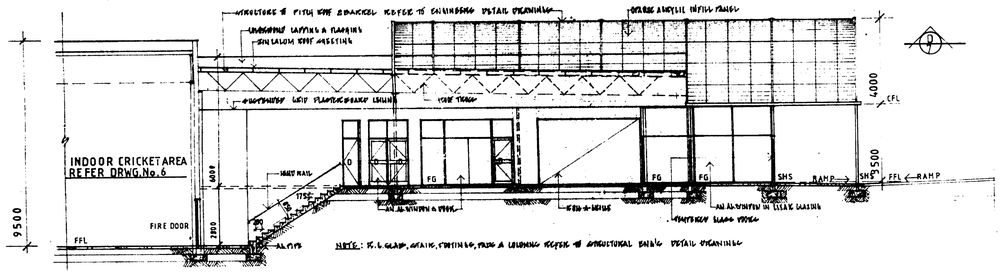
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L
JOB No.: 1052/89

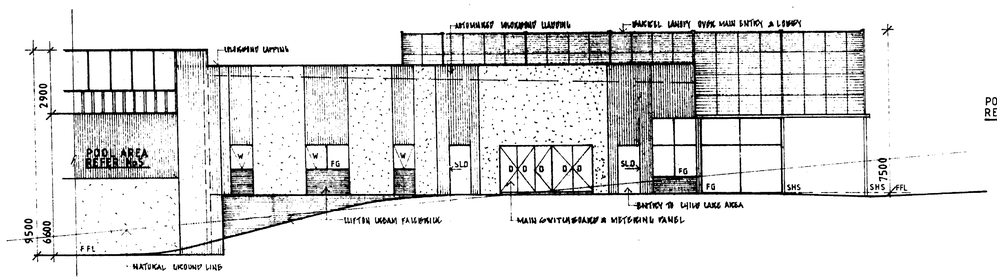
SUBJECT: ELEVATION - SECTION BLOCK 4 SECTION 89 KALEEN A.C.T.
DATE: MARCH 89
DRAWN BY: ...
CHECKED BY:
SCALE: 1 = 100
DRWG. No.: 6



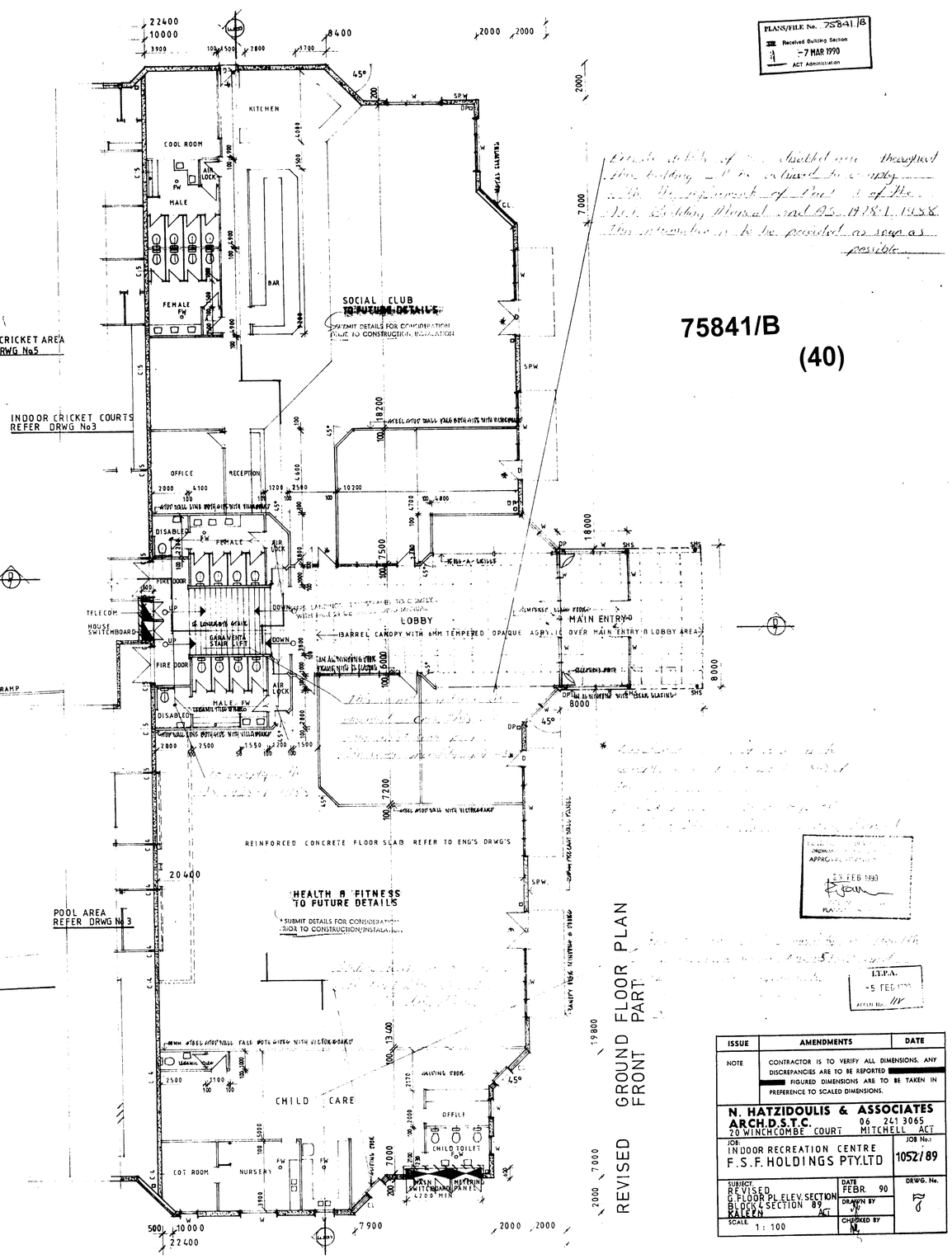
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

PLANS/FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration

Private details of the disabled use throughout this building shall be in accordance with the requirements of Part 4 of the Aust. Building Manual and AS 1428.1. 1988. The ramp/s are to be provided as soon as possible.

75841/B

(40)

APPROVED
23 FEB 1990
PLANS

I.T.P.A.
-5 FEB 1990
APPLN No. 111

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL ACT 06 241 3065

JOB No.: 1052/89

JOB: INDOOR RECREATION CENTRE
F.S.F. HOLDINGS PTY.LTD

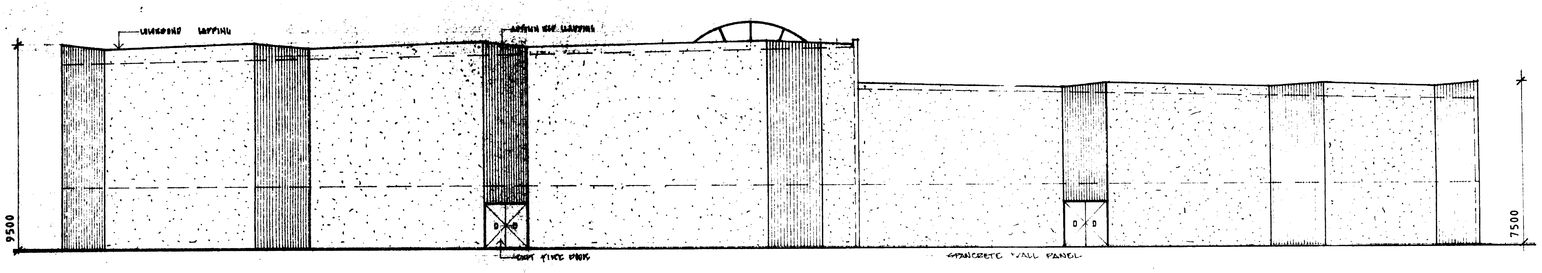
SUBJECT: REVISED G.FLOOR PL.ELEV.SECTION BLOCK 4 SECTION 89 KALEEN ACT

DATE: FEBR. 90
DRAWN BY: VH
CHECKED BY: NH
SCALE: 1:100

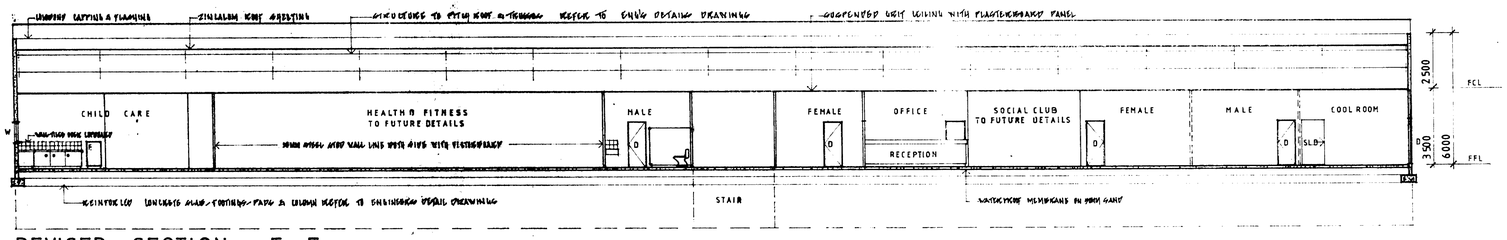
DRWG. No. 7

PLANS/FILE No. 75841/B
Received Building Section
-7 MAR 1990
ACT Administration

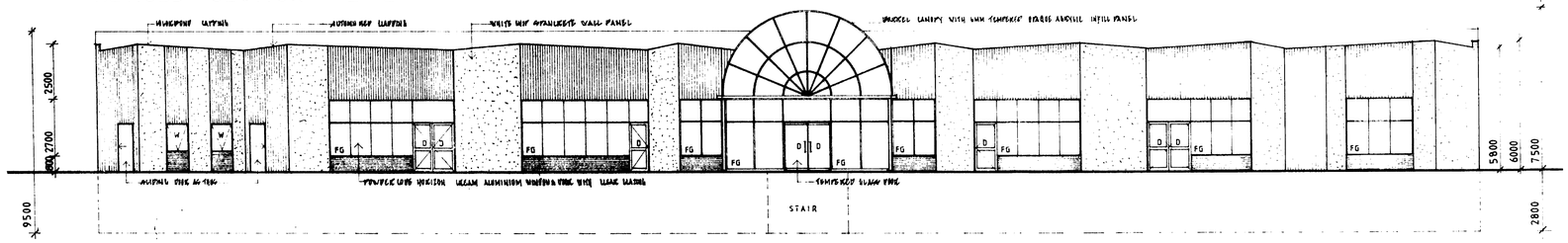
75841/B (40A)



REVISED ELEVATION WEST



REVISED SECTION E - E



REVISED ELEVATION EAST

T.E.P.A.
-5 FEB 1990
ARTICLE No. 111

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 06 241 3065
20 WINCHCOMBE COURT MITCHELL ACT

JOB: INDOOR RECREATION CENTRE
F.S.F.HOLDINGS PTY.LTD.
JOB No.: 1052/89

SUBJECT: REVISED ELEVATION, SECTION BLOCK & SECTION 89 KALEEN ACT
SCALE 1 : 100
DATE FEBR. 90
DRAWN BY
CHECKED BY
DRWG. No. 0D 0D

COMMERCIAL

ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION FORM

APPLICANT TO COMPLETE

NAME OF AUTHORITY WASTE MANAGEMENT

BLOCK 4 SECTION 89 UNIT SUBURB KALEEN

LESSEE F S F HOLDINGS TEL WORK HOME

APPLICANT N. HATZIDOULIS TEL WORK 24 1366 HOME

LIST OF DRAWING NUMBERS

(only include drawings relevant to this authority, include drawing issue number or any special identification)

DWGS No. 1

AUTHORITY TO COMPLETE

I have examined the drawings listed and I advise that: (please tick the appropriate square)

[X] the work as planned will meet this authority's requirements or;

[ ] corrections of approval are as follows or:

... for the boiler flue a map of Gridwell not exceeding 1.20 will be provided to ensure Buca 1 compliance" call out

... of the hopper from the enclosure

... Note that all trap is connected to sewer and a cold water tap is to be within the enclosure.

[ ] further conditions of approval are attached on ..... sheet(s)

Signature: .....

Officers Name: K. CHAMPION Date: 24/9/90

ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION Form 1 - Planning

RECEIVED
27 SEP 1990

NAME OF AUTHORITY Traffic Section

BLOCK 4 SECTION 89 UNITS SUBURB KALEEN

LESSEE F S F Holdings P/L TEL WORK 241366 HOME

APPLICANT N Hatzidoulis TEL WORK 241366 HOME

LIST OF DRAWING NUMBERS

(only include drawings relevant to this authority, include drawing issue number or any special identification)

Dwgs 1 Drawing & Drainage Plans
A.R.M. 90/60 Dwgs 1 & 11 Dec 14/9/90

I have examined the drawings listed and I advise that: (please tick the appropriate square)

[X] the work as planned will meet this authority's requirements or;

[ ] clarification of approval are as follows or:

[ ] further conditions of approval are attached on ..... sheet(s)

Signature: .....

Officers Name: ..... Date: 24/9/90

RECEIVED

COMMERCIAL

ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION FORM

Filed at Jack Smith Holden 5141

NAME OF AUTHORITY HEALTH

BLOCK 4 SECTION 89 UNIT SUBURB KALEEN

LESSEE F.S.F. HOLDINGS P/L TEL WORK 241366 HOME

APPLICANT N. HATZIDOULIS TEL WORK 241366 HOME

LIST OF DRAWING NUMBERS

(only include drawings relevant to this authority, include drawing issue number or any special identification)

Nil

I have examined the drawings listed and I advise that: (please tick the appropriate square)

[X] the work as planned will meet this authority's requirements or;

[ ] clarification of approval are as follows or:

ALL CONSTRUCTION TO COMPLY WITH AUSTRALIAN STANDARD 1668 PART 1 1990 AND AUSTRALIAN STANDARD 1668 PART 2 1991

[ ] further conditions of approval are attached on ..... sheet(s)

Signature: .....

Officers Name: ..... Date: 24/9/90

RECEIVED

F.S.F. Holdings P/L
GPO Box 1359
Canberra ACT 2601

Dear Sir,

Plans submitted by you for the proposed Indoor Recreation Centre at Block 4 - Section 89 - Kaleen A.C.T. are acceptable to this Service subject to the following:-

** MORE DETAILS REQUIRED BY HEALTH ON PROPOSED "REFRESHMENT" AREA. **.

For further information contact MR KEVIN RILEY on 285-1266 during normal office hours.

Yours faithfully,

24/9/90
Kevin Riley
Health Surveillance Service

905
000 57 400
2000 44 505
2000 3000
RL 585.0
A 23600
C 23595
A-B 210
590.0
590.5
591.0
591.5
592.0
592.5
593.0
595.5
PROPERTY BOUNDARY
BOUNDARY
CONCRETE DRIVEWAY
RAMP 1:14 TYPE (TYP.)
AMP
PROPOSED DEVELOPMENT
INDOOR RECREATION CENTRE
CONCRETE DRIVEWAY
12mm DIA. REINFORCING BAR @ 1200 CRS
300 2600 54 800
103 525
2000 42 725
300 300 60 800

SITE PLAN

PLANNING & LAND MANAGEMENT
RECEIVED
27 SEP 1990
ACT ADMINISTRATION

PLANNING & LAND MANAGEMENT
RECEIVED
27 SEP 1990
ACT ADMINISTRATION

GEORGE

-8 OCT 1990

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT BUILDING MANUAL.

ISSUE	AMENDMENTS	DATE
	ALL WORKS TO BE CARRIED OUT IN CONJUNCTION WITH LANDSCAPE PLAN	
A		
B		
C		

NOTE
CONTRACTOR IS TO VERIFY ALL DIMENSIONS
DISCREPANCIES ARE TO BE REPORTED
FIGURED DIMENSIONS ARE TO BE TAKEN
PREFERENCE TO SCALED DIMENSIONS

N HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

JOB
PROPOSED RECREATION CENTRE
FOR F.S.F HOLDINGS P/L

JOB No.
105.89

SUBJECT
SITE PLAN

DATE
MARCH 90

DRAWN BY

SCALE

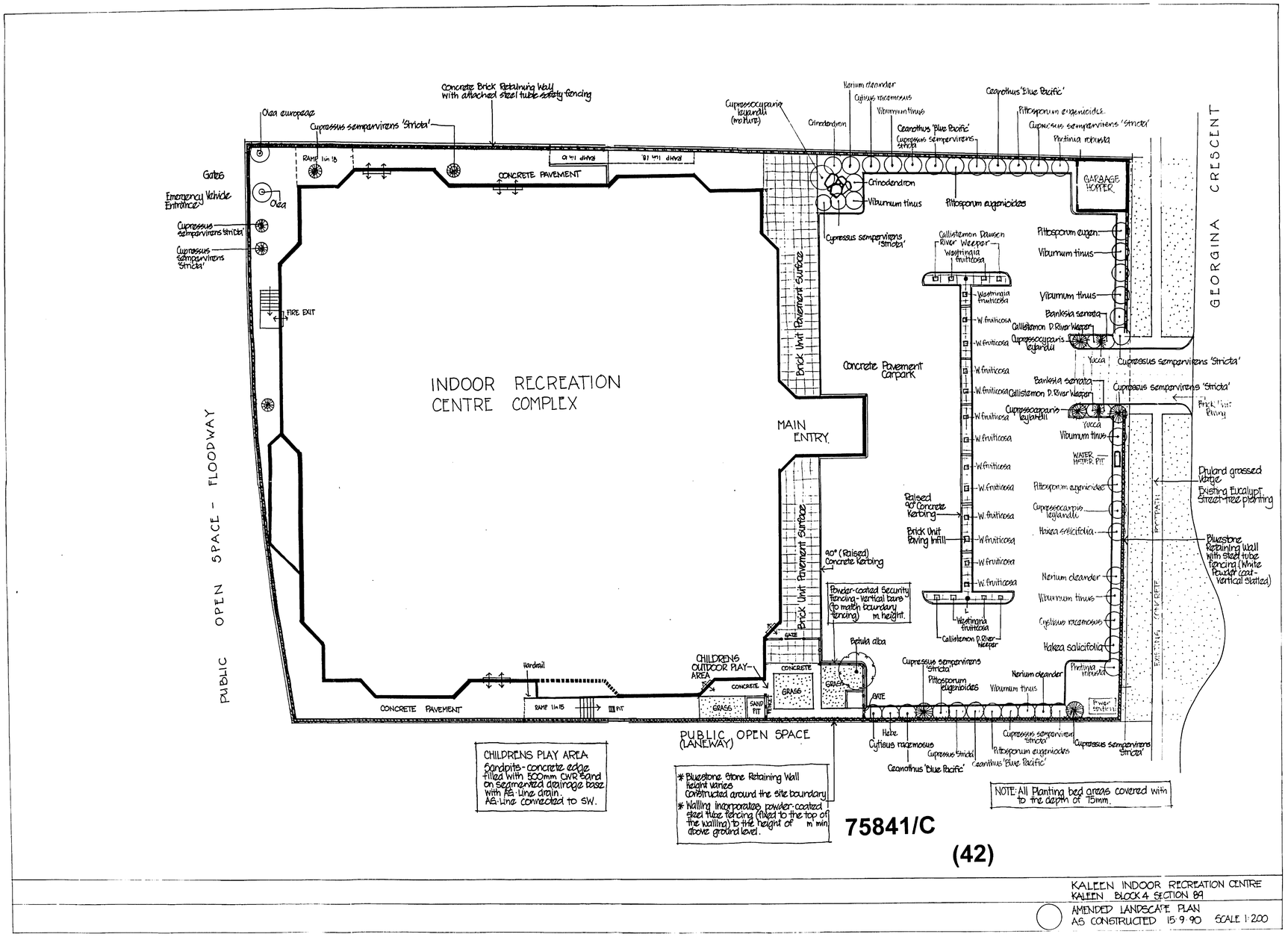
CHECKED BY

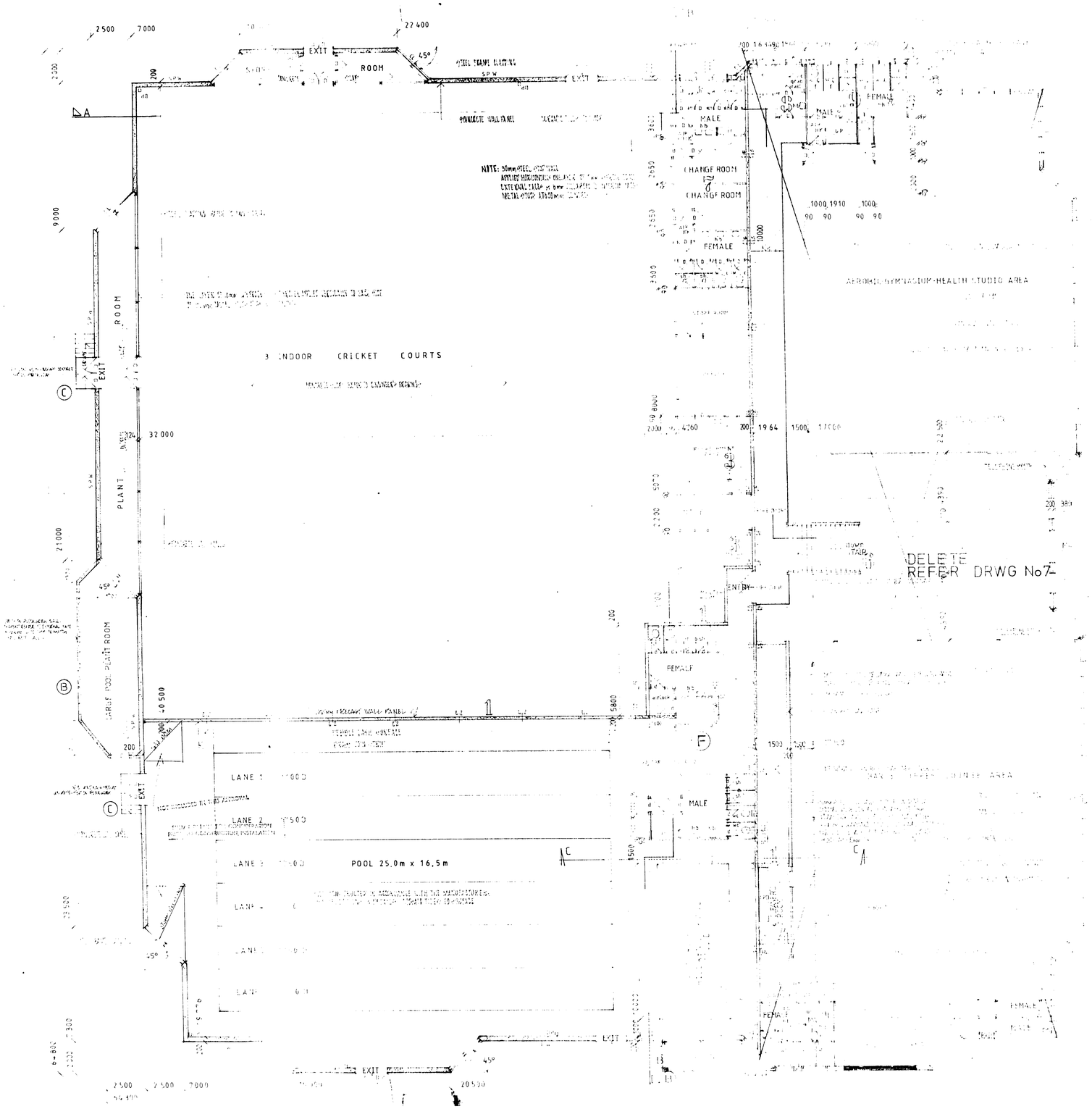
DRG. No.

75841/C

(41)

2/2


Concrete Brick Retaining Wall with attached steel tube safety fencing
Olea europaea
Cupressus sempervirens 'Stricta'
Gates
Emergency Vehicle Entrance
Olea
Cupressus sempervirens 'Stricta'
Cupressus sempervirens 'Stricta'
FIRE EXIT
RAMP 1in 18
CONCRETE PAVEMENT
RAMP 1in 18
Cupressocyparis leylandii (no hurz)
Crinodendron
Nerium oleander
Cytisus racemosus
Viburnum tinus
Ceanothus 'Blue Pacific'
Cupressus sempervirens 'Stricta'
Pittosporum eugenioides
Cupressus sempervirens 'Stricta'
Photinia robusta
GARAGE HOPPER
Crinodendron
Viburnum tinus
Pittosporum eugenioides
Cupressus sempervirens 'Stricta'
Callistemon Dawson River Weeper
Westringia fruticosa
Pittosporum eugen.
Viburnum tinus
Viburnum tinus
Banksia serrata
Callistemon D. River Weeper
Cupressocyparis leylandii
Yucca
Cupressus sempervirens 'Stricta'
Banksia serrata
Callistemon D. River Weeper
Cupressocyparis leylandii
Yucca
Viburnum tinus
Brick Unit Paving
WATER METER PIT
Pittosporum eugenioides
Cupressocyparis leylandii
Hakea salicifolia
Nerium oleander
Viburnum tinus
Cytisus racemosus
Hakea salicifolia
Photinia robusta
Nerium oleander
Pittosporum eugen.
Cupressus sempervirens 'Stricta'
Cupressus sempervirens 'Stricta'
GEORGINA CRESCENT
Brick Unit Paving
Dryland grassed verge
Existing Eucalypt Street tree planting
Bluestone Retaining Wall with steel tube fencing (White Powdr coat - Vertical slatted)
EXISTING FOOTPATH
INDOOR RECREATION CENTRE COMPLEX
Concrete Pavement carpark
Brick Unit Pavement surface
MAIN ENTRY
Brick Unit Pavement surface
Raised 90° Concrete Kerbing
Brick Unit Paving Infill
90° (Raised) Concrete Kerbing
Powder-coated Security fencing - Vertical bars (to match boundary fencing) m height.
GATE
Betula alba
Cupressus sempervirens 'Stricta'
Pittosporum eugenioides
Viburnum tinus
Nerium oleander
Photinia robusta
GATE
Hebe
Cytisus racemosus
Cupressus Stricta
Ceanothus 'Blue Pacific'
Pittosporum eugenioides
Ceanothus 'Blue Pacific'
Cupressus sempervirens 'Stricta'
Cupressus sempervirens 'Stricta'
PUBLIC OPEN SPACE - FLOODWAY
Handrail
CONCRETE PAVEMENT
RAMP 1in 15
CHILDRENS OUTDOOR PLAY AREA
CONCRETE
GRASS
SAND PIT
CONCRETE
GRASS
GRASS
PUBLIC OPEN SPACE (LANEWAY)
CHILDRENS PLAY AREA
Sandpits - concrete edge filled with 500mm CWR sand on segmented drainage base with AG-Line drain. AG-Line connected to SW.
* Bluestone Stone Retaining Wall height varies Constructed around the site boundary
* Walling incorporates powder-coated steel tube fencing (fixed to the top of the walling) to the height of m min above ground level.
NOTE: All Planting bed areas covered with to the depth of 75mm.
75841/C
(42)
KALEEN INDOOR RECREATION CENTRE
KALEEN BLOCK 4 SECTION 89
AMENDED LANDSCAPE PLAN
AS CONSTRUCTED 15.9.90 SCALE 1:200



75841/C

(43)

A 1

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

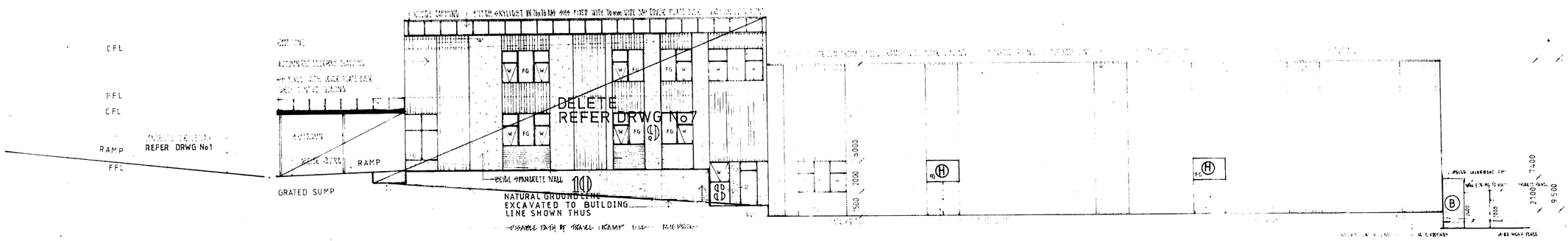
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

JOB: FOR ES PROPERTIES HOLDINGS P/L
JOB NO: 1052/84
SUBJECT:
DATE:
DRAWN BY:
SCALE:
CHECKED BY:
DRAWING NO: 1

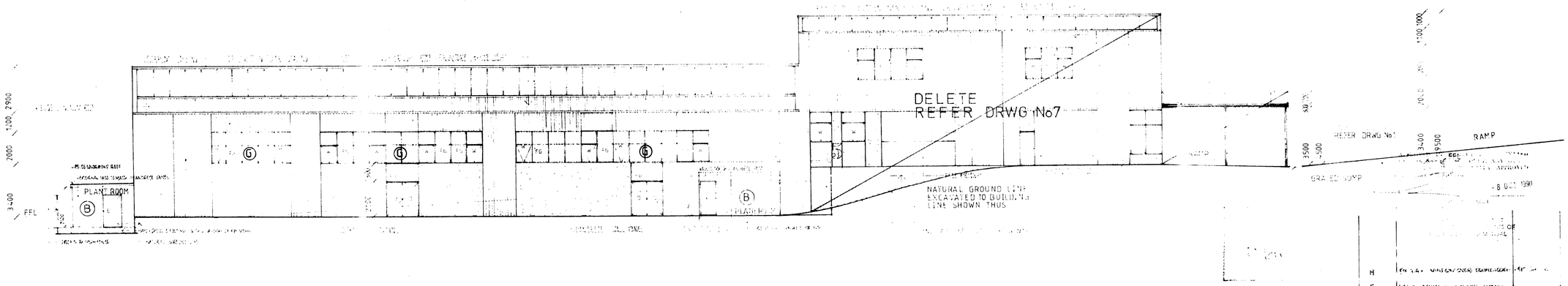
Received Building Section
27 SEP 1990
ACT Administration

75841/C

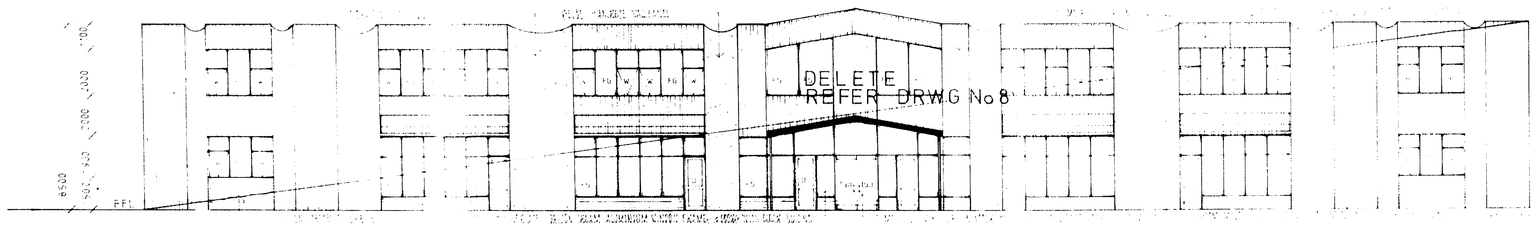
(44)



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS	

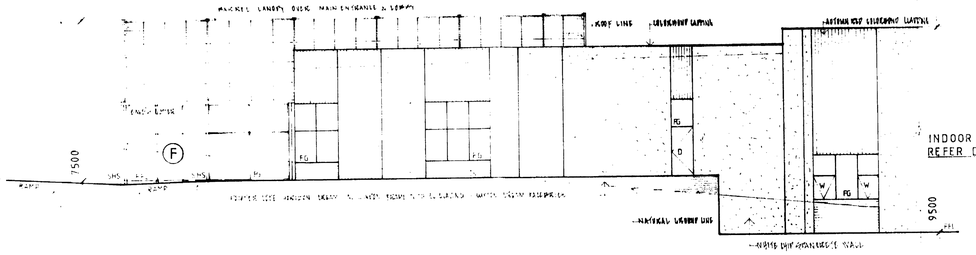
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
162 MITCHELL

JOB: FOR FS HOLDINGS P/L	JOB NO: 1052/89
SUBJECT	DATE: MARCH 89
	DRAWN BY
SCALE	CHECKED BY
	DRWG NO: 5

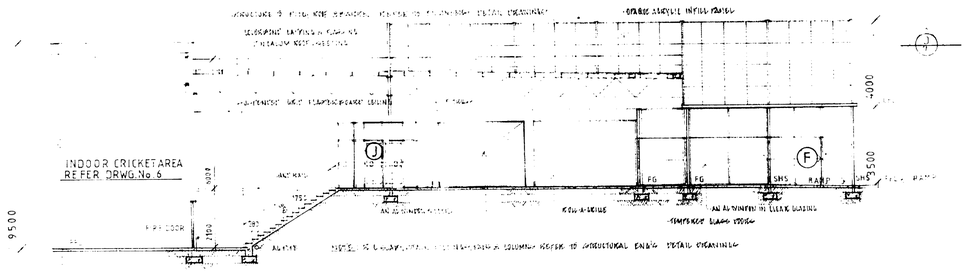
75841/C

(45)

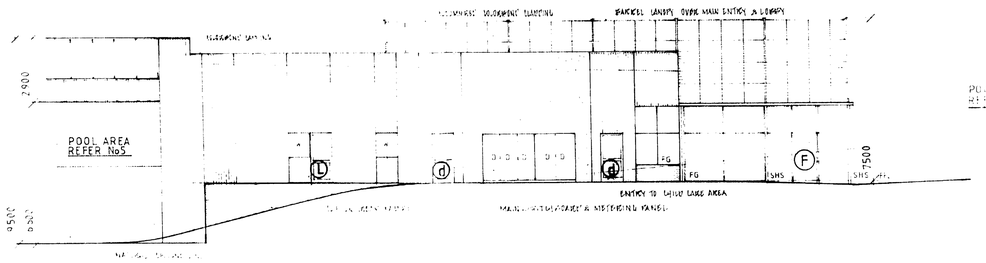
RECEIVED
2 7 SEP 1990



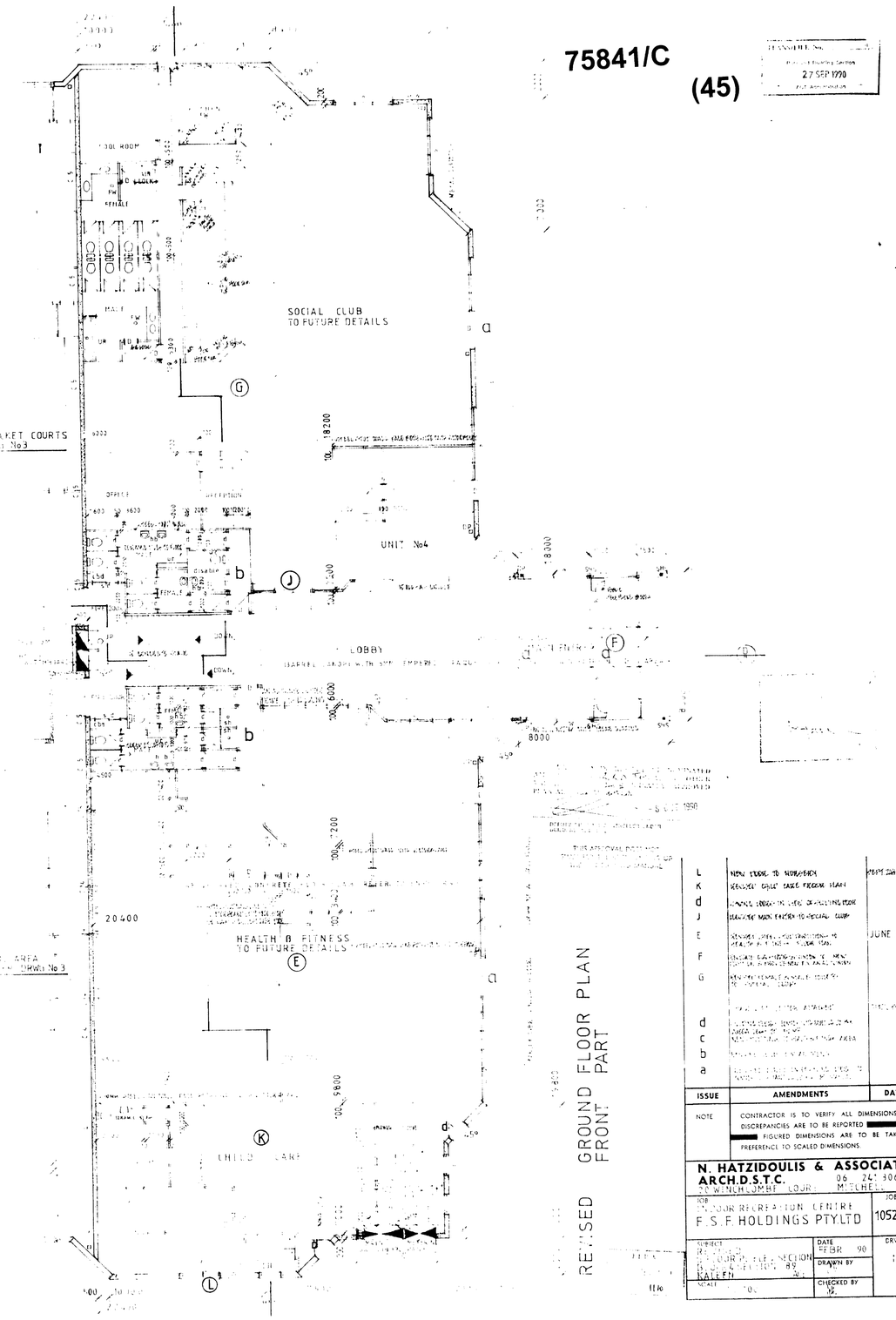
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

ISSUE	AMENDMENTS	DATE
L	NEW STORE TO WORKSHOP	SEPT 28th '90
K	REVISED CHILD CARE PLAYGROUND AREA	
d	ADDITIONAL DOORS TO LEVEL OF EXISTING STORE	
J	RELOCATE MAIN ENTRANCE TO SOCIAL CLUB	
E	REVISED OPEN SPACE PROVISIONS TO CREATE A MORE FLEXIBLE PLAN	JUNE 30/90
F	RELOCATE ENTRANCE DOOR TO MEET DISABILITY ACCESS REGULATIONS	
G	MINOR ALTERATIONS TO SOCIAL CLUB	
	[illegible]	[illegible]
d	[illegible]	
c	[illegible]	
b	[illegible]	
a	[illegible]	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
06 247 3065
MITCHELL

JOB: INDOOR RECREATION CENTRE
F.S.F. HOLDINGS PTY LTD

JOB No: 1052/89

SUBJECT: REVISED FLR. SECTION & ELEVATIONS

DATE: SEPT 90

DRAWN BY: [illegible]

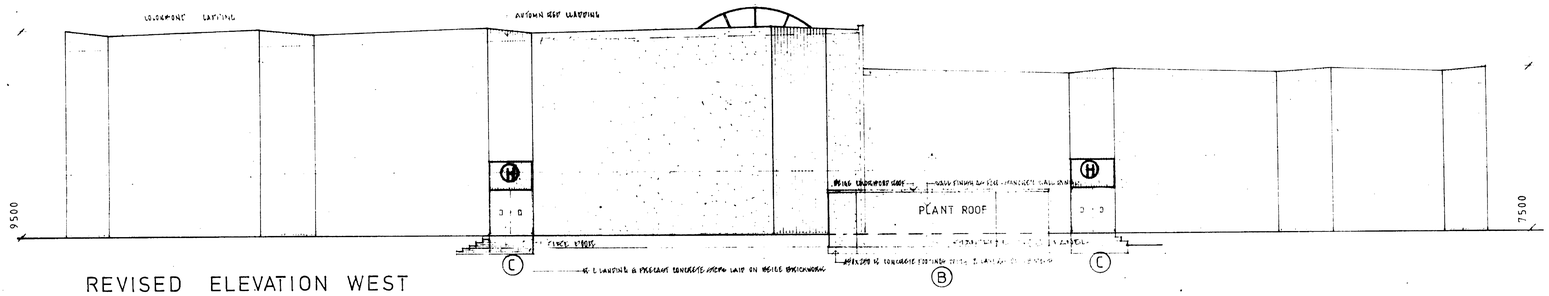
CHECKED BY: [illegible]

DRWG No: 7 of 9

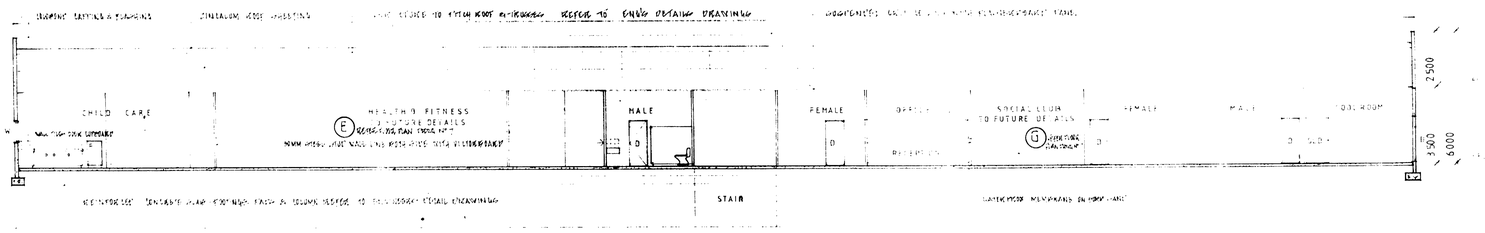
SCALE: 1:100

75841/C

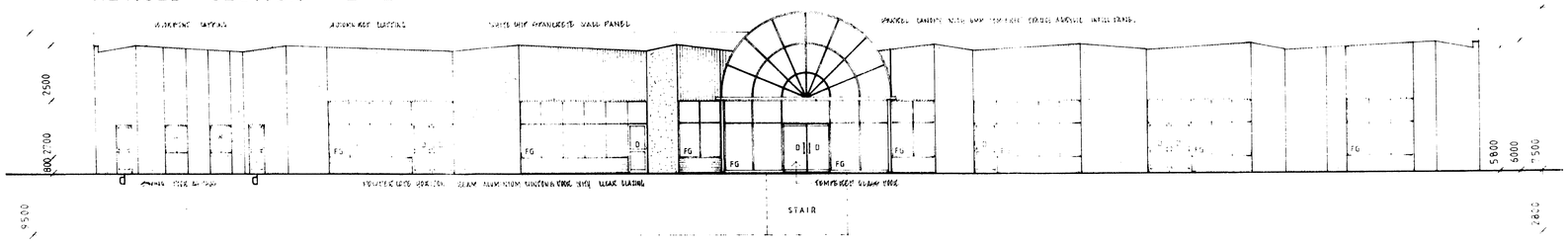
(46)



REVISED ELEVATION WEST



REVISED SECTION E - E



REVISED ELEVATION EAST

8 OCT 1990

ISSUE	AMENDMENTS	DATE
d		
H		
b		JUNE 30/90

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL ACT 06 241 3065

JOB: INDOOR RECREATION CENTRE
F.S.F.HOLDINGS PTY.LTD.
JOB No.: 1052/ 89

SUBJECT: REVISED ELEVATION, SECTION BLOCK & SECTION 89
SCALE: 1:100
DATE: FEBR 90
DRAWN BY: AH
CHECKED BY: NH
DRWG. No.: 08 09

75841/C

(47)

3 INDOOR CRICKET COURTS

LANE 1 17500
LANE 2 17500
LANE 3 17500 POOL 25,0m x 16,5m
LANE 4 17500
LANE 5 17500
LANE 6 17500

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

BAR & COFFEE LOUNGE AREA

CHILD CARE AREA

OPEN AREA

CHANGE ROOM

CHANGE ROOM

STAFF ROOM

OFFICE

REFRESHMENT AREA

FIRE DOORS

ENTRY

DELETE
REFER DRWG No7

- 8 OCT 1990

ISSUE	AMENDMENTS	DATE
M		
F		
B		
C		
D		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

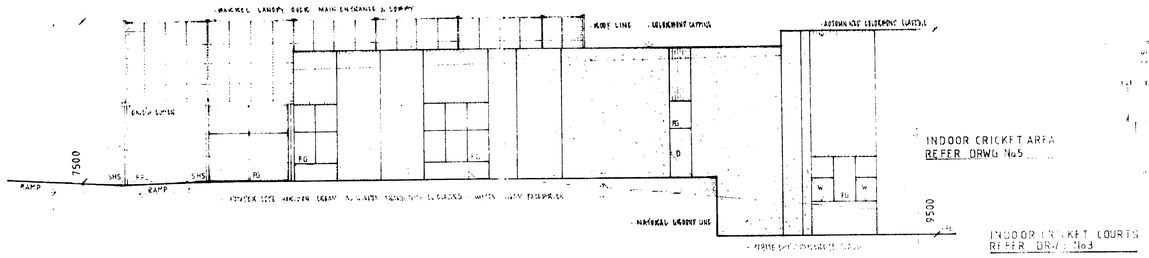
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

JOB: INDOOR RECREATION CENTRE FOR FS HOLDINGS P/L — JOB NO: 1052/89

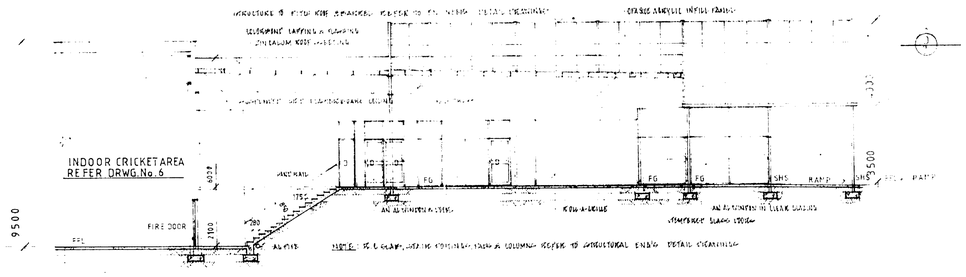
SUBJECT: GROUND FLOOR PLAN — DATE: MARCH 89 — DRAWING NO: 1

DRAWN BY: KAREEN

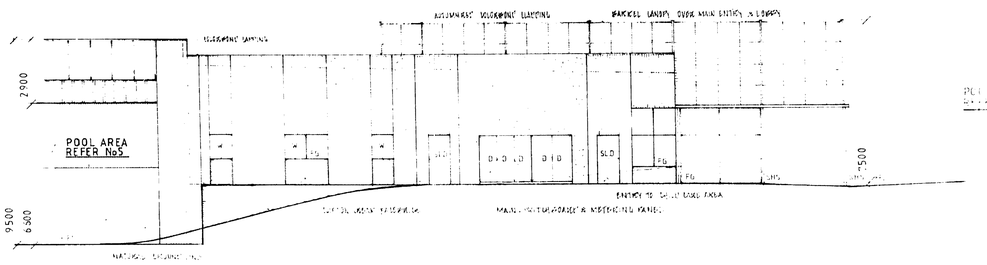
SCALE: 1:100 — CHECKED BY:



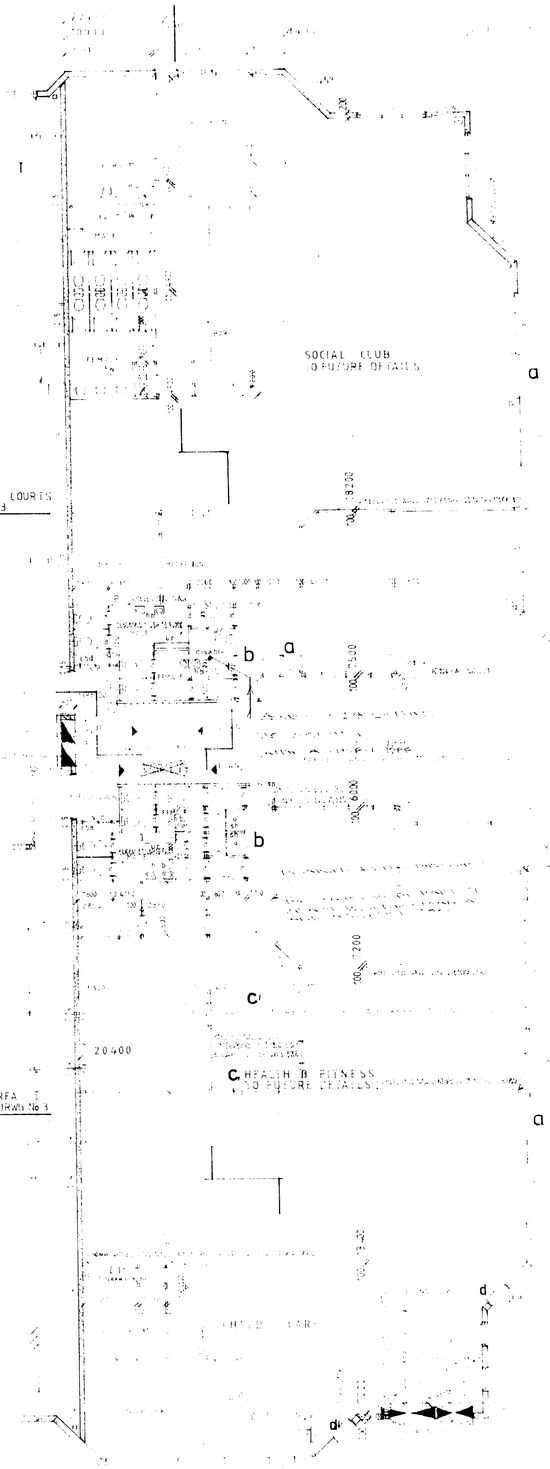
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

PLANS/FILE No. 7 /AV/C
Received Building Section
-5 APR 1990
ACT Administration

51/2

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
ENGINEER FOR WATER SUPPLY AND SEWERAGE
CHIEF ELECTRICAL ENGINEER
STRUCTURAL ENGINEER

75841/C
(48)

ISSUE	AMENDMENTS	DATE
d	ADDITIONAL COURTS, CARPARKS WITH ACCESS OFF 20 Mm JUNCTION LIGHTS OF 150 MP	
c	NEW FIRST FLOOR TO HEALTH & FITNESS AREA	
b		
a		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
A.M.I.H.E.E. M.I.L.H.E.

JOB NO. 1052/89

DRAWN
DATE
TRACED BY
CHECKED

DRWG N.

PLANS/TILE No.
Business Building Section
– 6 APR 1990
ACT Administration

S1/2

75841/D

(49)

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE ... 19

CHIEF ELECTRICAL ENGINEER ... 19

STRUCTURAL ENGINEER ... 19

CANBERRA SEWERAGE & WATER SUPPLY RECULATION

DRAWERS ONLY

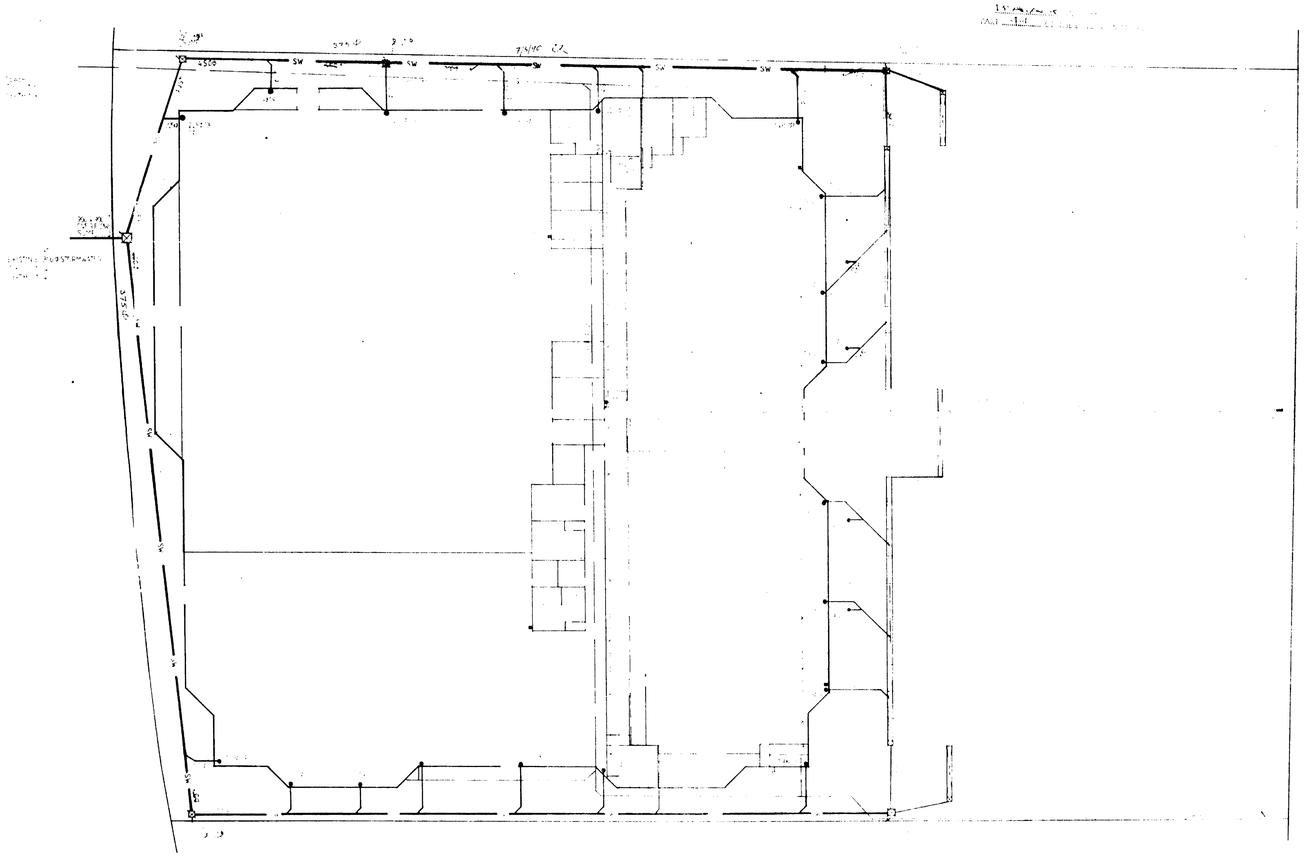
20 APR

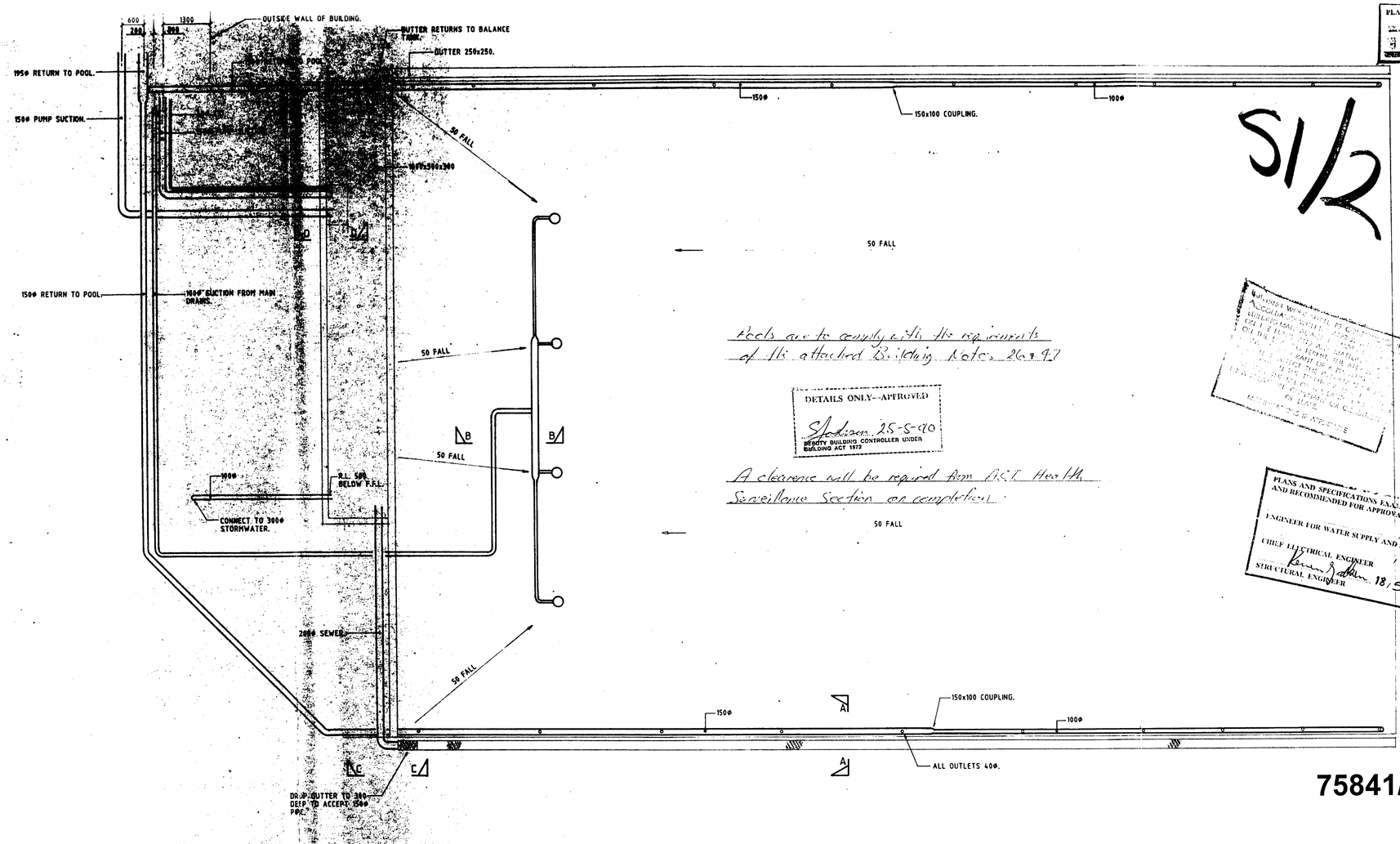
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE ACT BUILDING

PLAN OF HYDRAULIC SERVICES

F S F Holdings

4 ... 89 Kaleen


SW
SW
SW



PLANS/TILE No.
Received Building Section
15 MAY 1990
ACT Administration

S1/2

Pools are to comply with the requirements of the attached Building Note 26.9.7

DETAILS ONLY—APPROVED
S Jackson 25-5-90
DELEGATE BUILDING CONTROLLER UNDER BUILDING ACT 1972

A clearance will be required from ACT Health Surveillance Section on completion.

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19
CHIEF ELECTRICAL ENGINEER / /19
STRUCTURAL ENGINEER 18/5/1990

75841/E

(50)

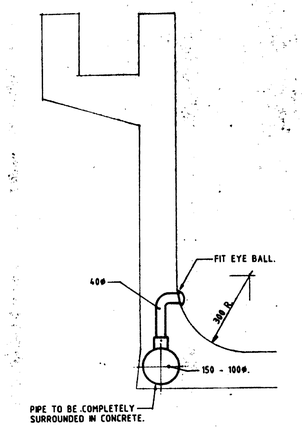
Date	Amendment	Date

POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

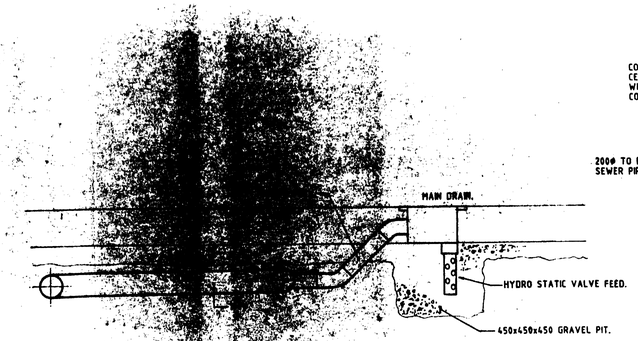
Title: SWIMMING POOL & SPA HYDRAULICS

PLAN

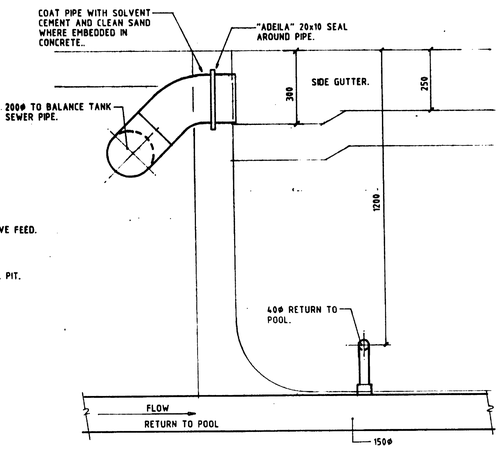
Drawn	V deF / TM	Date	May 1990
Scale	1 50	Approved	
Job No.	508	Drawing No.	508-H1



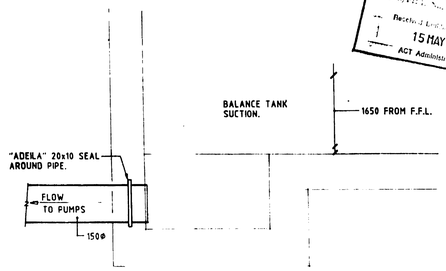
SECTION A
SCALE: 1:10



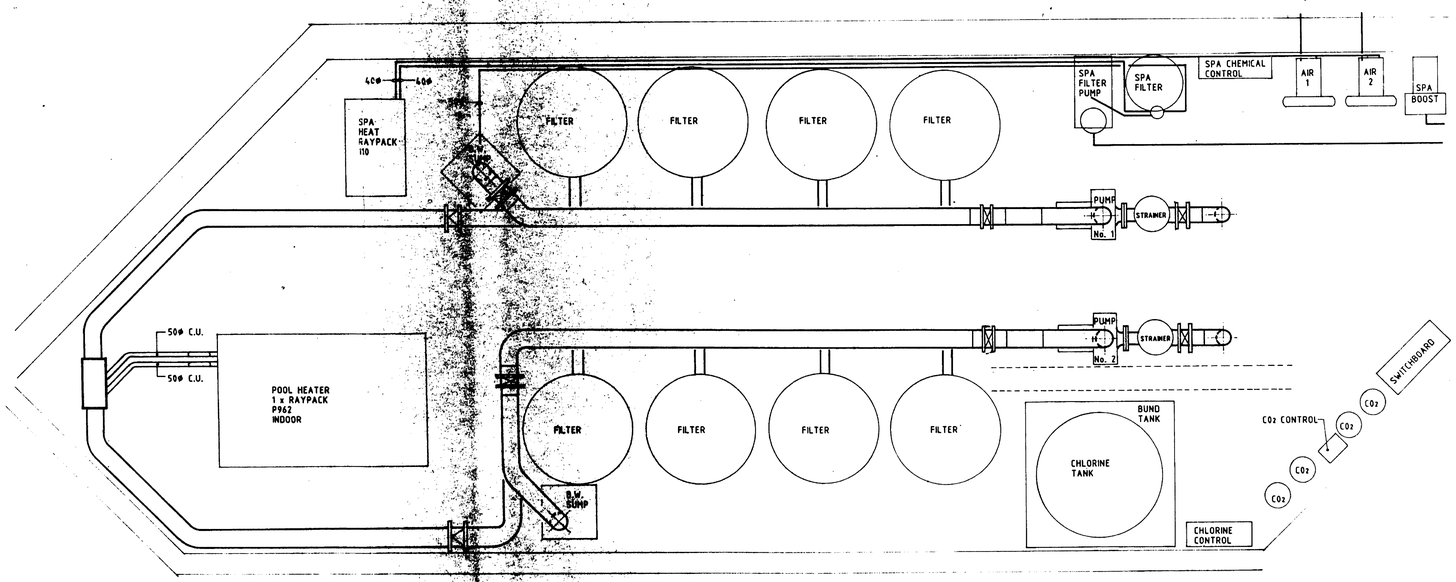
SECTION B
SCALE: 1:10



SECTION C
SCALE: 1:10



SECTION D
SCALE: 1:10



POOL AND SPA PLANTROOM
SCALE: 1:20

PLANNING SERVICE
Received
15 MAY 1990
ACT Administration

75841/E

(51)

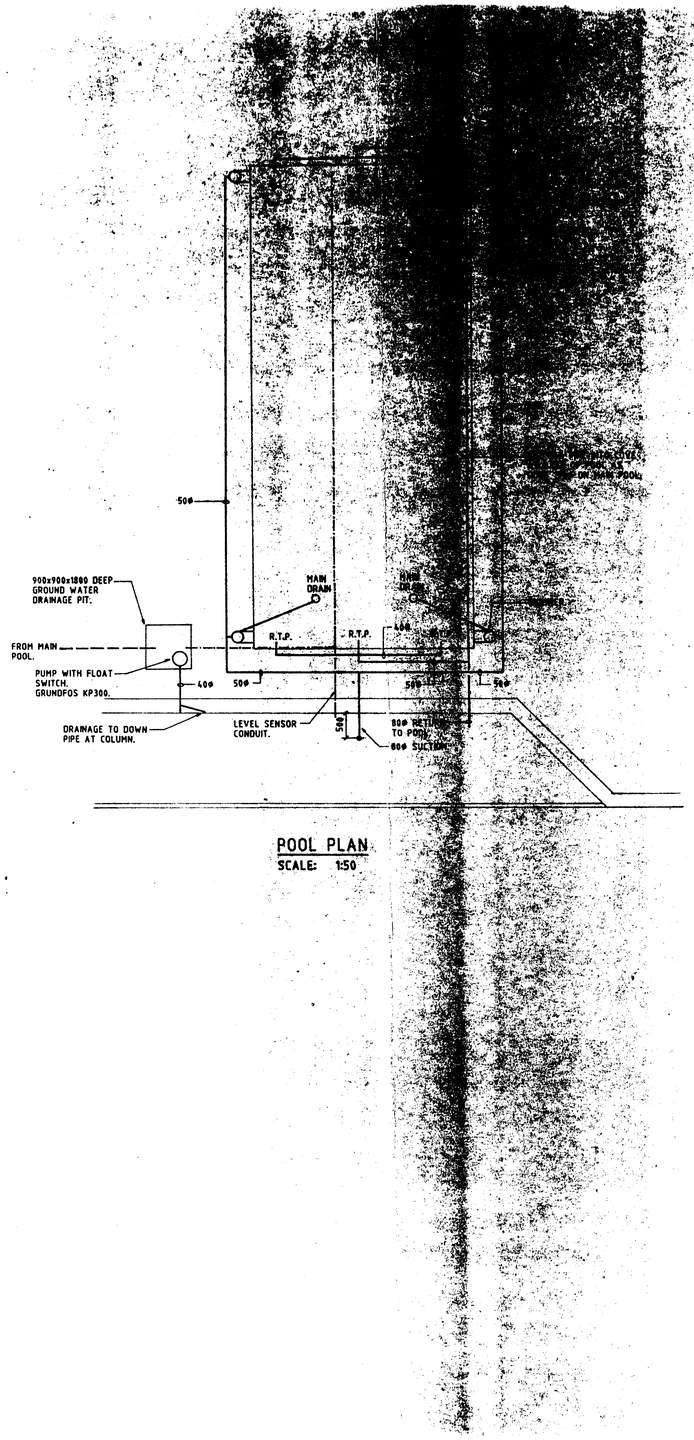
No.	Amendment	Date

POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

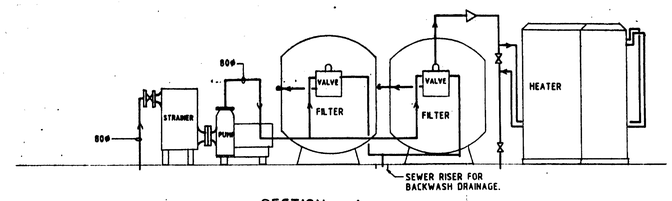
Title: SWIMMING POOL & SPA HYDRAULICS

SECTIONS & PLANTROOM

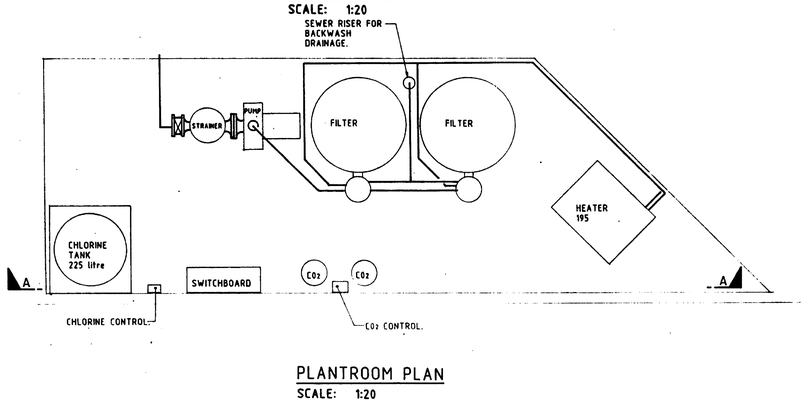
Drawn: V deF / TM	Date: May 1990
Scale: As shown	Approved:
Job No: 508	Drawing No: 508-H2



POOL PLAN
SCALE: 1:50



SECTION A
SCALE: 1:20



PLANTROOM PLAN
SCALE: 1:20

PLANS/E.H.E. No. 75841/E
Received Building Section
15 MAY 1990
ACT Administration

75841/E

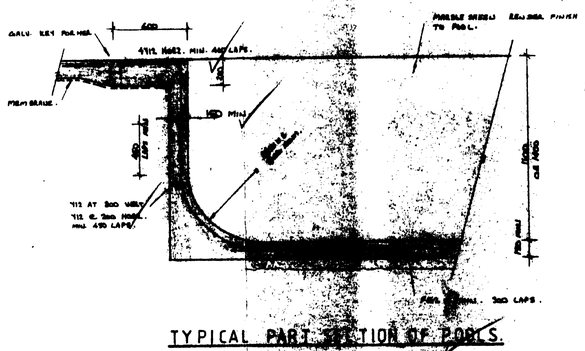
(52)

Date	Amendment	Date

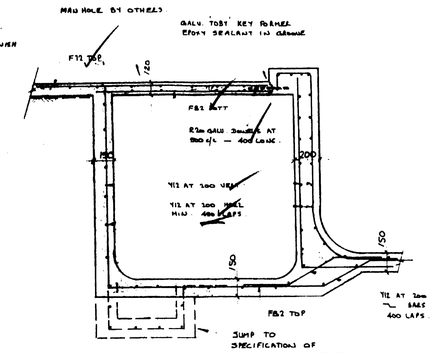
POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

Title: SMALL POOL HYDRAULICS
KALEEN INDOOR FITNESS CENTRE
PLANS & ELEVATION

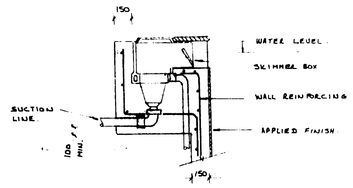
Drawn: V. de F. / T.M.	Date: May 1990
Scale:	Approved:
Job No: 508	Drawing No: 508-H3



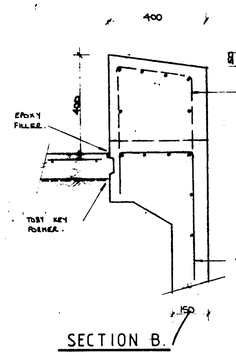
TYPICAL PART SECTION OF POOLS.



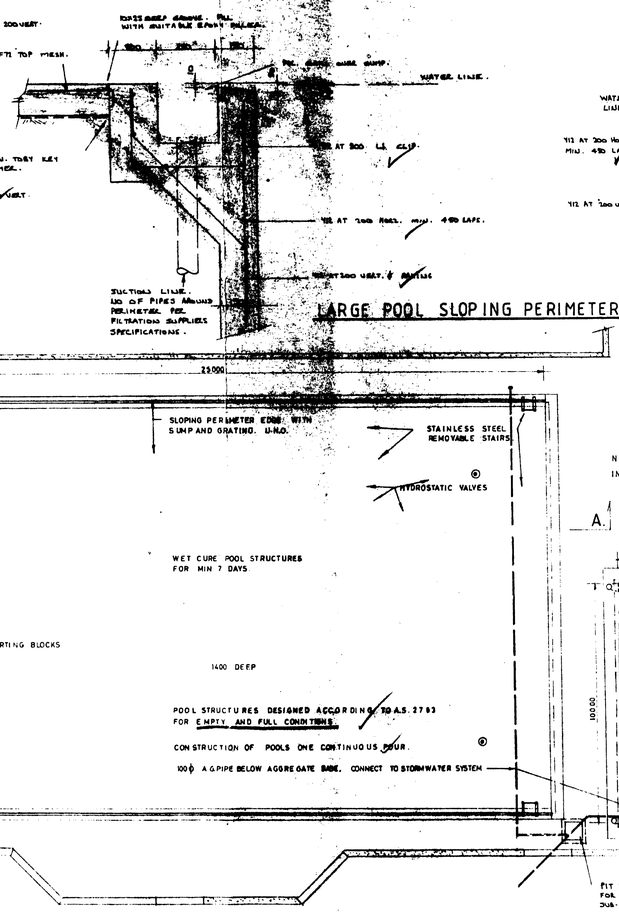
SECTION C.



SKIMMER BOX DETAIL.



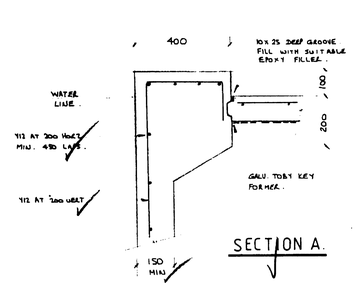
SECTION B.



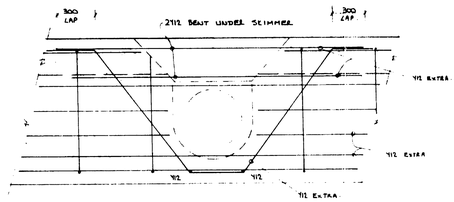
LARGE POOL SLOPING PERIMETER EDGE DETAIL.

PLAN OF SPRAYED REINFORCED CONCRETE POOLS.

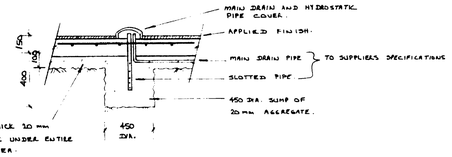
1:100.



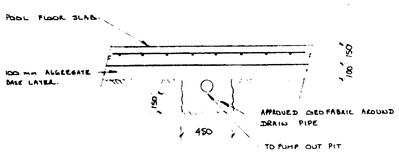
SECTION A.



SKIMMER BOX REINFORCEMENT.



HYDROSTATIC VALVE DETAIL



A.G. PIPE DETAIL BELOW POOL FLOOR

18.5.90.

75841/E

(53)

PLANS/FILE No.

Received

15 MAY 1990

GENERAL NOTES

G1 These drawings shall be read in conjunction with all contemporaneous and other consultants drawings and specifications and with such other written instructions as may be issued during the course of the contract. Any discrepancies shall be brought to the notice of the Superintendent before proceeding with the work.

G2 Dimensions shall not be obtained by scaling the drawings. Figured dimensions only shall be used.

G3 Setting out dimensions shown on this drawing shall be verified by the builder.

G4 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.

G5 All workmanship and materials shall be in accordance with the requirements of the SAA codes and the by-laws and ordinances of the relevant building authority.

FOUNDATIONS

F1 Footings shall be taken down to undisturbed ground.

F2 Footings have been designed for an allowable bearing capacity of 600 kPa. Engineers Pty. Ltd. must obtain approval of the foundation material before placing concrete.

TIMBER

T1 All workmanship and materials shall be in accordance with AS1720 and AS1684.

T2 Unless timber is specified by a specific species then the timber shall be:

Element	Timber min. strength	Joint group	Durability class

CONCRETE

C1 All workmanship and materials shall be in accordance with AS1480, 3600.

C2 Concrete components and quality:

Element	f'c MPa	Slump mm	Max agg. mm	Concrete type
Pool Concrete	30	60	10	A

C3 Clear cover to all reinforcement unless otherwise stated shall be:

Element	Formed and not exposed to weather Condition 1	Formed and exposed to natural water or aggressive Condition 2	Not formed and not exposed to weather placed Condition 3
Footing	50	70	75
Beams	30	40	50
Slabs & Walls	20	30	40

NOTE: Concrete exposed to corrosive vapour or sea water shall have minimum 70 cover

C4 Steel of unknown elements do not include thickness of applied finishes.

C5 Beam depths are overall but heights are measured to top of slab.

C6 No holes or chases other than those shown on the structural drawings shall be made in concrete members without prior approval of the engineer.

C7 Construction joints to be at only those points as specifically approved by the engineer.

C8 Reinforcement is represented diagrammatically and not necessarily drawn in the true projection.

C9 Splices in reinforcement shall be made only to the positions shown or as otherwise approved by the engineer. Where lap length is not shown it shall be sufficient to develop the full strength of the reinforcement.

C10 Welding of the reinforcement shall not be permitted unless otherwise shown.

C11 All reinforcement shall be supported in its correction position during pouring by approved chairs, spacers or ties.

C12 Reinforcement symbols: R Round mild plain deformed bar
C Cold worked deformed bars
S Structural grade round bars
F Hard drawn steel wire fabric

The number which follows the bar symbol is the nominal bar diameter in millimetres.

C13 Formwork shall comply with AS3610.

NOTES:-

- ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE FOLLOWING CODES:
- AS 3600 & 1480, AS 2783 CONC. SLAB & POOL STRUCTURES
- AS 1379 READY MIXED CONC. CODE.
- AS 1509 FORM WORK CODE
- AS 1012 METHODS OF TESTING CONC.
- AS. 1302, 3 & 4 REINFORCEMENT FOR CONC.

AND ALL OTHER CODES RELATING TO THIS STRUCTURE WITH ALL BY-LAWS OF ACT GOVERNMENT AND BUILDING MANUAL

- STRUCTURE DESIGNED TO BEAR ON FIRM ROCK FORMATION WITH SAFE ALLOWABLE BEARING PRESSURE OF 400 KPA.
- CONCRETE QUALITY (SHOTCRETE) F'C AT 28 DAYS - 30 MPa
- NO FILL SHALL FORM PART OF POOL FOUNDATION.
- MAXIMUM AGGREGATE SIZE - 10 mm
- MAXIMUM ALLOWABLE SLUMP - 60 mm
- CLEAR CONCRETE COVER TO REINFORCEMENT : 50 mm AGAINST WATER FACE. 65 mm AGAINST GROUND
- SIZES OF STRUCTURAL ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISH
- REINFORCING TIED WIT 16 SWG BLACK ANNEALED WIRE AT ALTERNATE INTERSECTIONS. TURN ENDS AWAY FROM CONCRETE FACE.
- NO HOLES OR CHASES PERMITTED WITHOUT ENGINEERS APPROVAL.
- HYDROSTATIC VALVES IN POSITIONS AS SHOWN WITH GRAVITAL WATER ACCESS AWAY FROM FROM ALL SUB AREAS OF FLOOR.
- GATES AND FENCES TO COMPLY WITH AS 1926

POOL STRUCTURE IN RECREATION CENTRE FOR F.S.F. HOLDINGS P/L

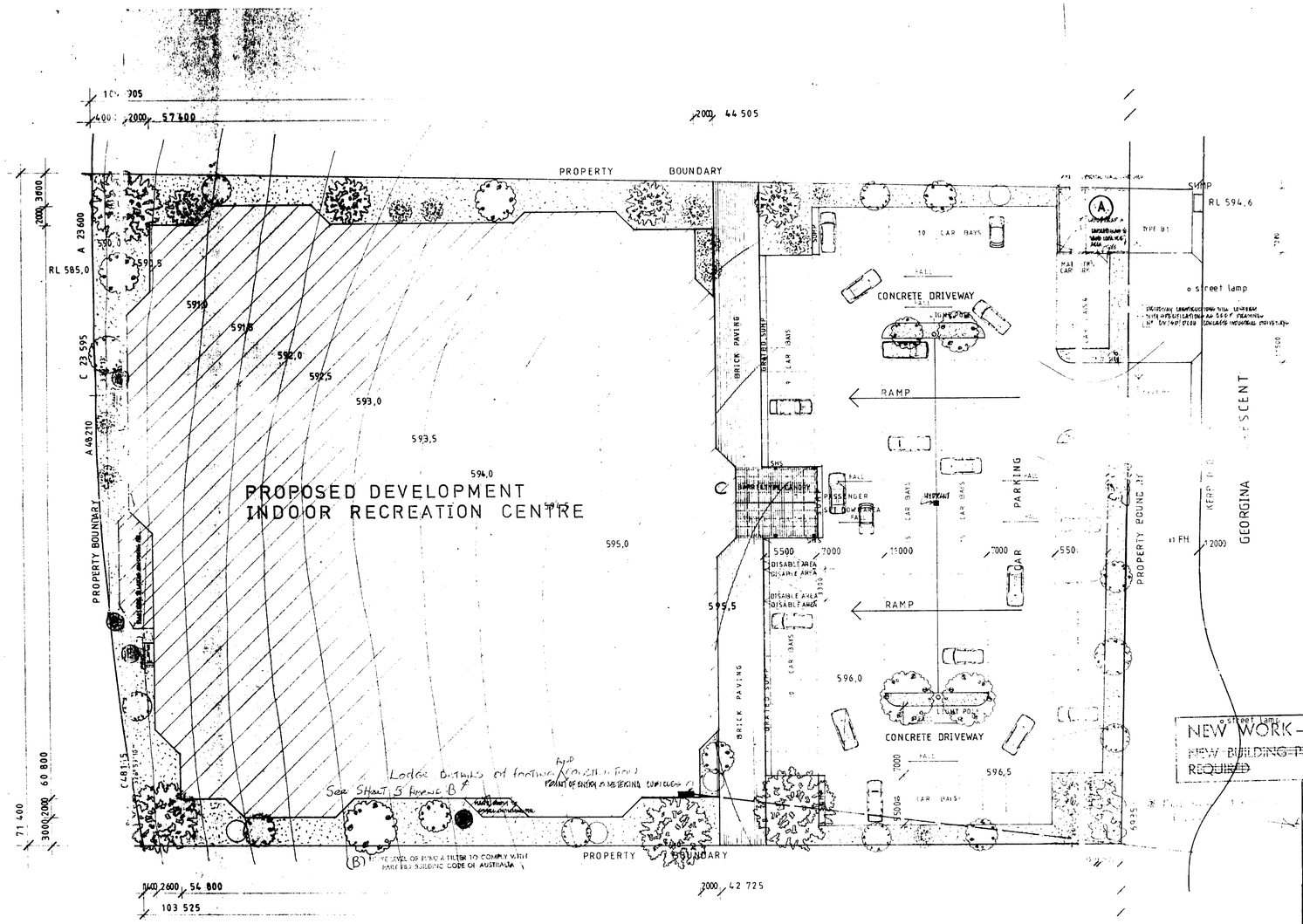
BLOCK 4. SECTION 89

KALEEN. ACT.

Jan van der Veen C.Eng M.I.Struct.E. M.I.E.(Aust)
CONSULTING STRUCTURAL ENGINEER
33 Fishwinge Cres
Evatt ACT 2617
Telephone (062) 58 4469

SCALE:- 1:100, 20, 10. DATE:- APRIL 1990

DESIGN:- JOB NO:- 9004-20



SITE PLAN

Landscaping (A) not approved
Clearance Proposed trees
(B) Roads Maintenance
(C) Traffic
(D) Waste Management

APPROVED IN RESPECT OF NOMINATED AMENDMENTS hereon AND ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED.
6 AUG 1990
DEPUTY BUILDING CONTROLLER UNDER BUILDING Act 1972
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

NEW WORK — ~~NEW BUILDING PERMIT REQUIRED~~

L.I.P.A. 3 JUL 1990 APPLN No. 716

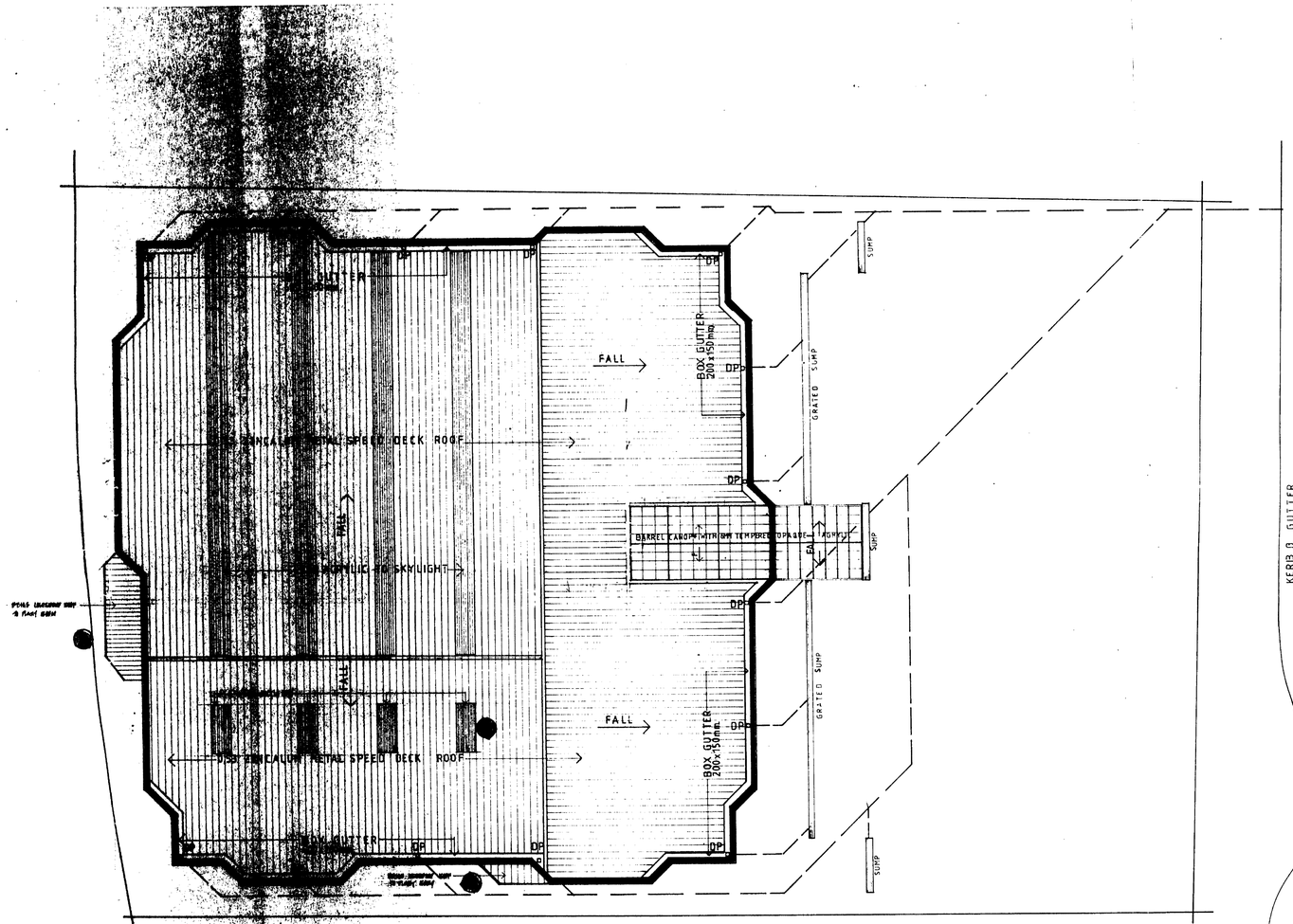
ISSUE	AMENDMENTS	DATE
A		JUNE 30/90
B		
C ✓		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES ARE TO BE REPORTED BEFORE ANY WORK IS COMMENCED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT, NORTH ADELAIDE

JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L. JOB No. 1052/89
SUBJECT: SITE PLAN, FLOOR & SECTION OF SALES
DATE: JUNE 30/90
DRAWN BY:
SCALE: 1:200
CHECKED BY:

75841/F
(54)



ROOF PLAN

KERB & GUTTER

GEORGINA CRESCENT

75841/F

(55)

3 - JUL 1990

APPLN No. 716

ISSUE	AMENDMENTS	DATE
B ✓	[illegible]	JUNE 30/90
D ✓	[illegible]	[illegible]

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L.

