Metropolitan DEMOLITIONS GROUP

Demolition Work Plan (DWP)

40 Allara Street, Canberra

Demolition

Project No: MD 2208

For

Karimbla Constructions

Details	Title	Name	Signature	Date
Prepared By:	Project Engineer	Sch 2.2(a)(ii)		
Reviewed By:	Site Supervisor	Sch 2.2(a)(ii)		
Approved By:	Licence Holder	Sch 2.2(a)(ii)		

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DWP - Revision Control

This DWP issue number	Date Issued	Amended Page(s)	Action / Amendment Description	Approved By
00		NA	Draft	Project Manager
01		NA	Created	Project Manager

DWP - Review

Date Reviewed	Reviewed By	Was Revision Required (Record Section Numbers where changes occurred)

DWP Controlled Document Distribution

Issued To	Name & Organisation	Date	Issued by
Karimbla Constructions			

1. Introduction

1.1 General

This Demolition Work Plan (DWP) has been developed by Metropolitan Demolitions Pty Ltd and sets out the method of demolition to be adopted for the 40 Allara Street, Canberra during the course of contractual works and meet Client/Contractual/legal and other requirements. Metropolitan Demolitions Pty Ltd forms part of a group of companies known as Metropolitan Demolitions Group (MDG). For simplicity any reference to Metropolitan Demolitions Pty Ltd will be referred to as MDG in this document.

1.2 Document Design

This Project DWP has been developed to meet the requirements of:

- *Work Health and Safety Regulation 2017 Part 4.6, 6.3 and 8.6*
- *Code of Practice: Demolition Work August 2019 (SafeWork*
- *AS 2601:2001 Demolition of structures*
- MDGs Integrated QSE Management System requirements

1.3 Supporting Documents

This DWP is to be read in conjunction with the Safety Management Plan (SMP) and Environmental Management Plan (EMP) and / or other plans developed for the project. These developed plans are considered to be the overarching documents to manage and control foreseeable work health and safety risks, environmental risks and meet legislative requirements for the project. Other supporting documents that may be used during the project include:

- Quality Management Plan (QMP)
- Traffic Management Plan (TMP)
- Traffic Control Plan (TCP)
- Drop Zone Management Plan
- Asbestos Management Plan
- Asbestos Control Plan
- Underground Storage Tank Removal Plan
- Live Demolition Level Management Plan

1.3.1 Safe Work Method Statements

The following key SWMS will be developed prior to staged works;

1. Hand Strip Out and Enabling Works
2. Operation of Excavator
3. Operation of Skid-Steer Loader
4. Operation of Forklift & Telehandler
5. Operation of EWP
6. Operation of Materials & Personnel Hoist
7. Working At Heights - on Live Edges
8. Oxy Cutting Reo Bar on Live Edge
9. Placing beams into building with crane
10. Installing structural steel beams in building
11. Installing needles from within a building
12. Installing Propping - Acrow
13. Temporary Crossover - Layback
14. Ramping Down Plant
15. Installing Propping - Formwork Frames
16. Mechanical Strip Out
17. Lift Shaft Strip Out

18. Demolish Members Using Oxy LPG Equip
19. Sampling ACM
20. Control of the Load Out Area

1.4 Client Requirements

This DWP takes into consideration the Client's requirements for implementation through such documents/processes as:

- e.g. Hot Works Permit, Fire Impairment Form etc., noting modification where required of MDG IMS procedures, this Plan content or forms.
- Where no client specifications are required record – "No Client Specifications detailed for this project".

1.5 Licensing Requirements

The type of work involved in this project is classified as unrestricted demolition work by SafeWork. As such the company undertaking this demolition (Metropolitan Demolitions) are required to carry an Unrestricted Demolition Licence and the Supervisor in charge of the works must carry an Unrestricted Demolitions Certificate.

2. Project Information

Client Details:	Is the client the Principal Contractor	☐ Yes ☐ No
Company Name:	Karimbla Constructions Services (NSW)	
ABN:	67152212809	
Address:	L11/528 Kent St, Sydney NSW 2000	
Phone:		
Fax:		
Email:	Sch 2.2(a)(ii)	
Client Contact Name:	Sch 2.2(a)(ii)	
Client Contact Phone Number:	Sch 2.2(a)(ii)	
Demolition Contractor Details:	Is the contractor the Principal Contractor	☐ Yes ☐ No
Company Name:	Metropolitan Demolitions	
ABN:	67 099 769 052	
Address:	L1/396 Princes Highway St.Peters, NSW	
Postal Address:	As above	
Phone:	9519 3099	
Fax:		
Email:	info@metrodemo.com.au	
Project Specifics:		
Project Name:	40 Allara Street Bridge Demolition	
Project Address (Location):	40 Allara Street, Canberra	
Start Date:	TBA	Completion Date: TBA
Peak number of people on site:	25	
Project Contacts:		
Project Manager:		
Name:	Sch 2.2(a)(ii)	
Phone Number:	Mobile: Sch 2.2(a)(ii)	Office: 02 9519 3099
Email:	Sch 2.2(a)(ii)	
Competent Person On Site:		
Supervisor 1 – Name:	Sch 2.2(a)(ii)	
Phone Number:	Sch 2.2(a)(ii)	
Supervisor 2 – Name:	Sch 2.2(a)(ii)	
Phone Number	Sch 2.2(a)(ii)	
Project Engineer/WHS Person:		
Name:	Sch 2.2(a)(ii)	
Phone Number:	Sch 2.2(a)(ii)	
Other		

2.1 Project Scope of Works

The scope of works consists of the demolition and removal of building located at:

- 40 Allara Street, Canberra

The Projects scope of works includes:

- Demolition and removal of buildings elements and infrastructure including basement levels, excluding
  - Concrete slab on ground
  - Section of walls acting as retaining structures
- Disconnect and cap all utilities/services at relevant property boundaries or as per provided location
- Traffic management
- Waste sorting and removal
- Site remediation
- Asbestos removal
- Decommissioning of plant
- Designing and installation of Temporary Works
- Remove all water meters and return to Sydney Water
- Protection of structures
- Transport of waste
- Prepare Management Plans
- Prepare and submit Survey Plan
- Coordination of the interface Work

Key stages of the project will be carried out as described later on in this document and in a detailed sequence as per the Demolition Programme prepared for the project. Work will generally follow the sequence as indicated below.

1. Receive Handover of Site and sign off services
2. Site induction
3. Demarcate site and define Exclusion Zones
4. Install Environmental Controls
5. Practical Removal of Hazardous Materials
6. Soft strip structure
7. Erect scaffold and protection
8. Mechanical Demolition
9. Remove rubble and rubbish from site
10. Handover
11. Demobilisation.

All works will be completed in accordance with *Code of Practice: Demolition Work (SafeWork, ACT) and AS2601: The demolition of structures* and shall meet legislative requirements contained in the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2017*.

2.2 Project Working Hours

Working hours for **normal works** are:

- **7.00am** to **6.00pm** Monday to Friday
- **8.00am** to **1.00pm** Saturdays
- No work on Sundays and Public holidays

2.3 Project Site Aerial Photograph



3. Investigation

An investigation of the structures to be demolished and surrounding environment has been undertaken in accordance with the *Code of Practice: Demolition Work (SafeWork) and AS2601: The demolition of structures*. The observations from this investigation is broken up into three (3) sections 'Investigation of Structures', 'Investigation of Site', and 'Investigation of Services' and is recorded below.

3.1 Investigation of Structures

3.1.1 Description of Structures

The structure to be demolished is a 6-level commercial office block building. It also has a basement carpark and a connecting pedestrian bridge to the neighbouring property. The building is located the CBD of Canberra and is surrounded by other government buildings that are occupied and in use

3.1.2 Structural System

The building is constructed of concrete and has concrete slabs to each level. The façade of the building is concrete and has glass windows.



40 allara street Facade

3.1.3 Hazardous Materials

Hazardous materials have been identified in a previous report provided by the Client however were non-destructive in nature and should NOT be viewed as complete – Refer **Appendix A**.

A full destructive hazardous materials investigation is currently being undertaken and this DWP will be updated with the new report when it is made available.

No strip out, demolition or other work that has the possibility of disturbing any asbestos containing materials is to commence until a sign off in the affected area is received prior to commencing.

The hazardous materials removal will be undertaken by ATS. The licensed asbestos removal contractor will take possession of various areas throughout site setting up containment walls, sheeting, negative air equipment, decontamination units and other controls (where required). Areas will be demarcated, for persons requiring access contact the MDG Site Supervisor who will liaise with the Asbestos Removal Site Supervisor to organise appropriate measures. Do not under any circumstances enter an asbestos exclusion zone, tamper with warning signage or tamper with their equipment. Air monitoring will be undertaken daily throughout the structure, in site sheds and to the perimeter of the site. The results of monitoring will be posted daily in site sheds. The location of temporary and localised asbestos removal zones will be tool boxed talked daily.

A clearance certificate will be obtained by a qualified Occupational Hygienist prior to demolition.

In the case of encountering unidentified asbestos, work will stop in that area and ATS will seal the area and make safe. An occupation hygienist will be notified and their advice sought, sampling and identification of the suspect material may be undertaken. ATS will otherwise remove the asbestos in accordance with the Asbestos Removal Control Plan which will be amended if necessary to cover the unexpected find. This unexpected find will then be included in the clearance certificate document issued by the occupation hygienist and provide a clearance certificate for the same.

3.1.4 Height of Structures and Distance to Boundaries

The structure to be demolished is a 6-level commercial office block building. It also has a basement carpark and a connecting pedestrian bridge to the neighbouring property. The building is located the CBD of Canberra and is surrounded by other government buildings that are occupied and in use.

3.2 Investigation of Site

3.2.1 Description of Site

No heritage listed structures have been identified on site.

All neighbouring buildings are to remain operational throughout the demolition process. MDG works must not in any way hinder the operation of these surrounding buildings.

3.2.2 Underground Structures

The building basement levels covering its footprint and some of the area.

3.2.3 Retaining Structures

The external basement walls to the building are retaining walls.

3.2.4 Hazardous Chemicals / Dangerous Goods Storage or Dumps

No major hazardous chemicals or dangerous goods (e.g. munitions, chemical storage systems, underground storage tanks, compressed gas cylinders, fire retardant cylinders, medical gases, dumps of noxious or toxic or hazardous substances, etc.) have been identified on site or have been communicated by the Client.

Work involving removal of hazardous chemicals / dangerous goods is not in MDGs scope of works and is the responsibility of the Principal Contractor to remove unexpected findings of hazardous chemicals / dangerous goods on site.

In the event of encountering any unexpected findings of hazardous chemicals / dangerous goods, the following is to apply before work commences in the immediate area:

1. Work in the immediate area will stop
2. The Site Supervisor will be notified of the find
3. The Site Supervisor will notify the Project Manager
4. The Project Manager will notified the Principal Contractor
5. The Principal Contractor will organise the safe removal of the substance (which may necessitate the engagement of specialist contractors), work will not recommence in the area until the Principal Contractor has given approval

3.2.5 General Condition of Land and Structures on Adjoining Sites

The buildings, paths, roadways and other items surrounding the site are in sound structural condition. A full Dilapidation Survey is to be undertaken by the Principal Contractor prior to demolition starting. MDG do not anticipate any physical impacts on the surrounding structures.

Care will be taken to minimise impacts on adjoining sites and structures. Various methods will be employed to minimise the disruption to the surrounding buildings or adjoin sites and structures.

3.3 Investigation of Services

3.3.1 Services to be disconnected

All services shall be disconnected / made safe prior to commencement of demolition work. A sign-off on services will be received by Karimbla Constructions prior to the commencement of any demolition works.

For early works prior to full disconnection of power, areas will be isolated and a sign off on the power in those areas received. For some minor demolition in localised areas where it is clearly evident that there is no power services going to be disturbed (e.g. removal or demolition of ceiling grids, furniture and fixings that do not contain power) the demolition may occur without a signoff.

For complex structures that involve many operational 'live' Client critical services (pressurised piping systems, other water/chemical/steam/air systems, electrical, communication, gas, etc.) requiring identification, relocation and decommissioning or isolation by the Client (and where MDG is the Principal Contractor). The following form may be used to assist MDG in obtaining required signoffs ***Request to Client for Service Id, Decommission & Approval to Remove*** form.

Where fire sprinkler systems are unable to be isolated due to Client operational needs, care shall be taken during works to prevent disruption to this service.

Refer Service Disconnection Signoffs - **Appendix B**.

3.3.2 Services to be maintained

Water and temporary power will be used during the course of demolition works. Some emergency access lighting will be installed and temporary power boards will be used to provide task lighting in the darker areas of the structures. Power will also be used by the Asbestos Removal Contractor to run vacuums, decontamination units (where required), negative air units and lighting within their enclosures.

Water will be used for dust suppression and in the decontamination unit showers (where required).

Where material and personal material hoists are installed 3 Phase power will be supplied to them.

3.4 Hazard Investigation / Identification

The following key hazards associated with demolition work have been identified:

- Unplanned structural collapse
- Falls from one level to another
- Falling objects
- The location above and underground essential services, including the supply of gas, water, sewerage, telecommunications, electricity, chemicals, fuel and refrigerant in pipes or lines
- Exposure to hazardous chemicals – these may be present in demolished material or in the ground where demolition work is to be carried out (contaminated sites)
- Hazardous noise from plant
- The proximity of the building or structure being demolished to other buildings or structures

Each of the above risks has been investigated and control measures outlined in the Safe Work Method Statement (SWMS) developed for demolition and associated works. Refer SMP and EMP for more details.

3.5 Suspended Slabs and No-Go Areas for Machine's

The following areas are no-go areas for machinery unless an engineer's approval is sought first:

1. All suspended slabs
2. The high side of any retaining walls from the edge of the wall, back a distance equal to the height of the wall
3. On top of any underground structures including fuel tanks and the like. Note: where the walls of underground structures are retaining walls, they should be treated in accordance with the above point

- All levels of the structures to be demolished with the exception of the basement slabs are suspended. No machines are to be placed on these slabs without first getting engineers approval. Certification will be sought as to the heaviest Skidsteer, EWP, truck and excavator types that can be places on area of the building prior to bringing any machines on site. Prior to heavier machines being brought onto site, temporary propping will be designed by a

structural engineer, installed and finally certified by the design engineer for the areas the machine will be working in. A third party engineer will also check all temporary works including back propping and bracing.

- Prior to installation of back propping a SWMS will be developed for the installation of the props. See Metropolitan Demolitions SWMS – *Installation of Back Propping.*

4. Demolition Exclusion Zone

The demolition Exclusion Zone will encompass the entire site with the exception of the site amenity areas (and access ways to and from), which will be deemed construction zones.

All personnel on the Principals contractor site have to be inducted into their system. In addition, all personnel not inducted by MDG will be required to visit the site office and not enter the demolition site until they have been inducted and signed on the Site Sign-In Register or brought on site with the permission of the MDG Site Supervisor under the supervision of an inducted person and have signed in the Site Visitors Register.

As well as the whole demolition site being a demolition zone, various area inside site will be demarcated with chain wire fencing and signs 'Warning Drop Zone, Do Not Enter', Jersey curbs, steel plates and other engineering barricades will also be used in the Drop Zones. The locations of these Drop Zones are also marked up on an Exclusion Zone Plan. The location of smaller temporary localised Drop Zones will be tool box talked daily and detailed in the demolition site sign on location.

All Exclusion Zones, Asbestos Removal Zones and Drop Zones will be properly demarcated.

No unauthorised persons shall be permitted into the demolition work area. All personnel and visitors will follow Site Personnel and Visitor Registration Procedure.

5. Details of Demolition

5.1 Sequence

Demolition

Work will follow the sequence below. Amended to this sequence may occur to suit. For more detail see separate Demolition Program.

1. Receive Handover of Site and sign off services
2. Site induction
3. Demarcate site and define Exclusion Zones
4. Install Environmental Controls
5. Practical Removal of Hazardous Materials
6. Create Drop Zones
7. Soft strip structure
8. Erect scaffold and protection
9. Mechanical Demolition
10. Install Man and Material Hoist
11. Mechanical Demolition
12. Remove rubble and rubbish from site
13. Handover
14. Demobilisation

More details on the sequence and flow of the work including durations see the separate Demolition Program and updated monthly programs.

Note: Where temporary works are necessary (propping, scaffolding needles and the like) the following sequence MUST be adhered to prior to the use of the temporary works item:

1. Design
2. Specialist Engineer Sign Off on Design
3. Tall Sign off on Design
4. Installation
5. Inspection and Certification (engaged specialist Engineer)
6. Use

Temporary Works

Note: Where temporary works are necessary (propping, scaffolding needles and the like) the following sequence MUST be adhered to prior to the use of the temporary works item:

1. Design
2. Specialist Engineer Sign Off on Design
3. Second engineer to check design
4. Installation
5. Inspection and Certification (engaged specialist Engineer)
6. Use of temporary works structure/item

5.2 Detailed Work Method

5.2.1 Receive Handover of Site and Sign-off on Services

Demolition will begin only when the site has been officially handed over and a sign off on services has been received by the appropriate service providers for appropriate areas.

5.2.2 Site Induction

A site induction is to be held before any work commences on site. The site induction includes the following:

- Induction into this DWP, other plans and SWMS
- Induction into the Principal Contractors Work Health and Safety Management Plan/system
- Induction into the Clients Work Health and Safety Management Plan/system (where required)

5.2.3 Demarcate Site and Define Exclusion Zones

The entire site will be fenced with 1.8m chain wire fencing. Other areas of site may be demarcated as hazard removal areas, exclusion or Drop Zones. The access gate will be closed during demolition works and manned during load out.

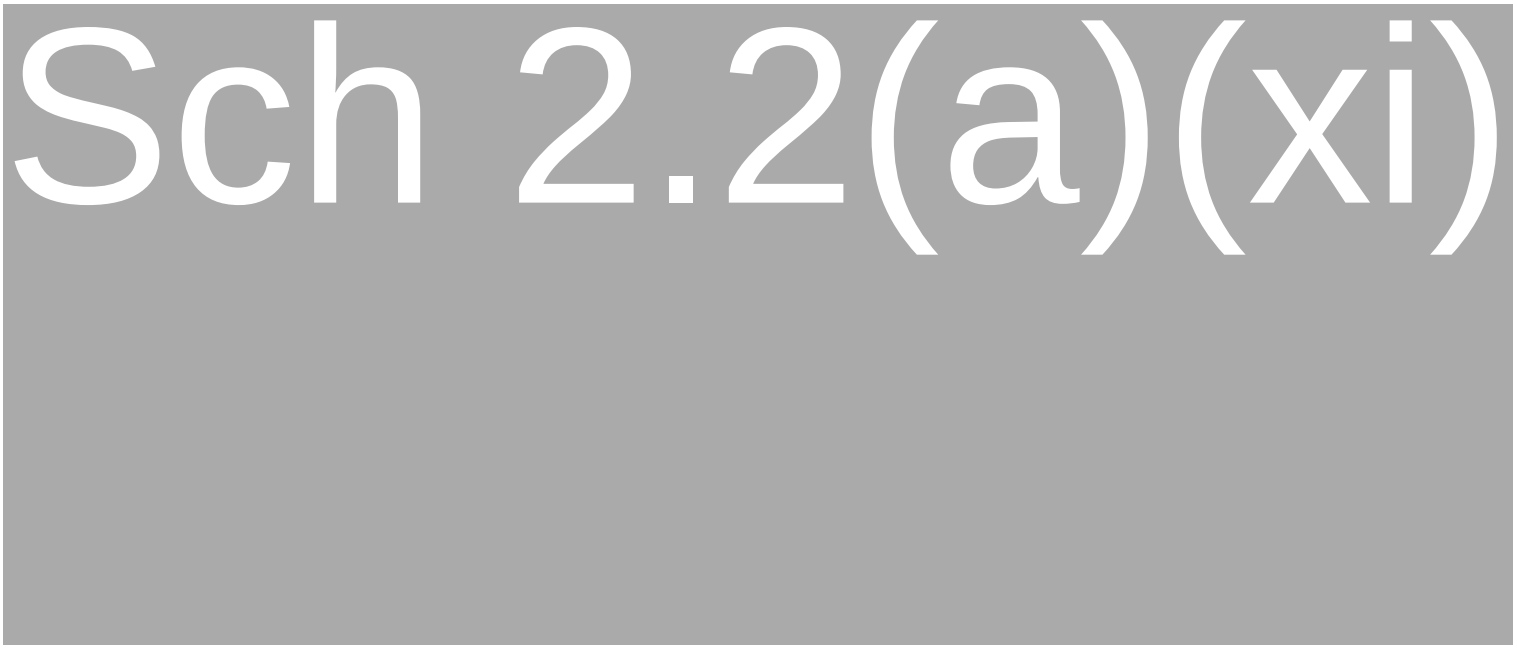
Site notices to be displayed in a prominent position are:

- Unauthorised entry prohibited
- Warning Demolition in Progress

- Warning Asbestos Removal
- Mandatory PPE information signage
- MDG Site Supervisor in charge of works
- 24 hour site emergency contact number

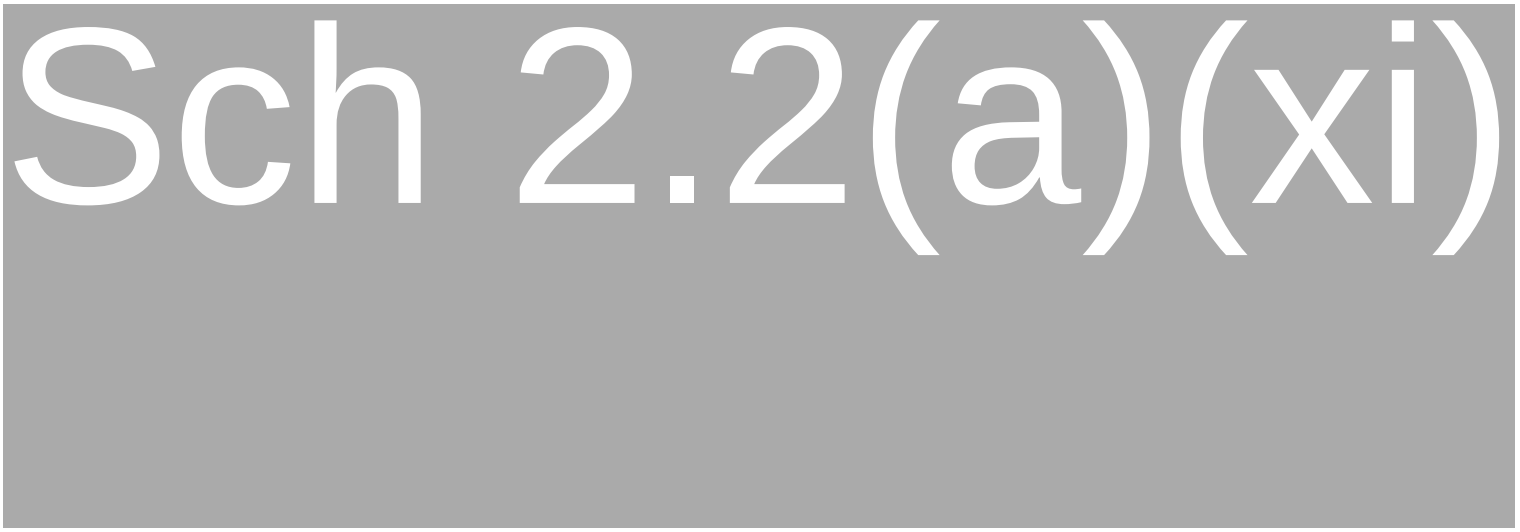
5.2.4 Install Environmental Controls

MDG is a responsible demolition contractor and will endeavour to ensure the unimpeded operation of the surrounding sites throughout our works. Particular importance will be placed on sensitive receivers and close proximity to adjacent buildings. MDG will endeavour to do everything reasonably practicable to make what is by nature a noisy and disruptive process as quiet and dust free as possible. A summary of the key environmental methods that will be used on site include:



- **Noise Management**

Demolition is a noisy process, however many measures can be taken to minimise this noise. MDG believe that with the following noise reduction measures when implemented will minimise noise disruption to the surrounding buildings:



Sch 2.2(a)(xi)

- **Dust Control**

  Demolition of brick and concrete can generate excessive amounts of dust however through the following dust suppression measures MDG anticipate the dust leaving the confines of the building being demolished will be kept below a level that adversely affects the surrounding billings and site:

Sch 2.2(a)(xi)

- **Vibration Management**

  Vibration on this site will emanate from the excavator mounted hydraulic hammers used in the process of breaking down the concrete and brick structure into rubble and also from items reaching the base of the Drop Zone. The following measures will ensure that disruptive vibration will not travel beyond or site:

Sch 2.2(a)(xi)

- **Truck Movements**
  - Providing traffic controllers to control pedestrian and vehicular traffic
  - Ensure trucks are covered prior to leaving site
  - Providing drivers information on access, routes and site conditions and sensitive receivers
  - Space allocated for trucks within hoardings

Refer ***Environmental Management Plan*** (EMP) for full details.

5.2.5 Practical Removal of Hazardous Materials

The management of asbestos on site will be conducted in accordance with the Safety Management Plan (SMP) and Asbestos Management Plan (AMP) developed for the project.

Where hazardous materials removal is to be undertaken an Asbestos Removal Control Plan is to be developed by ATS including specific SWMS for the activity. The Asbestos Removal Control Plan is to incorporate the requirements of the Asbestos Management Plan (AMP).

Hazardous materials removal work will be conducted in accordance with the *Work Health and Safety Regulations 2017* and the *Code of Practice: How to safely remove asbestos.*

The hazardous materials removal will be undertaken by ATS in all areas of site prior to demolition in those particular areas. A clearance certificate will be obtained by a qualified Occupational Hygienist prior to demolition.

Refer ***Asbestos Management Plan*** and (ARC) Asbestos Removal Control Plan and SWMSs for further details on the asbestos removal and associated risks analysis.

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

5.2.11 Handover Site to Client Representative

Where areas are to be progressively handed back to the Client or Principal Contractor the ***Project Area Handover Form*** is to be used and a copy provided to the Client.

On practical completion of works, a site meeting with the Clients representative and MDG will occur. MDG will hand over the site following the completion of all activities on the scope of works.

5.2.12 Demobilise from Site

The site demobilisation will take place following the site handover to Clients representative. Truck floats will take plat off site, the mobile amenities (where used) will be towed off site and the site fencing dismantled (where installed by MDG) and carted off site.

6. Permits by Authorities

All relevant permits required by authorities will be sought and displayed on-site at all times. These permits include but are not limited to (refer **Appendix D**):

- SafeWork Permit for demolition
- SafeWork Permit for asbestos removal
- Council approval for temporary footpath closures (if necessary)
- Council approval for Hoardings and laybacks (if necessary)

7. Personnel Qualifications

All personnel onsite shall hold a General Construction Induction Card (White Card).

The Site Supervisor shall be a SafeWork recognised Demolition Class A (unrestricted) Competent Person with considerable expertise in the demolition of similar structures.

All plant will be operated by SafeWork ticketed and experienced personnel.

MDG is committed to ensuring ongoing Work Health and Safety compliance. All personnel will be site inducted prior to commencement of work on-site.

8. Notes:

- During mechanical demolition, a competent observer will work with the operator at all times
- An RTA ticketed traffic controller will assist trucks accessing and egressing the site
- The structure is to be demolished in a controlled manner
- MDG will maintain a competent SafeWork recognised person on site at all times
- Each day a daily toolbox talk and checklist will be conducted by a site foreman and is to be read in conjunction with this DWP and the task specific SWMSs
- Personnel will sign off daily toolbox talks prior to proceeding to the work face
- All MDG personnel will hold a General Construction Induction Card (White Card) and will wear appropriate PPE
- Site specific SWMS and DWP can be altered in the Tool Box Talks, by altering the actual documents and by creating new SWMS on the blank forms provided. These changes will be outlines in a toolbox talk and orally if the competent person on site identifies additional risks. Further revisions of the documents will be issued as soon as practicable.

9. Forms

- Request to Client for Service ID, Decommission & Approval to Remove F-QSE-024.A
- Project Area Handover Form F-QSE-003.H

Appendix A – Hazardous Materials Survey / Register

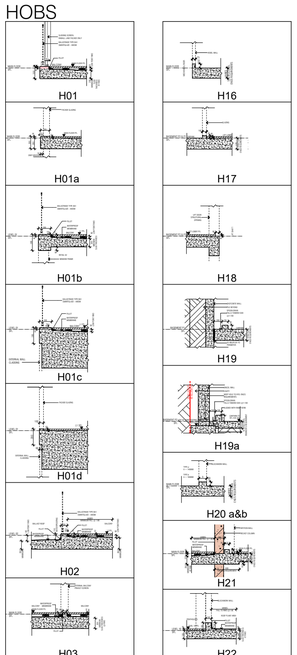
Appendix B – Service Disconnection Signoffs

Appendix C – Engineer Certificates and Instructions

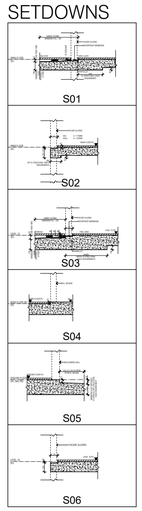
Appendix D – Permits by Authorities

Copy of demolition permit to be placed on noticeboard

HOBS

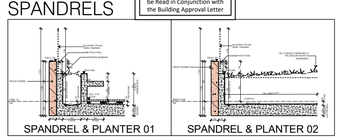


SETDOWNS

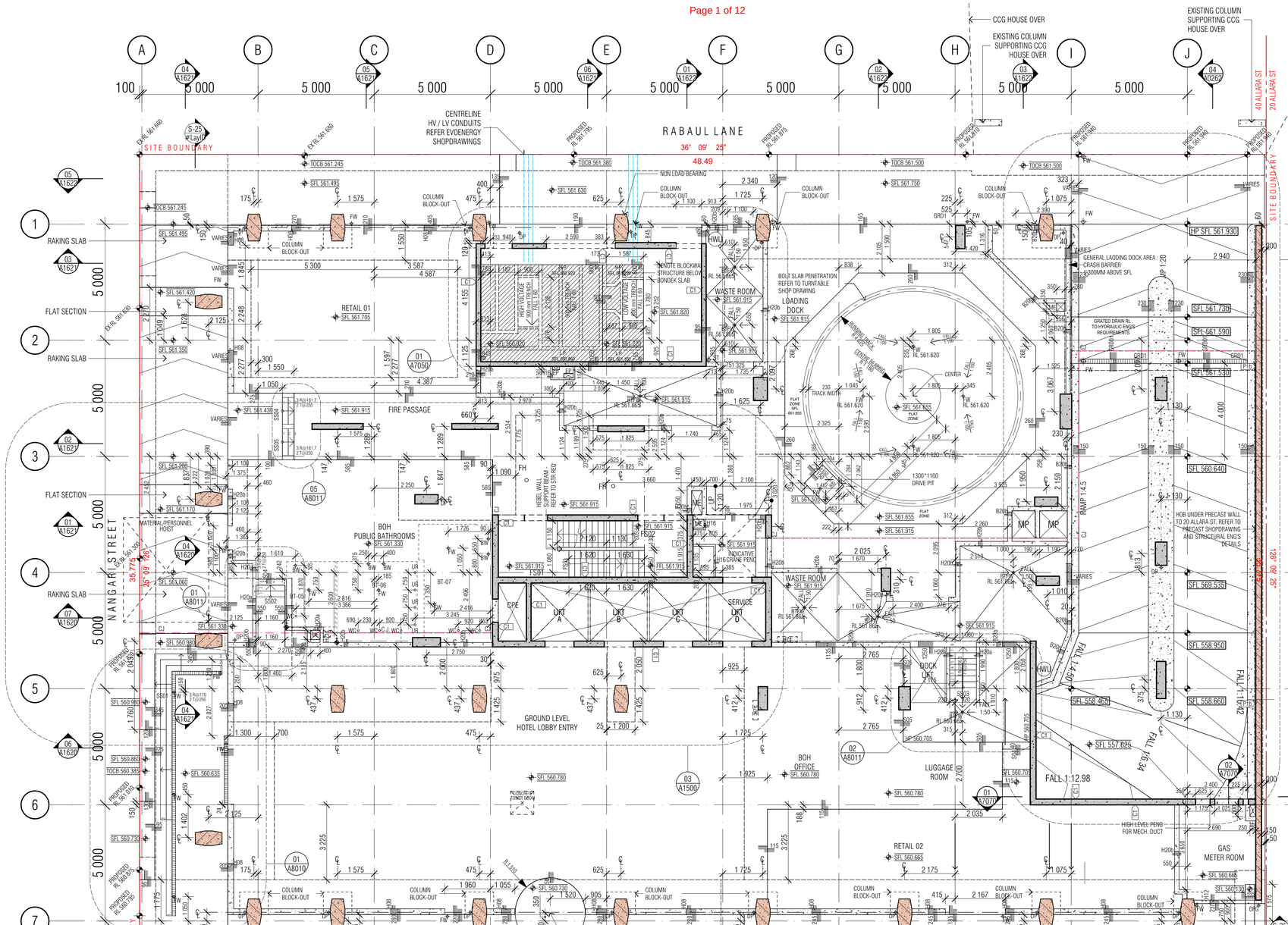


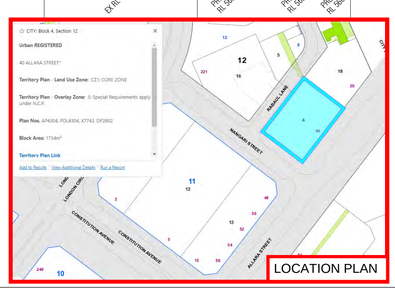
FOR FULL EXTENT OF HOBS AND SETDOWNS, REFER DRAWINGS A0080 & A0081

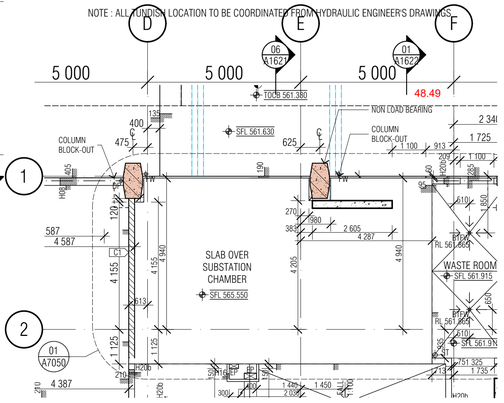
SPANDRELS



BCA certifiers
ABN: 58 119 755 734
Date Issued: 4 February 2022
BUILDING APPROVAL Issued Under S.28 of the Building Act 2004.
BCA Certifiers Australia Pty Ltd Lic. No: 200714
3, 6 & 7a
BCA Occupancy Class:
BCA Type of Construction
Building Approval Plans are to be Read in Conjunction with the Building Approval Letter