JOB No.: 1052/89

SUBJECT: ROOF & STORMWATER PLAN BLOCK 4 SECTION 89 MITCHELL A.C.T.

DATE: MARCH 89

DRAWN BY: K

CHECKED BY:

SCALE: 1 = 200

DRWG. No.: D 23

3 INDOOR CRICKET COURTS

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

CHILD CARE AREA

BAR & COFFEE LOUNGE AREA

OPEN AREA

LANE 1 1100 D

LANE 2 1750 D

LANE 3 1750 D POOL 25.0m x 16.5m

LANE 4 1750 D

LANE 5 1750 D

LANE 6 1100 D

10.0m x 4.5m CHILDREN'S POOL 1100 D

LARGE POOL PLANT ROOM

SMALL POOL PLANT ROOM

STORE ROOM

OFFICE

REFRESHMENT AREA

REFRESHMENT & CASHIER

COMPUTER ROOM

CHANGE ROOM

CHANGE ROOM

STORE ROOM

ENTRY

ENTRY

MALE

FEMALE

MALE

FEMALE

FEMALE

MALE

FEMALE

MALE

AIR LOCK

AIR LOCK

AIR LOCK

AIR LOCK

AIR LOCK

AIR LOCK

AIR LOCK

AIR LOCK

FIRE DOORS

FIRE DOORS

down STAIR

CLEANERS ROOM

EXIT

EXIT

EXIT

EXIT

EXIT

STEEL FRAME CLADDING

STEEL FRAME GLAZING

PRECAST CONCRETE WALL PANEL

PRECAST CONCRETE WALL PANELS

PEBBLE WASH FINISH

BRUSH JOIN FINISH

SEE PLAN 75841/J

SEE PLAN 75841/J

STEPS, LANDINGS, BALUSTRADES TO COMPLY WITH PART D2 BUILDING CODE OF AUSTRALIA

DELETE REFER DRWG No 7

APPROVED 13 JUL 1990

75841/F

(56)

3 - JUL 1990

APPLN No 796

ISSUE	AMENDMENTS	DATE
B		
C		
D		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
32 W. NEWCOMBE COURT, MOONEE PONDS

JOB: INDOOR RECREATION CENTRE FOR F.S.HOLDINGS P/L

JOB NO: 1052/89

SUBJECT: GROUND FLOOR PLAN

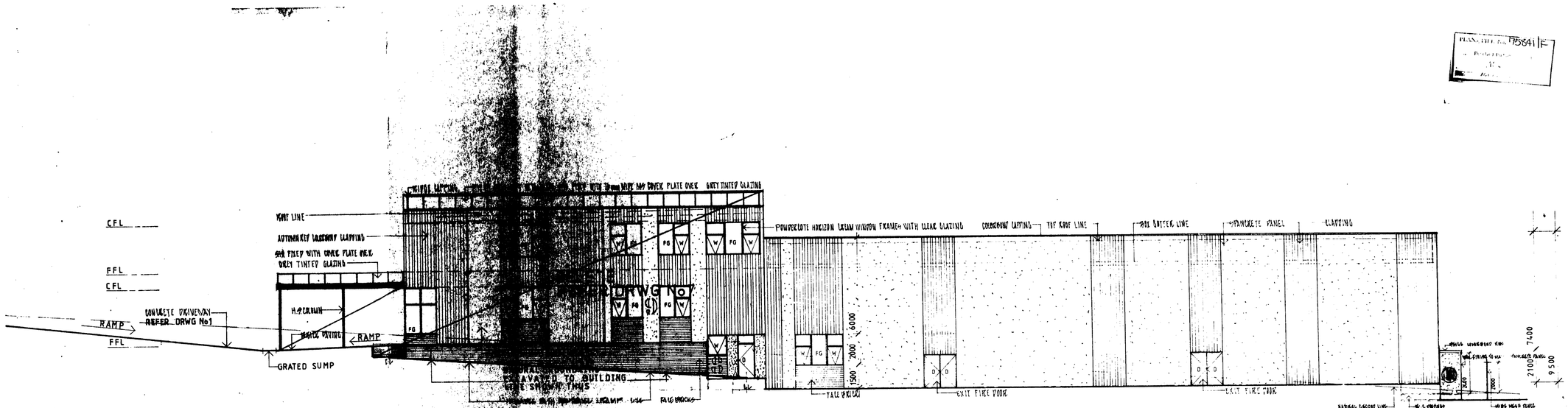
DATE: MAR 89

DRAWN BY: NAILEEN

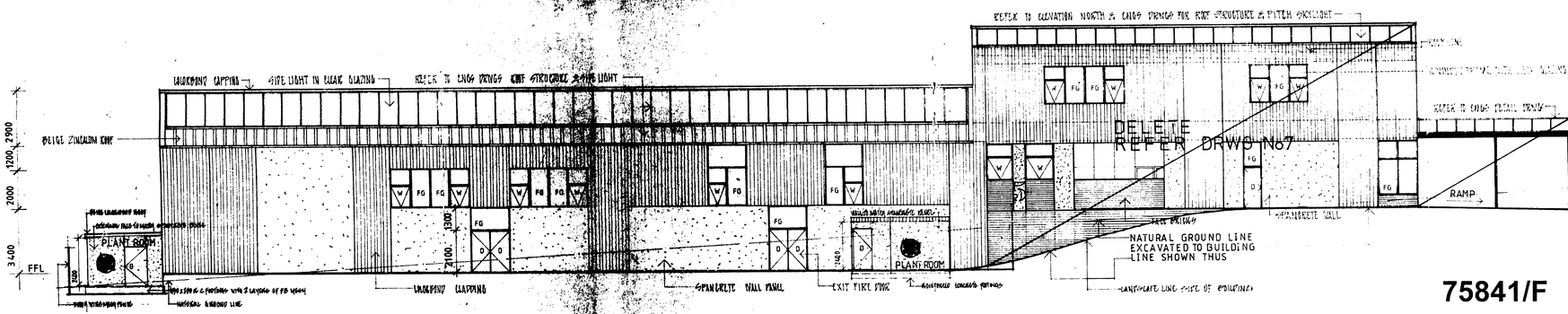
SCALE: 1:100

CHK BY:

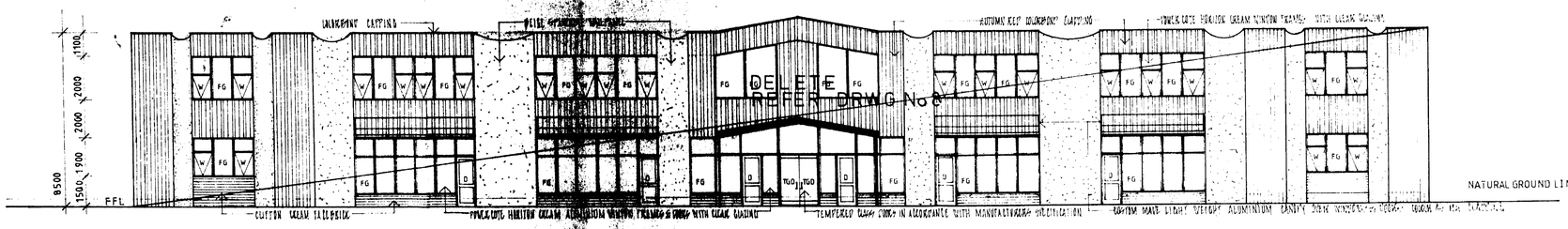
DRAWING



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

75841/F

(57)

PLANNING File No. 75841/F
Proposal
Applicant
Address

I.T.P.A.
3 - JUL 1990
APPLN NO. 376

ISSUE	AMENDMENTS	DATE
11	[illegible]	JUNE 30/90
10	[illegible]	[illegible]
9	[illegible]	[illegible]
8	[illegible]	[illegible]
5	[illegible]	[illegible]

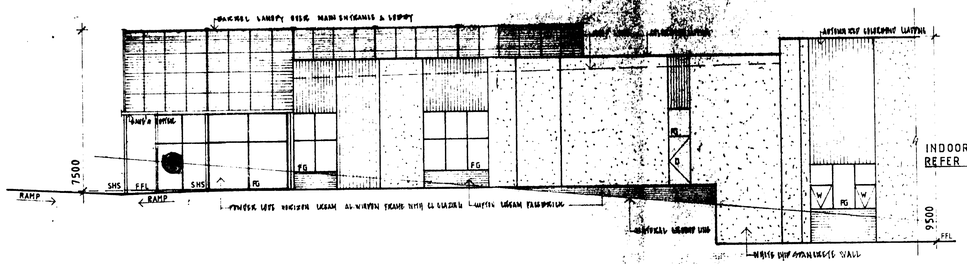
NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL A.C.T.
062 41 3065

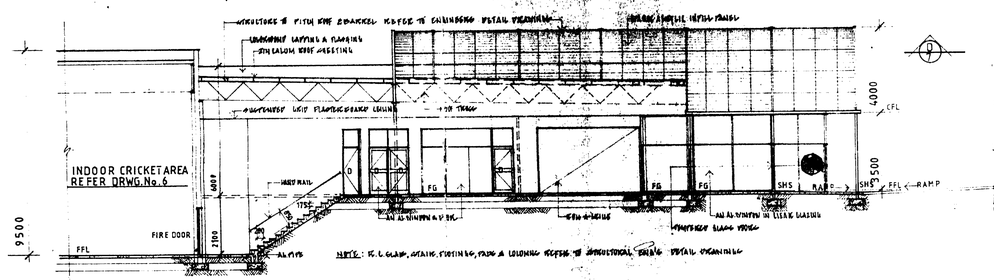
JOB: INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L
JOB No: 1052/89

SUBJECT: ELEVATION BLOCK 4 SECTION 89 KALEEN A.C.T.
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
DRWG No: 5
SCALE: 1:100

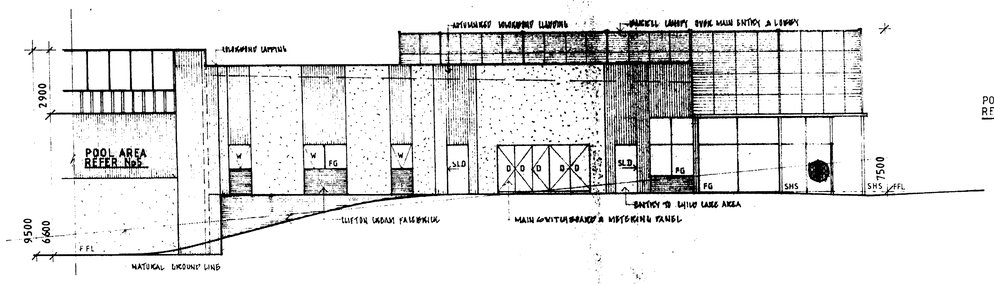
APPROVED
1 JUL 1990
[illegible]



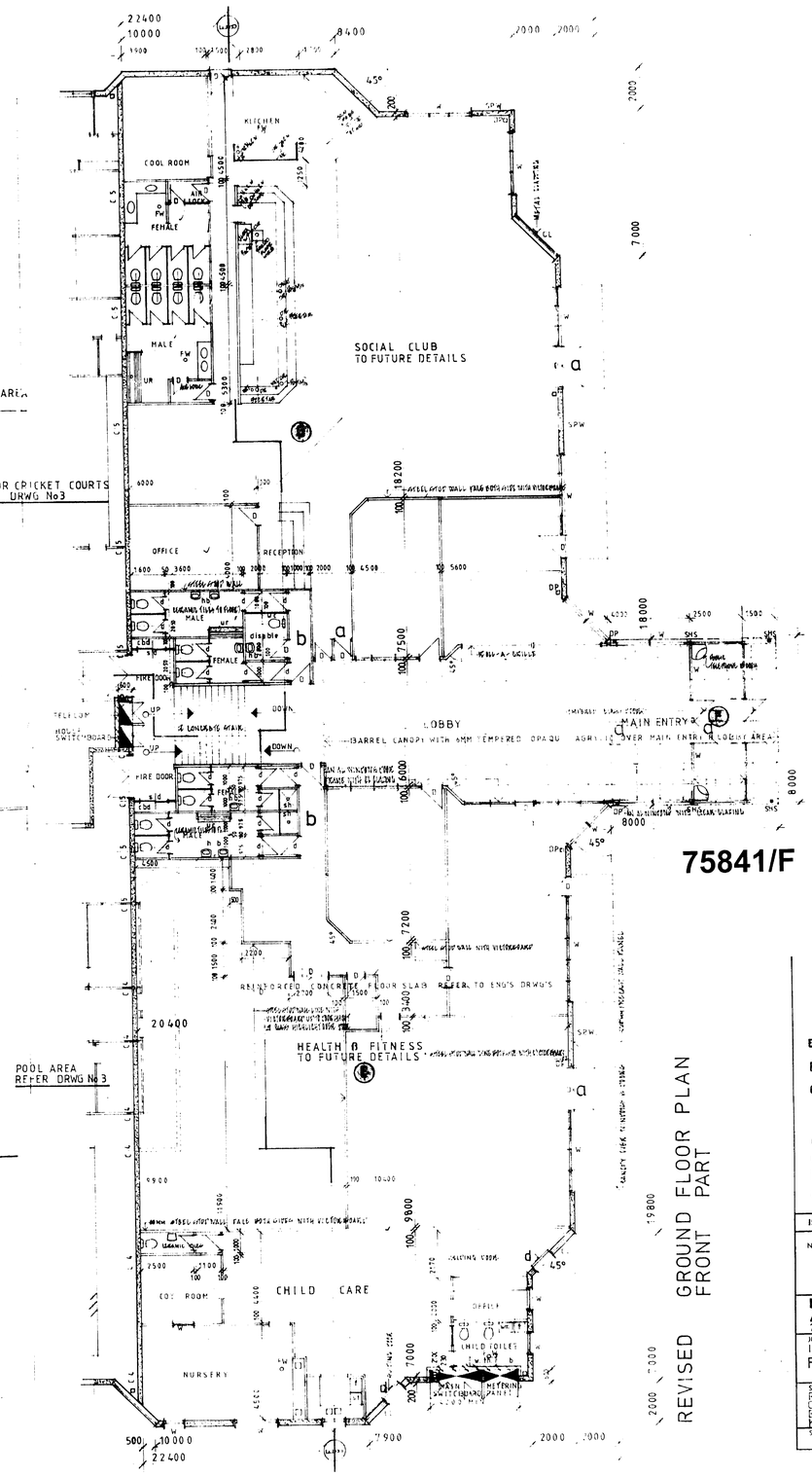
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

75841/F

(58)

ISSUE	AMENDMENTS	DATE
E	REVISED STEEL ROOF TRUSSES TO HEALTH & FITNESS STUDIO AREA	JUNE 30/90
F	RELOCATE CLAY TILE EXTENSION TO AREA COVERING IN PROFILCLIMA TILES AS ALTERATION	
G	REVISED FEMALE & MALE TOILETS TO SPECIAL LOOP	
d		
c		
b		
a		

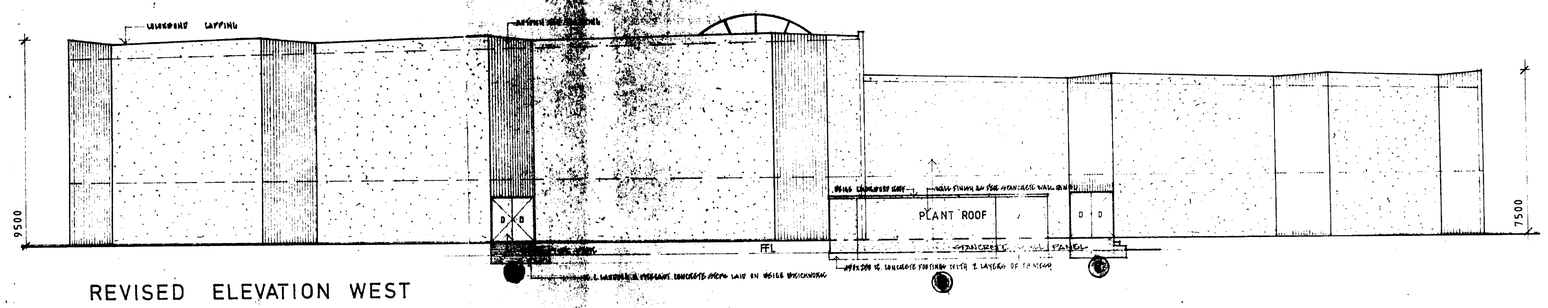
NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

L.I.P.V. 3 - JUL 1990 APPLN No. 75K

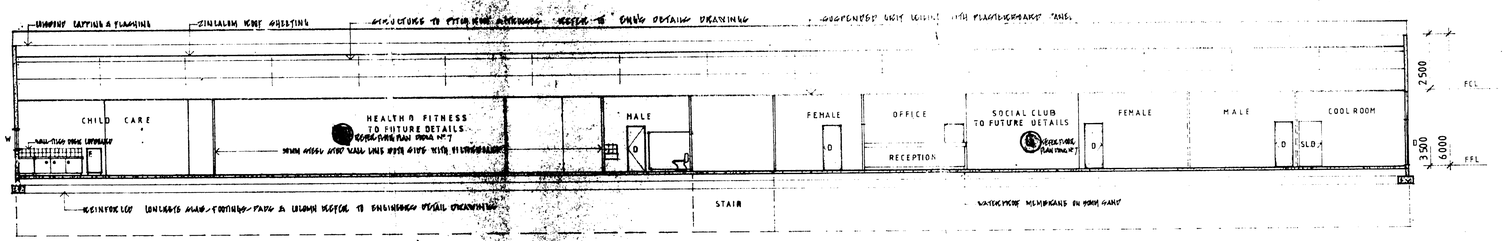
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 06 247 3065
20 WINCHCOMBE COURT MITCHELL ACT

JOB: INDOOR RECREATION CENTRE
F.S.F. HOLDINGS PTY.LTD
JOB No.: 1052/89

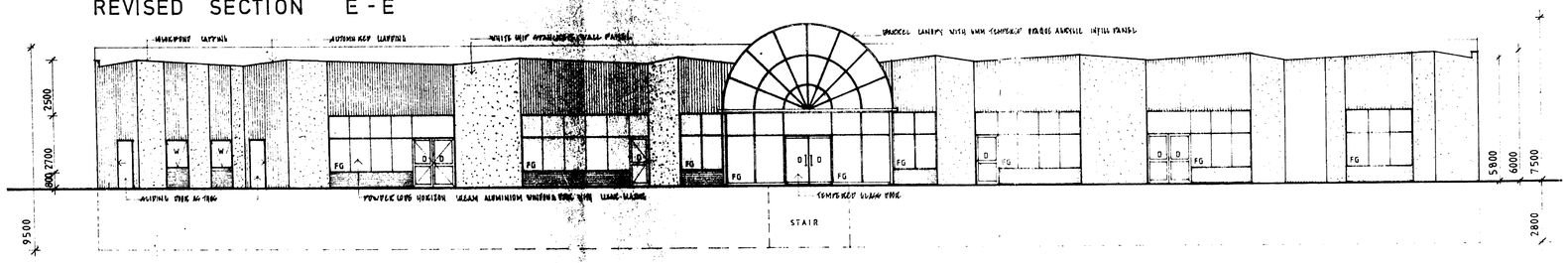
SUBJECT: REVISED G.FLOOR PL. ELEV. SECTION BLOCK A SECTION 89 KALEEN ACT
DATE: FEBR 90
DRAWN BY: N.H.
CHECKED BY: N.H.
DRWG. No.: 17
SCALE: 1 : 100



REVISED ELEVATION WEST



REVISED SECTION E - E



REVISED ELEVATION EAST

I.T.P.A.
3 - JUL 1990
ADMIN No. 776

ISSUE	AMENDMENTS	DATE
B	NEW PLANT ROOM FOR LARGE FANS	JUNE 30/90
C	NEW SCREEN TO NEARK EXIST STORES	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

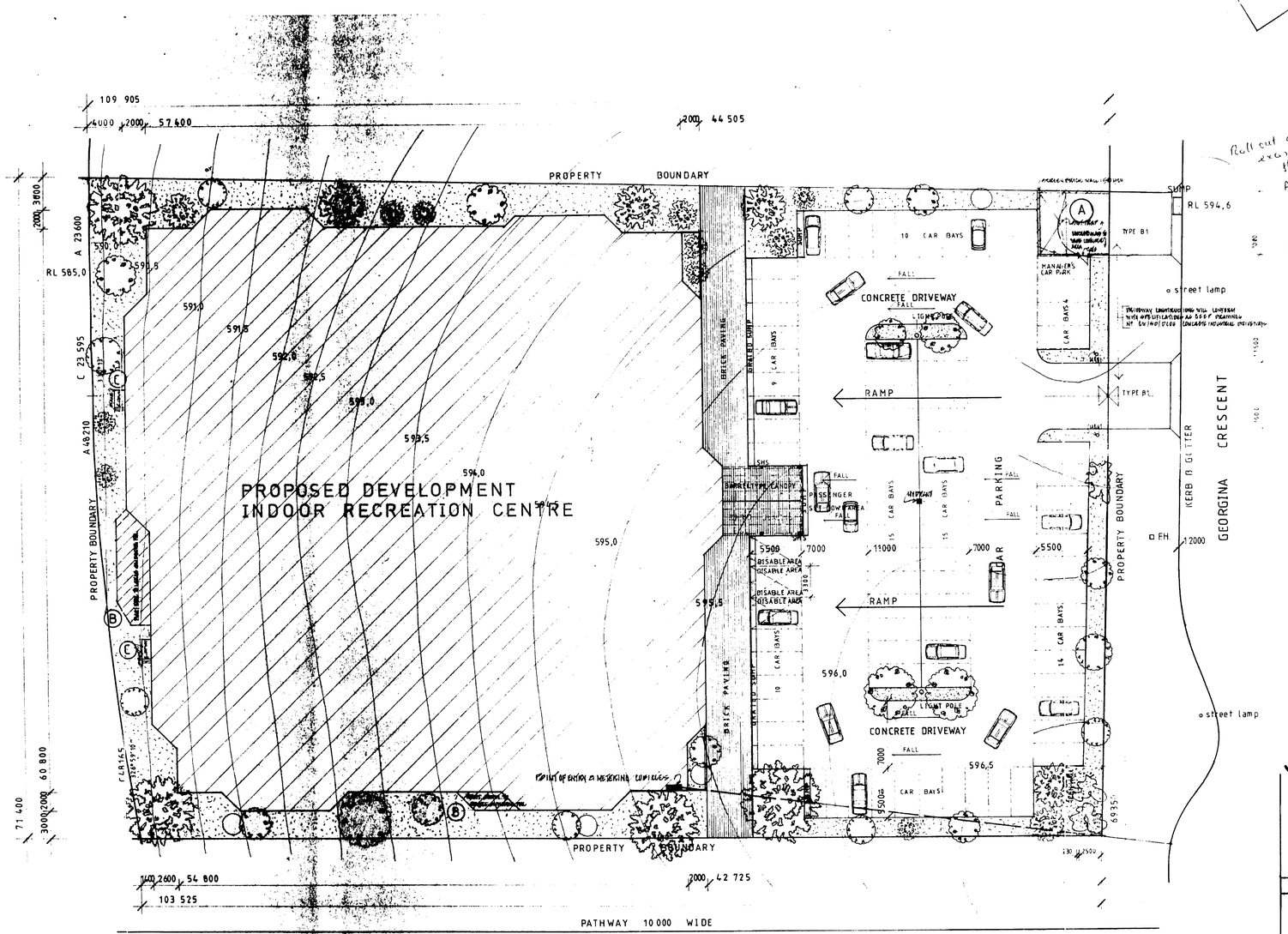
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT
06 241 3065
MITCHELL ACT

JOB: INDOOR RECREATION CENTRE F.S.F.HOLDINGS PTY.LTD.
JOB No.: 1052/89

SUBJECT: REVISED ELEVATION, SECTION BLOCK 4, SECTION 89 KALEEN ACT
DATE: FEBR. 90
DRAWN BY:
CHECKED BY: NH
SCALE: 1 : 100
DRWG. No.: 4D 4D

75841/F

(59)



Roll out distance as existing should not exceed 4 cm
Also the proposed should be supported by Council, Maintenance Dept the use of Contractor for use of Crossover for Bin Lifting etc
Thanks

SITE PLAN

75841/F

(60)

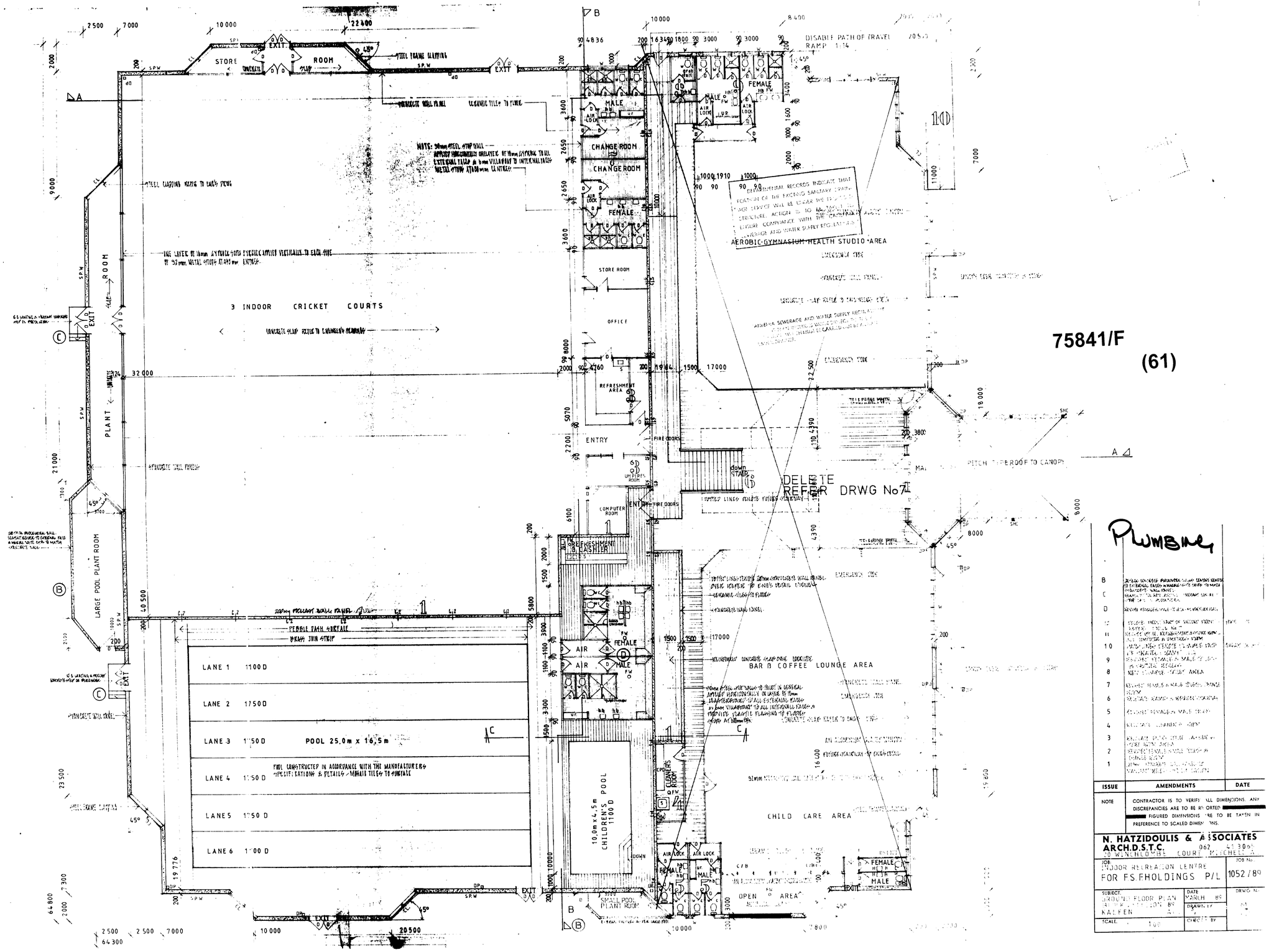
WASTE MANAGEMENT.

A	ASSESSMENT WASTE MANAGEMENT AREA	JUNE 30/90
B	PLANT ROOM FOR GARAGE & MASS SWIMMING POOL	
C	REQUIREMENTS OF CLAUSE 24 IN RELATION TO ENTRY/EXIT FROM GEORGINA CRESCENT	
	AMENDMENT AS SHOWN IN COLOUR	AUGUST 1990

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL ACT 2911

JOB: INDOOR RECREATION CENTRE FOR F.S.F. HOLDINGS P/L.		JOB No.: 1052/89
SUBJECT: SITE PLAN BLOCK 4 SECTION 89 KALEEN ACT	DATE: MARCH 89	DRWG. No. 1
	DRAWN BY: N	
SCALE: 1:200	CHECKED BY	



75841/F

(61)

PLUMBING

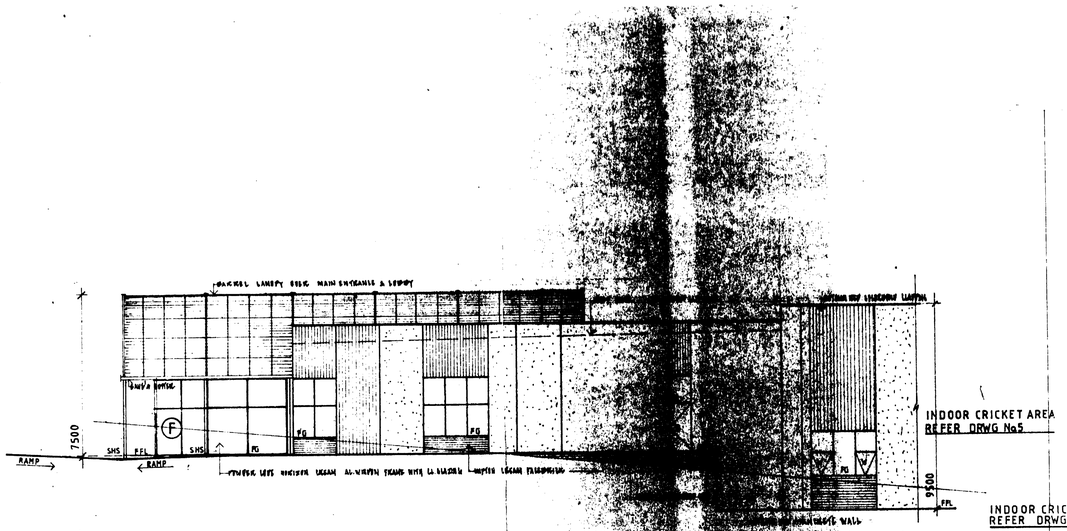
ISSUE	AMENDMENTS	DATE
B		
C		
D		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

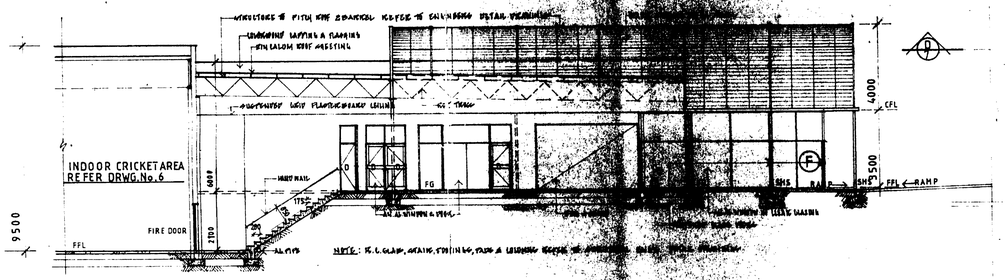
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41306
20 WINCHCOMBE COURT, MITCHELL A.

JOB: INDOOR RECREATION CENTRE FOR F.S.HOLDINGS P/L
JOB No. 1052/89

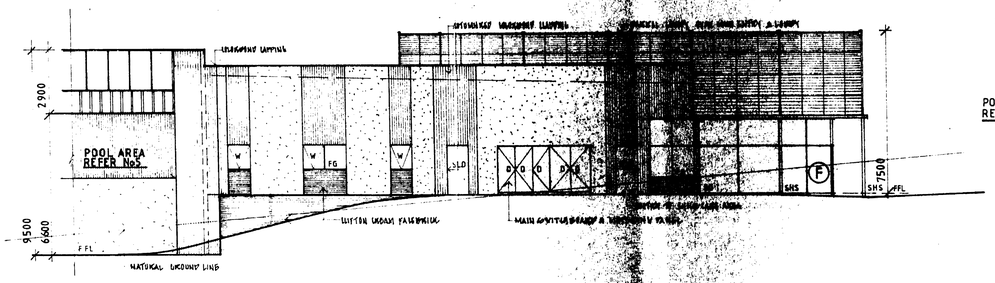
SUBJECT: GROUND FLOOR PLAN
DATE: MARCH 89
DRAWN BY:
SCALE: 1:100
CHECKED BY:
DRWG No.



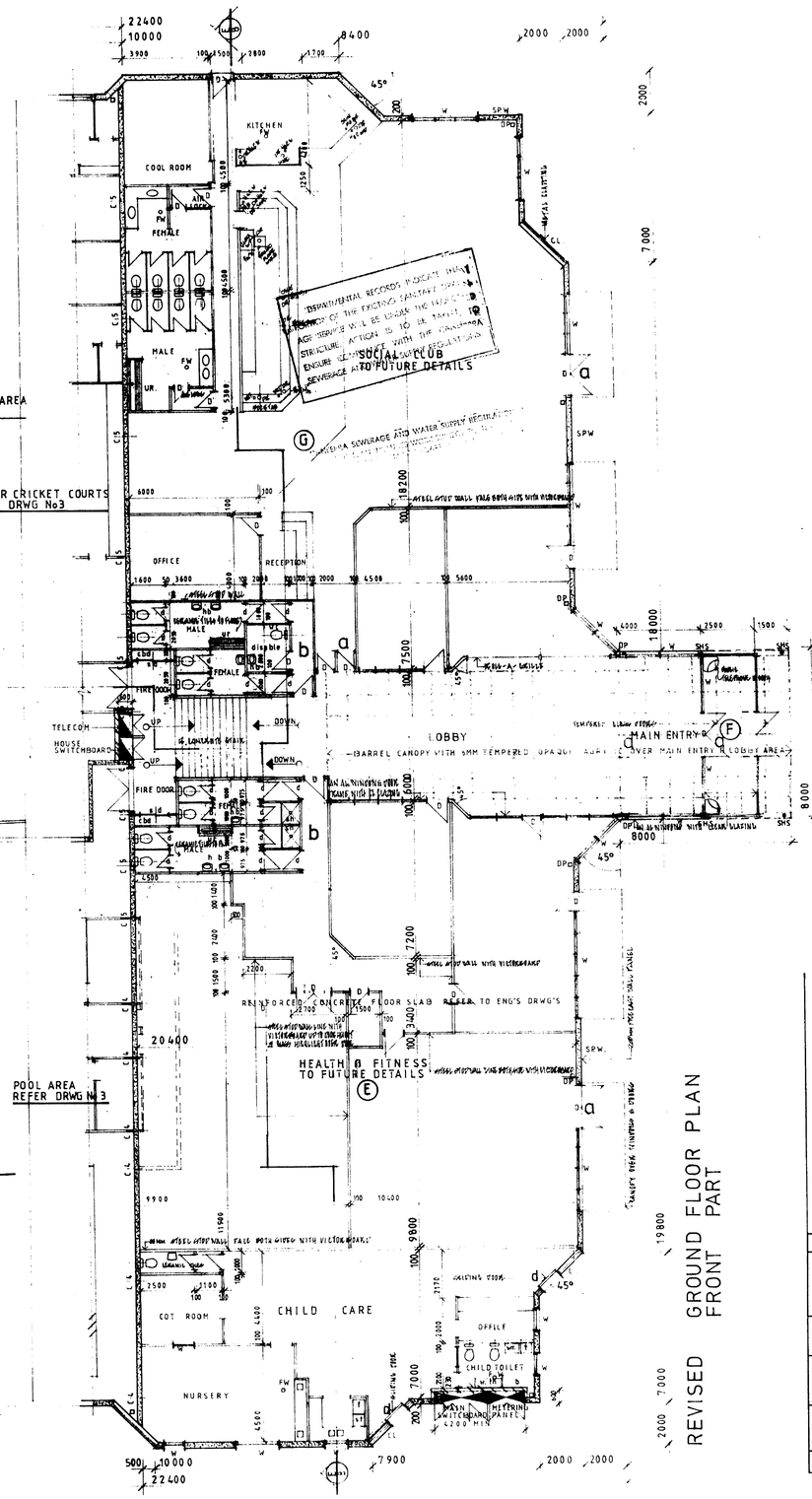
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

75841/F

(62)

E	REVISED INTERNAL WALL POSITIONS TO REALIGN W. KITCHEN & FLOOR PLANS	JUNE 30/90
F	REVISED LOADING DOCK POSITION TO NEW POSITION & PROVIDED NEW FIN. FLR. LEVELS	
G	REVISED FEMALE & MALE TOILETS TO ACTUAL LAYOUT	
	MAJOR LIFT LEVELS ATTACHED	31/10/90
d	ADDITIONAL DOORS, REVISED WALL POSITIONS & ROOM AREAS (REF. DRWG No 1052/89/2)	
c		
b		
a	REVISED STRUCTURE TO SUIT REVISED LAYOUT	

ISSUE	AMENDMENTS	DATE

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL ACT 06 241 3065

JOB: INDOOR RECREATION CENTRE
F.S.F. HOLDINGS PTY.LTD
JOB No.: 1052/89

SUBJECT: REVISED G.FLOOR PL.ELEV.SECTION BLOCK & SECTION 89 KALEEN ACT
SCALE: 1 : 100
DATE: FEBR 90
DRAWN BY: J.P.
CHECKED BY: N.
DRWG. No.: F/G

75841/G

75841/G

(63)

5 1/2

3 INDOOR CRICKET COURTS

LARGE POOL PLANT ROOM

PLANT ROOM

EXIT

ROOM

FEMALE

MALE

LANE 1 1100 D

LANE 2 1750 D

LANE 3 1750 D POOL 25.0m x 16.5m

LANE 4 1750 D

LANE 5 1750 D

LANE 6 1100 D

POOL CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS & DETAILS

PEBBLE WASH FINISH

PRECAST WALL PANEL

STEEL FRAME CLADDING

EXIT

APPROVED IN RESPECT OF MATTERS WITHIN THE SCOPE OF THE BUILDING ORDINANCE

PEOPLE BUILDING CONTROLLER UNDER BUILDING ORDINANCE 1972

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

APPROVAL SUBJECT TO PLANS & SPECIFICATIONS MEETING THE REQUIREMENTS OF P.W.D. THROUGH THE COUNCIL'S ENGINEER WHERE NECESSARY FOR FURTHER APPROVAL

ISSUE	AMENDMENTS
NOTE	CONTRACTOR IS TO VERIFY ALL DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS TO BE PREFERRED TO SCALED DIMENSIONS

N. HATZIDOULIS & ASSOC. ARCH.D.S.T.C.

Jan van der Veen C.Eng M.I.Struct.E. M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER

33 Fitzhardinge Cres.
Evatt ACT 2617
Telephone (062) 58 4469

PLAN No. 75841/H
Received
ACT Authority

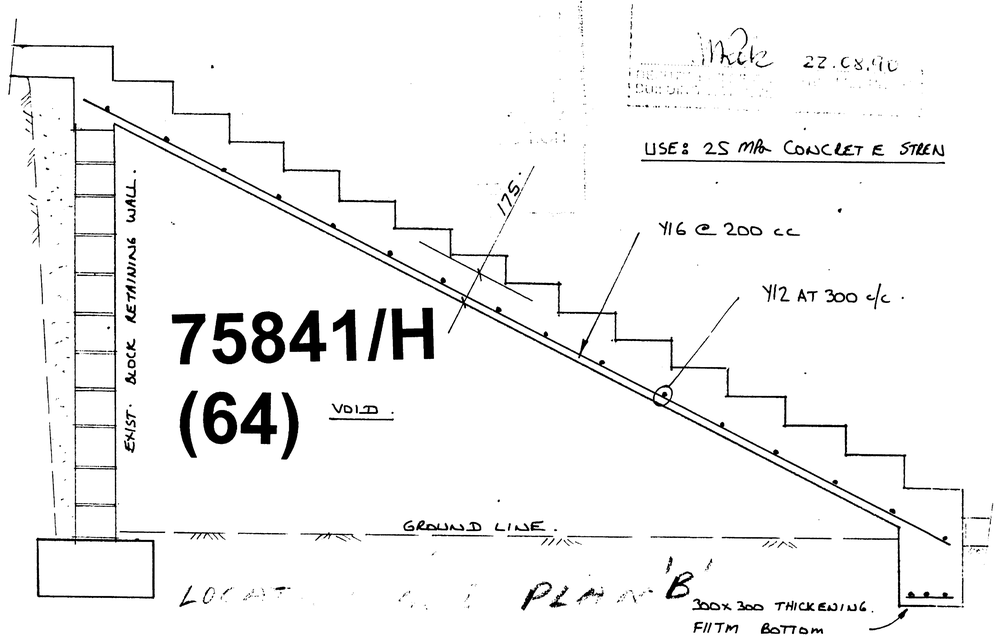
ENGINEER'S INSTRUCTION SHEET

To: N. HATZIDOULIS. Sheet No.: 01.

Contractor: Date: 6 AUG. 1990.

Project: NEW SPORTS COMPLEX : BLK 4. SECT: 89. KALEEN. ACT.

Subject: VARIATION PLAN TO INTERNAL STAIRS.



75841/H
(64) VOID.

LOCATION PLAN 'B'

STAIR SECTION.
1:25.

22.08.90

USE: 25 MPa CONCRETE STREN

17/7/90

Engineer:	Architect:	Received By:	Job No.:
M.I.E.			9008-06.

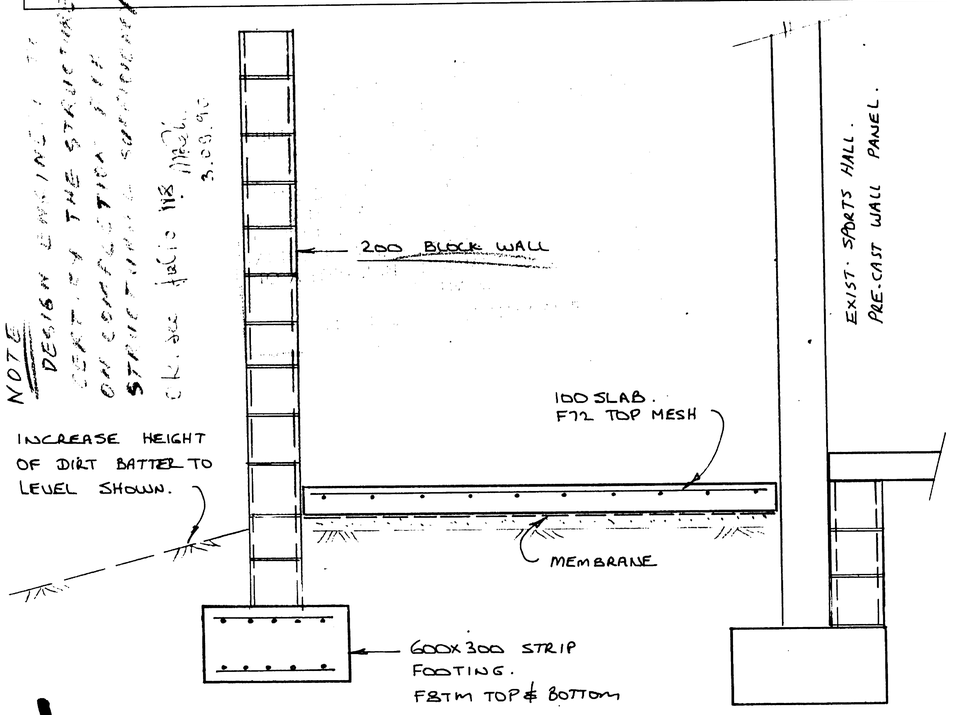
Jan van der Veen C.Eng M.I.Struct.E. M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER
33 Fitzhardinge Cres.
Evatt ACT 2617
Telephone (062) 58 4469

75841/J (68)

PLANS/FILE No. 75841/J
Received Building Section

ENGINEER'S INSTRUCTION SHEET

To: N. HATZIDOULIS & ASSOCIATES. Sheet No.: S1.
Contractor: Date: 8 AUG. 1990.
Project: SPORTS COMPLEX. BLK 4. SECT. 89. KALEEN. ACT.
Subject: BLOCK WALL & SLAB DETAIL AT REAR SCREEN WALL.



THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

SECTION OF WALL AND SLAB AT PLANT ROOM.

1:20.

LARGE PLANTROOM AREA.

LOCATION SEE PLAN 75241/F SHEET 3

24/7/90

Engineer:	Architect:	Received By:	Job No.:
m.i.E	Amdt (B) plan F dg. 1		9008-09.

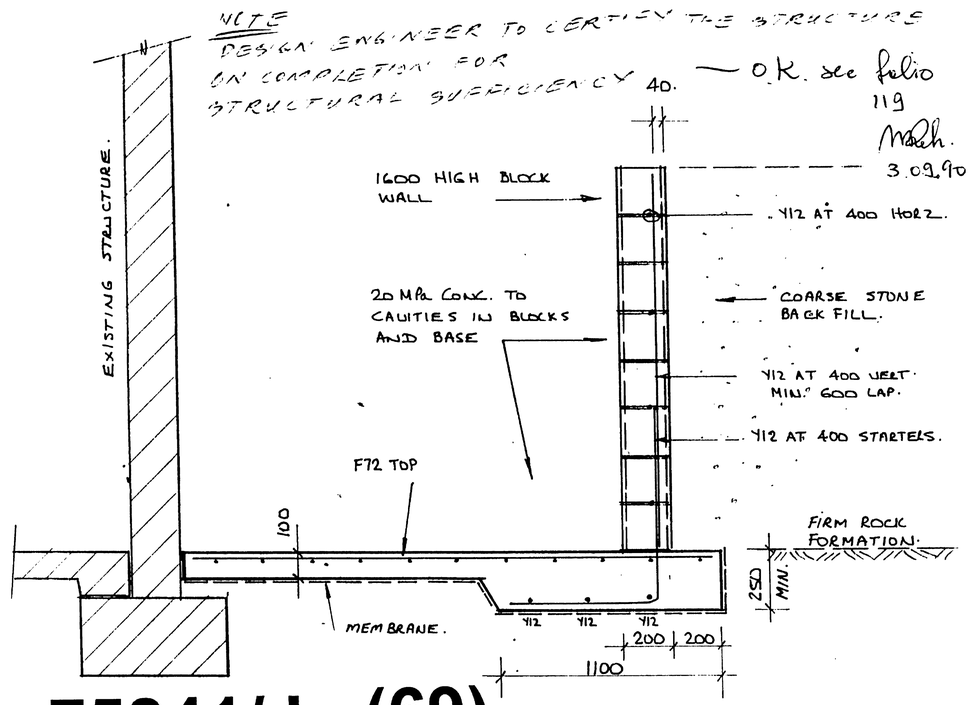
Jan van der Veen C.Eng M.I.Struct.E. M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER
33 Fitzhardinge Cres.
Evatt ACT 2617
Telephone (062) 58 4469

S1/2

75841/J

ENGINEER'S INSTRUCTION SHEET

To: N. HATZIDOULIS & ASSOCIATES. Sheet No.: S1.
Contractor: Date: 8 AUG. 1990.
Project: SPORTS COMPLEX. BLK 4. SECT. 89. KALEEN. ACT.
Subject: RETAINING WALL AT EXTERNAL NORTH & SOUTH SIDE.



NOTE
DESIGN ENGINEER TO CERTIFY THE STRUCTURE ON COMPLETION FOR STRUCTURAL SUFFICIENCY

O.K. see folio 119 Mach. 3.09.90

75841/J (69)

SECTION OF SLAB AND BLOCK RETAINING WALL.

1:20.

SMALL PLANT ROOM AREA.

SCREEN AREA.- WEST SIDE.

LOCATION SEE PLAN 75841/F SHEET 3

S1/2

Engineer:	Architect:	Received By:	Job No.:
J van der Veen M.I.E.			9008-08.

COMMERCIAL

ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION FORM

APPLICANT TO COMPLETE

NAME OF AUTHORITY KIAMA MUNICIPAL COUNCIL
BLOCK 1 SECTION 69 UNIT SUBURB KIAMA
LESSEE F S F HOLDINGS PTY LTD TEL WORK HOME
APPLICANT N. HATZIDOULIS TEL WORK 31 3565 HOME
LIST OF DRAWING NUMBERS
(only include drawings relevant to this authority, include drawing issue number or any special administration)
DWGS. NO. 1

DELEGATED OFFICER TO COMPLETE

I have examined the drawings listed and I advise that:
(please tick the appropriate square)
[X] the work as planned will meet this authority's requirements
[ ] the following objections are as follows:
for the basic trial a ramp of 1:20 will be provided to Council Code & consequent relocation of the tipper from the northern access road will be required to Council and a retaining wall to support the embankment.
[ ] further information is required as follows:
Signature: [signature]
Officer's Name: K. CAVANAGH Phone No. 232 0170

RECEIVED
27 SEP 1990
ACT Administration

ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION FORM

NAME OF AUTHORITY Kiama Council
BLOCK 1 SECTION 69 UNIT SUBURB Kiama
LESSEE F S F Holdings P/L TEL WORK 31 3565 HOME
APPLICANT N. Hatzidoulis TEL WORK 38 6644 HOME
LIST OF DRAWING NUMBERS
(only include drawings relevant to this authority, include drawing issue number or any special administration)
Dwgs. No. 1 Issue A & Drawings 1 of 2
No. 1 Issue A Dated 24/9/90

I have examined the drawings listed and I advise that:
(please tick the appropriate square)
[ ] the work as planned will meet this authority's requirements
[ ] the following objections are as follows:
[ ] further information is required as follows:
Signature: [signature]
Officer's Name: [illegible]

APPROVED

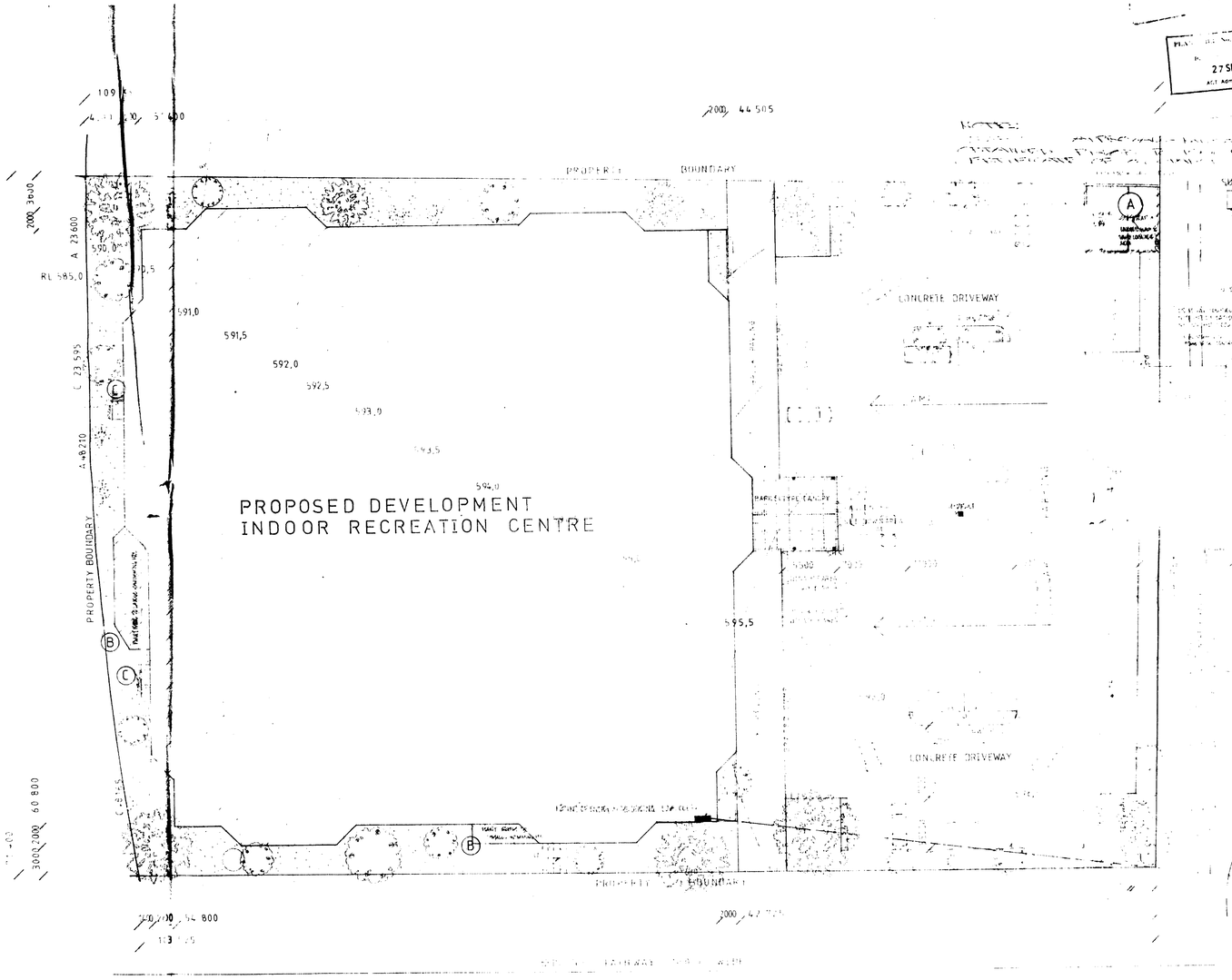
COMMERCIAL
ACT BUILDING CONTROL
PLAN APPROVAL CO-ORDINATION FORM
Plans on Town Planning Issue

NAME OF AUTHORITY Kiama Council
BLOCK 1 SECTION 69 UNIT SUBURB Kiama
LESSEE F S F Holdings P/L TEL WORK HOME
APPLICANT TEL WORK HOME
LIST OF DRAWING NUMBERS
(only include drawings relevant to this authority, include drawing issue number or any special administration)

APPLICANT TO COMPLETE

I have examined the drawings listed and I advise that:
(please tick the appropriate square)
[ ] the work as planned will meet this authority's requirements
[ ] the following objections are as follows:
[ ] further information is required as follows:
[ ] Building application and approval are attached to ..... sheet(s)
Signature:
Officer's Name:

APPROVED



SITE PLAN

PLAN
27 SEP 1990
ACT Administration

S1/2

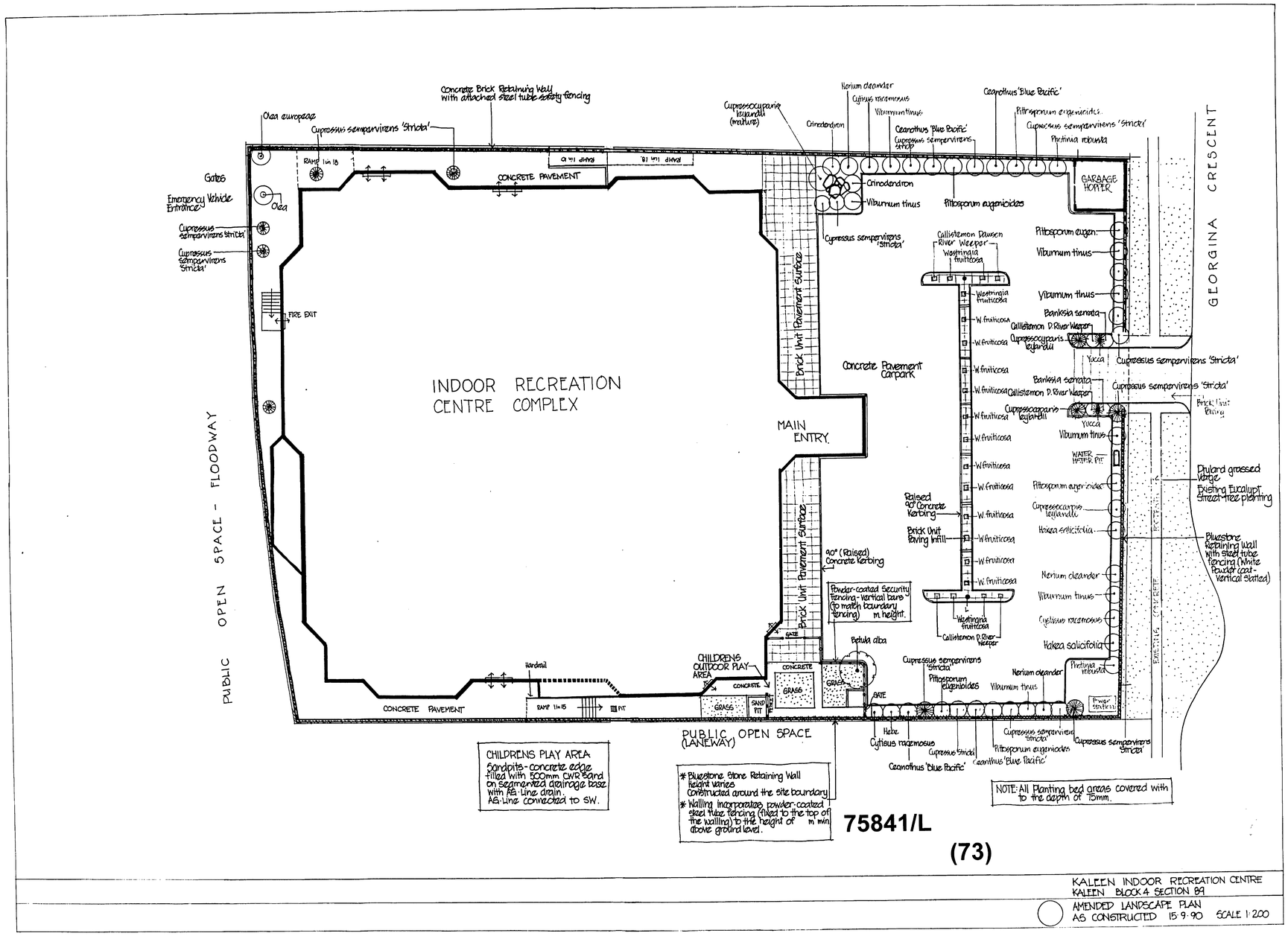
ISSUE	AMENDMENTS	DATE
A	SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN	5/10/90
B	AS REQUIRED BY COUNCIL	10/10/90
C	AS REQUIRED BY COUNCIL	24/10/90
	AS REQUIRED BY COUNCIL	1/11/90
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES ARE TO BE REPORTED BEFORE PROCEEDING. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

JOB: FOR F.S.F.HOLDINGS P/L
DRWG. NO. 10/2 A
SUBJECT:
DATE: MAY '90
DRAWN BY: N
SCALE:
CHECKED BY:

75841/L

(72)


Concrete Brick Retaining Wall with attached steel tube safety fencing
Olea europeae
Cupressus sempervirens 'Stricta'
Cupressocyparis leylandii (mature)
Nerium oleander
Cytisus racemosus
Viburnum tinus
Cinnodendron
Ceanothus 'Blue Pacific'
Cupressus sempervirens stricta
Pittosporum eugenioides
Cupressus sempervirens 'Stricta'
Photinia robusta
GARAGE HOMER
GEORGINA CRESCENT
Gates
Emergency Vehicle Entrance
Olea
Cupressus sempervirens 'Stricta'
Cupressus sempervirens 'Stricta'
RAMP 1in 18
CONCRETE PAVEMENT
FIRE EXIT
INDOOR RECREATION CENTRE COMPLEX
Brick Unit Pavement Surface
Concrete Pavement Carpark
MAIN ENTRY.
Callistemon Pawsen River Weeper
Westringia fruiticosa
Pittosporum eugen.
Viburnum tinus
Banksia serrata
Callistemon P. River Weeper
Cupressocyparis leylandii
Yucca
Cupressus sempervirens 'Stricta'
W. fruiticosa
Brick Unit Paving
Pittosporum eugenioides
Hakea salicifolia
Bluestone Retaining Wall with steel tube fencing (White Powder coat - vertical slatted)
Dwarf grassed Verge
Existing Eucalypt Street-tree planting
EXISTING CONCRETE FOOTPATH
PUBLIC OPEN SPACE - FLOODWAY
Raised 90° Concrete Kerbing
Brick Unit Paving Infill
90° (Raised) Concrete Kerbing
Powder-coated Security fencing - Vertical bars (to match boundary fencing) m height.
GATE
Betula alba
Handrail
CHILDRENS OUTDOOR PLAY AREA
CONCRETE
GRASS
SAND PIT
RAMP 1in 15
PUBLIC OPEN SPACE (LANEWAY)
Hebe
Cytisus racemosus
Ceanothus 'Blue Pacific'
Cupressus Stricta
Pittosporum eugenioides
CHILDRENS PLAY AREA
Sandpits - concrete edge filled with 300mm CWR Sand on segmented drainage base with AG-Line drain.
AG-Line connected to SW.
* Bluestone Stone Retaining Wall Height varies Constructed around the site boundary
* Walling incorporates powder-coated steel tube fencing (fixed to the top of the walling) to the height of m min above ground level.
NOTE: All Planting bed areas covered with to the depth of 75mm.
75841/L
(73)
KALEEN INDOOR RECREATION CENTRE
KALEEN BLOCK 4 SECTION 89
AMENDED LANDSCAPE PLAN
AS CONSTRUCTED 15.9.90 SCALE 1:200

27 SEP 1990
Dept. Territories & Local Government

75841/L

(74)

3 INDOOR CRICKET COURTS

LANE 1 1100 D
LANE 2 1750 D
LANE 3 1750 D POOL 25.0m x 16.5m
LANE 4 1750 D
LANE 5 1750 D
LANE 6 1100 D

POOL CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS & DETAILS - MOSAIC TILES TO WATERLINE

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

BAR & COFFEE LOUNGE AREA

CHILD CARE AREA

OPEN AREA

DELETE REFER DRWG No7

ISSUE	AMENDMENTS	DATE
P		
N		
M		
F	REVISED FEMALE & MALE TOILET AREA	
B		
C		
D		
E		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 30
70 WINCHCOMBE COURT, MITCHELL

JOB: INDOOR RECREATION CENTRE FOR F.S.FHOLDINGS P/L
JOB No. 1052/89

SUBJECT: GROUND FLOOR PLAN
DATE: MARCH 89
DRWG No. 01
DRAWN BY:
CHECKED BY:
SCALE: 1:100

3 INDOOR CRICKET COURTS

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

POOL 25.0m x 16.5m

BAR & COFFEE LOUNGE AREA

LANE 1 1100 D

NOT INCLUDED IN THIS APPROVAL 2 1750 D

REFER PAGE 3/9

LANE 3 1750 D

LANE 4 1750 D

LANE 5 1750 D

LANE 6 1100 D

PLANT ROOM

CHANGE ROOM

CHANGE ROOM

MALE

FEMALE

FEMALE

MALE

FEMALE

MALE

FEMALE

MALE

FEMALE

MALE

FEMALE

MALE

DELETE
REFER DRWG No7

EXIT

ENTRY

75841/L

(75)

8 OCT 1990

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS AT DISCREPANCIES ARE TO BE REPORTED FIGURED DIMENSIONS ARE TO BE TAKEN PREFERENCE TO SCALED DIMENSIONS	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

JOB: RECREATION CENTRE
FOR FS.FHOLDINGS P/L

1052/8

SUBJECT: FLOOR PLAN

DATE: MARCH 89

DRAWN BY:

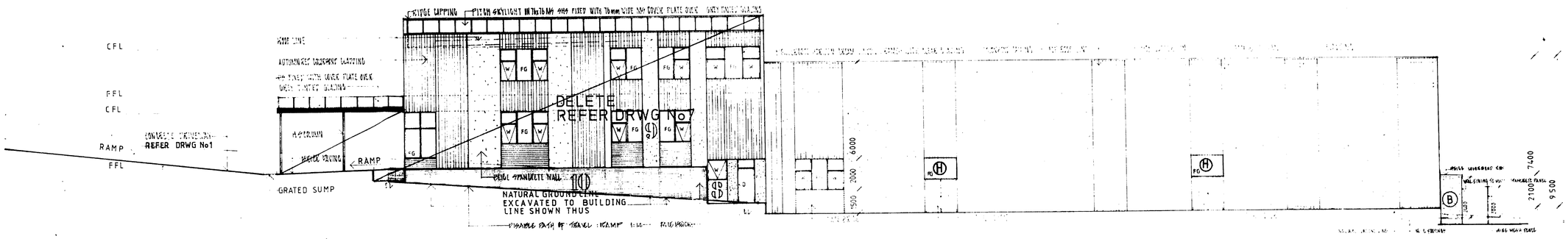
SCALE: 1:50

CHECKED BY:

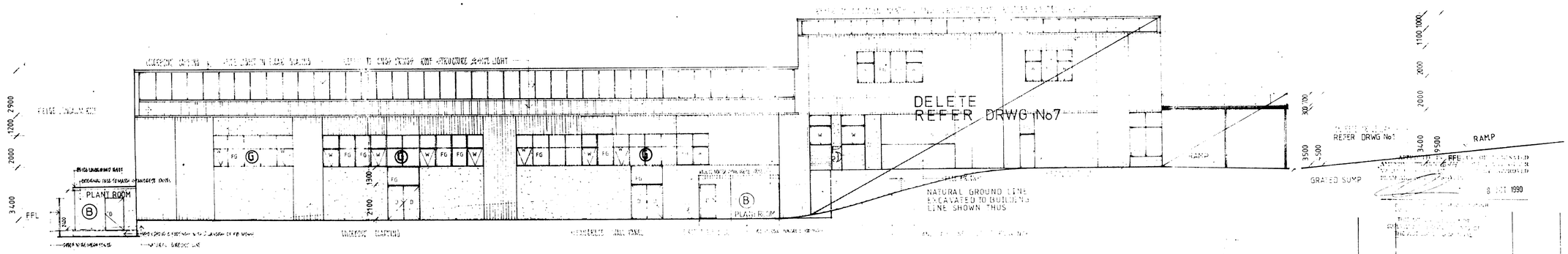
DRWG No

75841/L

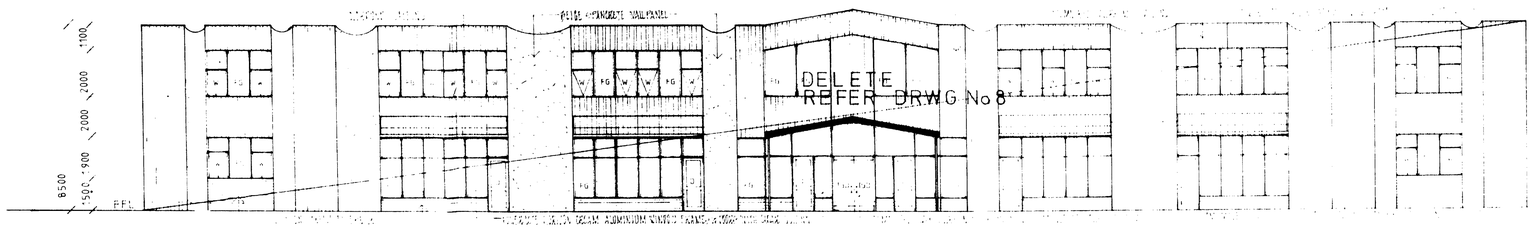
(76)



ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST

ISSUE	AMENDMENTS	DATE
H		
G		
B		JUNE 90

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES ARCH.D.S.T.C.

JOB: KNOX RECREATION CENTRE FOR F.S.F HOLDINGS P/L — JOB No: 1052/89

SUBJECT: ELEVATIONS — DATE: MARCH 89 — DRWG No: 5

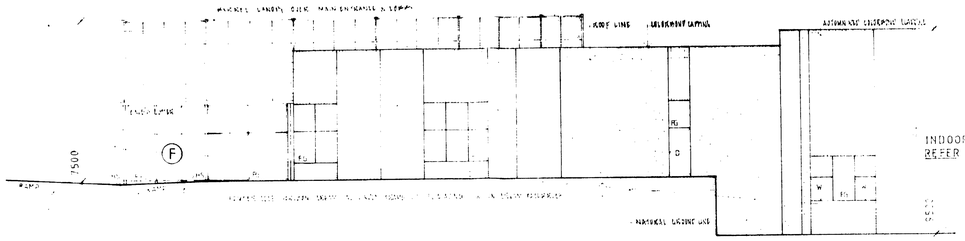
SCALE: 1:100 — DRAWN BY — CHECKED BY

LTPA 24 SEP 1990 1/10

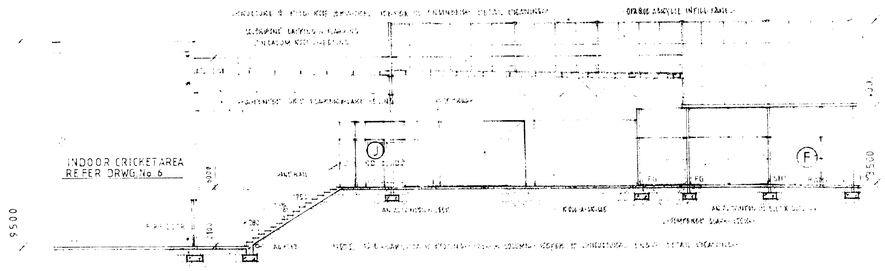
8 OCT 1990

75841/L

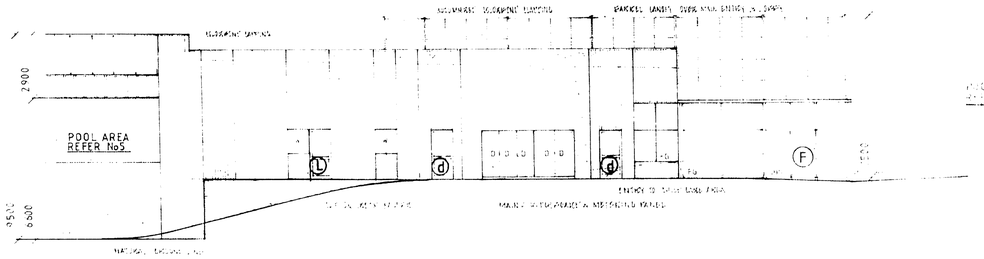
(77)



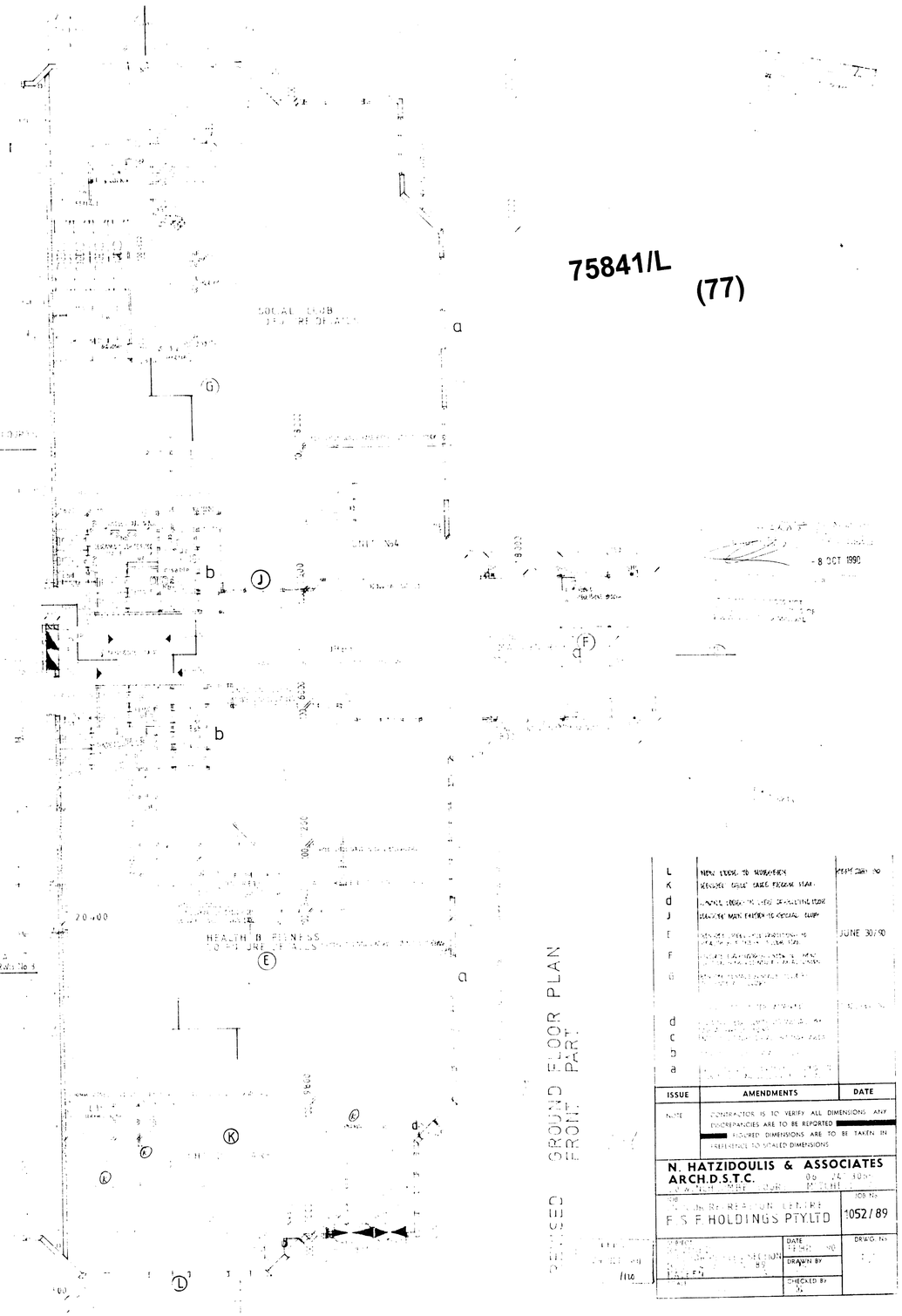
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART.

- 8 OCT 1990

ISSUE	AMENDMENTS	DATE
L	NEW DOOR TO WORKSHOP	
K	REVISED TABLE TENNIS ROOM	
d		
J		
E		JUNE 30/90
F		
G		
d		
c		
b		
a		

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
06 24 10 90

JOB NO: 1052/89

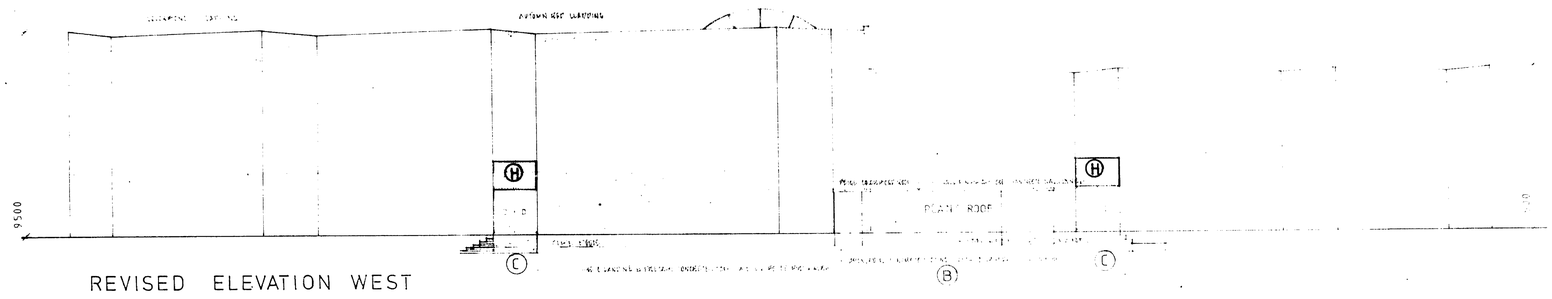
DRWG. NO:

DATE:
DRAWN BY:
CHECKED BY:

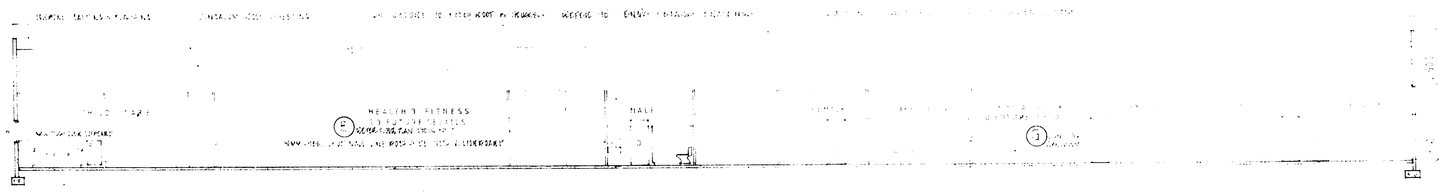
PLANS/FILE No. ..... /.....
Received Building Section
27 SEP 1990
ACT Administration

75841/L

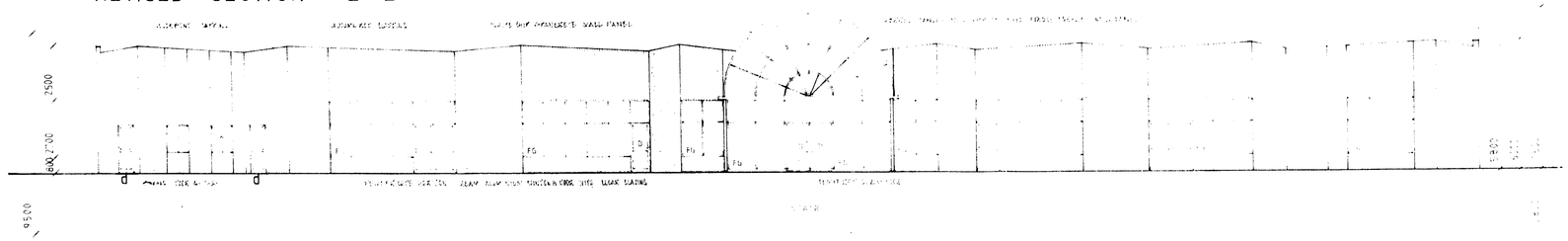
(78)



REVISED ELEVATION WEST



REVISED SECTION E - E



REVISED ELEVATION EAST

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR TO VERIFY ALL DIMENSIONS ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

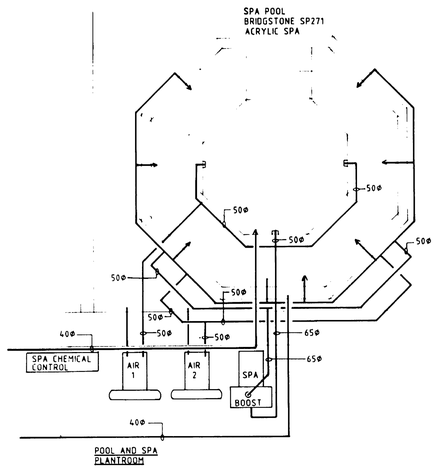
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
36 247 306
MELBE...

JOB: ALTERATIONS AND ADDITIONS FOR F.S.F.HOLDINGS PTY.LTD.
JOB No. 1052/89

DATE: FEBR 90
DRAWN BY:
CHECKED BY:
DRWG No.

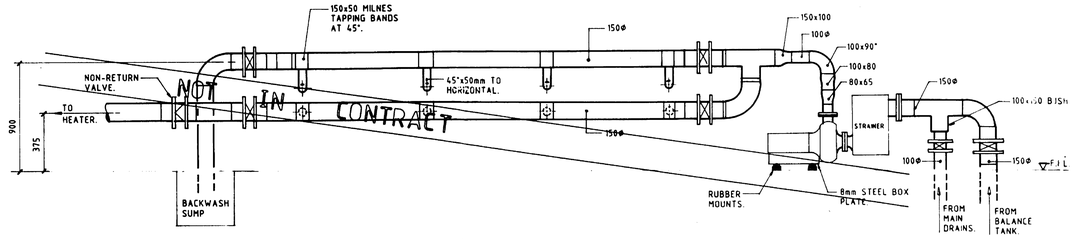
75841/L

(79)



SPA PLAN

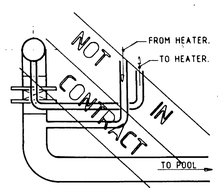
SCALE: 1:20



CROSS SECTION - PUMP & FILTERS No.1

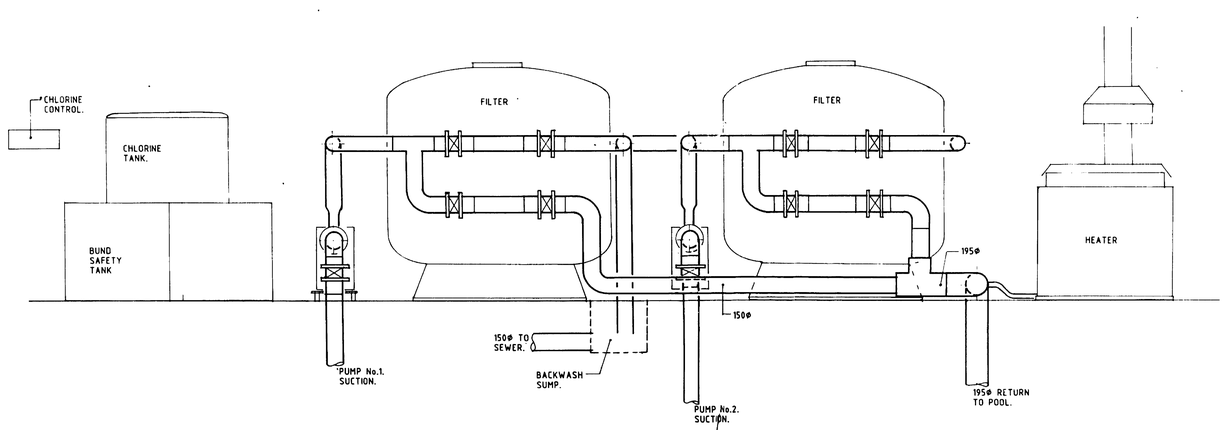
SCALE: 1:20

NOTE: MIRROR IMAGE FOR No.2 BUT NO MAIN DRAIN.



SECTION F
508-H2

SPA EQUIPMENT ELEVATION



SEPT 90	ADDED SPA HYDRAULICS	
Issue	Amendment	Date

POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

Title: SWIMMING POOL & SPA HYDRAULICS

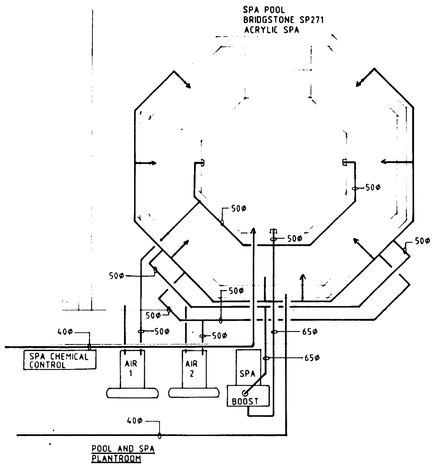
PLAN & SECTION

Drawn: V.de F. / T.M.	Date: May 1990
Scale: As shown	Approved:
Job No.: 508	Drawing No.: 508 - H4 - A

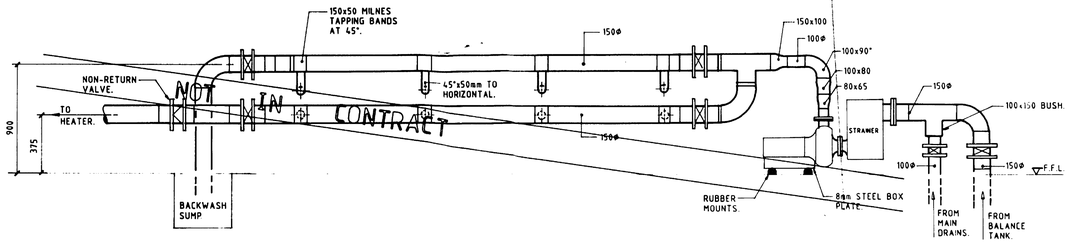
75841/L

(80)

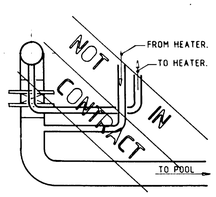
PLANS/FILE No.
Received Building Section
27 SEP 1990
ACT Administration



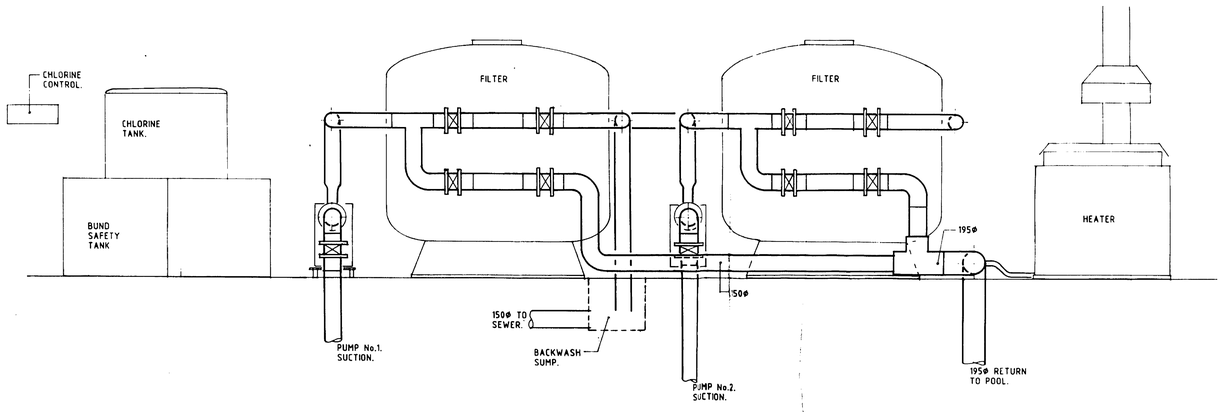
SPA PLAN
SCALE: 1:20



CROSS SECTION - PUMP & FILTERS No.1
SCALE: 1:20
NOTE: MIRROR IMAGE FOR No.2 BUT NO MAIN DRAIN.



SECTION F
508-H2
SPA EQUIPMENT ELEVATION



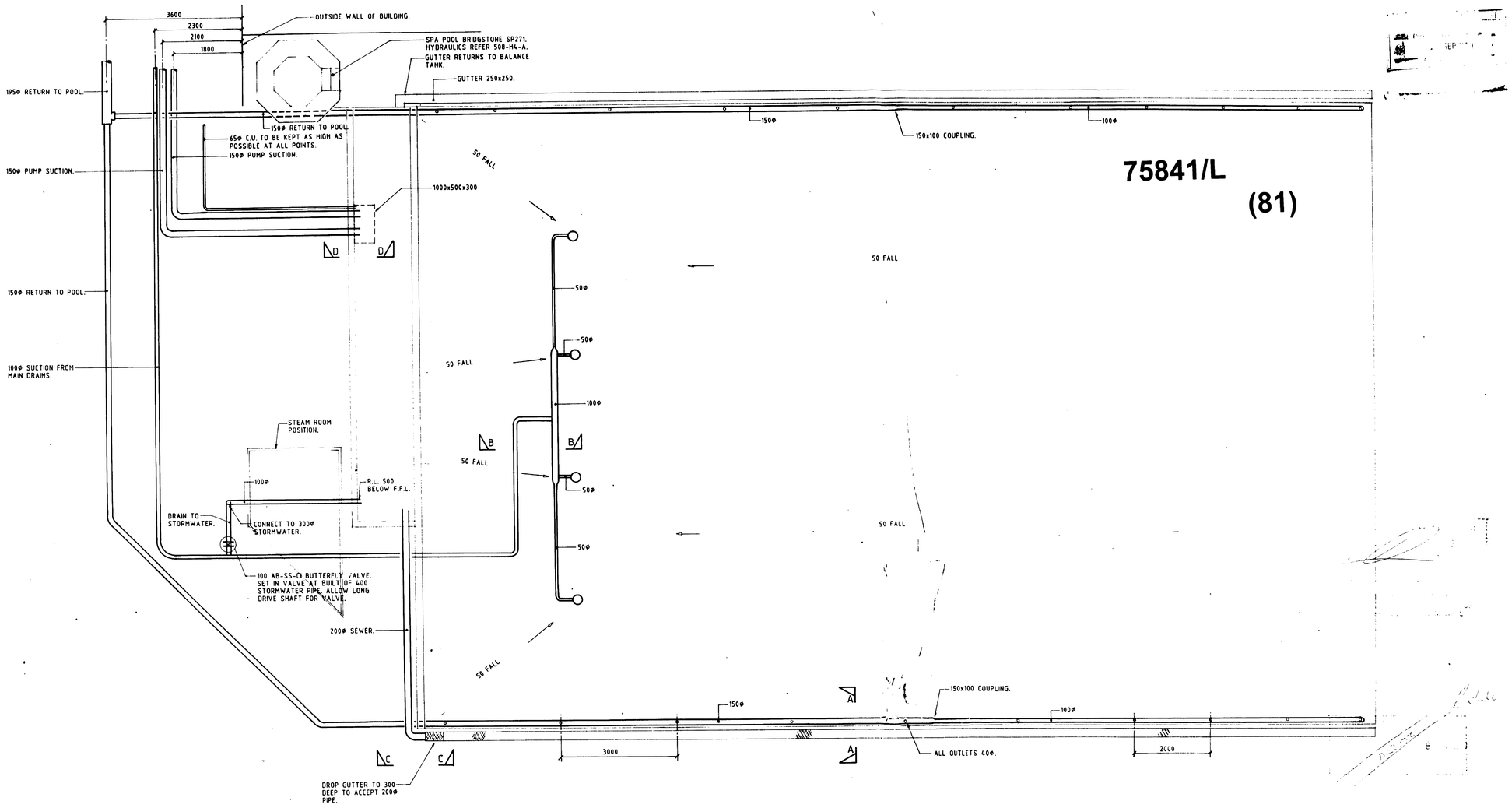
SEPT 90	ADDED SPA HYDRAULICS	
Date	Amendment	Date

POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

Title: SWIMMING POOL & SPA HYDRAULICS

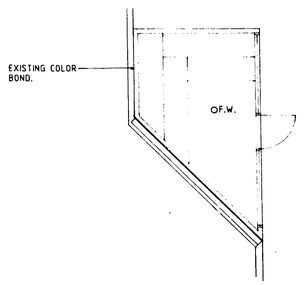
PLAN & SECTION

Drawn	V.deF / T.M.	Date	May 1990
Scale	As shown	Approved	
Job No.	508	Drawing No.	508 - H4 - A

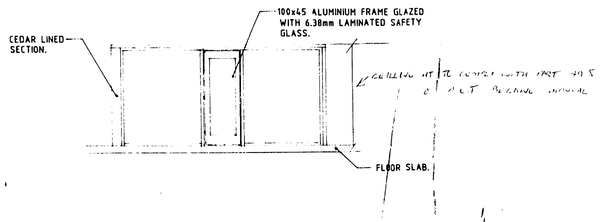


75841/L

(81)



PLAN OF STEAM ROOM



ELEVATION OF STEAM ROOM

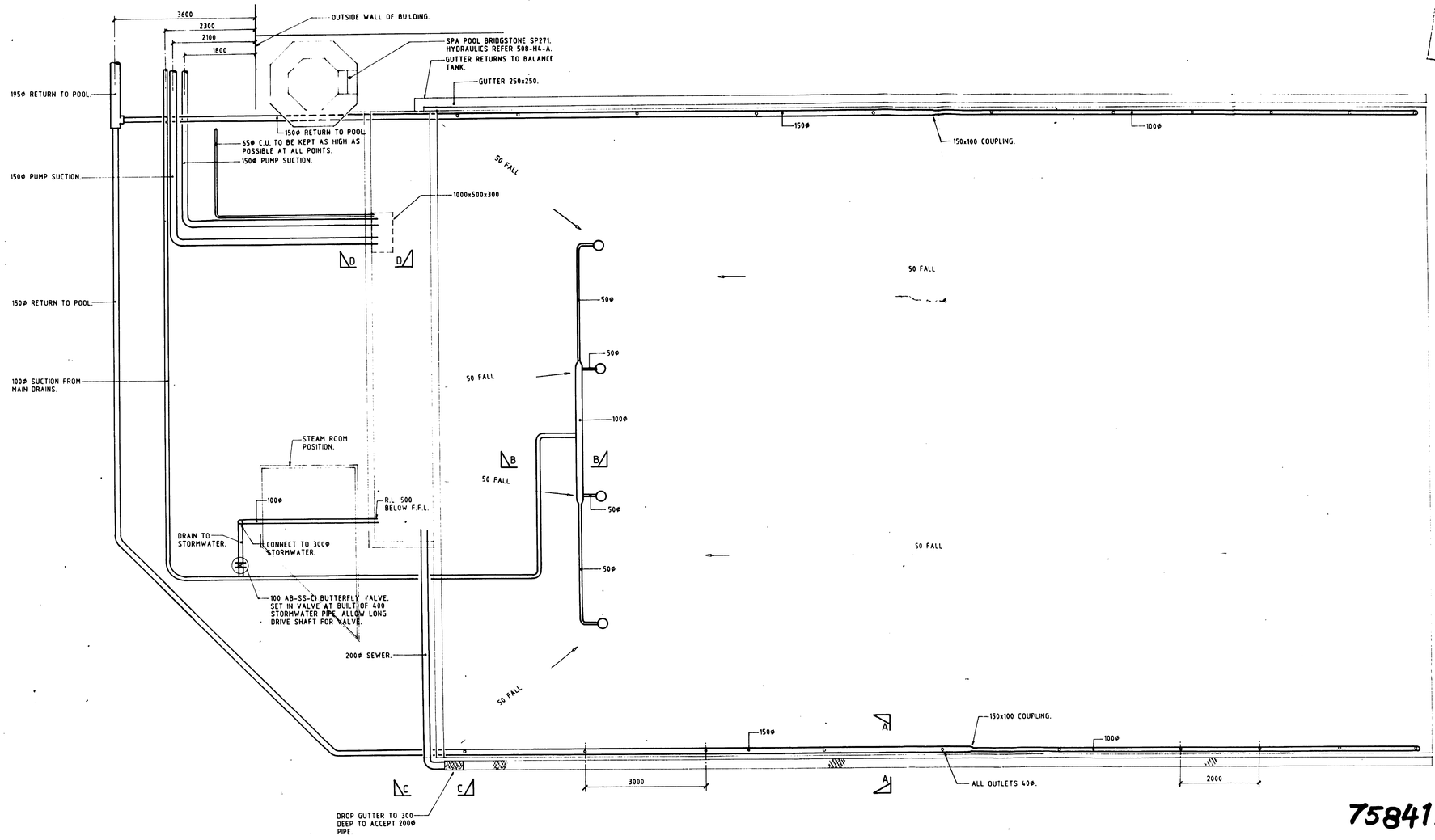
Date	Amendment
11.9.90	ADDED SPA POSITION.
11.9.90	ADDED STEAM ROOM POSITION AND DETAILS
5.6.90	INCLUSION OF DIRECT DRAIN TO STORMWATER
6.6.90	REPOSITION OF SUCTION AND RETURN LINES
12.5.90	ADDED SPA POOL AND SIZED HYDRAULICS

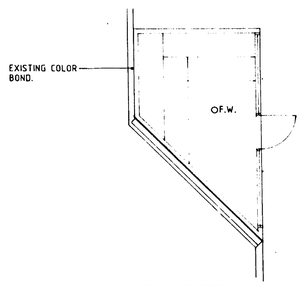
POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

Title: SWIMMING POOL & SPA HYDRAULICS

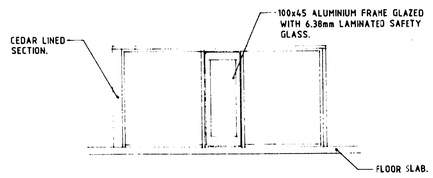
PLAN

Drawn: V. de F. / T.M.	Date: May 1990
Scale: 1:50	Approved:
Job No: 508	Drawing No: 508-H1-B





PLAN OF STEAM ROOM



ELEVATION OF STEAM ROOM

DWSS/FILE No. 75841/L
Development Building Section
27 SEP 1990
ACT Administration

75841/L

(82)

Date	Amendment	Date
11 9 90	ADDED SPA POSITION	
11 9 90	ADDED STEAM ROOM POSITION AND DETAILS	
5 6 90	INCLUSION OF DIRECT DRAIN TO STORMWATER	
4 6 90	REPOSITION OF SUCTION AND RETURN LINES	
12 5 90	ADDED SPA POOL AND SIZED HYDRAULICS	

POOLTECHNOLOGY (AUST) PTY LTD
P.O. BOX 743
FYSHWICK
Ph. (062) 957 029 Fax. (062) 952 791

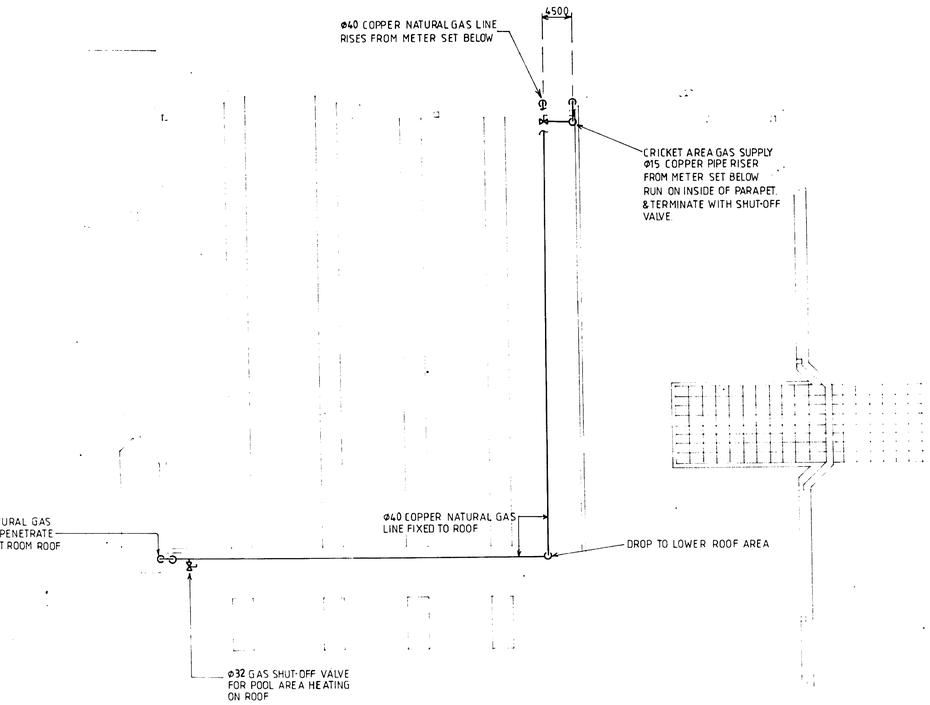
Title: SWIMMING POOL & SPA HYDRAULICS

PLAN

Drawn	V. de F. / T.M.	Date	May 1990
Scale	1:50	Approved	
Job No.	508	Drawing No.	508-H1-B

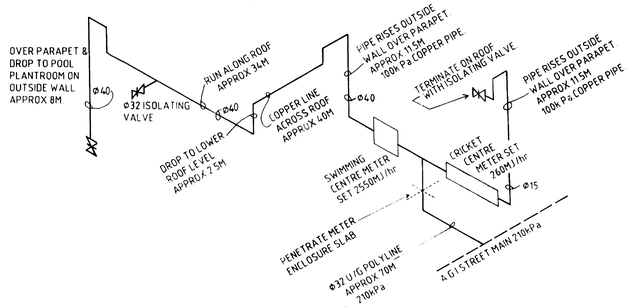
75841/M

(83)

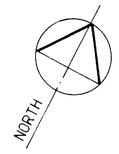


ROOF PLAN 1:200

NOTE PAINT ALL NATURAL GAS LINES TO STANDARD 'BISCUIT' COLOUR



NATURAL GAS PIPEWORK-SCHEMATIC DIAGRAM.



GEORGINA CRESCENT

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

D.RUDD AND PARTNERS (Canberra)PTY.LIMITED
Consulting Engineers Civic Square, CANBERRA
P.O. BOX 136 FAX 475096 PH 476977

INDOOR RECREATION CENTRE
47-89 KALEEN A.C.T.
ROOF PLAN

NATURAL GAS SERVICES

JUL90 1:200 E.G. /M2

75841/M (84)

PLANNING FILE No. 75841/M
Received Building Section
10 OCT 1990
ACT Administration

LEGEND

- NEW DUCTWORK - BARE
- EXTERNAL INSULATION 25THICK
- INTERNAL INSULATION 50THICK
- PROVIDE ELECTRIC DUCT HEATER
- OPPOSED BLADE DAMPER
- FLEXIBLE DUCT
- FLEXIBLE DUCT TAKE OFF WITH CIRCULAR SPIGOT AND DAMPER
- DIFFUSER - SUPPLY AIR
- RETURN AIR GRILLE
- DIFFUSER - HIDDEN
- THERMOSTAT
- A P ACCESS PANEL
- DOOR GRILLE BY BUILDER 500 × 750

PROVIDE OPSO VALVE/REGULATOR MOUNTED ON PARAPET 2.75 KPA

NATURAL GAS ISOLATING VALVE ON ROOF BY A.G.L.

COOL ROOM BY OTHERS

RUN COPPER NATURAL GAS LINE ON ROOF PENETRATE TO HEATER LINE INSIDE

1000 CLEAR SPACE BETWEEN UNITS

VARIATION M1
PROVIDE 2 OFF EVAP. COOLERS (TOTAL 7) SERVICE A.S 700. PROVIDE 2 SPEED SWITCHES. CONNECT TO TENANT SWITCHBOARD. PROVIDE 150L SW. ON ROOF ADJACENT TO EACH COOLER. CONNECT TO WATER SUPPLY ADJACENT (PROVIDED BY BUILDERS PLUMBER). PROVIDE OVERFLASHING TO ALL PENETRATIONS AND 4 WAY PLENUM DIFFUSERS.

ANTIROOM NATURALLY VENTILATED TO COMPLY WITH GAS RULES. NATURAL VENTILATION BY BUILDER TO TOILET AREA AND PLANT ROOMS

RADIANT HEATER SWITCH (EXACT LOCATION TO SITE DIRECTION)

A.C UNIT ON OFFICE ROOF R.A FROM GENERAL AREA CONDENSER ON ROOF OF BUILDING

EXPOSED COPPER NATURAL GAS LINE AT HIGH LEVEL Ø65 Ø25 DROPPERS TO 5000 ABOVE FLOOR LEVEL CONNECT TO HEATERS VIA ISOLATING VALVE AND P.C.K.

GAS RADIANT HEATER MOUNT 4500 ABOVE FLOOR PROVIDE 1000 OF FLEXIBLE GAS LINE (TYPICAL - 5 OFF)

FLUE WITH WEATHER CAP TO SUIT APPLIANCE (TYPICAL) TO PENETRATE ROOF

EVAPCOOLER CAPACITY:
(EACH) (HIGH SPEED) 6300 l/s
LOW SPEED) 4600 l/s
MAX. FAN SPEED 10 r.p.s
SUPPLY FAN MOTOR 2.2 kW. 3 Ph

1400×450 GRAVITY RELIEF DAMPER AT HIGH LEVEL IN OPENING PROVIDED BY BUILDER

GAS LINE FROM ABOVE EQUIPMENT OMITTED BY POOL CONTRACTOR

VARIATION M1
PROVIDE 4 OFF EVAP. COOLERS (TOTAL 11) SERVICE WATERFALL FEATURES AS SPECIFIED BY BUILDER.

EVAP COOLER SWITCHES

1100×1300 RECTANGULAR DUCT WITH TURNING VANES RISE THROUGH ROOF TO PLANT ABOVE

EXPOSED FLAT OVAL DUCT WITH REGISTERS TO HAVE O.B.D ALL REGISTERS TO HAVE O.B.D WITH HORIZONTAL AND VERTICAL ADJUSTABLE VANES

MOUNT DUCT HARD UNDER TRUSSES

1200×1300 RECTANGULAR DUCT WITH TURNING VANES RISE THROUGH ROOF TO PLANT ABOVE

EXPOSED FLAT OVAL DUCT WITH 450×200 REGISTERS ALL REGISTERS TO HAVE O.B.D WITH HORIZONTAL AND VERTICAL ADJUSTABLE VANES

1400×450 GRAVITY RELIEF DAMPER ABOVE

POOL

POOL

300×250 RISER TO TEF-6 ON ROOF

200×200 E.C.GRILLE 7 OFF

GENTS

LADIES

300×300 RISER TO TEF-5 ON ROOF

550×400 RISER THROUGH ROOF

SLIDE OUT FILTER

A.C 6

E.D.H 13 18 kW

O.A RISER

300×300 E.C.GRILLE

250×250 E.C.GRILLE

250×250 RISER TO TEF-2 ON ROOF

200×200 E.C.GRILLE 30 OFF

250×250 E.C.GRILLE

250×200 RISER TO TEF-4 ON ROOF

350×200 RISER TO TEF-1 ON ROOF

200×200 E.C.GRILLE 601/s -30FF

200×200 E.C.GRILLE 551/s 40FF

300×200 RISER THROUGH TOILET CEILING TO TEF-3 ON ROOF

TEF-7 Ø230 CEILING FAN SWITCHED WITH LIGHTS CONNECT VIA Ø250 FLEX AND DUCT THROUGH ROOF TO ROOF COWL

1200×600 E.C.GRILLE

1200×1500 R.A GRILLE TO CEILING OVER 800×1500 DUCT AND ROOF PENETRATION TO ABOVE

600×450 DUCT AND ROOF PENETRATION

375×175 NECK 600×600 FACE DIFFUSERS 9 OFF

400×400 RISER THROUGH ROOF

Ø200 FLEXIBLE DUCT & DAMPER TO O.A. FILTER

REFRIGERANT LINES TO CONDITIONING UNIT ON ROOF Ø25 COPPER DRAIN TO SINK WASTE IN SHOP VIA P. TRAP

600×500 R.A GRILLE

AC-2

E.D.H 2 9kW

400×400 RISER THROUGH ROOF.

EXPOSED RECTANGULAR DUCT WITH 450X200 REGISTERS ALL REGISTERS TO HAVE O.B.D. WITH HORIZONTAL AND VERTICAL ADJUSTABLE VANES.

FILTER Ø300 SPIGOT & BUTTERFLY 700×700 E.C.GRILLE

AC-3

E.D.H 3 24kW

700 O.A FLEXIBLE DUCT AND REFRIGERANT LINES THROUGH ROOF PROVIDE Ø25 COPPER DRAIN TO SINK WASTE IN GENTS.

BONAIRE CP-2 PLENUM DIFFUSER & 600×600 DUCT TO EV-3 ON ROOF

600×200 E.C.GRILLE

EVAPORATIVE COOLER CONTROL SWITCHES 3 SPEEDS

BONAIRE CP-2 4WAY CEILING PLENUM DIFFUSER

800×800 TO EV-1 ON ROOF

BONAIRE CP-2 4 WAY CEILING PLENUM DIFFUSER

EXPOSED DUCT AT HIGH LEVEL

BONAIRE CP-2 PLENUM DIFFUSER & 700×700 DUCT TO EV-2 ON ROOF

VARIATION M1
PROVIDE THREE (3) OFF LINE ROOF COWLS & OVER FLASH TO PENETRATIONS (SIZE OF OPENING PROVIDED BY BUILDER OPEN NO SIZE SHOWN. BIRDSCREENS TO COWLS (UNDERCOWL)

NATURAL VENTILATION TO TOILETS

GENERAL NOTES

THERMOSTAT LOCATIONS ARE APPROXIMATE EXACT LOCATION TO SITE INSTRUCTION
PROJECTIONS LOCATED TO SITE DIRECTION
ALL SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AS INDICATED REFER LEGEND
EXHAUST AND OUTSIDE AIR DUCTS TO REMAIN BARE

DUCTS VISIBLE THROUGH RETURN AIR GRILLES TO BE EXTERNALLY FINISHED MAT BLACK

ALL DIFFUSERS 275×275 NECK 350×350 FACE UNLESS NOTED OTHERWISE

REFER DWG No 2711/F1 FIRE PROTECTION DWG FOR CO-ORDINATED CEILING DWG SHOWING EXACT DIFFUSER & GRILLE LOCATIONS
PROVIDE O.B.D TO ALL TOILET EXHAUST GRILLES

A SEP 90 VARIATION M1 ADDED

D.RUDD AND PARTNERS (Canberra) PTY. LIMITED
Consulting Engineers 7 Lyneham Square LYNEHAM
P.O. BOX 136 FAX 2475896 PH2476977

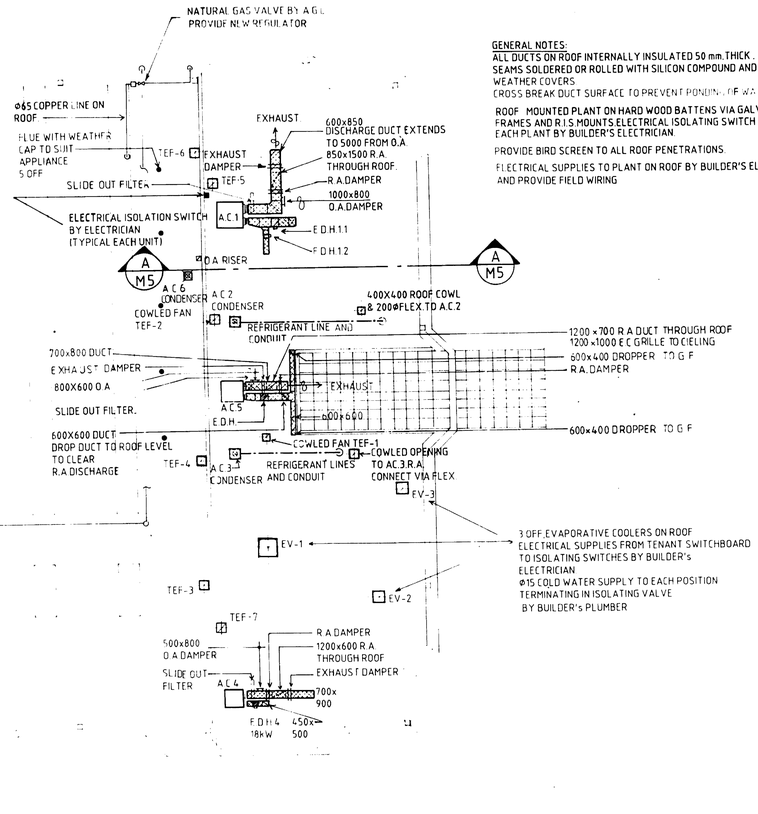
INDOOR RECREATION CENTRE
4/89 KALEEN A C T
GROUND FLOOR
MECHANICAL SERVICES

Drawn E.G	Date 7.90	No. 2711/M3 - A
Scale 1:50	Drawn	

N. HATZIDOULIS & ASSOCIATES ARCH.D.S.T.C. 062 41 3065
10 WENTWORTH AVE. KIRRIT MITCHELL A.C.T.

ASS FILE No. 75841/M
Reviewed for Archival Purposes
10 OCT 1993
AGE Administration

75841/M
(85)



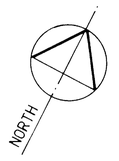
ROOF PLAN. 1:200

GENERAL NOTES:
ALL DUCTS ON ROOF INTERNALLY INSULATED 50 mm THICK.
SEAMS SOLDERED OR ROLLED WITH SILICON COMPOUND AND JOINTS PROVIDED WITH WEATHER COVERS.
CROSS BREAK DUCT SURFACE TO PREVENT PONDING OF WATER.

ROOF MOUNTED PLANT ON HARD WOOD BATTENS VIA GALVANISED MILD STEEL LEVELING FRAMES AND R.I.S. MOUNTS. ELECTRICAL ISOLATING SWITCH TO BE PROVIDED ADJACENT TO EACH PLANT BY BUILDER'S ELECTRICIAN.

PROVIDE BIRD SCREEN TO ALL ROOF PENETRATIONS.

ELECTRICAL SUPPLIES TO PLANT ON ROOF BY BUILDER'S ELECTRICIAN. CONNECT PLANT AND PROVIDE FIELD WIRING.



GEORGINA CRESCENT

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

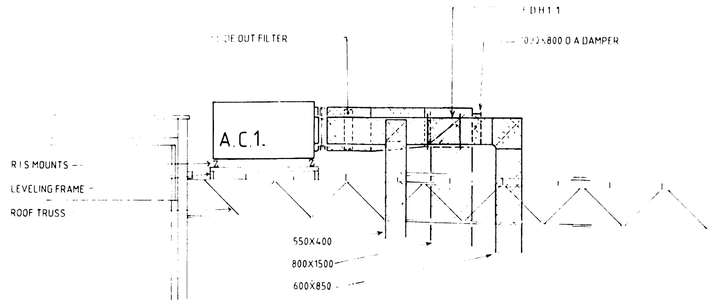
D.RUDD AND PARTNERS
(Canberra)PTY.LIMITED
Consulting Engineers 7 Lyneham Square, LYNEHAM
P.O. BOX 136 FAX 475096 PH. 476977

INDOOR RECREATION CENTRE
4/89 KALEEN A C T
ROOF PLAN
MECHANICAL SERVICES.

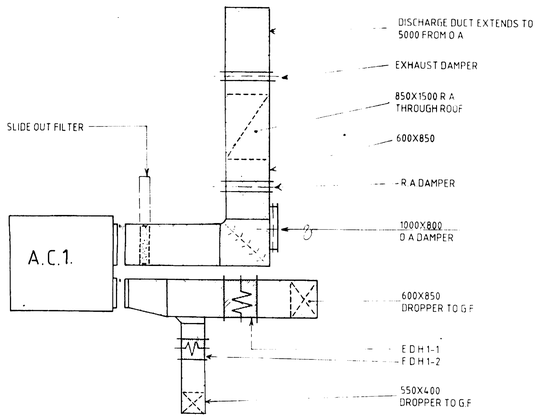
AUG 90 1:200 E.G 2711/M4

75841/M

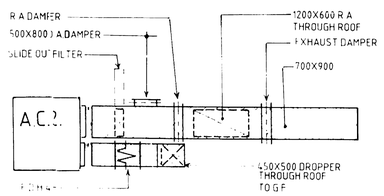
(86)



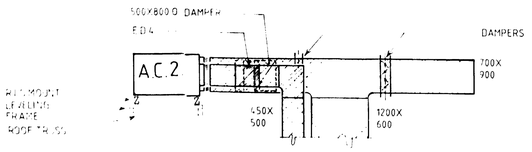
SECTION A M3&M4



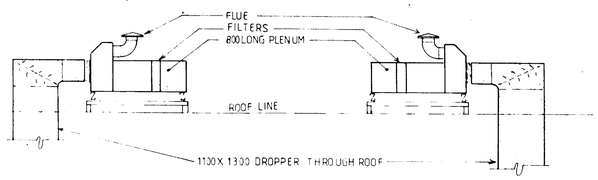
ENLARGED DETAIL A.C.1. -PLAN VIEW



ENLARGED DETAIL A.C.2. -PLAN VIEW



ENLARGED DETAIL A.C.2-ELEVATION



SECTION B M4

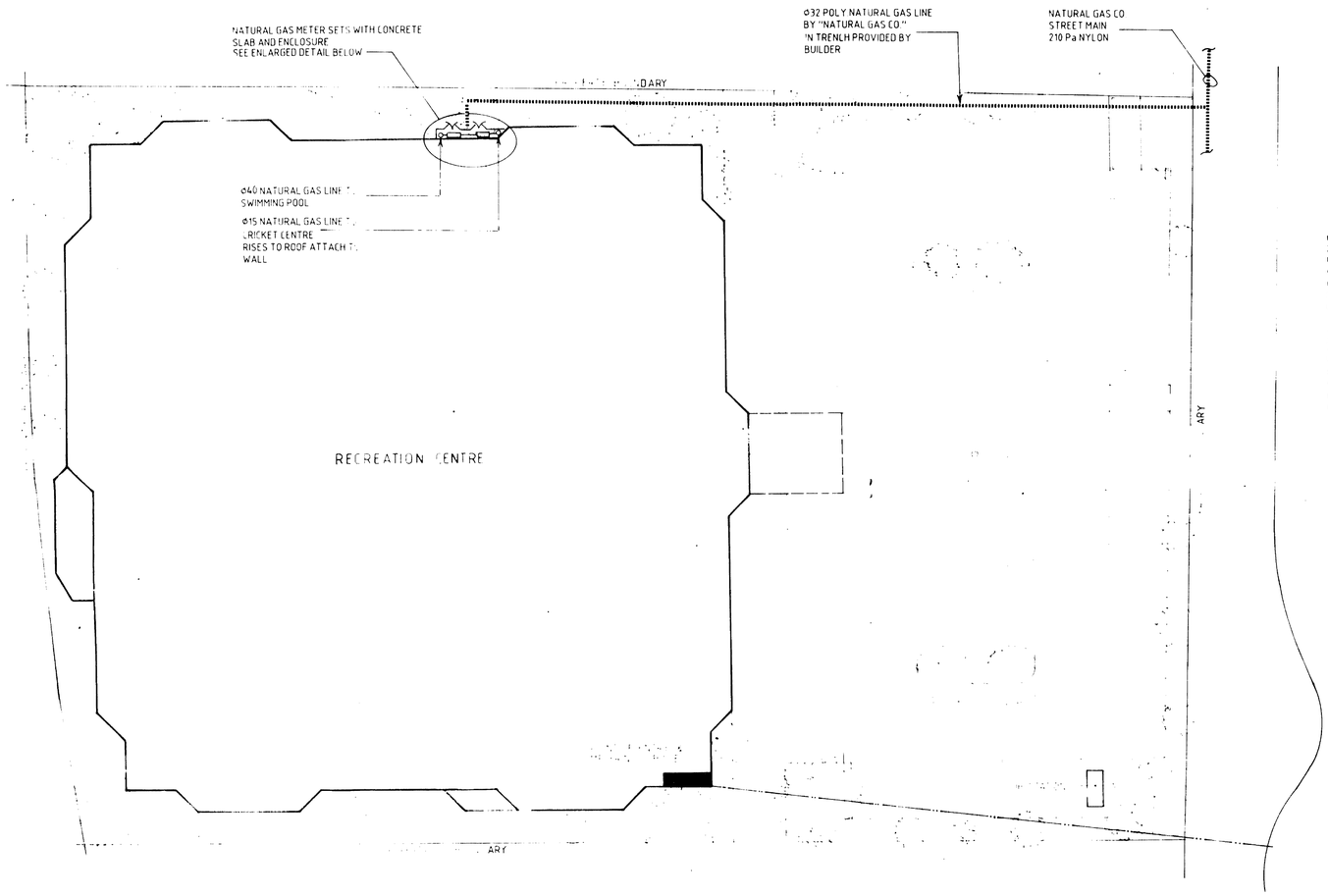
D.RUDD AND PARTNERS (Canberra)PTY.LIM'TED
Consulting Engineers 7 Lyneham Square LYNEHAM
P O. BOX 136. FAX2475096 PH2476977

INDOOR RECREATION CENTRE
4789 KALFEN A C T

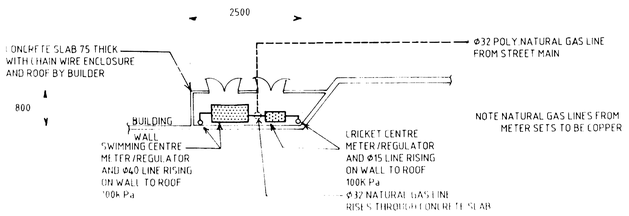
MECHANICAL SERVICES
SECTIONS AND DETAILS

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3865
20 WINCHCOMBE COURT MITCHELL A.C.T

Drawn	Scale	Drawing Number
Date AUG 90	1:50	2711 / M5



SITE PLAN 1:200



DETAIL OF NATURAL GAS ENCLOSURE 1:50

GEORGINA CRESENT

75841/M

(87)

PLANS/FILE No.
Perused Building Section
10 OCT 1990
ACT Administration

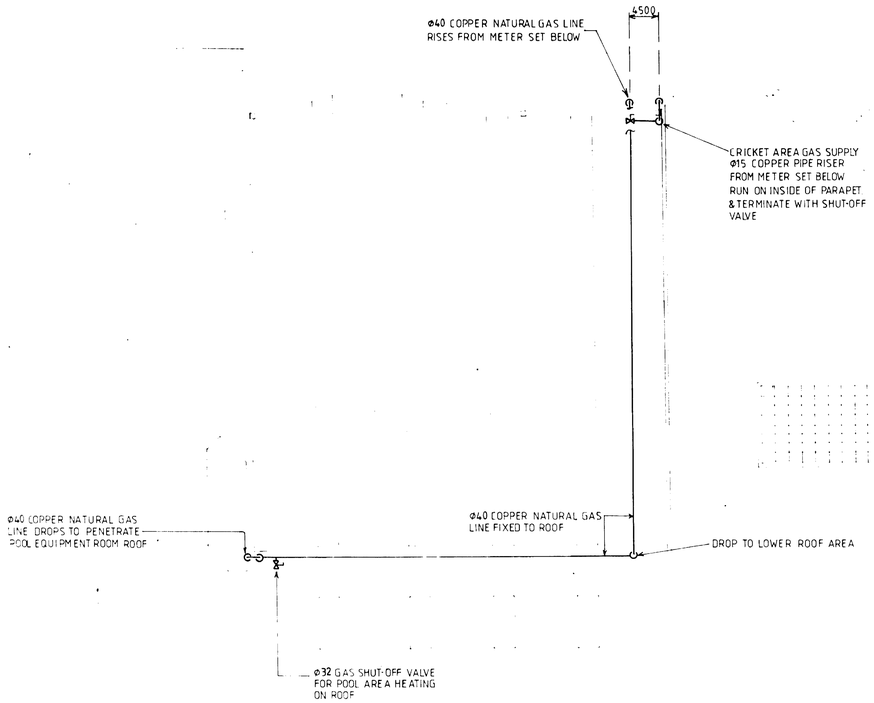
BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS THE BUILDING ACT, THE NOTATIONS MADE ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF PLANS OR THE GRANT OF A BUILDING PERMIT DOES NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THE TERRITORY, NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.
MODIFICATIONS IF APPLICABLE

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY
... ENGINEERING & WATER SUPPLY ADMINISTRATION
CHIEF MECHANICAL ENGINEER 1.10.90
SENIOR CIVIL ENGINEER 1.10.90

(Canberra)PTY.LIMITED
PO BOX 136 FAX 475096 PH 476977
SCOUT RECREATION CENTRE
SITE PLAN
NATURAL GAS LINE
N HATZIDOULIS & ASSOCIATES
ARCHITECTS
DR 901200 1 75 AM1

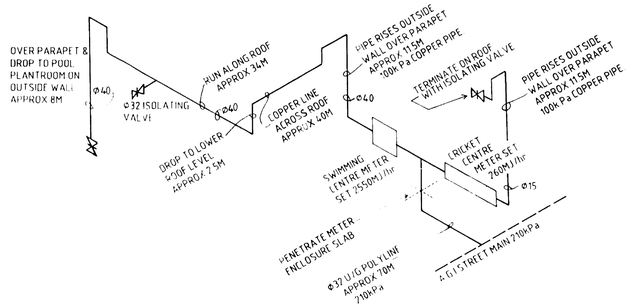
PLANNING No. 75841/M
Planning Section
10 OCT 1990
ACT Administration

75841/M
(88)

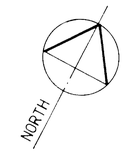


ROOF PLAN 1:200

NOTE: PAINT ALL NATURAL GAS LINES TO STANDARD "BISCUIT" COLOUR



NATURAL GAS PIPEWORK-SCHEMATIC DIAGRAM



GEORGINA CRESCENT

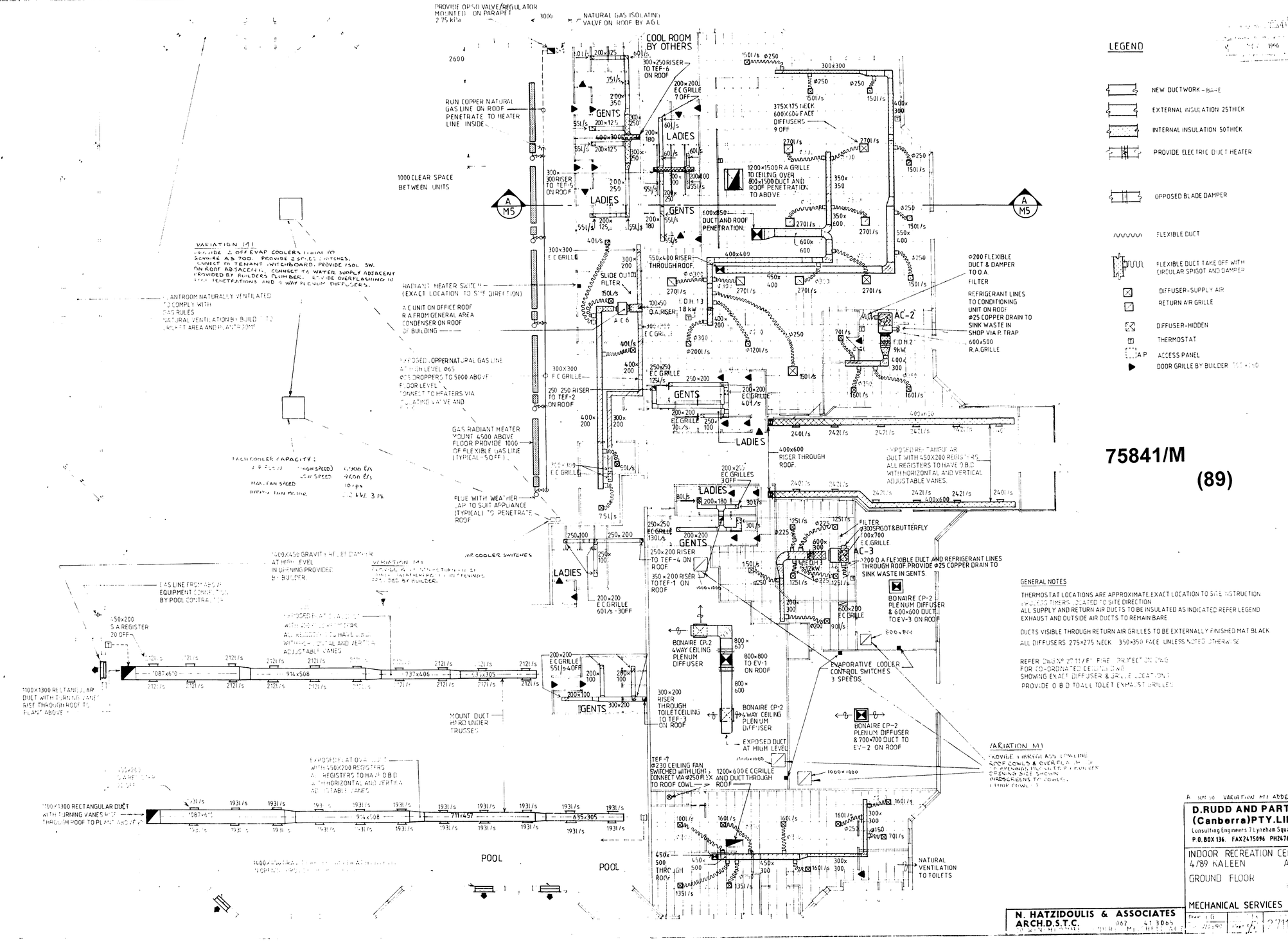
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

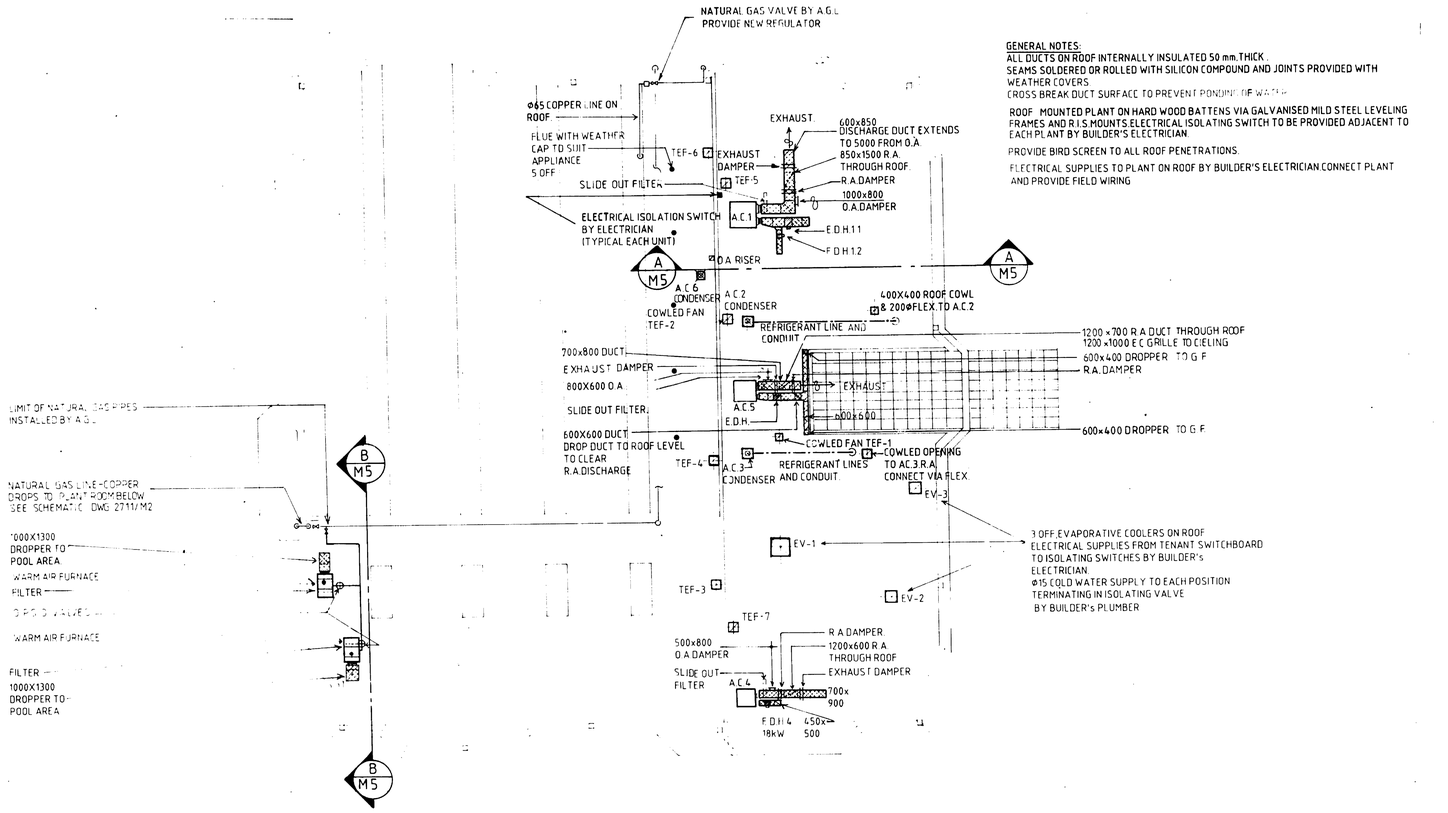
D.RUDD AND PARTNERS
(Canberra)PTY.LIMITED
Consulting Engineers Townhall Square CANBERRA
P O BOX 136 FAX 475096 PH 476977

INDOOR RECREATION CENTRE
47/39 KALEEN A.C.T.
ROOF PLAN

NATURAL GAS SERVICES

JUL90 1:200 E.G. /M2


COOL ROOM BY OTHERS
GENTS
LADIES
GENTS
LADIES
GENTS
LADIES
LADIES
GENTS
GENTS
LADIES
AC-2
AC-3
EDH 1 18kW
EDH 2 9kW
EDH 3 12kW
A C 6
TEF-7 Ø230 CEILING FAN SWITCHED WITH LIGHT, CONNECT VIA Ø250 FLEX TO ROOF COWL
1200×600 E C GRILLE AND DUCT THROUGH ROOF
1000×1000
1000×1000
1000×1000



ROOF PLAN. 1:200

GENERAL NOTES:
ALL DUCTS ON ROOF INTERNALLY INSULATED 50 mm.THICK.
SEAMS SOLDERED OR ROLLED WITH SILICON COMPOUND AND JOINTS PROVIDED WITH WEATHER COVERS.
CROSS BREAK DUCT SURFACE TO PREVENT PONDING OF WATER.

ROOF MOUNTED PLANT ON HARD WOOD BATTENS VIA GALVANISED MILD STEEL LEVELING FRAMES AND R.I.S.MOUNTS.ELECTRICAL ISOLATING SWITCH TO BE PROVIDED ADJACENT TO EACH PLANT BY BUILDER'S ELECTRICIAN.

PROVIDE BIRD SCREEN TO ALL ROOF PENETRATIONS.

ELECTRICAL SUPPLIES TO PLANT ON ROOF BY BUILDER'S ELECTRICIAN.CONNECT PLANT AND PROVIDE FIELD WIRING.

NORTH

GEORGINA CRESCENT

75841/M

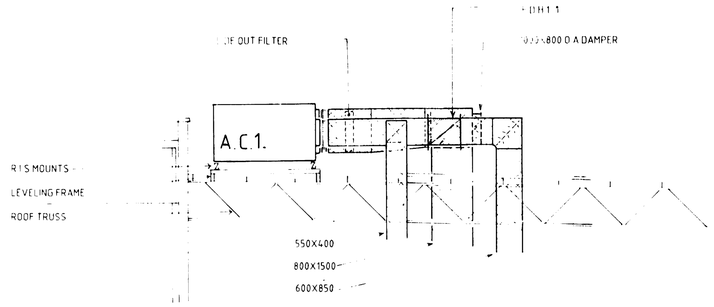
(90)

D.RUDD AND PARTNERS (Canberra)PTY.LIMITED
Consulting Engineers 7 Lyneham Square, LYNEHAM
P.O.BOX 136 FAX 475096 PH 476977

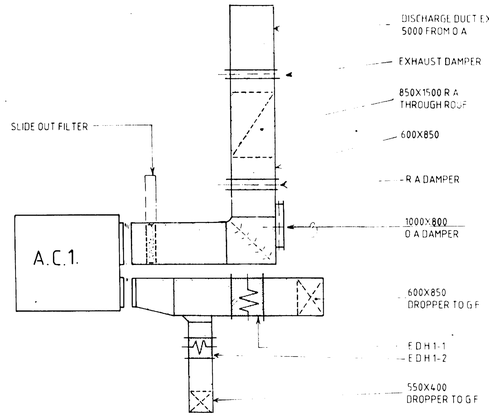
INDOOR RECREATION CENTRE
4789 KALEEN A.C.T
ROOF PLAN
MECHANICAL SERVICES.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 - 13005
30 WINIMMA COURT MITCHELL A.C.T.

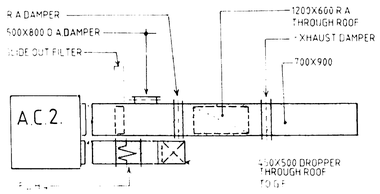
DATE	SCALE	DRAWN	CHECKED	DRAWING & SHEET
AUG 90	1:200	E.G		2711/M4



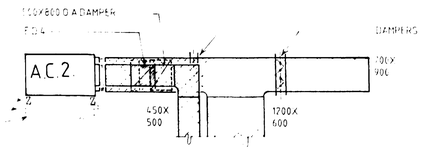
SECTION A M3&M4



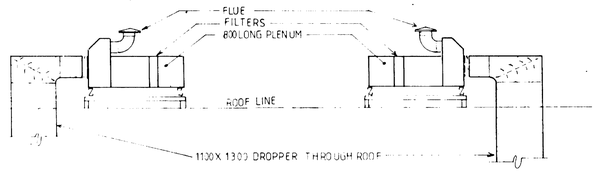
ENLARGED DETAIL A.C.1.-PLAN VIEW



ENLARGED DETAIL A.C.2.-PLAN VIEW



ENLARGED DETAIL A.C.2-ELEVATION



SECTION B M4

75841/M

(91)

D.RUDD AND PARTNERS (Canberra) PTY. LIM'TED
Consulting Engineers 7 Lyneham Square LYNEHAM
P.O. BOX 136. FAX 2475896 PH 2476977

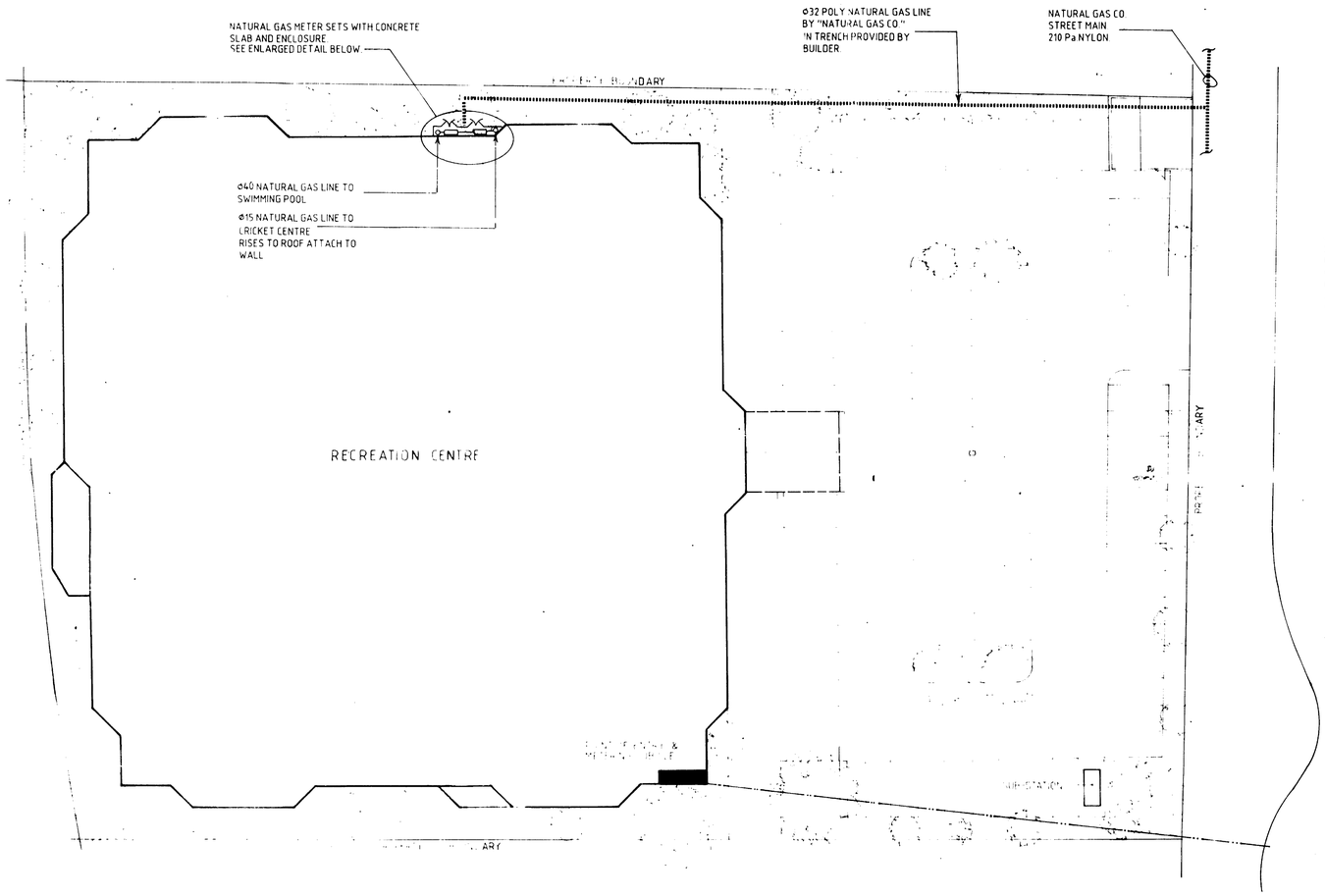
INDOOR RECREATION CENTRE
489 KALEEN A.C.T

MECHANICAL SERVICES
SECTIONS AND DETAILS

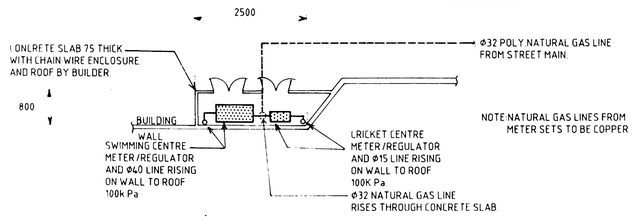
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3865
20 WINCHCOMBE COURT MITCHELL A.C.T

AUG '90 | 1:50 | 2711 / M5

75841/M
(92)



SITE PLAN 1:200



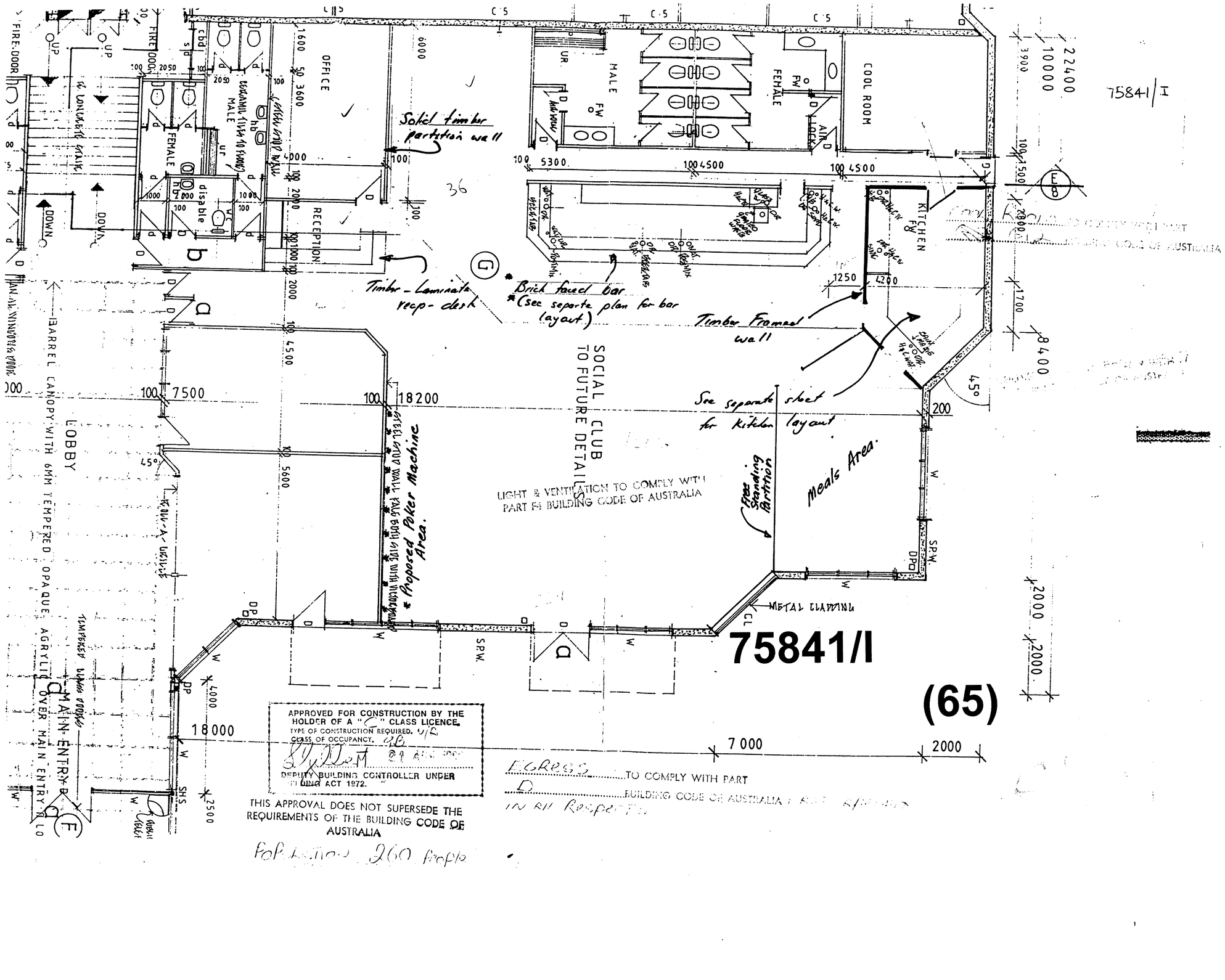
DETAIL OF NATURAL GAS ENCLOSURE 1:50

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3065
20 WINDHOMBE COURT MITCHELL A.C.T.

(Canberra)PTY.LIMITED
P O BOX 136 FAX 475096 PH 476977

INDOOR RECREATION CENTRE
[illegible] A C T
SITE LAYOUT
NATURAL GAS LINE.

DATE JUL90 SCALE 1:200 DRAWN E.G. DRAWING NUMBER 2711/M1



75841/I

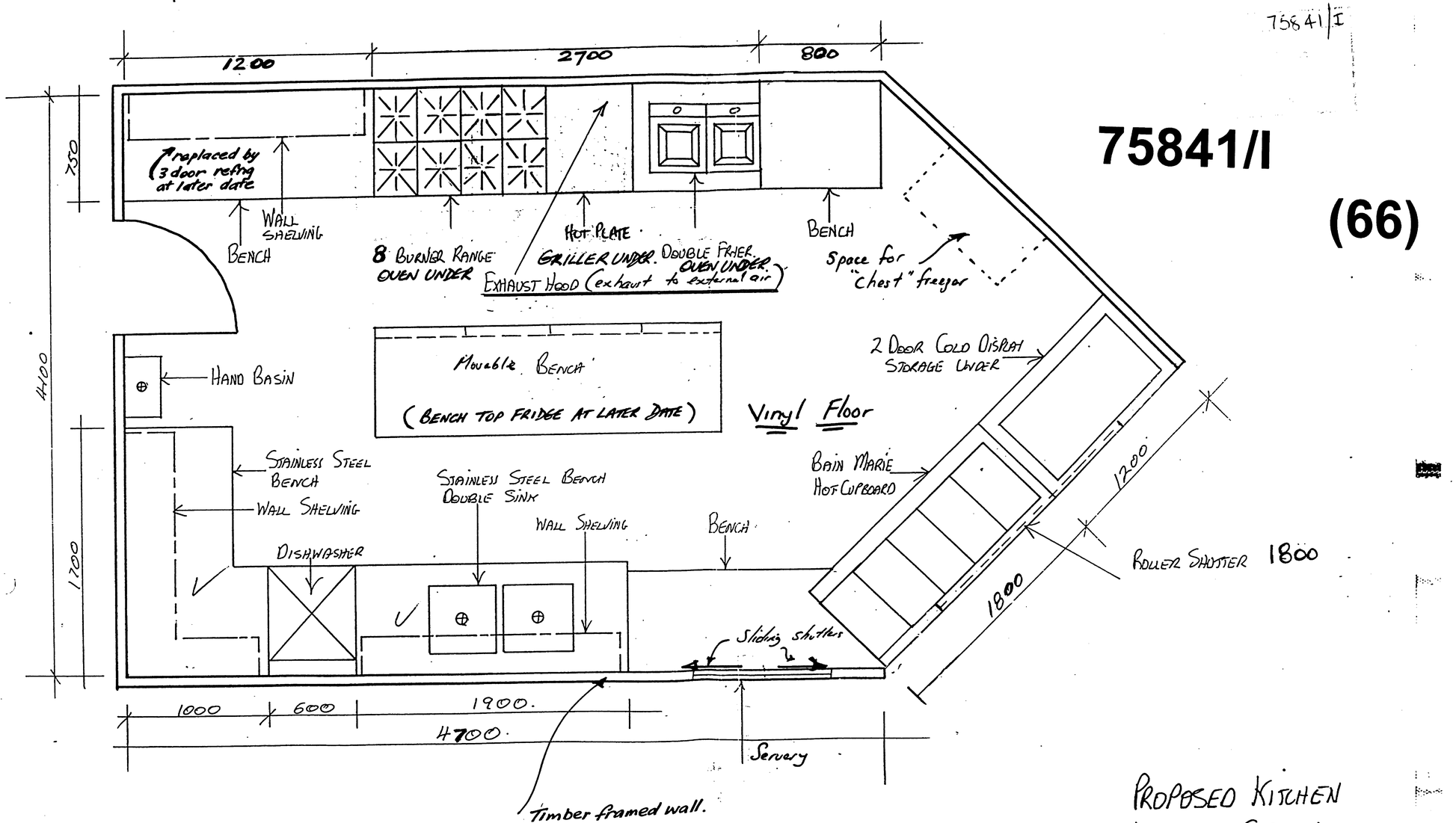
75841/I

(65)

75841/I

75841/I

(66)

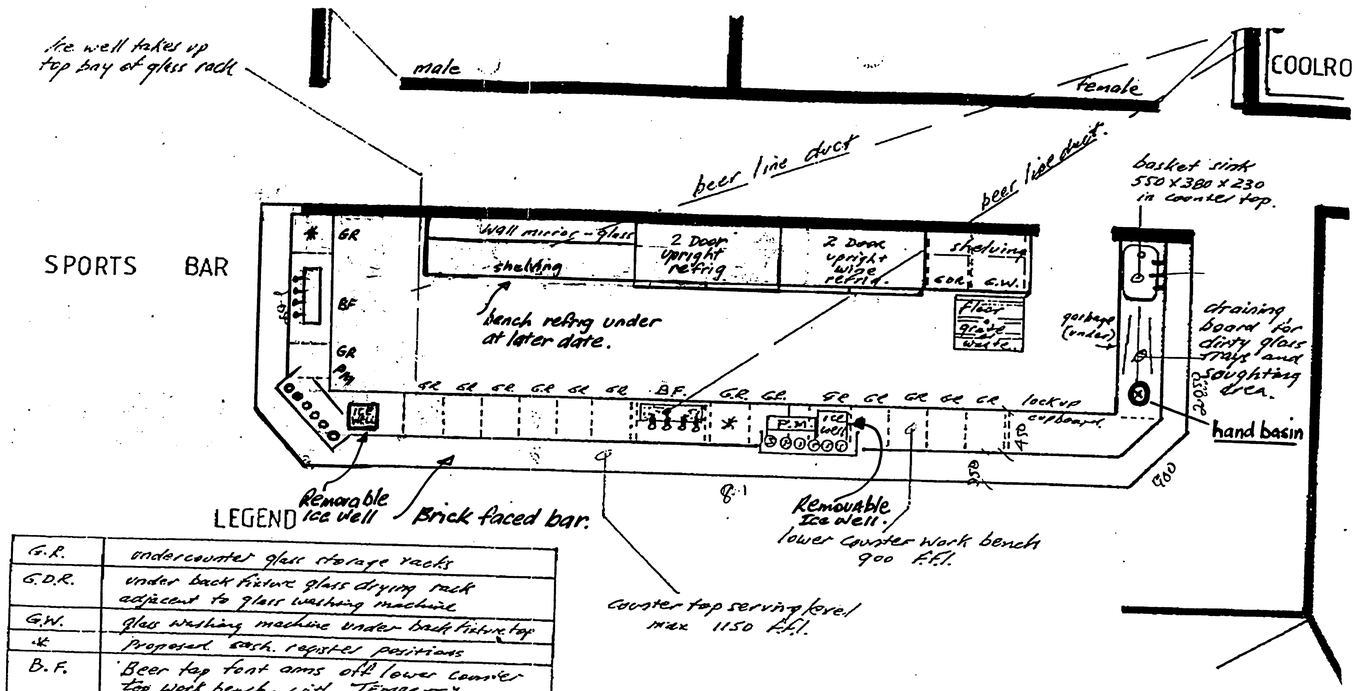


(1) Certification Required for Kitchen Exhaust on Completion

(2) Hobart Dishwasher Required on Completion

PROPOSED KITCHEN
KALEEN SPORTS
CENTRE. 1:25.

75841/I



G.R.	undercounter glass storage racks
G.D.R.	under back fixture glass drying rack adjacent to glass washing machine
G.W.	glass washing machine under back fixture top
*	Proposed cash register positions
B.F.	Beer tap feet arms off lower counter top work bench with "TEMPLETO" instantaneous beer coolers in galvanised steel frame support under counter top. Drip tray under beer taps.
P.M.	Soft drink post-mix dispensing head on lower counter top adjacent ice well, with inverted spirit bottle dispensing over both head & well. Spirit bottles protected by a clear PERSPEX shield surround.
refrig	A 3030 mm long under back bar refrigerator with 4 side opening glazed doors on bottle storage section and drop down door to ice storage bin in cabinet.

GUNGAHLIN GALLOPERS SPORTS CLUB. A.C.T.

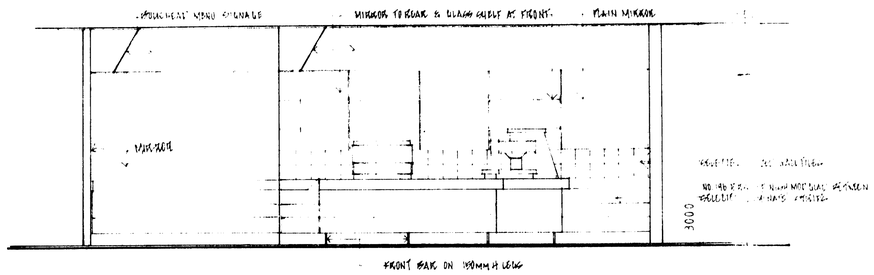
Scale 1:50

75841/I

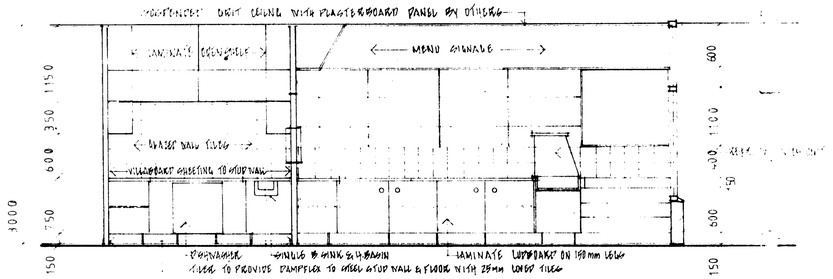
(67)

75841/K

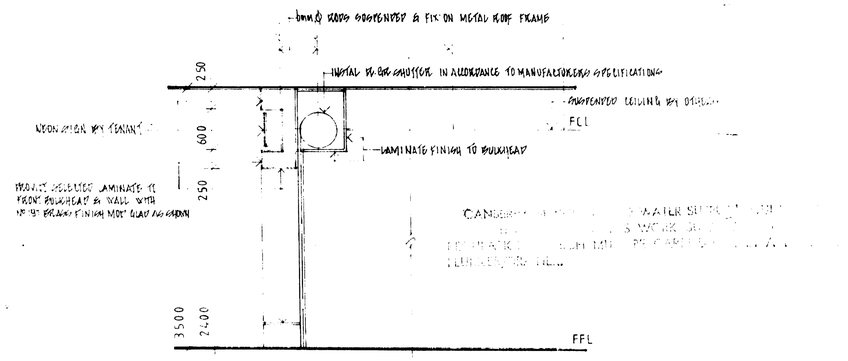
(70)



ELEVATION A - A



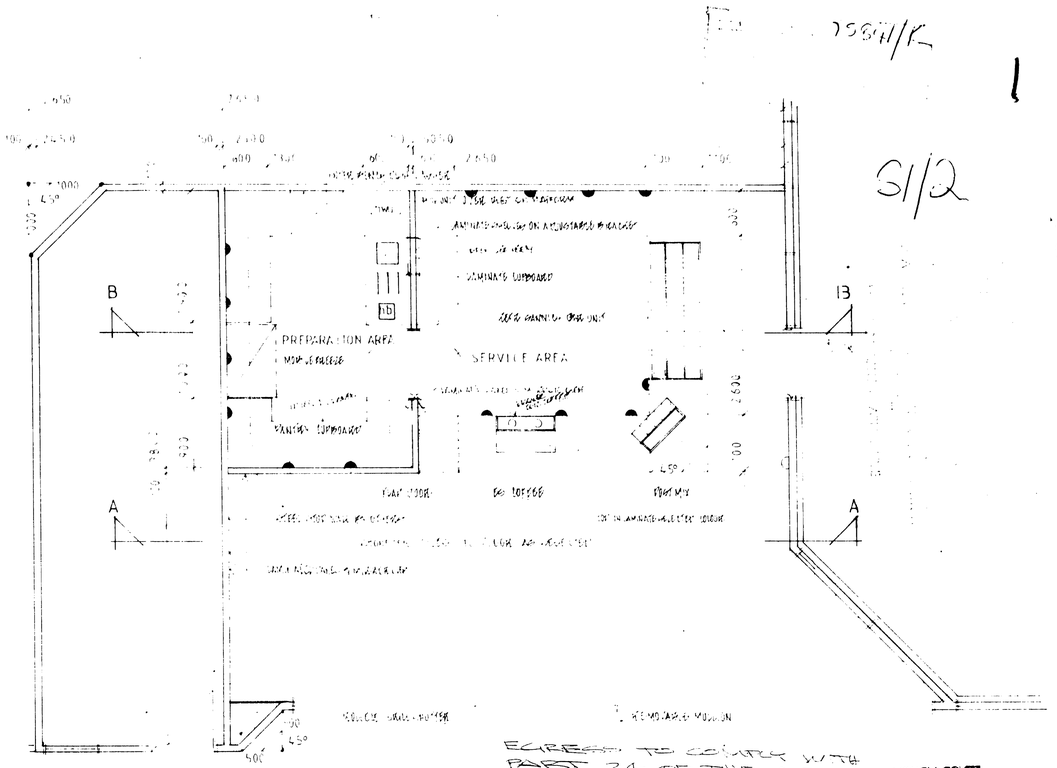
SECTION B - B



SECTION C - C

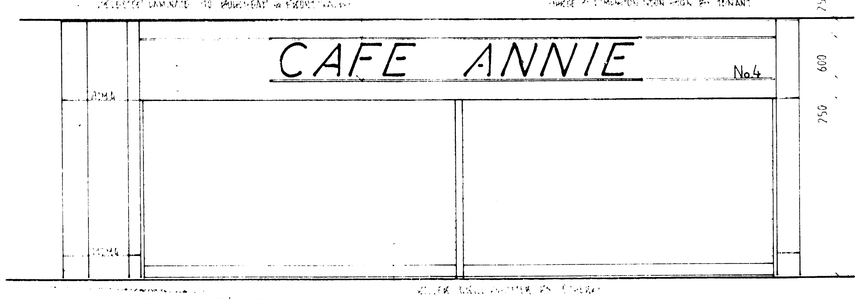
APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

APPROVED FOR CONSTRUCTION BY THE DELEGATE OF A BUILDING CERTIFIER'S LICENCE
TYPE OF CONSTRUCTION
CLASS OF OCCUPANCY
10/9/90
DELEGATE BUILDING CONTROLLER UNDER BUILDING ACT 1972.



GROUND FLOOR PLAN UNIT No.4

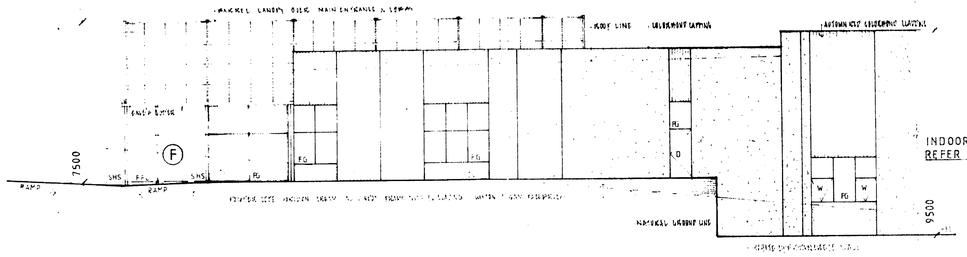
APPROVED
18 AUG 1990
LEASE ADMIN



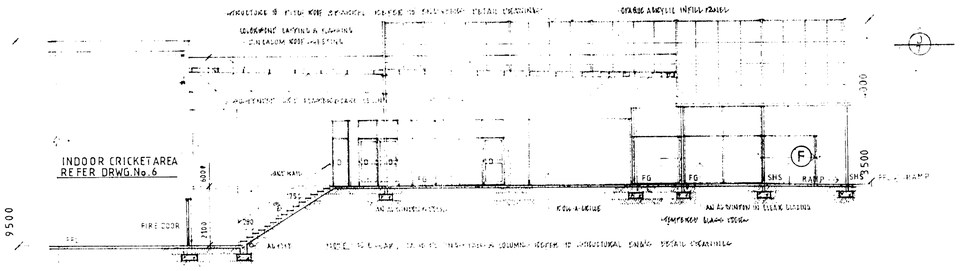
FRONT ELEVATION

BUILDING PERMIT

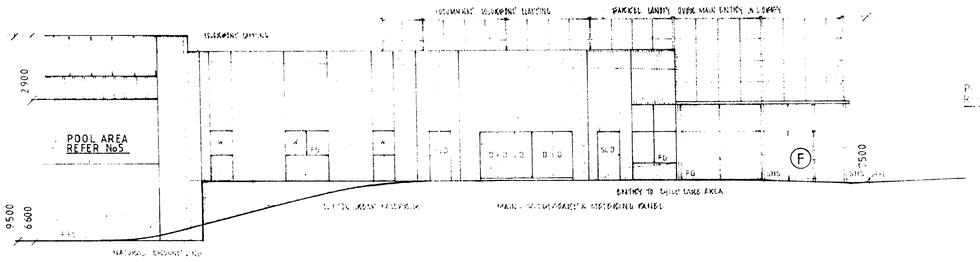
N. HATZIDOULIS & ASSOCIATES ARCH.D.S.T.C. 20 WINCHCOMBE TOUR.	06 241 3065 MITCHELL ACT
JOB: PROPOSED FIT-OUT TO UNIT 4 FOR A.B.B. FISCHER	JOB No.: 1187/90
SUBJECT: GROUND FLOOR PLAN ELEVATIONS - SCTIONS BLOCK 4 SECTION 89 KALEEN ACT	DATE: JULY 90
	DRAWN BY:
SCALE: 1:50	CHECKED BY:
	DRWG. No.: 11



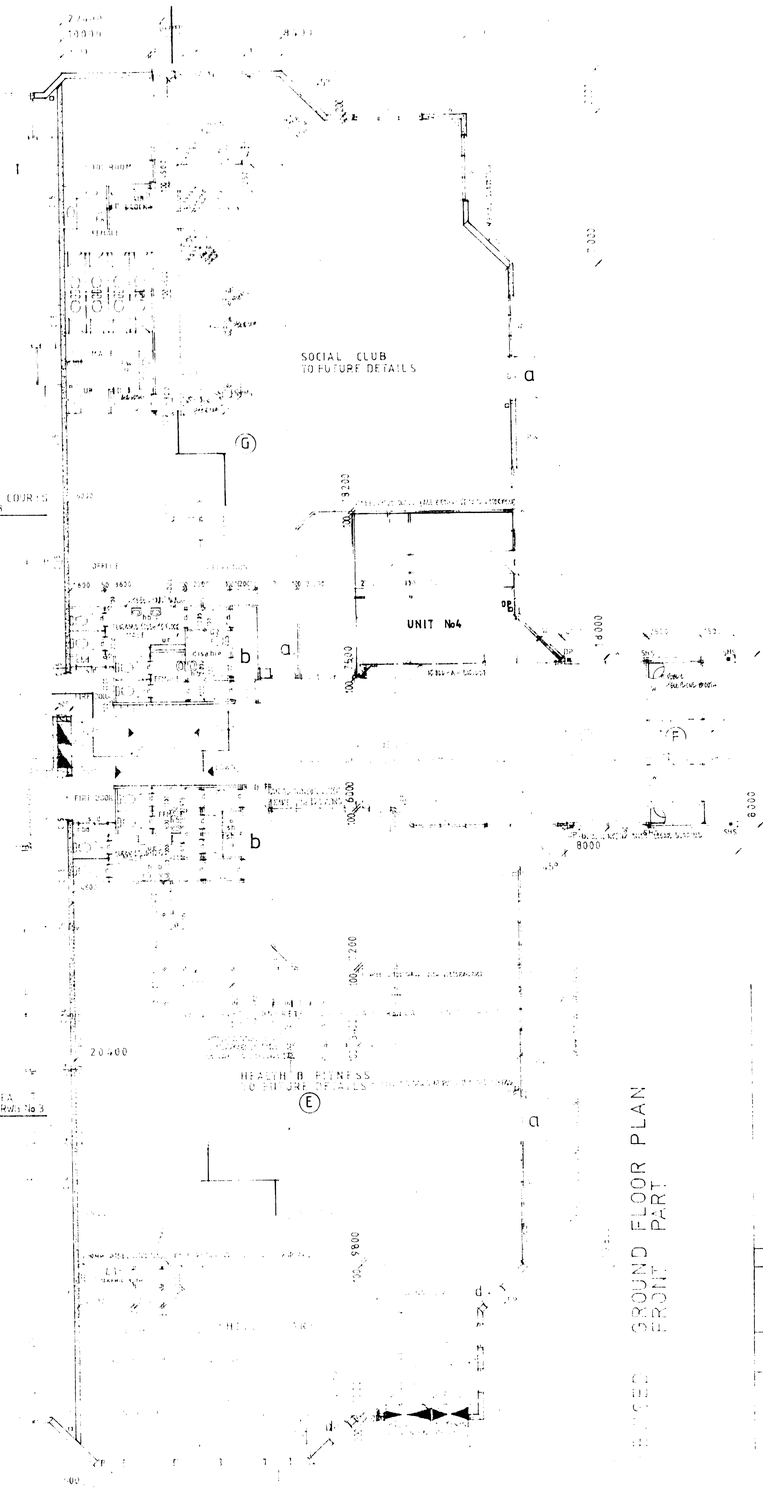
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



REVISED GROUND FLOOR PLAN
FRONT PART

75841/K

(71)

ISSUE	AMENDMENTS	DATE
	CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

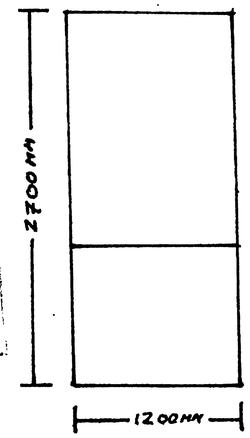
APPROVED FOR CONSTRUCTION BY THE HEAD OF A [illegible] BUILDING CONTROL UNIT.
THIS APPROVAL REQUIRED N/A
CLASS OF OCCUPANCY 6
15/10/90
DELEGATE BUILDING CONTROLLER UNDER BUILDING ACT 1972.

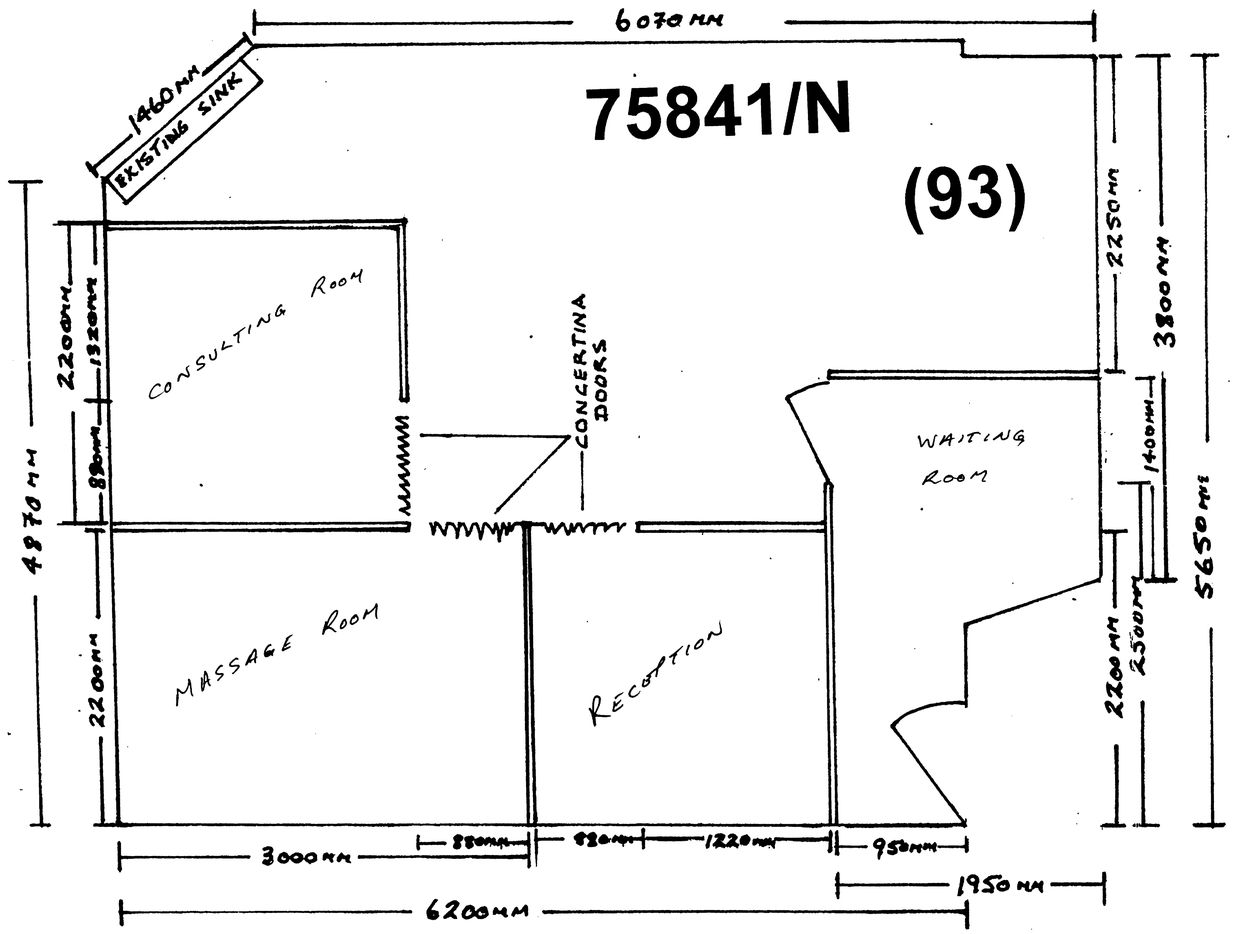
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

[illegible] DRAWN
[illegible]

FLOOR TO CEILING HEIGHT = 3400 MM





PARTITIONS: SOLID TIMBER CORE AND GLASS.
DOORS 1 x SWINGING.
3 x CONCERTINA.

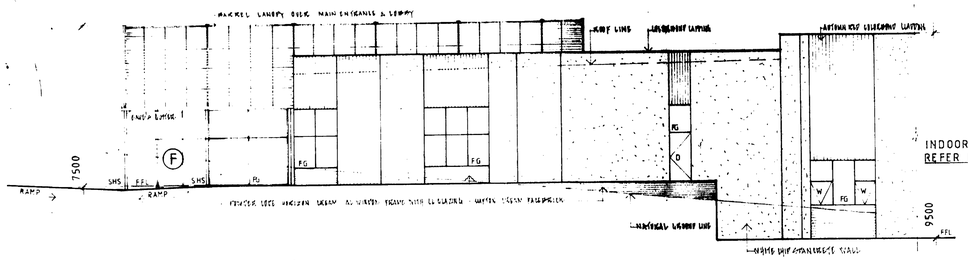
HEALTH STUDIO
BLOCK 4 SECTION 89 KALEEN.
UNIT 3. KALEEN INDOOR REC. CENTRE
16 GEORGINA CIRCUIT
KALEEN A.C.T.