01 GROUND LEVEL CONCRETE PROFILE PLAN

CONCRETE PROFILE LEGEND

WALL HATCHES
INSITU CONCRETE
PRECAST CONCRETE
CONCRETE BUND
LOW PRECAST

DENOTES FORMWORK ZONE FOR OFF FORM CONCRETE SOFFIT BELOW
SECONDARY CONCRETE SLAB
MASS CONCRETE BUILD-UP
CAPPING BEAM

SFL 561.915
STEP IN TOP OF SLAB
DOUBLE STEP IN TOP OF SLAB
PLINTH/UPSTAND
EDGE PLINTH/UPSTAND/BUND

SFL: STRUCTURAL FLOOR LEVEL
FFL: FINISHED FLOOR LEVEL
BEL: BULK EXCAVATION LEVEL
DEL: DETAILED EXCAVATION LEVEL
TOCB: TOP OF CAPPING BEAM
PL : PAVING LEVEL
SPL: STRUCTURAL PAVING LEVEL
CJ: CONSTRUCTION JOINT
PJ: PANEL JOINT
IJ: ISOLATION JOINT
SJ: SAWN JOINT
TMJ: TEMPORARY MOVEMENT FACIA
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NOTE:
1. ALL COLUMNS TO BE LOCATED ON CENTRELINE OF GRID UNLESS OTHERWISE NOTED. INDICATIVE PROFILE OF SLAB ONLY. REFER TO ENGINEERS DRAWINGS AND DETAILS FOR FULL EXTENT OF STRUCTURE
2. TYPICAL BEAM OR COLUMN UNDER SHOWN AS DASHED LINE, UNLESS NOTED OTHERWISE
3. BALCONIES POURED TO FALLS
4. BUND WIDTH TO BE 130MM UNLESS NOTED OTHERWISE
5. ALL SERVICE PENETRATION BELOW 100MM DIAMETER HAVE NOT BEING DOCUMENTED, AS AGREED WITH MERITON SERVICES CONSULTANTS AND MERITON STRUCTURAL ENGINEERS
6. VENT RISERS AND MISCELLANEOUS PIPEWORK NOT INDICATED. REFER SERVICES FOR FULL EXTENT OF RISERS. REFER SPECIFICATION FOR TYPES AND HYDRAULIC DWG'S

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SERVICES RISERS

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FP FZ — FIRE PENETRATION/ZONE
SUMP — ROOF SUMP / STORMWATER SUMP
RC — REFUSE CHUTE/WASTE

ST / PRESS -STAIR PRESSURE
S/F -SECURITY/ FIRE
○ -STACK RISERS:
SS = SOIL STACK
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NOTE: VENT RISERS AND MISCELLANEOUS SERVICE PIPEWORK NOT INDICATED. REFER SERVICES FOR FULL EXTENT OF RISERS

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SPT<— SPOUT
OF <— BALCONY OVERFLOW TYPE 1, 2, 3...
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FHR FIRE HOSE REEL
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DP DP1/DP2 ETC=DOWNPIPE
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DOUBLE LINES DENOTES CAST IN SLAB
PL PAVING LIGHT
TOW TOP OF WALL

NOTE : ALL UNDISH LOCATION TO BE COORDINATED FROM HYDRAULIC ENGINEER'S DRAWINGS

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION

06	TENDER ISSUE	AR	05.03.2021
07	FOR INFORMATION	AR	22.03.2021
08	GENERAL UPDATE	AR	16.04.2021
09	REVISED CAPPING BEAMS	AR	29.06.2021
10	REVISED SUBSTATION / FIRE EGRESS	AR	09.07.2021
11	GENERAL UPDATE	AR	22.07.2021
A	ISSUE FOR CONSTRUCTION	AR	03.09.2021
B	STW PIT & FW LEVELS UPDATE	AR	27.09.2021

REVISION

C	GENERAL COORDINATION	AR	07.10.2021
D	FOR CONSTRUCTION CERTIFICATE	AR	26.10.2021
E	AMENDED BASEMENT WALL TO SITE BOUNDARY	AR	29.10.2021
F	REVISED BOH LAYOUT	AR	05.11.2021
G	AMENDED HP GAS TRENCH	AR	15.11.2021
H	AMENDED MDF & GAS METER ROOMS	AR	19.11.2021
I	AMENDED GAS SUPPLY TRENCH	AR	03.12.2021
> J	FOR BUILDING APPROVAL	AR	17.12.2021

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AR	17.12.2021	PM	17.12.2021	19125	1:100@A1

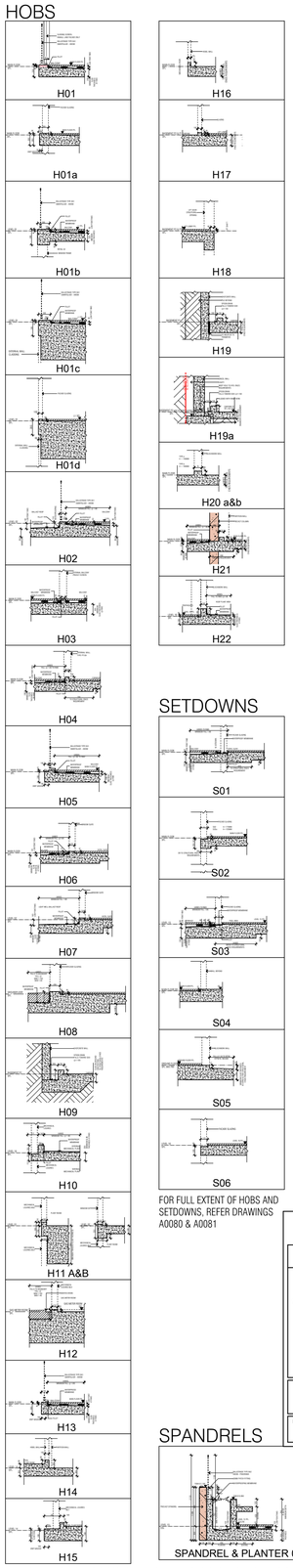
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GROUND LEVEL CONCRETE PROFILE PLAN

ISSUE PURPOSE
FOR CONSTRUCTION

REV. J

DRAWING NO. A1100

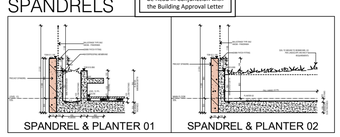
HOBS



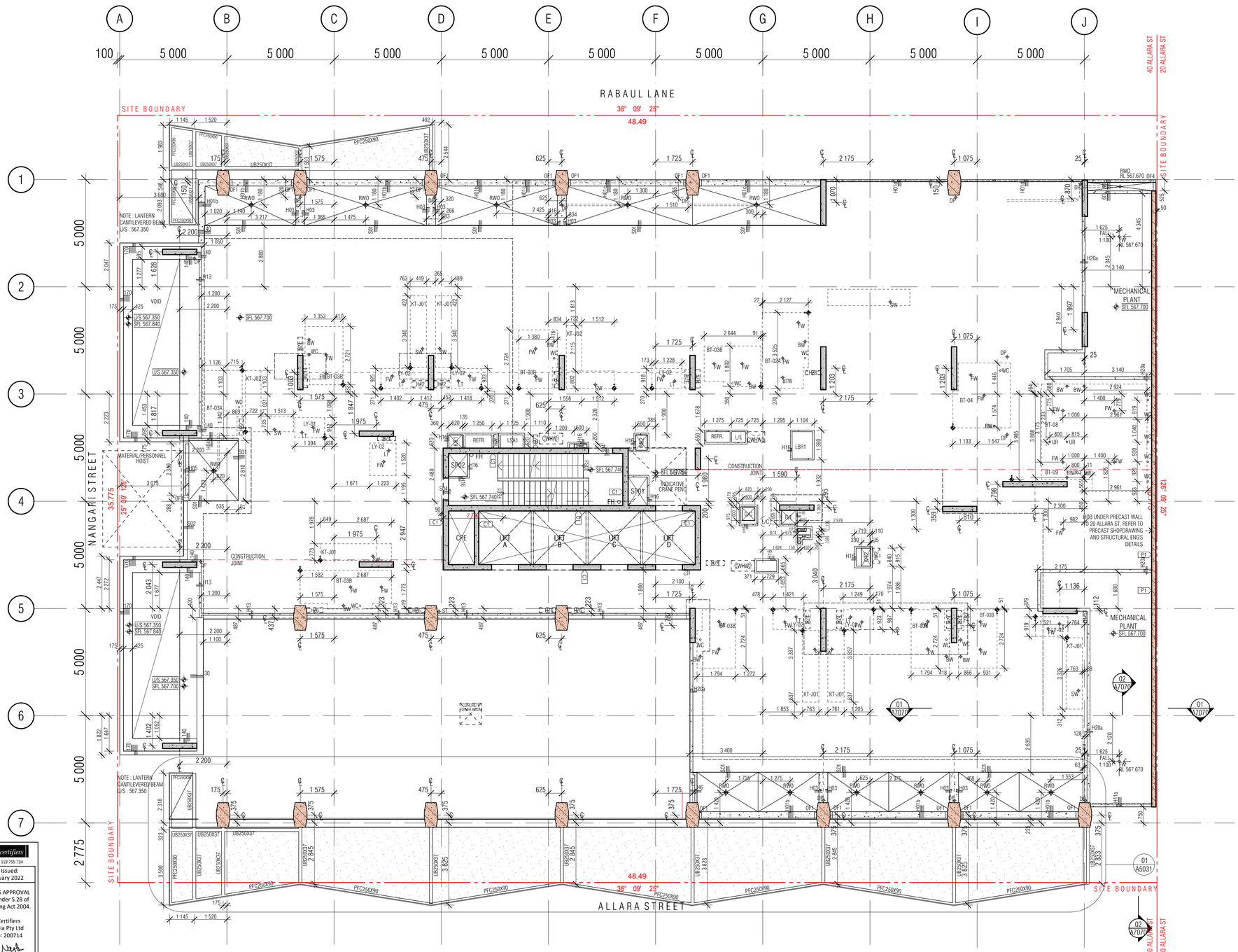
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SPANDRELS



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01 LEVEL 01 CONCRETE PROFILE PLAN

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- SPT⊂ SPOUT
- OF ⊂ BALCONY OVERFLOW TYPE 1, 2, 3...
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- FHR FIRE HOSE REEL
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BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION			
-	DESIGN DEVELOPMENT	KH	27.11.2020
01	GENERAL UPDATE	AR	18.12.2020
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AR	17.12.2021	PM	17.12.2021	19125	1:100@A1

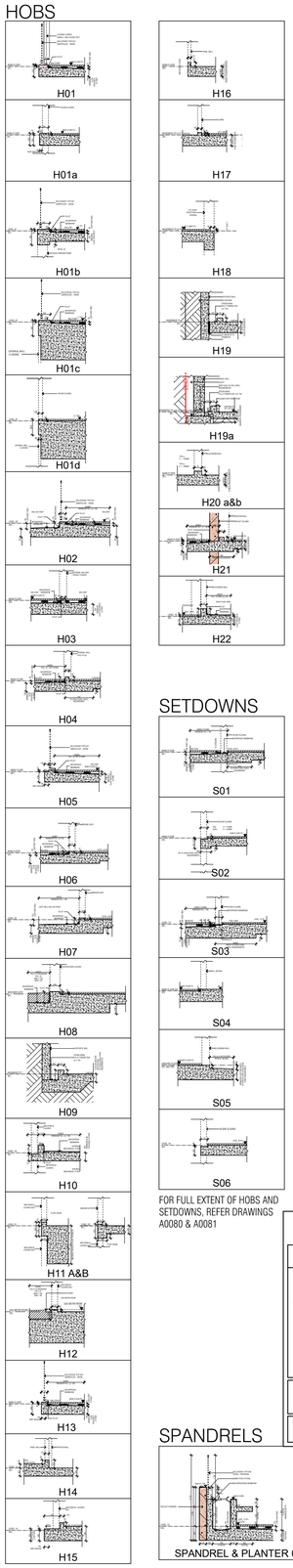
DRAWING TITLE LEVEL 01 CONCRETE PROFILE PLAN

ISSUE PURPOSE FOR CONSTRUCTION

REV. D

DRAWING NO. A1101

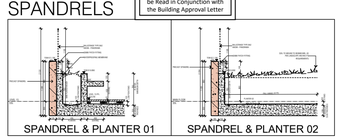
HOBS



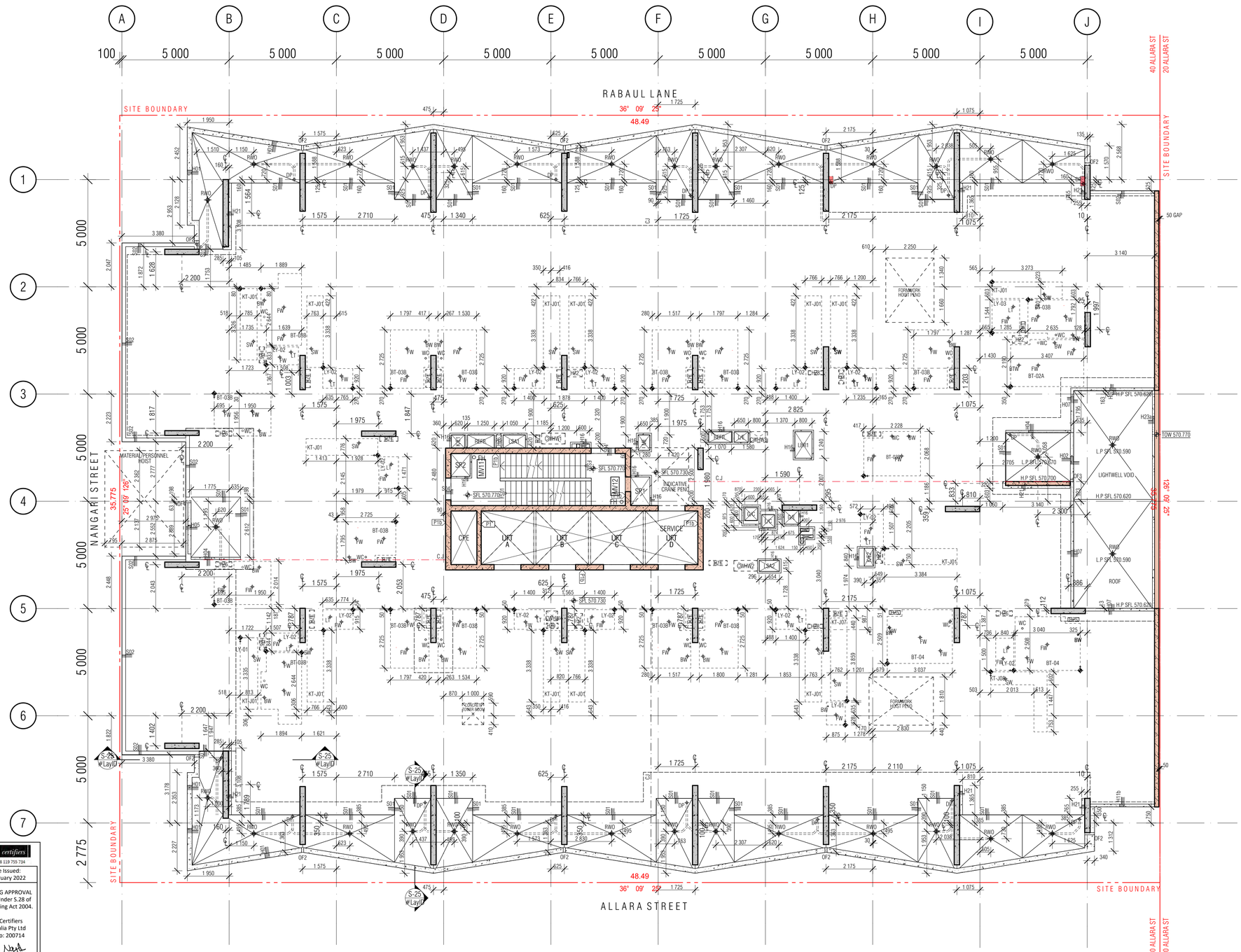
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10	LBR1 - MECHANICAL UPDATE	AR	27.09.2021
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MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AR	17.12.2021	PM	17.12.2021	19125	1:100@A1

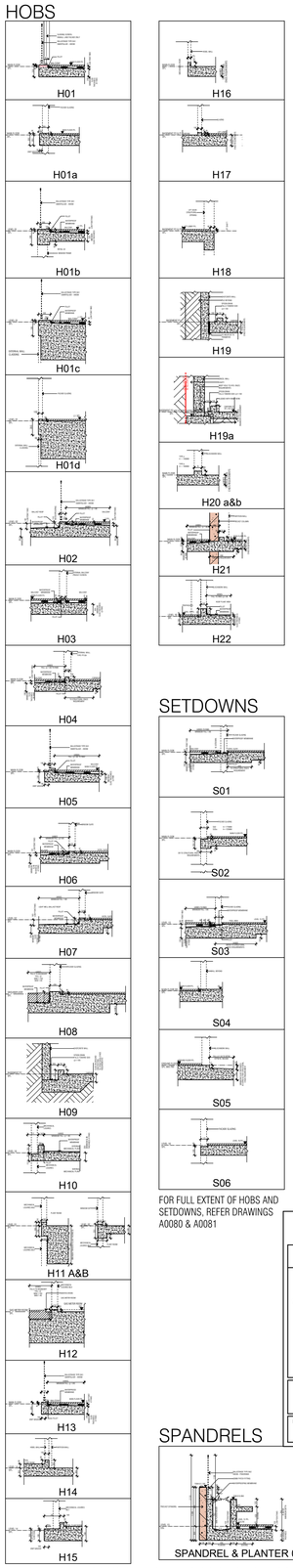
DRAWING TITLE LEVEL 02 CONCRETE PROFILE PLAN

ISSUE PURPOSE FOR CONSTRUCTION

REV. A

DRAWING NO. A1102

HOBS



SETDOWNS

FOR FULL EXTENT OF HOBS AND SETDOWNS, REFER DRAWINGS A0080 & A0081

BCA certifiers
ABN: 58 110 755 734

Date Issued: 4 February 2022

BUILDING APPROVAL Issued Under S.28 of the Building Act 2004.