DRAWN BY D. J. CONNA

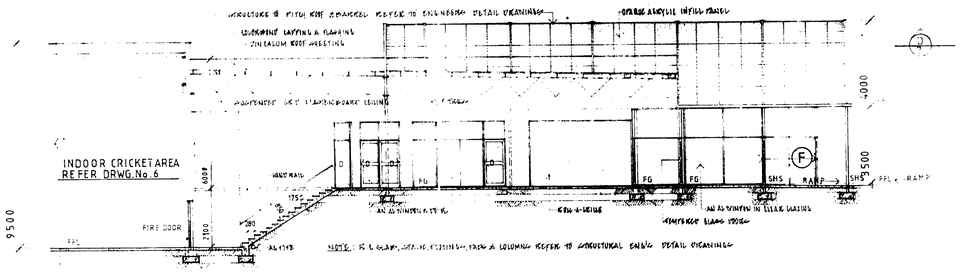
SCALE 1 : 50

NOTE: MEANS OF ECREES TO COMPLY WITH PART D OF THE BCA

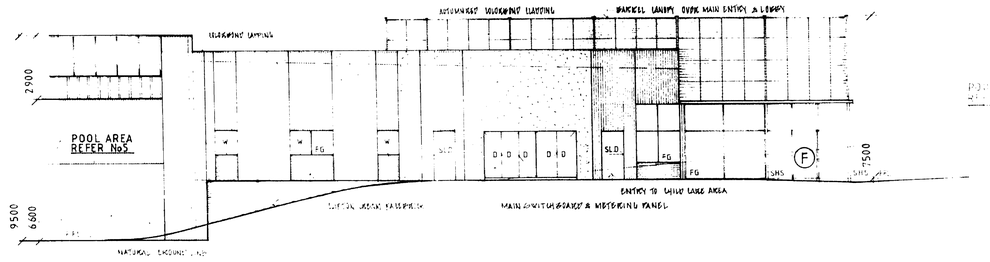
FC (1) OFFICE



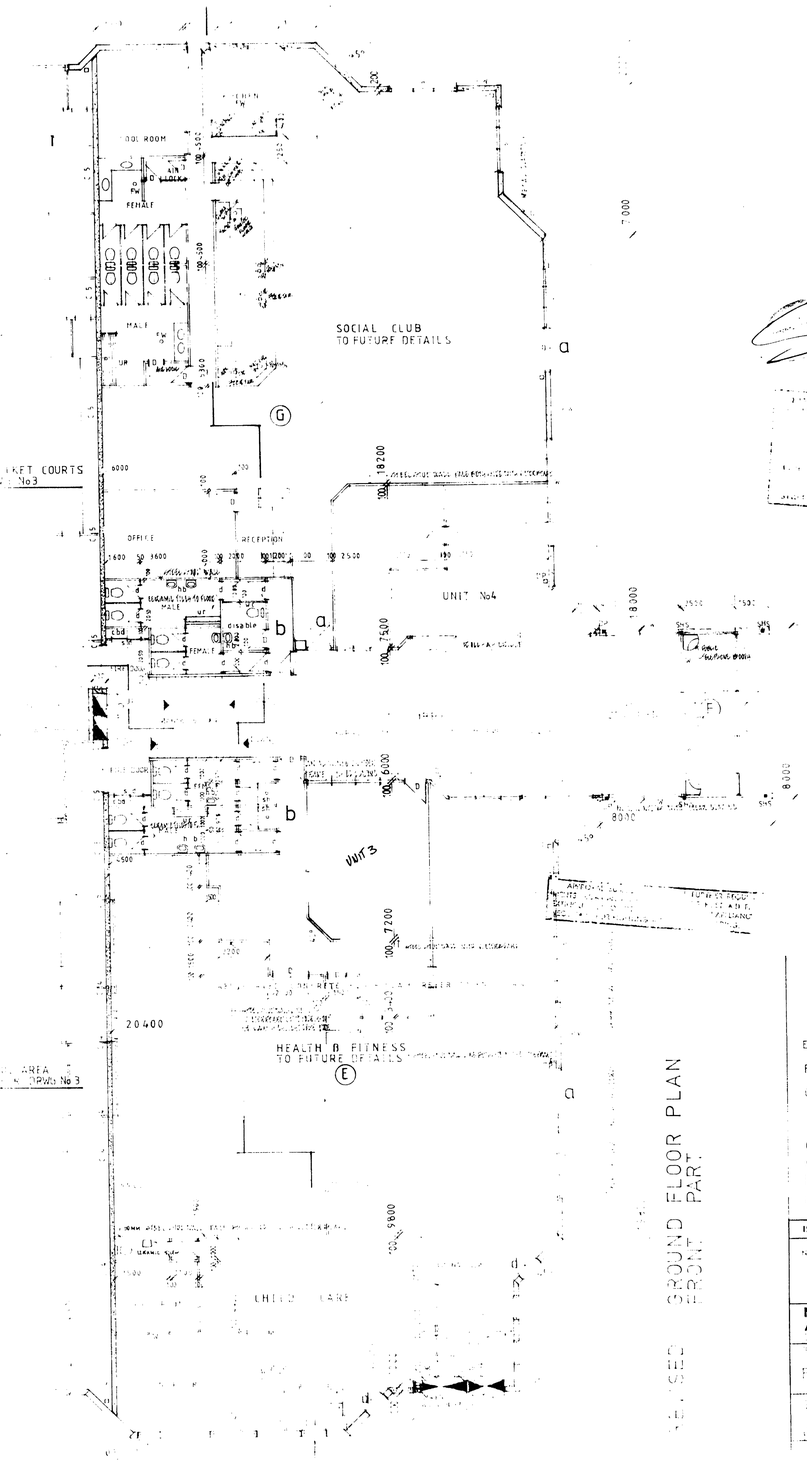
REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART



PROPOSED GROUND FLOOR PLAN
CRICKET PART

PLANS/FILE No. [illegible]
Received Building Section
11 OCT 1990
ACT Administration

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS TO BE IN ACCORDANCE WITH THE BUILDING ORDINANCE BUILDING MANUAL AND THE NOTES CONTAINED ON THE PLANS AND ANY MATTERS SPECIFIED ON THE BUILDING PERMIT. THE APPROVAL OF THE PLANS OR THE GRANT OF A BUILDING PERMIT FOR BUILDING WORK SHALL NOT AFFECT THE OPERATION OF ANY BY-LAW IN THE TERRITORY NOR DOES IT AUTHORISE THE USE OF THE LAND CONTRARY TO A PROVISION, COVENANT OR CONDITION OF LEASE.
MODIFICATIONS IF APPLICABLE

[illegible]
[illegible] / /19
[illegible] / /19

75841/N
(93A)

ISSUE	AMENDMENTS	DATE
NOTE	CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.	

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
[illegible]

[illegible]
P.S.F. HOLDINGS PTY LTD

75841/O

(94)

PLANS/FILE No. 1541/C
Received Building Section
11 OCT 1990
ACT Administration

BUILDING WORK SHALL BE ... ACCORDANCE WITH THE ... BUILDING MATERIALS ACT ... ON THE PLANS AND ANY ... ON THE BUILDING PERMIT. THE ... PLANS OR THE GRANT OF A ... LEASE. NOT AFFECT THE ... OTHER LAW IN THE TERRITORY ... AUTHORISE THE USE OF THE LAND ... TO A PROVISION, COVENANT OR ... OF LEASE.

MODIFICATIONS IF APPLIC...

PLANS AND SPECIFICATIONS PREPARED AND IN COMPLIANCE FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19

CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER / /19

S1/2

HOUSE SUBBOARD H-1

C-L1 C-L6 C-L11 C-L12 C-L18 C-L17 C-L13 C-L19 C-L16 C-L20 C-L15 C-L14 C-L9 C-L10 C-L8 C-L7 C-L3 C-L2

S18 S19 S20 S17 S16 S15 S12 S13 S14 S11 S10 S9 S6 S7 S8 S5 S3 S4

Gate

Proposed Gate

Net to a Height of 4.7m

Net

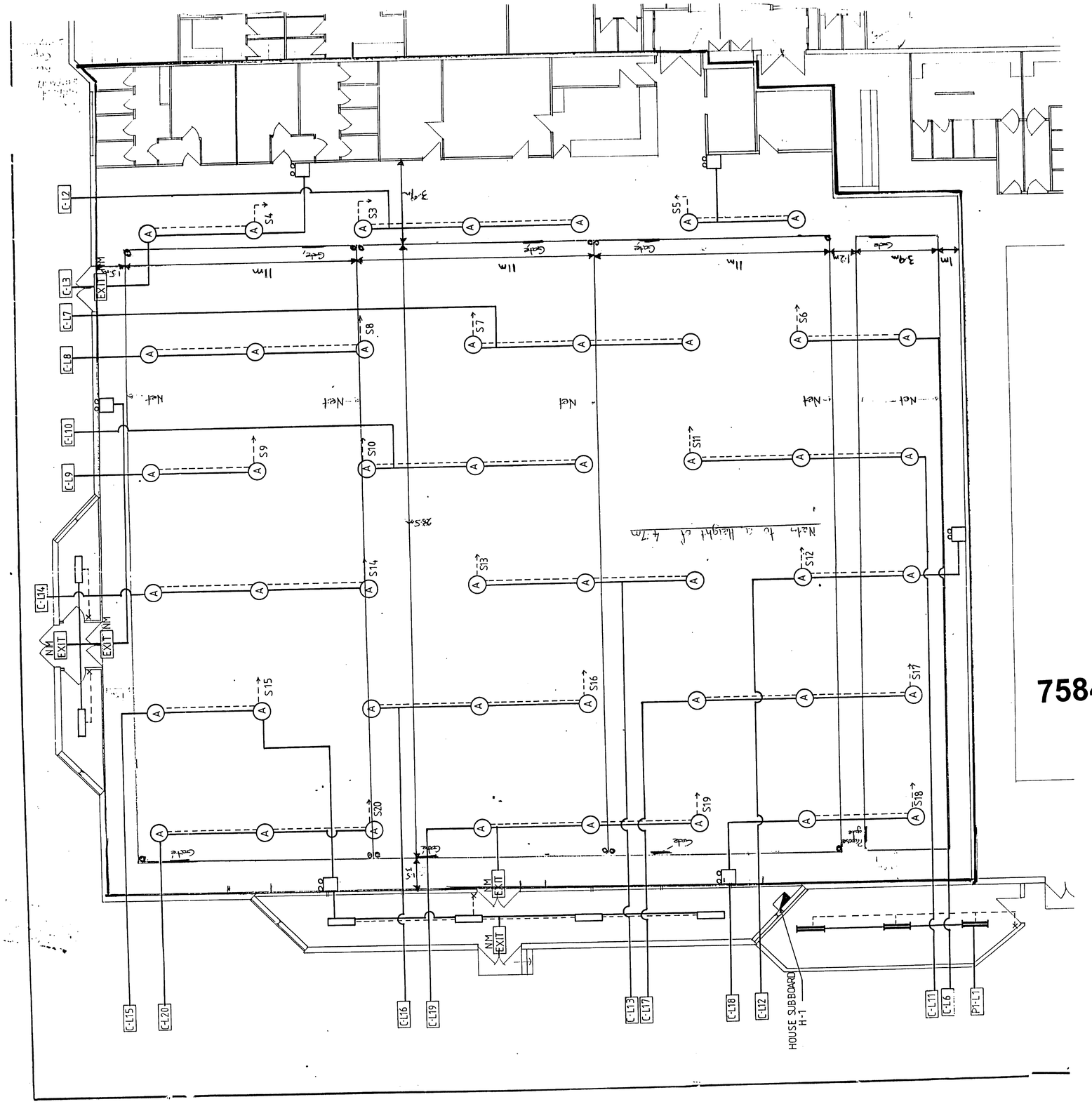
28.5m

3.9m

1m 3.9m 1.2m 11m 11m 11m 1.5m

EXIT NM

PLANS/FILE No.
Received Building Section
11 OCT 1990
ACT Administration



75841/O

(95)

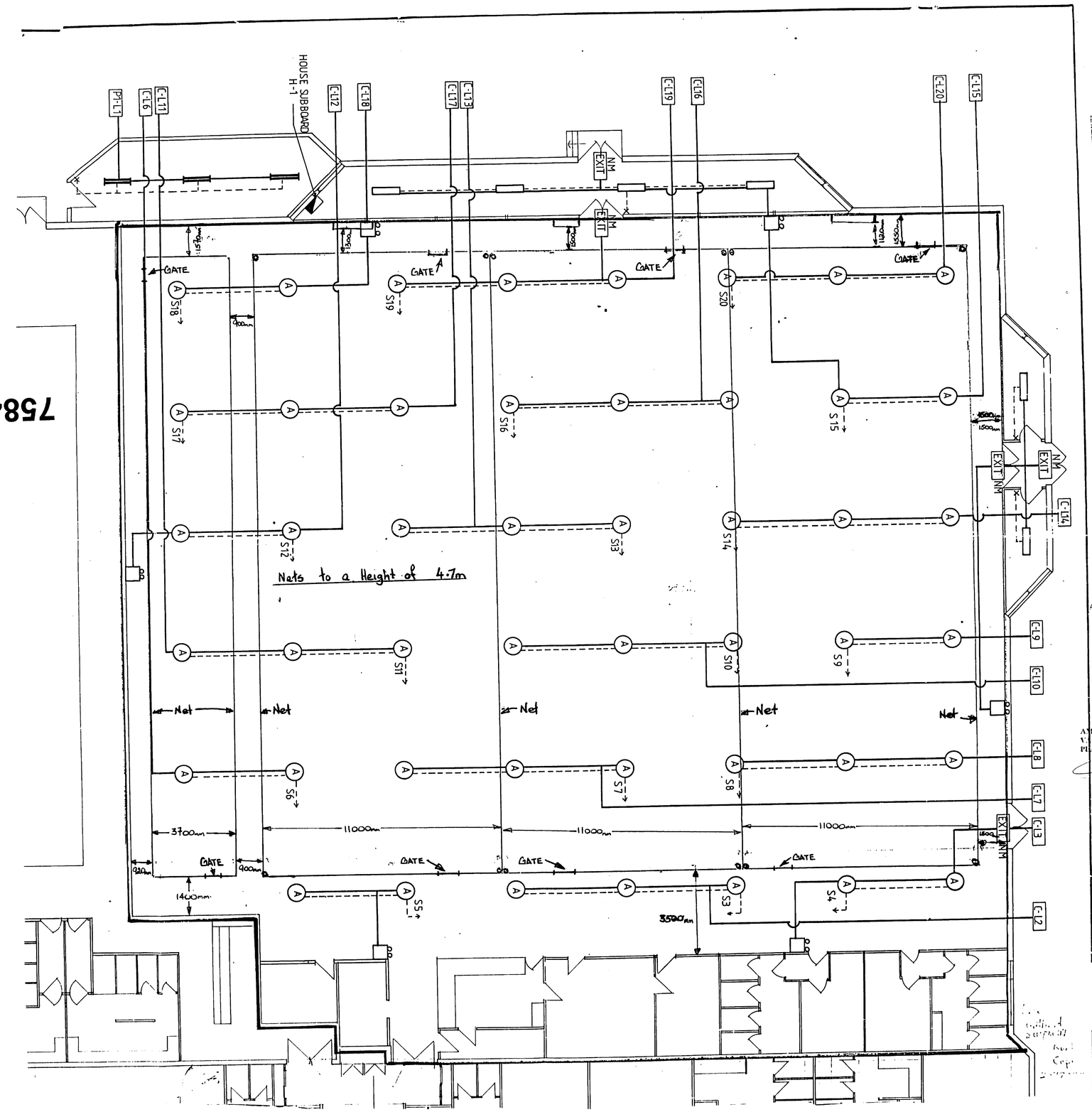
- METHOD OF FIXING TO FLOOR/WALLS
- DETAILED DRAWING THE SIZES OF CURRENT CARRYING LEADS
- FLOOR & WALL HILTI HKD FASTENERS M12 H36 HIGH TENSILE STEEL EXP BOLT

PLANS/FILE No. 75841/O
Received Building Section
- 9 NOV 1990
ACT Administration

(96)

75841/O

S1/2



GATES

AMENDMENT - (D) ALTER MEASUREMENTS.

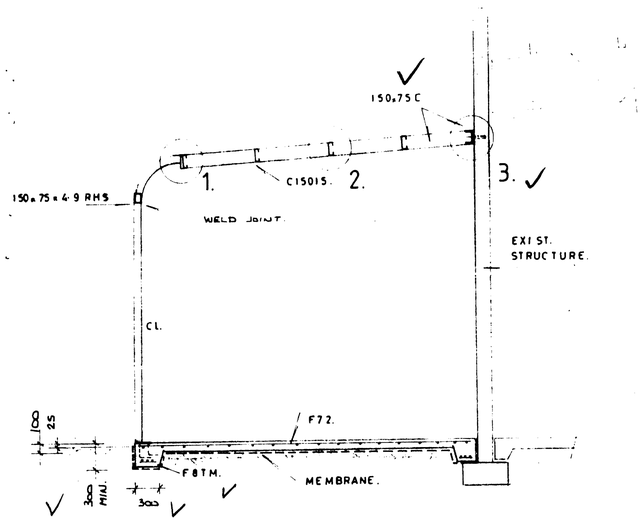
APPROVED IN RESPECT OF NOMINATED AMENDMENTS ONLY. ANY OTHER VARIATION TO THE ORIGINALLY APPROVED PLAN ARE NOT APPROVED

15 NOV 1990

DEPUTY BUILDING CONTROLLER UNDER BUILDING ORDINANCE 1972

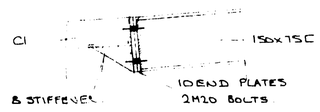
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

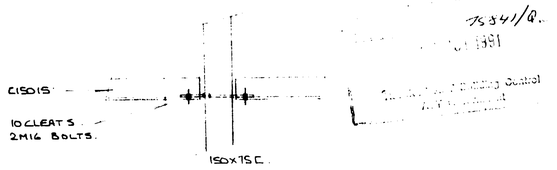
BLOCK 4 SEC. 89 KALEEN

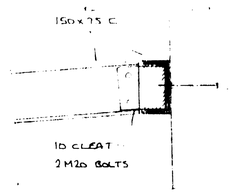


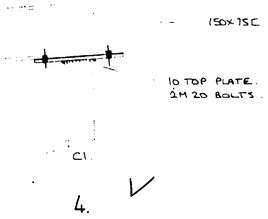
SECTION A. FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

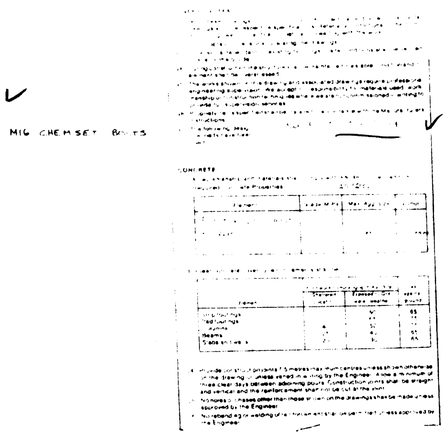
1:50



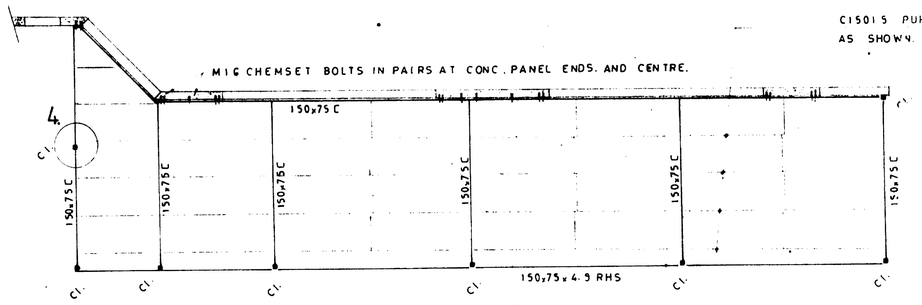








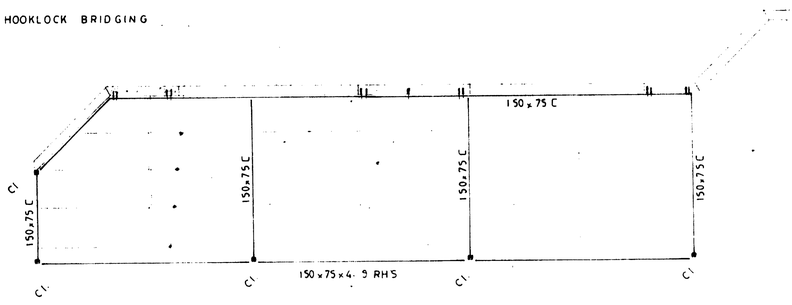
COLUMN BASE PLATES.



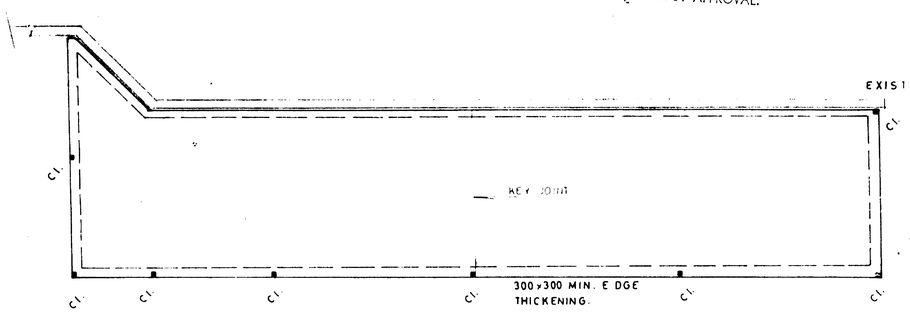
PLAN OF ROOF STEELWORK.

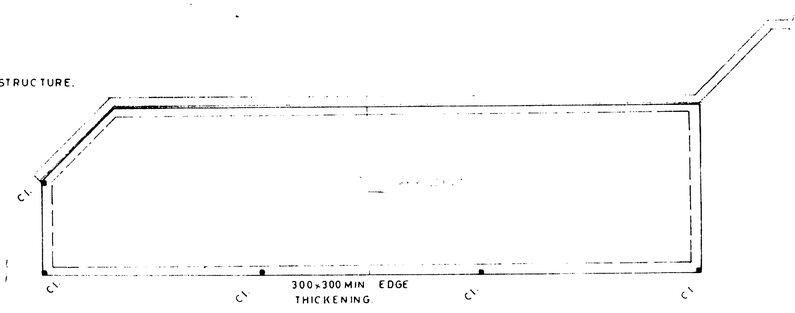
1:100

C15015 PURLINS HOOKLOCK BRIDGING AS SHOWN.



SUB BASE SUPPORTING CONCRETE FLOORS TO BE COMPACTED. FINAL DEPTH NOT TO EXCEED 400mm WITHOUT APPROVAL.





✓100 mm SLAB ON PVC MEMBRANE ON WELL COMPACTED FINE CRUSHED ROCK.
✓F72 TOP MESH.
COLUMNS CL ± 75x4.9 SHS ✓

PLAN OF GROUND FLOOR SLAB.

1:100.

ENGINEERING INSPECTIONS

BY BUILDING SECTION ENGINEERS

PROJECT

ADDITIONS TO BUILDING FOR F.S.F. HOLDINGS. P/L. BLK 4. SECT. 89. MITCHELL. ACT.

Jan van der Veen C.Eng.MInstructE.MIE.Aust.

CONSULTING STRUCTURAL ENGINEER

33 Fitzmaurice Street
Ainslie Canberra ACT 2602
Telephone/Fax (062) 58 44
Mobile 018 [illegible]

Architect: N. HATZIDOUIS AND ASS.

Scale: 1:100, 20. Date: SEPT 1991

Design: Jan van der Veen Job No 9109.11

MIE

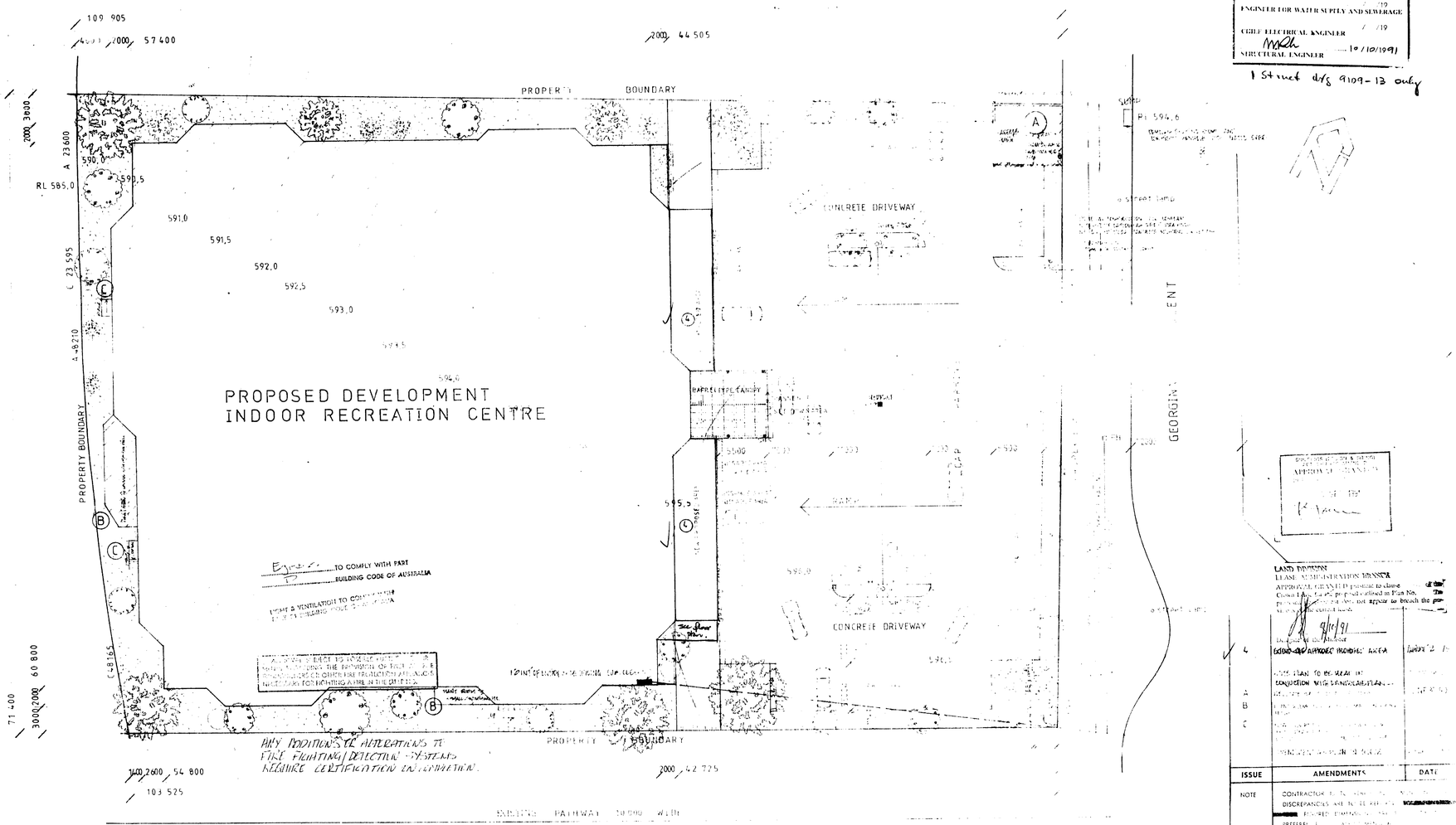
75841/Q

(97)

75841/Q

(98)

51/2



SITE PLAN

Plans Exa.....
Prj No.....
Plans Ref No.....
PLANS APPROVED
- 8 OCT 1991
Darwin Area Building Control
ACT Fire Brigade

PLANS AND SPECIFICATIONS EXAMINED AND RECOMMENDED FOR APPROVAL BY

ENGINEER FOR WATER SUPPLY AND SEWERAGE / /19

CHIEF ELECTRICAL ENGINEER / /19

STRUCTURAL ENGINEER 10/10/1991

1 Sheet d/s 9109-13 only

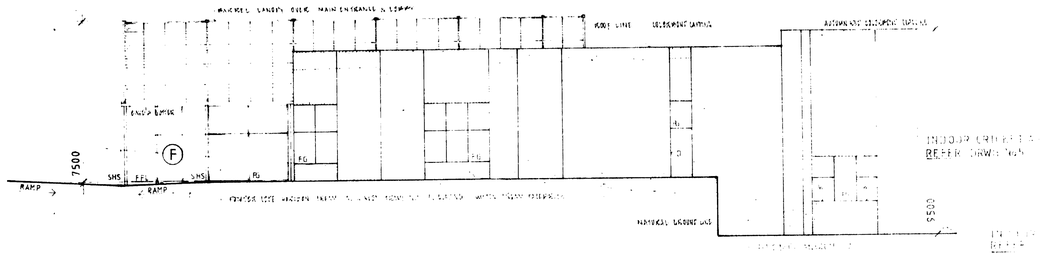
APPROVED
- 7 AUG 1991

LAND DIVISION
LEASE ADMINISTRATION BRANCH
APPROVAL GRANTED pursuant to clause
Conditions and/or proposals defined in Plan No.
Proposals contained herein do not appear to breach the
9/10/91

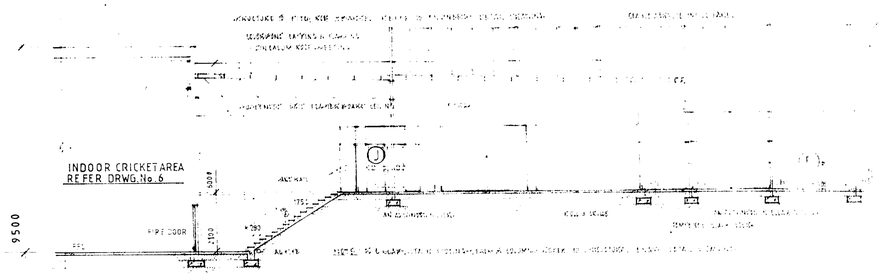
ISSUE	AMENDMENTS	DATE
	EXTRA CAR PARKING PROVIDED AREA	
	NEW PLAN TO BE READ IN CONJUCTION WITH LANDSCAPE PLAN	
A		
B		
C		
NOTE	CONTRACTOR TO CHECK ALL DIMENSIONS DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY PREFERENCE	

N HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.

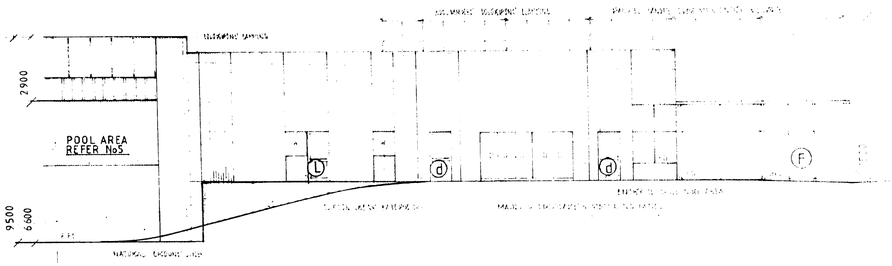
FOR DEVELOPMENT



REVISED ELEVATION NORTH
FRONT PART



REVISED SECTION D - D
FRONT PART

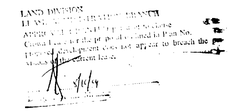


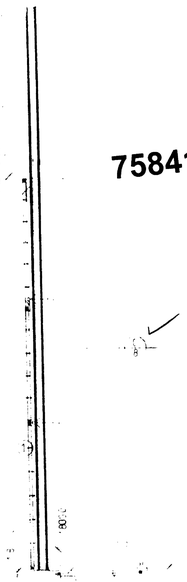
REVISED ELEVATION SOUTH
FRONT PART

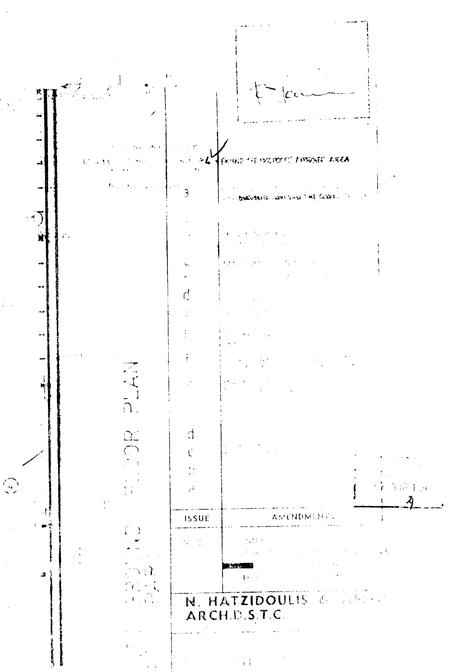
75841/Q

(99)



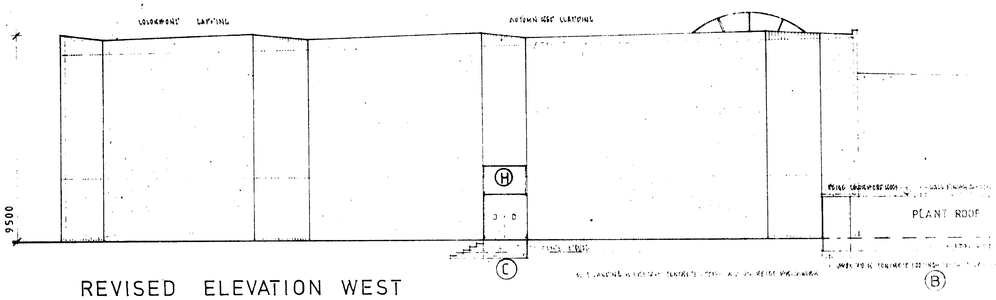




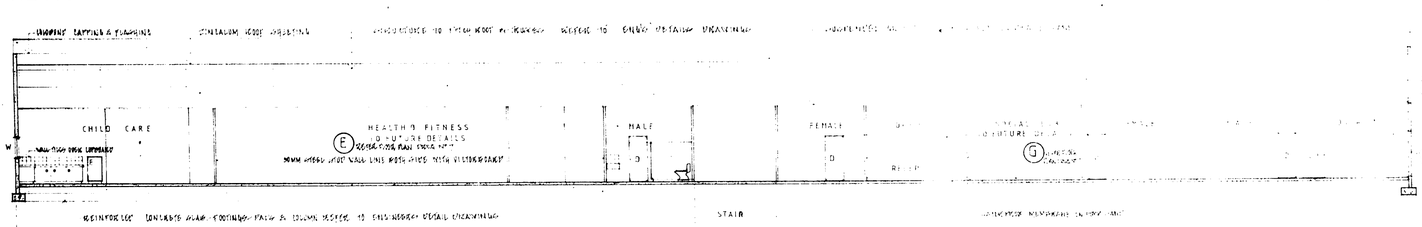


75841/Q

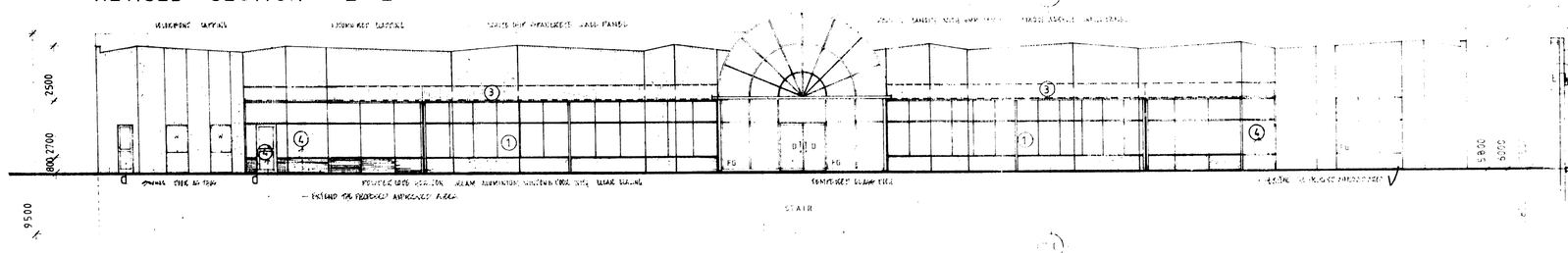
(100)



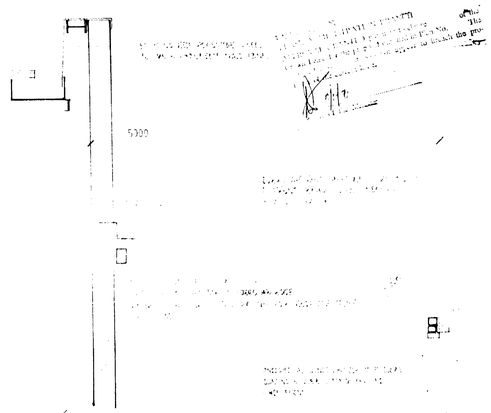
REVISED ELEVATION WEST



REVISED SECTION E-E



REVISED ELEVATION EAST

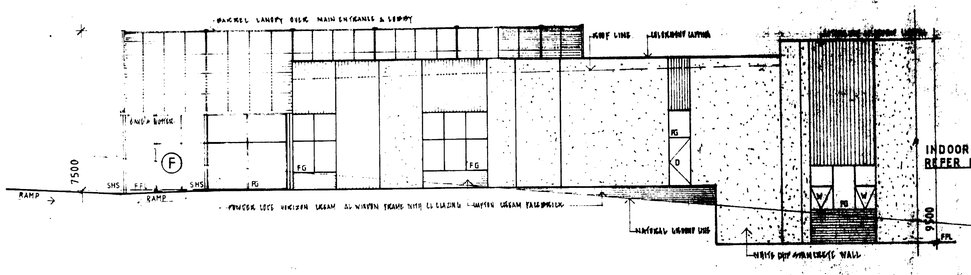


DETAIL E scale 1:20

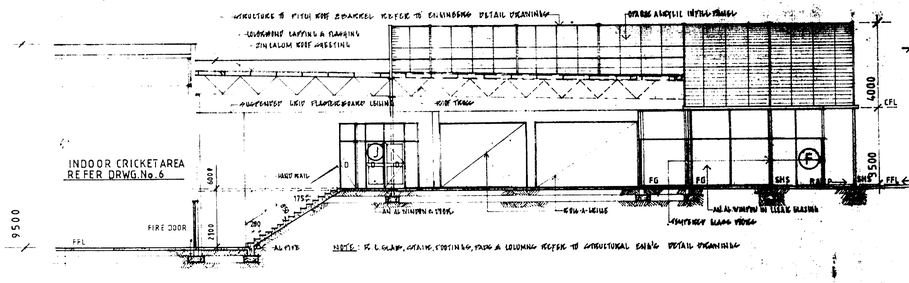
SECTION C-C

ISSUE	AMENDMENTS	DATE
NOTE		

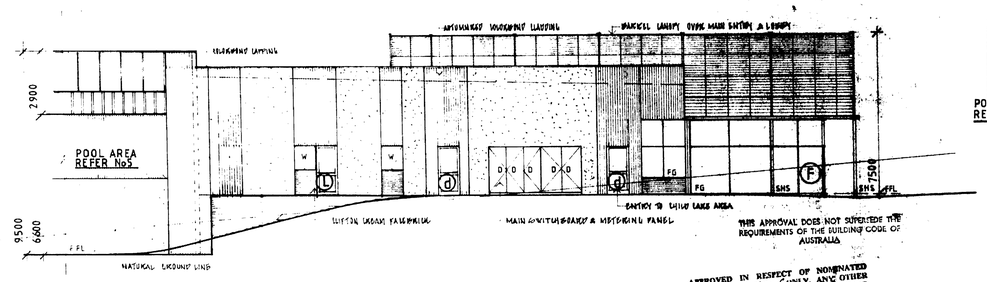
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.



REVISED ELEVATION NORTH
FRONT PART



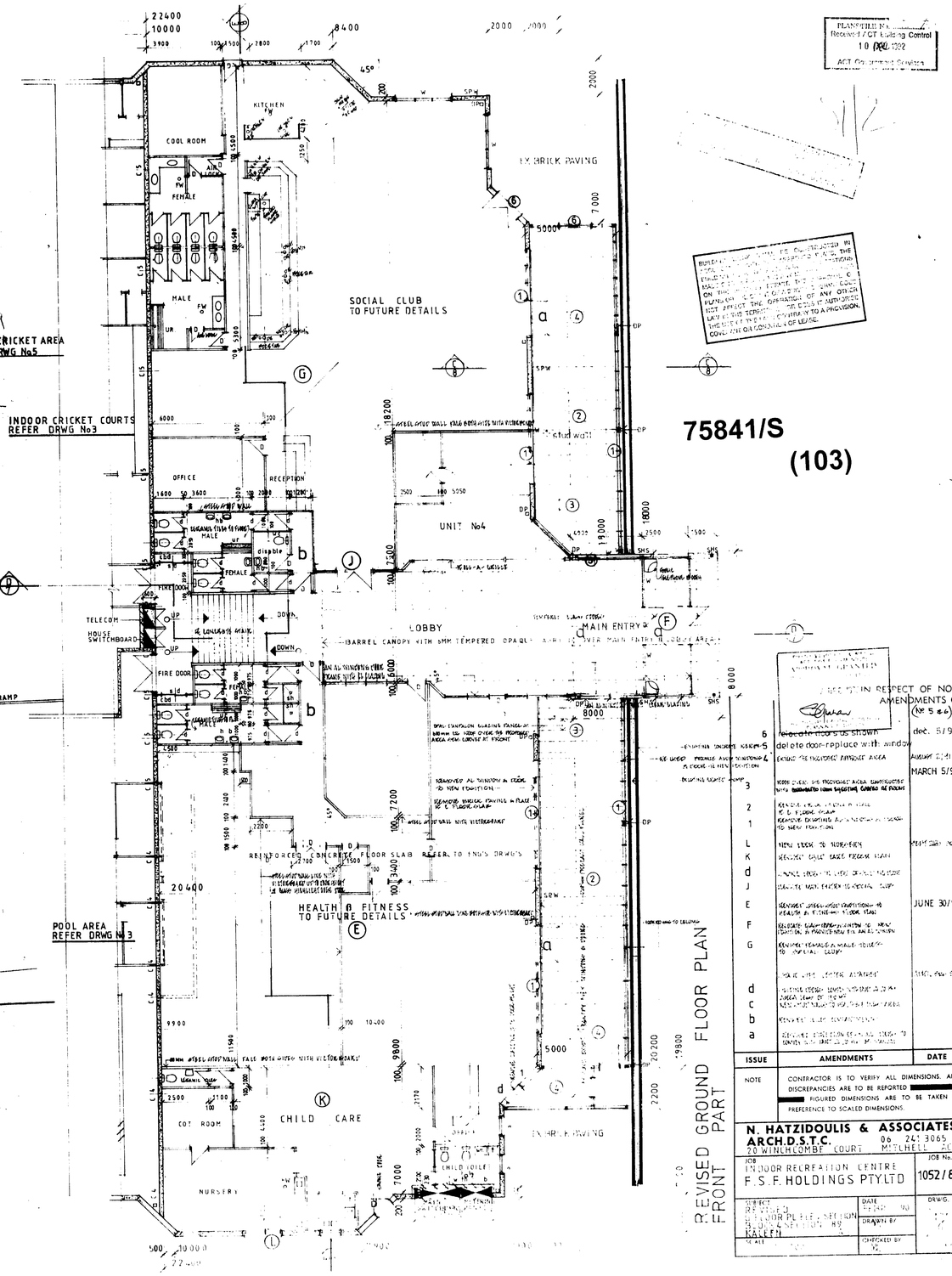
REVISED SECTION D - D
FRONT PART



REVISED ELEVATION SOUTH
FRONT PART

APPROVED IN RESPECT OF NOMINATED AMENDMENTS No's 5 & 6 ONLY, ANY OTHER VARIATIONS TO THE ORIGINALLY APPROVED PLANS ARE NOT APPROVED.
16/7/92
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA



REVISED GROUND FLOOR PLAN
FRONT PART

PLANNING No.
Received ACT Building Control
10 DEC 1992
ACT Government Services

BUILDING APPROVAL TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE APPROVAL OF THESE PLANS DOES NOT ESTABLISH THAT ANY COVENANT ON THE LEASE IS COMPLIED WITH OR THAT THE PROPOSED BUILDING WORKS WILL NOT AFFECT THE OPERATION OF ANY OTHER LAW IN THIS TERRITORY. IT DOES NOT AUTHORISE THE BUILDING TO CONTRAVENE A PROVISION OF THE LEASE OR COVENANT OF LEASE.

75841/S
(103)

APPROVED IN RESPECT OF NOMINATED AMENDMENTS ONLY.
(No 5 & 6)

ISSUE	AMENDMENTS	DATE
6	RELOCATE DOOR AS SHOWN	dec. 5/92
5	delete door-replace with window	AUGUST 5/91
4	EXTEND THE FENCED FURNISHED AREA	MARCH 5/91
3	WORK OVER THE PROPOSED AREA SHOWN DOTTED WITH ASSOCIATED WORKS SUBJECTING CHANGE OF FACADE	
2	REMOVE EXISTING WINDOW & INFILL W. BRICKWORK TO MATCH EXISTING	
1	REMOVE EXISTING PLANTING & PATH TO NEW POSITION	
L	NEW DOOR TO NORTHERN	
K	REMOVED GRILLE FROM WINDOW	
d	NEW DOOR TO LIVE ON SOUTH SIDE	
J	CHANGE MAIN ENTRY TO VERTICAL SLATS	
E	REMOVED SCREEN WORK CONSTRUCTION TO HEALTH & FITNESS FLOOR PLAN	JUNE 30/90
F	RELOCATE GLASS DOOR IN WINDOW TO NEW POSITION & PROVIDE NEW FIX PANEL IN WINDOW	
G	REMOVED TOILET & WALLS TO FORM SOCIAL CLUB	
	NEW WALL & WINDOW ALTERATIONS	MARCH 1991
d	EXISTING DOOR TO BE REMOVED & NEW DOOR TO BE INSTALLED	
c	NEW WALL TO ENCLOSE EXISTING AREA	
b	NEW TILE TO FLOOR	
a	REMOVE PORTION OF EXISTING FENCE TO ENABLE NEW DOOR TO BE INSTALLED	

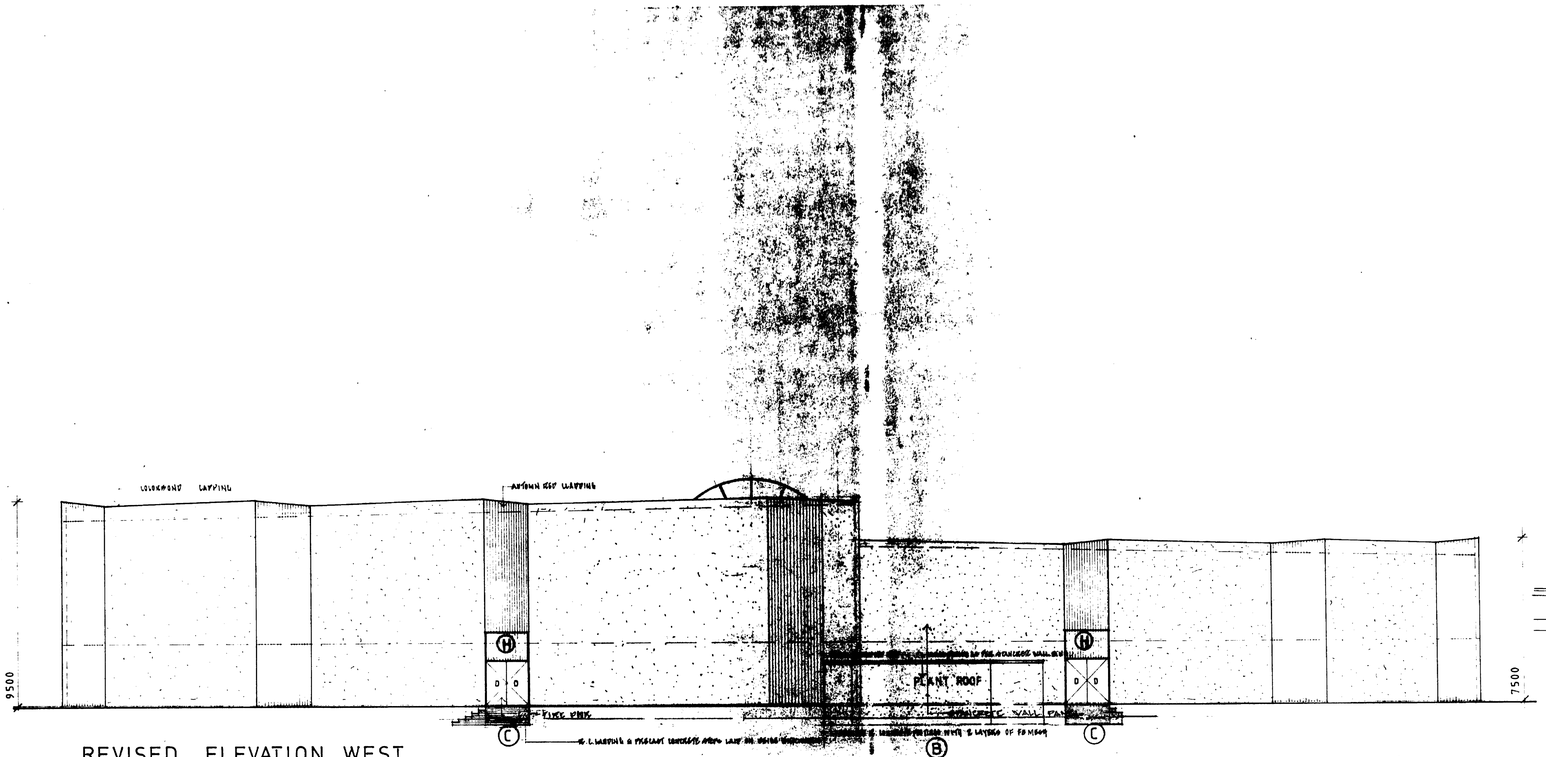
NOTE
CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 06 241 3065
20 WINCHCOMBE COURT MITCHELL ACT

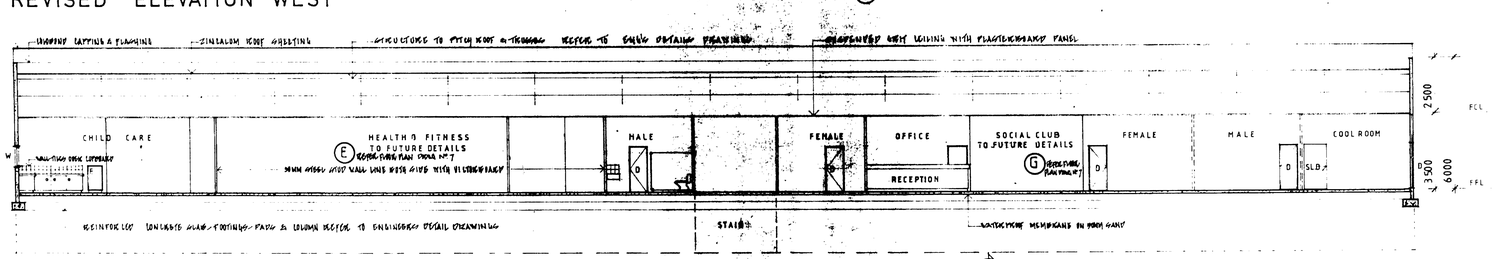
JOB: INDOOR RECREATION CENTRE
F.S.F. HOLDINGS PTY LTD
JOB No.: 1052/89

SUBJECT: REVISED FLOOR PLAN, SECTION & ELEVATIONS
KALEEN
DATE: AUGUST '90
DRAWN BY:
CHECKED BY:
SCALE:
DRWG. No.:

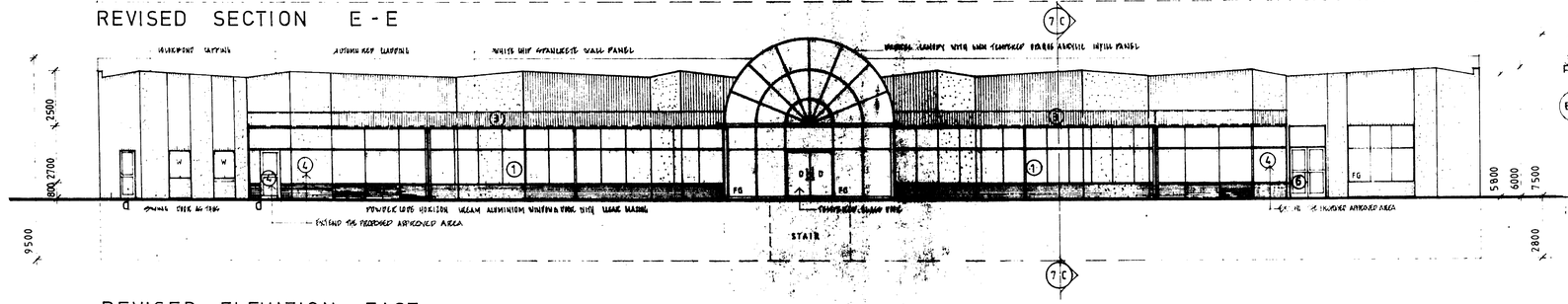
75841/S
(104)



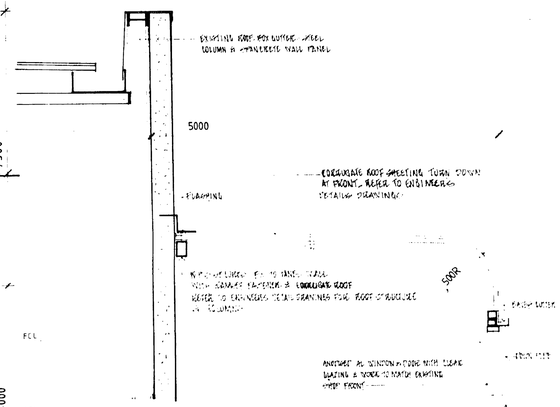
REVISED ELEVATION WEST



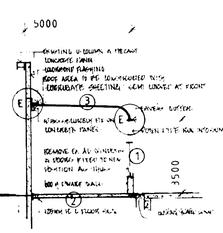
REVISED SECTION E - E



REVISED ELEVATION EAST



DETAIL E scale 1:20



SECTION C-C

ISSUE	AMENDMENTS	DATE
6	ROOFS NOW 2000 T.O.P.	APL 5/91
4	[illegible]	[illegible]
1,2,3	[illegible]	MARCH 5/91
d	[illegible]	[illegible]
H	[illegible]	[illegible]
B	[illegible]	JUNE 30/90
L	[illegible]	[illegible]

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT
06 274 3065
MITCHELL ACT

JOB: INDOOR RECREATION CENTRE
F.S.F.HOLDINGS PTY.LTD.
JOB No. 1052/89

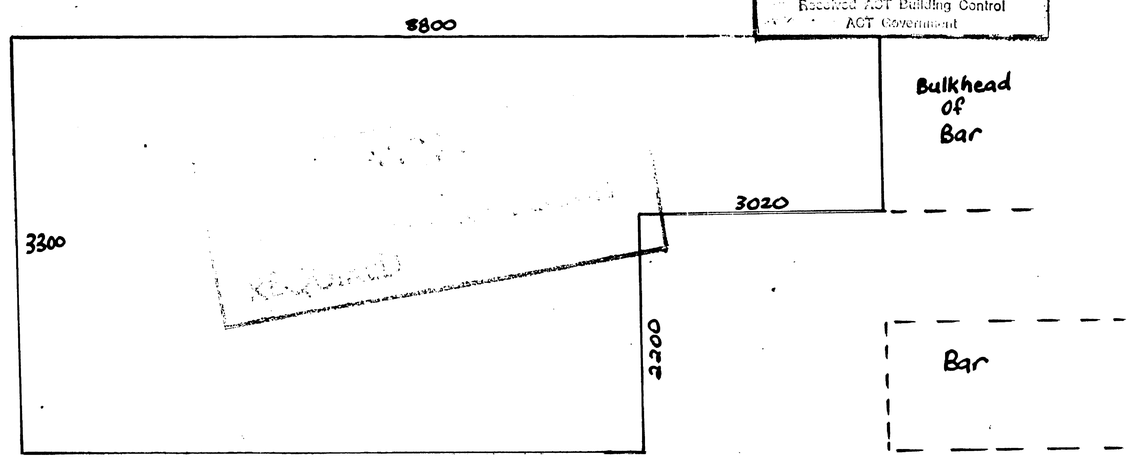
SUBJECT: REVISED ELEVATION, SECTION BLOCK 4 SECTION 89 HALEN ACT
DATE: FEBR 90
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1:100
DRWG. No. (6) (10)

75841/R

(101)

Q Elevation

Town No.....
Prj No.....
Prm Seq No.....
PLANS/FILE No. 75841/R
09 MAR 1992
Received ACT Building Control
ACT Government



Steel frame. Solid timber partitions inside, Gyprock face.

Trims No.....
Prj No.....
Plan Seq No.....
PLANS/FILE No. 75841/R
- 9 MAR 1992
Received ACT Building Control
ACT Government

S1/2

Remove Existing Office-Reception & Relocate

Solid timber partitions

See Elevation

GYPROCK FACE

Timber laminated Reception Desk

Office

Proposed Poker Machine Area

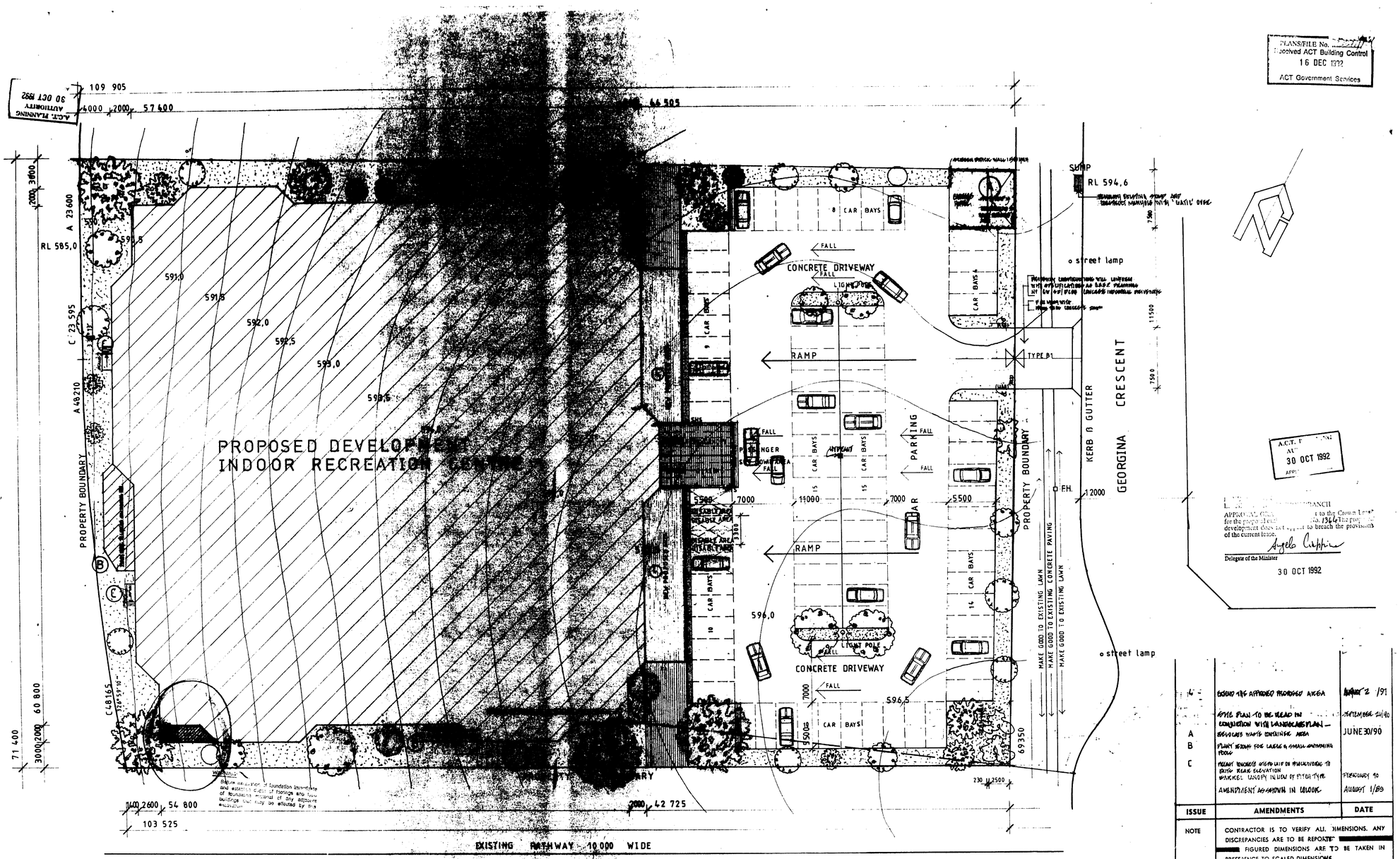
SOCIAL CLUB TO FUTURE DETAIL

APPROVAL SUBJECT TO POSSIBLE FUTURE ... NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, THE BUILDING CODE OF AUSTRALIA AND CONDITIONS MADE IN THE PLANS AND WITH ANY VARIATIONS OR ALTERATIONS AGREED OF BY THE APPROVAL OF THE PLANS. IT IS THE RESPONSIBILITY OF ANY PERSON CARRYING OUT BUILDING WORK TO ENSURE THAT THE WORK COMPLIES WITH THE APPROVED PLANS AND THE BUILDING CODE OF AUSTRALIA. IT IS AN OFFENCE UNDER THE BUILDING ACT 1972 TO CARRY OUT BUILDING WORK OTHERWISE THAN IN ACCORDANCE WITH THE APPROVED PLANS AND THE BUILDING CODE OF AUSTRALIA.

75841/R

(102)



PLANS/FILE No.
Received ACT Building Control
16 DEC 1992
ACT Government Services

ACT. PLANNING AUTHORITY
30 OCT 1992

A.C.T.
ACT
30 OCT 1992

LEASE BRANCH
APPROVAL GRANTED to the Crown Lease for the purpose of the proposed development does not appear to breach the provisions of the current lease.
Angelo Cuppin
Delegate of the Minister
30 OCT 1992

ISSUE	AMENDMENTS	DATE
	GROUND RL'S APPROVED PROPOSED AREAS	AUGUST 2 /91
	SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN —	SEPTEMBER 24/90
A	REVISED RL'S TO EXISTING AREA	JUNE 30/90
B	PLANT ROOM FOR LARGE & SMALL SWIMMING POOLS	
C	MINOR TOPOGRAPHIC ADJUSTMENTS TO EXIST. REAR ELEVATION WINDOWS, CANOPY IN LIEU OF PITCHED TYPE	FEBRUARY 10
	AMENDMENT AS SHOWN IN COLOUR	AUGUST 1/89

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS

N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C.
20 WINCHCOMBE COURT MITCHELL A.C.T.
062 41 3065

JOB: INDOOR RECREATION CENTRE FOR F.S.F.HOLDINGS P/L.
JOB No.: 1052/89

SUBJECT: SITE PLAN BLOCK 4 SECTION 89 KALEEN A.C.T.
DATE: MARCH 89
DRAWN BY:
CHECKED BY:
SCALE: 1 = 200
DRWG. No. 1/4

SITE PLAN

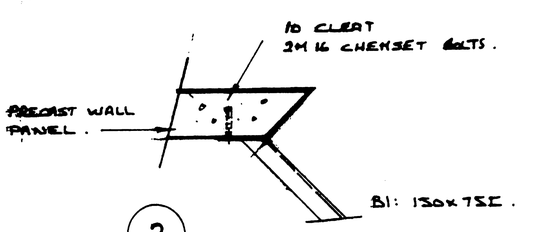
75841/T

(105)

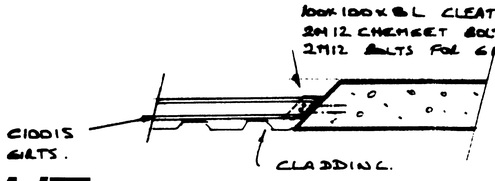
APPROVED FOR CONSTRUCTION BY THE HOLDER OF A "A" CLASS LICENCE.
TYPE OF CONSTRUCTION REQUIRED:
CLASS OF OCCUPANCY:
-5 JAN 1993
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972.

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

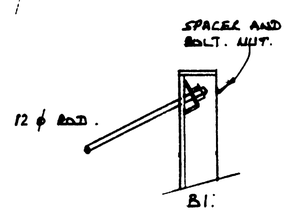
BUILDINGS (DESIGN & SITING) ACT 1964 (AS AMENDED)
APPROVAL GRANTED
- 3 NOV 1992



2.



1.

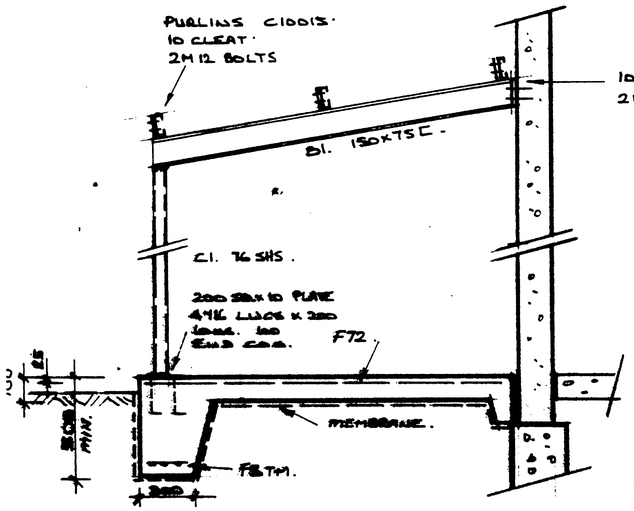


3.

75841/T

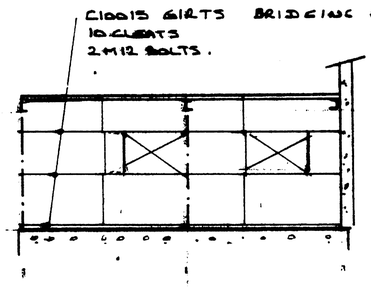
(106)

1:20



SECTION.

1:20



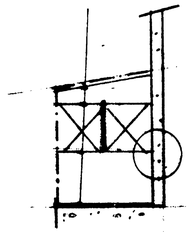
FRONT ELEVATION.

1:100

FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND

WARNING:

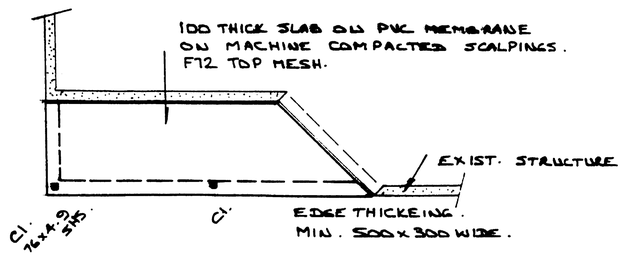
Before excavation of foundation investigate and establish depth of footings and type of foundation material of any adjacent buildings that may be effected by this excavation.



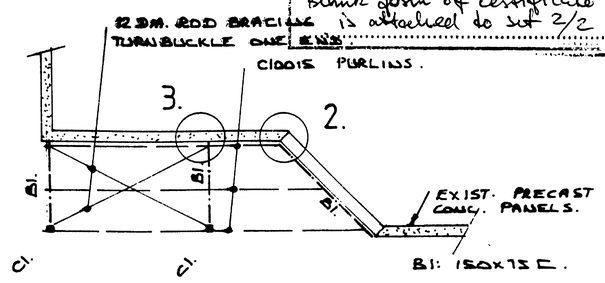
1.

SIDE ELEVATION.

FOOTINGS TO BEAR INTO FIRM STABLE GROUND.
USE 20 MPa CONCRETE STRENGTH.



GROUND FLOOR SLAB FOOTING PLAN. 1:100.



ROOF STEELWORK.

NOTE

PRACTISING STRUCTURAL ENGINEER TO CHECK AND CERTIFY STRUCTURAL EFFICIENCY AND STABILITY OF Extension shown on this drg. ON COMPLETION OF THIS WORK.

Blank form of certificate is attached do set 2/2

GENERAL NOTES.

G1 All [illegible] comply with AS1288, AS1684 structural details, AS3600 and AS1720 unless noted.

G2 [illegible] shall be checked by the builder before commencing construction.

G3 Expansion joints are provided to allow movement where shown otherwise detailed.

G4 Concrete shall be [illegible] unless noted otherwise. Welding shall comply with AS1554.

G5 All bolts not noted otherwise shall be 20 mm dia. ordinary bolts. High strength bolts shall comply with AS1252 and AS 1231.

G6 Concrete shall be [illegible] and compacted with 3.15 mm vibrator at 100 mm pitch. Concrete cover to all steel shall be 50 mm.

G7 All concrete in contact with [illegible] to comply with AS3600 and shall be of high strength [illegible] and shall comply with AS3582.

G8 Where footings abutt steel members [illegible] or weld 250 long x 20 mm wide x 1 mm thick galvanized, M16 'cleated clips' as detailed at every 6th course vertically and every fourth course horizontally.

G9 The fabricator shall provide holes, cleats or fixings for the attachment of timber framing and finishing materials shown on the Architectural drawings.

FOUNDATION

F1 The safe foundation bearing pressure assumed for designs 150 KPa

F2 The foundation materials have not been investigated. If material encountered varied from the assumed foundation advise the engineer before constructing footings

LEGEND

Reinforcement

R – plain round bars
S – structural grade deformed bars
C – cold worked deformed bars
F – hard drawn welded wire fabric

main wires of rectangular fabric
square fabric
reinforcement bars and extent

Structural Steel (enumerated)

203 I 27	taper flange beam
203 C 24	rolled steel channel
200UB25	universal beam
200UC60	universal column

The first figure is the nominal depth in millimetres
The last figure is the weight in Kg per linear metre

L or T — angles
PL — plate
RHS — rectangular hollow section
SHS — square hollow section
fillet — [illegible] weld
butt — [illegible] between abutting members butt weld
M16 — [illegible] bolts, 16 mm
HSB20 — high strength bolt with dia. in mm
H.D. bolt — holding down bolts

PLAN No 75841/T

PROJECT

ADDITIONS SPORTS CENTRE.

BLOCK 4. SECTION 89.

KALEEN. ACT.

[redacted] C.Eng M.I.Struct.E M.I.E. (Aust)
CONSULTING STRUCTURAL ENGINEER
Unit 11, Hawker Medical Centre,
PO Box 33, Hawker, Canberra, A.C.T. 2614
Telephone/Fax (06) 255 1188
Mobile 018 - 626212

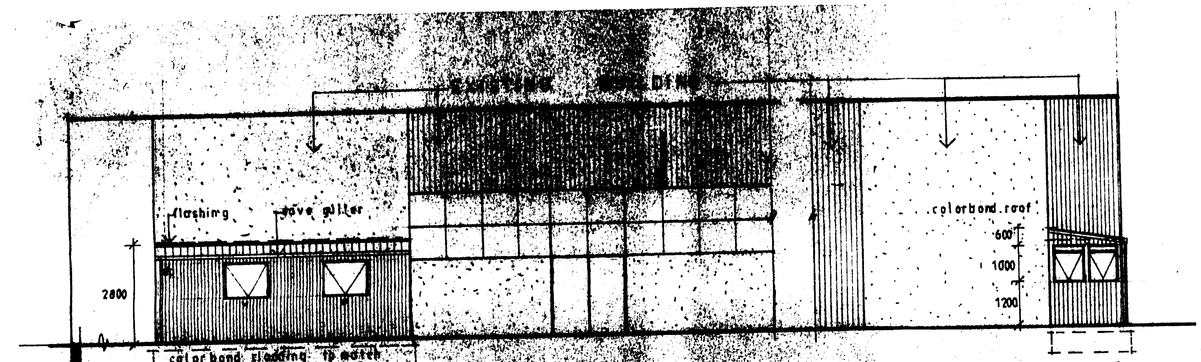
See folio 267 – Engr. Certificate 2/2

Architect: N. HATZIDOULIS & ASS.

Scale: 1:100, 20. Date: DEC. 1992.

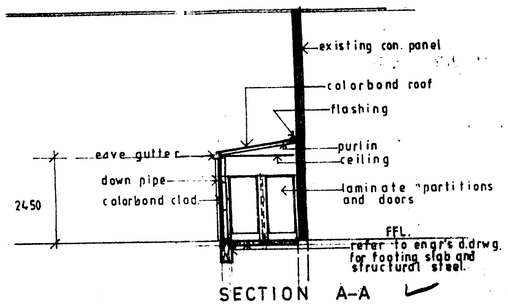
Design: [redacted] Job No: 9212-14.

mie. 4.01.93.

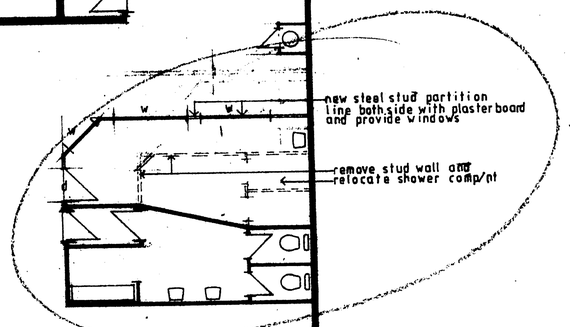


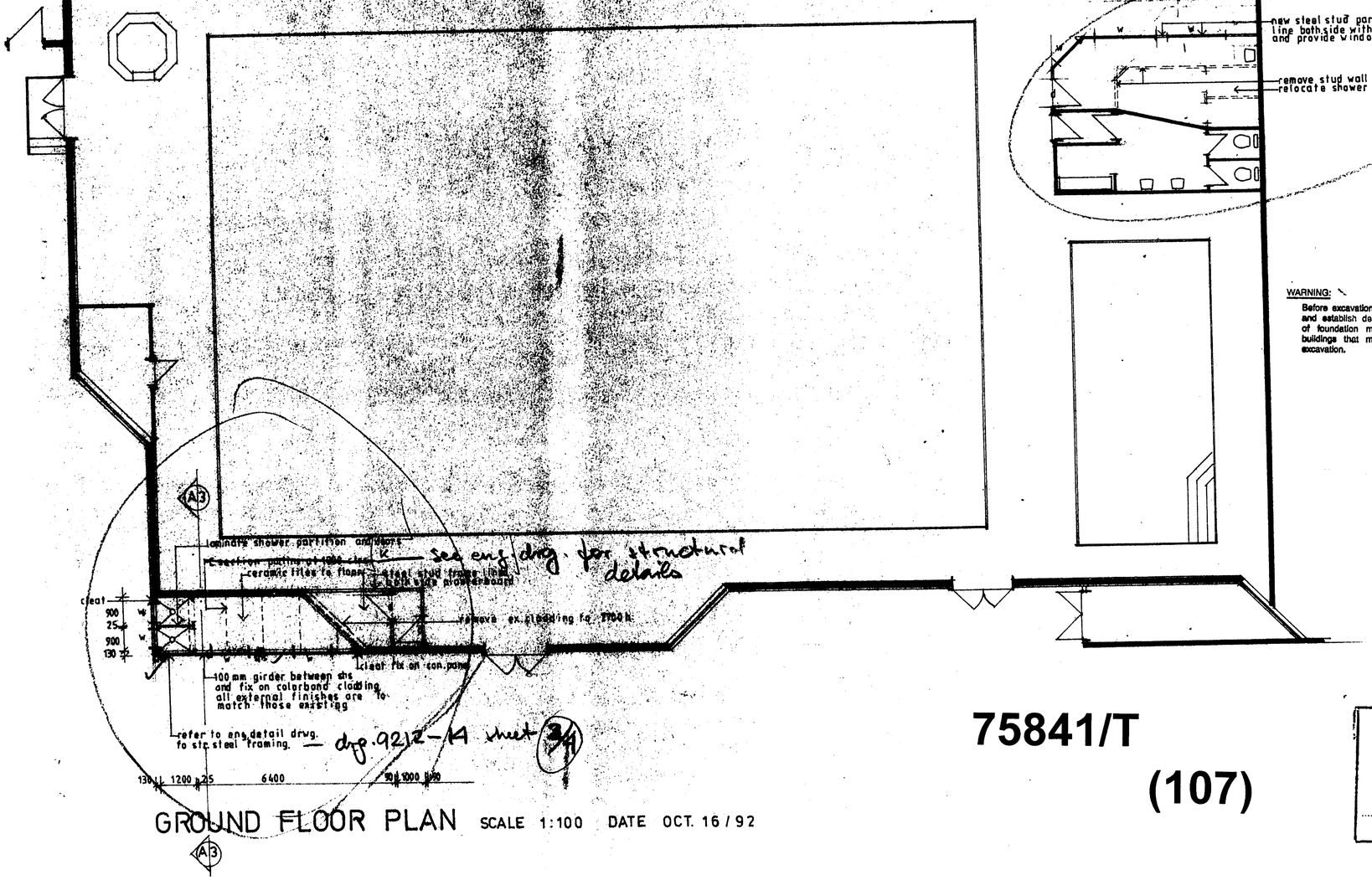
PART - ELEVATION SOUTH

PART - ELEVATION WEST



SECTION A-A





GROUND FLOOR PLAN SCALE 1:100 DATE OCT. 16/92

75841/T

(107)

WARNING:

Before excavation of foundation investigate and establish depth of footings and type of foundation material of any adjacent buildings that may be effected by this excavation.

A.C.T. PLANNING AUTHORITY
30 OCT 1992

LAND DIVISION
LEASE ADMINISTRATION BRANCH

APPROVAL GRANTED pursuant to the Crown Lease for the proposal outlined in plan No. 1364 The proposed development does not appear to breach the provisions of the current lease.

Delegate of the Minister

30 OCT 1992

BUILDINGS (DESIGN & SITING) ACT 1964 (AS AMENDED)
APPROVAL GRANTED
PURSUANT TO SECTION 6
- 3 NOV 1992
AUSTRALIAN CAPITAL TERRITORY PLANNING AUTHORITY

N. Hatzidoulis & Assoc.
P.O. Box 779
Dickson ACT 2602
Ph. (06) 241 3065
Fax (06) 241 2408
A.C.N. 008 658 311

3/4

75841/T
(108)
S1/2

3 INDOOR CRICKET COURTS

LANE 1 1100 D
LANE 2 1750 D
LANE 3 1750 D
LANE 4 1750 D
LANE 5 1750 D
LANE 6 1100 D

POOL 25.0m x 16.5m

CHILDREN'S POOL 10.0m x 5.0m 1100 D

AEROBIC-GYMNASIUM-HEALTH STUDIO AREA

BAR & COFFEE LOUNGE AREA

CHILD CARE AREA

OPEN AREA

STORE ROOM

OFFICE

REFRESHMENT AREA

ENTRY

COMPUTER ROOM

LARGE POOL PLANT ROOM

SMALL POOL PLANT ROOM

DISABLE PATH OF TRAVEL RAMP 1:14

MAIN ENTRY

PITCH TYPE ROOF TO CANOPY

DELETE REFER DRWG No 7

ACT BUILDING CONTROL

See NOTE on drg. no. 8212

STRUCTURAL ENGINEER

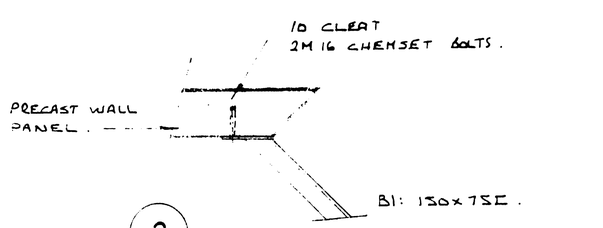
ISSUE	AMENDMENTS	DATE
P	WEST WALL JUNCTION TO STORAGE ROOM	OCT 1989
O	LOCATION STEAM ROOM	"
N	LOCATION SPA	"
M	ALTERATIONS TO MALE CHANGE AREA	
F	REVISED FEMALE & MALE CHANGE AREA	
B	ADDITIONAL CONCRETE RETAINING WALL TO EXTERNAL FACES & MASONRY WALL WITH CAVITY TO INNER SIDE OF PERIMETER WALL PANELS. SEE NOTE RE TO WALL PANEL CONSTRUCTION. STAIRWELL TO SPA AREA. NOTE CONCRETE WALL PANEL TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & DETAILS.	STAIR TO SPA
D	REVISED FEMALE & MALE CHANGE AREAS	
12	DELETED FROM SCOPE OF WORKS FOR REFER DRWG No 7	STAIR TO SPA
11	REVISED OFFICE, REFRESHMENT & STORE ROOM LAY OUT & INTERNAL WALLS	
10	SOUTH WALL TO REMOVE TO ALLOW FOR TRAVEL SEATING	AUGUST 1989
9	REVISED FEMALE & MALE TOILETS & SHOWERS AREAS	
8	NEW LIFEGUARD TOILET AREA	
7	REVISED FEMALE & MALE TOILETS, CHANGE ROOMS	
6	RELOCATE SEATING & REVISED FOUNTAIN	
5	REVISED FEMALE & MALE TOILETS	
4	RELOCATE CLEANERS ROOM	
3	RELOCATE LIFTS, OFFICE, ADDITIONAL STORE ROOM AREA	
2	REVISED FEMALE & MALE TOILETS & CHANGE ROOMS	
1	225mm THICKNESS WALL TO BE CONSTRUCTED	

NOTE: CONTRACTOR IS TO VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

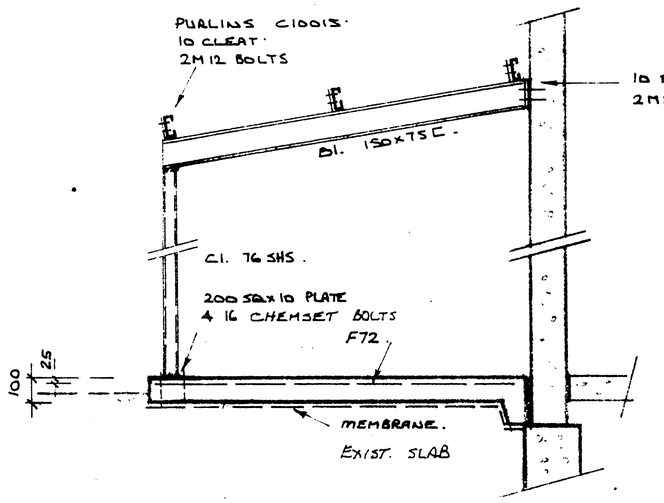
N. HATZIDOULIS & ASSOCIATES
ARCH.D.S.T.C. 062 41 3066
20 WINCHCOMBE COURT MITCHELL A.C.T.

JOB: INDOOR RECREATION CENTRE FOR F.S.HOLDINGS P/L
JOB No: 1052/89

SUBJECT: GROUND FLOOR PLAN BLOCK A SECTION 89 KALEEN
DATE: MARCH 89
DRAWN: [illegible]
CHECKED: [illegible]
DRWG No: 6
SCALE: 1:00

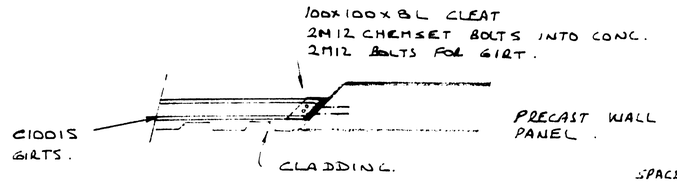


2.



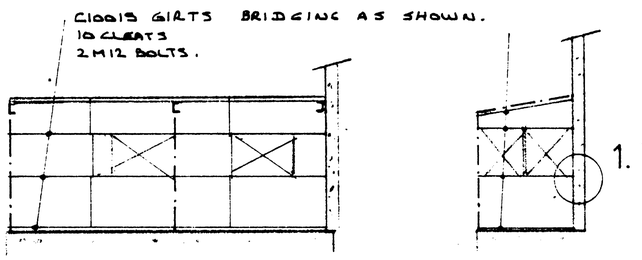
SECTION.

1:20



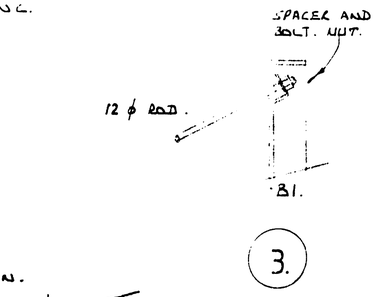
1.

1:20



FRONT ELEVATION.

1:100

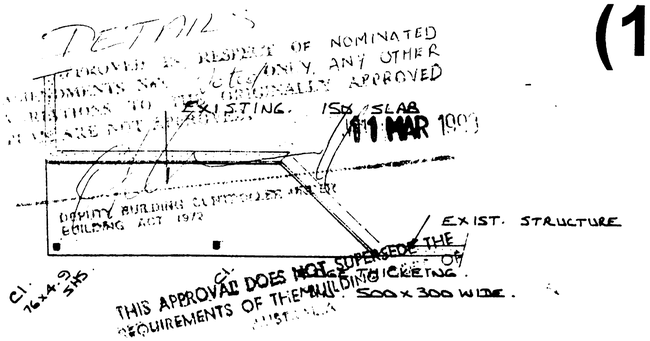


3.

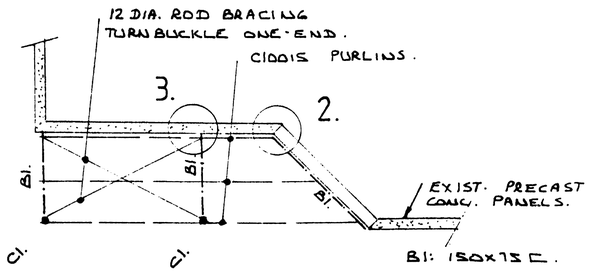
SIDE ELEVATION.

75841/V

(112)



GROUND FLOOR SLAB FOOTING PLAN. 1:100.



ROOF STEELWORK.

STRUCTURAL STEEL

S1 All workmanship and materials shall comply with AS1250, AS1204 (structural steels), AS1227 (plates, rolled sections) and AS1163 (tubular sections)

S2 Two copies of shop drawings shall be submitted to the Engineer for approval prior to fabrication

S3 Connections shall be provided to carry reactions shown unless otherwise detailed.

S4 Welds shall be 6 mm continuous fillets unless noted otherwise. Welding shall comply with AS1554.

S5 All bolts not called up otherwise shall be 20 mm dia structural black bolts High strength bolts and bolting shall comply with AS1252 and AS 1511

S6 Concrete encased steelwork shall be unpainted and wrapped with 3.15 mm wire at 100 mm pitch. Concrete cover shall be not less than 50 mm

S7 All steelwork except that embedded in concrete or between mating high strength rolled surfaces shall be cleaned and coated with one coat of zinc chromate primer all in accordance with AS MA 5

S8 Where brickwork abuts steel members gunfix or weld 230 long x 30 mm wide x 1 mm thick galvanised M.S. crimped ties to steelwork at every 5th course vertically and every fourth perpend horizontally

S9 The fabricator shall provide holes, cleats or fixings for the attachment of timber framing and finishing materials shown on the Architectural drawings.

FOUNDATION

F1 The safe foundation bearing pressure assumed for designs 150 kPa

F2 The foundation materials have not been investigated. If material encountered varies from the assumed foundation advise the engineer before constructing footings

LEGEND

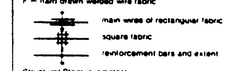
Reinforcement

R – plain round bars

S – structural grade deformed bars

D – cold worked deformed bars

F – hard drawn welded wire fabric



Structural Steel (examples)

203 I 27	taper flange beam
203 C 24	rolled steel channel
200UB25	universal beam
200UC60	universal column

The first figure is the nominal depth in millimetres
The last figure is the weight in Kg per linear metre

L or A – angles
FB – flat bar
RHS – rectangular hollow section
c f w – continuous fillet weld
b w – qualified complete penetration butt weld
M16 – black bolt with dia. in mm
HS20 – high strength bolt with dia. in mm
HD bolt – holding down bolts

PROJECT

ADDITIONS SPORTS CENTRE.

BLOCK 4. SECTION 89.

KALEEN. A.C.T.

Jan van der Veen C.Eng M.I.Struct.E.M.I.E. (Aust)

CONSULTING STRUCTURAL ENGINEER

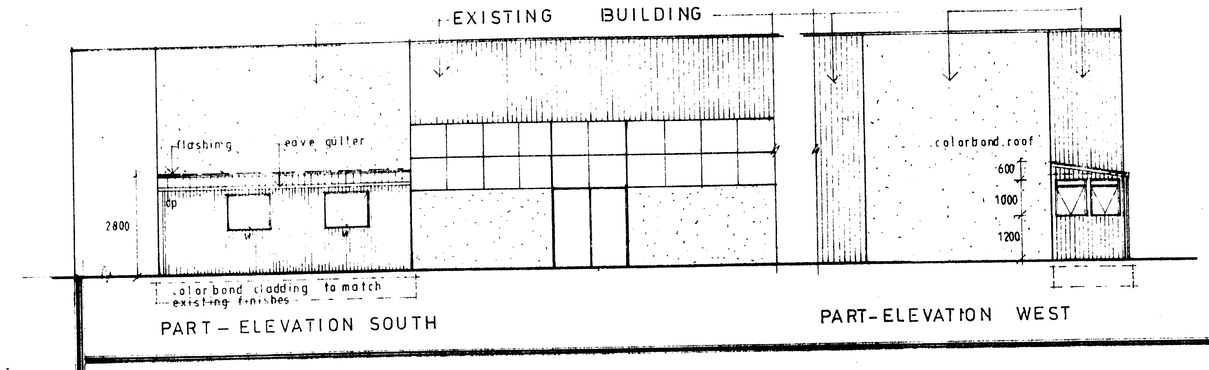
Unit 11, Hawker Medical Centre,
P.O. Box 38, Hawker, Canberra, A.C.T. 2614
Telephone/Fax (06) 255 1188
Mobile 018 - 626212

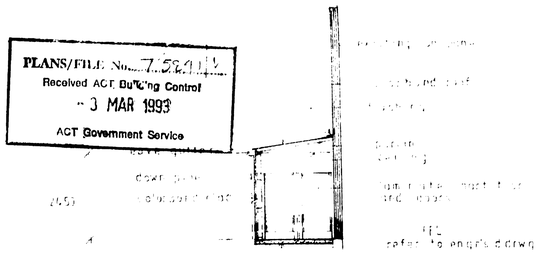
Architect: N. HATZIDOULIS & ASS.

Scale: 1:100, 20. Date: DEC. 1992.

Design: Job No: 9212-14.

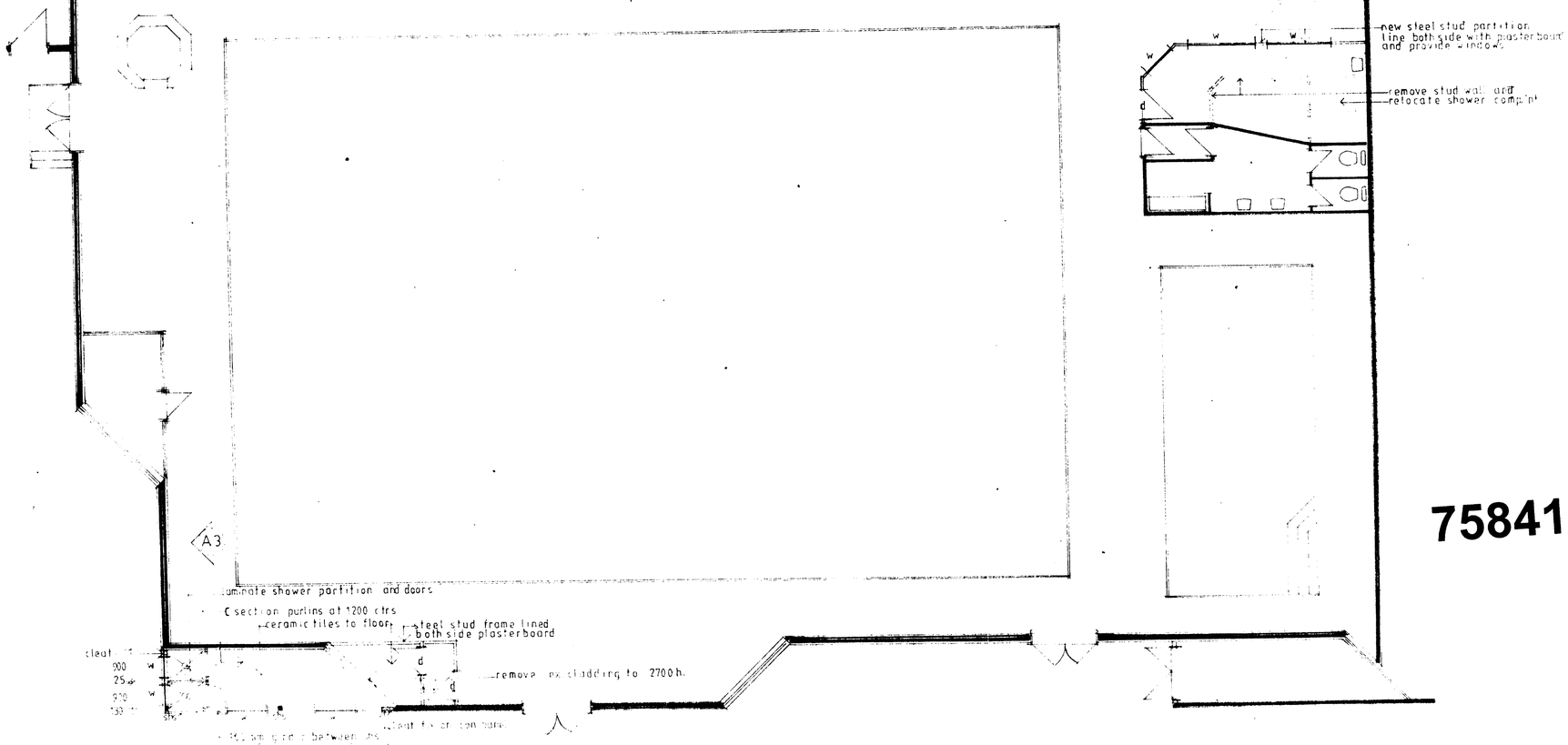
mie.





PLANS/FILE No. 75841/V
Received ACT Building Control
- 3 MAR 1993
ACT Government Service

S1/2



75841/V
(113)

CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
THIS PLAN INCLUDES WORK SUBJECT TO THE ABOVE REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED PLUMBER/DRAINER

GROUND FLOOR PLAN SCALE 1:50 DATE OCT 16/92

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A
TYPE OF CONSTRUCTION REQUIRED
CLASS OF OCCUPANCY 6
18 FEB 1993
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972

18 FEB 1993

THIS APPROVAL DOES ~~NOT SUPERSEDE THE~~ REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

PLANS/FILE No.
Received ACT Building Control
- 5 1993
ACT Government Services

S1/2

BUILDING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. THE BUILDING ... NOT BE ALTERED ... WITHOUT APPROVAL ... THE EXPIRATION OF ANY OTHER ... NOT BE OCCUPIED ... FOR CERTIFICATE OF USE.

LAND DIVISION
LEASE ADMINISTRATION BRANCH
APPROVAL GRANTED Pursuant to the Crown Lease for the proposal outlined in plan No SK4 The proposed development does not appear to breach the provisions of the current lease. 02 FEB 1993

Delegate of the Minister

75841/U (109)

GAMES RM.

REMOVABLE PANELBOARD DOORS.

STORE

STORE

NEW STORE - 50x50 STUD WALLS

MALE TOILET

FEMALE TOILET

COOL RM.

BAR

KITCHEN

EXISTING WALL - REPOSITIONED

EXISTING OFFICE - 100x50 STUD WALLS.

ONE WAY WINDOW

RECEPTION

OFFICE

COUNTER

REMOVABLE POST. (100x100)

BULKHEAD OVER. CONSTRUCTED OUT OF 75x50 S/STUDS AT 600 cls. & HUNG FROM EXIST. ROOF STRUCTURE USING 50x50x2.5 RHS AT 2000 cls.

No 6 + No 2 HALF DOOR TO FORM FOLDING DOOR/WALL.

10½ DOORS TO FORM WALL (BIFOLD ACTION.)

FUNCTION RM 1

FUNCTION RM. 2.

EXIST WALL

WINDOW OVER 600 H x 3.6 6.3 LAMINATED GLASS

POKER MACHINE RM.

SEPARATE TENANCY.

75x50 S/STUD WALLS

PANELBD BOXING TO CNR.

No 3 PANELS (GLASS OVER - 6.3 LAMIN) 50x50x2.5 RHS AT ⅓ POINTS BOXED INTO WINDOW FRAME.

EXIT DOORS.

No 5 DOORS - BIFOLD ACTION

TO COMPLY WITH PART ... BUILDING CODE OF AUSTRALIA

P/MACHINE RM.

ANNEXE.

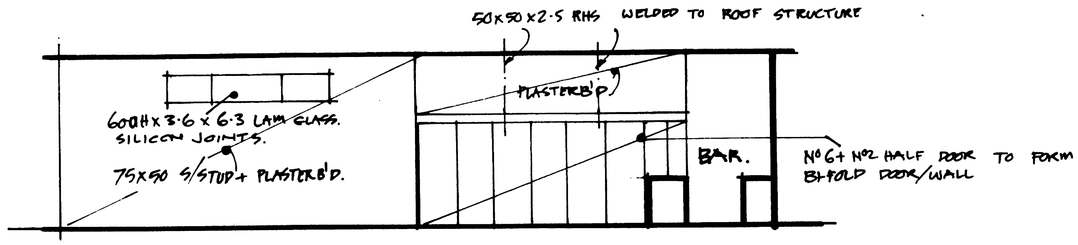
APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

ACT BUILDING CONTROL
Notes: ... 285 Engineer's cert
4 dwg. 9327-1 / 9327-2
(3 Sect 384 Regs Certif) fee
STRUCTURAL ENGINEER 16/2/1993

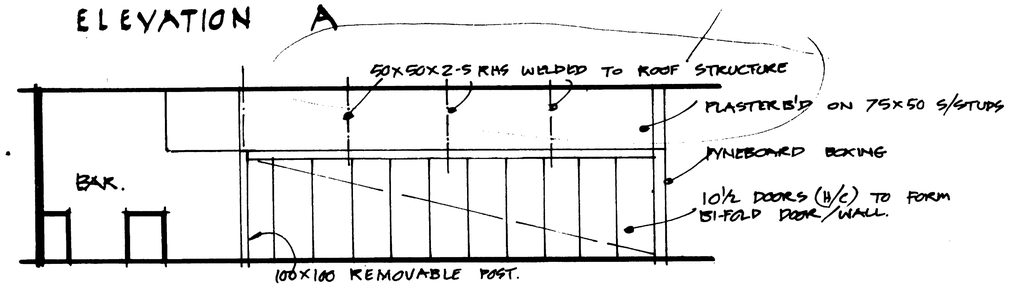
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel.-facs. 06-241-5771

NEW WALLS AT UNIT 6
BLK 4 SECT 89
KALEEN
for
GUNGAHLIN SPORTS CLUB.

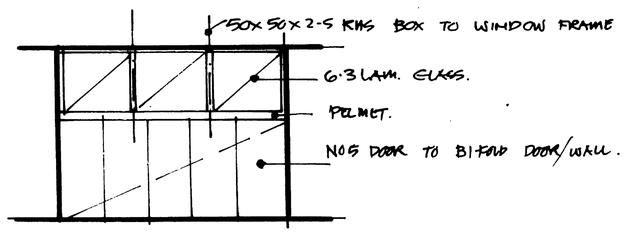
DATE JAN 93
SCALE 1:100
DRAWN T.A.A
JOB NO 9327-1



ELEVATION A



ELEVATION B.



ELEVATION C.

Building Control
Services

75841/U

(110)

APPROVED
02 FEB 1993
LEASE ADMINISTRATION BRANCH

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN A.C.T. 2617
tel-facs. 06-241-5771

NEW WALLS AT UNIT 6
BLK 4 SECT 89
KALEEN
for
GUNGAHLIN SPORTS CLUB.

DATE	JAN 93
SCALE	1:100
DRAWN	T.A.A.
JOB No	9327-2

PROPERTY BOUNDARY

A 23 600

L 585,0

C 23 595

A 49 210

PROPERTY BOUNDARY

590.0

590.5

591.0

591.5

592.0

592.5

593.0

593.5

594.0

595.0

595.5

596.0

596,5

PROPOSED DEVELOPMENT
INDOOR RECREATION CENTRE

75841/U

(111)

10 CAR BAYS

CONCRETE DRIVEWAY

FALL

LIGHT POLE

RAMP

BRICK PAVING

GRATED SUMP

9 CAR BAYS

SHS

SHELTER CANOPY

PASSENGER SET DOWN AREA

HYDRANT

15 CAR BAYS

PARKING

MANAGERS CAR PARK

A

TYPE B

5500

7000

11000

DISABLE AREA

3300

10 CAR BAYS

14 CAR BAYS

CAR BAYS

POINT OF ENTRY & MEETING CUBICLES

PROPERTY BOUNDARY

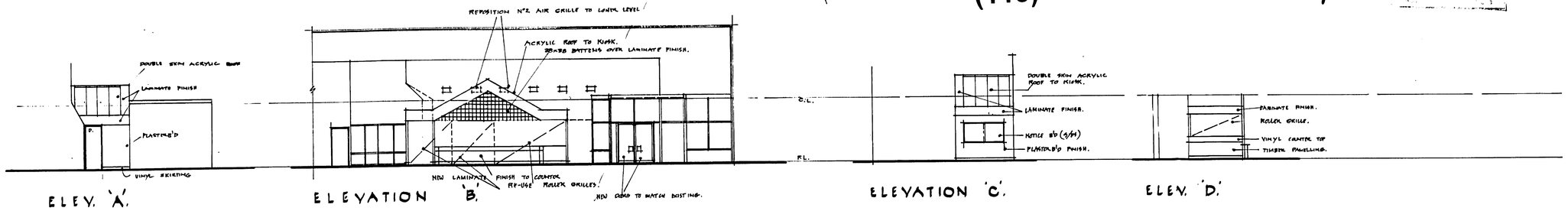
1600 2600 54 800

103 525

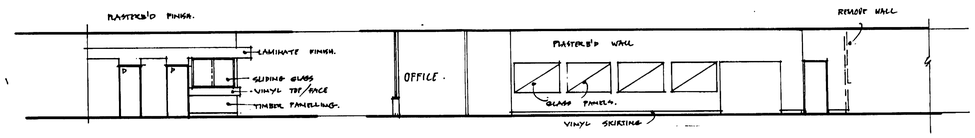
2000 42 725

75841/W
(115)

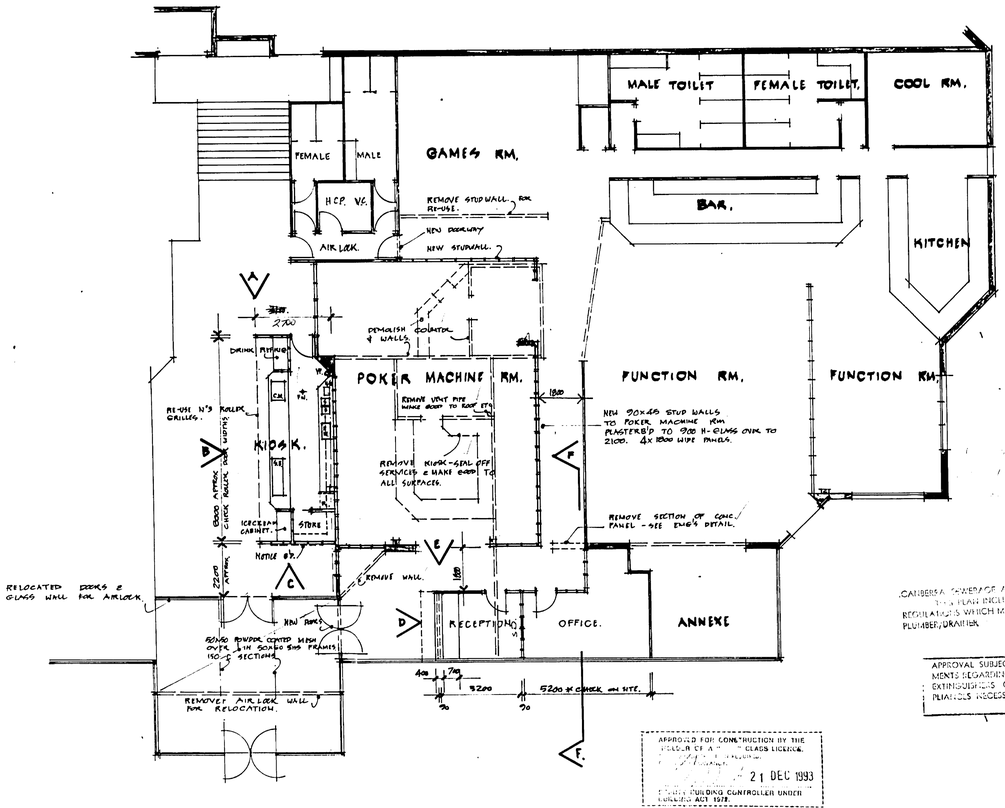
51/2



ELEV. 'A'. ELEVATION 'B'. ELEVATION 'C'. ELEV. 'D'.



ELEV 'E'. ELEV F.



CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS
THIS PLANS INCLUDES WORK SUBJECT TO THE ABOVE REGULATIONS WHICH MUST BE CARRIED OUT BY A LICENSED PLUMBER/DRAINER.

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSARY FOR FIGHTING A FIRE IN THE BUILDING.

APPROVED FOR CONSTRUCTION BY THE HEAD OF A.C.T. CLASS LICENCE
21 DEC 1993
BUILDING CONTROLLER UNDER BUILDING ACT 1978.

ALTERATIONS TO AIR CONDITIONING & FIRE/SMOKE DETECTION SYSTEMS WILL REQUIRE CERTIFICATION ON COMPLETION.

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

LAND DIVISION
LEASE ADMINISTRATION BRANCH
APPROVAL GRANTED Pursuant to the crown lease for the proposal outlined in plan No. 950 The proposed development does not appear to breach the provisions of the current lease.

14 DEC 1993

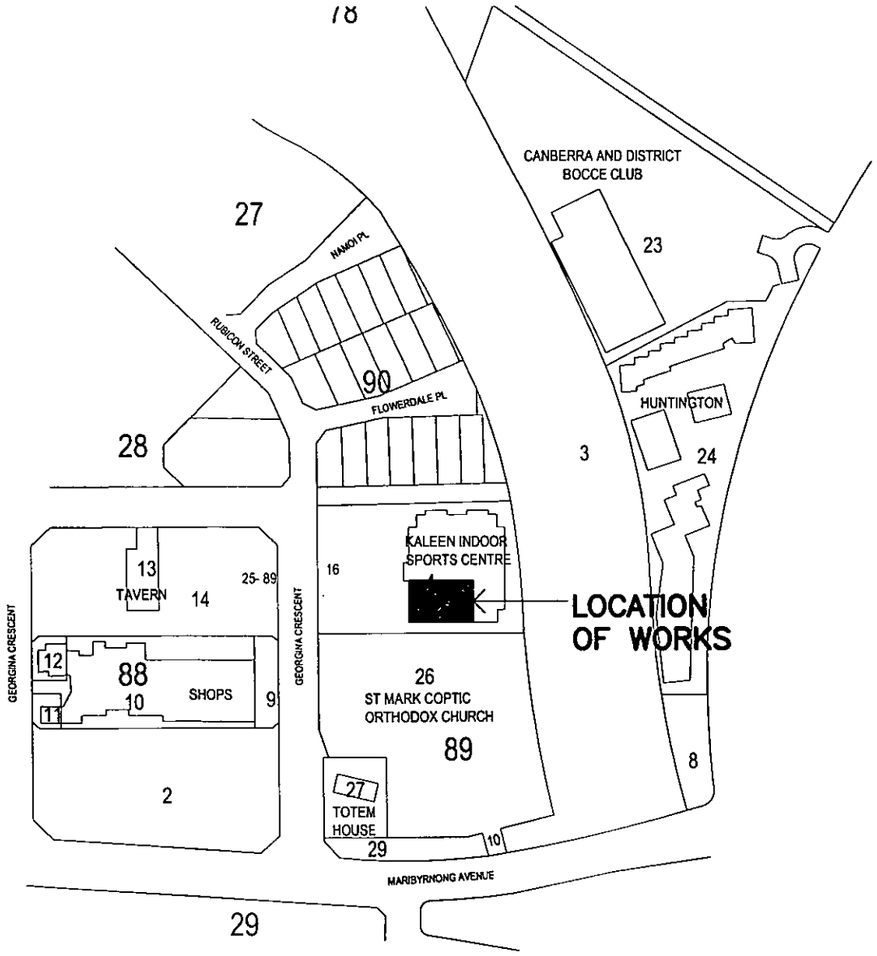
Monica Saad

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN ACT 2617
tel-facs 06 241 5771

ALTERATIONS & ADDITIONS AT UNIT N°
BLOCK 4 SECT 80
KALEEN ACT.
for GUNGAHLIN SPORTS CLUB.

DATE DEC 93.
SCALE 1:100
DRAWN T.A.
JOB NO 9414-1

PROPOSED MINOR ALTERATION



LOCATION PLAN NOT TO SCALE

DRAWING No	DRAWING TITLE
01 OF 02	PROPOSED ALTERATION - DISABLED LIFT
02 OF 02	LIFT PLAN AND ELEVATION

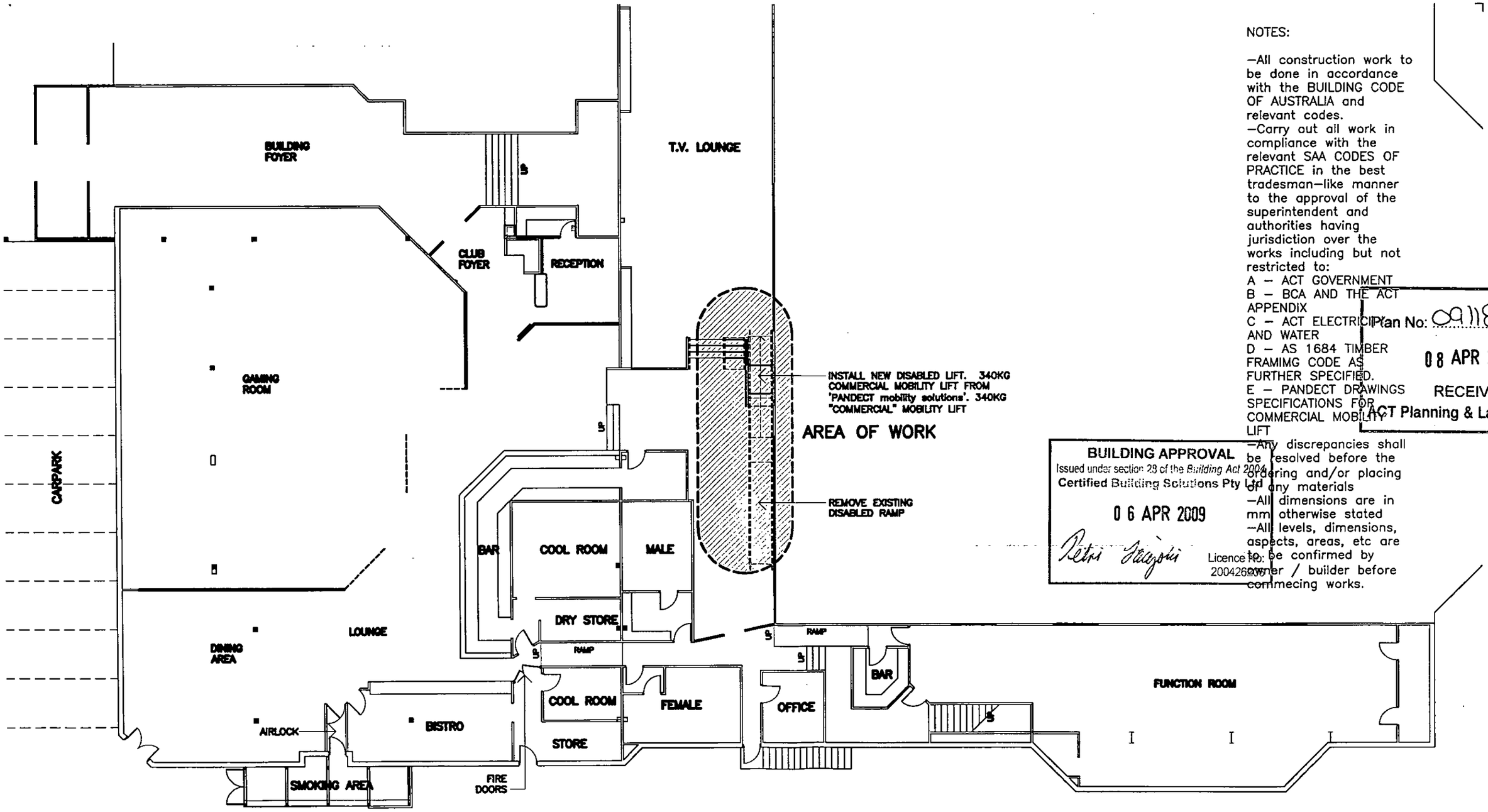
Plan No: 20111824/A
08 APR 2009
RECEIVED
ACT Planning & Land Authority

Class 9b Type C
BUILDING APPROVAL
Issued under section 28 of the Building Act 2004
Certified Building Solutions Pty Ltd
06 APR 2009
Petri Jäägöki Licence No: 200426203

THE SPORTS CLUB KALEEN
BLOCK 04 SECTION 89 KALEEN ACT

HN Design & Drafting
91/15 John Cleland Cres.
FLOREY ACT 2615
Mob: 0413 334 629
Ph/Fax: (02) 6258 1430

Cad File: C:/xxx/xxx/MyHouse.dwg



NOTES:

—All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
—Carry out all work in compliance with the relevant SAA CODES OF PRACTICE in the best tradesman—like manner to the approval of the superintendent and authorities having jurisdiction over the works including but not restricted to:
A — ACT GOVERNMENT
B — BCA AND THE ACT APPENDIX
C — ACT ELECTRICITY AND WATER
D — AS 1684 TIMBER FRAMIMG CODE AS FURTHER SPECIFIED.
E — PANDECT DRAWINGS SPECIFICATIONS FOR COMMERCIAL MOBILITY LIFT
—Any discrepancies shall be resolved before the ordering and/or placing of any materials
—All dimensions are in mm otherwise stated
—All levels, dimensions, aspects, areas, etc are to be confirmed by owner / builder before commecing works.

Plan No: 091184/A
08 APR 2009
RECEIVED
ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 29 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
06 APR 2009
Licence No: 20042626

The Client accepts that whilst every effort is made to ensure that the information contained within this drawing (dimensioning and specifications) is correct, HN Design and Drafting does not accept responsibility for errors or omissions occuring, where such errors or omisions are caused through negligence or otherwise. And the Client further accepts that no form of compensation is available in a situation where such errors or omisions might occur.

REV	REVISION	DATE
1	Initial version	19-12-08
2	Relocate LIFT	28-01-09

UPPER FLOOR PLAN
SCALE: 1:200 @ A3

CLIENT
KALEEN SPORTS CLUB

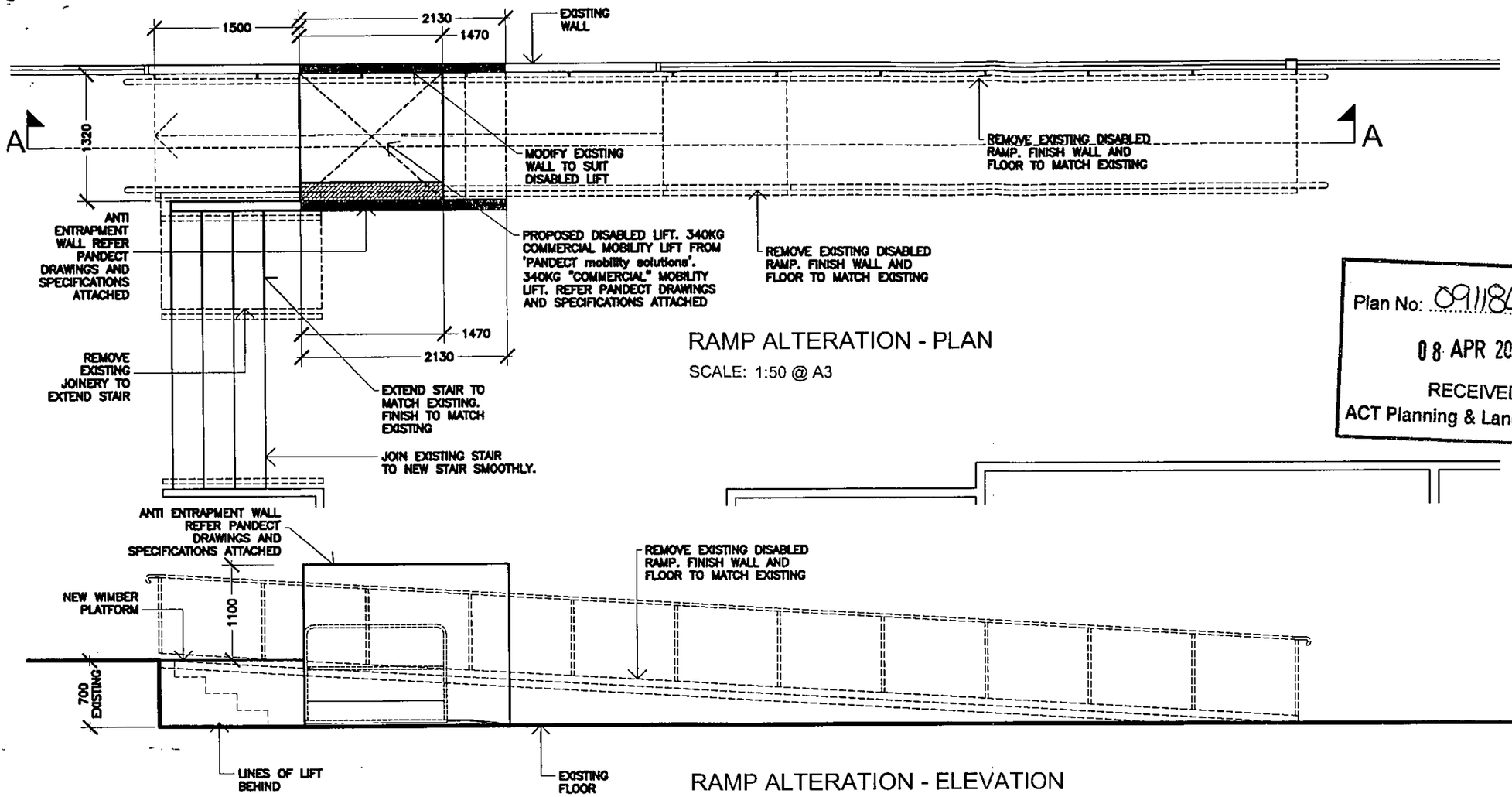
HN Design & Drafting
91/15 John Cleland Cres.
FLOREY ACT 2615
Mob: 0413 334 629
Ph/Fax: (02) 6258 1430

PROPOSED ALTERATION
KALEEN SPORTS CLUB
BLOCK 4/89 KALEEN

DRAWING TITLE:
FLOOR PLAN

AREAS (in m^2)
GARAGE: NA
LIVING: NA
LIVING: NA
TOTAL: NA

DRAWING No: 01 | DATE: 28-01-09
SCALE: AS SHOWN | DRAWN BY: HN
DESIGN BY: | SHEET 01 OF 02

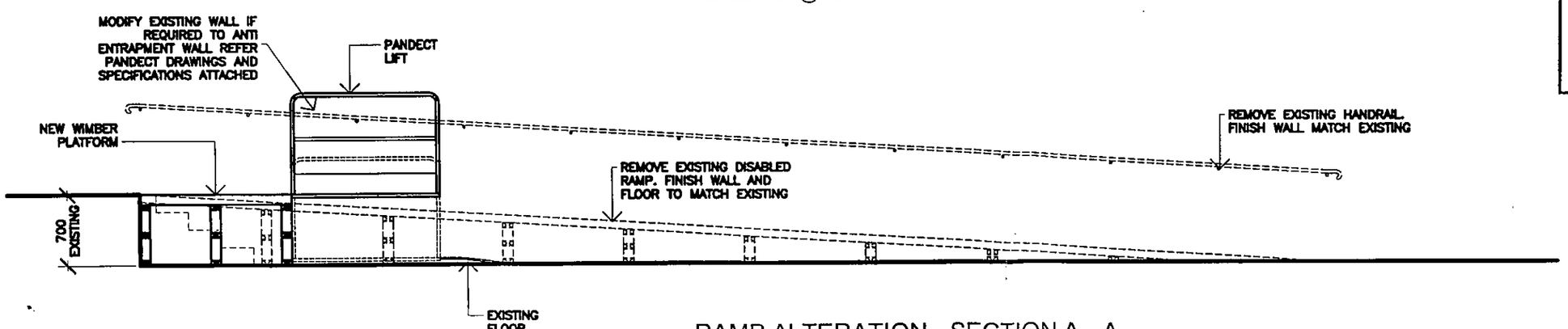


RAMP ALTERATION - PLAN

SCALE: 1:50 @ A3

RAMP ALTERATION - ELEVATION

SCALE: 1:50 @ A3



RAMP ALTERATION - SECTION A - A

SCALE: 1:50 @ A3

Plan No: 091184/A

08 APR 2009

RECEIVED

ACT Planning & Land Authority

NOTES:

—All construction work to be done in accordance with the BUILDING CODE OF AUSTRALIA and relevant codes.
—Carry out all work in compliance with the relevant SAA CODES OF PRACTICE in the best tradesman—like manner to the approval of the superintendent and authorities having jurisdiction over the works including but not restricted to:
A — ACT GOVERNMENT
B — BCA AND THE ACT APPENDIX
C — ACT ELECTRICITY AND WATER
D — AS 1684 TIMBER FRAMIMG CODE AS FURTHER SPECIFIED.
E — PANDECT DRAWINGS SPECIFICATIONS FOR COMMERCIAL MOBILITY LIFT
—Any discrepancies shall be resolved before the ordering and/or placing of any materials
—All dimensions are in mm otherwise stated
—All levels, dimensions, aspects, areas, etc are to be confirmed by owner / builder before commecing works.

BUILDING APPROVAL

Issued under section 28 of the *Building Act 2004*

Certified Building Solutions Pty Ltd

06 APR 2009

Licence No: 200426203

The Client accepts that whilst every effort is made to ensure that the information contained within this drawing (dimensioning and specifications) is correct, HN Design and Drafting does not accept responsibility for errors or omissions occuring, where such errors or omisions are caused through negligence or otherwise. And the Client further accepts that no form of compensation is available in a situation where such errors or omisions might occur.

REV	REVISION	DATE
1	Initial version	19-12-08
2	Relocate LIFT	28-01-09

CLIENT

KALEEN SPORTS CLUB

HN Design & Drafting
91/15 John Cleland Cres.
FLOREY ACT 2615
Mob: 0413 334 629
Ph/Fax: (02) 6258 1430

PROPOSED ALTERATION

KALEEN SPORTS CLUB
BLOCK 4/89 KALEEN

DRAWING TITLE:

PLAN & ELEVATION

AREAS (in m^2)

GARAGE: NA
LIVING: NA
LIVING: NA
TOTAL: NA

DRAWING No: 02	DATE: 28-01-09
SCALE: AS SHOWN	DRAWN BY: HN
DESIGN BY:	SHEET 02 OF 02

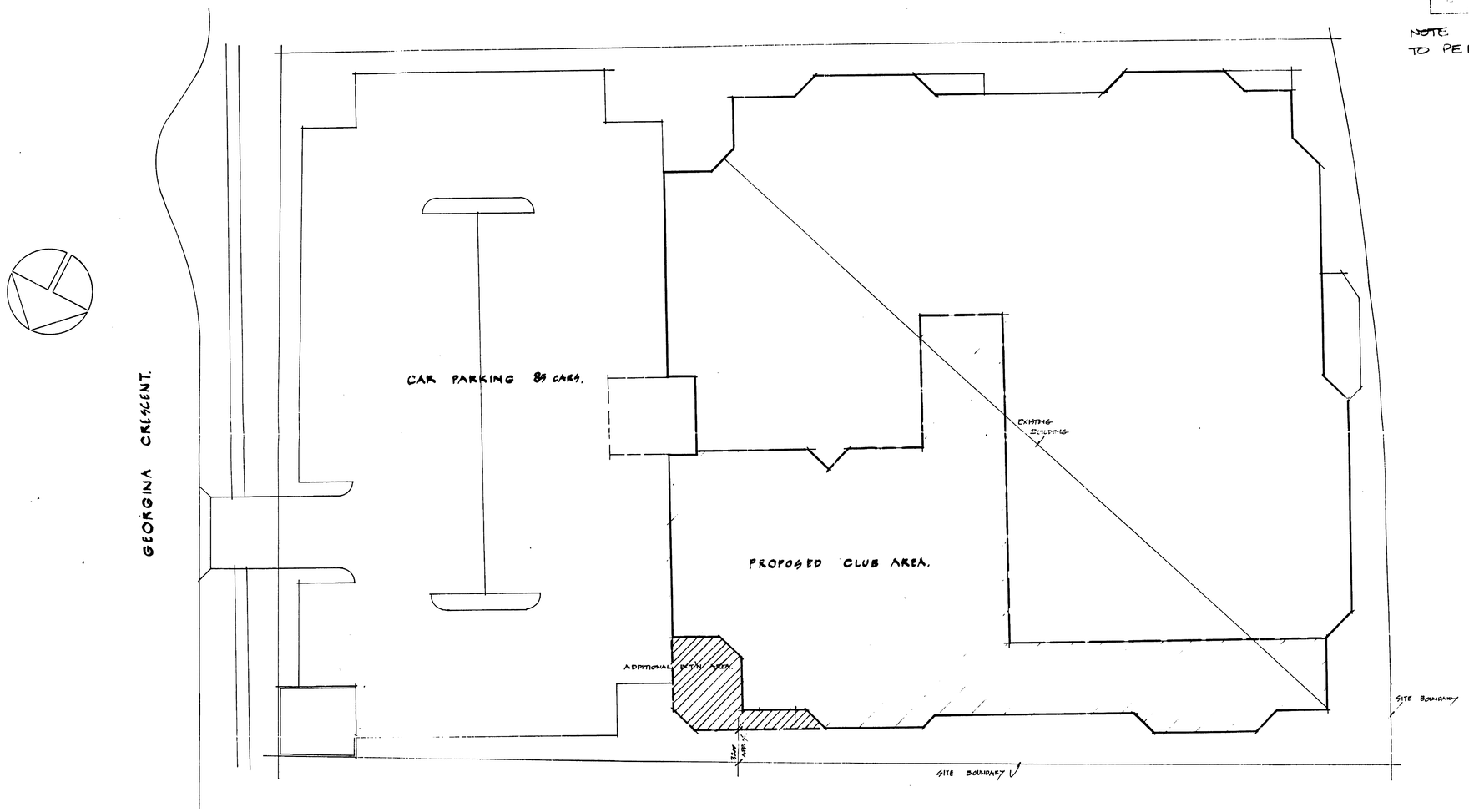
962345/A
(116)

PLANNING & LAND MANAGEMENT
ACT Building Control
15 NOV 1996
ACT Government Services

12 Sheets

NOTE: LEASE TO BE VARIED TO PERMIT THE DEVELOPMENT

SV2



SITE PLAN 1:200.

APPROVED FOR CONSTRUCTION UNDER THE BUILDING ACT 1972
7 DEC 1996
BUILDING CONTROLLER ACT GOVT.

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-fax 06-241-5771

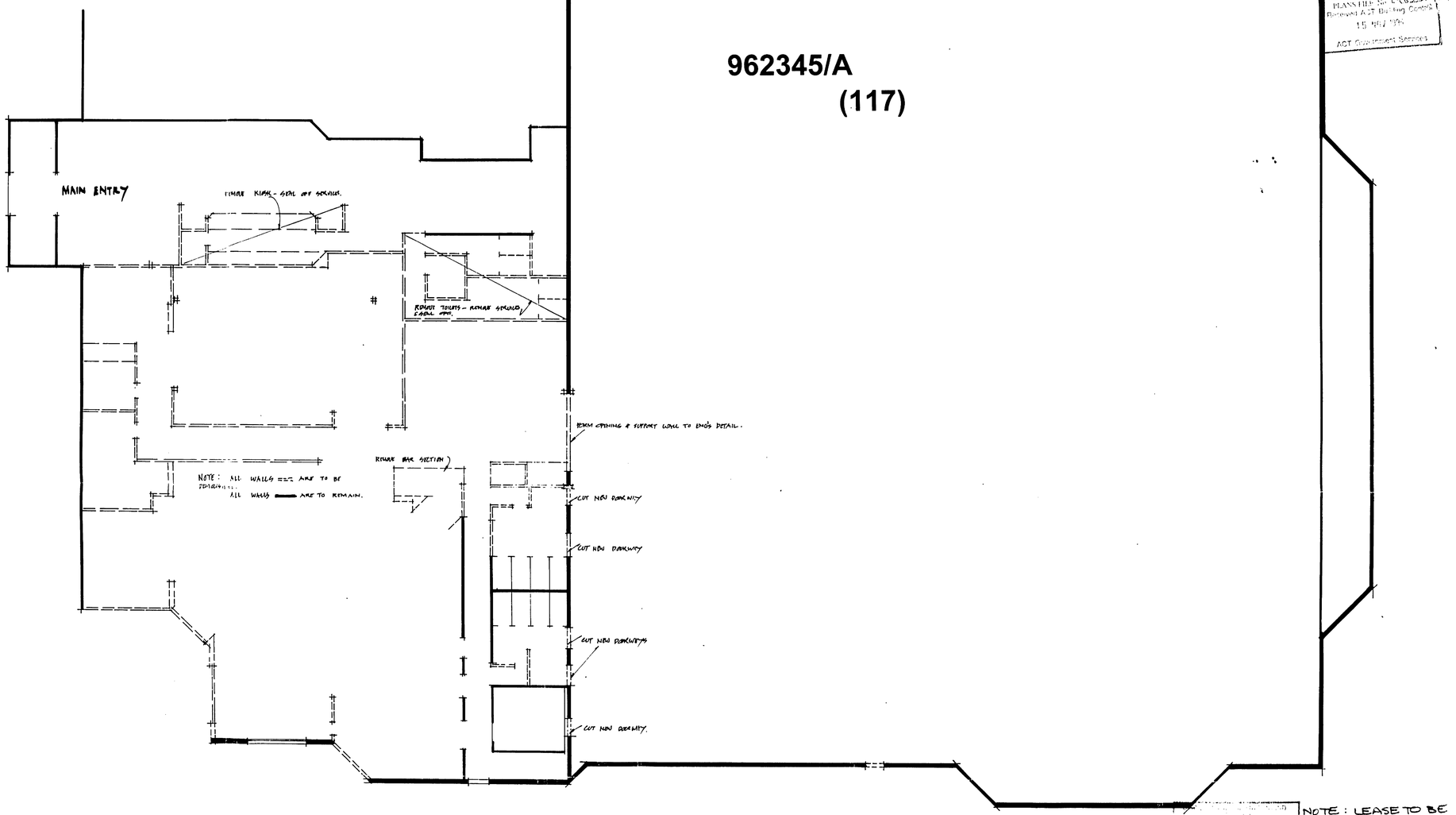
ALTERATIONS & ADDITIONS AT BLK 4 SECTION 80 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

DATE	Aug 96
SCALE	1:100
DRAWN	T. A. A
JOB No	7620-WP1

PLANNING for CREDIT
Basement A.C.T. Building Control
15 MAY 1996
ACT Government Services

962345/A

(117)



NOTE: LEASE TO BE VARIED TO PERMIT THE DEVELOPMENT

12 stubs

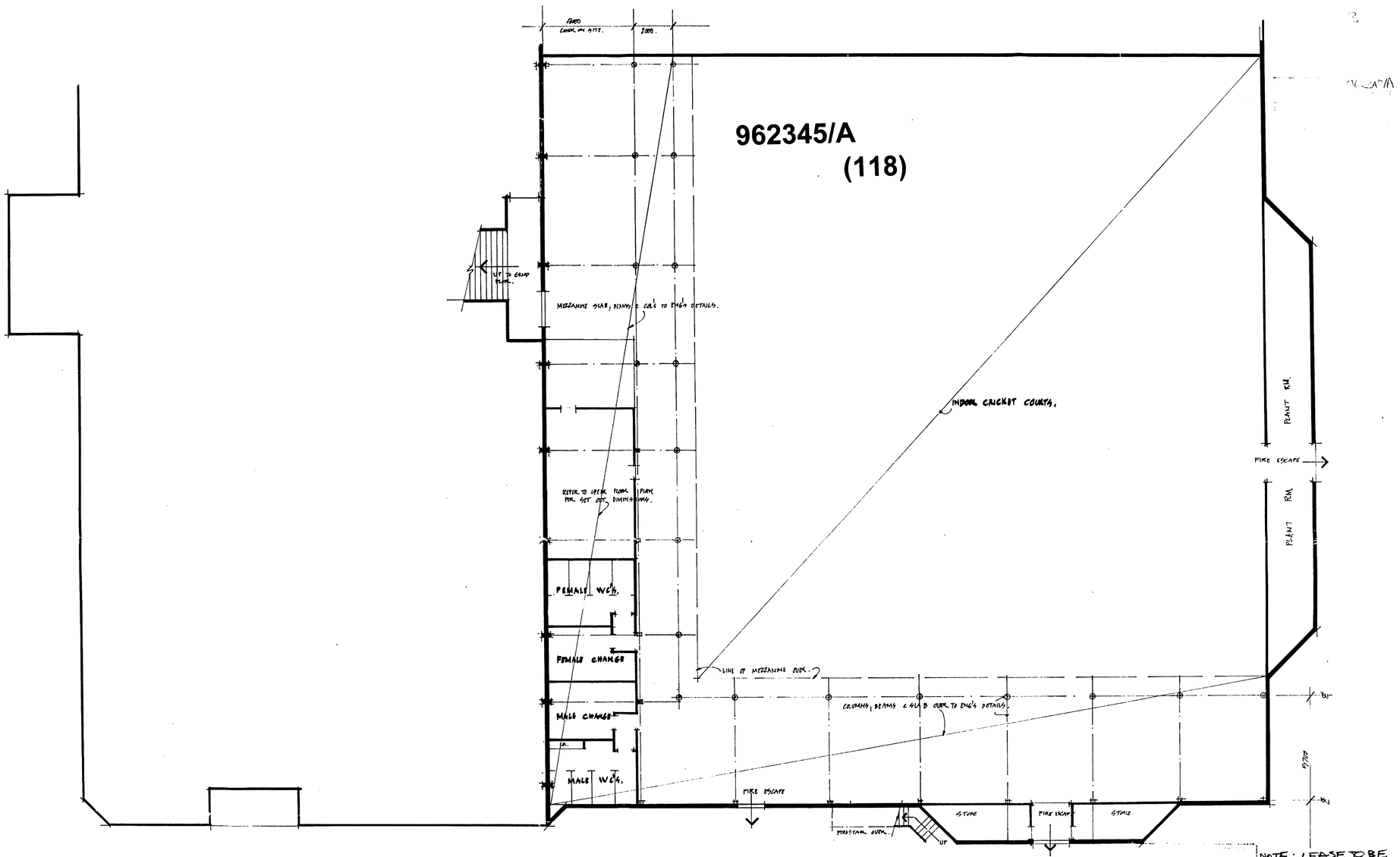
DEMOLITION PLAN 1:100. GRND FLOOR.

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, ACT 2617
tel-fax. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG-96
SCALE	1:100
DRAWN	T. A. A
JOB NO	9620 WP 2

962345/A
(118)



LOWER FLOOR PLAN 1:100.

Mr. Stubbs

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
tel-fax. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A
JOB No	9620-WD3

962345/A
(119)

PLANNING & LAND MANAGEMENT
Approved ACT Building Control
15 NOV 1996
ACT Government Services

BUILDING FOYER
POKER MACHINE ROOM.
CARPET.
BOYER.
OFFICE
SAFE.
BAR.
RECEPTION
STAIR
OFFICE.
SPORTS BAR
BACK BAR TO DETAIL.
OPENABLE WALL DISCLOSES.
PLANTER BOX.
NET LINE
CRICKET NET AREA L.G. FLAM.
STAGE
DANCE FLOOR.
STAIR WALL TO CEILING HT.
STIFFENER TO CEILING HT.
STAGE
DANCE FLOOR.
LOUNGE
CARPET.
OPENABLE WALLS
BAR. TILE FLR.
T.A.B
CARPET.
NEW COOL RM
MALE TOILET.
DRY STORE
AIR LOCK.
RAMP UP
BISTRO.
CARPET.
BISTRO SERVERY
KEG STORE.
COOL RM
STORE
STORE
FEMALE TOILET.
OFFICE
CARPET
TOILET EXHAUST DUCT.
FIRE ESCAPE DOORS WITH PANIC BOLTS
SCREEN WALL
PRIVATE GLAZED WINDOWS TO A/A.
HANDRAIL 1000 MIN HIGH
GAMES AREA.
PUBLIC BAR.
S.T. FIRE.
CHECK ON SITE.

GROUND FLOOR PLAN 1:100.

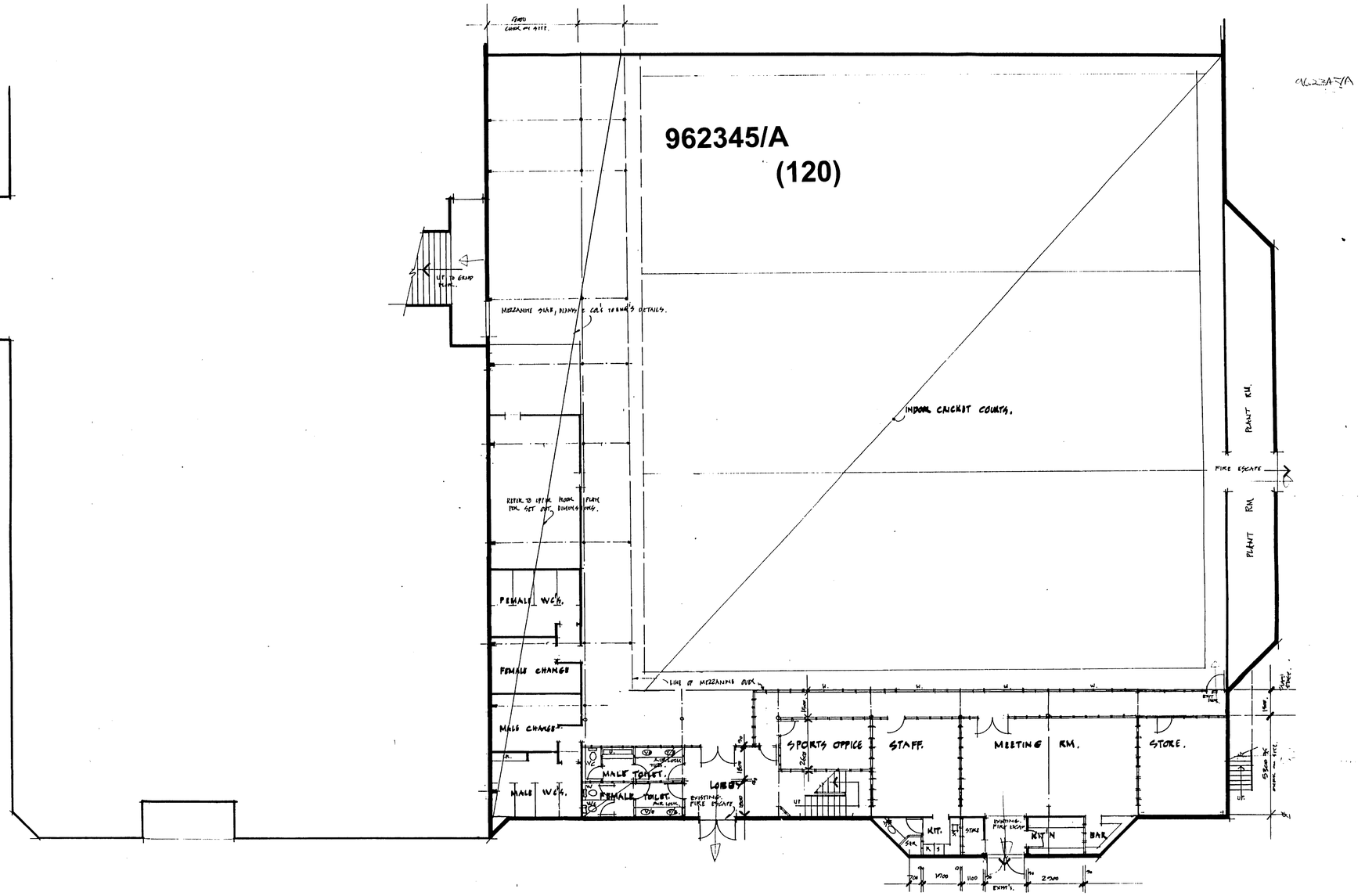
P: NEW GB TOILETS & COOL RM ALTERED.
A: 140.9L. OFFICES MOVED TO G.F. — NEW GAMES AREA.

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
tel-fax. 06-241-8771

ALTERATIONS & ADDITIONS
AT BLK 4 SECTION 80
KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

DATE	AUG 96
SCALE	1:100
DRAWN	T. A. A
JOB NO	9620 – WP1

962345/A
(120)



LOWER FLOOR PLAN 1:100.

NOV 96 V.C. ADDN. OFFICES ADDED - NO CHG.

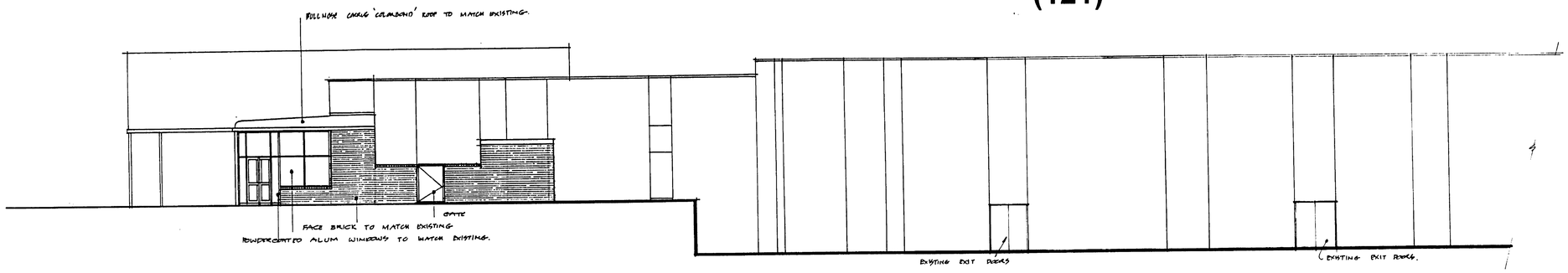
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
tel-fax 06-241-6771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

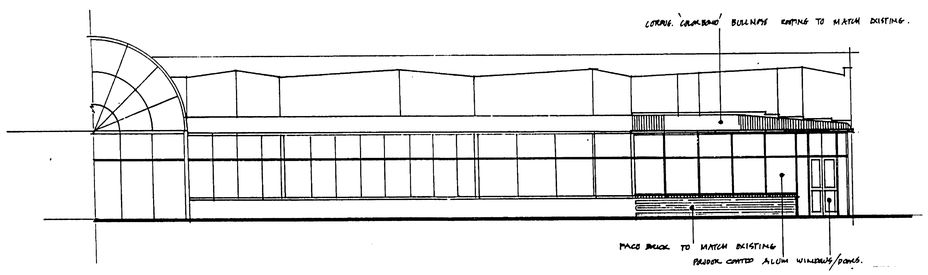
DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A
JOB No	9620 WP-1

962345/A

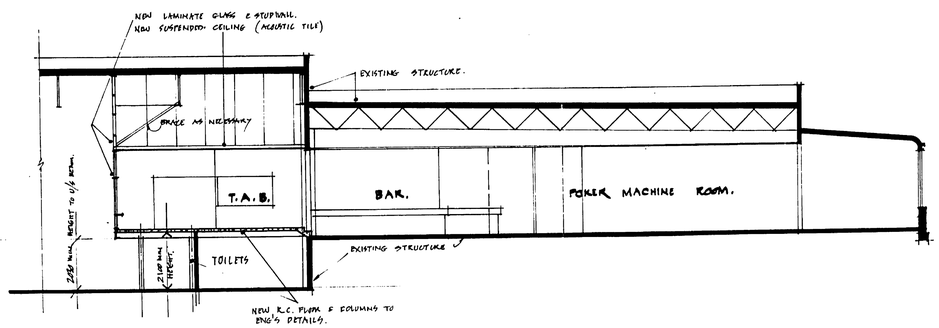
(121)



PART NORTH ELEVATION.



PART EAST ELEVATION.



SECTION A-A.

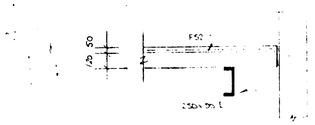
12 stalls

NOTE LEASE TO BE VARIED TO PERMIT THE DEVELOPMENT

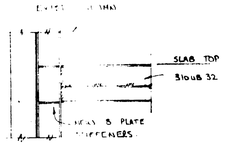
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, ACT 2617
161-FOOL 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

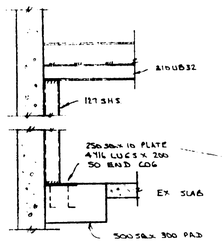
DATE AUG 96
SCALE 1:100
DRAWN T. A. A.
JOB NO 9626 - WD5



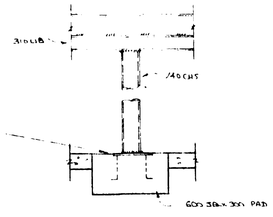
1.



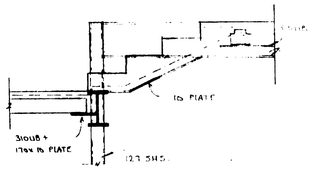
2



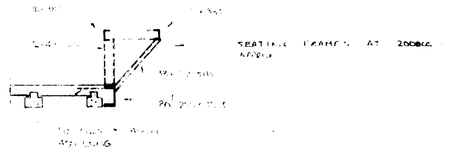
3.



4.

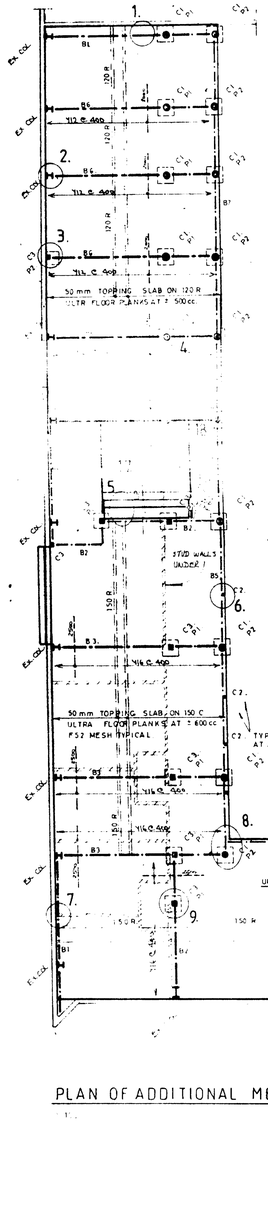


5.

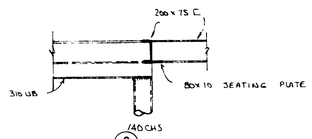


6.

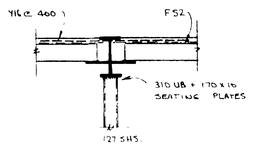
PLANS/FILE No. 962345/A
Received ACT Building Control
15 NOV 1996
ACT Government Services



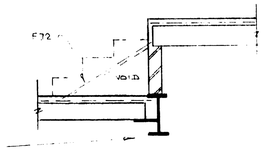
PLAN OF ADDITIONAL MEZZANINE FLOOR SLAB.



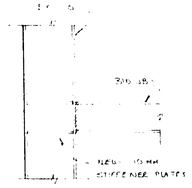
8.



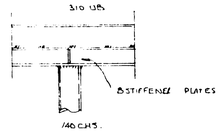
9.



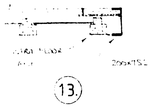
10.



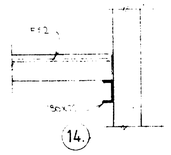
11.



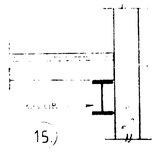
12.



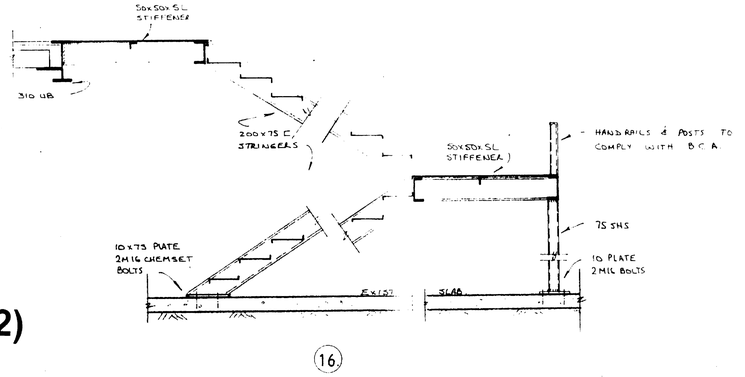
13.



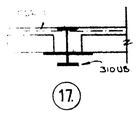
14.



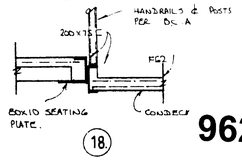
15.



16.



17.



18.

962345/A

(122)

NOTATION

C1	140 x 5.0 CHS	
C3	127 x 5.0 SHS	
C2	75 x 4.0 SHS	
P1	600 SQ x 300 MIN	
P2	900 SQ x 300 FOOTINGS TO BEAR ONTO ROCK FLOOR	
B1	250 x 90 C	
B2	310 UB 32 + 170x10 PLATES	U.N.O.
B3	310 UB 40 + 170x10 PLATES	U.N.O.
B4	180x75 C	
B5	200x75 C	
B6	310 UB 32 + 170 x 10 PLATES	U.N.O.
B7	180x75 C	

STEEL FABRICATOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO STEEL FABRICATION

PROJECT : ADDITIONS FOR GUNGAHLIN SPORTS CLUB.
BLOCK 4. SECTION 89.
KALEEN. ACT.

Jan van der Veen (Eng MI Struct E MIE (Aust)
CONSULTING STRUCTURAL ENGINEER
Unit 11 Banda Chambers, Hawker Pl, Hawker
PO Box 38, Hawker, Canberra, A.C.T. 2614
Telephone (06) 255 1088
Facsimile (06) 255 1212
Mobile 018 - 626212

Architect:

Scale: 1:100, 20 Date: NOVEMBER 1996

Design: Job No: 9611 - 08.

962345/A
(123)

PLANS/FILE No. 962345/A
Received ACT Building Control
15 NOV 1996
ACT Government Services

BUILDING FOYER

STAGE

DANCE FLOOR.

SPORTS BAR

BACK REST DETAIL.

BUFFET

OFFICE

SAFE.

BAR

RECEPTION

SEE DETAIL FOR DESK PLAN

STAIRS

OFFICE

OPENABLE WALL ENCLOSURE.

PLANTER BOX.

NET LINE

CRICKET NET AREA L.G. FLOOR.

POKER MACHINE ROOM.
CARPET.

STUD WALL TO CEILING HT.

STUD WALL TO CEILING HT.

STAGE

DANCE FLOR.

LOUNGE
CARPET.

OPENABLE WALLS

BAR. TILE FLR.

T.A.B
CARPET

WC

WC

WC

MALE TOILET.

NEW COOL RM

DRY STORE

AIR LOCK

RAMP UP

HC WC

A/L.

FEMALE TOILET.

OFFICE
CARPET

STORE

STORE

BISTRO.
CARPET.

BISTRO SERVERY

KEG STORE.

COOL RM

TOILET EXHAUST DUCT.

PUBLIC BLOCKED WINDOWS TO A.F.

HANDRAIL 1000 ABV. FINISH

GAMES AREA.

PUBLIC BAR.

S.T. FIRE.
WITH 'L' PLANS

STAIRS NOT IN THIS APPROVAL

GROUND FLOOR PLAN 1:100.

AREA OF WORKS 585 M²

P: NEW GF TOILETS & COOL RM ALTERED.
A: REMOVAL OFFICES & MOVED TO U.F. - NEW GAMES AREA.

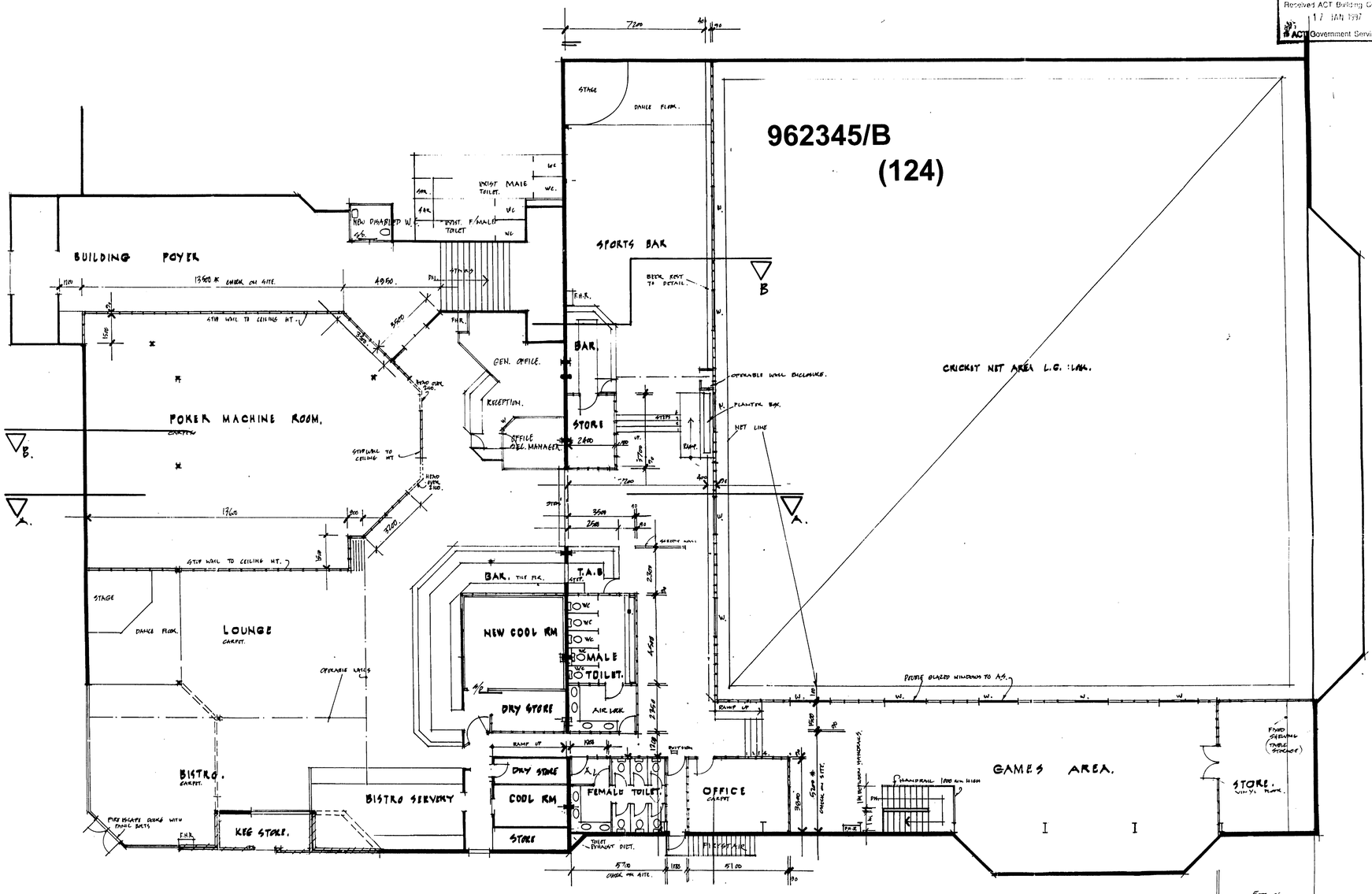
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
tel:-(06) 241-8771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

DATE AUG. 96
SCALE 1:100
DRAWN T.A.A
JOB NO. 7620-WPA

PLANS No. 962345/B
Received ACT Building Control
17 JAN 1997
ACT Government Services

962345/B
(124)



GROUND FLOOR PLAN 1:100.

D: Female toilet & escape access altered.
C: Det. of H/C WC moved, store, AC room altered, recpt./bar alter.
B: New AC toilets, comm. rm altered.
A: New GL, offices moved to G.F. — new games area.

APPROVED IN RESPECT OF NOMINATED MATTERS SHOWN HEREON ONLY, AND OTHER MATTERS RELATING TO THE ORIGINALLY APPROVED PLANS ARE NOT APPROVED.

[signature]

BUILDING CONTROLLER UNDER BUILDING ACT 1972

THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

STRUCTURAL ELEMENTS SHOWN THUS [illegible] ARE NOT APPROVED UNDER THE BUILDING CODE OF AUSTRALIA

[illegible]
Dave Collett

PROJECT DEVELOPMENT & MANAGEMENT
30 BARWON STREET
KALEEN A.C.T. 2617
tel:-(062) 241 6771

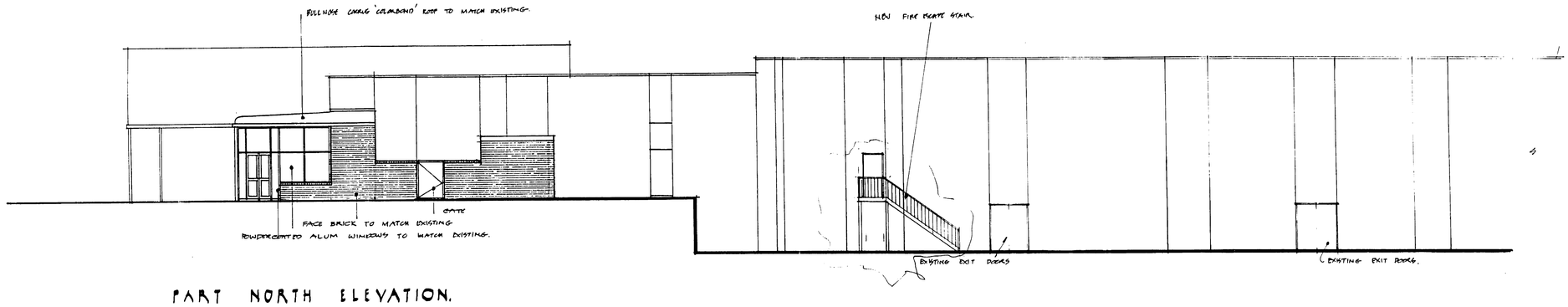
ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

DATE	AUG '96
SCALE	1:100
DRAWN	T.A.A.
JOB NO	9620-WP89

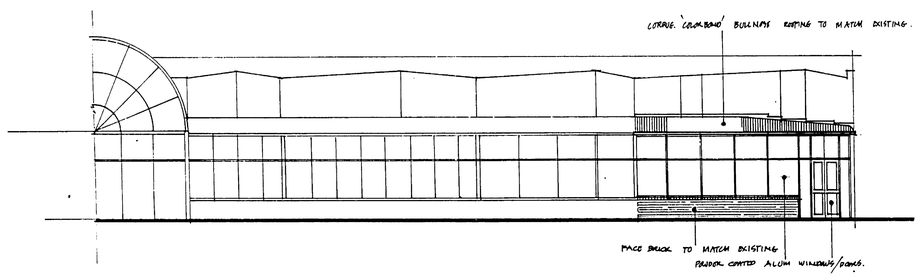
962345/B

(125)

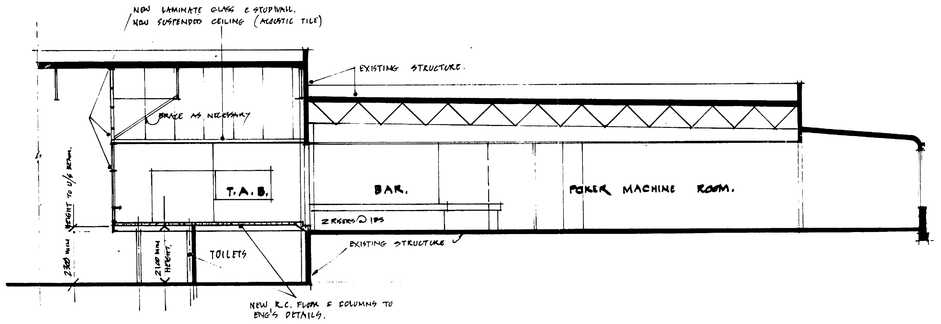
X-224/1
ACT Government Services



PART NORTH ELEVATION.



PART EAST ELEVATION.



SECTION A-A.

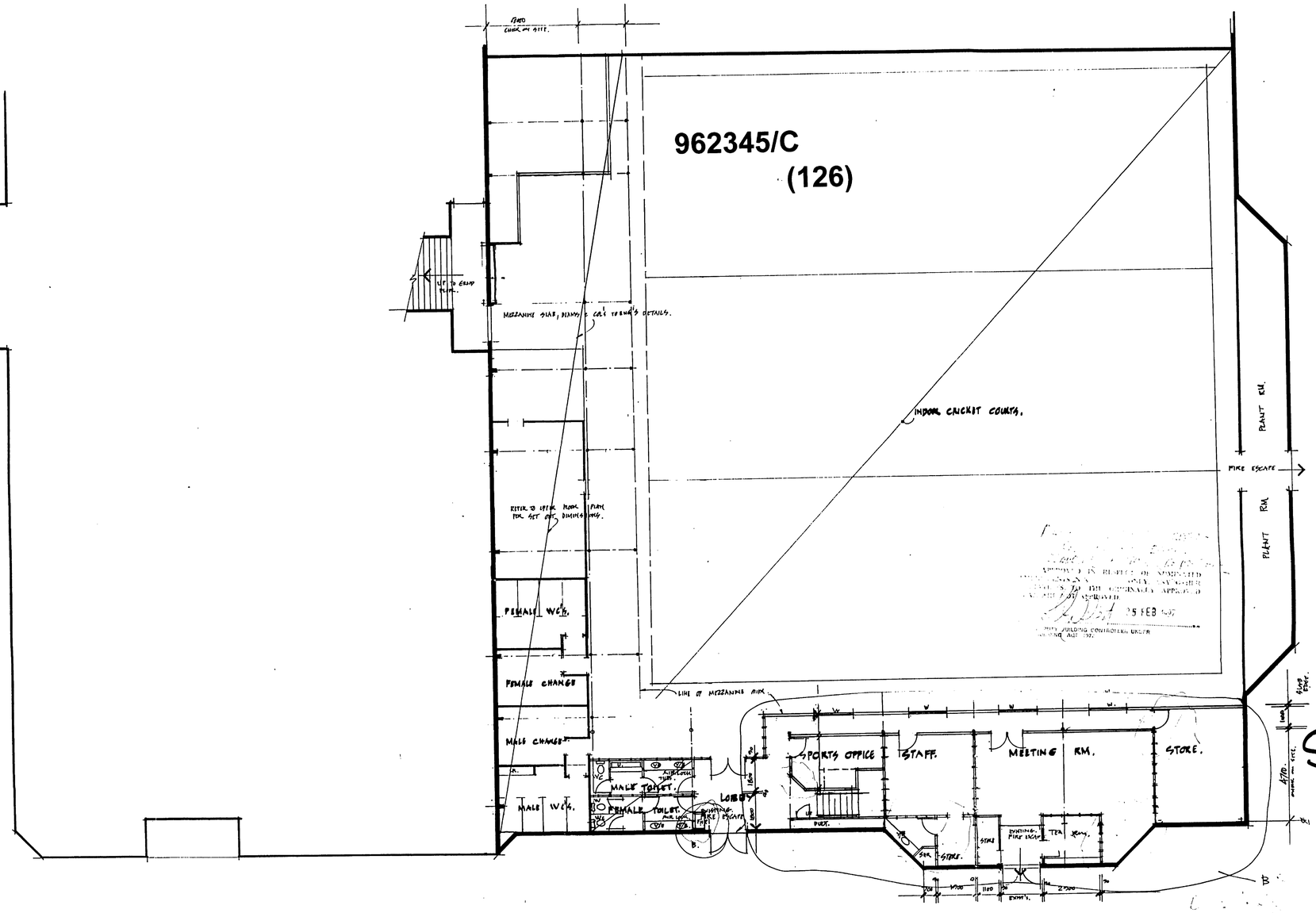
DEC 96
EXISTING FACIA SIGNAGE

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
tel-fax 06-241-5771

ALTERATIONS & ADDITIONS
AT BLK 4 SECTION 89
KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A.
JOB NO	9620 - WD5A

962345/C
(126)



LOWER FLOOR PLAN 1:100.

B FEB 97 STAIR MVT. ALTERED WALLS RETAINED.
V.L. ADDED
A NOV 96 - OFFICES ADDED - NOV 96.

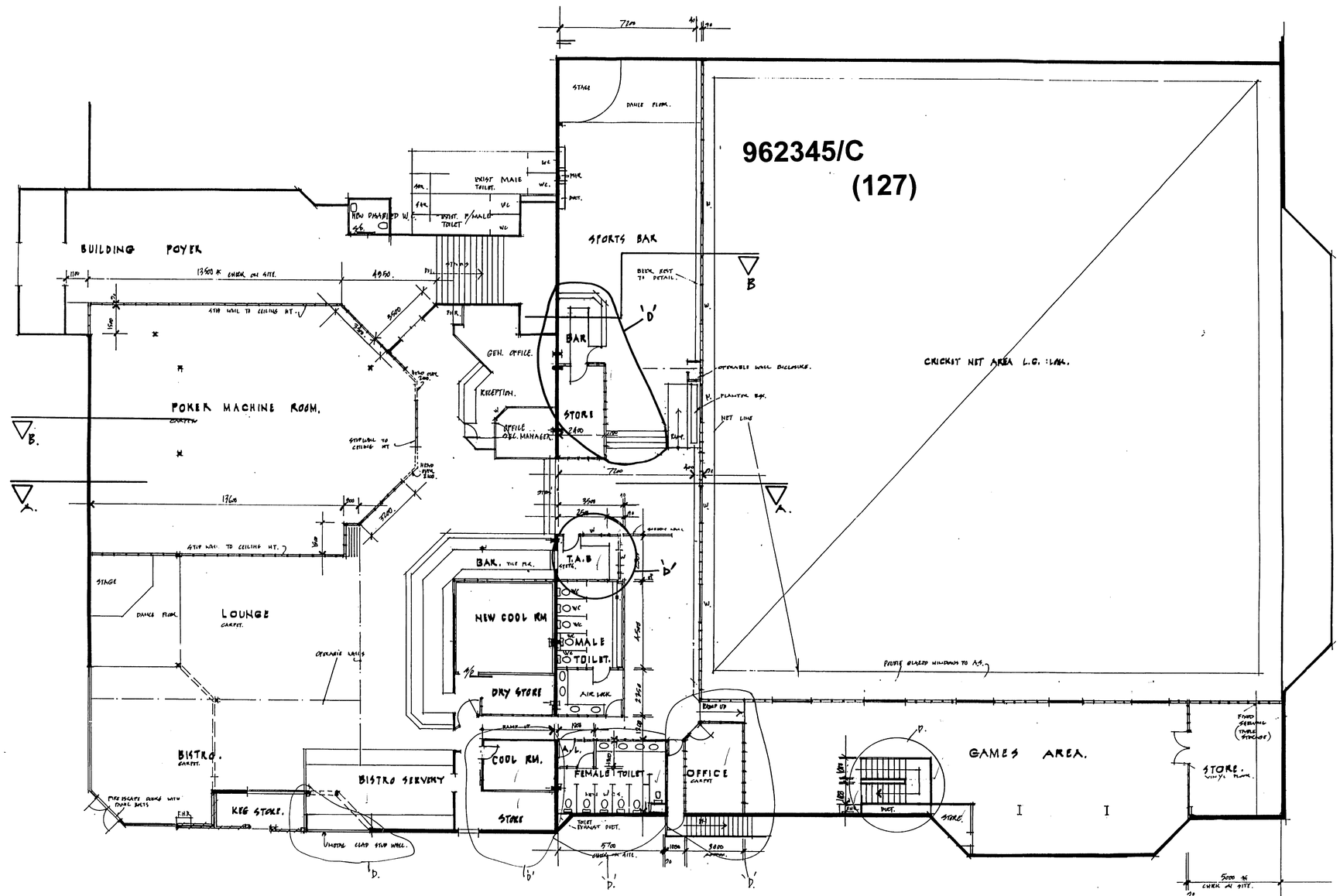
PLANNING PERMIT No. K2344
APPROVED BY THE A.C.T. PLANNING COUNCIL
25 FEB 1997
SUBJECT TO CONDITIONS

PROJECT DEVELOPMENT & MANAGEMENT
30 BARWON STREET
KALEEN, A.C.T. 2617
TEL: (06) 241-8771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A.
JOB NO	9620-WIP

962345/C
(127)



GROUND FLOOR PLAN 1:100.

- P : FEB 96 BAR, STORE & ESTAB ALTERATIONS TO BAR ALTERATIONS TO BAR/STORE ALTERATIONS. STORE ADDITION TO L.C.T. WALL TO BISTRO ALTERED.
- C : DEC 95 W/C AND STORE AT SOUTH ALTERATIONS TO BAR ALTERED
- B : NOV 95 TOILETS ALTERATIONS AT SOUTH
- A : NOV 95. OPERABLE SCREEN TO W.F. — NEW GAMES AREA.

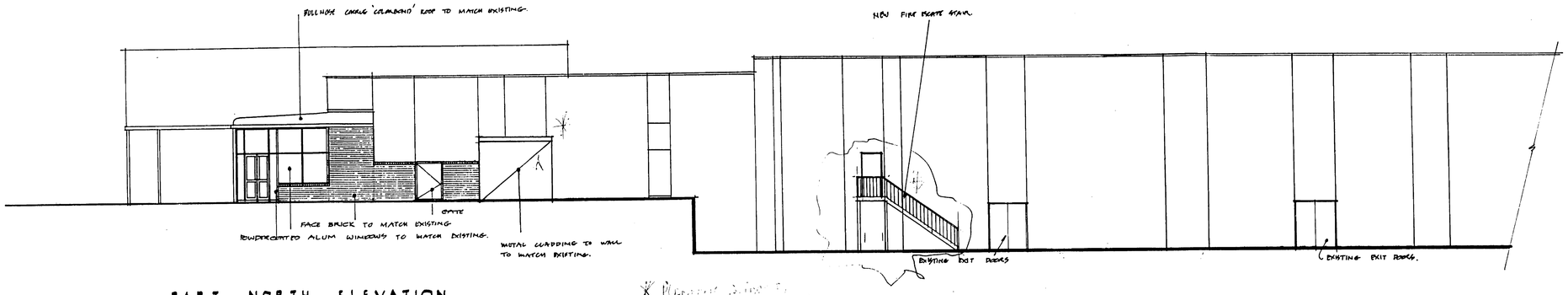
962345/C

PROJECT DEVELOPMENT & MANAGEMENT
30 BARWON STREET
KALEEN, A.C.T. 2617
TEL: (062) 241 6171

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

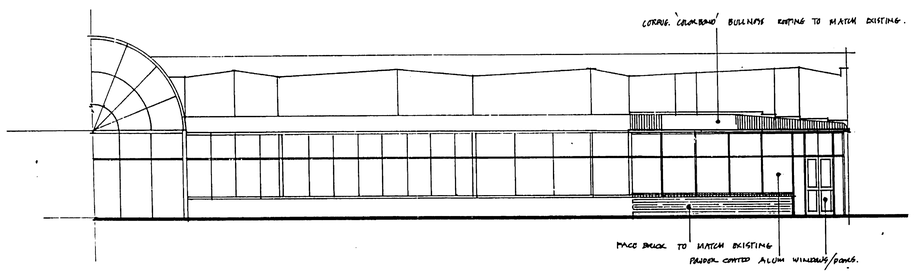
DATE	AUG 95
SCALE	1:100
DRAWN	T.A.A
JOB NO	9603 - WP95

962345/C
(128)

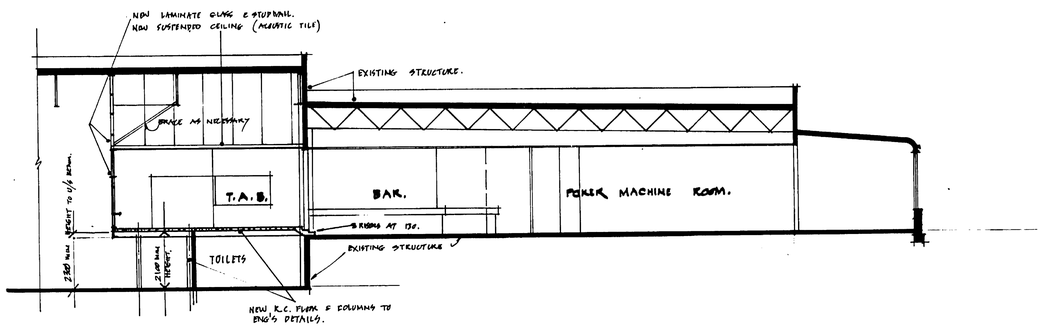


PART NORTH ELEVATION.

* Planning Branch Approval May 2001



PART EAST ELEVATION.



SECTION A-A.

962345/C

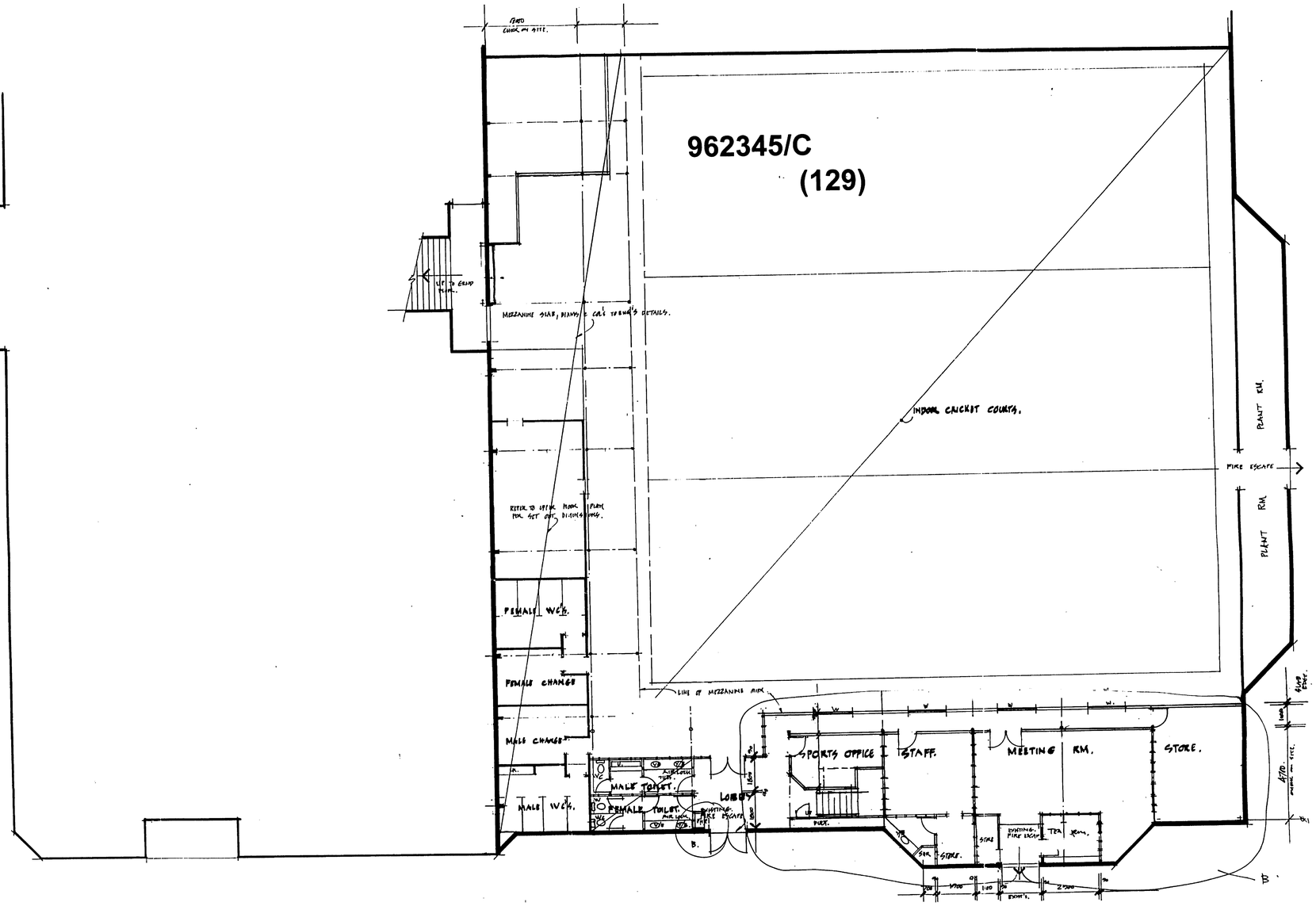
B. FEB 96. WALL FINISH ALTERED.
DEC 95.
A. FIRE ESCAPE PATH ALTERED

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T 2617
TEL-FACS. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

DATE	AUG. 95
SCALE	1:100
DRAWN	T. A. A
JOB NO	9422 - WD3

962345/C
(129)



LOWER FLOOR PLAN 1:100.