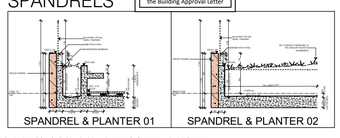
BCA Certifiers Australia Pty Ltd Lic. No: 200714

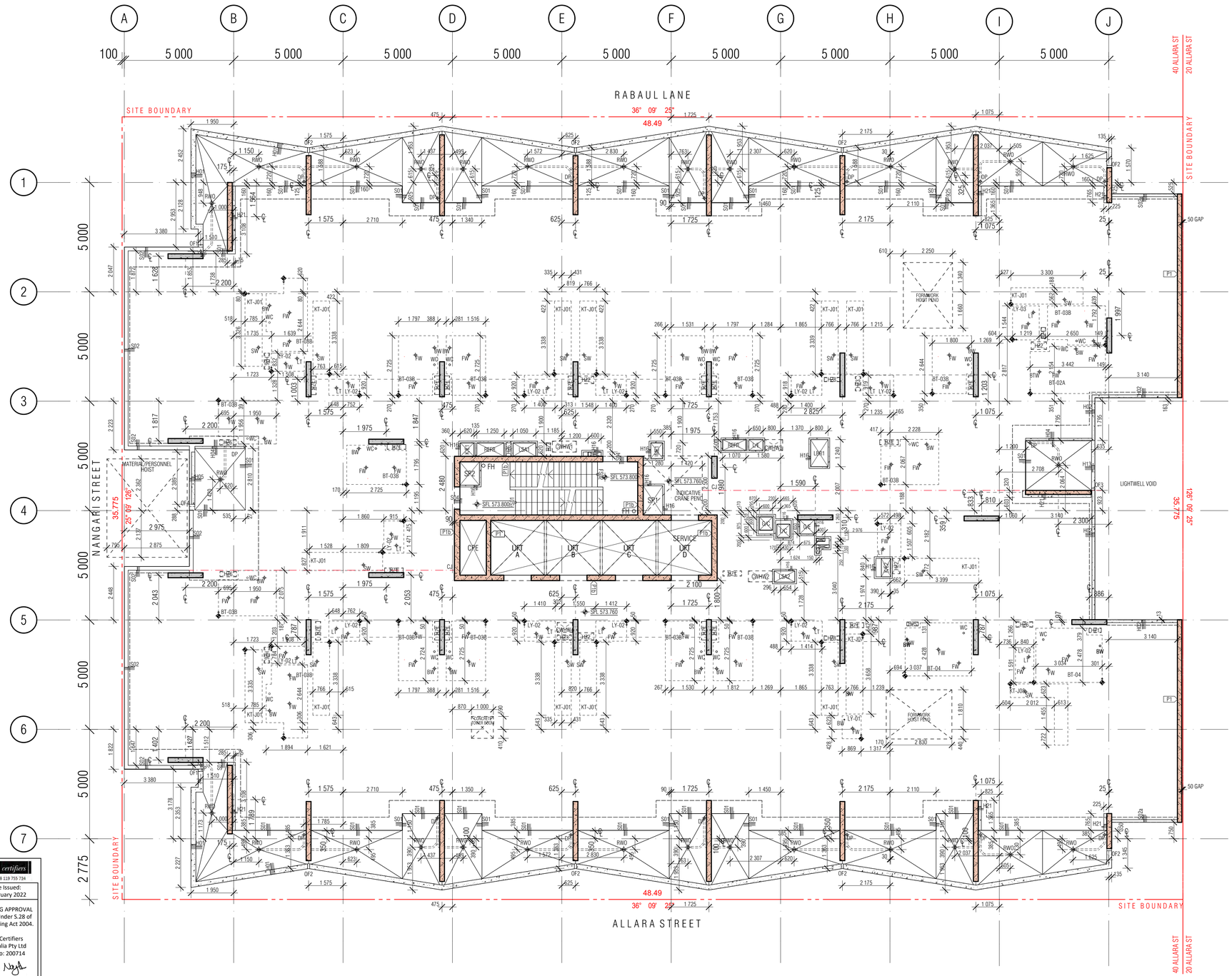
3, 6 & 7a
BCA Occupancy Class:

A
BCA Type of Construction

Building Approval Plans are to be Read in Conjunction with the Building Approval Letter

SPANDRELS





01 - LEVEL 03 CONCRETE PROFILE PLAN

CONCRETE PROFILE LEGEND

WALL HATCHES
- INSITU CONCRETE
- PRECAST CONCRETE
- CONCRETE BUND
- LOW PRECAST
- DENOTES FORMWORK ZONE FOR OFF FORM CONCRETE SOFFIT BELOW
- SECONDARY CONCRETE SLAB
- MASS CONCRETE BUILD-UP
- CAPPING BEAM

SFL 561.915
- STEP IN TOP OF SLAB
- DOUBLE STEP IN TOP OF SLAB
- PLINTH/UPSTAND
- EDGE PLINTH/UPSTAND/BUND

SFL: STRUCTURAL FLOOR LEVEL
FFL: FINISHED FLOOR LEVEL
BEL: BULK EXCAVATION LEVEL
DEL: DETAILED EXCAVATION LEVEL
TOCB: TOP OF CAPPING BEAM
PL : PAVING LEVEL
SPL: STRUCTURAL PAVING LEVEL
CJ: CONSTRUCTION JOINT
PJ: PANEL JOINT
IJ: ISOLATION JOINT
SJ: SAWN JOINT
TMJ: TEMPORARY MOVEMENT FACIA
FPJ: FORMWORK PANEL JOINT (CLASS 2 CONC)

NOTE:
1. ALL COLUMNS TO BE LOCATED ON CENTRELINE OF GRID UNLESS OTHERWISE NOTED. INDICATIVE PROFILE OF SLAB ONLY. REFER TO ENGINEERS DRAWINGS AND DETAILS FOR FULL EXTENT OF STRUCTURE
2. TYPICAL BEAM OR COLUMN UNDER SHOWN AS DASHED LINE, UNLESS NOTED OTHERWISE
3. BALCONIES POURED TO FALLS
4. BUND WIDTH TO BE 130MM UNLESS NOTED OTHERWISE
5. ALL SERVICE PENETRATION BELOW 100MM DIAMETER HAVE NOT BEING DOCUMENTED, AS AGREED WITH MERITON SERVICES CONSULTANTS AND MERITON STRUCTURAL ENGINEERS
6. VENT RISERS AND MISCELLANEOUS PIPEWORK NOT INDICATED. REFER SERVICES FOR FULL EXTENT OF RISERS. REFER SPECIFICATION FOR TYPES AND HYDRAULIC DWG'S

SERVICES
THE FOLLOWING PENETRATIONS ARE INDICATED TO ASSIST WITH THE SETOUT OF HYDRAULICS / PIPEWORK ELEMENTS WHICH HAVE CRITICAL ARCHITECTURAL SETOUTS. ALL HYDRAULICS ELEMENTS ARE NOT NECESSARILY INDICATED, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL PENETRATIONS ARE PROVIDED TO DELIVER THE DESIGN INTENT. HYDRAULICS CONTRACTOR TO PROVIDE DIMENSIONED SHOP DRAWINGS BASED ON THESE SETOUTS.
PERIMETER HOBS TO ALL PENETRATION, REFER TO HOBS LEGEND FOR APPLICABLE CONDITION.

SERVICES RISERS

- SERVICES PENO — SERVICES ZONE
- MP MZ — MECH PENETRATION/ZONE
- HP HZ — HYDR. PENETRATION/ZONE
- EP EZ — ELECT PENETRATION/ZONE
- FP FZ — FIRE PENETRATION/ZONE
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ST / PRESS -STAIR PRESSURE
S/F -SECURITY/ FIRE
○ -STACK RISERS:
SS = SOIL STACK
NG = NAT. GAS
TW = TRADE WASTE,
SW = STORMWATER

NOTE: VENT RISERS AND MISCELLANEOUS SERVICE PIPEWORK NOT INDICATED. REFER SERVICES FOR FULL EXTENT OF RISERS

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- HZ2 HYDR. RISER ZONE 350x700
- HZ3 HYDR. RISER ZONE 250x650
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- HZ5 HYDR. RISER ZONE 180x520
- HZ6 HYDR. RISER ZONE 620x250
- HZ7 HYDR. RISER ZONE 620x200
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- HZ10 HYDR. RISER ZONE 200x650
- HZ11 HYDR. RISER ZONE 300x300
- HZ12 HYDR. RISER ZONE 200x550
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SPT ⟸ SPOUT
OF ⟸ BALCONY OVERFLOW TYPE 1, 2, 3..
OFB ⟹ OVERFLOW BELOW
FHR FIRE HOSE REEL
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CHANGE IN ANGLE
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BTW BATH TUB WASTE
RWO RAIN WATER OUTLET
PO PLANTER BOX OUTLET
IO INSPECTION OPENING
PD POOL DRAIN
DP DP1/DP2 ETC=DOWNPIPE
SDI SPOON DRAIN INLET LOCATION AS PER HYD' ENG' REQUIREMENT
DOUBLE LINES DENOTES CAST IN SLAB
PL PAVING LIGHT
TOW TOP OF WALL

NOTE : ALL TUNDISH LOCATION TO BE COORDINATED FROM HYDRAULIC ENGINEER'S DRAWINGS

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION

-	DESIGN DEVELOPMENT	KH	27.11.2020
01	GENERAL UPDATE	AR	18.12.2020
02	DRAFT TENDER ISSUE	MK	19.01.2021
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> A	FOR BUILDING APPROVAL	AR	17.12.2021

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- ■ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW:
- ■ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW:
- ■ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE. DATE OF REVIEW:

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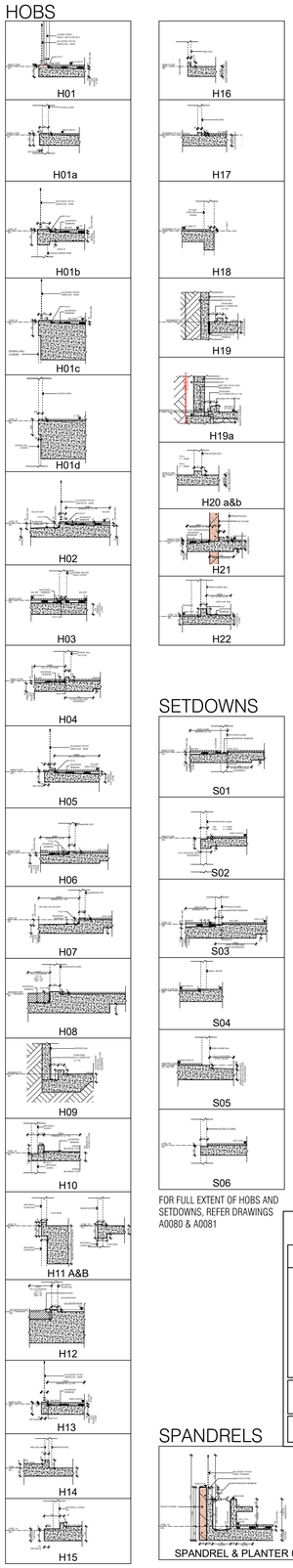
DRAWING TITLE
LEVEL 03 CONCRETE PROFILE PLAN

ISSUE PURPOSE
FOR CONSTRUCTION

REV. A

DRAWING NO. A1103

HOBS

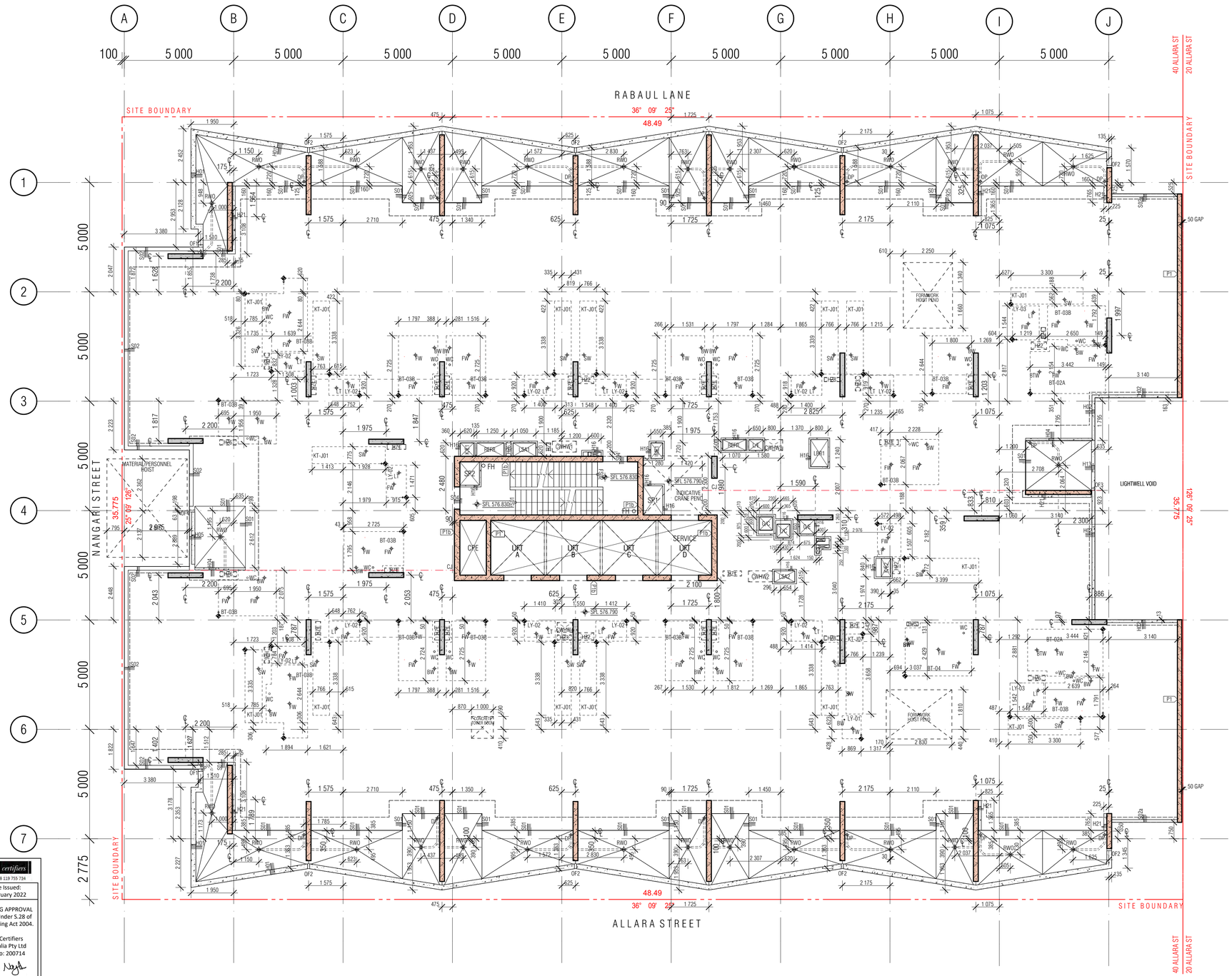


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SPANDRELS



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BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION

-	DESIGN DEVELOPMENT	KH	27.11.2020
01	GENERAL UPDATE	AR	18.12.2020
02	TENDER DRAFT ISSUE	MK	19.01.2021
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> A	FOR BUILDING APPROVAL	AR	17.12.2021

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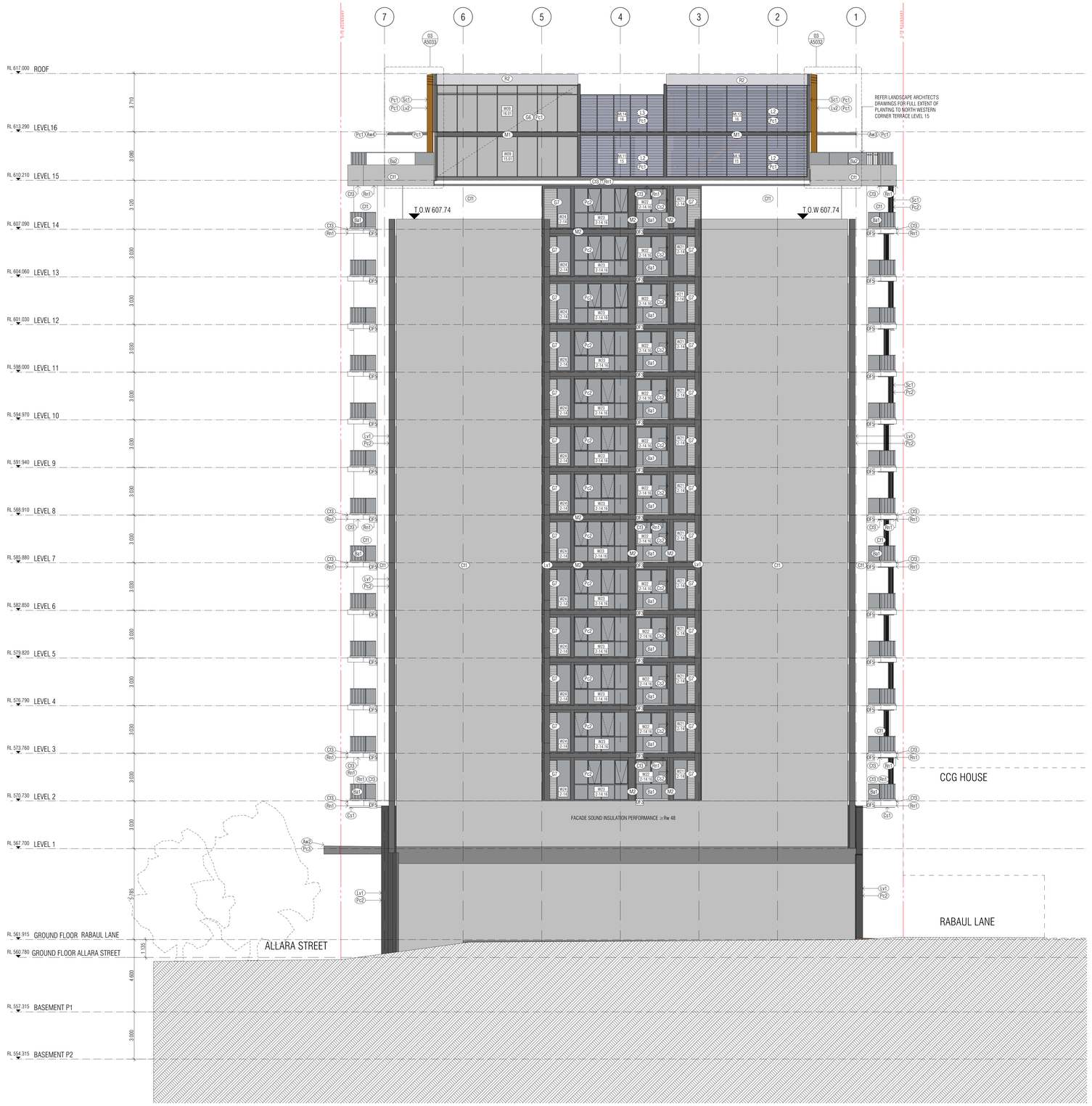
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DRAWING TITLE
LEVEL 04 CONCRETE PROFILE PLAN

ISSUE PURPOSE
FOR CONSTRUCTION

REV. A

DRAWING NO. A1104



01 NORTH ELEVATION

REV B
OVERFLOWS OF1, OF2... ADDED TO BALCONY LOCATIONS

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4
- Ba2 BALUSTRADE TYPE 2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Cf1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cf2 PRECAST CONCRETE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cn1 NATURAL GREY CONCRETE WITH A CLASS 2 FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs2 COMPRESSED FIBRE CEMENT SHEET WALL CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

GLAZING TYPES

- G1 ALUMINIUM WINDOW SYSTEM
- G2 ALUMINIUM CURTAIN WALL
- G3 STRUCTURAL GLAZING SYSTEM
- G4 VISION GLASS
- G5 PRIVACY GLASS
- G6 SPANDREL GLASS
- G7 GLASS LOUVRES

G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

- L1 PLANTROOM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L2 WINDOW SYSTEM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L3 LOUVRE SCREEN REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv1 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv2 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Sc SCREEN DEVICE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M1 ALUMINIUM CLADDING POWDER COAT FINISH 1 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M2 ALUMINIUM CLADDING POWDER COAT FINISH 2 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M3 ALUMINIUM CLADDING POWDER COAT FINISH 3 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

NOTE: ALL CLADDING SYSTEMS - PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS. DESIGN DEVELOPED, DETAILED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS

- RN1 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN2 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN3 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R1 BALLAST REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R2 STEEL ROOFING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ft FENCE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad1 AUTOMATIC CURVED SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad2 AUTOMATIC SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad3 AUTOMATIC SWING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Od1 OVERHEAD DOOR 01, 02.... REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv1 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv2 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

MECHANICAL VENTILATION GRILLES

- MV1 L900*H70 *
- MV2 L1350*H100 *
- MV3 L2400*H500
- MV4 L300*H300
- MV5 L300*H200
- MV6 L500*H500 *
- MV7 L2600*H300 *
- MV8 L900*H300 *
- MV9 L1200*H500 *
- MV10 L2500*H500 *
- MV11 L850*H850
- MV12 L635*H1450
- MV13 L2600*H250 *
- MV14 L2000*H250 *
- MV15 L2450*H650
- MV16 2 * 315DIA EYE BALL DIFFUSER

W01 WINDOW NUMBER
1.01 HOTEL SUITE NUMBER
BUILDING LEVEL
RETURN WALL
SOFFIT FINISH
OF1 OVERFLOW 1,2, 3....

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

BCA certifiers
ABN: 54 118 759 724
Date Issued: 4 February 2022
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S.8 & 7a
BCA Occupancy Class:
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REVISION

-	DRAFT TENDER ISSUE	MK	19.01.2021
01	ISSUED FOR INFORMATION	PM	15.02.2021
02	ISSUED FOR INFORMATION	MK	01.03.2021
03	DRAFT TENDER ISSUE GENERAL UPDATE	MK	23.03.2021
A	FOR CONSTRUCTION	PM	14.01.2022
> B	ISSUE FOR CONSTRUCTION	PM	24.01.2022

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- ■ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.02.2021
- ■ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.09.2021
- ■ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE. DATE OF REVIEW: 12.01.2022

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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

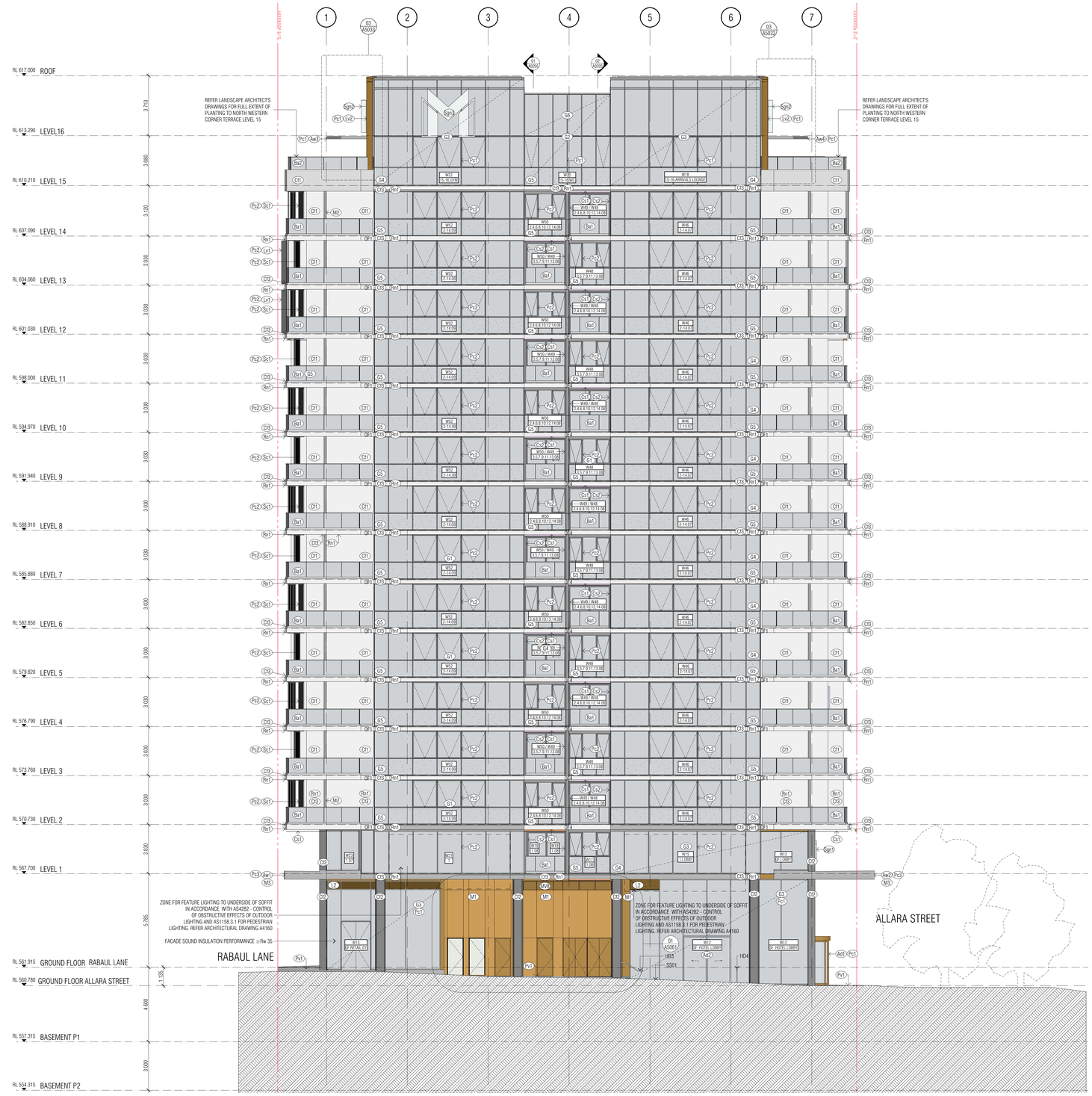
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
MK	24.01.2022	PM	24.01.2022	19125	1:100@A0

DRAWING TITLE NORTH ELEVATION

ISSUE PURPOSE FOR CONSTRUCTION

REV. B

DRAWING NO. A0201



01 SOUTH ELEVATION

BCA certifiers
ABN: 58 118 755 724
Date Issued:
4 February 2022
BUILDING APPROVAL
Issued Under S.28 of the Building Act 2004.
BCA Certifiers Australia Pty Ltd
Lic. No: 200714
3, 5 & 7a
BCA Occupancy Class:
BCA Type of Construction
Building Approval Plans are to be Read in Conjunction with the Building Approval Letter.

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BAT-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4
- Ba2 BALUSTRADE TYPE 2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Cr1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cr2 PRECAST CONCRETE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cr3 NATURAL GREY CONCRETE WITH A CLASS 2 FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs2 COMPRESSED FIBRE CEMENT SHEET WALL CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

GLAZING TYPES

- G1 ALUMINIUM WINDOW SYSTEM
- G2 ALUMINIUM CURTAIN WALL
- G3 STRUCTURAL GLAZING SYSTEM
- G4 VISION GLASS
- G5 PRIVACY GLASS
- G6 SPANDREL GLASS
- G7 GLASS LOUVRES

G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

- L1 PLANTROOM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L2 WINDOW SYSTEM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L3 LOUVRE SCREEN REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv1 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv2 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Sc SCREEN DEVICE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M1 ALUMINIUM CLADDING POWDER COAT FINISH 1 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M2 ALUMINIUM CLADDING POWDER COAT FINISH 2 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M3 ALUMINIUM CLADDING POWDER COAT FINISH 3 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

NOTE: ALL CLADDING SYSTEMS - PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS. DESIGN DEVELOPED, DETAILED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS

- Rf1 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Rf2 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Rf3 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R1 BALLAST REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R2 STEEL ROOFING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Fn FENCE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad1 AUTOMATIC CURVED SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad2 AUTOMATIC SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad3 AUTOMATIC SWING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Od1 OVERHEAD DOOR 01, 02.... REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv1 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv2 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

MECHANICAL VENTILATION GRILLES

MV1	L900*H70 *
MV2	L1500*H100 *
MV3	L2400*H500
MV4	L300*H300
MV5	L300*H200
MV6	L500*H500 *
MV7	L2600*H300 *
MV8	L900*H300 *
MV9	L1200*H500 *
MV10	L2500*H500 *
MV11	L850*H850
MV12	L635*H1450
MV13	L2600*H250 *
MV14	L2000*H250 *
MV15	L2450*H650
MV16	2 * 315DIA EYE BALL DIFFUSER

- WD1 / 1.01 WINDOW NUMBER / HOTEL SUITE NUMBER
- BUILDING LEVEL
- RETURN WALL
- SOFFIT FINISH
- OF1 OVERFLOW 1,2, 3....

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

REV. B
OVERFLOWS OF1, OF2... ADDED TO BALCONY LOCATIONS

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION

	DESIGN DEVELOPMENT	KH	19.01.2021
01	ISSUED FOR INFORMATION	PM	15.02.2021
02	ISSUED FOR INFORMATION	MK	01.03.2021
03	DRAFT TENDER ISSUE GENERAL UPDATE	MK	23.03.2021
A	FOR CONSTRUCTION	PM	14.01.2022
> B	ISSUE FOR CONSTRUCTION	PM	24.01.2022

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- ■ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.02.2021
- ■ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.09.2021
- ■ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE. DATE OF REVIEW: 12.01.2022

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
MK	24.01.2022	PM	24.01.2022	19125	1:100@A0

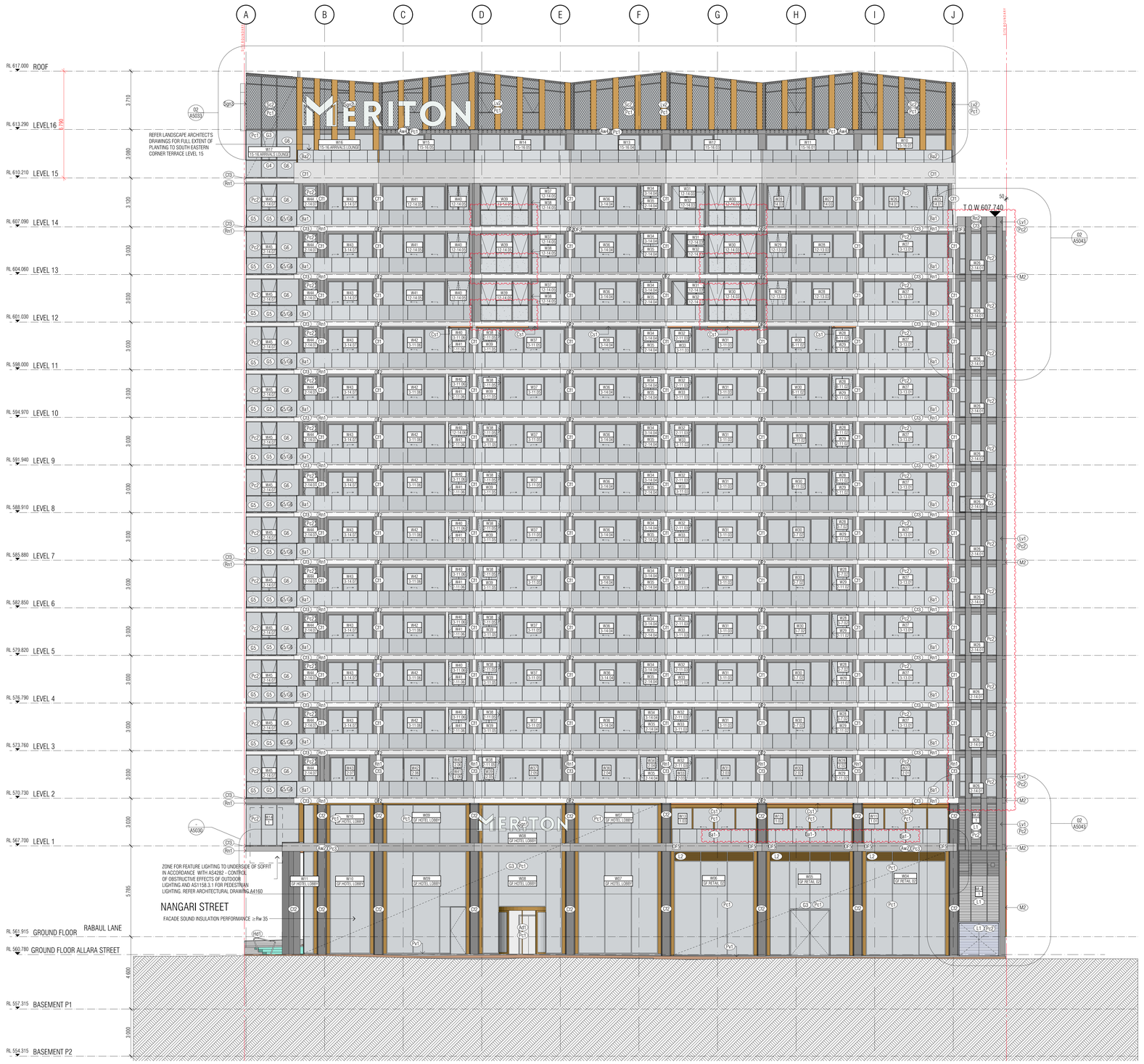
DRAWING TITLE
SOUTH ELEVATION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
FOR CONSTRUCTION

REV. B

DRAWING NO.
A0202



GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4
- Ba2 BALUSTRADE TYPE 2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- C1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- C2 PRECAST CONCRETE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- C3 NATURAL GREY CONCRETE WITH A CLASS 2 FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs2 COMPRESSED FIBRE CEMENT SHEET WALL CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

GLAZING TYPES

- G1 ALUMINIUM WINDOW SYSTEM
- G2 ALUMINIUM CURTAIN WALL
- G3 STRUCTURAL GLAZING SYSTEM
- G4 VISION GLASS
- G5 PRIVACY GLASS
- G6 SPANDREL GLASS
- G7 GLASS LOUVRES

G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

- L1 PLANTROOM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L2 WINDOW SYSTEM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L3 LOUVRE SCREEN REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv1 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv2 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Sc SCREEN DEVICE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M1 ALUMINIUM CLADDING POWDER COAT FINISH 1 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M2 ALUMINIUM CLADDING POWDER COAT FINISH 2 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M3 ALUMINIUM CLADDING POWDER COAT FINISH 3 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

NOTE: ALL CLADDING SYSTEMS - PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS. DESIGN DEVELOPED, DETAILED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS

- RN1 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN2 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN3 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R1 BALLAST REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R2 STEEL ROOFING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Fn FENCE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad1 AUTOMATIC CURVED SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad2 AUTOMATIC SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad3 AUTOMATIC SWING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Od1 OVERHEAD DOOR 01, 02... REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv1 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv2 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

MECHANICAL VENTILATION GRILLES

- MV1 L900*H70 *
- MV2 L1500*H100 *
- MV3 L2400*H500
- MV4 L300*H300
- MV5 L300*H200
- MV6 L500*H500 *
- MV7 L2600*H300 *
- MV8 L900*H300 *
- MV9 L1200*H500 *
- MV10 L2500*H500 *
- MV11 L850*H850
- MV12 L635*H1450
- MV13 L2600*H250 *
- MV14 L2000*H250 *
- MV15 L2450*H650
- MV16 2 * 315DIA EYE BALL DIFFUSER

W01 / 1.01 WINDOW NUMBER / HOTEL SUITE NUMBER

BUILDING LEVEL

RETURN WALL

SOFFIT FINISH

OF1 OVERFLOW 1,2, 3.....