APPROVAL GRANTED PURSUANT TO SECTION 57
27.11.96

962345/C

B FEB 97 STAIR PATH ALTERED WALLS REMOVED.
A NOV 96 W.C. ADDED
OFFICES REMOVED - NOV 96.

PROJECT DEVELOPMENT & MANAGEMENT
30 BARWON STREET
KALEEN, A.C.T. 2617
TEL: (06) 241-8771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG '96
SCALE	1:100
DRAWN	T.A.A
JOB NO	9620-WIP

962345/C
(130)

BUILDING PAYER

POKER MACHINE ROOM.
CARPET

LOUNGE
CARPET.

STAGE

DANCE FLOOR.

BISTRO.
CARPET.

KEG STORE.

BISTRO SERVERY

COOL RM.

STORE

NEW COOL RM

DRY STORE

MALE TOILET.

FEMALE TOILET

EXIST MALE TOILET.

EXIST F/MALE TOILET

NEW DISABLED W.C.

SPORTS BAR

BAR

GEN. OFFICE.

RECEPTION.

OFFICE MANAGER.

STORE

BAR. TILE FLR.

T.A.B

OFFICE
CARPET

GAMES AREA.

STORE.
VINYL FLOOR.

CRICKET NET AREA L.G. : LAWN.

PLATE GLASS WINDOWS TO A4.

FIXED SEATING (TABLE STRUCTURE)

OPERABLE WALLS

OPERABLE WALL DISCLOSURE.

PLANTER BOX.

NET LINE

BIFOLD DOOR

STUD WALL TO CEILING HT.

FIRE ESCAPE DOOR WITH PANIC BOLTS

FHR.

EXISTING CLAD STUD WALL.

BRICK EXT. TO DETAIL.

13600 ⌀ CHECK ON SITE.

4950.

7200

1760

5700 MASON. ALLE.

5000 ⌀ CHECK ON SITE.

GROUND FLOOR PLAN 1:100.

P : FEB 96 BAR, STORE & STEPS REMOVED WALL ALTERED, COOL RM/STORE ALTERED. KITCHEN RELOCATED TO L.C.T. WALL TO BISTRO ALTERED.
C : DEC' 95 1½ WC LINED STAIR AT PARK ALTERED KIT/BAR ALTERED
B : NOV 95 TOILETS ; COOL RM ALTERED
A : NOV 95, OPENING MADE TO G.F. GAMES AREA.

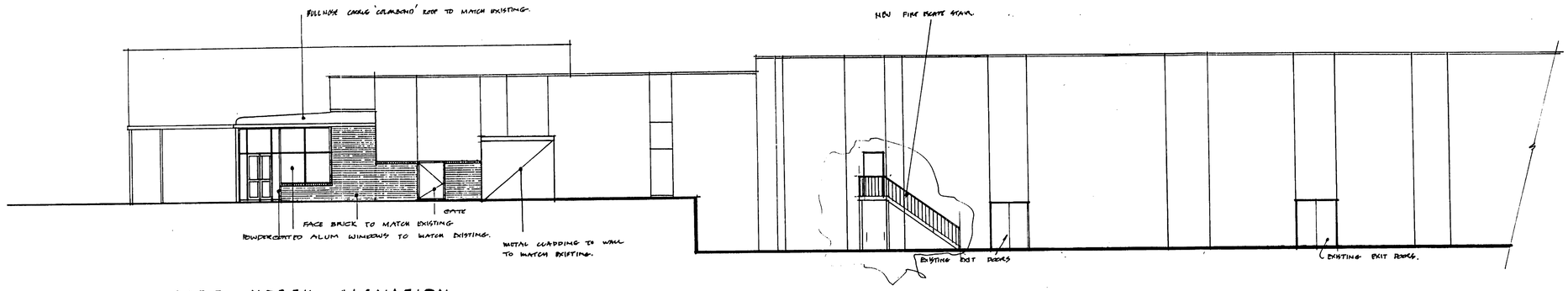
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, A.C.T. 2617
Tel/Fax. 06-241 0771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

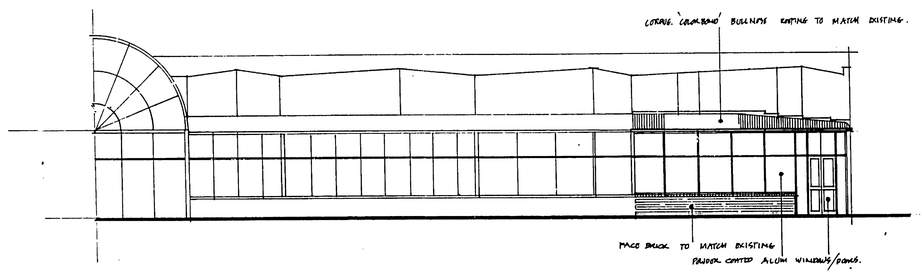
DATE AUG 96
SCALE 1:100
DRAWN T. A. A.
JOB NO 962 - WP96

962345/C

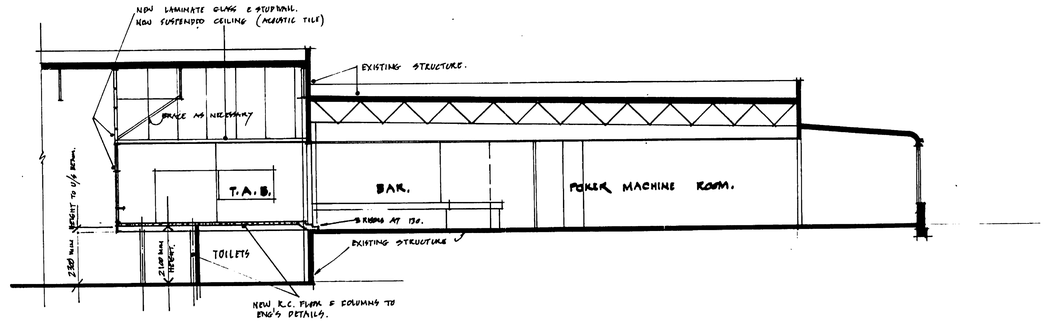
(131)



PART NORTH ELEVATION.



PART EAST ELEVATION.



SECTION A-A.

APPROVAL GRANTED
27 97
David Collett

B. FEB 96. WALL FINISH ALTERED.
DEC 95
A FIRE STAIR PATH ALTERED

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. A.C.T 2617
tel-fax& 06-241-6771

ALTERATIONS & ADDITIONS
AT BLK 4 SECTION 80
KALEEN A.C.T
for
GUNGAHLIN SPORTS CLUB.

DATE AUG. 95
SCALE 1:100
DRAWN T. A. A
JOB NO 9420 - WD#3

SIR

GUARDS THROUGH EXIT

PLANS/ No. 092557/A
Received ACT Building Control
29 JUN 1998
ACT Government Services

BUILDING FOYER

1100 | 13500 ✱ CHECK ON SITE. | 4950.

STH WALL TO CEILING HT

1500

3500

3300

HEAD HGHT 2400.

POKER MACHINE ROOM.

CARPET

STUB WALL TO CEILING HT

HEAD HGHT 2400.

1760

900

3200

ROLLER WALL SECTION

NON SMOKING POKER MACHINE ROOM.

NON SMOKING LOUNGE

NEW WALLS

MOVABLE LATTICE / PLANTING SCREENS

NEW DISABLED W.C.

EXIST MALE TOILET.

EXIST. F/MALE TOILET

WC

BAR.

SINK

STAIRS

PHL.

PHR.

SPORTS BAR

BACK REST TO DETAIL.

'D'

BAR

GEN. OFFICE.

RECEPTION.

STORE

OFFICE DEC. MANAGER

2400

7200

RMK.

MOVABLE WALL ENCLOSURE.

PLANTER BOX.

NET LINE

CRICKET NET AREA L.G. : LAWN.

B.

A.

3500

750

250

SPRINT TRACK

BAR. TILE FLR.

T.A.B

STEPS.

NEW COOL RM

MALE TOILET.

DRY STORE

AIR LOCK

4500

2250

RAMP UP

1200

BISTRO. CARPET.

BISTRO SERVERY

COOL RM.

STORE

FEMALE TOILET

HWU

FIRE RESISTANT DOORS WITH PANIC BOLTS

F.H.R.

KEG STORE.

UNDER CLAD STUD WALL.

TOILET EXHAUST DUCT.

5700

CHECK ON SITE.

1000

3000

APPROX.

D.

D'

P.

PUBLIC GLAZED WINDOWS TO A.S.

RAMP UP

GAMES ROOM.

RETAIN WALL

NEW WALL.

NEW STAIR

DN

VENTILATION

REFUSH FAN

DUCT.

STORE.

STORAGE

PLANNING AND LAND MANAGEMENT
DEVELOPMENT MANAGEMENT BRANCH
APPROVAL GRANTED TO 2071
Plan No. .....
The proposal does not appear to breach the provisions of the current lease.
29 JUN 1998

5000 ✱ CHECK ON SITE.

P : FFS to ALTERED STORE & STORE REMOVED — T.A.B ALTERED COOL RM/STORE
C : DEL OF H/C WC ENLARGED STORE AT SOUTH ALTERED RMK/BAR ALTERED
P : NEW OD TOILETS; COOL RM ALTERED.
A : NOV 96. OFFICES MOVED TO G.F. — NEW GAMES AREA.

GROUND FLOOR PLAN 1:100.

STAIR D TO COMPLY WITH PART BUILDING CODE OF AUSTRALIA

ALTERATIONS TO AIR CONDITIONING & FIRE FIGHTING DETECTION SYSTEMS WILL REQUIRE CERTIFICATION ON COMPLETION.

LIGHT & VENTILATION F4 TO COMPLY WITH PART BUILDING CODE OF AUSTRALIA

APPROVAL SUBJECT TO POSSIBLE FURTHER REQUIREMENTS REGARDING THE PROVISION OF FIRST AID FIRE EXTINGUISHERS OR OTHER FIRE PROTECTION APPLIANCES NECESSSARY FOR FIGHTING A FIRE IN THE BUILDING.

ADEQUATE SAFETY PRECAUTIONS SHALL BE TAKE: DURING CONSTRUCTION OR DEMOLITION TO PROTECT THE PUBLIC

APPROVED FOR CONSTRUCTION BY THE HOLDER OF A "B" CLASS LICENCE.
TYPE OF CONSTRUCTION REQUIRED: B
CLASS OF OCCUPANCY: 9b
-3 JUL 1998
DEPUTY BUILDING CONTROLLER UNDER BUILDING ACT 1972.

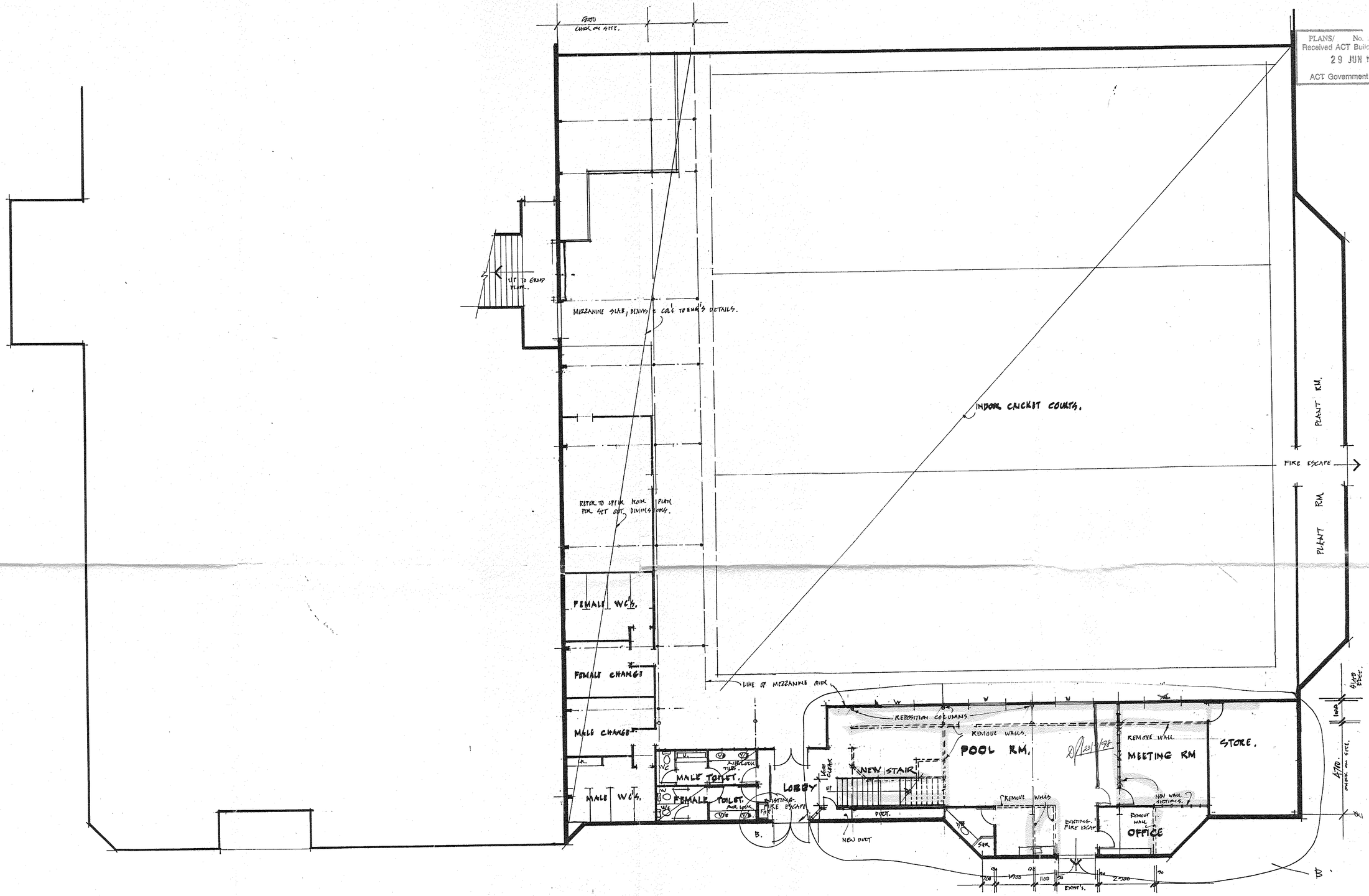
THIS APPROVAL DOES NOT SUPERSEDE THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-fax. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

DATE AUG 96
SCALE 1:100
DRAWN T. A. A
JOB NO 9620-WP4D

PLANS/ No. 9828871A
Received ACT Building Control
29 JUN 1998
ACT Government Services



LOWER FLOOR PLAN 1:100.

B FEB 97 STAIR PATH ALTERED WALLS RELOCATED.

A NOV 96 W.C. MODIFIED. OFFICES ADDED - NEW DIG.

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-facs. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A
JOB NO.	7620-WD-3B

9900390601

2/3

Plan No. 990733/A
2 2 FEB 1999

GEORGINA CRESCENT.

EXISTING BUILDING

EXISTING CLUB AREA.

PROPOSED ADDITION

SITE PLAN 1:200

NEW COLORBOND ROOF TO MATCH EXISTING

NEW COLORBOND SHEETED STUD WALLS.

PART NORTH ELEVATION

WALLS TO BE REMOVED

NEW 100MM R.C. FLOOR + EDGE BEAM.

BISTRO AREA.

EXIST. GREASE TRAP

NEW COLORBOND SHEETED STUD WALLS.

PART FLOOR PLAN.

CERTIFIED BUILDING SOLUTIONS.
APPROVED REG NO

LAND (PLANNING AND ENVIRONMENT) ACT 1991
APPROVAL GRANTED
PURSUANT TO SECTION 230 OR 245
14 JAN 1999
Delegate of the Minister

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-facs. 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE DEC. 98
SCALE 1:100
DRAWN T. A. A
JOB NO 9880 - 1

S1/3

Plan No: 99/594/A
25 OCT 1999
Received BEPCON
URBAN SERVICES DEPT

GEORGINA CRESCENT.

EXISTING BUILDING.

EXISTING CLUB AREA.

PROPOSED ALTERATIONS.

E. STAIR REVERSED
NEW BAR & OFFICE ALTERATION.

SITE PLAN 1:200

7722

BUILDING APPROVAL
Approved under s.34 of the Building Act 1972.
DAVID BOIDEVIN
Name
Reg No. B5 18/10/99
Date
Signature

S/7

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-fax. 06-241-5771

ALTERATIONS & ADDITIONS
AT BLK 4 SECTION 89
KALEEN A.C.T.
for
GUNGAHLIN SPORTS CLUB.

DATE: DEC. '98
SCALE: 1:200
DRAWN: T. A. A
JOB NO: 9620-1B.

Plan No: 99759A/A
25 OCT 1999
Received BEPCON
URBAN SERVICES DEPT

BUILDING BOYER

13600 ± CHECK ON SITE.

1100 1950.

STH WALL TO CEILING HT.

3600 3200.

1500

HEAD HGHT 2100.

POKER MACHINE ROOM.

CARPET

STUB WALL TO CEILING HT

HEAD HGHT 2100.

13600

900 3200.

REMOVE WALL SECTION

NON SMOKING POKER MACHINE ROOM.

NON SMOKING LOUNGE

NEW WALLS

MOVABLE LATTICE / PLANTING SCREENS

BISTRO. CARPET.

FIRE ESCAPE DOORS WITH PANIC BOLTS

F.H.R.

KEG STORE.

BISTRO SERVERY

UNDER CLAD STUD WALL.

EXIST MALE TOILET.

EXIST. F/MALE TOILET

NEW DISABLED W.C.

S/S.

STAIRS

F.H.R.

GEN. OFFICE.

RECEPTION.

OFFICE GEL. MANAGER

STORE

BAR

BEER REST TO DETAIL.

SPORTS BAR

STAGE

DANCE FLOOR.

MOVABLE WALL DISCLOSURE.

PLANTER BOX.

NET LINE

CRICKET NET AREA L.G. : LOW.

7200

3500

2500

SECURITY GRILL

BAR. TILE FLR.

T.A.B

NEW COOL RM

MALE TOILET.

DRY STORE

AIR LOCK

4500

2310

RAMP UP

COOL RM.

FEMALE TOILET

STORE

TOILET EXHAUST DUCT.

5700

SLOPE ON SITE.

PROFILE GLAZED WINDOWS TO A.S.

EXIT SIGN OVER

RAMP UP

WINDOWS

HANDRAIL

1000 MM MIN

1200 NEW STEPS

NEW WALL

OFFICE CARPET

NEW BAR. TILE FLR.

EXIT SIGN OVER

NEW WALLS (P.H.)

ONE WAY GLASS WINDOW

1600.

F.H.R.

DUCT.

STORE.

FUNCTION ROOM.

REMOVE WALL

STORE.

3000 APPROX.

1200 600 1498 700

5000 ± CHECK ON SITE.

PLANNING AND LAND MANAGEMENT
DEVELOPMENT MANAGEMENT BRANCH
APPROVAL GRANTED TO
Plan No. TTA2
The proposal does not appear to breach the provisions of the current lease.
- 2 SEP 1999

GROUND FLOOR PLAN 1:100.

P : FEB 96 BAR, STORE & STEPS RELOCATED TAB ALTERED COOL RM/STORE ALTERED. STAIRS ALTERED TO L.G.F. WALL TO BISTRO ALTERED
C : DEC 95 H/C WC MOVED STORE AT 900TH ALTERED EXIT/BAR ALTERED
B : NOV 95 TOILETS, COOL RM ALTERED.
A : NOV 95. OFFICES MOVED TO G.F. - NEW GAMES AREA.

E : AUGUST 99 - STAIR DIRECTION REVERSED OFFICE ALTERED - NEW BAR ADDED.

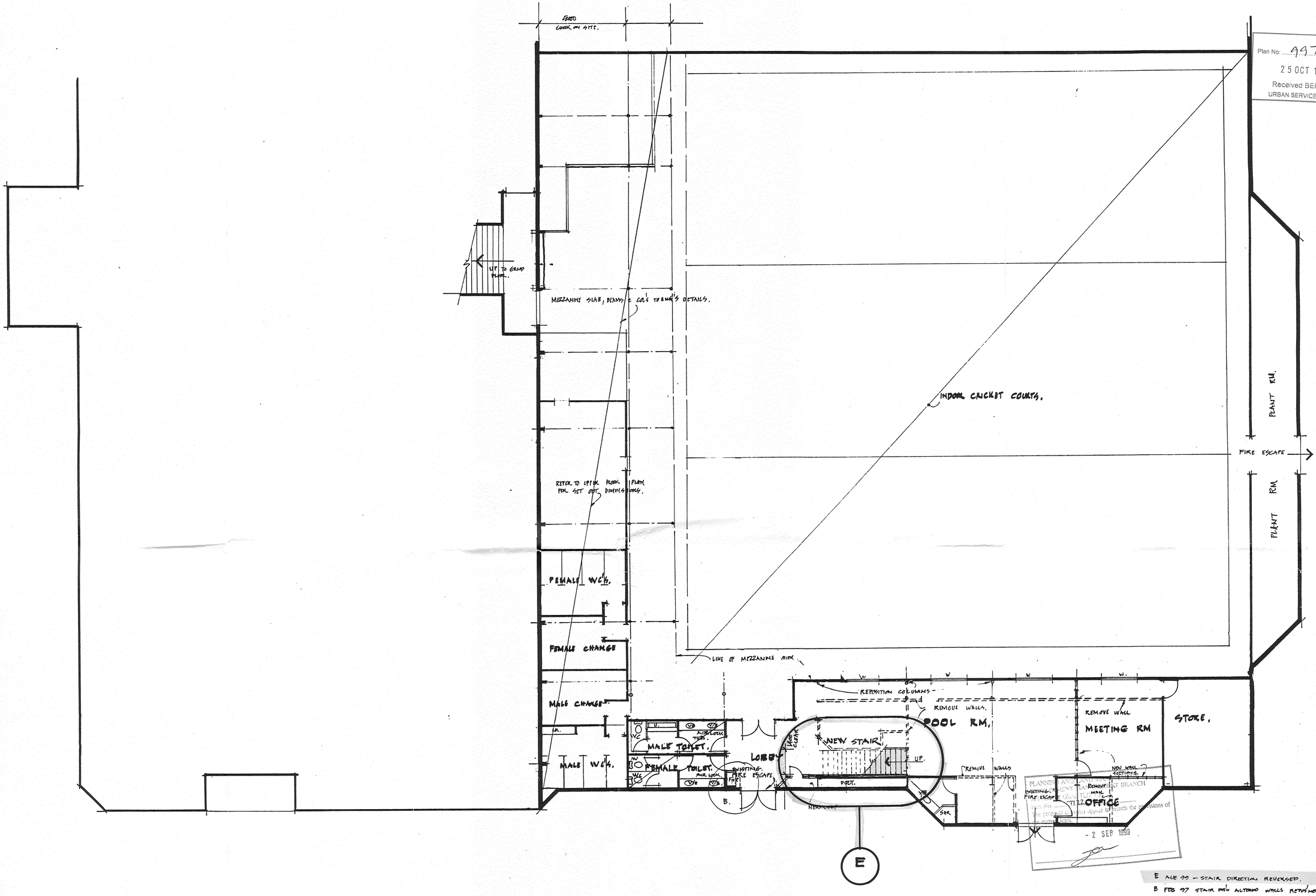
PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN. ACT 2617
tel-fax: 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T for GUNGAHLIN SPORTS CLUB.

DATE AUG 96
SCALE 1:100
DRAWN T.A.A
JOB No 7620 - 2E

6/7

Plan No: 997594/A
25 OCT 1999
Received BEPCON
URBAN SERVICES DEPT



LOWER FLOOR PLAN 1:100.

E AUG 99 – STAIR DIRECTION REVERSED.
B FEB 97 STAIR PEN ALTERED WALLS RELOCATED.
A NOV 96 · OFFICES ADDED – NOV 96.

PLANNING & LAND MANAGEMENT GROUP DEVELOPMENT BRANCH
Plan No.
The proposed development does not appear to breech the provisions of the Territory Plan
- 2 SEP 1999

PROJECT DEVELOPMENT & MANAGEMENT
39 BARWON STREET
KALEEN, ACT 2617
tel-facs: 06-241-5771

ALTERATIONS & ADDITIONS AT BLK 4 SECTION 89 KALEEN A.C.T. for GUNGAHLIN SPORTS CLUB.

DATE	AUG. 96
SCALE	1:100
DRAWN	T. A. A
JOB No	7620-3E

Exist Indoor Sports below

Poker Machines

Lounge

Dis Platform Lift

Up

Lounge

Bar

Office

Female

Male

Kitchen Stores

TEMPORARY WHILE BUILDING WORK IN PROGRESS

Exist planter boxes

Lounge

Up

Cash

Coolroom

Dry Store

New doorway

New Reception

Up Up

Lobby

Amended Bar

New Bar Store

New plasterboard partition

Exist Dis WC

New Kitchen

New low-height plasterboard partition

Form ledge at top of wall

New Cafe

New Airlock

Smokers

Existing Gymnasium

Poker Machines
to future layout

Lounge / Dining

Demolish exist partitions

Existing Building Lobby

Future Outdoor

Frosted film to glass at low level

New screen planting

Existing Carparking

Entry Airlock

Exist Building Entry

Legend

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2.0 4.0 6.0 8.0m

REVISION

Issue	Description	Date
P1	Poker Machine area for machine layout	13.Jan.11
P2	Bar squared up, tile apron reduced, PM area +perim glass	19.Jan.11
A	For Club's use	10.Feb.11

S1b

Plan No. B20114648

13 FEB 2011

RECEIVED
ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd

11 FEB 2011

Licence No: 200426203

Drawing Title
Main Floor Plan
Stage 1A Revitalisation Concept

Project
Sports Club Kaleen

Client
Eastlake Football Club 7/9

Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MARKS 3195 JOHN RYAN 3181 BRIAN MANN 3175 ANDREW SCARPELLIS

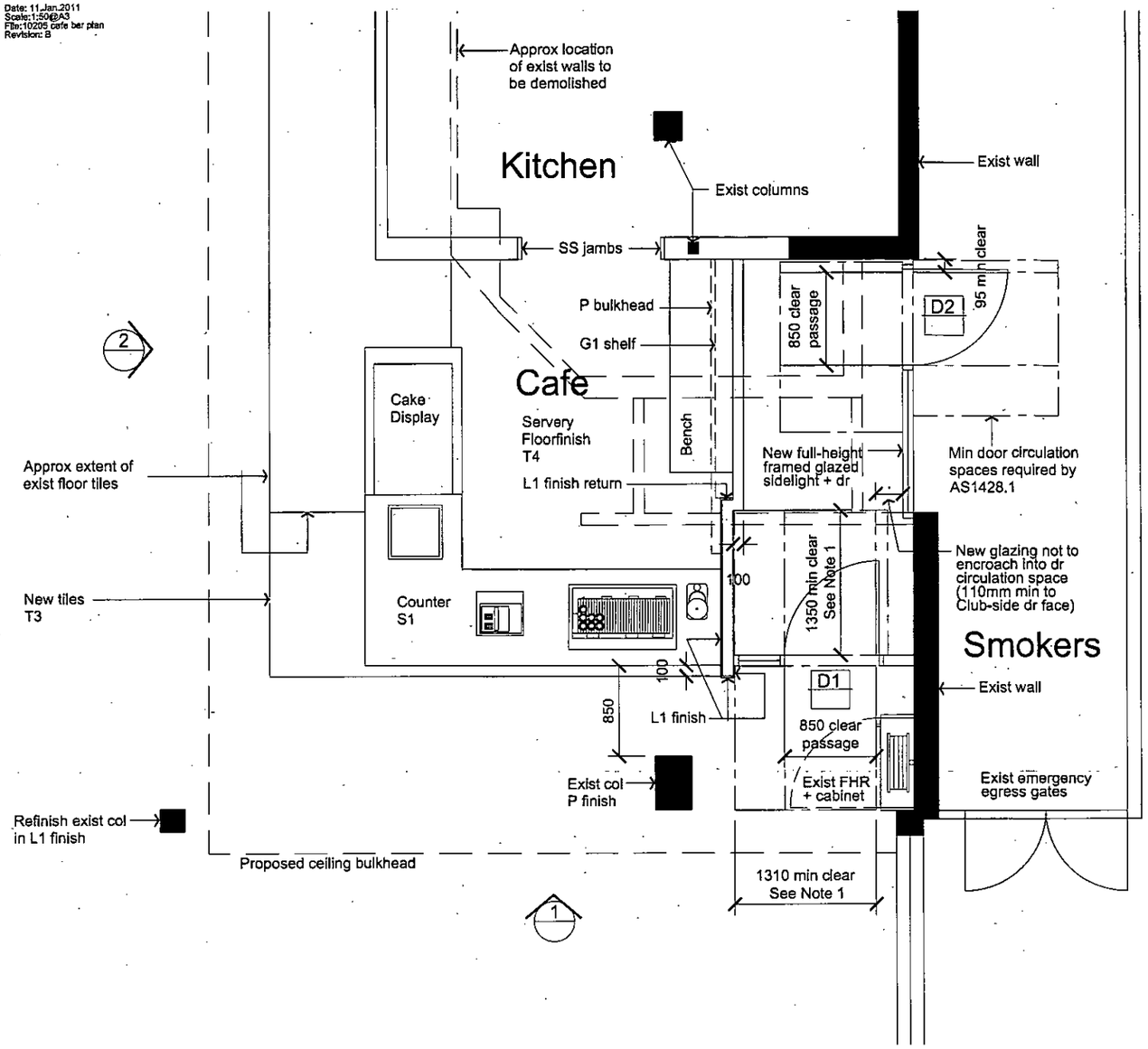
Job Number	10205
Date	10.Feb.2011
Scale	1:200@A3
Drawn	PO
CAD File	10205Drawings R+M\plan stage 1A
Xref	Nil

Drawing Number
GA 01
A

4/89 KALEEN

These drawings are based on unverified third-party documents.

Date: 11 Jan 2011
Scale:1:50@A3
File:10205 cafe bar plan
Revision: B



These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Notes

1 Clear of all obstructions (including FHR door handle, door leaf thickness and wall finishes and the like)

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 0.5 1.0 1.5 2.0m

REVISION

Issue	Description	Date
P1	For Airlock setout	17 Jan 11

Plan No: b20114648
16 FEB 2011
RECEIVED
ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
11 FEB 2011
Licence No: 200426203

Preliminary

Drawing Title
Cafe Counter Plan

Project
Sports Club Kaleen
Stage 1A

Client
Eastlake Football Club

Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECT
DAVID MARKS 5198 JOHN RYAN 5181 BRIAN MANN 4173 ANDREW SCARVELLIS

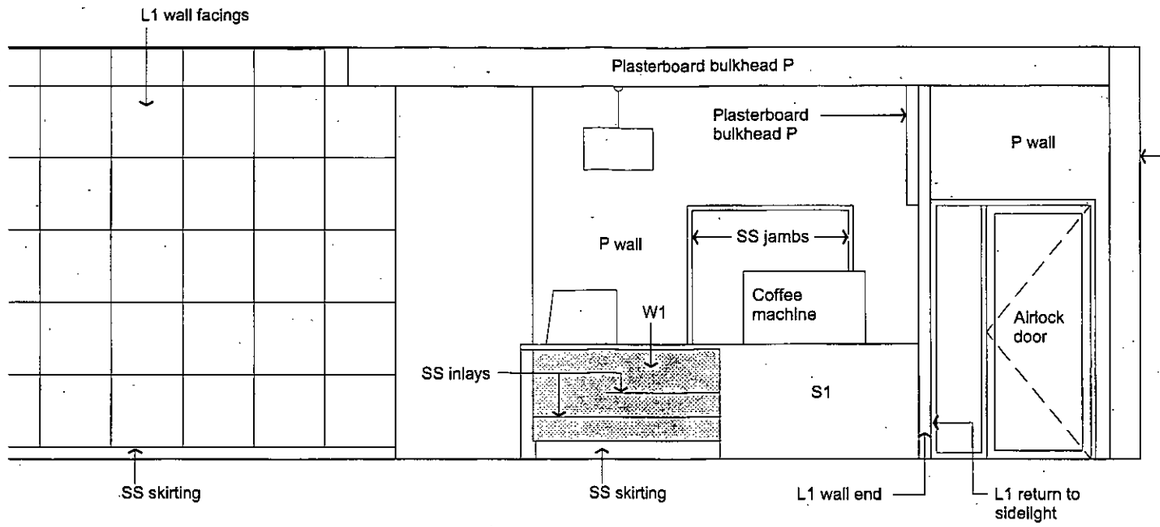
Job Number	10205
Date	17 Jan 2011
Scale	1:50@A3
Drawn	PD
CAD File	10205Drawings R+M
Xref	Nil

Drawing Number
GD 01
P1

N

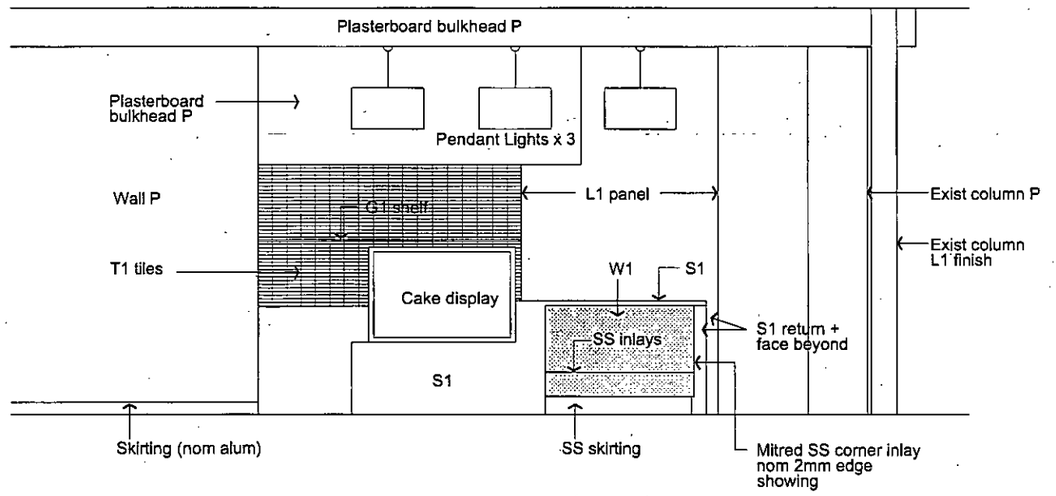
4/89 KALEEN

Date: 11.Jan.2011
Scale:1:50@A3
File:10205 cafe bar
Revision: B



Elevation 1

1:50@A3



Elevation 2

1:50@A3

Finishes Legend

P Paint finish on plasterboard
(or FC in wet areas)

G1 Starfire Glass
Colour: brilliant white TBC
Spectrum Art Glass Tel:9737 0666

L1 Seratone prefinished panels with Seratone metal edge + dividing trims.
Panel colour: Metallics Graphite, metal trims in natural anodised finish
Halifax Vogel Group Tel 1300 558 882

S1 Smart Stone 20mm thick slab format.
Countertop edges built up to 40mm thickness.
Colour: Star White
Halifax Vogel Group Tel 1300 888 607

T1 New York Glass tiles 98 x 23mm, laid in horizontal grid pattern
Colour: Nero
Charcoal grout
Gasparre Tiles Tel 9678 9177

T2 Preferably new wall finish in white gloss large format tiles, floor to ceiling.

T3 Tiles to match colour of adjoining existing tiles, nominally 600x300 laid in brick pattern

T4 Preferably new tile or epoxy flooring installed to comply with requirements of AS4674-Design, construction and fit-out of food premises' and slip resistance recommendation of HB197. (coved at walls, slip ratings R12 and V4 minimum)

W1 Palisando crown cut veneer
New Age Veneers: Tel 9987 4033

SS Stainless steel in no 8 polished finish

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 0.5 1.0 1.5 2.0m

REVISION

Issue	Description	Date
P1	For Airlock setout	17.Jan.11

Plan No: B20114648
16 FEB 2011
RECEIVED
ACT Planning & Land Authority

BUILDING APPROVAL
Issued under section 28 of the *Building Act 2004*
Certified Building Solutions Pty Ltd
11 FEB 2011
Licence No: 200426203

Preliminary

Drawing Title
Cafe Counter Elevations

Project
Sports Club Kaleen
Stage 1A

Client
Eastlake Football Club

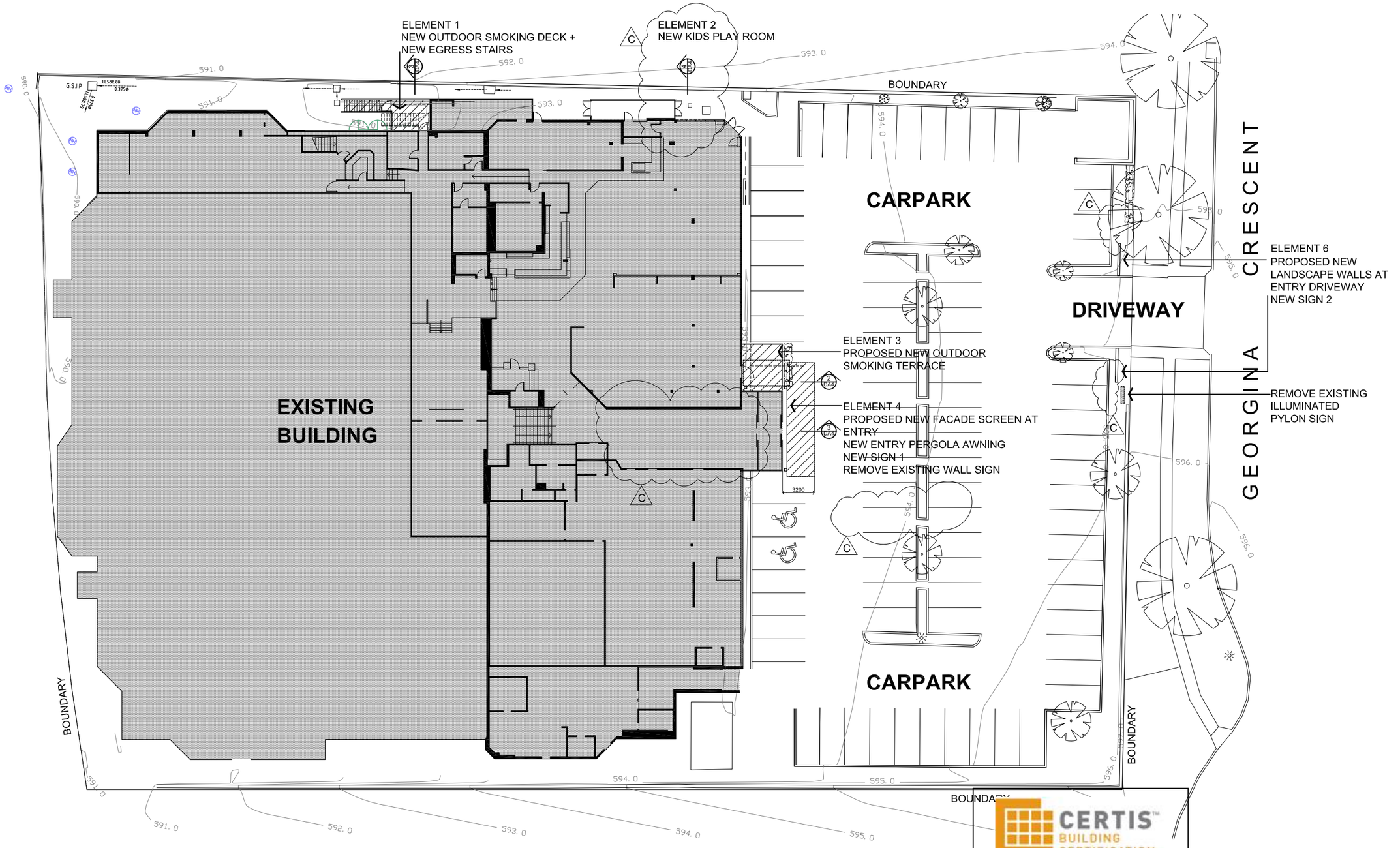
8/9

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MARKS 8198 JOHN RYAN 3181 BRIAN MANN 6972 ANDREW SCARVELLIS

Job Number	10205
Date	17.Jan.2011
Scale	1:50@A3
Drawn	PD
CAD File	10205Drawings R+M
Xref	

Drawing Number
GD 02
P1

4/89 KALEEN





EXISTING BUILDING LOCATION

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction, Do not scale from this drawing, Use given dimensions.
Copyright ©
This document is copyright, All rights reserved.

0 4.0 8.0 12.0 16.0m

REVISION

Issue	Description	Date
A		09-05-12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

Drawing Title
Proposed Site Plan
Context Plan

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent kaleen

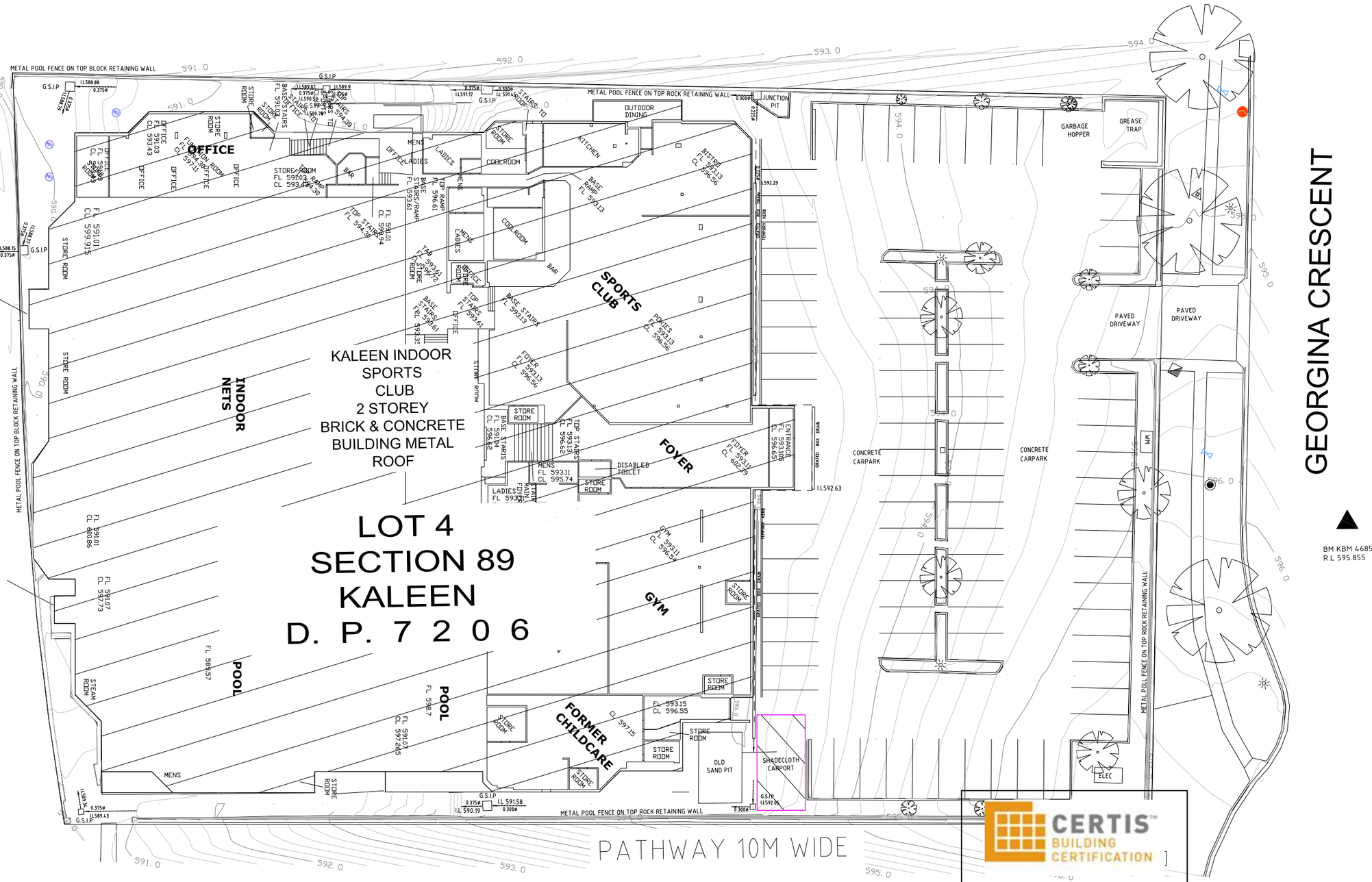
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	18 January 2013
Scale	1:400@A3
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 01
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



Survey Plan

Bezarra Surveyers December 2009 1:400@A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 4 8 12 16m

REVISION

Issue	Description	Date
A	First Issue	9-05-2012
B	Tender Issue	17-10-12
C	Revised to suit post tender negoglations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

~~TENDER~~ ISSUE
~~BUILDING~~ APPLICATION
+ CONTRACT ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

Drawing Title
Survey Plan

Project
Sports Club Kaleen

Client
Eastlake Football Club

Architect
ROBERTSON+MARKS

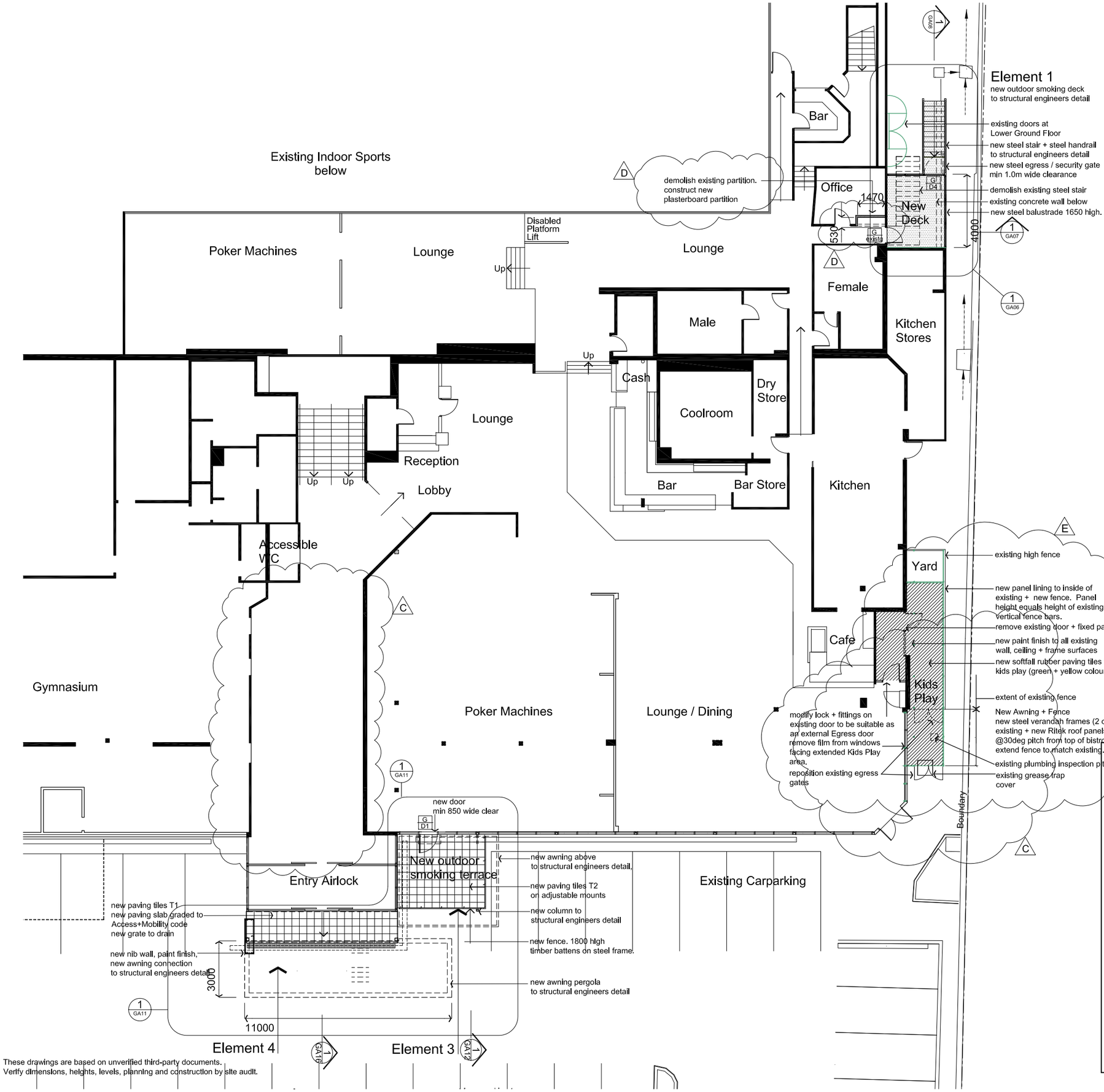
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	18 Jan 2013
Scale	1:400@A3
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA02
C

N

Robertson & Marks Architects Pty Ltd ACN 003 127 222



These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	09-05-12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13
D	Corridor at door to New Smokers terace widened to Certifiers Access requirements for BA	26-02-13
E	Kids Outdoor Play (Element 2) added	07-03-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

6 New works to comply with ACT Access to Premises Standard.
Thresholds to affected doors not to be more than 3mm high.
Stair nosings to new egress stair to have luminance contrast min 30%

D

BUILDING APPLICATION + CONTRACT ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Drawing Title
Ground Floor Plan

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

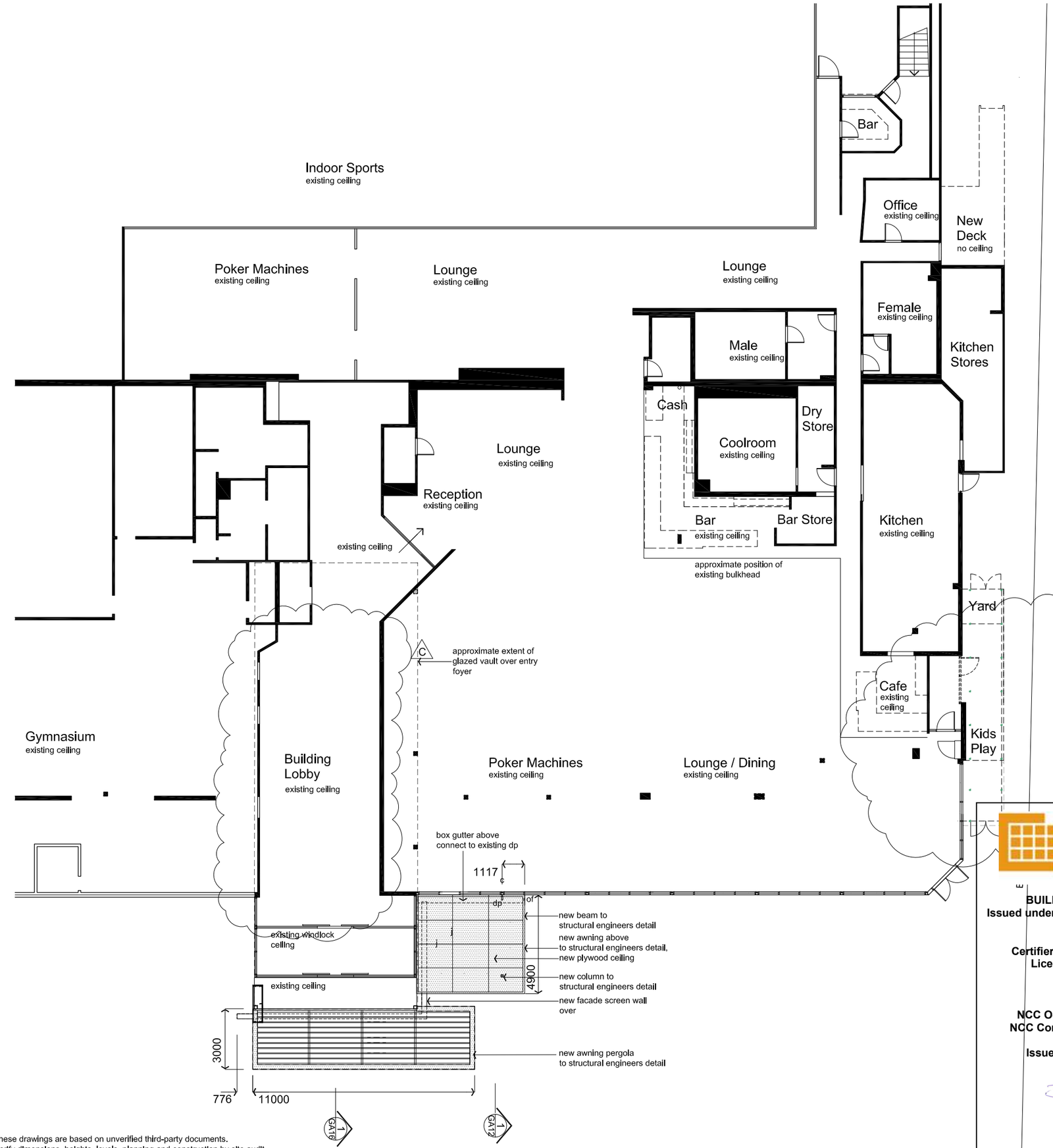
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5976 ANDREW SCARVELLIS

Job Number	10205
Date	7 March 2013
Scale	1:200@A3 1:100@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 03
E

Robertson & Marks Architects Pty Ltd ACN 003 137 222



These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	09-05-12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted, Element 6 revised Building Application + Contract Issue	18-01-13
D	Kids Outdoor Play (Element 2) added	07-03-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

LOT 4 SECTION 89 KALEEN DP 7206

Drawing Title
Ground Floor
Reflected Ceiling Plan

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

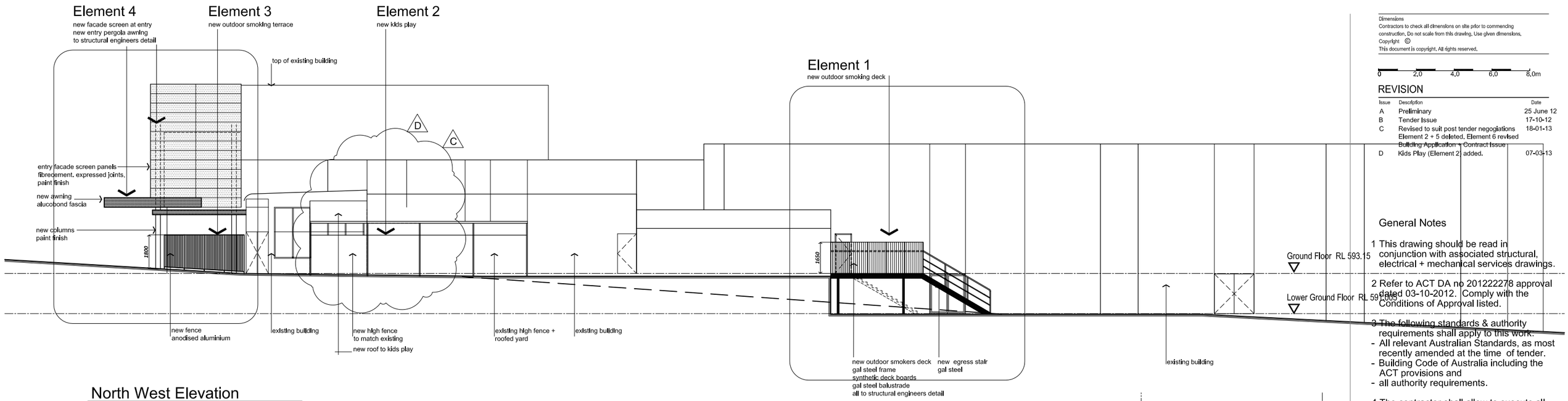
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

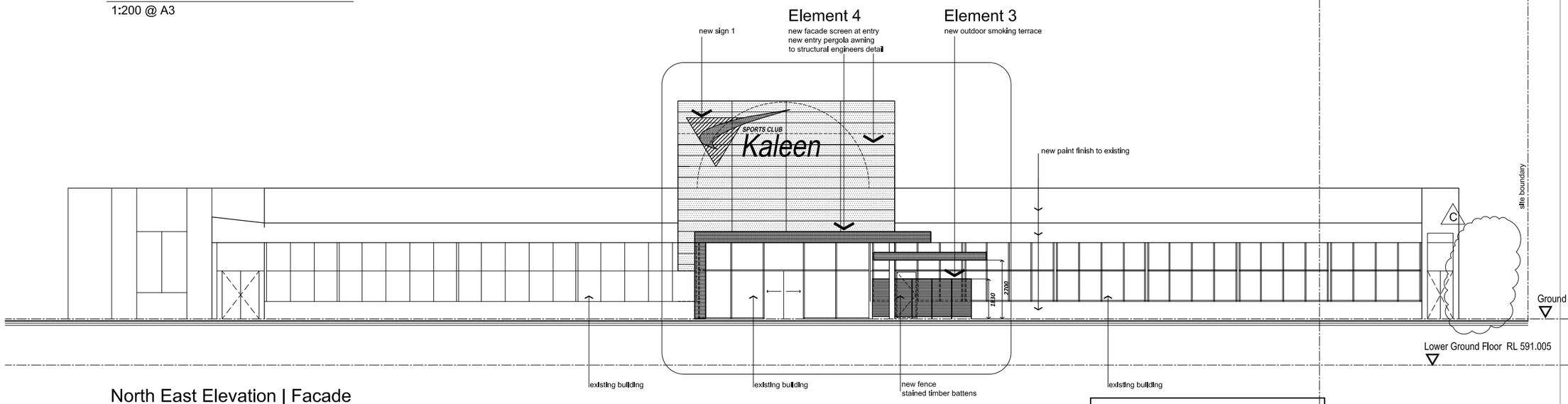
Job Number	10205
Date	07 March 2013
Scale	1:200@A3 1:100@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 04
D

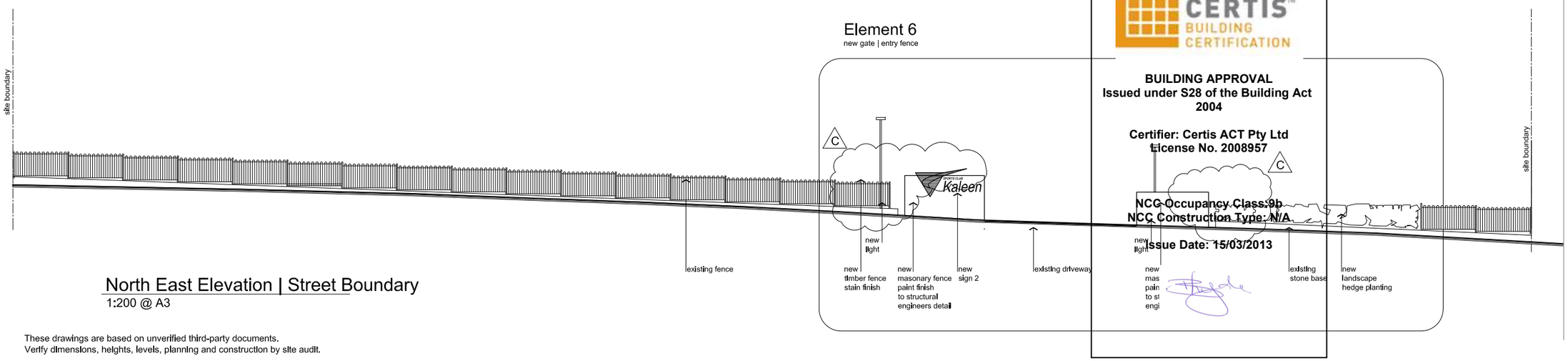
Robertson & Marks Architects Pty Ltd ACN 003 127 222



North West Elevation
1:200 @ A3



North East Elevation | Facade
1:200 @ A3



North East Elevation | Street Boundary
1:200 @ A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A
Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction, Do not scale from this drawing, Use given dimensions,
Copyright ©
This document is copyright. All rights reserved.

0 2.0 4.0 6.0 8.0m

REVISION

Issue	Description	Date
A	Preliminary	25 June 12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted, Element 6 revised Building Application + Contract Issue	18-01-13
D	Kids Play (Element 2) added.	07-03-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work.
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

Drawing Title
Elevations

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

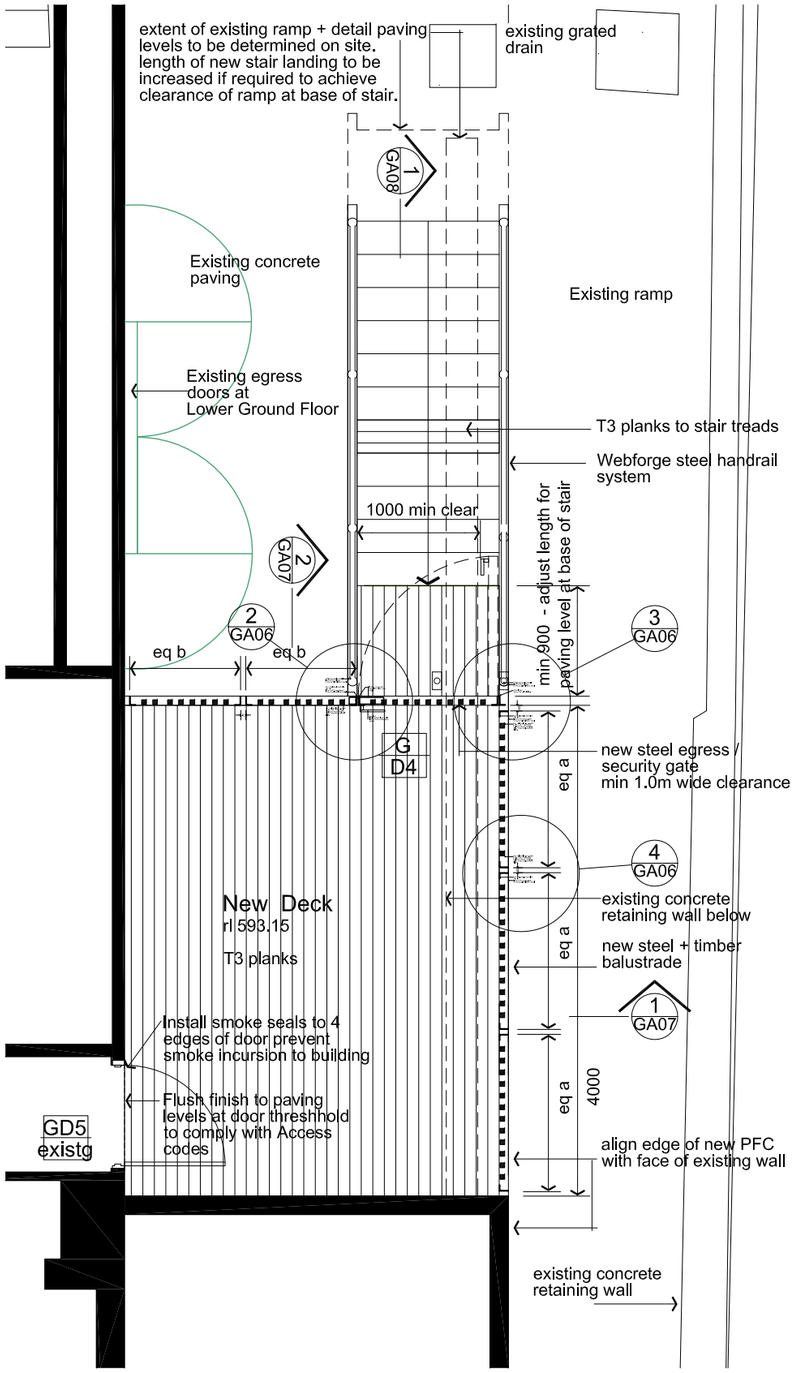
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	07 March 2013
Scale	1:200@A3
Drawn	PD
CAD File	10205\Drawings R+M\

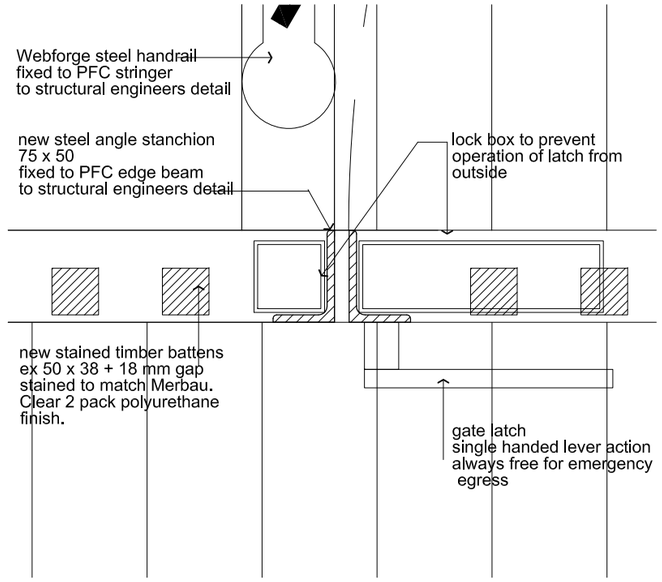
Drawing Number
GA 05
D

Robertson & Marks Architects Pty Ltd ACN 003 127 222



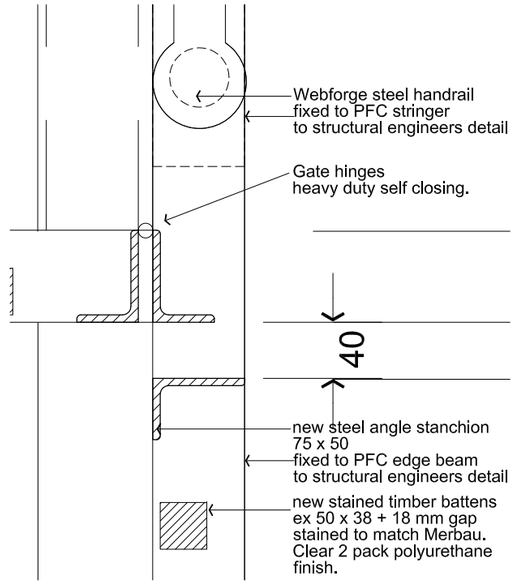
1 E1 New Smokers Outdoor Deck Detail Plan

1:50 @ A3



2 E1 Gate latch Detail Plan

1:5 @ A3



3 E1 Gate hinge Detail Plan

1:5 @ A3

4 E1 Balustrade stanchion Detail Plan

1:5 @ A3

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction, Do not scale from this drawing, Use given dimensions,
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	20-09-12
B	Tender Issue	17-10-12
C	Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
E1 New Outdoor Deck + Egress Stair Detail Plan

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

Client
Eastlake Football Club

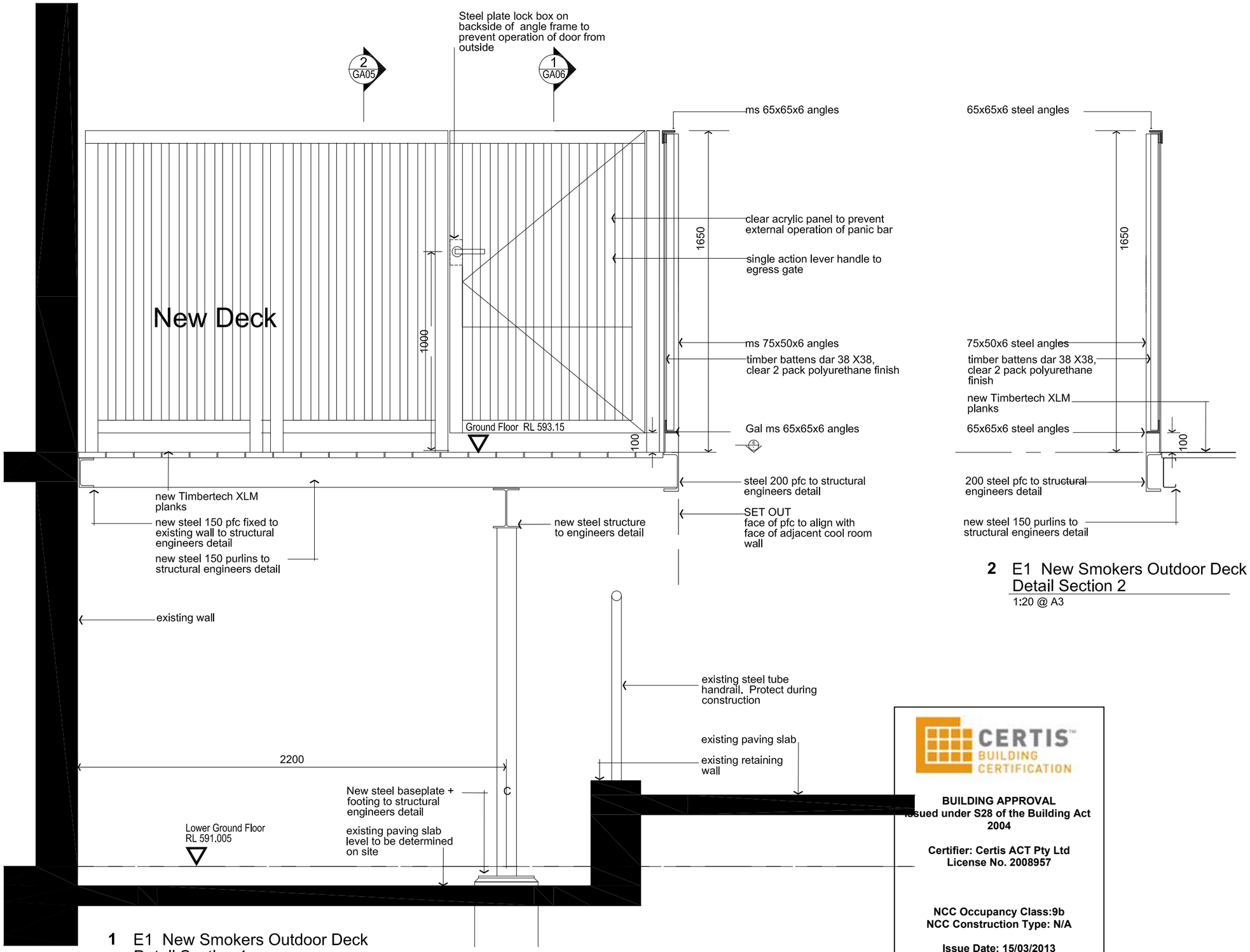
Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	18 January 2013
Scale	1:50@A3 1:25@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 06
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



1 E1 New Smokers Outdoor Deck
Detail Section 1
1:20 @ A3

2 E1 New Smokers Outdoor Deck
Detail Section 2
1:20 @ A3

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 1 2 3 4m

REVISION

Issue	Description	Date
A	Preliminary Issue	13 August12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted, Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
E1 New Outdoor Deck + Egress Stairs
Detail Sections

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

Client
Eastlake Football Club

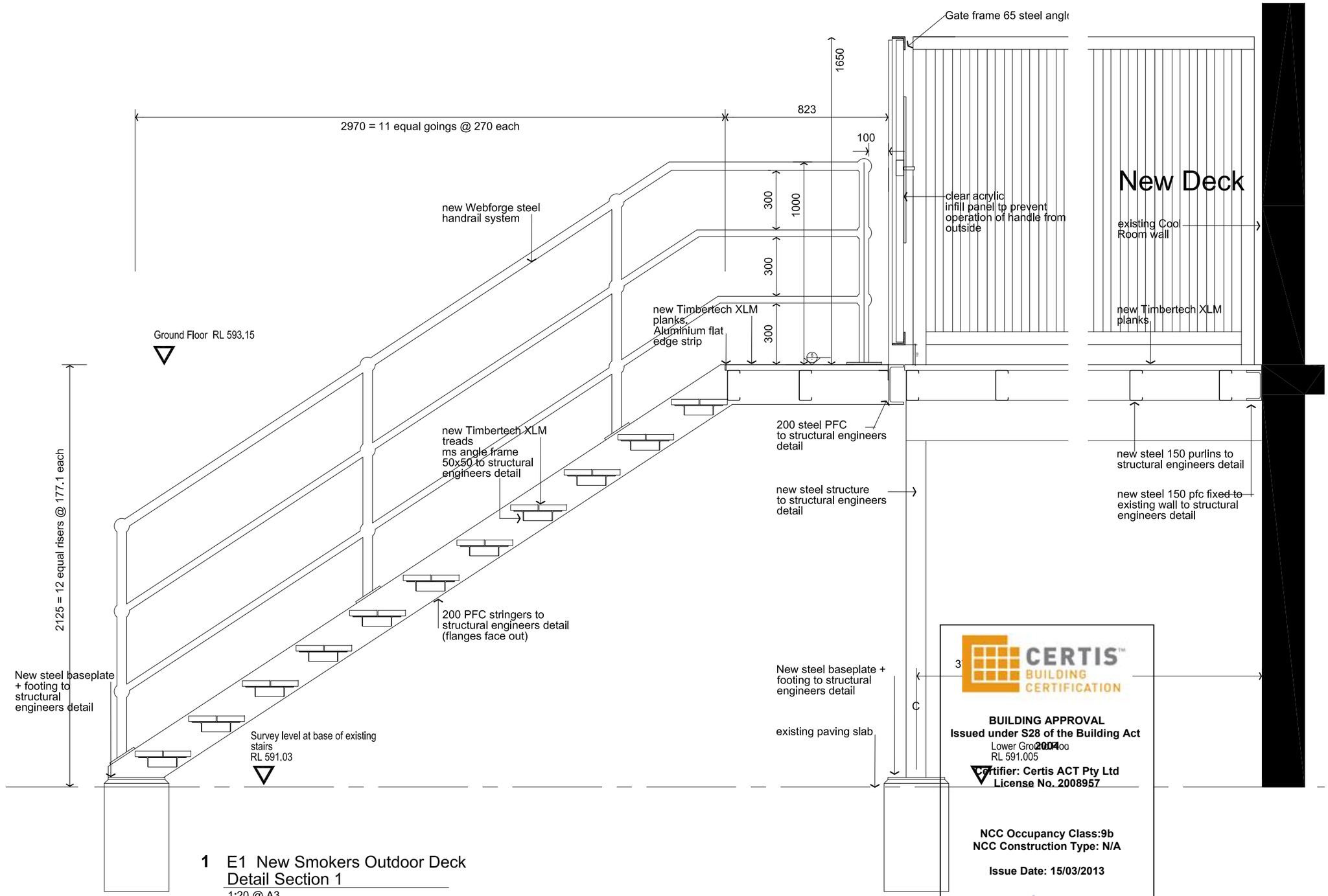
Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5976 ANDREW SCARVELLIS

Job Number	10271
Date	18 January 2013
Scale	1:50@A3
Drawn	MT
CAD File	10271\Drawings R+M\

Drawing Number
GA 07
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



1 E1 New Smokers Outdoor Deck Detail Section 1

1:20 @ A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 1 2 3 4m

REVISION

Issue	Description	Date
A	Preliminary Issue	13 August12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted, Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act
Lower Ground Floor
RL 591.005
Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Drawing Title
E1 New Outdoor Deck + Egress Stairs Detail Sections

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

Client
Eastlake Football Club

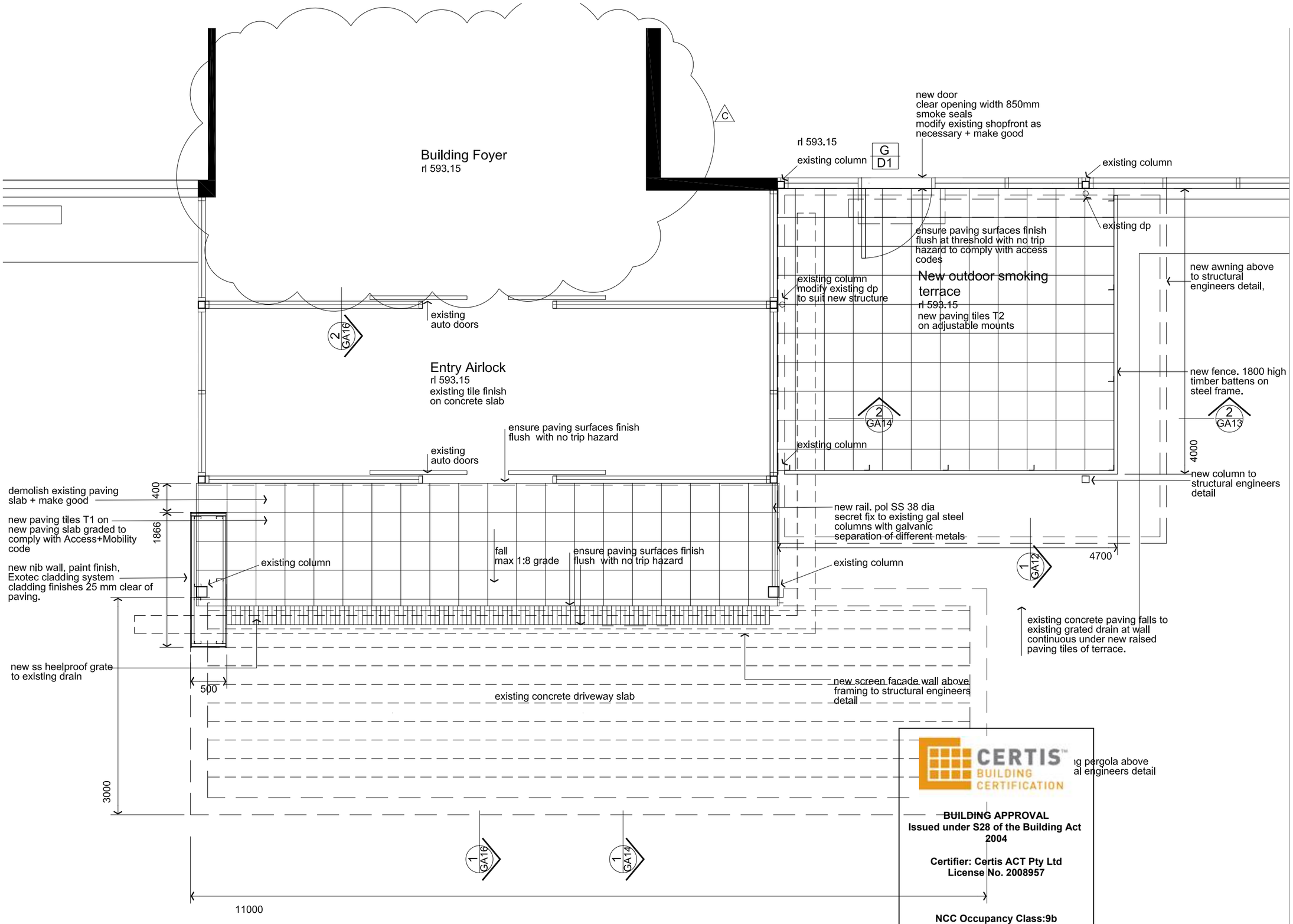
Architect
ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	18 Jan 2013
Scale	1:20@A3
Drawn	MT
CAD File	10271\Drawings R+M\

Drawing Number
GA 08
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



1 E3 New Outdoor Terrace E4 New Entry Awning + Screen Wall Detail Plan

1:50 @ A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	20-09-12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
E3 New Smokers Outdoor Terrace +
E4 New Entrry Screen Wall
Detail Plan

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

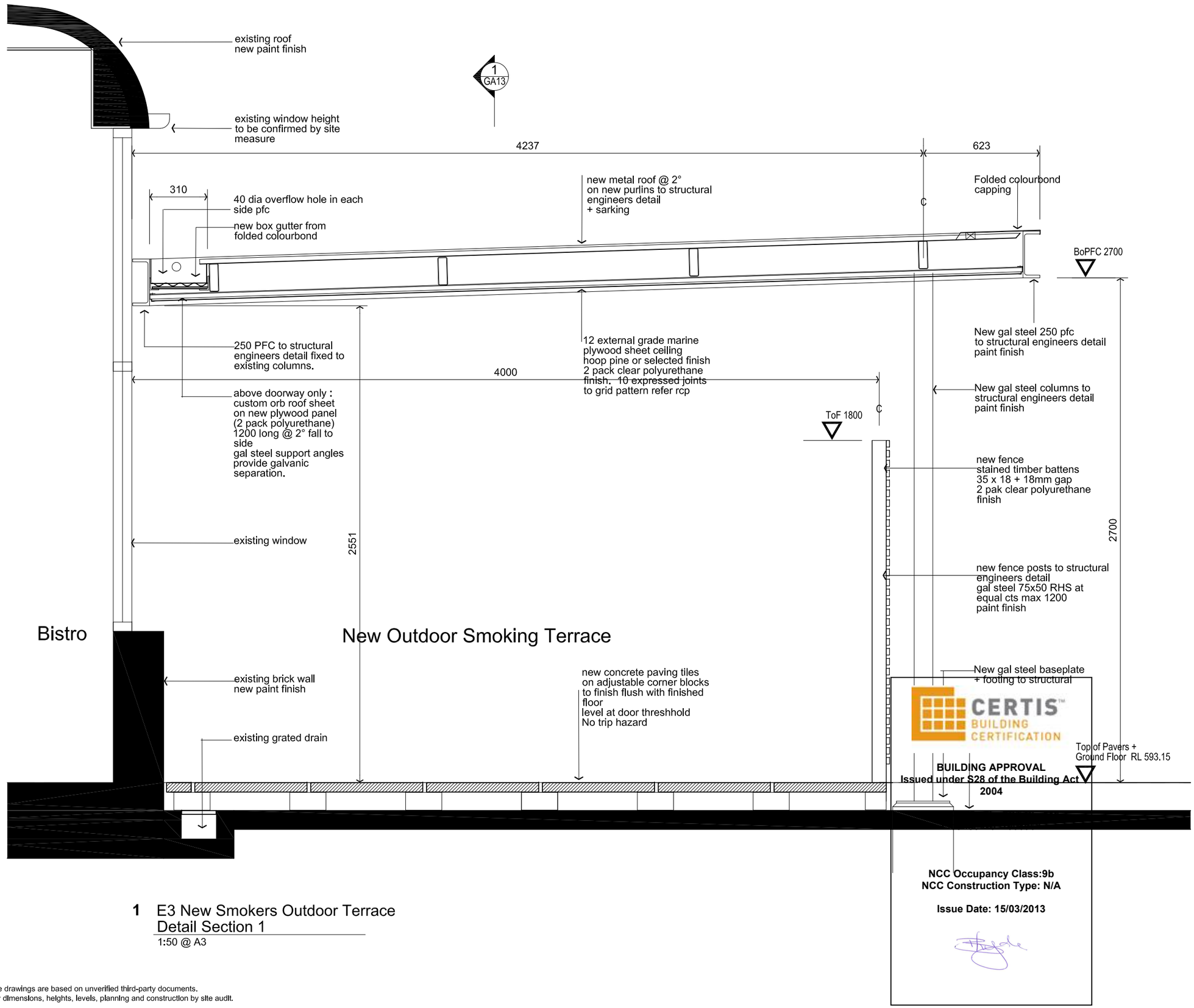
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	18 January 2013
Scale	1:50@A3 1:25@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 11
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



1 E3 New Smokers Outdoor Terrace
Detail Section 1
1:50 @ A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 1 2 3 4m

REVISION

Issue	Description	Date
A	Preliminary Issue	16 August12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
E3 New Smokers Outdoor Terrace
Detail Sections

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

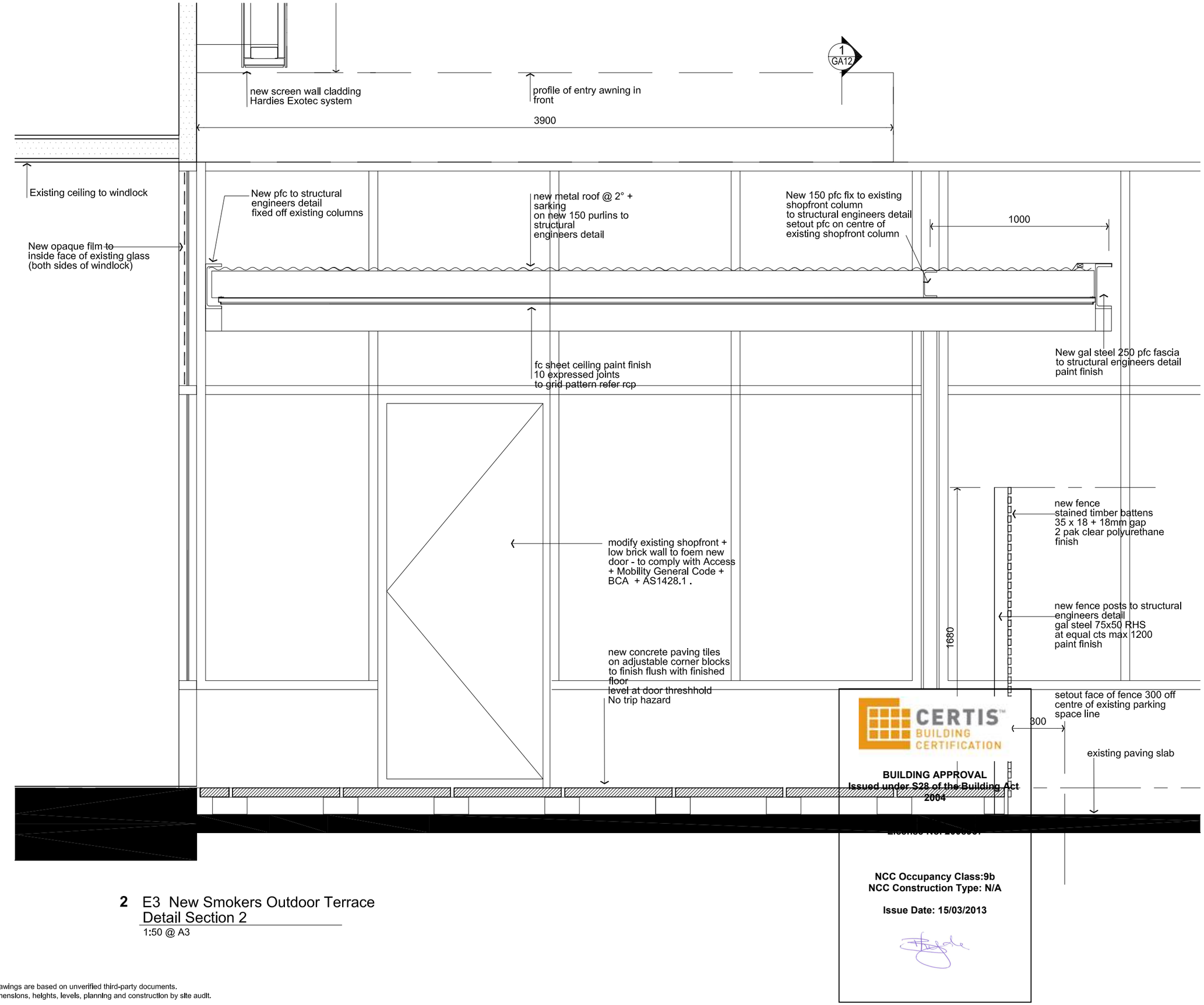
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	18 Jan 2013
Scale	1:20@A3
Drawn	MT
CAD File	10205\Drawings R+M\