BCA certifiers
ABN: 94 118 759 734
Date Issued: 4 February 2022
BUILDING APPROVAL Issued Under S.28 of the Building Act 2004.
BCA Certifiers Australia Pty Ltd Lic. No: 200714
J, S & Tx
BCA Occupancy Class:
7
BCA Type of Construction:
Building Approval Plans are to be Read in Conjunction with the Building Approval Letter

REV. B
OVERFLOWS OF1, OF2... ADDED TO BALCONY LOCATIONS
B4-1-1 BALUSTRADE TYPE INTRODUCED TO LEVEL 1 EAST AND WEST BALCONY ONLY
G5 PRIVACY GLASS AND TRANSOM REMOVED FROM N/W NICHE GLAZING
G5 FROSTED GLASS ADDED TO 3 BEDROOM BEDROOMS LEVELS 12, 13 AND 14 AS CLOUDED

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION			
-	DESIGN DEVELOPMENT	KH	19.01.2021
01	ISSUED FOR INFORMATION	PM	15.02.2021
02	ISSUED FOR INFORMATION	MK	01.03.2021
03	DRAFT TENDER ISSUE GENERAL UPDATE	MK	23.03.2021
A	FOR CONSTRUCTION	PM	14.01.2022
> B	ISSUE FOR CONSTRUCTION	PM	24.01.2022

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE.	DATE OF REVIEW: 01.10.2020
■	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS COMPLETE.	DATE OF REVIEW: 01.02.2021
■	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS COMPLETE.	DATE OF REVIEW: 01.09.2021
■	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE.	DATE OF REVIEW: 12.01.2022

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
MK	24.01.2022	PM	24.01.2022	19125	1:100@A0

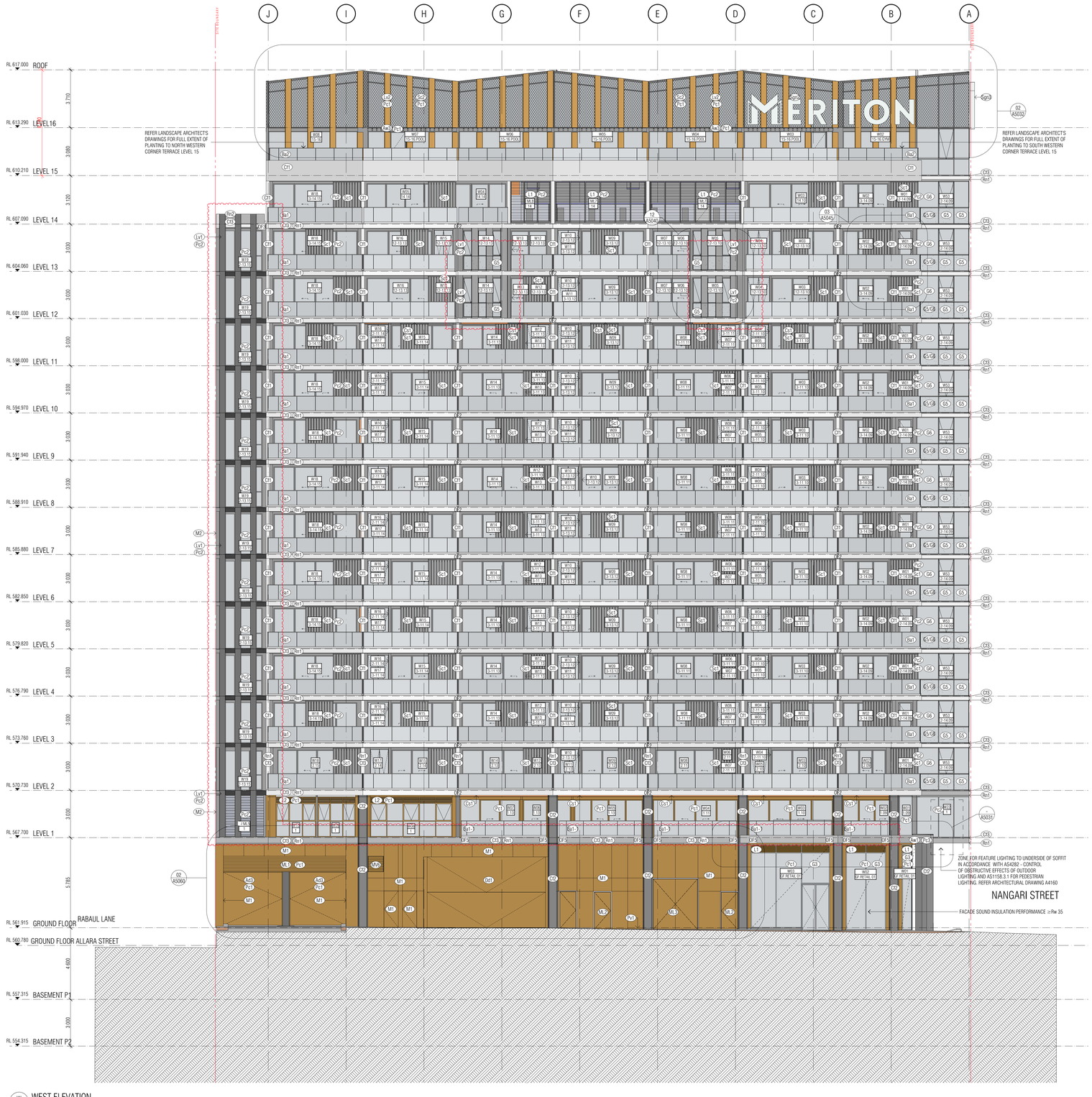
DRAWING TITLE
EAST ELEVATION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
FOR CONSTRUCTION

REV. B

DRAWING NO.
A0203



W WEST ELEVATION

REV_B
OVERFLOWS OF1, OF2... ADDED TO BALCONY LOCATIONS
BA1-1 BALUSTRADE TYPE INTRODUCED TO LEVEL 1 EAST AND WEST BALCONY ONLY
G5 PRIVACY GLASS AND TRANSOM REMOVED FROM N/W NICHE GLAZING
G5 FROSTED GLASS ADDED TO 3 BEDROOM BEDROOMS LEVELS 12, 13 AND 14 AS CLOUDED

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4 BALUSTRADE TYPE 1
- Ba2 BALUSTRADE TYPE 2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- C1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- C1P PRECAST CONCRETE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- C2 NATURAL GREY CONCRETE WITH A CLASS 2 FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs2 COMPRESSED FIBRE CEMENT SHEET WALL CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

GLAZING TYPES

- G1 ALUMINIUM WINDOW SYSTEM
- G2 ALUMINIUM CURTAIN WALL
- G3 STRUCTURAL GLAZING SYSTEM
- G4 VISION GLASS
- G5 PRIVACY GLASS
- G6 SPANDREL GLASS
- G7 GLASS LOUVRES

G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

- L1 PLANTROOM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L2 WINDOW SYSTEM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L3 LOUVRE SCREEN REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv1 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv2 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Sc SCREEN DEVICE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M1 ALUMINIUM CLADDING POWDER COAT FINISH 1 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M2 ALUMINIUM CLADDING POWDER COAT FINISH 2 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M3 ALUMINIUM CLADDING POWDER COAT FINISH 3 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

NOTE: ALL CLADDING SYSTEMS - PANELS AS INDICATED ON ARCHITECTURAL DRAWINGS. DESIGN DEVELOPED, DETAILED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS

- RN1 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN2 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- RN3 APPLIED RENDER FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R1 BALLAST REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- R2 STEEL ROOFING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Fn FENCE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad1 AUTOMATIC CURVED SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad2 AUTOMATIC SLIDING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Ad3 AUTOMATIC SWING DOOR REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Od1 OVERHEAD DOOR 01, 02.... REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv1 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Pv2 PAVING FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

MECHANICAL VENTILATION GRILLES

- MV1 L900*H70 *
- MV2 L1350*H100 *
- MV3 L2400*H500
- MV4 L300*H300
- MV5 L300*H200
- MV6 L500*H500 *
- MV7 L2600*H300 *
- MV8 L900*H300 *
- MV9 L1200*H500 *
- MV10 L2500*H500 *
- MV11 L850*H850
- MV12 L635*H1450
- MV13 L2600*H250 *
- MV14 L2000*H250 *
- MV15 L2450*H650
- MV16 2 * 315DIA EYE BALL DIFFUSER

W01 WINDOW NUMBER
1.01 HOTEL SUITE NUMBER
BUILDING LEVEL
RETURN WALL
SOFFIT FINISH
OF1 OVERFLOW 1,2, 3....

BCA certifiers
ABN: 54 118 759 724
Date Issued: 4 February 2022
BUILDING APPROVAL Issued Under S.28 of the Building Act 2004.
BCA Certifiers Australia Pty Ltd Lic. No: 200714
3, 6 & 7c
BCA Occupancy Class:
BCA Type of Construction:
Building Approval Plans are to be Read in Conjunction with the Building Approval Letter.

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION			
-	DESIGN DEVELOPMENT	KH	19.01.2021
01	ISSUED FOR INFORMATION	PM	15.02.2021
02	ISSUED FOR INFORMATION	MK	01.03.2021
03	DRAFT TENDER ISSUE GENERAL UPDATE	MK	23.03.2021
A	FOR CONSTRUCTION	PM	14.01.2022
B	ISSUE FOR CONSTRUCTION	PM	24.01.2022

REVISION

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
MK	24.01.2022	PM	24.01.2022	19125	1:100@A0

DRAWING TITLE
WEST ELEVATION

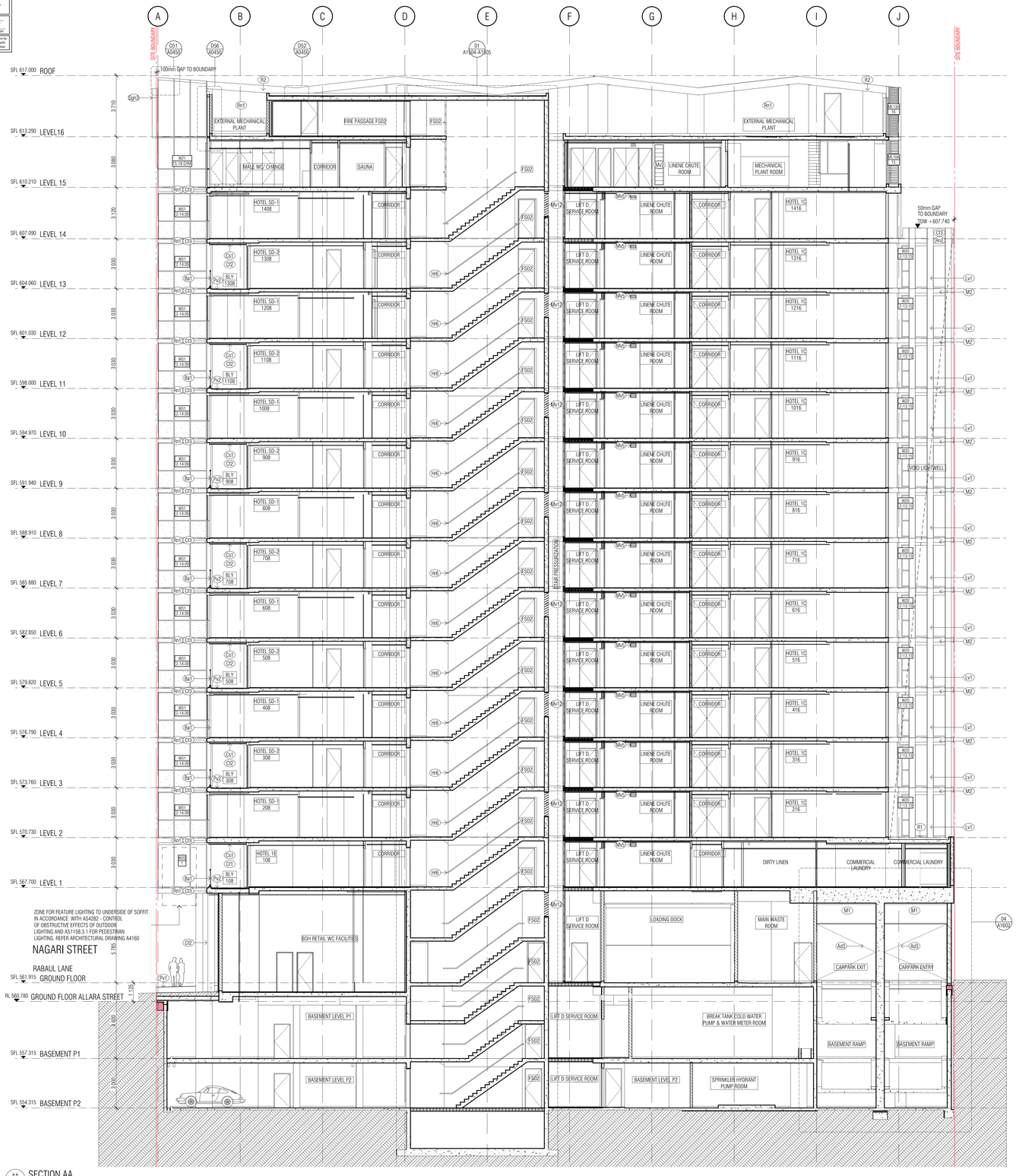
ISSUE PURPOSE
FOR CONSTRUCTION

REV. B

DRAWING NO.
A0204

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

BCA certifiers
ABN: 56 118 759 734
Date Issued:
4 Febraury 2022
BUILDING APPROVAL
Issued Under S.28 of
the Building Act 2004.
BCA-Certifiers
Australia Pty Ltd
Lic. No: 200714
S.6 & 7a
BCA Occupancy Class:
BCA Type of Construction:
Building Approval Plans are to
be read in conjunction with
the Building Approval Letter



AA SECTION AA

BIMcloud: FKSYDBIMCLOUD03 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4
- Ba2 BALUSTRADE TYPE 2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Cr1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cr2 PRECAST CONCRETE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cr3 NATURAL GREY CONCRETE WITH A CLASS 2 FINISH REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Cs2 COMPRESSED FIBRE CEMENT SHEET WALL CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE

GLAZING TYPES

- G1 ALUMINIUM WINDOW SYSTEM
- G2 ALUMINIUM CURTAIN WALL
- G3 STRUCTURAL GLAZING SYSTEM
- G4 VISION GLASS
- G5 PRIVACY GLASS
- G6 SPANDREL GLASS
- GT GLASS LOUVRES

G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

- L1 PLANTROOM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L2 WINDOW SYSTEM LOUVRES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- L3 LOUVRE SCREEN REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv1 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Lv2 METAL LOUVRE BLADES REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- Sc SCREEN DEVICE REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M1 ALUMINIUM CLADDING POWDER COAT FINISH 1 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
- M2 ALUMINIUM CLADDING POWDER COAT FINISH 2 REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
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MV2	L1500*H100 *
MV3	L2400*H500
MV4	L300*H300
MV5	L300*H200
MV6	L500*H500 *
MV7	L2600*H300 *
MV8	L900*H300 *
MV9	L1200*H500 *
MV10	L2500*H500 *
MV11	L850*H850
MV12	L635*H1450
MV13	L2600*H250 *
MV14	L2000*H250 *
MV15	L2450*H650
MV16	2 * 315DIA EYE BALL DIFFUSER

- W01 WINDOW NUMBER
- 1.01 HOTEL SUITE NUMBER
- BUILDING LEVEL
- RETURN WALL
- SOFFIT FINISH
- OF1 OVERFLOW 1,2, 3....

REVISION			
-	DRAFT TENDER ISSUE GENERAL UPDATE	KH	23.03.2021
A	ISSUE FOR CONSTRUCTION	PM	24.01.2022

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- CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS COMPLETE. DATE OF REVIEW: 12.01.2022

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.01.2022	PM	24.01.2022	19125	1:100@A1

DRAWING TITLE SECTION AA

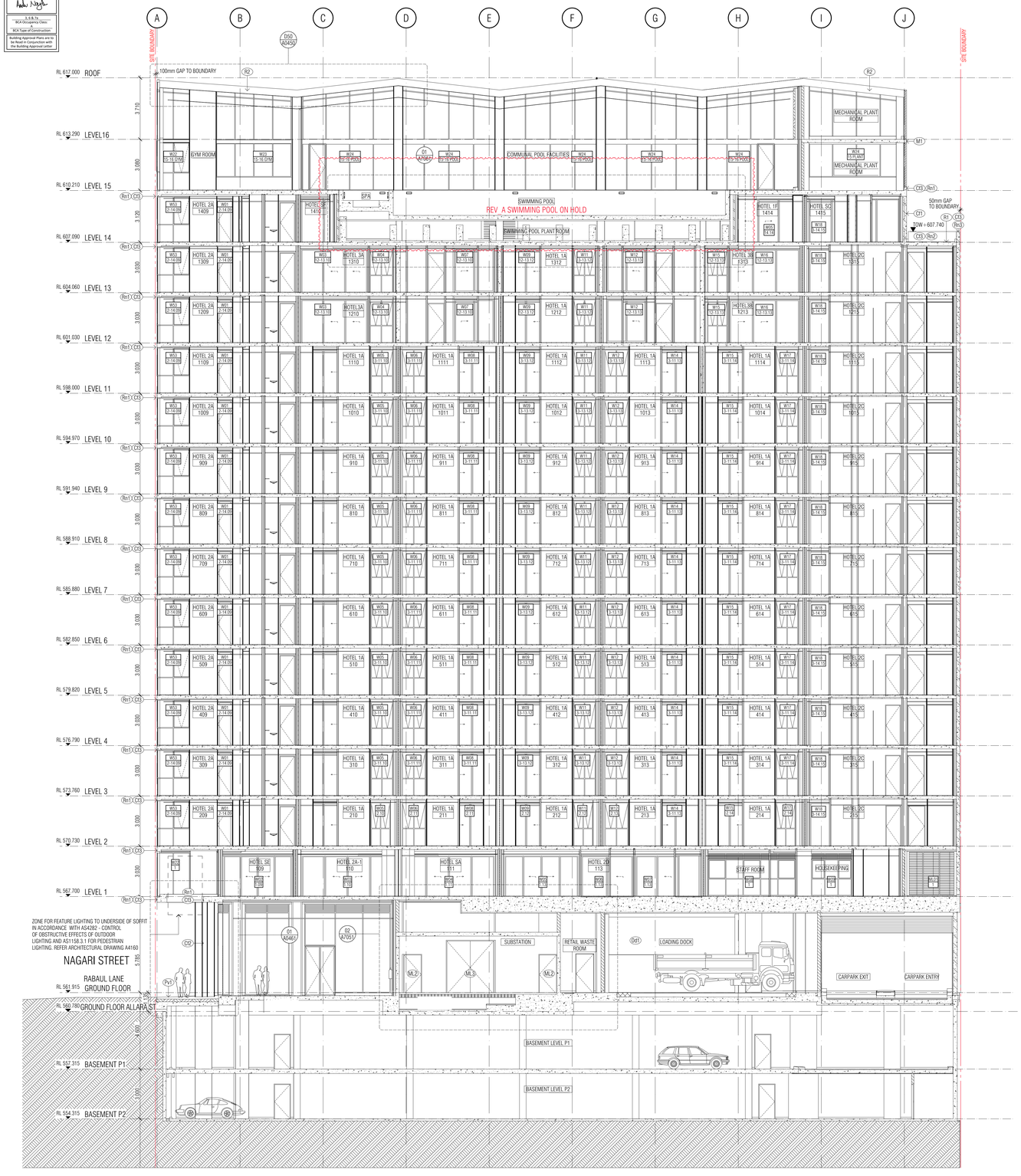
FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE FOR CONSTRUCTION

REV. A

DRAWING NO. A0250

BCA certifiers
ABN: 58 118 703 734
Date Issued:
4 February 2022
BUILDING APPROVAL
Issued Under S.28 of
the Building Act 2004.
BCA Certifiers
Australia Pty Ltd
Lic. No: 200714
5, 6 & 7a
BCA Occupancy Class
BCA Type of Construction
Building Approval Plans are to
be Read in Conjunction with
the Building Approval Letter



BB SECTION BB

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4 BALUSTRADE TYPE 2
- Ba2 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Ba3 BALUSTRADE TYPE 3 CANTILEVERED GLASS BALUSTRADE VISION GLASS
- Cr1 PRECAST CONCRETE WHITE WITH A CLASS 2 FINISH COLOUR CONTROL AS TO AS 3610 CLAUSE 2. REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
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- Cs1 COMPRESSED FIBRE CEMENT SHEET SOFFIT CLADDING REFER EXTERNAL FINISHES SCHEDULE FOR TYPE
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G1 / G4 UNLESS NOTED OTHERWISE ON ELEVATIONS

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W01 WINDOW NUMBER
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REVISION

-	DRAFT TENDER ISSUE GENERAL UPDATE	KH	23.03.2021
A	ISSUE FOR CONSTRUCTION	PM	24.01.2022

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

FENDER KATSALIDIS
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

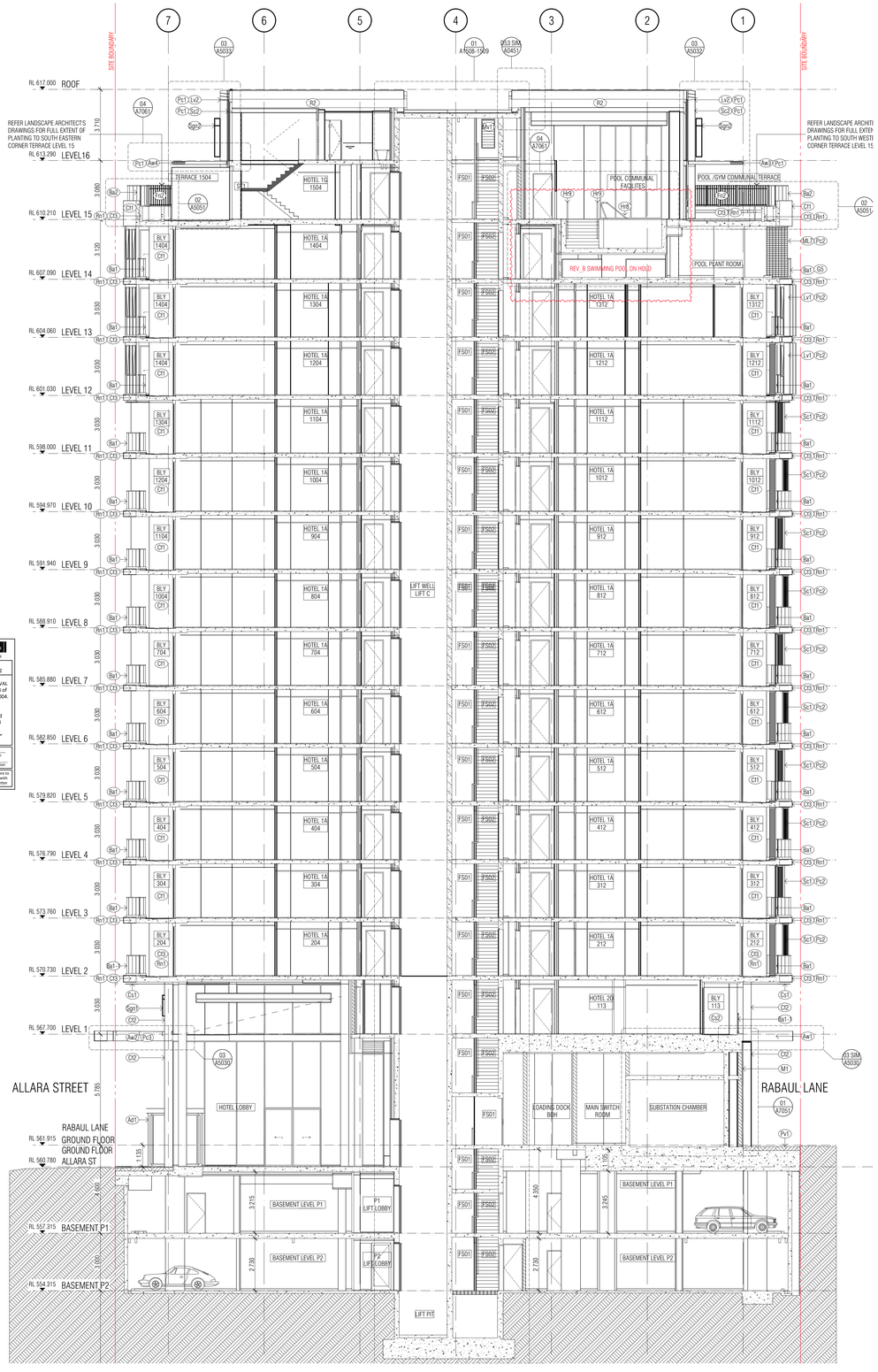
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	24.01.2022	PM	24.01.2022	19125	1:100@A1

DRAWING TITLE SECTION BB

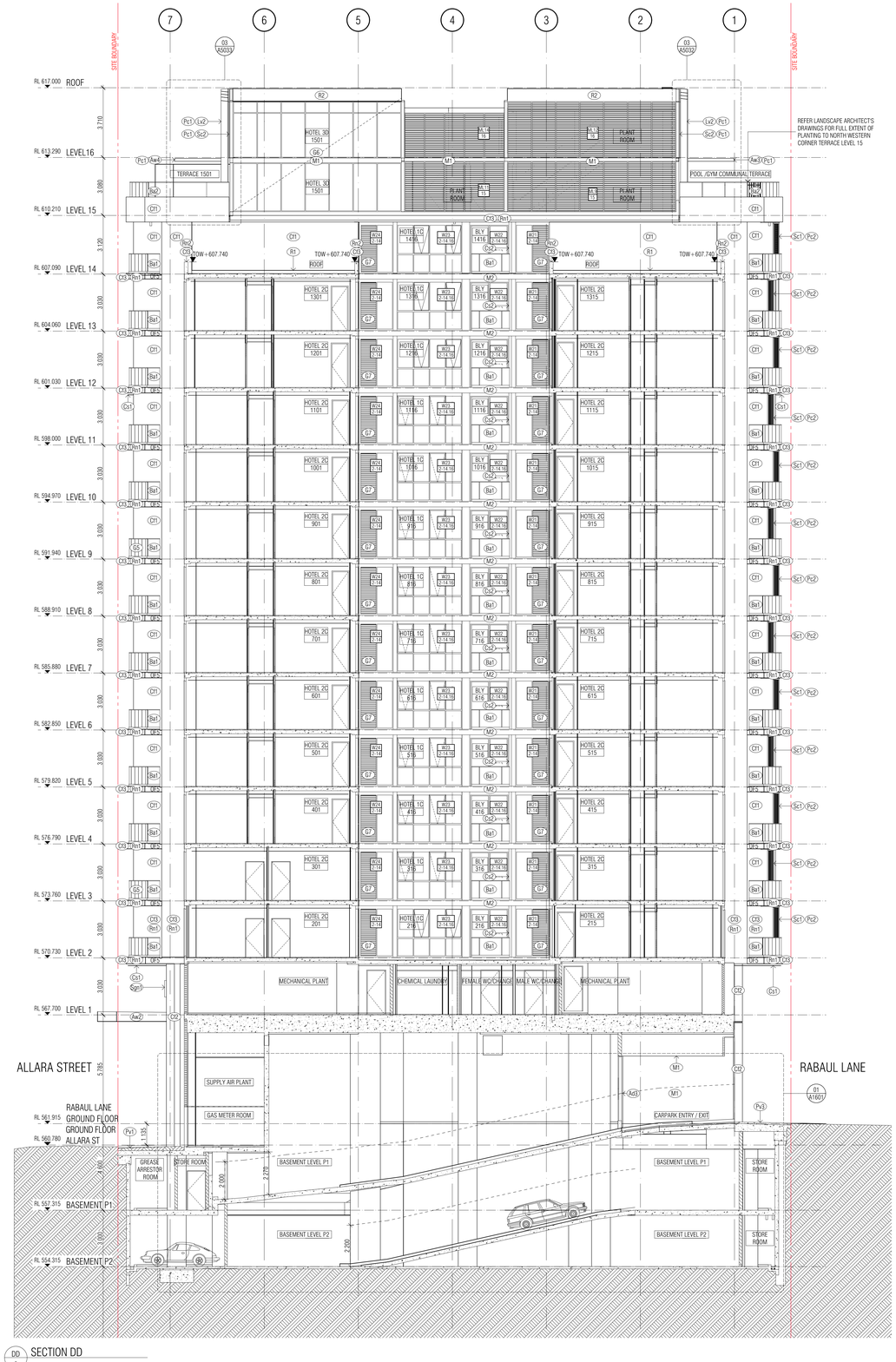
ISSUE PURPOSE FOR CONSTRUCTION

REV. A

DRAWING NO. A0251



01 SECTION CC



DD SECTION DD

GENERAL ELEVATIONS LEGEND

- Ba1 BALUSTRADE TYPE 1 AND BA1-1 CANTILEVERED GLASS BALUSTRADE, TINT TO MATCH G4
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- BUILDING LEVEL
- RETURN WALL
- SOFFIT FINISH
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BUILDING APPROVAL FOR STRUCTURAL WORKS ABOVE GROUNG FLOOR TO LEVEL 4 ONLY

BCA certifiers
ABN: 56 118 759 734
Date Issued: 4 February 2022
BUILDING APPROVAL Issued Under S.28 of the Building Act 2004.
BCA Certifiers Australia Pty Ltd Lic. No: 200714
5, 6 & 7a
BCA Occupancy Class:
BCA Type of Construction:
Building Approval Plans are to be Read in Conjunction with the Building Approval Letter

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 General

REVISION				REVISION
-	DRAFT TENDER ISSUE GENERAL UPDATE	PM	23.03.2021	
A	ISSUE FOR CONSTRUCTION	PM	24.01.2022	
> B	CONSTRUCTION UPDATE	PM	07.02.2022	

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
BB	07.02.2022	PM	06.02.2022	19125	1:100@A1

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SECTION CC & SECTION DD

ISSUE PURPOSE
FOR CONSTRUCTION

REV. B

DRAWING NO. A0252

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

NORTHROP

DILAPIDATION REPORT (ADDITIONAL BUILDING)

Meriton 40 Allara Street Canberra

Preconstruction Asset Defect Inspection Work

20 Allara Street Basement (Adjacent Building – Currently Being Completed)

PREPARED FOR
Senior Operations Project Manager
Meriton Group
Level 11, Meriton Tower
528 Kent Street
Sydney NSW 2000

Ref: CR193036-05_EC03
Rev: 1.0
Date: 9 February 2021

Asset Defect Inspection Report:

Revision Schedule

Date	Revision	Issue	Prepared By	Approved By
09/02/2021	1.0	Report	N.Grinter	D.Field

Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | ABN 81 094 433 100

Level 6, 224 Bunda Street, City ACT 2600

02 6285 1822 | canberra@northrop.com.au | www.northrop.com.au

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1. Condition Inspection

Northrop Consulting Engineers have been engaged by Meriton Group to undertake an Existing Asset Defect Inspection and complete a Preconstruction Asset Defect Inspection Report for the ground floor and basement (no other floors were inspected) of the recently redeveloped 20 Allara Street.

Morris Property Group were provided the scope of the Existing Asset Defect Inspection prior to providing a confirmed time and date of inspection.

The asset defect inspection occurred on 10 December, 2020 in the morning. Mitchel Smith was present from Morris Property Group and met with Nicholas Grinter from Northrop Consulting Engineers. At the date of inspection, the structure of 20 Allara Street had been constructed and final completion works were being completed.

The asset defect inspection covered a section of 20 Allara Street, namely:

- The ground floor within approximately 10m of the block boundary to 40 Allara Street; and
- All basement levels for parking within approximately 10m of the block boundary to 40 Allara Street.

Only visual observations have been recorded as part of these works.

The approximate bounds of the asset defect inspection are defined by the red outline as per Figure 1.



Figure 1 Bounds of Asset Defect Inspection

Defects identified have been outlined below with some defects being common amongst areas and only recorded once in this report.

A selection of photos has been included in the report. Northrop Consulting Engineers have more photos available of the area. All photos are available in full size. Video footage has been supplied with this report.

A summary of the videos include:

- Ground Floor – File VID20201210094237 reference to be taken from footage of outside area;

- Basement Level 1 – File VID20201210093513 video starts near Allara Street looking at the central core and finishes in the corner adjacent Allara Street at the South of the block and VID20201210093607 starts near the stormwater tank and continues along the Southern boundary of the block;
- Basement Level 2 – File VID20201210092315 – starts near the corner adjacent Allara Street at the South of the block and continues along the Southern boundary of the block;
- Basement Level 3 – File VID20201210091342 – the corner adjacent Allara Street at the South of the block and File VID20201210091536 the corner adjacent Rabaul Lane at the South of the block and continues along the Southern boundary.

Weather conditions at the time of inspection indicated rain had been recorded to fall at both the Canberra (Australian Botanic Gardens) and Canberra Parliament House in the week leading up to the inspection as summarised by the following (full rainfall data can be found on the Australian Government Bureau of Meteorology website):

- Canberra (Australian Botanic Gardens)
  - 11.2mm rainfall recorded on 06/12/2020; and
  - 0.5mm rainfall recorded on 08/12/2020;
- Canberra Parliament House;
  - 10mm rainfall recorded on 06/12/2020.

Limitations to this report include:

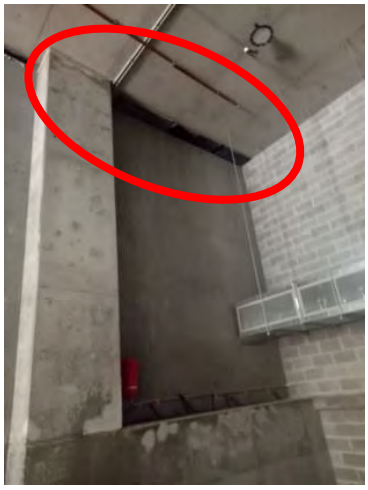
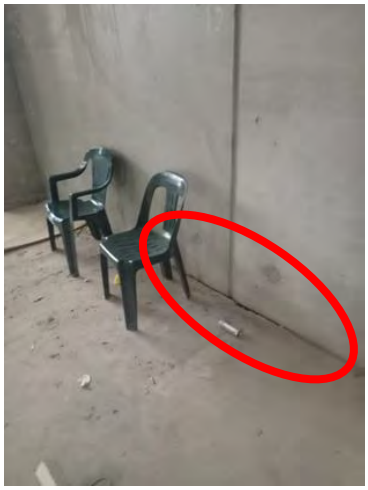
- Internals to service pits, manholes, sumps and the like have not been reviewed. Only conditions of the surface of pits, manholes and sumps have been reviewed;
- Surface areas available for view. Elevated surfaces have been captured from the closest and safest location possible;
- Defects not identified within the inspection date have not been recorded;
- Only surface conditions have been noted in this report, no none-surface conditions were visible during the inspections;
- Mitchel from Morris Property Group provided commentary on some of the items identified however did not provide written confirmation on the defects identified; and
- Defects and observations have been noted in this report as identified by Northrop at the time of inspection.