Drawing Number
GA 12
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



2 E3 New Smokers Outdoor Terrace Detail Section 2

1:50 @ A3

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 1 2 3 4m

REVISION

Issue	Description	Date
A	Preliminary Issue	13 August12
B	Tender Issue	17-10-12

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

TENDER ISSUE

Drawing Title
E4 New Entry Awning + Screen
Detail Sections

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

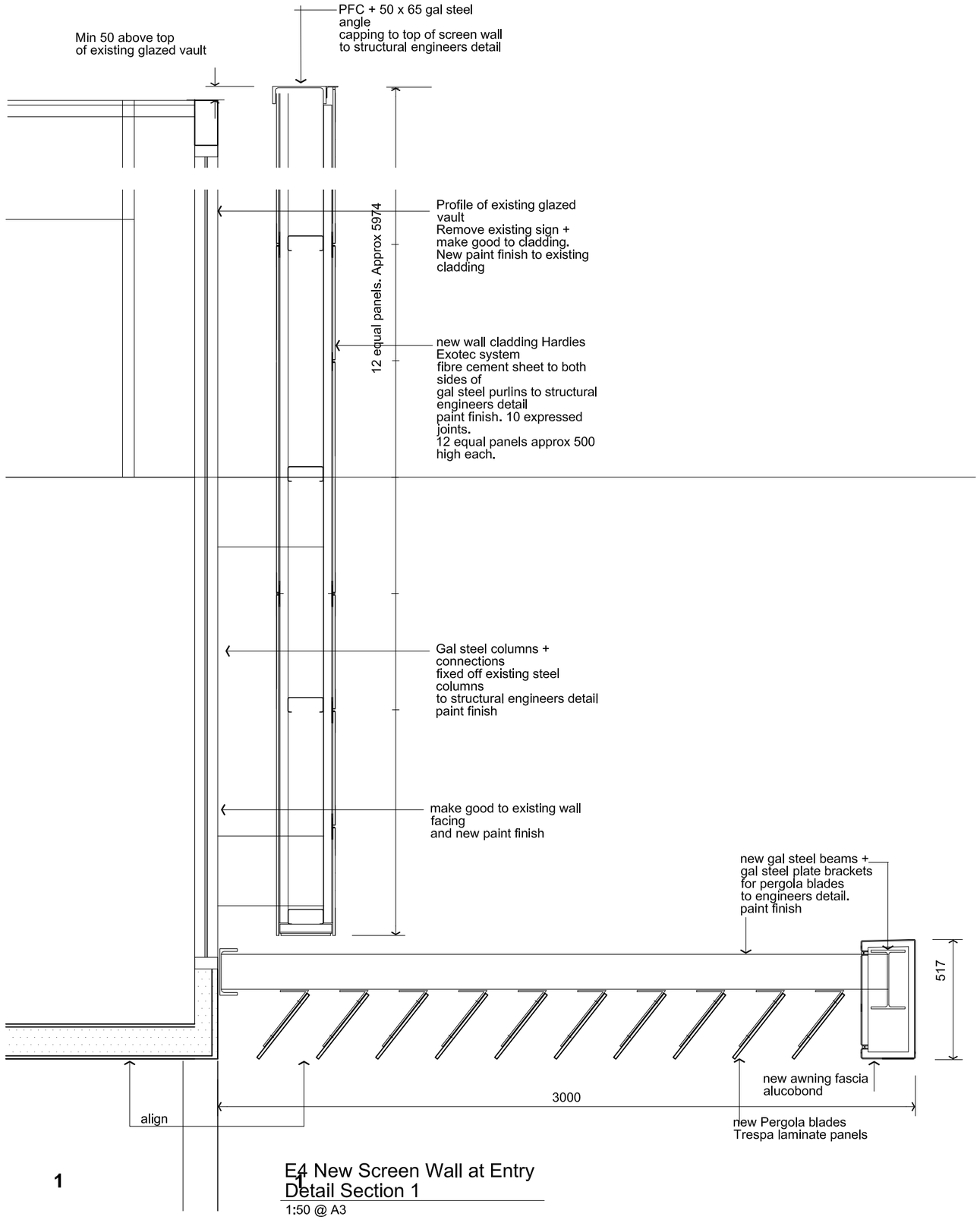
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MATES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	17 Oct 2012
Scale	1:20@A3
Drawn	MT
CAD File	10271\Drawings R+M\

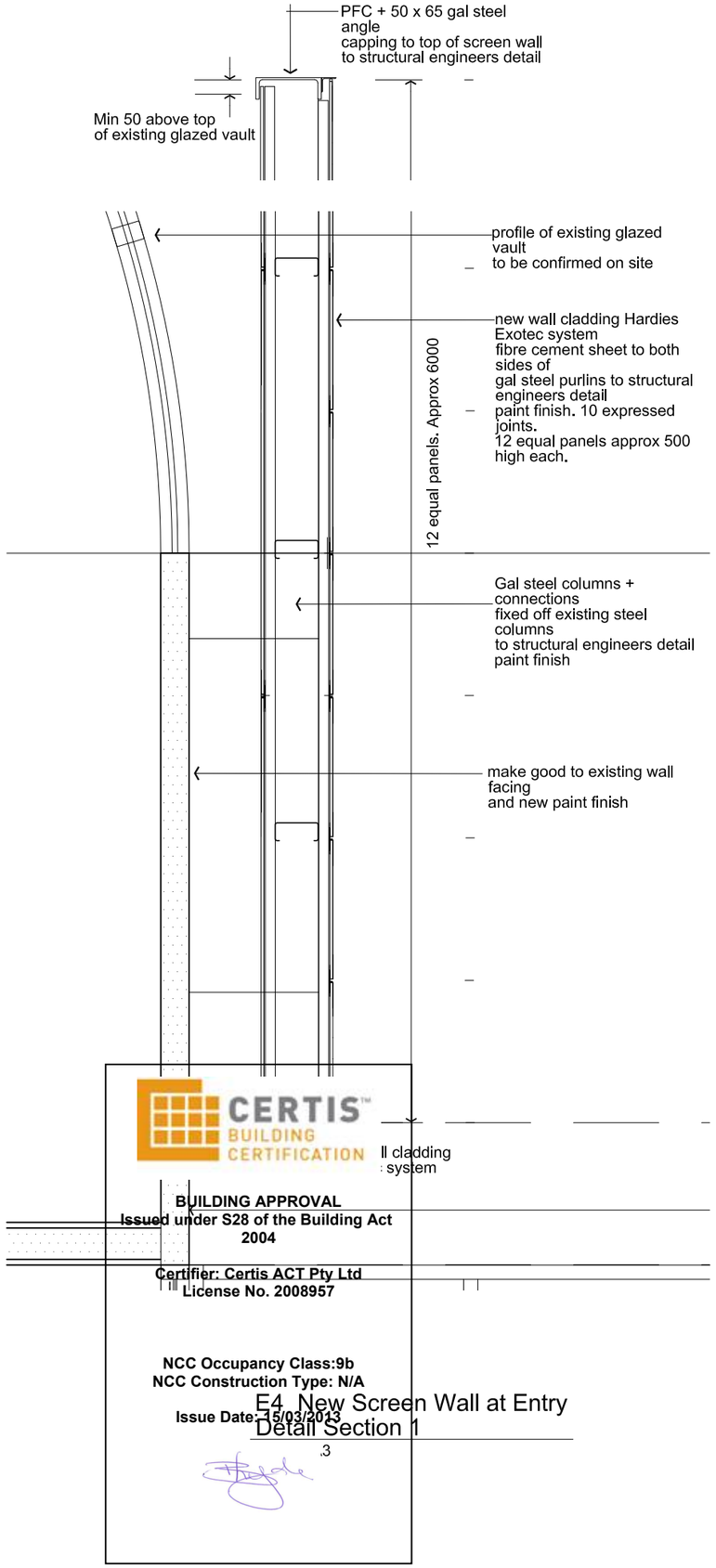
Drawing Number
GA 13
B

Robertson & Marks Architects Pty Ltd ACN 003 127 222



1

E4 New Screen Wall at Entry
Detail Section 1
1:50 @ A3



CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A
Issue Date: 15/03/2013

E4 New Screen Wall at Entry
Detail Section 1
.3

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 1 2 3 4m

REVISION

Issue	Description	Date
A	Preliminary Issue	16 August12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
E4 New Screen Wall at Entry
Detail Sections

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lort 4 Section 89

Client
Eastlake Football Club

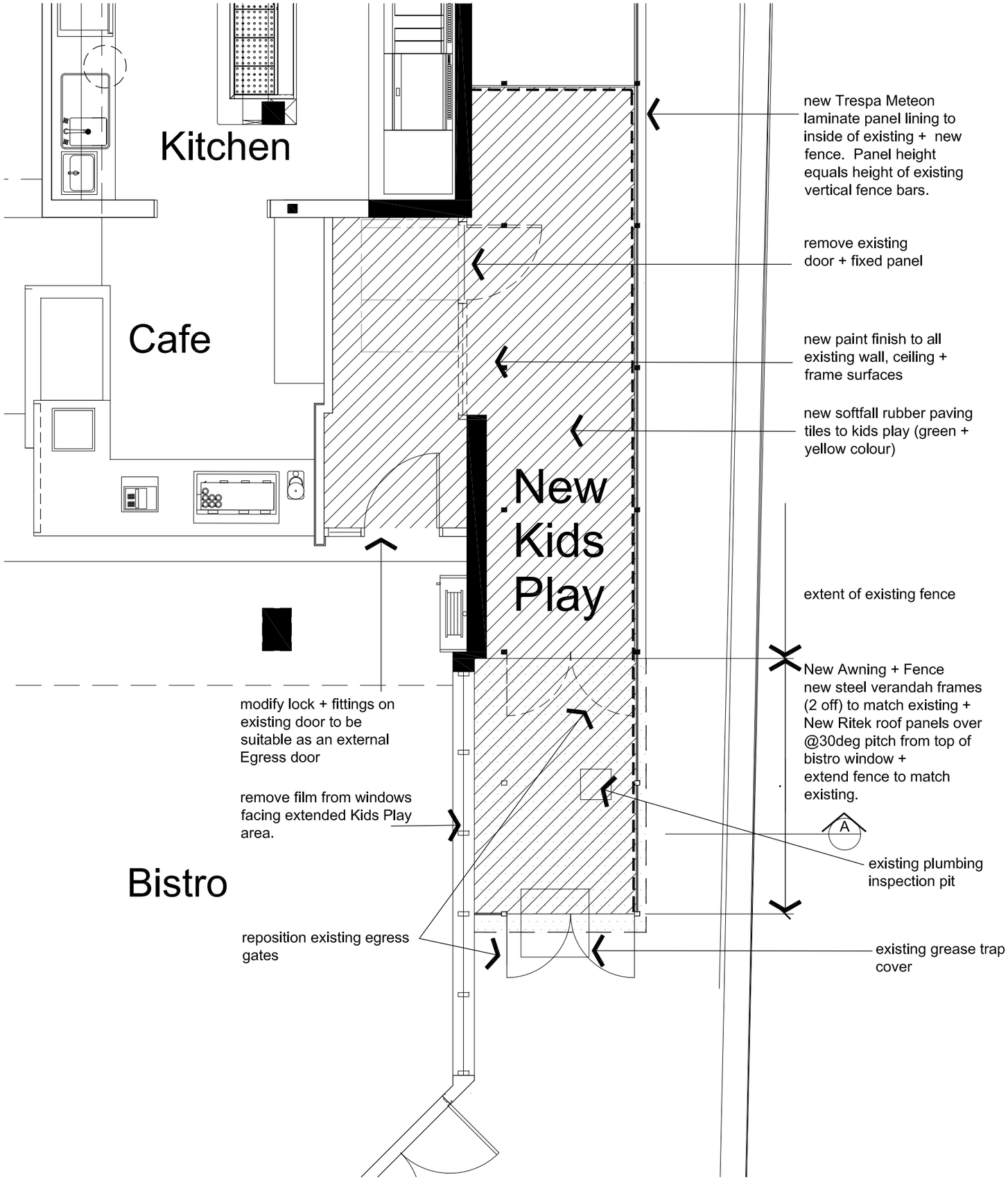
Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10271
Date	18 Jan 2013
Scale	1:20@A3
Drawn	MT
CAD File	10271\Drawings R+M\

Drawing Number
GA 14
C

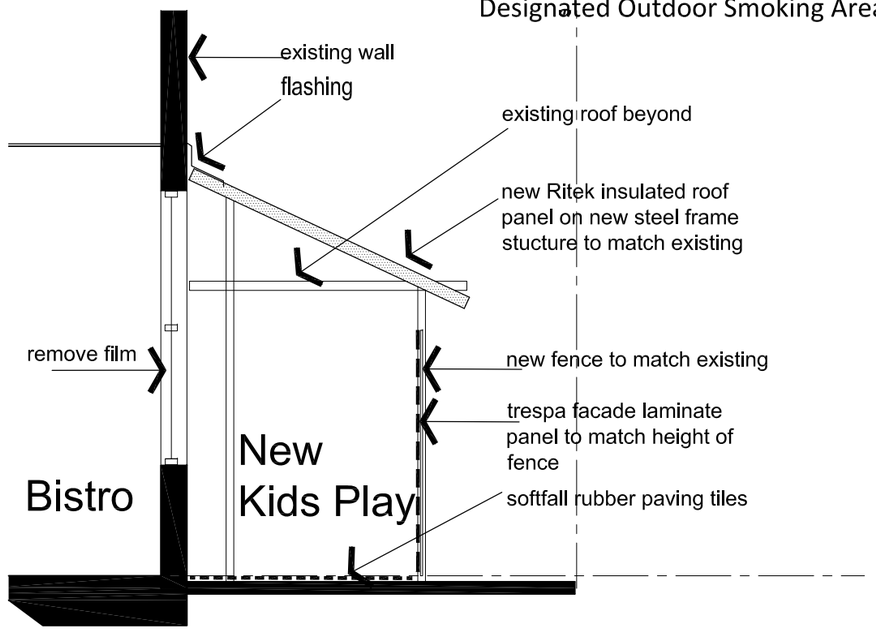
Robertson & Marks Architects Pty Ltd ACN 003 137 222

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.





Existing Outdoor Smoking Area modified to New Kids Outdoor Play following completion of new Designated Outdoor Smoking Areas



Section A

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Kaleen Kids Outdoor Play Option

Eastlake Football Club

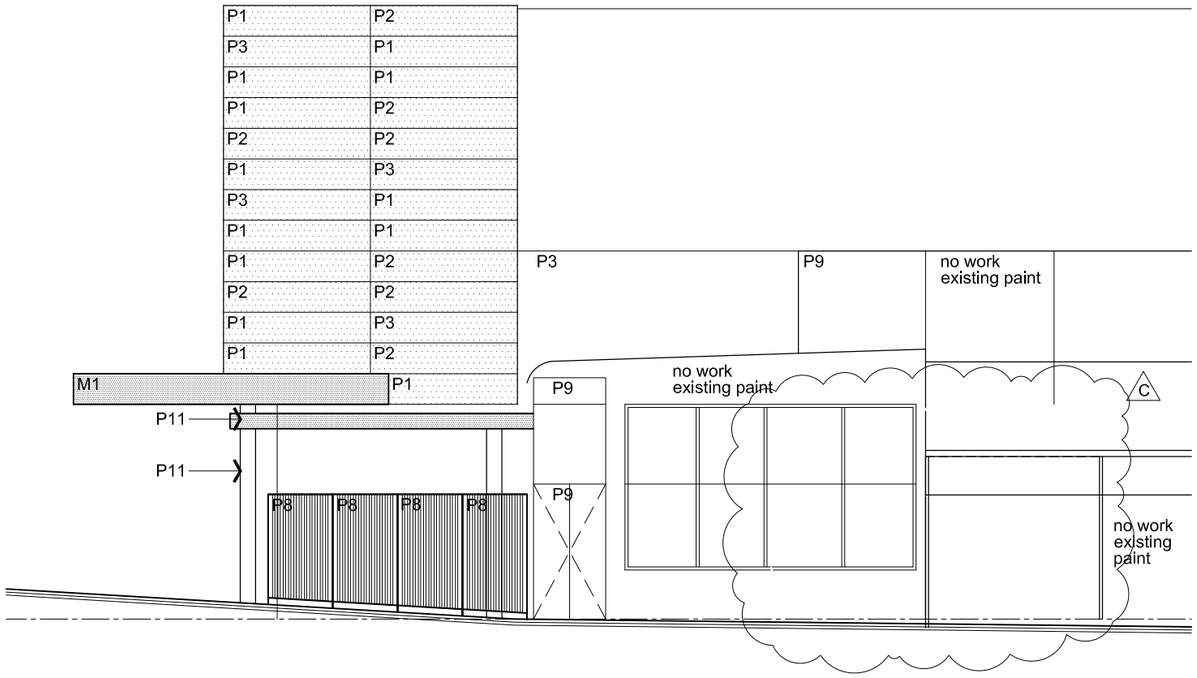
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

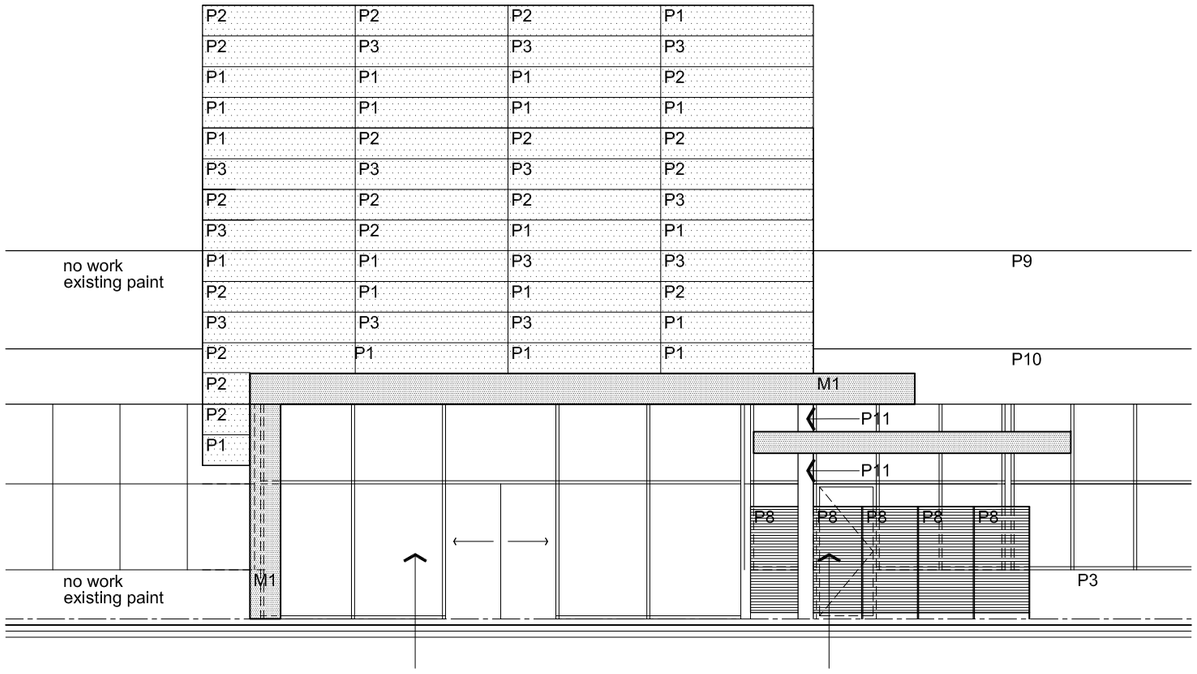
0 1 2m

17 Jan 2013 1:50 @ A3



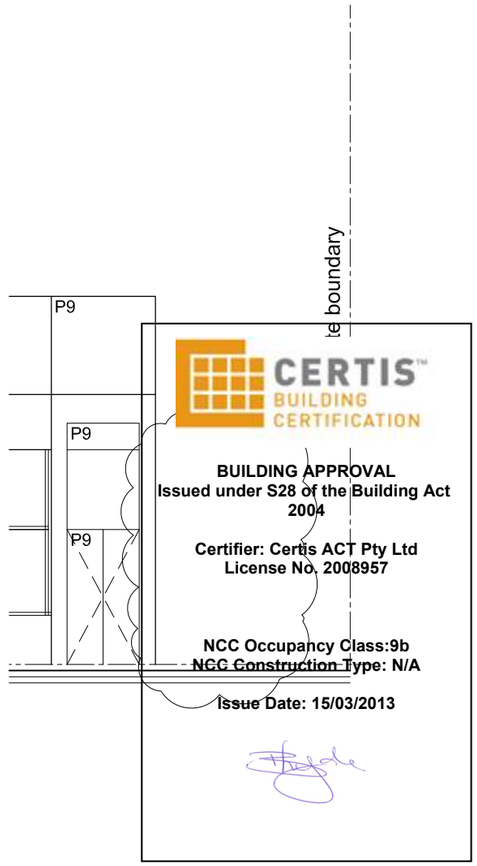
North West Elevation | Paint colours

1:100 @ A3



North East Elevation | Facade | Paint colours

1:100 @ A3



CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

These drawings are based on unverified third-party documents.
Verify dimensions, heights, levels, planning and construction by site audit.

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2.0 4.0 6.0 8.0m

REVISION

Issue	Description	Date
A	Preliminary	25 June 12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted, Element 6 revised Building Application + Contract Issue	18-01-13

Refer to GA20 for
Finishes + Materials Schedule

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

Drawing Title
Elevations
Finishes

Project
Sports Club Kaleen
Georgina Crescent, Kaleen
Lot 4 Section 89

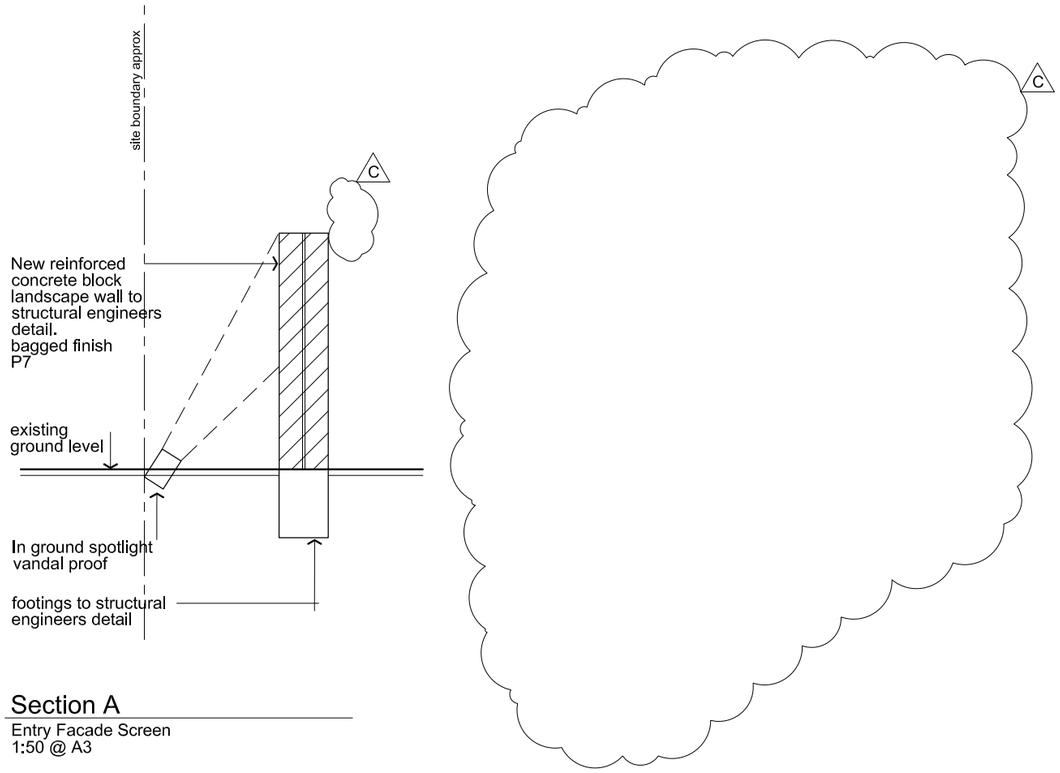
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	18 January 2013
Scale	1:200@A3
Drawn	PD
CAD File	10271\Drawings R+M\

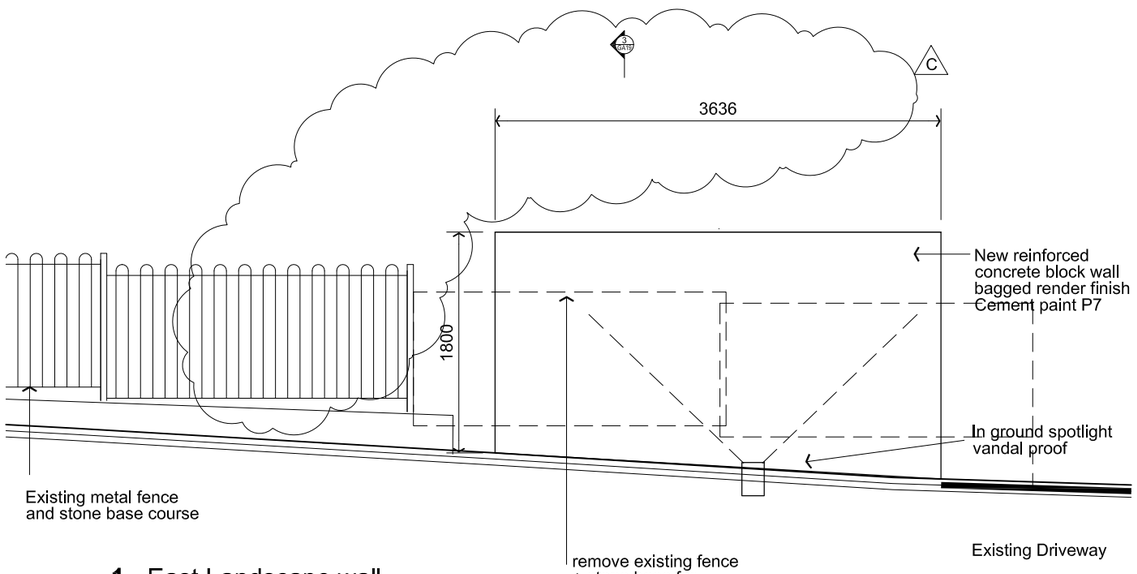
Drawing Number
GA 17
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222



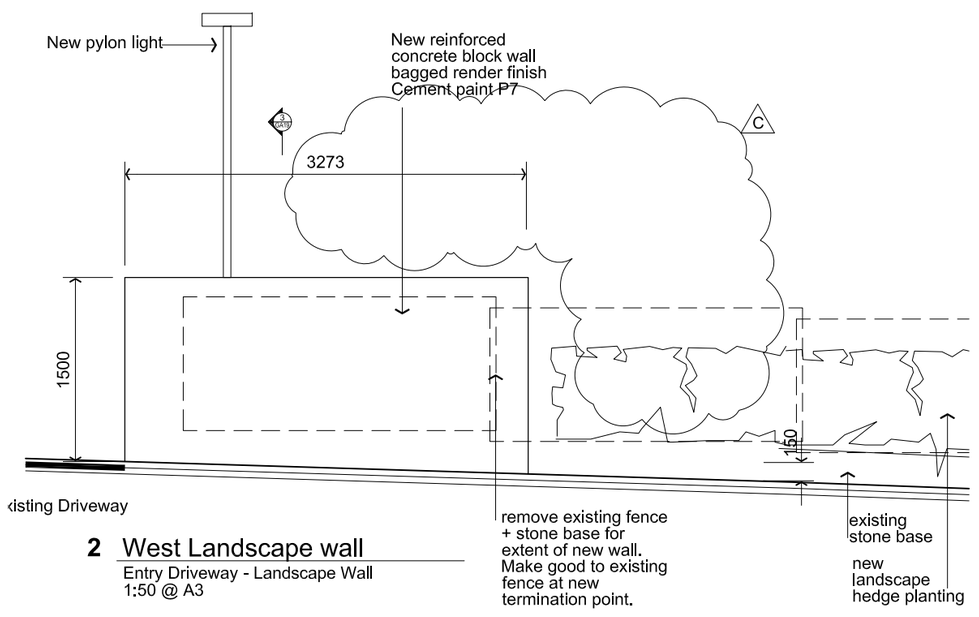
3 Section A

Entry Facade Screen
1:50 @ A3



1 East Landscape wall

Entry Driveway - Landscape Wall
1:50 @ A3



2 West Landscape wall

Entry Driveway - Landscape Wall
1:50 @ A3

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	20-09-12
B	Tender Issue	17-10-12
C	Revised to suit post tender negogiations Element 2 + 5 deleted. Element 6 revised Building Application + Contract Issue	18-01-13

CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

BUILDING APPLICATION + CONTRACT ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

Drawing Title
New Entry Fence
Detail Plan Elevation Section

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

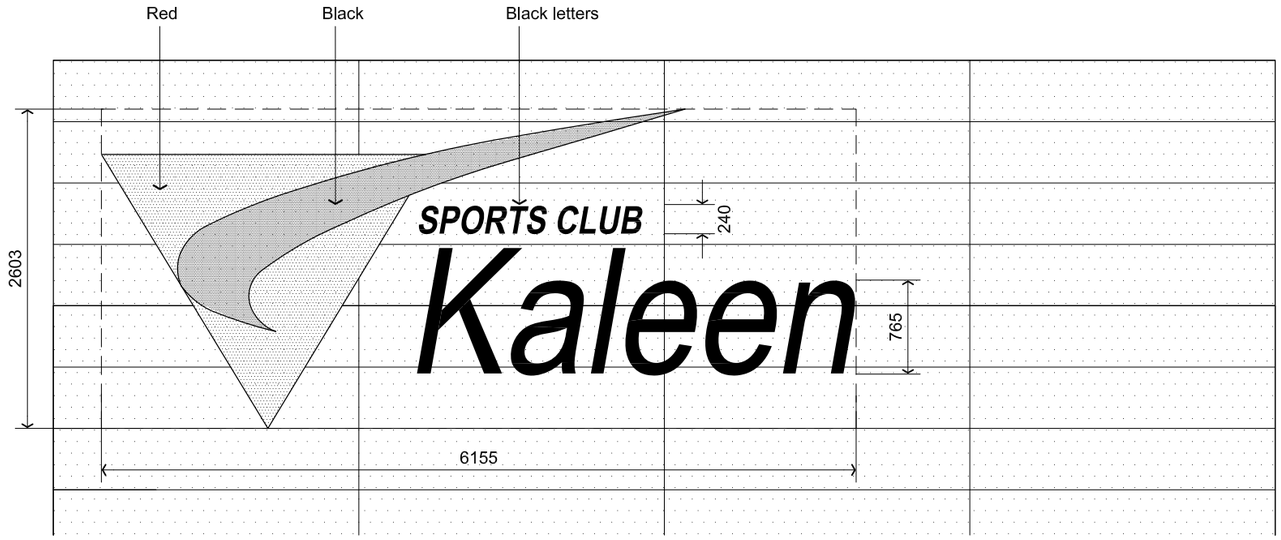
Client
Eastlake Football Club

Architect
ROBERTSON+MARKS
ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	18 Jan 2013
Scale	1:50@A3 1:25@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 18
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222

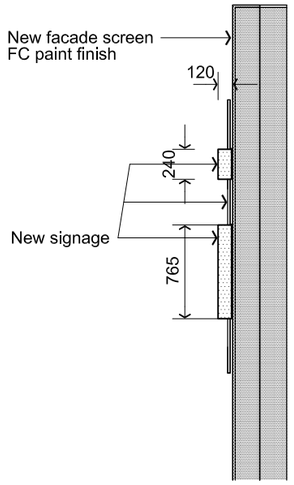


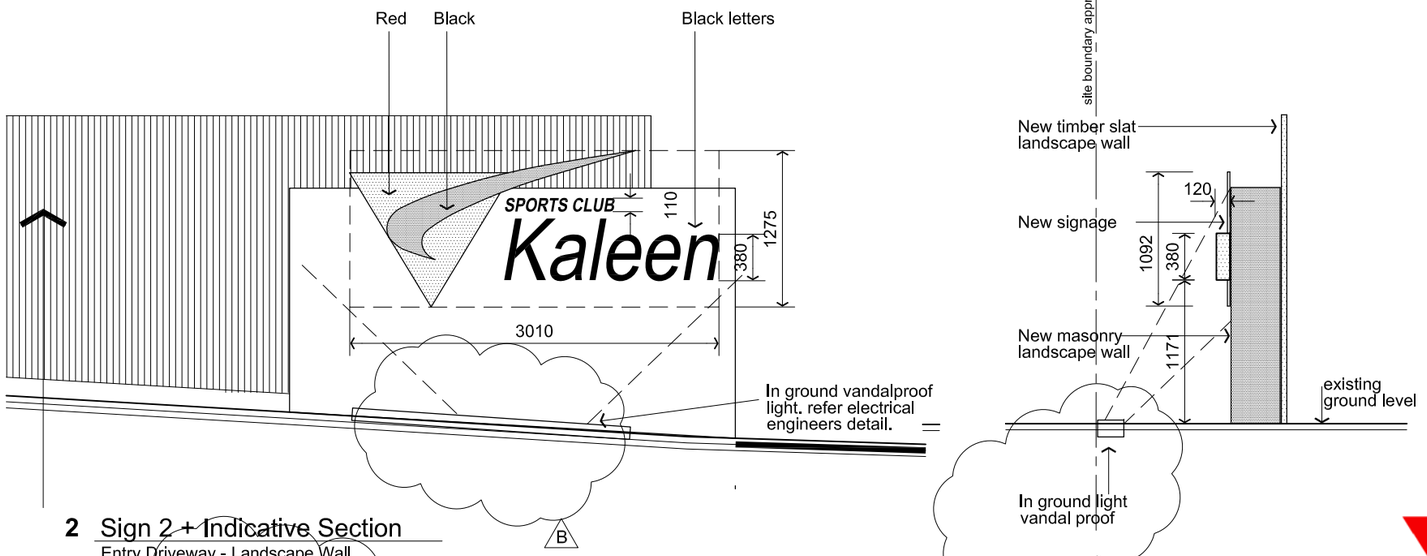
1 Sign 1 + Indicative Section

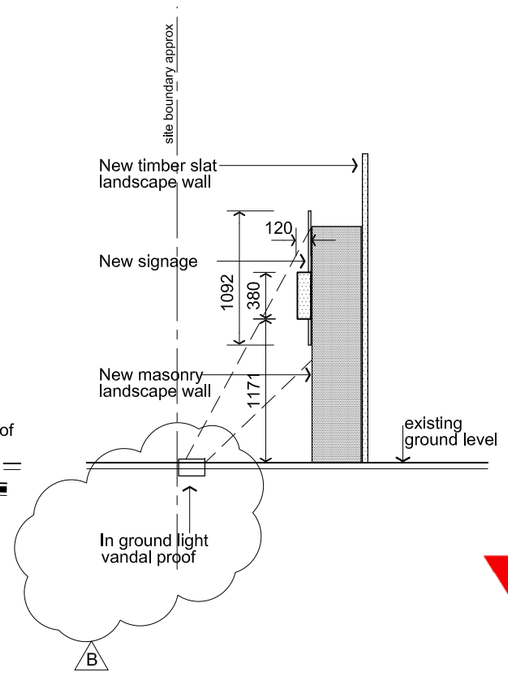
Entry Facade Screen
1:50 @ A3

Illuminated letters + logo by signage contractor.
Acrylic letters 120 deep
Graphics supplied by Club (refer 3)

B







2 Sign 2 + Indicative Section

Entry Driveway - Landscape Wall
1:50 @ A3

Illuminated by in ground vandal proof light fittings to electrical engineers detail.
5mm aluminium plate letters and graphic paint finish gloss.
pin fix to masonry wall 10 mm clear of wall face

B

CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

SPORTS CLUB Kaleen

3 Sign Graphic

Dimensions
Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.
Copyright ©
This document is copyright. All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	20-09-12
B	Tender Issue	17-10-12
B	In ground lighting type referred to consultant drawing. Wall sign lighting by signage contractor.	14-11-12

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

TENDER ISSUE

LOT 4 SECTION 89
KALEEN DP 7206

Drawing Title
New Signage

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

Client
Eastlake Football Club

Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

Job Number	10205
Date	14 November 2012
Scale	1:50@A3 1:25@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 19
C

Robertson & Marks Architects Pty Ltd ACN 003 127 222

Paint Schedule

P1 Colour : Cargo River Half Strength P17B1H
Manufacturer : Dulux

P2 Colour : Green Alabaster P19B1
Manufacturer : Dulux

P3 Colour : Desert Pear P19B3
Manufacturer : Dulux

P4 Colour : Luck PG169
Manufacturer : Dulux

P5 Colour : Stowe White PCWE4
Manufacturer : Dulux

P6 Colour : Vast Escape P16 D3
Manufacturer : Dulux

P7 Colour : Swallow 439 Cement garden wall paint
Manufacturer : Murobond Tel 02 9906 7299

P8 Timber fence battens
Stain to match colour : Merbau
Clear 2 pack polyurethane finish.

P9 Colour : Worn Path
Manufacturer : Wattyl

P10 Colour : Colourbone Surfmist
Manufacturer : Dulux

P11 Colour : Red
Manufacturer : Dulux

Light Fitting Schedule

Pendant Fitting — GLP Drum custom size 800 dia x 350 h
fabric tba. extended suspension to atrium vault structure.
supplier : GAP lighting 02 9438 4611

Kids Indoor Play Room — Chrome trim downlight twin fluoro
supplier : tba

Materials + Finishes Schedule

Fire rated wall system
System : CSR 123 steel frame external wall system
frl 120/120/120

Aluminium Partition System
System : Sapphire Slimline Aluminium Partitions
natural anodised aluminium finish
Supplier : Sapphire Aluminum Tel : 02 4304 3555

Fibre Cement Cladding system
System : James Hardie Exotec cladding system
10mm expressed joints

Door Hardware: Polished stainless steel finish to handles.
lever handles to comply with Access codes

Skirting : 100mm aluminium : natural anodised

Wall Insulation : DCT Technology Thinsulate

Roof Sheeting : Colourbond Spandek. Colour Woodland Grey.

Stair Handrail :
System Webforge Monowills steel handrail system
standard rails, stanchions + baseplate
rail spacing to comply with BCA. no gaps
greater than 300mm between rails.
supplier: Webforge Handrail systems Tel 02 99981300

T1 Paving Tile
Slip rating : R10, W
Product : Rock and Rock range
Colour : Lavagna 600 x 300 x 10
Grout : Dark Charcoal
Supplier : Rocks On Tel 02 8303 0100

T2 Concrete Paving Tile .
Slip rating V
Product : Europaving Quadro range 400 x 400 X 40
Colour : Mocha
Supplier : Adbri Masonry Tel 1300 365 565
contact Damien King 0417 045 405

pavers to be sealed with penetrating sealer :
sealer must not change appearance or slip resistance
Supplier : Enviromix

pavers to be mounted on
Versipave GP adjustable paver support
Supplier : Elmich Tel 02 9648 2073

F1 Timber Tech plank
Slip rating R11, V
Product : XLM plank
Colour : Desert Bronze
Supplier : ITI Australia Tel : 02 8805 5000

F2 Carpet
Supplied by the Club to match existing Kaleen Carpet.
Confirm sufficient spare carpet is available

M1 Alucobond composite sheet
Colour : Dark Grey Metallic 505
Supplier : Alucobond Tel 02 8525 6900

M2 Trespa Meteon Panel
Colour : Exterior NW13/ST
Country Wood
colour on both faces of panel.
12mm thick panels (to be confirmed)
Supplier : HH Robertson Tel 1300 986 359

Door Schedule

D1 Location — External New Smokers Terrace off Gaming Lounge
Frame — Aluminium compatible with existing window frame system
Finish — powdercoat finish to match existing window frames
Door — Aluminium frame , clear glazed
Finish — minimum width 850 clear x height to match existing transom rail
site measure - minimum 2040.
Adjust + make good existing window frames for new door
Hardware — lever handle pss to comply with Access code
door closer, 3 x hinges sss, smoke seal to 4 edges, door stop

D2 Location — Internal partition to New Kids Indoor Play
Frame — Aluminium
Finish — natural anodised
Door — Aluminium frame , clear glazed
minimum width 850 clear x 2040
Finish — natural anodised
Hardware — lever handle pss, to comply with Access code
door closer, 3 x hinges sss, door stop

D3 Location — External Egress Door from Kids Indoor Play Room
Frame — Steel fire rated -/120/120
Finish — Paint
Door — Weather proof solid core, fire rated -/120/120
minimum width 850 clear x 2040
Finish — Paint
Hardware — lever handle pss, to comply with Access code
blank plate on outside, egress latch inside always free
fire rated door closer, 3 x hinges sss, door stop
weatherseal to 4 edges

D4 Location — External Egress Gate from New Smokers Deck
Frame — Steel angle
Finish — Paint
Gate — Steel angle + timber batten with acrylic security panel
minimum width 1000 clear x 1800
Finish — Paint
Hardware — lever handle pss, to comply with Access code
blank plate on outside, egress latch inside always free
Install steel lockbox on outsideframe + clear acrylic
security panel to prevent operation of latch from outside
gate closer, 3 x hinges sss, door stop

D5 Existing door — Door to New Smokers Deck
Install new smoke seal to all 4 edges
Install new door handle single handed lever action
to comply with Access code,
function: inside handle free at all times,
outside handle free and can be locked from inside.

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

Dimensions
Contractors to check all dimensions on site prior to commencing construction, Do not scale from this drawing, Use given dimensions.
Copyright ©
This document is copyright, All rights reserved.

0 2 4 6 8m

REVISION

Issue	Description	Date
A	Preliminary Issue	
B	Tender Issue	17-10-12

General Notes

1 This drawing should be read in conjunction with associated structural, electrical + mechanical services drawings.

2 Refer to ACT DA no 201222278 approval dated 03-10-2012. Comply with the Conditions of Approval listed.

3 The following standards & authority requirements shall apply to this work:
- All relevant Australian Standards, as most recently amended at the time of tender.
- Building Code of Australia including the ACT provisions and
- all authority requirements.

4 The contractor shall allow to execute all work to the above standards, codes and inspecting authorities and to pay all fees and lodge all forms required by the inspecting authorities.

5 All works are to be at least to a standard as outlined in NATSPEC specifications for all relevant trades.

TENDER ISSUE

Drawing Title
Schedules
Paint, Finishes+Materials, Door, Light Fitting

Project
Exterior Upgrade Works
Sports Club Kaleen
Georgina Crescent Kaleen

Client
Eastlake Football Club

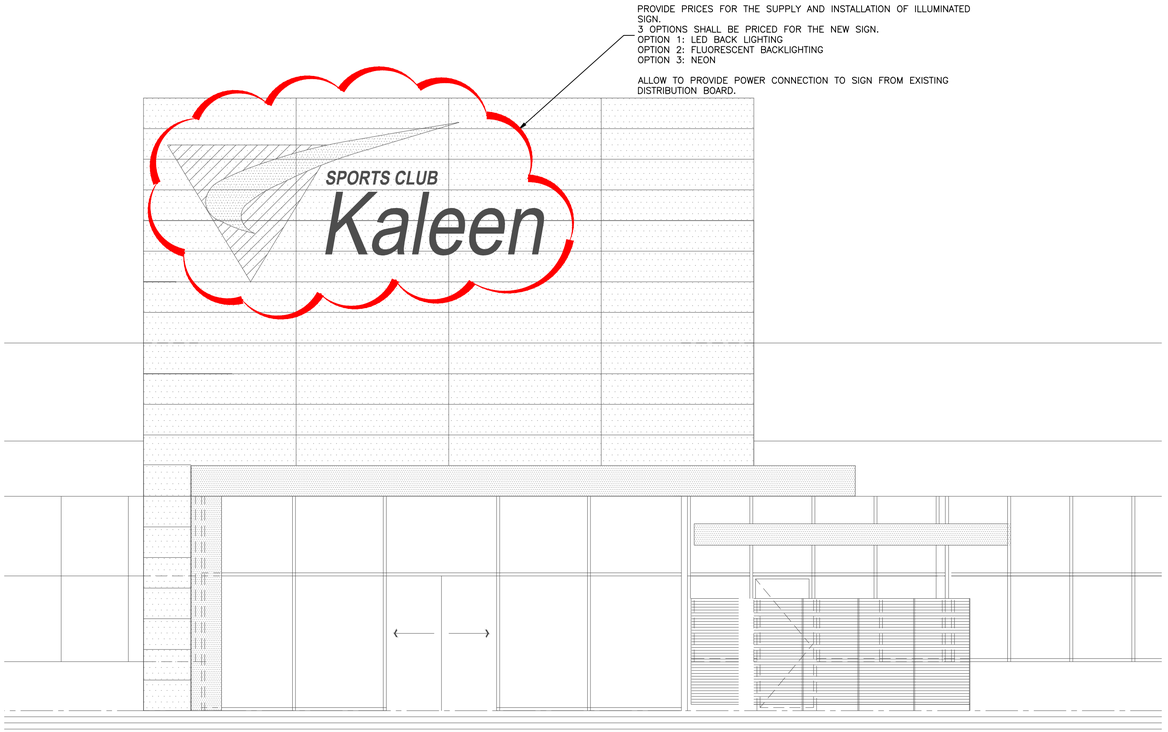
Architect
ROBERTSON+MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
NOMINATED ARCHITECTS
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELLIS

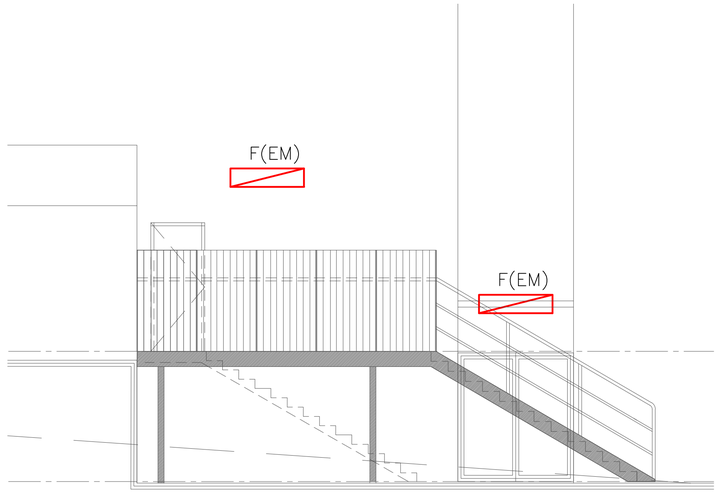
Job Number	10205
Date	17 October 2012
Scale	1:50@A3 1:25@A1
Drawn	PD
CAD File	10205\Drawings R+M\

Drawing Number
GA 20
A

Robertson & Marks Architects Pty Ltd ACN 003 127 222



NEW FRONT FACADE
1:50@A1



NEW DECK
1:50@A1

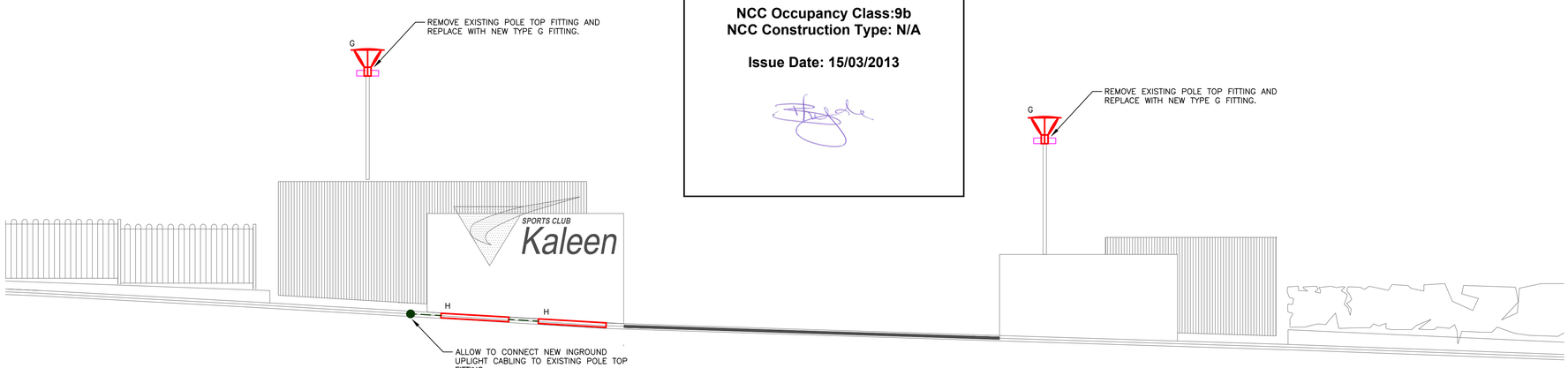
CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013



NEW ENTRY
1:50@A1

ISSUE	DESCRIPTION OF AMENDMENT	DATE	INITIAL
D	FOR CONSTRUCTION	22.01.13	BJN
C	MINOR AMENDMENTS	14.11.12	BJN
B	MINOR AMENDMENTS	14.11.12	BJN
A	INITIAL ISSUE	19.10.12	BJN

11/285 Canberra Avenue
Fyshwick ACT 2609
T (02) 6228 1740
F (02) 6228 1735
E rce@rusden.com.au

Rusden Consulting Engineers

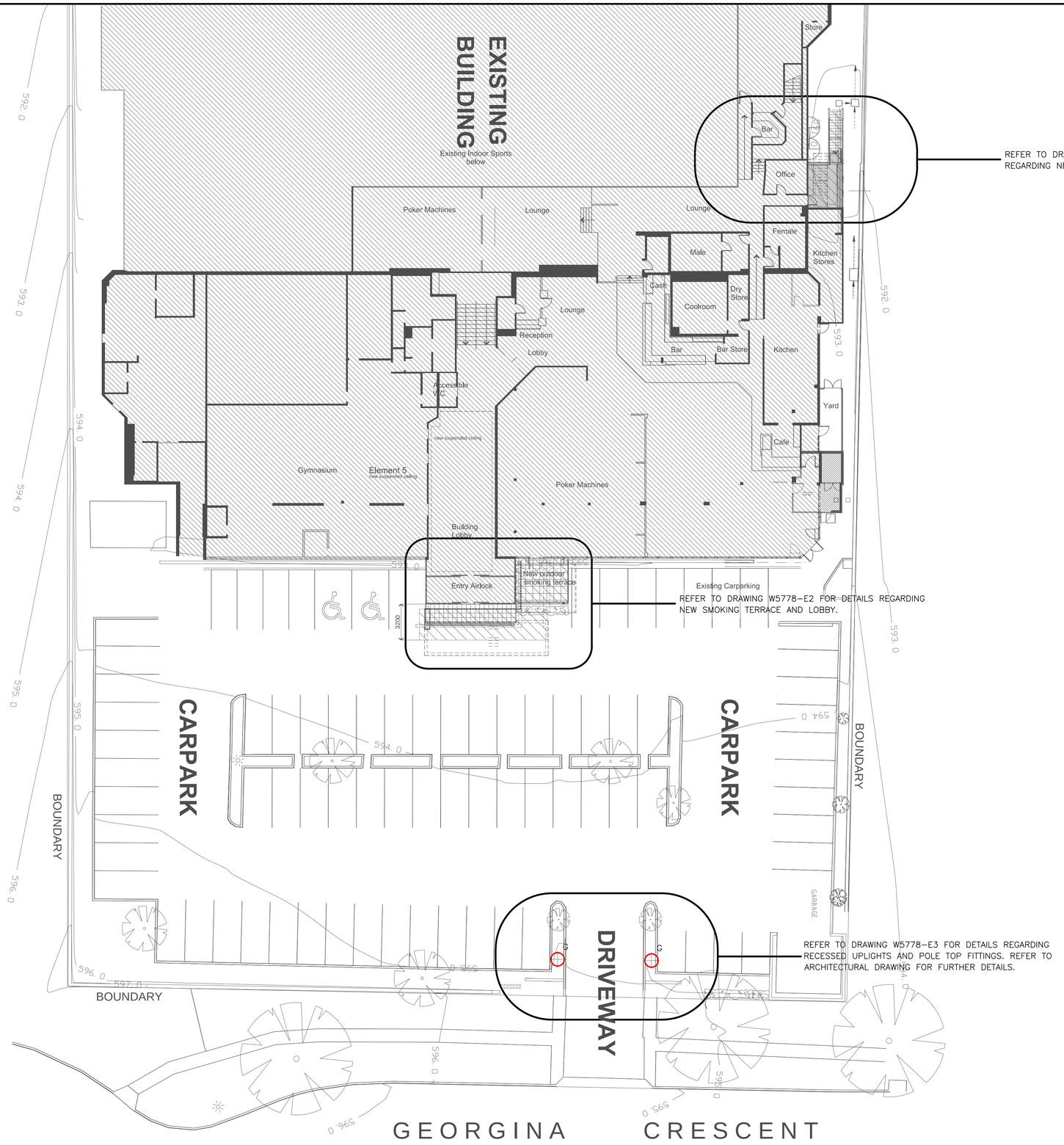
THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEERS.
THE CONTRACTOR MUST VERIFY ALL THE DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS.
THE CONTRACTOR MUST LOCATE ALL AIR REGISTERS, PIPEWORK OUTLETS, LIGHT FITTINGS AND POWER OUTLETS FROM ARCHITECTS FINAL REFLECTED CEILING PLANS AND OTHER DETAILED DRAWINGS.
DEVELOPMENT APPROVAL (DA) ISSUE, BUILDING APPROVAL (BA) ISSUE AND CONCEPT AND SKETCH PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT
SPORTS CLUB
KALEEN

SERVICES
ELECTRICAL SERVICES

DESCRIPTION
ELEVATIONS

DRAWN AJM	DATE 17.10.12	
VERIFIED BJN	SCALE 1:50 @ A1	
DRAWING No. W5778-E3		ISSUE D



SITE PLAN
1:500@A1

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

ISSUE	DESCRIPTION OF AMENDMENT	DATE	INITIAL
B	ISSUE FOR CONSTRUCTION	22.01.13	BJN
A	INITIAL ISSUE	19.10.12	BJN

11/285 Canberra Avenue
Fyshwick ACT 2609
T (02) 6228 1740
F (02) 6228 1735
E rce@rusden.com.au
Rusden Consulting Engineers

THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEERS.
THE CONTRACTOR MUST VERIFY ALL THE DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS.
THE CONTRACTOR MUST LOCATE ALL AIR REGISTERS, PIPEWORK OUTLETS, LIGHT FITTINGS AND POWER OUTLETS FROM ARCHITECTS FINAL REFLECTED CEILING PLANS AND OTHER DETAILED DRAWINGS.
DEVELOPMENT APPROVAL (DA) ISSUE, BUILDING APPROVAL (BA) ISSUE AND CONCEPT AND SKETCH PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT
SPORTS CLUB KALEEN

SERVICES
ELECTRICAL SERVICES

DESCRIPTION
AREA LIGHTING & LOCATION PLAN

DRAWN: AJM	DATE: 17.10.12
VERIFIED: BJN	SCALE: 1:200 @ A1
DRAWING No.: W5778-E1	ISSUE: B

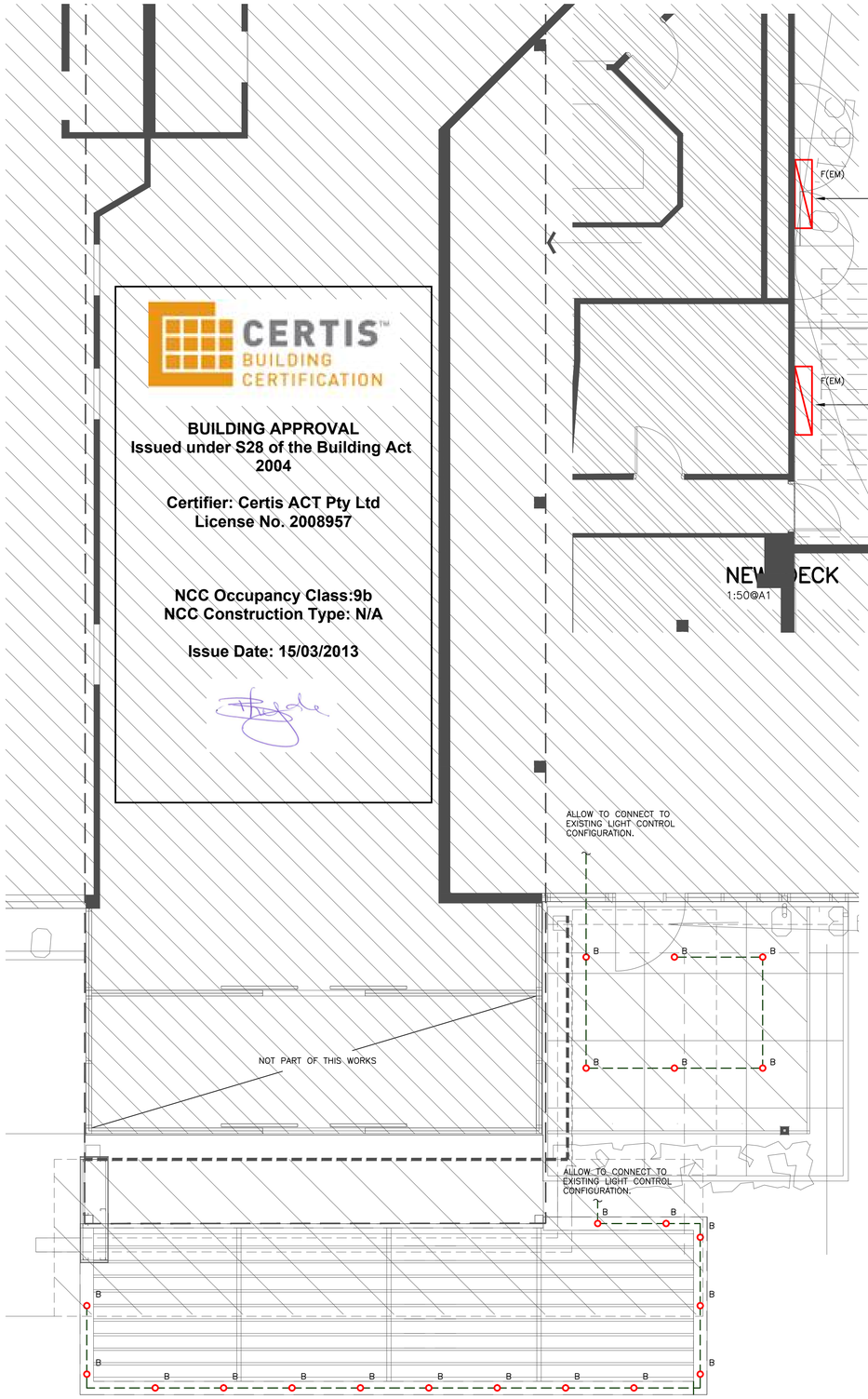
CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013



NEW SMOKING TERRACE & LOBBY
1:50@A1

SPECIFICATIONS NOTES

1. SCOPE

IT IS INTENDED TO MODIFY EXISTING ELECTRICAL SERVICES AND SUPPLY AND INSTALL ADDITIONAL ELECTRICAL SERVICES FOR THE BUILDING GENERALLY AS SHOWN.

THE WORK TO BE CARRIED OUT SHALL INCLUDE:

i) SUPPLY AND INSTALLATION OF NEW, AND REMOVAL OR RELOCATION OF EXISTING LIGHT FITTINGS, DATA AND POWER OUTLETS TO SUIT THE REVISED LAYOUT. RETAIN EXISTING CIRCUITING AND ALTER SWITCHING AS SHOWN.

ii) PROVISION OF AS-CONSTRUCTED DRAWINGS, MAINTENANCE MANUALS AND FIFTY-TWO (52) WEEKS ROUTINE MAINTENANCE.

iii) CERTIFICATION OF CHANGES TO ELECTRICAL INSTALLATION, EMERGENCY LIGHTING AND FIRE CABLING TO B.C.A. REQUIREMENTS.

2. STANDARDS

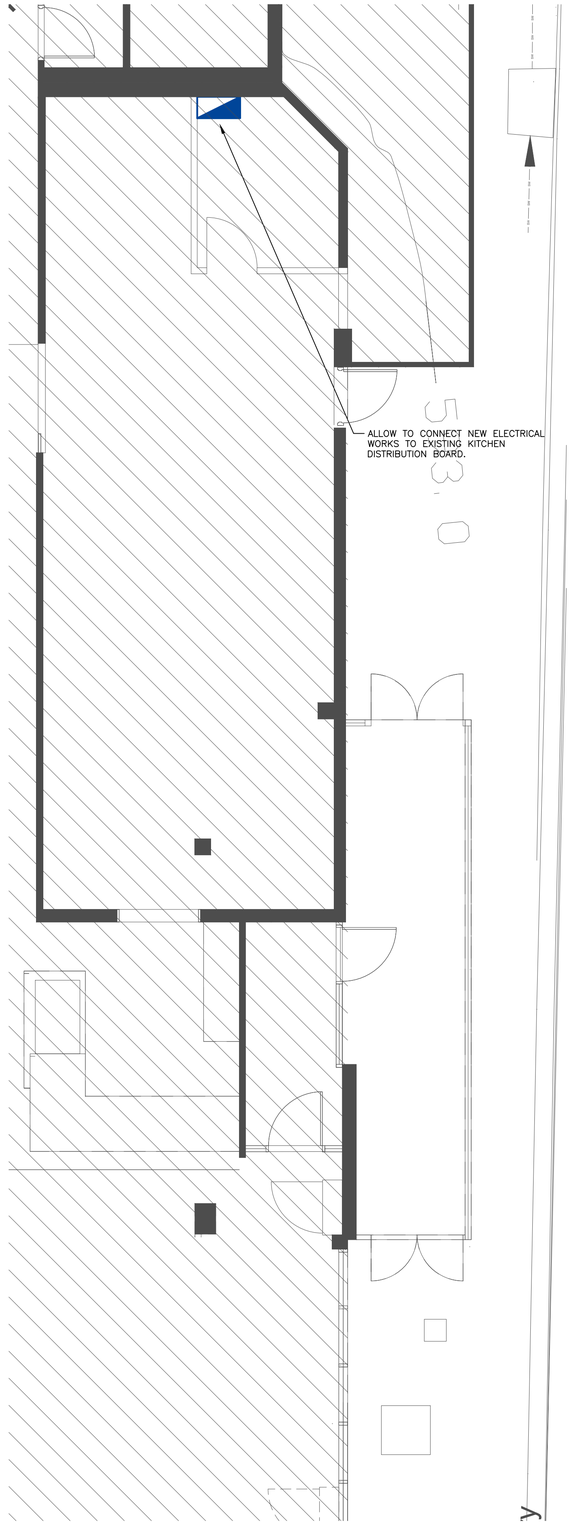
THE FOLLOWING STANDARDS AND AUTHORITY REQUIREMENTS SHALL APPLY FOR THIS WORK. ALL RELEVANT AUSTRALIAN STANDARDS AS MOST RECENTLY AMENDED AT THE TIME OF TENDER AND INCLUDING:-
AS1680 INTERIOR LIGHTING
AS2293 EMERGENCY EVACUATION LIGHTING FOR BUILDINGS
AS3000 WIRING RULES
AS4072 COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT SEPARATING ELEMENTS

THE SERVICE AND INSTALLATION RULES OF ActewAGL.
THE BUILDING CODE OF AUSTRALIA INCLUDING THE ACT APPENDIX.
REQUIREMENTS OF THE FIRE BRIGADE
REQUIREMENTS OF WORKSAFE AUSTRALIA
REQUIREMENTS OF THE LIFTS AND SCAFFOLDS ACT.
REQUIREMENTS OF AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY (ACMA)

THE CONTRACTOR SHALL ALLOW TO EXECUTE ALL WORK ACCORDING TO THE ABOVE STANDARDS, CODES AND INSPECTING AUTHORITIES AND TO PAY ALL FEES AND LODGE ALL FORMS REQUIRED BY THE INSPECTING AUTHORITIES.

LEGEND

A	RECESSED 2X18W FLOURESCENT DOWN LIGHT. NULITE CAT No. 111950.111
B	RECESSED IP44 "CREE" LED DOWLIGHT. NULITE CAT. No. CR100-680L
C	DECORATIVE 600 DIA PENDANT FITTING C/W 3No. 23W FLUORESCENT LAMPS. COLOUR TO BE DETERMINED BT ARCHITECT. "GLP-DRUM" GAP LIGHTING DESIGNS.
D	BLACK PENDANT DOWNLIGHT C/W MAT REFLECTOR AND 2X18W FLUORESCENT LAMPS. NULITE CAT. No. 111601.000
F(EM)	SURFACE MOUNTED 2x36W MAINTAINED EMERGENCY FITTING. CLEVERTRONICS OR EQUAL.
G	NEW POLE TOP FITTING WITH 150W METAL HALIDE LAMP MOUNTED ON EXISTING POLE. ALLOW TO ENSURE SPIGOT SIZE IN COMPATIBLE WITH EXISTING POLE DIAMETER. SYLVANIA "ASQUITH" Cat.No S402009
H	INGROUND LINEAR UPLIGHT C/W RECESSING BOX, ASYMMETRICAL REFLECTOR AND 54W LAMP. LIGMAN CAT. No. 60108



ISSUE	DESCRIPTION OF AMENDMENT	DATE	INITIAL
B	ISSUE FOR CONSTRUCTION	22.01.13	BJN
A	INITIAL ISSUE	19.10.12	BJN

11/285 Canberra Avenue
Fyshwick ACT 2609
T (02) 6228 1740
F (02) 6228 1735
E rce@rusden.com.au

Rusden Consulting Engineers

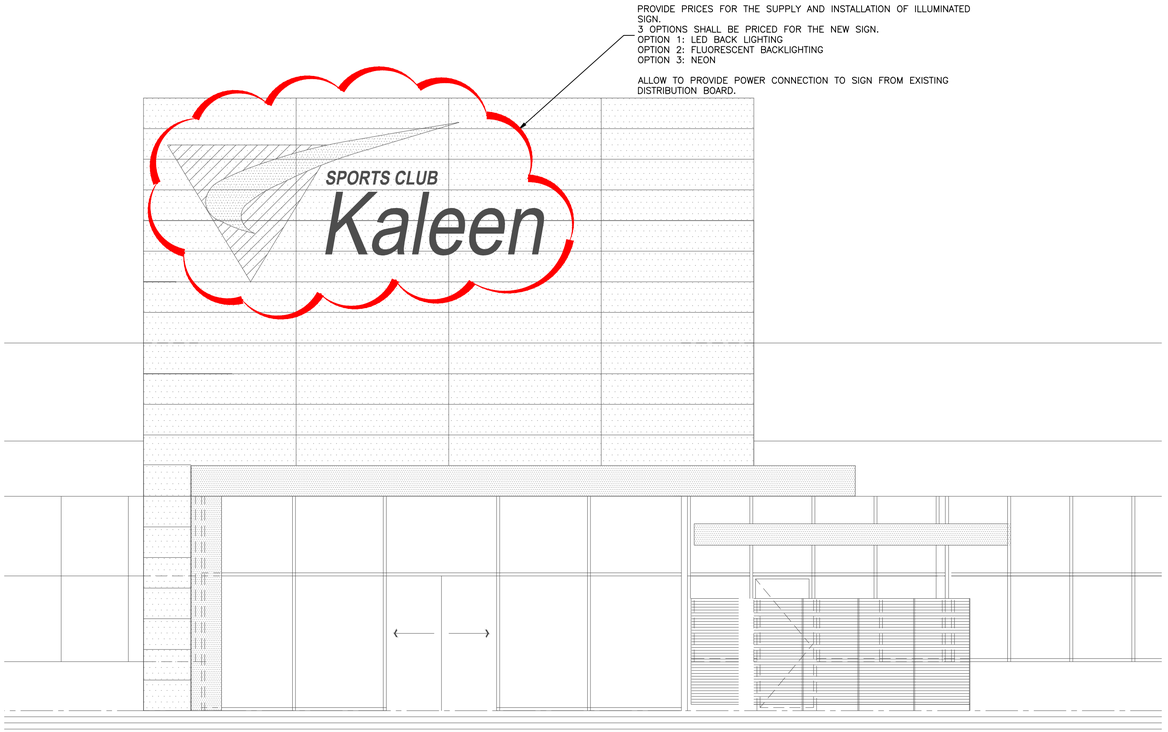
THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEERS.
THE CONTRACTOR MUST VERIFY ALL THE DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS.
THE CONTRACTOR MUST LOCATE ALL AIR REGISTERS, PIPEWORK OUTLETS, LIGHT FITTINGS AND POWER OUTLETS FROM ARCHITECTS FINAL REFLECTED CEILING PLANS AND OTHER DETAILED DRAWINGS.
DEVELOPMENT APPROVAL (DA) ISSUE, BUILDING APPROVAL (BA) ISSUE AND CONCEPT AND SKETCH PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT
SPORTS CLUB KALEEN

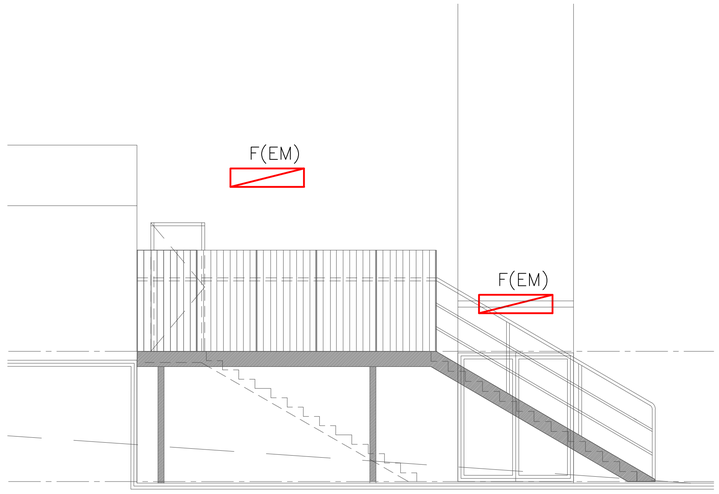
SERVICES
ELECTRICAL SERVICES

DESCRIPTION
POWER & LIGHTING PLAN

DRAWN: AJM	DATE: 17.10.12
VERIFIED: BJN	SCALE: 1:50 @ A1
DRAWING No.: W5778-E2	ISSUE: B



NEW FRONT FACADE
1:50@A1



NEW DECK
1:50@A1

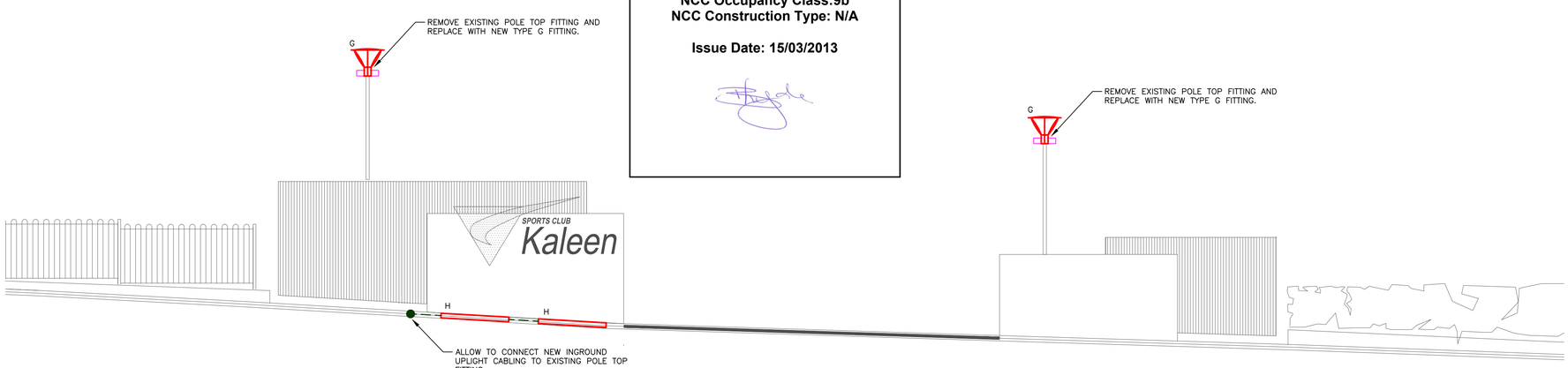
CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013



NEW ENTRY
1:50@A1

ISSUE	DESCRIPTION OF AMENDMENT	DATE	INITIAL
D	FOR CONSTRUCTION	22.01.13	BJN
C	MINOR AMENDMENTS	14.11.12	BJN
B	MINOR AMENDMENTS	14.11.12	BJN
A	INITIAL ISSUE	19.10.12	BJN

11/285 Canberra Avenue
Fyshwick ACT 2609
T (02) 6228 1740
F (02) 6228 1735
E rce@rusden.com.au

Rusden Consulting Engineers

THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEERS.
THE CONTRACTOR MUST VERIFY ALL THE DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS.
THE CONTRACTOR MUST LOCATE ALL AIR REGISTERS, PIPEWORK OUTLETS, LIGHT FITTINGS AND POWER OUTLETS FROM ARCHITECTS FINAL REFLECTED CEILING PLANS AND OTHER DETAILED DRAWINGS.
DEVELOPMENT APPROVAL (DA) ISSUE, BUILDING APPROVAL (BA) ISSUE AND CONCEPT AND SKETCH PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

PROJECT
SPORTS CLUB
KALEEN

SERVICES
ELECTRICAL SERVICES

DESCRIPTION
ELEVATIONS

DRAWN	DATE
AJM	17.10.12
VERIFIED	SCALE
BJN	1:50 @ A1
DRAWING No.	ISSUE
W5778–E3	D

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS

KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

CONSTRUCTION NOTES

GENERAL NOTES

1. These drawings are for structural purposes only and are to be read in conjunction with the specification, architectural drawings, other contract documentation and the requirements of the relevant authorities.
2. Verify all setting out dimensions with the Architect.
3. Do not obtain dimensions by scaling the structural elements.
4. Should any ambiguity, error, omission, discrepancy, inconsistency or other fault exist or seem to exist in the contract documents, immediately notify in writing to the Superintendent.
5. Maintain the structure in a stable condition during construction. Temporary bracing/shoring shall be provided by the contractor to keep the structure and excavations stable at all times, ensuring that no part of the documented structure becomes overstressed. For all temporary batters obtain geotechnical engineers recommendations.
6. All workmanship and materials shall be in accordance with the requirements of current SAA codes and the bylaws, ordinances or other requirements of the relevant building authorities.
7. All work is to be carried out in accordance with all Workcover requirements and occupational health and safety act regulations
8. Construction using these drawings shall not commence until a Construction Certificate is issued by the Principal Certifying Authority.

DESIGN LOADS

Floor Loads :	REFER TO LOADING DIAGRAM DRAWING S010		
Wind Loads :	Vr (Where R = 1000 years)	=	46
	Region	=	A3
	Terrain Category	=	?
Earthquake Loads :	EQ Loads (in accordance with AS1170.4:2007)		
	Probability of exceedence Factor (kp)	=	1.0
	Structure Height	=	??m
	Site Sub Soil Classification	=	??
	Hazard Factor Z	=	0.08
	Design Category	=	??

CONCRETE NOTES

EXPOSURE CLASSIFICATION — External : A2; Internal : A1

CONCRETE

1. Place concrete of the following characteristic compressive strength f'c as defined in AS 1379.

Location	AS 1379 f'c MPa at 28 days	Specified Slump	Nominal Agg. Size
Footings	N25	80	20
Slab On Ground	N25	80	20

2. Use Type 'SL' cement, unless otherwise specified. Maximum 56 day shrinkage = 700 microstrain
3. All concrete shall be subject to project assessment and testing to AS 1379.
4. Consolidate by mechanical vibration. Cure all concrete surfaces as directed in the Specification.
5. For all falls in slab, drip grooves, reglets, chamfers etc. refer to Architects drawings and specifications.
6. Unless shown on the drawings, the location of all construction joints shall be submitted to Engineer for review.
7. No holes or chases shall be made in the slab without the approval of the Engineer.
8. Conduits and pipes are to be fixed to the underside of the top reinforcement layer.
9. Slurry used to lubricate concrete pump lines is not to be used in any structural members.
10. All slabs cast on ground require a 0.2mm vapour barrier.
11. (170) Indicates Slab or Band thickness.

FORMWORK

1. The design, certification, construction and performance of the formwork, falsework and backpropping shall be the responsibility of the contractor.

REINFORCEMENT NOTES

1. Fix reinforcement as shown on drawings. The type and grade is indicated by a symbol as shown below. On the drawings this is followed by a numeral which indicates the size in millimetres of the reinforcement.

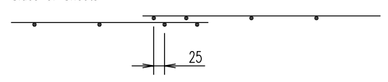
N.	Normal hot rolled deformed bar	Grade 500
R.	Plain round bar	Grade 250
SL.	Class L deformed wire square fabric	Grade 500
RL.	Class L deformed wire rectangular fabric	Grade 500
LTM.	Class L Trench Mesh	Grade 500

2. Provide bar supports or spacers to give the following concrete cover to all reinforcement unless otherwise noted on drawings.
   - Footings/Piers – 50 top, 50 bottom, 50 sides.
   - Slabs – 20 top, 20 bottom.
   - – 30 when exposed to weather or ground.
3. Cover to reinforcement ends to be 45 mm U.N.O.
4. Provide N12–450 support bars to top reinforcement as required , Lap 450. U.N.O.
5. Maintain cover to all pipes,conduits,reglets,drip grooves etc
6. Laps in reinforcement shall be made only where shown on the drawings unless otherwise approved. Lap lengths shall be 40 bar dia. unless noted otherwise.
7. All cogs to be standard cogs unless noted otherwise.
8. Fabric end and side laps are to be placed strictly in accordance with the manufacturers requirements to achieve a full tensile lap. Fabric shall be laid so that there is a maximum of 3 layers at any location.

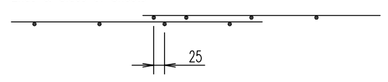
FABRIC LAP

End of Sheets

Sides of Sheets



Ends & Sides of Sheets



FOUNDATIONS

1. Foundations have been designed for :
   - Allowable Bearing Pressure – Refer to Footing Schedule on Drawing S100
   - Allowable Side Shear – ??
   - Reactivity Class ????? to AS 2870
2. Foundation material is to be inspected and approved by the geotechnical engineer before casting foundations.
3. Refer to geotechnical report No. ????? dated ????? by ?????
4. Locate all pipes, retaining walls and excavation outside a 1:2 (vertical:horizontal) zone of influence from the bottom edge of the footing.
5. Where side shear is required to be developed, clean and roughen the sides of the excavation to the satisfaction of the geotechnical engineer.
6. Footings shall be located centrally under walls and columns unless noted otherwise.
7. Footings to be constructed and backfilled as soon as possible following excavation to avoid softening or drying out by exposure.
8. At sub-contractors expense, footing excavations to be assessed by geotechnical engineer for suitability of founding materials to meet specified design requirements.

MASONRY NOTES

1. Bricks shall have a minimum compressive strength C = 20 MPa.
2. Clay bricks shall have a maximum long-term expansion (from the time of being laid) of not greater than 1.0mm/m over 15 years.
3. Blocks shall be Grade 15 U.N.O. conforming to AS 2733 and shall be laid dry. For retaining walls blocks shall be equal to Monier "Double U" units.
4. Mortar shall consist of well mixed cement:lime:sand in the proportions by volumes as follows:
   - Retaining walls and below damp-proof course 1:1/10:3
   - Elsewhere 1:1:6

   Admixtures shall not be used without the approval of the Engineer. For retaining walls fully bed shells and perpends.
5. Galvanised course reinforcement equal to A.R.C. product shall be provided at vertical spacings of 600 mm to each leaf as follows:
   - 90mm / 110mm – MR3550
   - 140mm – MR35100
   - 190mm / 230mm – MR35150

   Course reinforcement shall be lapped 300 mm. One additional run shall be provided under and over all window and door openings bonded 300 mm past the opening.
6. Masonry supporting slabs shall have a layer of mortar trowelled smooth on top. 2 layers of bituminous coated galvanised sheet shall be placed to separate concrete and blockwork U.N.O.
7. Provide control joints at a maximum 8 metre centres typically and 4 metres from corners unless otherwise noted in the specification.
8. Cleanout openings shall be provided at the bottom of each block core containing vertical reinforcement. Reinforced cores shall be cleaned of mortar protrusions before grouting.
9. All blockwork cores shall be filled with grout U.N.O. Core filling grout shall be thoroughly compacted by mechanical vibrator and/or rodding with a plain round bar. Grout shall have the following characteristics in accordance with AS 3600:
   - Char. Strength f'c = 20 MPa
   - Specified Slump = 230 mm
   - Max. Agg. Size = 10 mm

   Non Loadbearing block walls are not core filled U.N.O.

STRUCTURAL STEELWORK NOTES

1. Unless noted otherwise
   - (a) Use 10mm thick gusset, fin & end plates welded all round.
   - (b) All welds 6mm continuous fillet.
   - (c) All bolts 20mm dia.
   - (d) All bolts grade 8.8/s. (including purlin / girt bolts)
   - (e) All bolts, including holding down bolts are to be hot dip galvanised.
   - (f) All fillet welds to be category GP.
   - (g) Butt weld all flanges at end plates and at all mitre cuts. Butt weld all stiffener plates to flanges only. All butt welds shall be full penetration, grade SP.
   - (h) All connections to have a minimum of 2 bolts.
   - (i) Studs fabricated to AS1554.2. All shear studs (composite slab to steel) grade 410 MPa. All threaded studs (steel to steel) grade 380 MPa.
2. Bolting categories are identified on the drawings in the following manner.
   - 4.8/S Commercial bolts of grade 4.6 snug tightened.
   - 8.8/S High strength bolts of grade 8.8 snug tightened.
   - 8.8/TB High strength bolts of grade 8.8 fully tensioned to AS4100 as a bearing type joint
   - 8.8/TF High strength bolts of grade 8.8 fully tensioned to AS4100 as a friction type joint with faying surfaces left uncoated.

   Note: Grade 8.8 bolts are NOT to be welded
3. Chip all welds free of slag.
4. Contractor is to confirm with Architect as to where exposed welds are to be ground flush / smooth.
5. Provide temporary bracing to maintain stability of steelwork during construction.
6. Do not grout under base plates until first level steelwork is plumb and fixed by welding or bolting.
7. Submit all shop drawings to the Superintendent before commencing fabrication.
8. Unless noted otherwise, the fixing of purlins, girts, bridging, sheeting and any other component shall be in accordance with the Manufacturer's specification and recommendations.
9. Bridging shall be designed and erected in accordance with the Manufacturer's requirements. Rod bridging is not acceptable unless approved in writing.
10. Purlins / girts are to be screw fixed to the sheeting / cladding to provide lateral restraint to the purlins in accordance with the Manufacturer's requirements.
11. Provide double purlins at expansion joints in roof sheeting.
12. For bridging members to purlins at curved roof areas provide bridging suitable for curved roofs to Manufacturer's details.
13. Purlin / girt sizes shown are based on the – Users Manual: NSW by Lysaght dated 3 Nov 2003, including restraint from roof sheeting and bridging. The manufacturer should confirm any alternative systems used are equivalent or redesign the purlins / girts to provide an equivalent system.
14. Provide galvanized angle trimmers to support roof sheeting edges at all hips,valleys and angled sheet edges. Fix to each purlin with one No. 14 Tek screw.
15. Refer to purlin manufacturer for required purlin laps.

STEELWORK FINISHES – COMPLYING WITH AS/NZ 2312.1

CONFIRM ALL STEELWORK FINISHES WITH THE ARCHITECT.

All paint thicknesses are dry film thickness
Figures in brackets refer to AS/NZ 2312–1 System designation

All surface preparations to AS1627 and in strict accordance with paint manufacturers specifications and requirements.

ENCASED AND FIRE SPRAYED STEELWORK
Do not prime.

INTERNAL – long term protection (IZS1)
Abrasive blast clean to Class 2 1/2
75 microns of inorganic zinc silcate primer

EXTERNAL – long term protection – medium environment (IZS1)
Abrasive blast clean to Class 2 1/2
75 microns of inorganic zinc silicate primer

EXTERNAL – long term protection – industrial/marine environment and swimming pools (PUR5)
75 microns of inorganic zinc rich primer
200 microns high build epoxy and
75 microns polyurethane gloss top coat

EXTERNAL – long term protection and steel in contact with masonry and concrete (HDG600)
Hot dip galvanize – 600g/m2

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS AWT DESIGN SOLUTIONS

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

Project: KALEEN SPORTS CLUB NEW EXTERNAL WORKS — BLOCK 4 SECTION 89 KALEEN

Drawn: OT | Engineer: AWT | Scale: N/A

Drawing Title: CONSTRUCTION NOTES

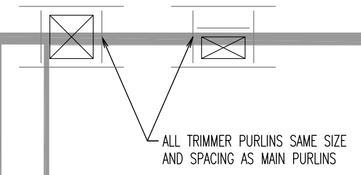
Job No: 129384 | Drawing No: S001 | Rev: A

NEW WORKS KEY PLAN
SCALE 1:100

NOTES:
1. REFER TO DRAWING No S001 FOR CONSTRUCTION NOTES
2. REFER TO ARCHITECTS DRAWINGS FOR ROOF SETOUT
3. DESIGN LOADS: 0.25kPa LIVE LOAD
4. COLUMN INDENTIFICATION DETAIL:

SC1
STEEL COLUMN No.
REFER TO SCHEDULE

5. THE LOCATION AND ORIENTATION OF ALL COLUMN BASEPLATES IS TO BE CO-ORDINATED WITH THE ARCHITECT PRIOR TO SHOP DETAILING AND FABRICATION. REFER TO TYPICAL BASEPLATE TYPES FOR DETAILS
6. LOCATION AND SIZE OF ROOF PENETRATIONS IS TO BE CO-ORDINATED WITH THE MECHANICAL CONTRACTOR PRIOR TO SHOP DETAILING AND FABRICATION



TYPICAL TRIMMER DETAIL
PROVIDE TRIMMER PURLINS AT ALL PENETRATIONS

ALL PURLINS TO BE TYPE P1 U.N.O

STEELWORK MEMBER SCHEDULE

MARK	TYPE	SIZE
SC1	STEEL COLUMN	219 x 6.4 CHS
SC2	STEEL COLUMN	75 x 5.0 SHS
SC3	STEEL COLUMN	100 x 5.0 SHS
B1	STEEL BEAM	200 PFC
B2	STEEL BEAM	150 PFC
B3	STEEL BEAM	200 UB 25
B4	STEEL BEAM	100 PFC
FC1	FASCIA CHANNEL	250 PFC
FC2	FASCIA CHANNEL	200 PFC
OR1	OUTRIGGER	200 PFC
OR2	OUTRIGGER	200 x 100 x 6.0 RHS
T1	TRUSS	REFER ELEV.
FRAME F1..F2	FRAME	REFER FASCIA FRAME SCHEDULE
ST1	STAIR STRINGER	200 PFC
G1	GIRT	C150-15 AT 1200 MAX CENTRES 1 ROW OF BRIDGING AT MIDSPAN
J1	JOIST	C150-15 AT 450 MAX CENTRES
P1	PURLIN	150 x 50 x 3.0 RHS
P2	PURLIN	C100 15 @ 900crs MAX

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS

FOR PART PLAN A REFER TO DRAWING S010

FOR PART PLAN B REFER TO DRAWING S015

FOR PART PLAN C REFER TO DRAWING S020

DENOTES CHEMSET FIXING

BOX OUT ON SITE?

Boundary

BUILDING APPROVAL
Issued under S28 of the Building Act 2004
Certifier: Certis ACT Pty Ltd
License No. 2008957
NCC Occupancy Class:9b
NCC Construction Type: N/A
Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS DESIGN SOLUTIONS AWT

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

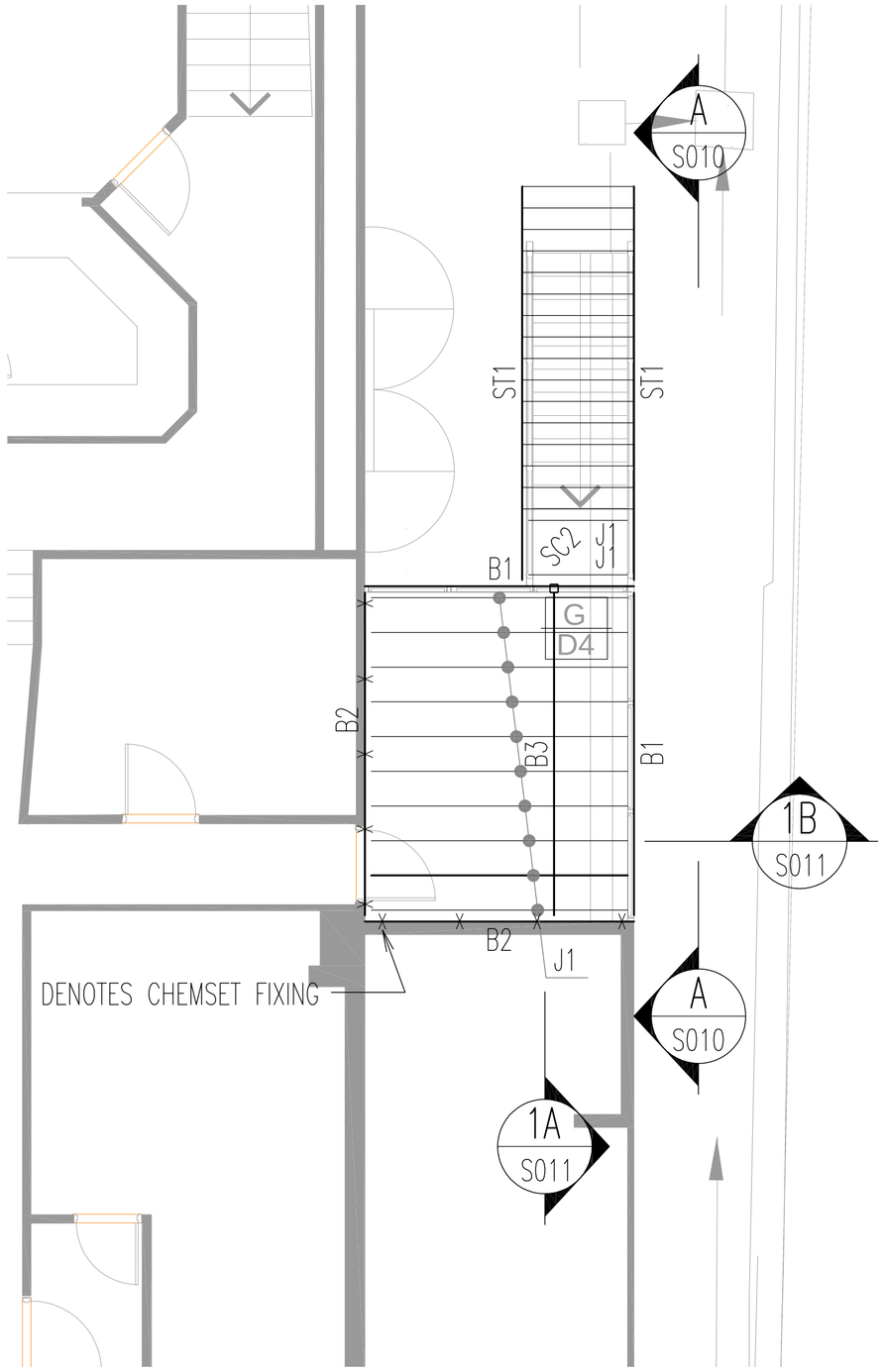
Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn: OT | Engineer: AWT | Scale: 1:100@A1 1:200@A3

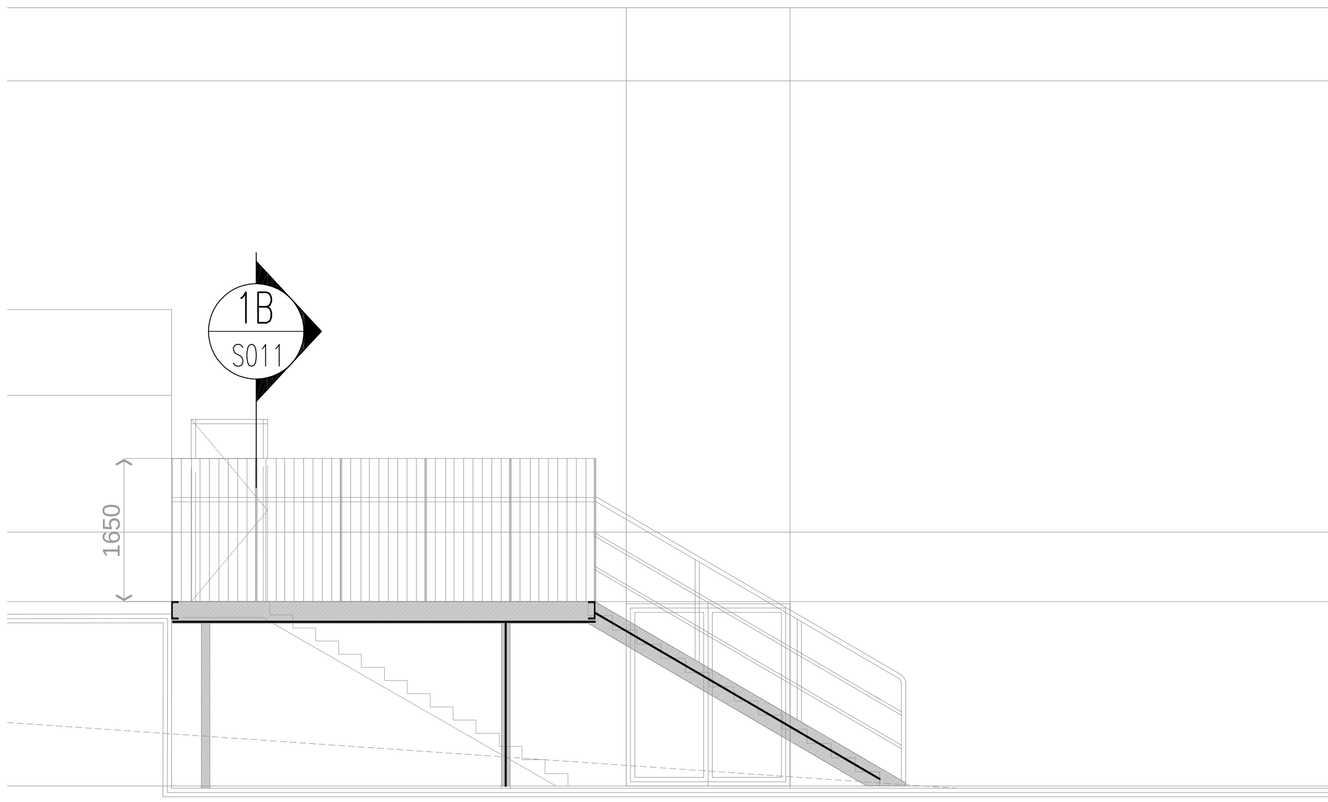
Drawing Title
NEW WORKS KEY PLAN

Job No: 129384 | Drawing No: S005 | Rev: A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS



NEW WORKS PART PLAN A
SCALE 1:50



ELEVATION A
SCALE 1:50 S005

STEELWORK MEMBER SCHEDULE		
MARK	TYPE	SIZE
SC1	STEEL COLUMN	219 x 6.4 CHS
SC2	STEEL COLUMN	75 x 5.0 SHS
SC3	STEEL COLUMN	100 x 5.0 SHS
B1	STEEL BEAM	200 PFC
B2	STEEL BEAM	150 PFC
B3	STEEL BEAM	200 UB 25
B4	STEEL BEAM	100 PFC
FC1	FASCIA CHANNEL	250 PFC
FC2	FASCIA CHANNEL	200 PFC
OR1	OUTRIGGER	200 PFC
OR2	OUTRIGGER	200 x 100 x 6.0 RHS
T1	TRUSS	REFER ELEV.
FRAME F1..F2	FRAME	REFER FASCIA FRAME SCHEDULE
ST1	STAIR STRINGER	200 PFC
G1	GIRT	C150-15 AT 1200 MAX CENTRES 1 ROW OF BRIDGING AT MIDSPAN
J1	JOIST	C150-15 AT 450 MAX CENTRES
PI	PURLIN	150 x 50 x 3.0 RHS
P2	PURLIN	C100 15 @ 900crs MAX

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS DESIGN SOLUTIONS AWT

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn: OT | Engineer: AWT | Scale: 1:50@A1 1:100@A3

Drawing Title
NEW WORKS
PART PLAN A & ELEVATION

Job No: 129384 | Drawing No: S010 | Rev: A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS

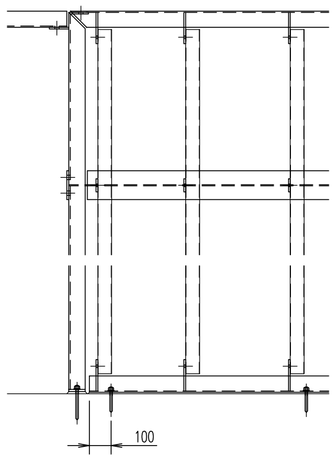
CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

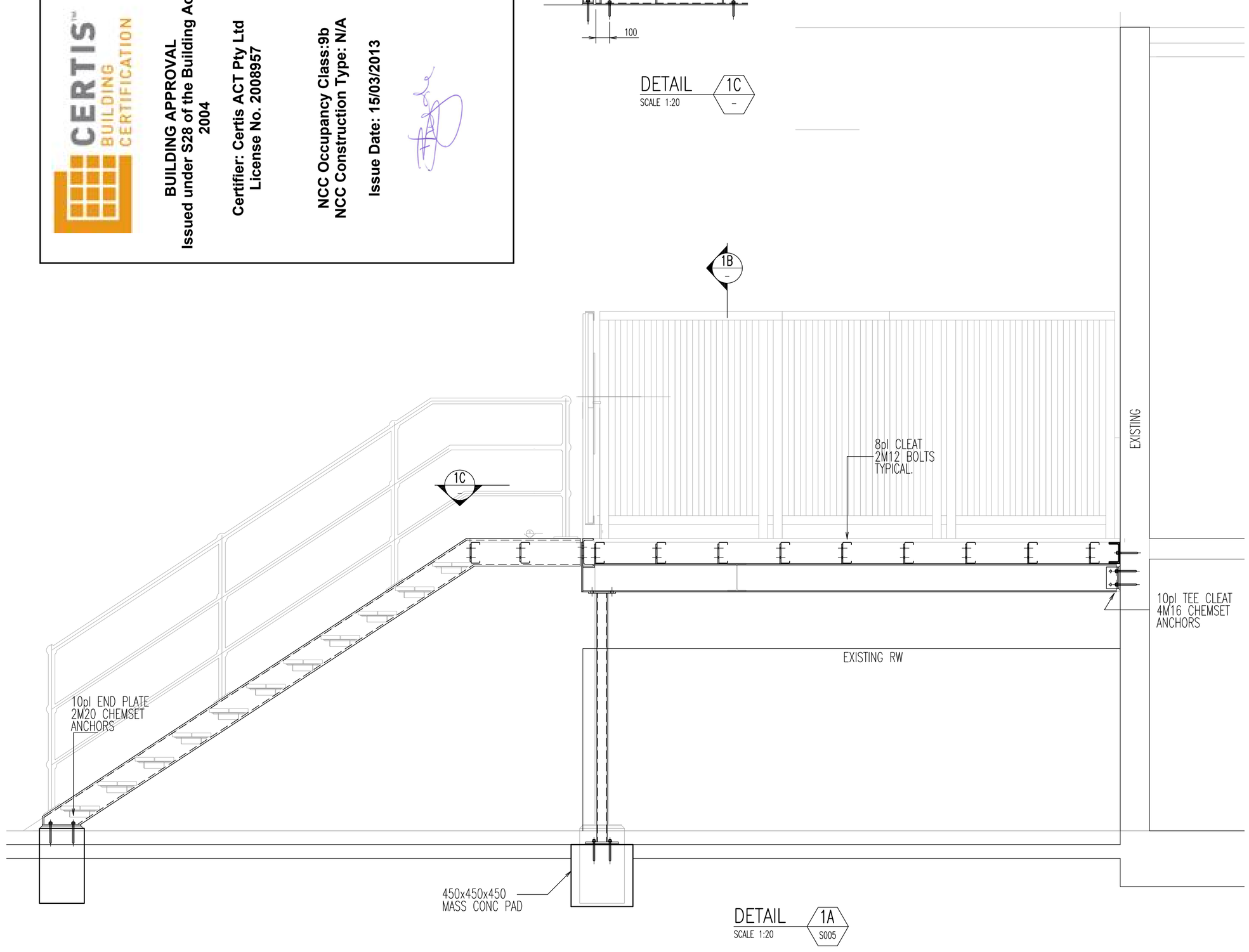
Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

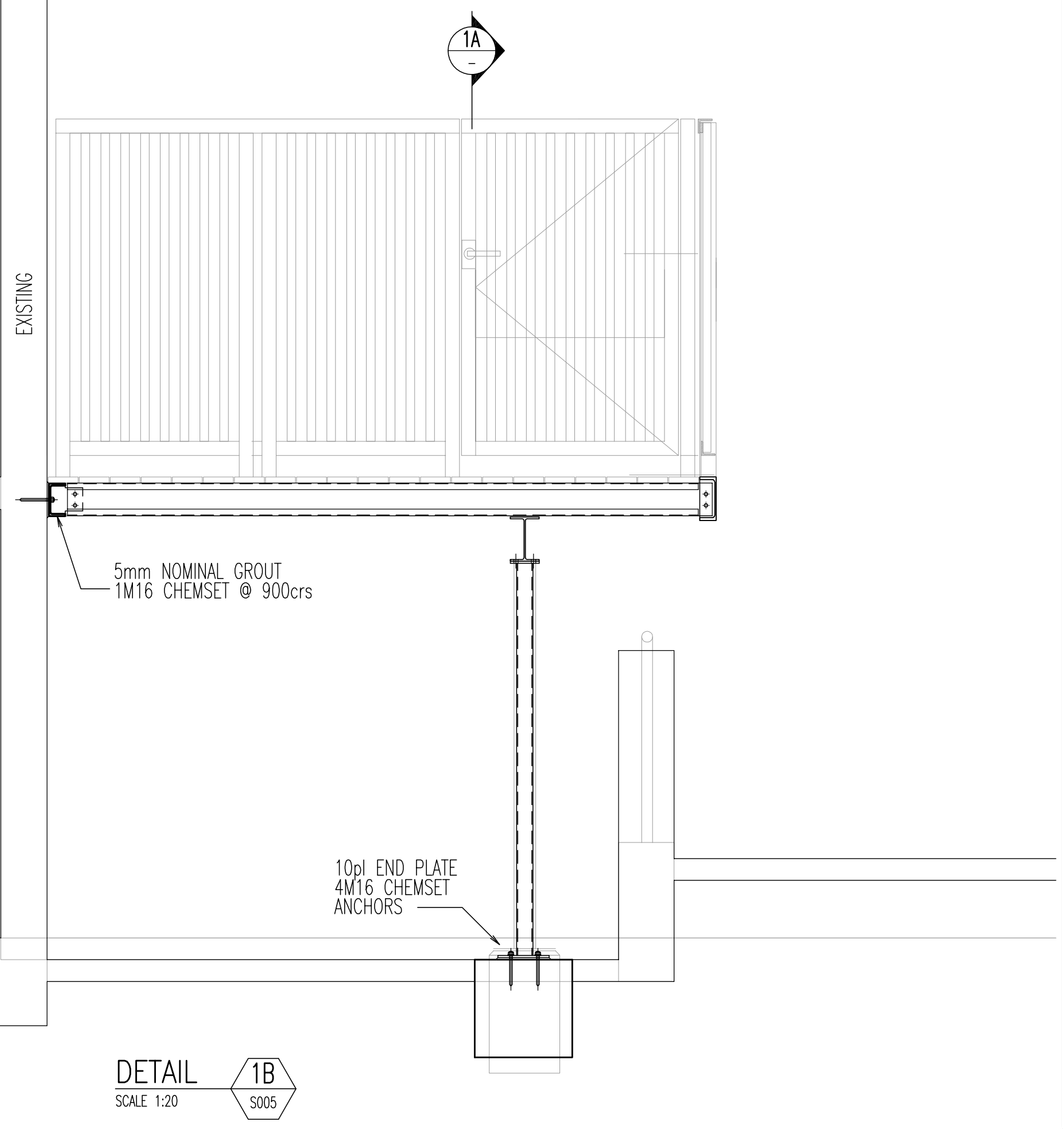
Issue Date: 15/03/2013



DETAIL 1C
SCALE 1:20



DETAIL 1A
SCALE 1:20 S005



DETAIL 1B
SCALE 1:20 S005

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE
0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS DESIGN SOLUTIONS AWT

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

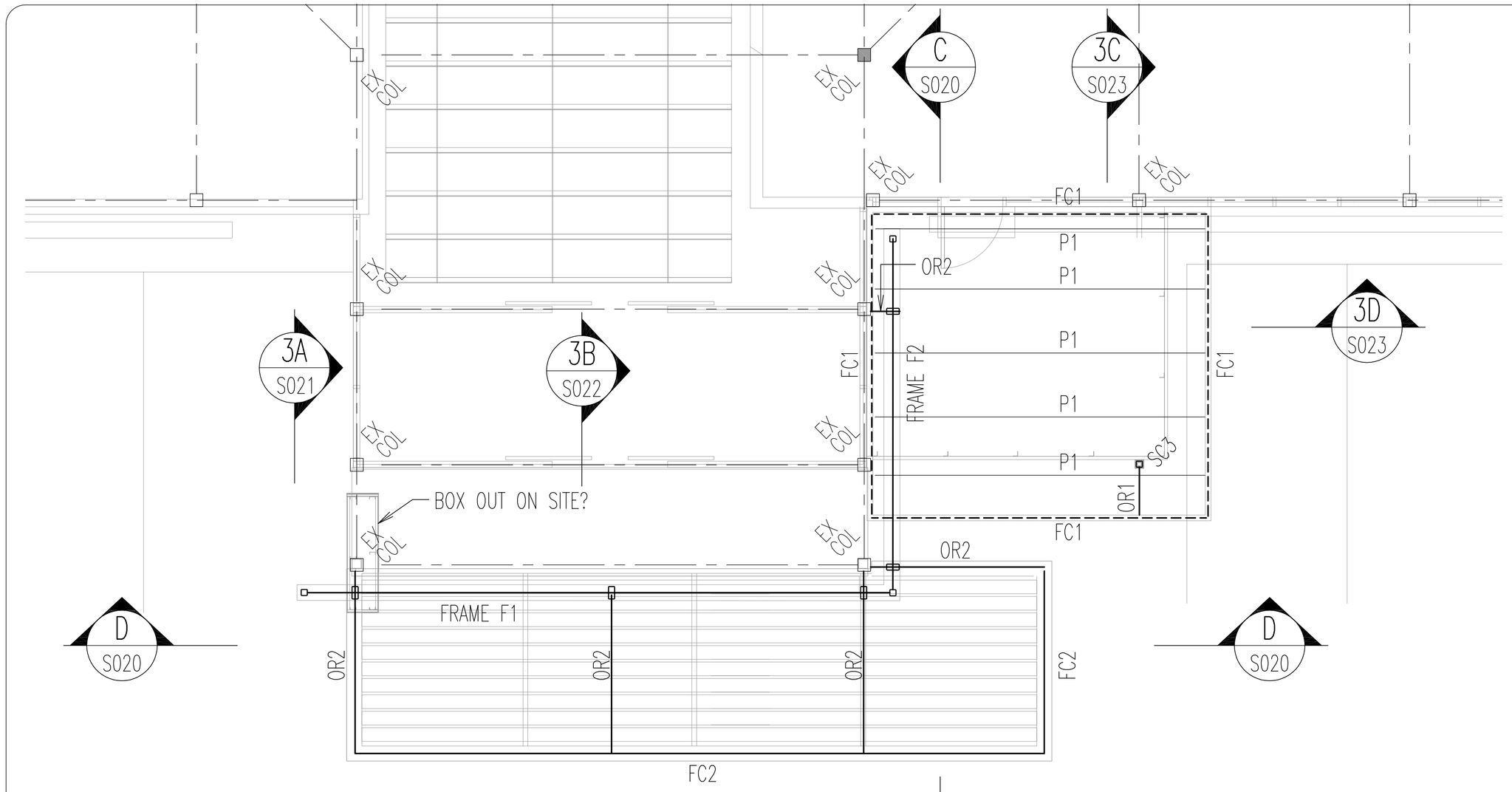
Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn	Engineer	Scale
OT	AWT	1:20@A1 1:40@A3

Drawing Title
NEW WORKS
PART PLAN A
STEELWORK DETAILS

Job No	Drawing No	Rev
129384	S011	A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS

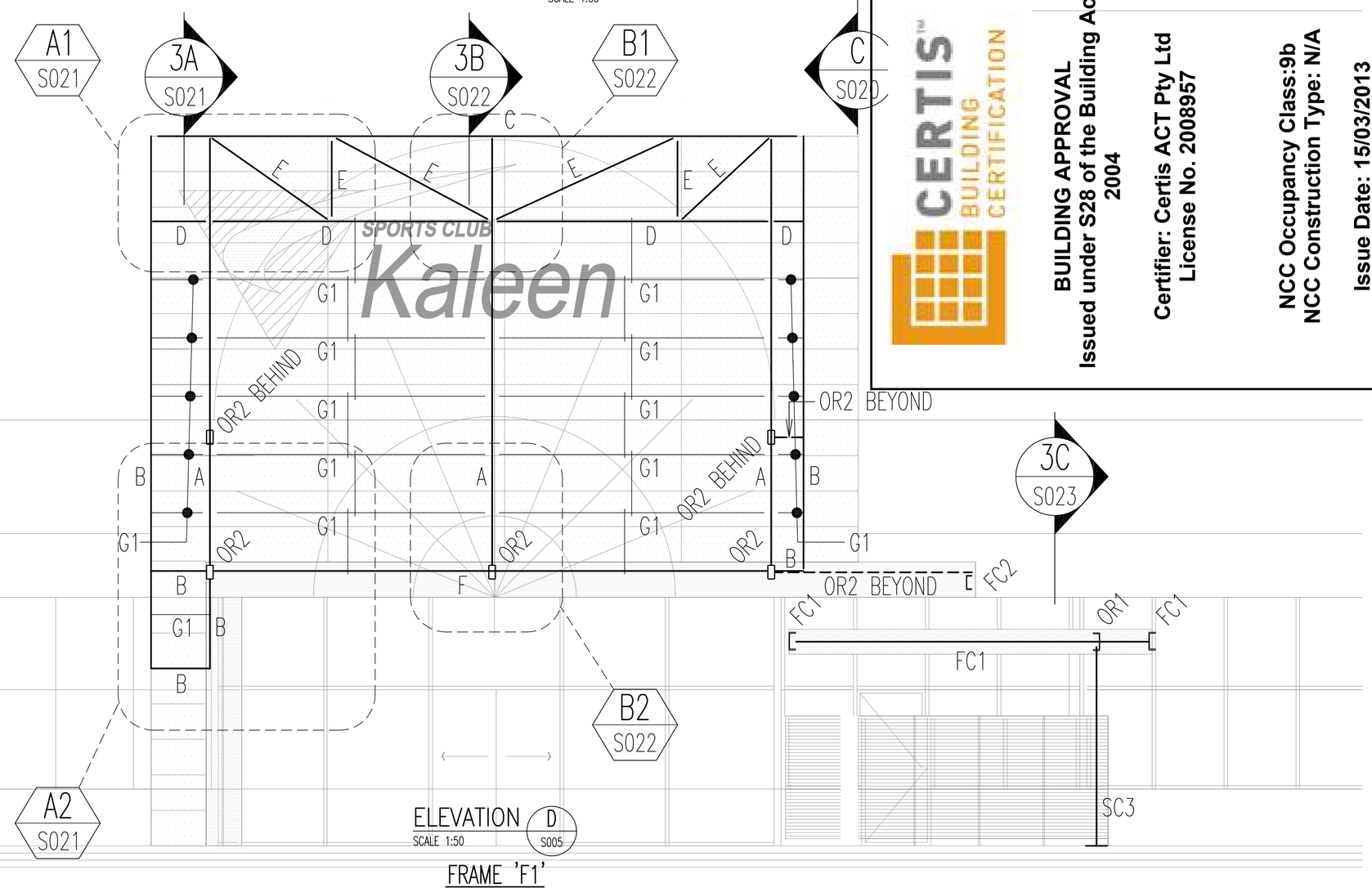


NEW WORKS PART PLAN C

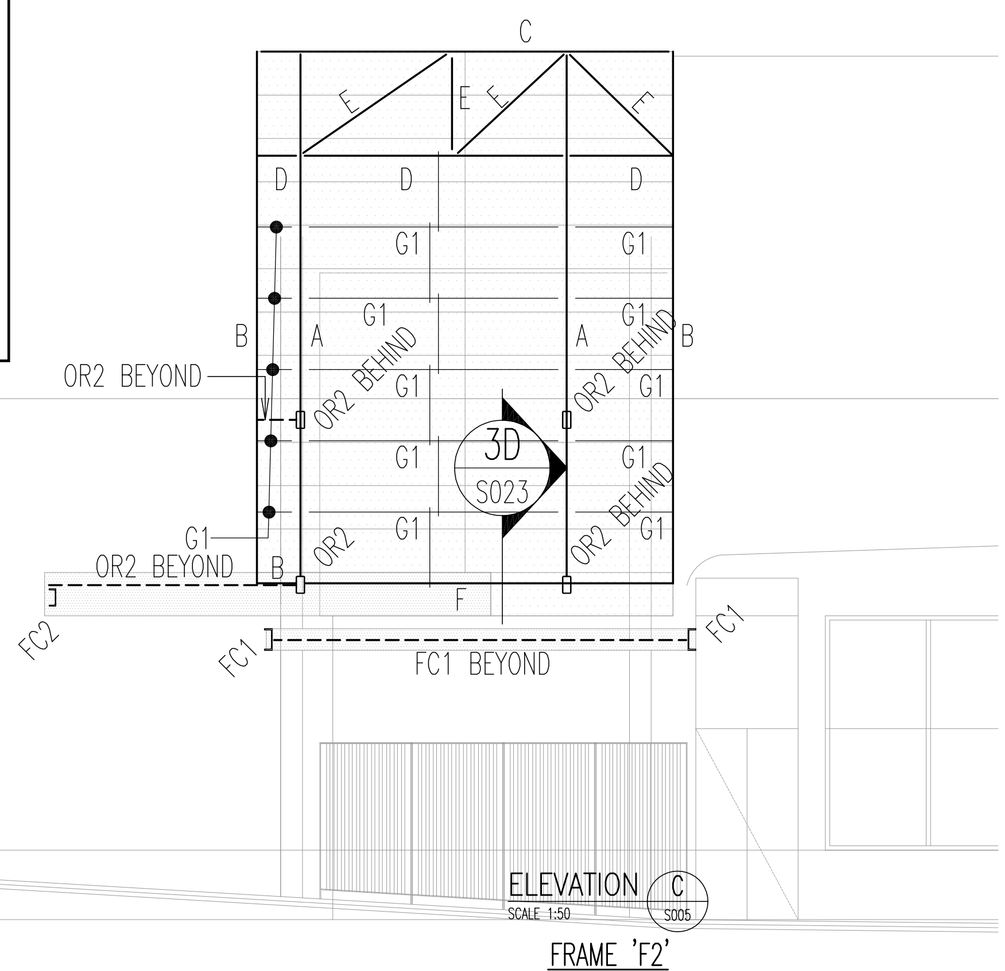
SCALE 1:50

STEELWORK MEMBER SCHEDULE		
MARK	TYPE	SIZE
SC1	STEEL COLUMN	219 x 6.4 CHS
SC2	STEEL COLUMN	75 x 5.0 SHS
SC3	STEEL COLUMN	100 x 5.0 SHS
B1	STEEL BEAM	200 PFC
B2	STEEL BEAM	150 PFC
B3	STEEL BEAM	200 UB 25
B4	STEEL BEAM	100 PFC
FC1	FASCIA CHANNEL	250 PFC
FC2	FASCIA CHANNEL	200 PFC
OR1	OUTRIGGER	200 PFC
OR2	OUTRIGGER	200 x 100 x 6.0 RHS
T1	TRUSS	REFER ELEV.
FRAME F1..F2	FRAME	REFER FASCIA FRAME SCHEDULE
ST1	STAIR STRINGER	200 PFC
G1	GIRT	C150-15 AT 1200 MAX CENTRES 1 ROW OF BRIDGING AT MIDSPAN
J1	JOIST	C150-15 AT 450 MAX CENTRES
PI	PURLIN	150 x 50 x 3.0 RHS
P2	PURLIN	C100 15 @ 900crs MAX

FASCIA FRAME MEMBER SCHEDULE		
MARK	TYPE	SIZE
A	COLUMN	200 x 100 x 6.0 RHS
B	COLUMN	100 x 5.0 SHS
C	TOP CHORD	200 PFC + C200 19
D	BOTTOM CHORD	200 PFC
E	WEBBING	100 x 8 EA.
F	BOTTOM CHORD	200 x 100 x 6.0 RHS
G1	GIRT	C150 19. PROVIDE SAG ROD MIDSPAN



FRAME 'F1'



FRAME 'F2'

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
2	ISSUE FOR COORDINATION	22.10.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS AWT DESIGN SOLUTIONS

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

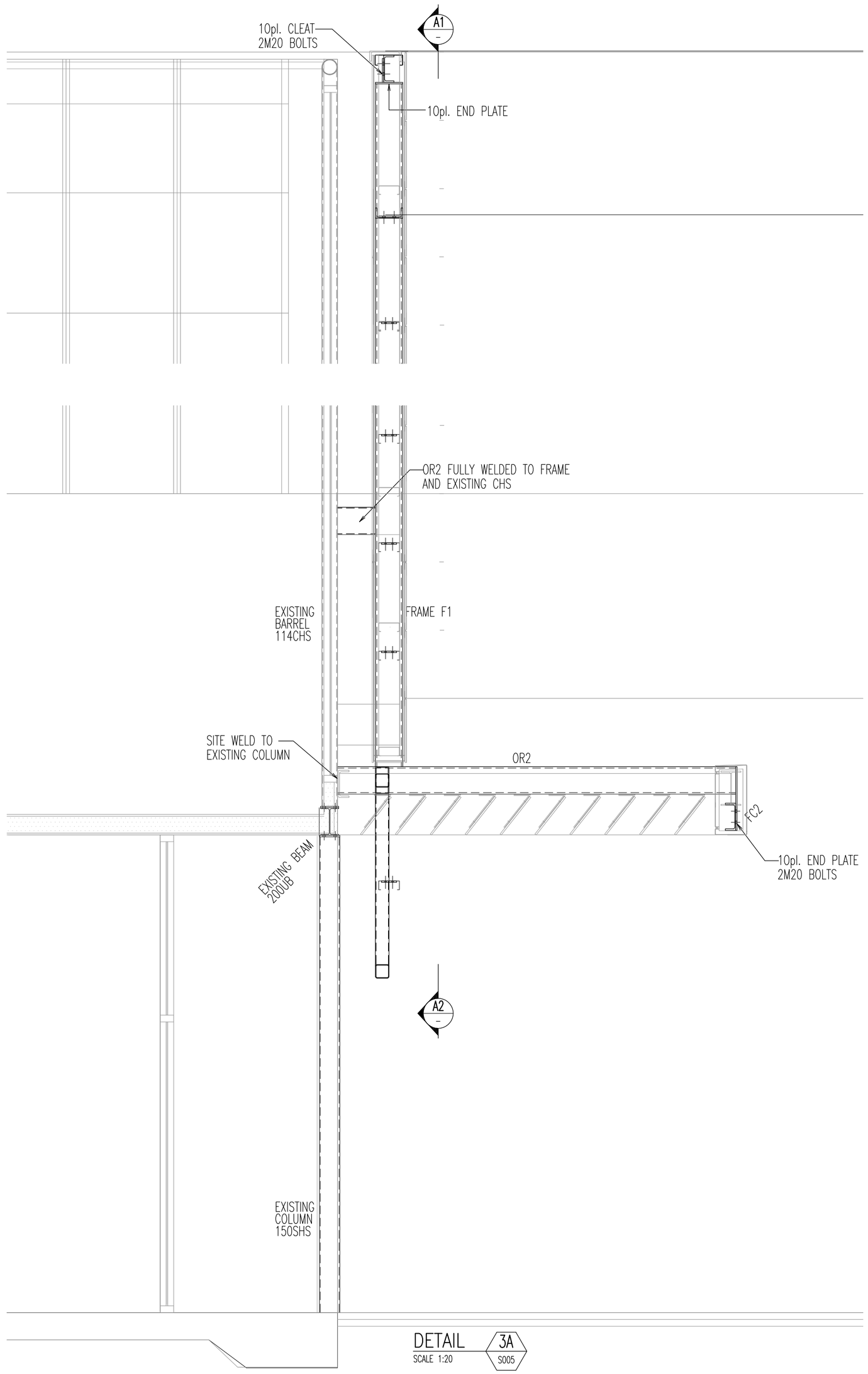
Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn: OT | Engineer: AWT | Scale: 1:50@A1 1:100@A3

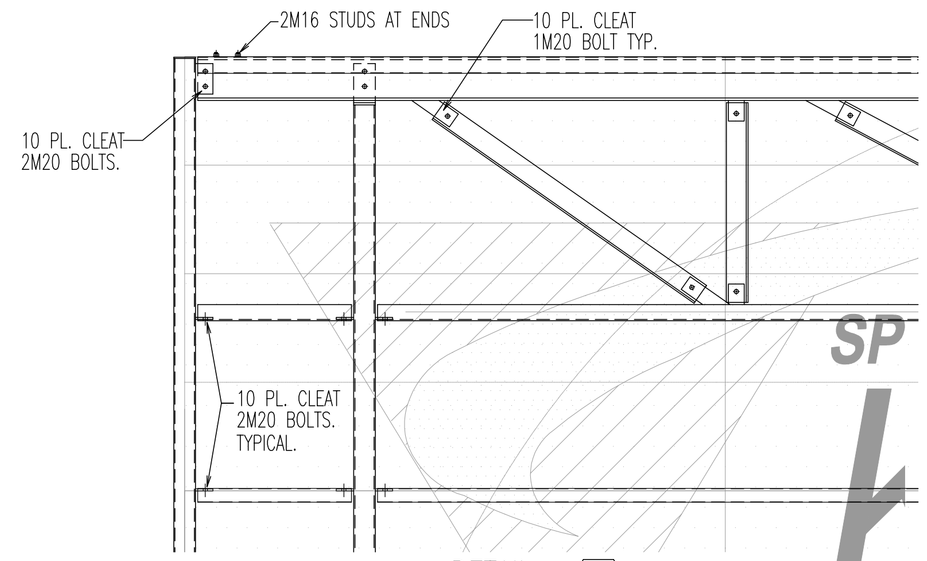
Drawing Title
NEW WORKS
PART PLAN C & ELEVATIONS

Job No: 129384 | Drawing No: S020 | Rev: A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS



DETAIL 3A
SCALE 1:20 S005



DETAIL A1
SCALE 1:20

DETAIL A2
SCALE 1:20

CERTIS BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
2	ISSUE FOR COORDINATION	22.10.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS AWT DESIGN SOLUTIONS

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

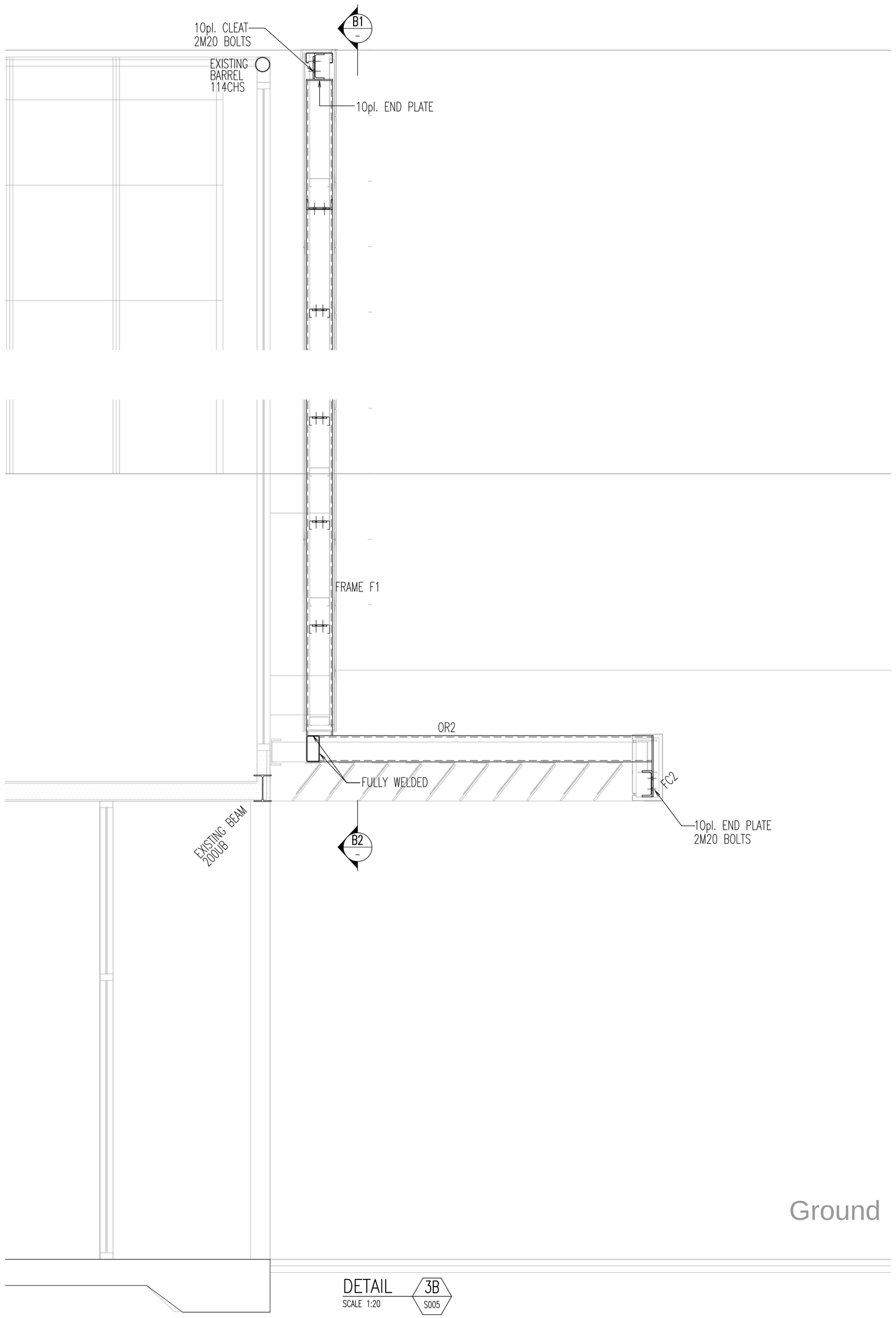
Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn	Engineer	Scale
OT	AWT	1:20@A1 1:40@A3

Drawing Title
NEW WORKS
PART PLAN C
STEELWORK DETAILS SHEET 1

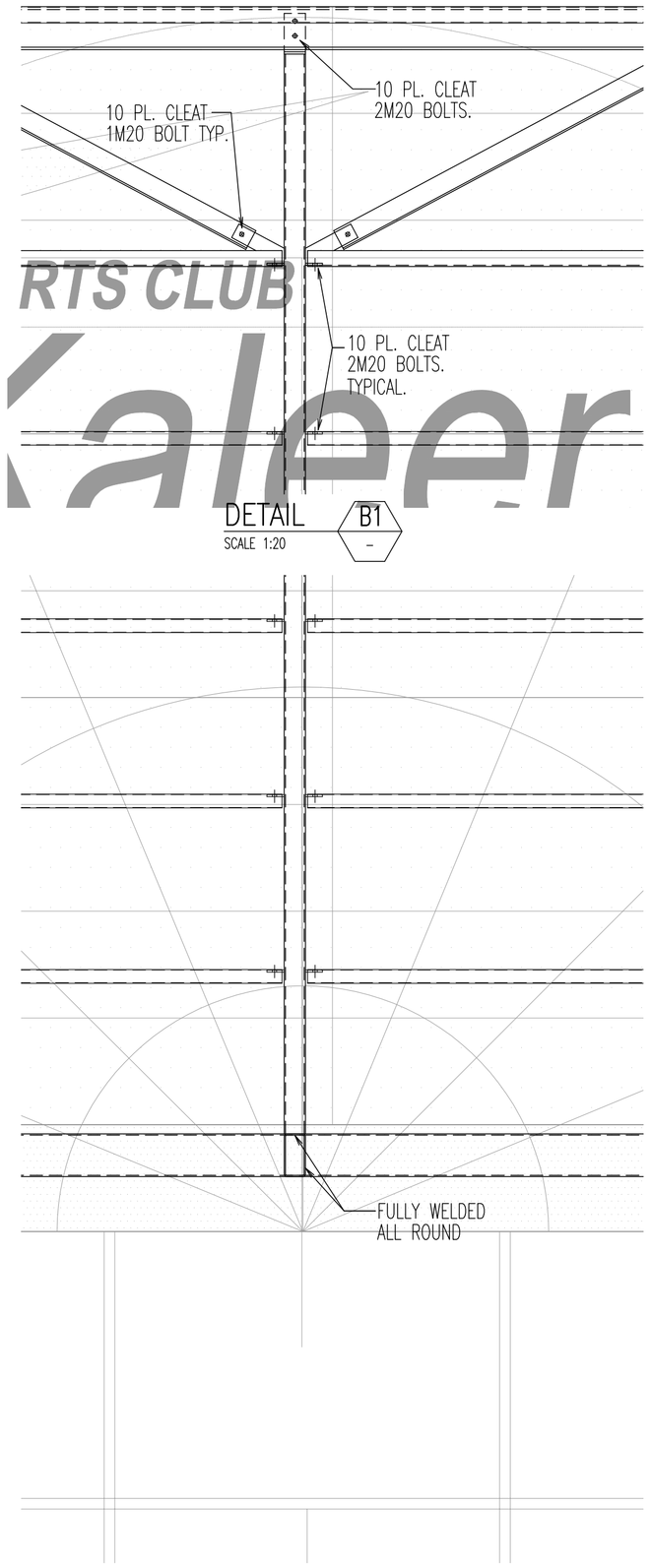
Job No	Drawing No	Rev
129384	S021	A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS



DETAIL B1 SCALE 1:20

DETAIL 3B S005 SCALE 1:20



DETAIL B2 SCALE 1:20

RTS CLUB
Kaleer

CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013

No	Revision	Date
1	ISSUE FOR COORDINATION	24.09.12
2	ISSUE FOR COORDINATION	22.10.12
A	ISSUE FOR TENDER	24.10.12

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS DESIGN SOLUTIONS AWT

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn	Engineer	Scale
OT	AWT	1:20@A1 1:40@A3

Drawing Title
NEW WORKS
PART PLAN C
STEELWORK DETAILS SHEET 2

Job No	Drawing No	Rev
129384	S022	A

ARCHITECTURAL BACKGROUNDS, SHOWN LIGHT, ARE FOR INFORMATION ONLY. REFER TO CURRENT ARCHITECTURAL DRAWINGS FOR EXACT SETOUT & DETAILS

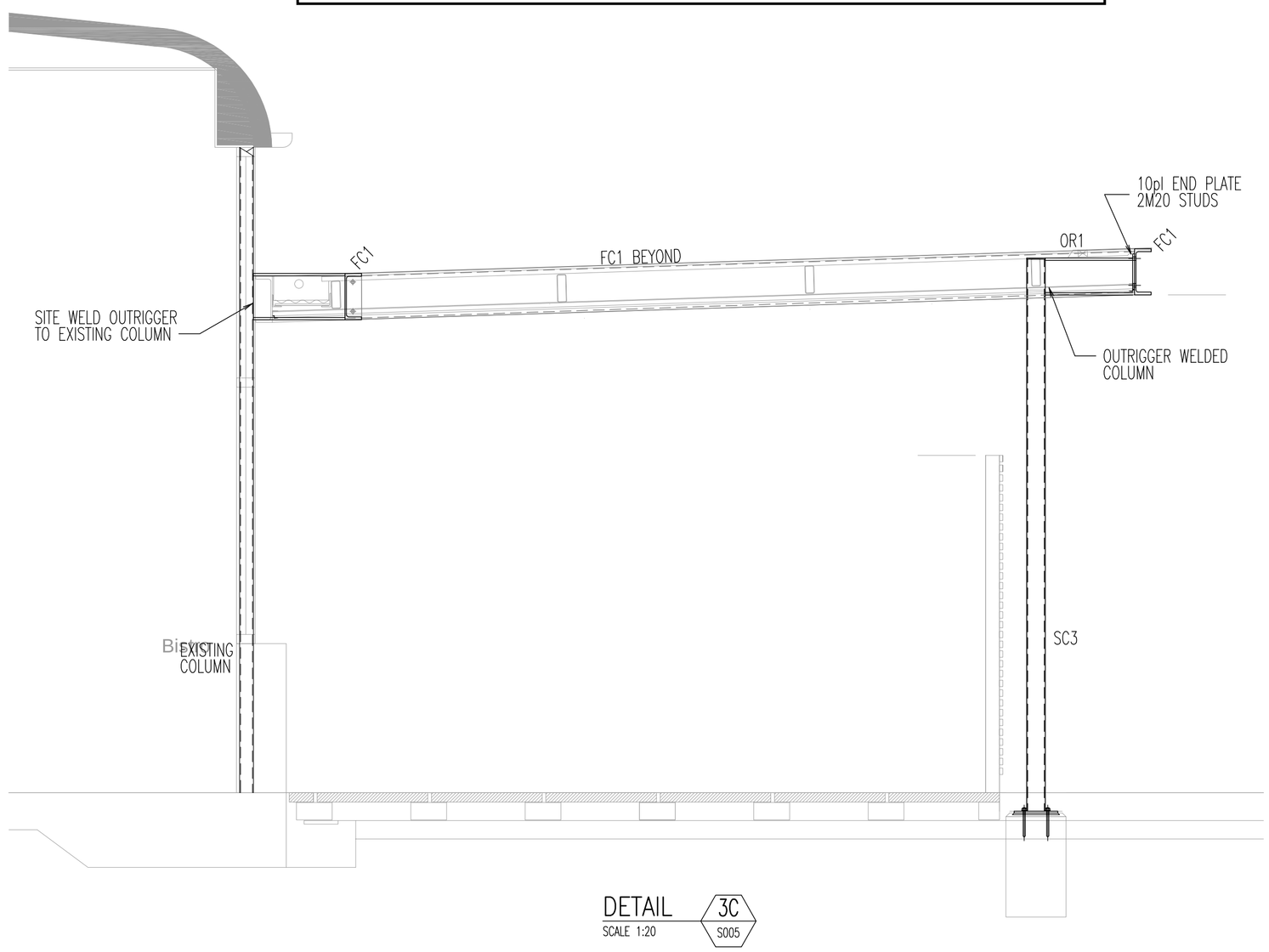
CERTIS™ BUILDING CERTIFICATION

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

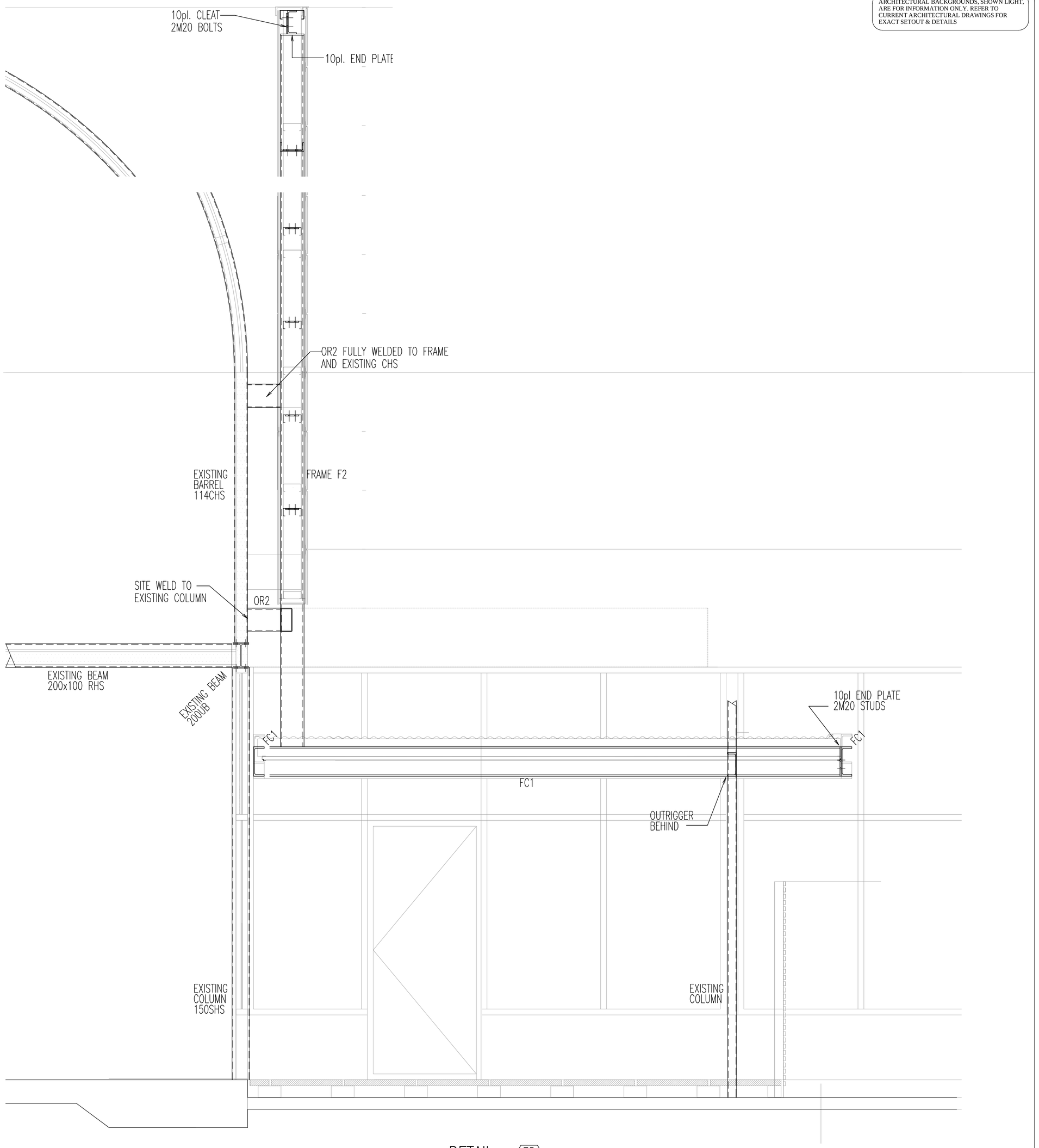
Certifier: Certis ACT Pty Ltd
License No. 2008957

NCC Occupancy Class:9b
NCC Construction Type: N/A

Issue Date: 15/03/2013



DETAIL 3C SCALE 1:20 S005



DETAIL 3D SCALE 1:20 S005

No	Revision	Date	No	Revision	Date	No	Revision	Date
A	ISSUE FOR TENDER	24.10.12	.			.		
.			.			.		
.			.			.		
.			.			.		
.			.			.		
.			.			.		
.			.			.		
.			.			.		
.			.			.		

Key Plan

1:1 SCALE 0 1 2 3 4 5 6 7 8 9 10

CONSULTING ENGINEERS DESIGN SOLUTIONS AWT

CANBERRA
UNIT 17, LEVEL 2
18 BRINDABELLA CIRCUIT
CANBERRA AIRPORT 2609
Ph: (02) 6257 2614
Fax: (02) 6257 1723
Email: canberra@awtce.net.au

SYDNEY
SUITE 301, 100 MOUNT ST
NORTH SYDNEY NSW 2060
Ph: (02) 9922 2466
Fax: (02) 9922 3705
Email: sydney@awtce.net.au

Copyright
DO NOT SCALE FROM DRAWINGS
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK
The concepts and information contained in this document are copyright of AWT. Use or copying of this document in whole or in part without written permission constitutes an infringement of copyright

Client

Project
KALEEN SPORTS CLUB
NEW EXTERNAL WORKS
BLOCK 4 SECTION 89 KALEEN

Drawn: OT | Engineer: AWT | Scale: 1:20@A1, 1:40@A3

Drawing Title
NEW WORKS
PART PLAN C
STEELWORK DETAILS SHEET 3

Job No: 129384 | Drawing No: S023 | Rev: A

APPENDIX G

SITE INSPECTION PHOTOGRAPH LOG

17/07/2017

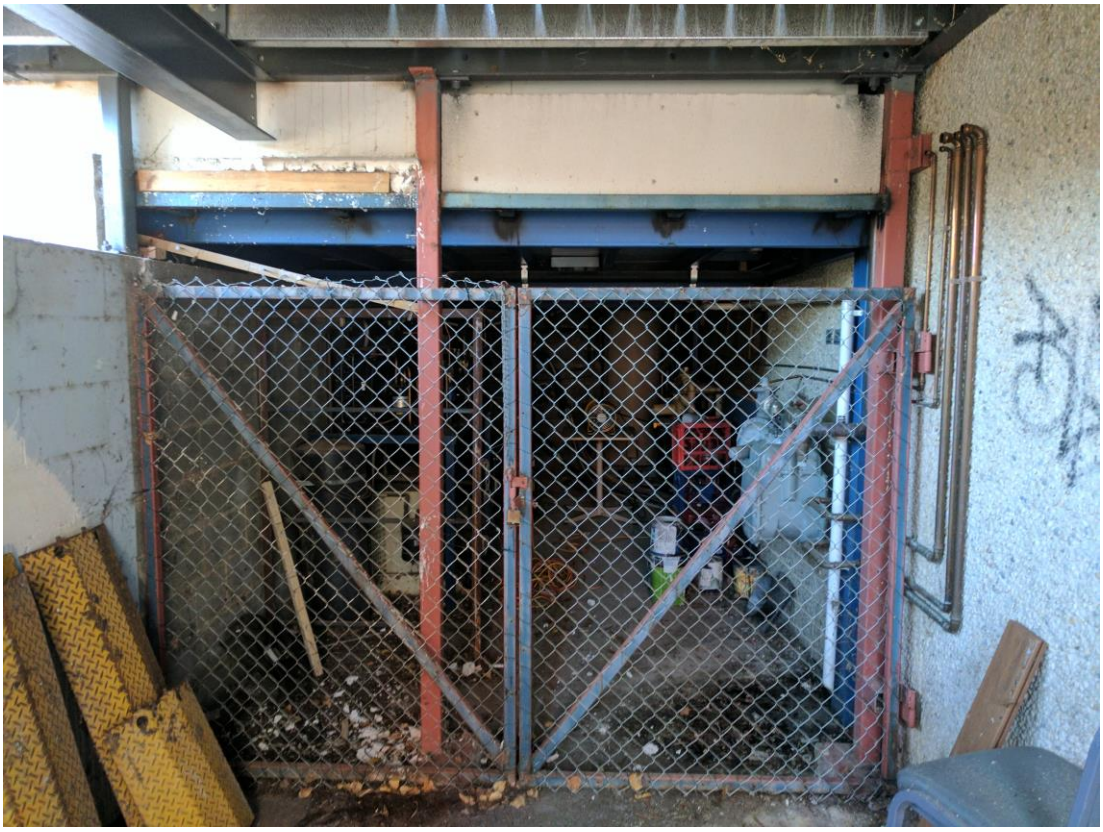
Image 1

South eastern boundary wall of the site.



Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
www.wsp.com

17/07/2017 Image 2 Outdoor waste cooking oil storage area on the northern side of the site.	
17/07/2017 Image 3 Outdoor storage area on the northern side of the site.	

17/07/2017 Image 4 Outdoor waste storage area in the north-eastern corner of the site.	
17/07/2017 Image 5 Disused indoor swimming pool in the rear south section of The Sports Club part of the existing building.	

17/07/2017

Image 6

Indoor kitchen facilities in the north-eastern corner of The Sports Club section of the existing building.



17/07/2017

Image 7

Indoor bathroom facilities located within The Sports Club section of the existing building.



APPENDIX E – Bushfire Statement

Our Reference: B172984

Canberra Town Planning
2/20 Challis Street,
Dickson
ACT 2602

ABPP
Australian Bushfire
Protection Planners Pty Ltd
ACN 083085474
Bushfire Mitigation Consultants

Attention: Hope Watson

Re: Planning Study, Block 4, Section 89 Kaleen

Dear Hope,
Thank you for your correspondence and request for ABPP to provide advice on the Planning Study for the Eastlake Club, Block 4, Section 89 Kaleen.

I understand that the Planning Study requests consideration for a variation to the Territory Plan Map [Land Use Zone] and amendments to the written text [and specifically introducing new items into the Kaleen Precinct Code and Map, seeking to change the land use zoning from PRZ2 – Restricted Access Recreation to CZ5 – Mixed Use.

This Territory Plan Variation seeks to add planning controls to the Kaleen Precinct Code and Map for Block 4, Section 89 to facilitate the intended outcomes for the site, including:

- The addition of club as a merit track development that may be approved subject to assessment on the Block;

- The addition of the new rules and criteria to ensure the site is maintained for club and indoor recreational use; and

- Limits the height of development on the Block.

The concept being considered as part of the Planning Study for the purposes of the Territory Plan variation consists of:

- Club – 1200m^2;

- Indoor Sports, Gym, Commercial – 1900m^2;

- One hundred Residential Units.

Refer to Figures 1 and 2.

Figure 1 – Eastlake/Kaleen Master Plan



32 Old Dog Trap Rd Somersby NSW 2250 Tel. 612 43622112 / 612 43621184; Fax. 612 43622204; Mob. 0427 622204
Email. abpp@bigpond.net.au

Figure 2 – Eastlake/Kaleen Master Plan – Isometric View



32 Old Dog Trap Rd Somersby NSW 2250 Tel. 612 43622112 / 612 43621184; Fax. 612 43622204; Mob. 0427 622204
Email. abpp@bigpond.net.au

I have reviewed the ACT Bushfire Prone Land Map – refer to Figure 3 below – and confirm that Block 4, Section 89 is not recorded to contain bushfire prone vegetation nor is the land impacted by the Bushfire Prone Land Map.

Figure 3 – Extract from the ACT Bushfire Prone Land Map.



I have reviewed the landuse and vegetation on the surrounding development and confirm that the only unmanaged vegetation is located to the west of Baldwin Drive, within the former Naval Transmitting Station - one hundred and fifty [150] metres from the western boundary of Block 4, Section 89.

The Bushfire Prone Land Map therefore accurately records the extent of the bushfire hazard, with Block 4 Section 89 being located beyond the effects of a grass fire event on the former Naval Transmitting Station land.

As Block 4, Section 89 is not recorded as being bushfire prone, the bushfire protection requirements of the ACT Strategic Bushfire Management Plan – Version 3 – 2014 and Australian Standard A.S. 3959 – 2009 – *'Construction of Buildings in Bushfire Prone Areas'* do not apply to future development on the site.

32 Old Dog Trap Rd Somersby NSW 2250 Tel. 612 43622112 / 612 43621184; Fax. 612 43622204; Mob. 0427 622204
Email. abpp@bigpond.net.au

If you require any further information please contact the undersigned.
Yours faithfully,



Graham Swain.
Managing Director
Australian Bushfire Protection Planners Pty Limited
31.08.2017

32 Old Dog Trap Rd Somersby NSW 2250 Tel. 612 43622112 / 612 43621184; Fax. 612 43622204; Mob. 0427 622204
Email. abpp@bigpond.net.au

APPENDIX F – Acoustic Statement

MEMO

TO:	Hope Watson – Canberra Town Planning
FROM:	Zhang Lai – WSP Australia Pty Ltd
SUBJECT:	**Block 4 Section 89 Kaleen Territory Plan Variation Noise**
OUR REF:	2271577PA-Kaleen-TPV-Noise-170907-rev1.docx
DATE:	**7 September 2017**

1. INTRODUCTION

WSP Australia Pty Ltd (WSP) has been engaged by Eastlake Football Club Group (Eastlake) to conduct a high level acoustic review to supporting the Planning Study for the proposed Territory Plan Variation (TPV) of Block 4 Section 89 Kaleen.

Based on advice provided by Canberra Town Planning (CTP), the proposal requests consideration for a variation to the Territory Plan Map (Land use Zone) and amendments to the written text (and specifically introducing new items into the Kaleen Precinct Code and Map).

The proposal seeks to change the land use zoning of subject block from PRZ2 Restricted Access Recreation to CZ5 Mixed Use. This TPV seeks to add planning controls to the Kaleen Precinct Code and Map for the subject block to facilitate the following intended outcomes for the site:

- The addition of Club as a merit track development that may be approved subject to further assessment on the subject block.
- The addition of new rules and criteria to ensure the site is maintained for Club and Indoor Recreation Facility use.
- Limits the height of development on the subject block.

This high-level noise review will reference the following documents:

- ACT Environment Protection Regulation 2005 (EPR)
- ACT Commercial Zones Development Code (CZDC)
- ACT Multi-Unit Housing Development Code (MUHDC)
- ACT Noise Measurement Manual (NMM)
- An internal Environment Protection Authority's (EPA) guidance document on assessing Noise Management Plans (NMP)

Level 1, 121 Marcus Clarke Street
Canberra ACT 2601
PO Box 1551
Canberra ACT 2600

Tel: +61 2 6201 9600
Fax: +61 2 6201 9666
www.wsp.com

The purpose of this document is to provide a review of the proposed TPV and identify early acoustic considerations to provide a favourable and feasible acoustic outcome where possible.

This document is not intended to constitute a Noise Management Plan (NMP) that normally forms part of a Development Application (DA) submission. Such a document is expected to be only required during the DA stage of a future development subsequent to a successful TPV.

An extract of the Territory Plan map showing the subject block is provided in Figure 1.1

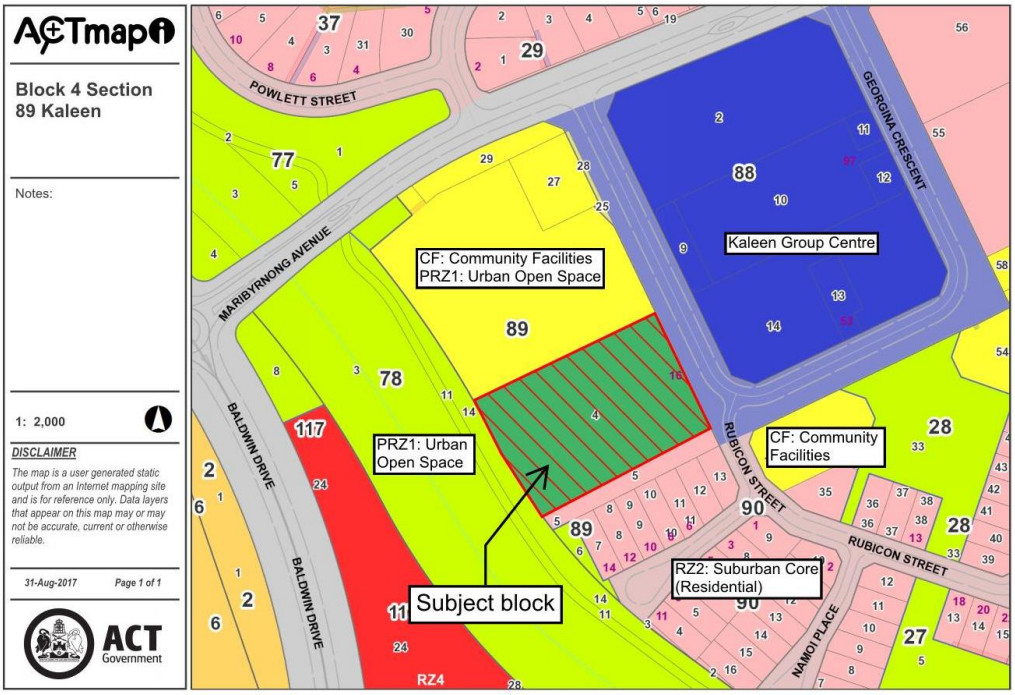


Figure 1.1 Territory Plan excerpt showing subject block and existing surround land uses

2. KEY CHANGES TO NOISE ASSESSMENT CRITERIA

This section provides an overview of the key changes of the noise standards applicable on the subject site upon the proposed TPV. The applicable planning requirements are detailed in Appendix A. Based on the provisions within the EPR, the noise standards applicable to the assessment are summarised in Table 2.1.

Table 2.1 Project-specific noise emission assessment criteria (L_{A10})

NOISE EMISSION	COMPLIANCE LOCATION	BEFORE / AFTER TPV	NOISE STANDARD (DBA)	
			MON – SAT 7 AM – 10 PM SUN AND PUB. HOLS 8 AM – 10 PM	MON – SAT 10 PM – 7 AM SUN AND PUB. HOLS 10 PM – 8 AM
Noise intrusion				
From adjacent Group Centre land uses	Boundary of Block 4 Section 89 Kaleen	Before TPV	53	43
		After TPV	55	45
Noise emission				
Block 4 Section 89 Kaleen	Adjacent Community Facility blocks	Before TPV	53	43
		After TPV	55	45
	Adjacent Group Centre blocks	Before TPV	53	43
		After TPV	55	45
	Adjacent Residential blocks	Before TPV	48	38
		After TPV	50	40

To summarise, upon a successful TPV:

- Noise intrusion into the subject site:
  - standards that control noise generated from the Kaleen Group Centre would become *less* onerous.
  - the required sound insulation requirement for any future residential building envelope would therefore become *more* onerous as a result of the above.
- Noise emission from the subject site:
  - noise standards controlling noise generated from the subject site impacting on adjacent receivers would become *less* onerous.
- The level of changes in the applicable noise standards is in the order of 2 dBA, which can be considered as insignificant from an acoustic perspective.

3. NOISE INTRUSION

The subject block is understood to be located directly adjacent to the Kaleen Group Centre. In terms of the road network directly adjacent to the subject site, Rubicon Street and Georgina Crescent are generally local access roads and not likely to carry more than 12,000 vehicles a day.

Based on these, in accordance with Rule 67 of the MUHDC, any future noise intrusion assessment is required to cover potential noise from adjacent land uses only. Road traffic noise will not require further consideration from a planning perspective.

Noise intrusion will be subject to further mandatory assessment during DA stage of any future development upon a successful TPV. It is expected that the planning requirements to protect the acoustic amenity of the future residents as provided in Section 1 can be met by incorporating appropriate building façade construction. The required level of construction is expected to be consistent with typical construction requirement of developments within a commercial centre.

4. NOISE EMISSION

4.1 BACKGROUND

In recent times, there have been difficulties in obtaining endorsement for NMP for mixed-use development that propose one or more of the uses listed in near residential land use.

In past correspondence, the ACT EPA has provided a guidance document used internally for assessing noise management plans received. The guidance includes 'typical noise levels' for use 'as a guide' in assessing the degree of sound insulation that will be required for the base building construction to host these uses (summarised in Table 4.1). These assumed levels are very high, which may or may not be reasonable in all cases. The guidance permits a degree of negotiation on the assumed levels, but in recent experience, attempts to assume lower levels have not been successful.

For the noisiest uses, this generates significant design challenges that must be considered at DA stage, as the sound insulating constructions can be costly and cause spatial and coordination issues. If any of these uses are likely to be involved, space planning should be carefully considered during the earliest planning and design stages. Strategic early planning will likely reduce the required mitigation strategies .

Table 4.1 Permitted potentially noisy uses, and associated assumed internal sound pressure levels

NOISY USES LISTED IN THE CZDC	EPA ASSUMED INTERNAL SOUND PRESSURE LEVEL, DB $L_{A10(5\text{-}15MIN)}$
Drink establishment, club, indoor entertainment	105
Indoor recreation facility	95
Restaurant	85

4.2 CURRENTLY PROPOSED SKETCH PLAN

Based on the current sketch plans associated with the proposed TPV, it is understood that any future development of the site upon a successful TPV might be implemented in two stages:

- Stage 1: a new club building fronting Georgina Crescent that include an indoor sports centre and commercial gymnasium.
- Stage 2: two buildings that consists of entirely residential use only.

The currently proposed design is acoustically advantageous in the following ways:

- Incompatible uses are separated into different buildings.
- Any proposed new club building is likely to provide better sound insulation than the existing club.
- The proposed new club building is separated by a reasonable distance from adjacent land blocks and the apartment blocks on the subject block:
  - At least 10 metres to the nearest Residential blocks (Blocks 7 to 13 Section 89). Note this distance is achieved by the laneway (Block 5 Section 89) which is currently zoned RZ2.
  - At least 22 metres to the nearest Group Centre block (Block 14 Section 88).
  - The nearest Community Facility block (Block 26 Section 89) directly abuts the subject block. St Mark Coptic Orthodox Church currently occupy this block.
  - At least 10 metres to the Community Facility block (Block 34 Section 28).

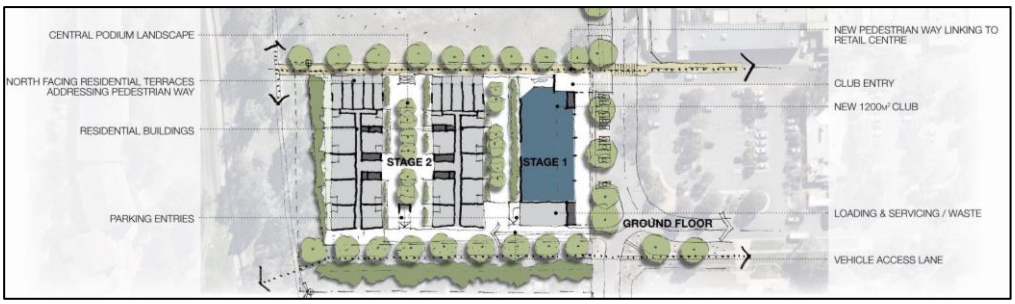


Figure 4.1 Currently proposed development intention

4.3 ASSESSMENT FINDINGS AND RECOMMENDATIONS

Based on the high-level review conducted for the proposed TPV and the current development intention, it is expected that any future noise generating activities can be manageable to ensure compliance to current ACT planning requirements and the EPR. It is recommended that the following considerations be adopted during early planning stages for any future proposed developments on the subject block:

- Any proposed future developments will be subject to be current ACT assessment and planning requirements.
- The proposed potentially noisy uses (i.e. Club, Indoor Recreation Facility and Restaurant) are likely require a higher than normal façade sound insulation requirements for the proposed club building. This may include:
  - Maximise the façade areas where an opaque construction is used (e.g. masonry, appropriate sound-insulating lightweight construction).

  - Minimise the operable parts of the façade areas.
  - Thicker than normal single glazing system and / or deep cavity double glazing system (up to 250 mm wide in some cases) as part of the external façade.
  - 'Airlock' door lobby at all entrances.
  - An appropriate sound insulating roof system.
  - Attention to acoustic detailing during detailed design and construction stages.
- Maintain the current development intention in which noise generating commercial activities are not located within a same building as the proposed residential use.
- Space planning associated with the interface between Stage 1 and Stage 2 of the development should be properly considered to optimise potential façade construction requirements. For example, position less noise generating spaces on the club façade facing the apartments and use masonry façade where possible.
- Subdivision of the subject site for Stage 1 and Stage 2 respectively can be considered as this may result in a less onerous noise standards governing noise emitted from the club building impacting on residential receivers on Stage 2.
- Implementation of a strict, robust and enforceable noise management measures for all noise generating activities from the proposed club building.
- Consideration of the likely usage of the proposed loading area in the club building should be provided. Truck noise is generally difficult to mitigate and has required implementation of a more enclosable design (full enclosure in some cases) and time restrictions. Consideration may also be given to positioning the loading area in a part of the building furthest away from the compliance locations with more stringent noise standards (e.g. a loading area on the northern boundary is more favourable than a loading area on the southern boundary).

5. CONCLUSION

WSP has conducted a high-level review of the current development intention associated with the proposed TPV of Block 4 Section 89 Kaleen. The following findings were made:

- The proposed TPV will result in the applicable noise standards to be 2 dB higher than existing. This change is considered minor and not likely to result in significant changes in any applicable noise management measures.
- During future development stages, noise intrusion would be assessed to manage noise intrusion into the proposed apartment buildings due to noise emission from the Kaleen Group Centre. The resultant façade construction requirements for the apartment buildings are expected to be consistent with typical buildings in a commercial centre and likely to be considered reasonable.
- Noise emission from any future development (the possible new club building) is expected to be manageable during further design stages. Some considerations during the earliest planning stages are recommended in Section 4.3.

We trust this information meets your current requirements, please do not hesitate to contact us if you wish to discuss anything further.

Sincerely,

WSP Australia Pty Ltd

Zhang Lai
Senior Consultant

Attachment:

Appendix A – DA Planning Requirements

APPENDIX A DA PLANNING REQUIREMENTS

This section provides an overview of planning requirements that will be applicable to any future proposed development on the subject block upon a successful TPV.

A.1 NOISE INTRUSION

Within ACT planning frameworks, noise intrusion is only required to be considered for residential developments. Regarding noise intrusion to a proposed residential development subsequent to a successful TPV, Rule 67 of the MUHDC applies and states that:

> *Where a block has one or more of the following characteristics:*
>
> - *identified in a precinct code as being potentially affected by noise from external sources*
> - *adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day*
> - *located in a commercial zone*
> - *adjacent to a commercial or industrial zone*
>
> *dwellings should be constructed to comply with the relevant sections of all of the following:*
>
> - *AS/NZS 2107:2000 – Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level)*
> - *AS/NZS 3671 – Acoustics – Road Traffic Noise Intrusion Building Siting and Design*
>
> *For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005.*
>
> *For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the Transport Planning & Projects Section in ESDD.*

It is acknowledged that AS/NZS 2107:2000 has been superseded by a revision in 2016. The EPA has however instructed that the 2000 version be used while a review is being undertaken.

A.2 NOISE EMISSION

Subsequent to a successful TPV, any proposed development on the subject blocks will be required to meet the provisions of the CZDC. CZDC Rule 23 is primarily related to noise emission from establishments and requires the preparation of a NMP for certain potentially noisy uses.

These uses are shown in Table A.1. Rule 23 also states:

Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Zone Noise Standard as detailed in the Environment Protection Regulation 2005, based on estimated noise levels when the facility is in use.

Table A.1 CZDC potentially noisy uses, compared with the permitted uses for this development

POTENTIALLY NOISY USES WITHIN A COMMERCIAL ZONE FOR WHICH AN NMP IS REQUIRED	
Club	Indoor entertainment facility
Drink establishment	Industry (except light industry)
Emergency services facility	Outdoor recreation facility
Hotel	Restaurant
Indoor recreation facility	

A.3 NOISE WITH ATTENTION-DRAWING CHARACTERISTICS

Certain noise characteristics have a higher potential to cause annoyance, generally requiring additional considerations. Tonality, low frequency emphasis and intermittency are generally considered to be attention-drawing and can cause greater disturbance. On the other hand, short-term single noise events are likely to be less disturbing and may warrant some relaxation in the applicable noise criteria. To address these scenarios, the ACT Noise Measurement Manual prescribes specific modifying factors in the assessment of the relevant noise events, as summarised in Table A.2.

Table A.2 ACT Noise Measurement Manual – modifying factor corrections

FACTOR	ASSESSMENT / MEASUREMENT	WHEN TO APPLY	CORRECTION[1]
Tonal Noise	One-third octave or narrow band analysis	Level of one-third octave band exceeds the level of the adjacent bands on both sides by: — 5dB or more if the centre frequency of the band containing the tone is above 400Hz. — 8dB or more if the centre frequency of the band containing the tone is 160 to 400Hz inclusive. — 15dB or more if the centre frequency of the band containing the tone is below 160Hz.	+5dB[2]

FACTOR	ASSESSMENT / MEASUREMENT	WHEN TO APPLY	CORRECTION[1]	
Low-frequency noise	Measurement of C-weighted and A-weighted level	Measure to assess C- and A-weighted levels over same time period. Correction to be applied if the difference between the two levels is 15dB or more.	+5dB[2]	
Impulsive noise	A-weighted fast and impulsive response	If a difference in A-weighted maximum noise levels between fast response and impulse response is greater than 2dB.	Apply difference in measured levels as the correction, up to a maximum of +5dB.	
Intermittent Noise	Subjectively assessed	Level varies by more than 5dB.	+5dB	
Duration	Single-event noise duration	One event in any 24-hour period, with duration as below.	Night (10pm to 7am)	Day (7am to 10pm)
		1 to 2.5 hours	0	-2
		15 min to 1 hour	0	-5
		6 min to 15 min	-2	-7
		1.5 min to 6 min	-5	-15
		Less than 1.5min	-10	-20

1. Where two or more modifying factors are present, the maximum correction is limited to 10dB.
2. Where a source emits noise which has both tonal and low-frequency components, only one 5dB correction should be applied.

A.4 ACT NOISE ZONE STANDARDS

The EPR prescribes requirements designed to control or govern conduct regarding how the environment is impacted from activities and developments.

Table 2.1 and Table 2.2 from Schedule 2 of the EPR define noise zones and their associated noise standards, as summarised in Table A.3 below.

Once a noise zone has been identified according to the ACT Territory Plan, the Noise Standard for that zone is applicable as an upper limit. The EPR and the NMM states that the limits shown in are to be measured as $L_{A10\,T}$, where 'T' is not less than 5 minutes or greater than 15 minutes.

In assessing the noise impact at sensitive receivers, the EPR describes the compliance point as any point as near as practicable to the property boundary. In addition, according to Section 24(2) (a) of the Regulation, noise transfer between units within the same unit plan or two establishments separated by a common wall is required to be limited to 5 dB below the noise limit applicable for the site.

Section 24(2) (c) of the EPR also states that "*the noise standard on the boundary between 2 or more noise zones is the average of the noise standards for the noise zones for the time when the noise is emitted, rounded up to the nearest dB(A)*".

Table A.3 ACT Environment Protection Regulation (2005) Schedule 2 Noise zones and Standards (L_{A10})

NOISE ZONE	ACT LAND	NOISE STANDARD (DBA)	
		MON – SAT 7 AM – 10 PM SUN AND PUB. HOLS 8 AM – 10 PM	MON – SAT 10 PM – 7 AM SUN AND PUB. HOLS 10 PM – 8 AM
Zone A	Land in an industrial zone	65	55
Zone B	Land in the city centre and town centres Land in the Central National Area (City Hill Precinct)	60	50
Zone C	Land in group centres, corridor sites and office sites Land in the Central National Area (Parliamentary Zone and Other Areas)	55	45
Zone D	Land (other than land in the city centre, town centres and group centres) in a commercial CZ4 zone	50	35
Zone E	Land (other than land in the city centre, town centres and group centres) in – — A restricted access recreation zone — A broadacre zone	50	40
Zone F	Land (other than land in the city centre, town centres and group centres) in – — A commercial CZ5 zone — A TSZ2 services zone — A community facility zone — A leisure and accommodation zone	Same as noise standard for the adjoining noise zone with the loudest noise standard for the time period	
Zone G	All other land, other than land in the Central National Area (Fairbairn)	45	35

APPENDIX G – Traffic and Parking Statement

sellick consultants
Est. 1965
canberra | sydney | brisbane

24 lonsdale street,
suite 122 mode 3,
braddon act 2612
po box 5005
braddon act 2612

p (02) 6201 0200
f (02) 6247 2203

Our Ref: 170589: CO
Contact: Craig Ohmsen

4 October 2017

Canberra Town Planning
2/20 Challis Street
DICKSON ACT 2602

Attention: Hope Watson

RE: TERRITORY PLAN VARIATION – BLOCK 4 SECTION 89 KALEEN
TRAFFIC AND PARKING STATEMENT – REV C

Sellick Consultants have been engaged by Canberra Town Planning to provide a traffic and parking statement regarding the potential re-zoning of block 4 section 89 Kaleen (here in known as the Site). The Site is currently zoned under the territory plan land use as a PRZ2: restricted access recreation zone and it is proposed to rezone the site to CZ5. The traffic and parking statement will review the existing adjacent road network and provide context on the existing traffic and parking conditions adjacent to the Site. This statement will also provide comment on the Site and constraints imposed upon it by the traffic and parking requirements stipulated within the ACT legislation and relevant codes/guides.

Existing Site

The Site consists of an 83 space at grade car park servicing an approximate 4,338m^2 GFA indoor sports facility, GYM, Pool (disused) and associated club on a 7575m^2 block. The Site is accessed from a two-way driveway off Georgina Crescent. The existing driveway is approximately 6m wide at the boundary and kerb, these dimension and layout are not compliant with a HD2 driveway which would now be required for this development, however the position of the driveway along Georgina Crescent is compliant with AS2890.1.

The Site waste is currently collected from an onsite waste enclosure accessed from the at grade car park via the above noted driveway. Because of the car park layout, the waste truck currently reverses against the flow of traffic to collect the waste. This is managed within the current development via collections occurring outside of peak times for the facility.

Existing Parking

The Site's current use means that the parking generation during core business hours (8:30am to 5:00pm Mon – Fri) is very low, however of an evening peak (5:30pm to 9:00pm Mon-Fri) the Site parking is at 100% capacity and a significant proportion (80% based on required parking numbers detailed below) of Site users are required to use the parking on Block 14 section 88 and Block 2 Section 22 Kaleen. It should however be noted that the existing development pre- date the Parking and Vehicular Access General Code.

The ACT Government Parking and Vehicular Access General Code requires the Site to comply with the following parking provision rates (clause 3.7.5)

- 25 spaces per court;
- 20 spaces per 100m^2 of pool;
- 3.5 spaces per 100m2 of gymnasium; and
- 15 spaces per 100m2 of Club

The above parking is to be provided in accordance with the following locational requirements also;

3.7.4 Locational requirements

The following are specific requirements for the location of long stay, short stay and operational parking (ie. vehicles used directly as part of the operation within the development).

Development	Long stay parking	Short stay parking	Operational parking	Visitor parking
All development in the restricted access recreation zone	On-site or within 200m	On-site or within 200m	On-site	On-site or within 200m

In review of the existing sites conditions and uses the following conclusions are made regarding parking:

- Club – approx. 1428m^2 – Parking required, 215 spaces;
- Pool – approx. 500m^2 – parking required, 100 spaces
- Gym - approx. 680m^2 – Parking required, 24 spaces; and
- Indoor Sports – 3 courts – Parking required, 75 spaces.

The parking requirements are all short stay in length and all coincide at the same time (evening peak, excluding the pool as it is a disused facility), this requires the existing site to provide 414 spaces. As the Site only provide for 83 spaces on site there is a requirement to utilize 331 (80%) spaces within 200m of the site, should all the uses peak periods coincide. It is noted that the peak period for parking is in the evening peak when the indoor sports, gym and club all coincide. The total peak parking demand is approximately 314 spaces.

Existing Traffic Generation

The Site as described above only generates traffic of any effect within the evening peak as detailed within the existing parking documentation.

Based on the RMS Guide to traffic generating developments an evening peak period traffic generation of 10veh/hr/100m^2 is a general assumption however each Club should be reviewed based on its own usage. We have assumed the above noted generation for the club as no there is no currently available traffic data for the area. An evening peak generation of the gym is assumed as 9 trips per 100m^2 of GFA.

The Indoor sports facilities are not addressed by the RMS Guide to Traffic Generating Developments. However, based on local experience the Indoor sports facility is utilized by 6 teams of on average 5-7 people and within the peak hour there is 2 sessions of competition. The resulting evening peak traffic generation contributable to the Indoor sports is in the order of 36 trips per court for the peak hour.

The total traffic generation for the Site in the evening peak is approximately 313 trips.

Georgina Crescent is noted as a local access street within the ACT Government Road Hierarchy maps. Based on the Estate Development Code a local access street shall have a maximum of 1000 veh per day utilization. Given the access to Kaleen shops off Georgina Crescent to the north and the evening peak trips generated by block 4 section 89 Kaleen Georgina Crescent would currently be operating beyond the EDP levels of service. Detailed traffic counts are required to establish what the VPD is at certain points along Georgina Crescent to determine where it would be operating beyond its design capacity. It should be noted that the local street has the capacity to operate above the EDP levels as Austroads states that approximately 1800 vehicles per hour per lane.

It is noted that the existing public transport facilities are located on Maribyrnong Ave to the north of the site. Regular services to and from the Belconnen interchange service these stops however, it has been observed that very low use by public accessing the site (zero people were observed in two evening peaks).

Proposed Re-Zoning / Re Development

The following section of the Parking and Traffic Statement is based on a broad re-zoning / re development of the site, to adequately assess the impact of re-zoning the site a future redevelopment consisting of the existing facilities and approximately 100 units (average 2 bedrooms for reporting purposes) has been assumed as a maximum development-case scenario.

Site access for any alteration to the block would need to be completed to a standard which is compliant with AS2890. Attached is a sketch denoting possible driveway locations. Any driveway that is constructed would need to be done to also facilitate all the uses, i.e. residential and commercial. With commercial vehicles accessing the site for waste collections and services the minimum requirement for a driveway would be HD2 as per TCCS standard drawings DS5-02 Rev 1 and to AS2890.2.

For residential waste collection, a suitable area for collection needs to be provided so that 6.8m head clearance and adequate safe working area is provided in accordance with the ACT Waste and Recycle Management Code Ver 2 Rev 1 October 2016 and would be addressed in any future development design.

Parking provisions within the future redevelopment would need to address the existing requirements as it is proposed to re-establish the existing facilities and cater for 100 residential units (including visitors). Based on the ACT Parking and Vehicular Parking Access General Code a change to mixed use (CZ5) would technically reduce some of the parking provision rates. The residential requirement is 1.5 space per unit and 25% of the unit number for visitors, a total of 175 spaces required on site for residential compliance. The total parking requirements would be 489 spaces (314 Commercial as per existing requirements and 175 residential).

Traffic generation for the proposed re-zoning / re development will consist of the existing traffic generation plus the traffic generated by the proposed 100 residential units. The ACT Government EDP stipulates that for multi-unit developments the traffic generation is based on 6 trips per day, resulting in 600 trips per day and 60 in the evening peak.

Using the existing traffic generation and the additional residential traffic generation the total VPD for the development is approximately 1300 VPD.

Conclusion

The existing development on block 4 section 89 Kaleen consists of a Club, Gym and Indoor Sport Centre with 83 available parking spaces.

The existing parking requirements based on the Parking and Vehicular Access General Code require a total of 414 parking spaces. The majority of these spaces are provided by the adjacent parking areas, approximately 331 spaces. However, it is noted that the Pool is currently unused and the 100 spaces required for the Pool are not being generated. A peak parking generation of 314 spaces is required in addition to the residential parking. It is assumed that as part of a redevelopment scenario that all of the residential parking (including visitors) could be provided in basement parking, along with a proportion of parking for the recreational uses.

Traffic generation shows the existing development is used heavily in the evening peak and generates approximately 313 evening peak hour trips (approximately 626 VPD). The proposed development will consist of the existing traffic generation plus the traffic generated by the additions to the block, resulting in a total VPD for the development of approximately 1226 VPD and 423 trips in the evening peak hour. Traffic counts and further assessment would need to be undertaken with any future development to determine the specific impacts of the proposal.

This assessment is prepared to support an application for rezoning of block 4 section 89 Kaleen and on that basis the determination of existing and proposed traffic/parking data does not demonstrate any immediate adverse consequences associated with a rezoning of the Site. Any future development would need to have a traffic and parking impact assessment report prepared to demonstrate how the development would address the proposed outcomes and above identified existing conditions.

Yours faithfully,

Craig Ohmsen
B.Eng. (Civil), B.Sc. (Applied Physics), MIE Aust, CPEng, NER, RPEQ
Civil Operations Manager
***for* Sellick Consultants**