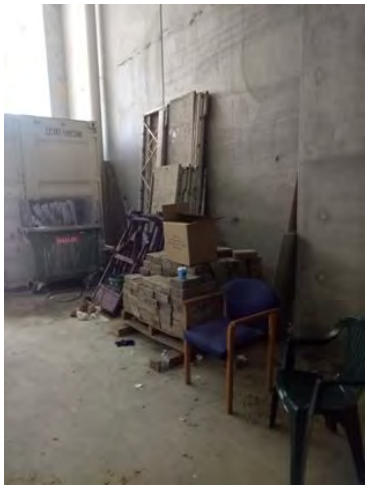
2. Photos

2.1 Ground Floor

Table 1 contains photos of observations of the Ground Floor up to the position of the first major wall as identified in the video.

Table 1 Ground Floor

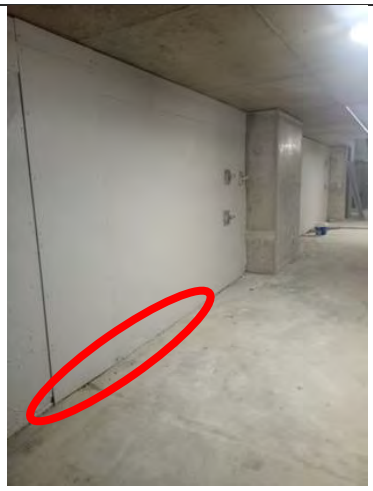
Location	Description	Photo
G.1	Possible water proofing material/sealant between top of wall and soffit of next floor's slab	
G.2	Void between wall adjacent boundary of 40 Allara Street block and ground floor slab	

G.3	Noticeable line through concrete/likely pour break on ground floor slab	
G.4	Construction materials obstructing views of works (example of various areas over inspected section)	
G.5	Separation of the two adjacent walls of 20 Allara Street and 40 Allara Street along block boundary taken from Allara Street	

2.2 Basement Level 1

Table 2 contains photos of defects and other items observed at the Basement Level 1 up to the position of the lift shaft as identified in the video.

Table 2 Basement Level 1

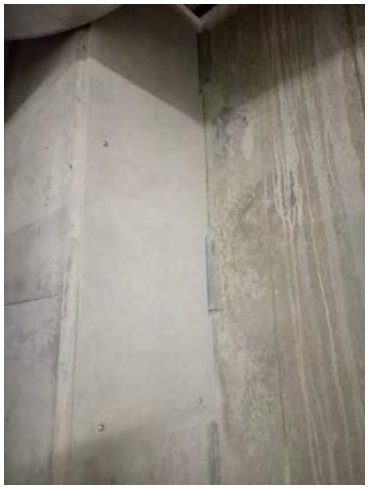
Location	Description	Photo
1.1	Wall adjacent Allara Street near 40 Allara Street and surrounding area poorly finished	
1.2	Water/leakage observed at drainage infrastructure and wall	
1.3	Void at wall and basement level 1 slab	

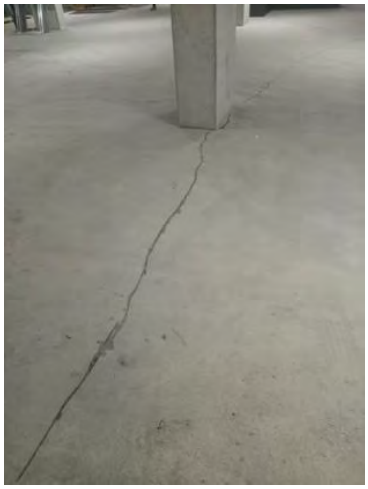
1.4	Noticeable line through concrete/likely pour break on basement level 1 slab	
1.5	Condition of a column	

2.3 Basement Level 2

Table 3 contains photos of defects and other items observed at the Basement Level 2 up to the position of the lift shaft as identified in the video.

Table 3 Basement Level 2

Location	Description	Photo
2.1	Sheet covering column face fixed to column	
2.2	Void between wall and basement level 2 slab/column	

2.3	Condition of concrete column against wall adjacent Southern boundary	
2.4	Crack on Basement Level 2 Slab	
2.5	Presence of water	

2.6 Hairline cracking in the slab at a column



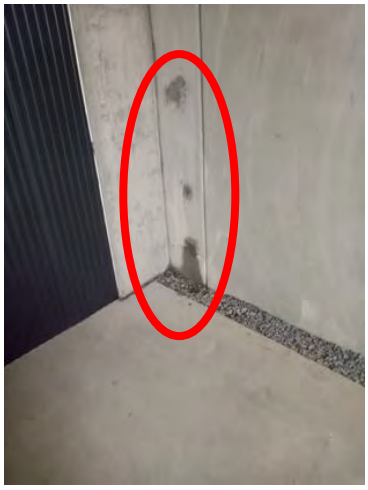
2.4 Basement Level 3

Table 4 contains photos of defects and other items observed at the Basement Level 3 up to the position of the lift shaft as identified in the video.

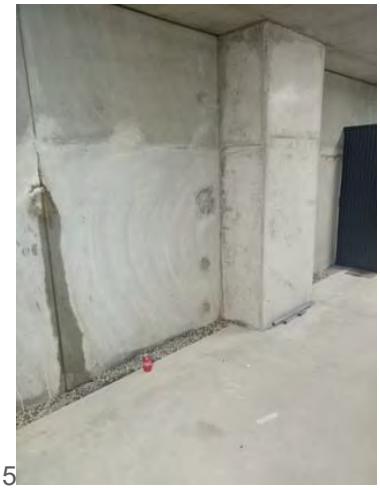
Table 4 Basement Level 3

Location	Description	Photo
3.1	Cracking at slab soffit adjacent column	
3.2	Concrete spalling/damage to column	

3.3 Moisture observed



3.4 Moisture observed



5

3. Summary

Northrop Consulting Engineers completed an Existing Asset Defect Inspection and complete a Preconstruction Asset Defect Inspection Report for the ground floor and basement.

The observations were complete on the ground floor and basement levels up to approximately 10m into the building.

Michel Smith from Morris Property Group and Nicholas Grinter from Northrop Consulting Engineers attended the Existing Asset Defect Inspection on the morning of 10 December 2020.

The report contains a selection of photos with corresponding descriptions. The report has been supplied with additional photos and video footage.

NORTHROP

DILAPIDATION REPORT

Meriton 40 Allara Street Canberra

Preconstruction Asset Defect Inspection Works

PREPARED FOR
Senior Operations Project Manager
Meriton Group
Level 11, Meriton Tower
528 Kent Street
Sydney NSW 2000

Ref: CR193036-05_EC01
Rev: 2.0
Date: 29 October 2020

Civil Engineering Report:

Revision Schedule

Date	Revision	Issue	Prepared By	Approved By
26/10/2020	1.0	Preliminary Report	N.Grinter	D.Field
29/10/2020	2.0	For Issue	N.Grinter	D.Field

Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | ABN 81 094 433 100

Level 6, 224 Bunda Street, City ACT 2600

02 6285 1822 | canberra@northrop.com.au | www.northrop.com.au

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1. Condition Inspection

Northrop Consulting Engineers have been engaged by Meriton Group to undertake an Asset Defect Inspection and complete a Preconstruction Asset Defect Inspection Report.

The asset defect inspection was to cover a section of:

- Rabaul Lane;
- Nangari Street; and
- Allara Street.

The bounds of the asset defect inspection are as per Figure 1.



Figure 1 Bounds of Asset Defect Inspection

Defects identified have been outlined below noting some defects were common amongst areas.

The asset defect inspection occurred 20 October, 2020. During the inspection, it was noted there was construction works occurring at Block 13, Section 11 City and Block 18, Section 12 City. These works had construction activities occurring within the verge adjacent the block and within close proximity to the block and hence, defects in these areas and up to 1m off the works fence are not covered in this report.

A selection of photos has been included in the report. Northrop Consulting Engineers have more photos available of the area. All photos are available in full size. Video footage of the area is also available at request.

Limitations to this report include:

- Internals to service pits, manholes and sumps have not been reviewed. Only conditions of the surface of pits, manholes and sumps have been reviewed;
- Surface areas available for view. As the area is open to traffic and parked cars, defects in these areas have not been captured;
- Defects beyond the inspection date and time (20 October, 2020 – 11:50am) have not been recorded;
- Defects are located as an approximate location on the defect locality plan only; and
- Defects have been noted in this report as identified by Northrop at the time of inspection. Photography and video footage have been supplied with this report.

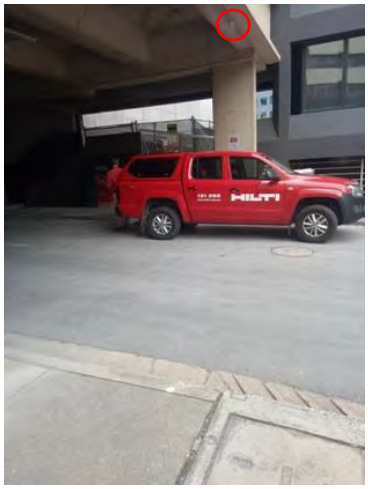
2. Photos

2.1 Block 6, Section 12 City

Table 1 contains photos of defects from the structure at Block 6, Section 12 City.

Table 1 Block 6, Section 12 Structure

Location	Description	Photo
1	Chipped tile, tiles not flush with ground	
2	Discolouration of beam	

3	Discolouration of beam	
4	Spalling of concrete at base and on edge of column	
5	Cracking of concrete at base of column	

2.2 Rabaul Lane

Table 2 contains photos of defects from Rabaul Lane (within the scope of the works) including the road and verge either side of the road.

Table 2 Rabaul Lane

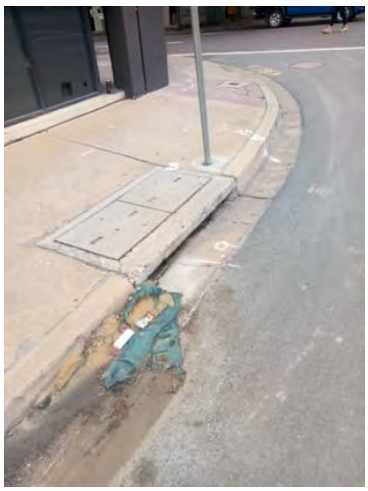
Location	Description	Photo
6	Crack in concrete pavement, cracking and damage to pavers and concrete surrounding the surround, cracked lids, spalling of lids, spalling of kerb either side of sump, cracking and spalling of kerb and gutter It is evident that cracking and spalling of the kerb and gutter is consistent along the extents of Rabaul Lane. Further photos will not be provided of this defect however they will be accessible if required	
7	Asphalt works inbetween surround and pavers	
8	Pot hole in asphalt, cracks in OCI, cracking of asphalt, finish between concrete and asphalt interfaces not flush in the horizontal plane	

9	Pot hole on road (different to that identified in Location 8)	
10	Cracking and spalling of concrete pavement (noted along extents of this section of footpath along Rabaul Lane)	
11	Discolouration of kerb (noted along extents of Rabaul Lane in selected areas)	

12	Sump surround cracked (it is noted the photo showing the front of the sump shows the sump in poor condition)	
13	Subsidence of pavers, cracked pavers, infill in lieu of pavers	
14	Line marking cracked (representative of line marking for whole extents of Rabaul Lane including stop line and TB1 line marking at entry from Nangari Street), RRPM's not conforming to Icon Water standard drawings	

15	RRPMs removed from road (extents of road has had RRPMs removed)	
16	Saw cuts in road	
17	Cracking and spalling of concrete	

18	Cracked concrete footpath with spalling evident (noted to be along the length of Rabaul Lane's South Eastern verge), saw cuts beyond asphalt fill of surround, minor damage to pit lids on edges/corners	
19	Possible existing concrete patching, FH marker on building rather than kerb, asphalt fill in place to address change in height between panels	
20	Rusted Lids and surround, cracked lid	

21	Kerb and gutter built around manhole, manhole side exposed	
22	Patched concrete kerb	
23	Cracks in sump lid and surround, cracking at throat of sump, damage to interface of sump surround and concrete footpath	

24	Subsidence of pavers, damage to SV surround	

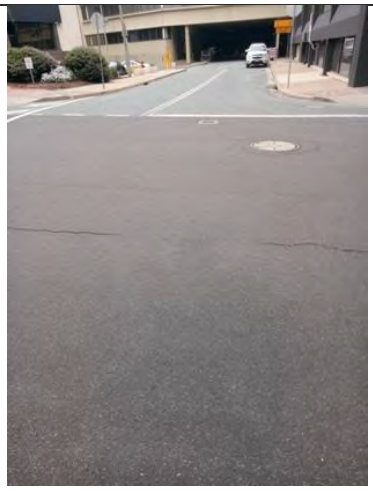
2.3 Overhead Pedestrian Bridge between Block 4, Section 12 City and Block 12, Section 11 City

No defects were visibly identified from road level in relation to the overhead pedestrian bridge between Block 4, Section 12 City and Block 12, Section 11 City.

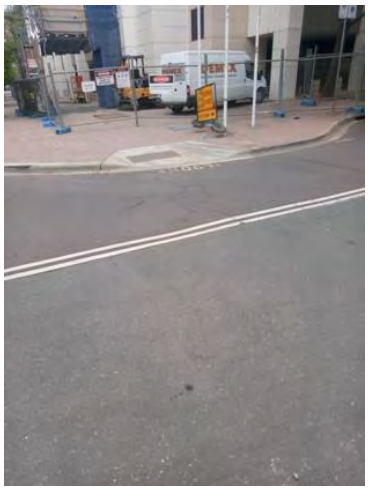
2.4 Nangari Street

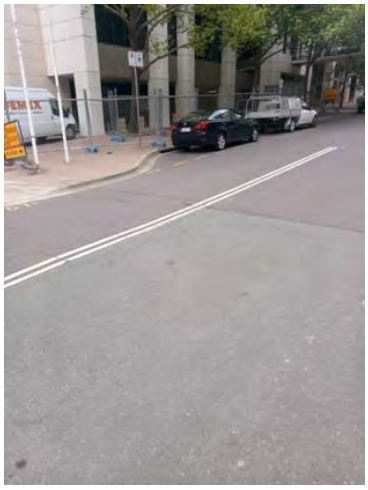
Table 3 contains photos of defects from Nangari Street (within the scope of the works) including the road and verge either side of the road.

Table 3 Nangari Street

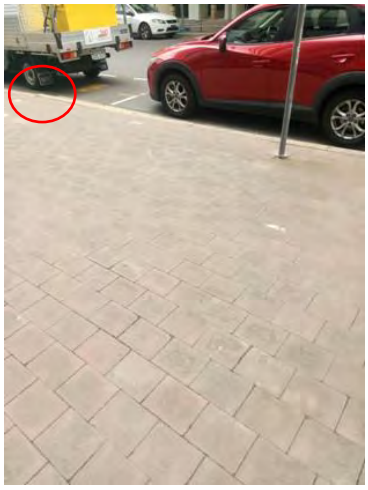
Location	Description	Photo
25	Cracked and spalling kerb and gutter with extensive damage in location shown (condition of kerb and gutter is consistent across Nangari Street with multiple locations showing cracking and spalling and damage, this photo is representative of those conditions), damage to edge of concrete lid	
26	Pavers not providing flush interfacing around tree, paver colour varies in location	
27	Cracking of asphalt noted to be along extents of road both in the direction of and perpendicular to the general path of by vehicles travel as well as around manhole lid	

28	Tyre markings on pram ramp, neat saw cut adjacent to kerb and gutter, worn “look” line marking, worn green bicycle line marking and TB1 line marking (consistent for extent of bicycle crossing)	
29	Cracked and spalling pavers – it is noted this was consistent across all surfaces within the area of interest where this style of paver is used	
30	Rusted manhole lid and surround	

31	Cracking and deterioration of bicycle line marking which is consistent at any joints/cracking/other key features of line marking, general deterioration of TB1 line marking across Nangari Street	
32	Saw cut and patched section of asphalt, asphalt relayed at kerb	
33	Crocodile cracking present	

34	Cracking at asphalt surfaces interface	
35	RRPM missing	
36	Icon water fire hydrant RRMPs missing	

37	Lids damaged on edges and at lifting locations, subsidence of pavers	
38	Lid rusted	
39	Random clusters of pavers replaced, give way sign not aligned straight vertically	

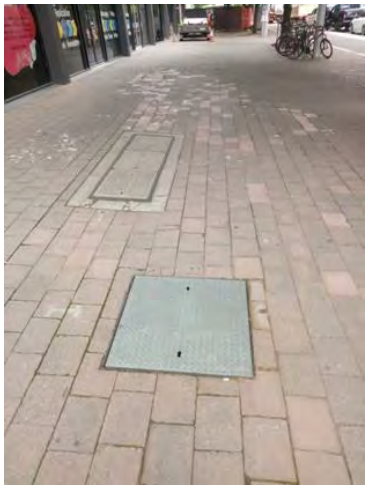
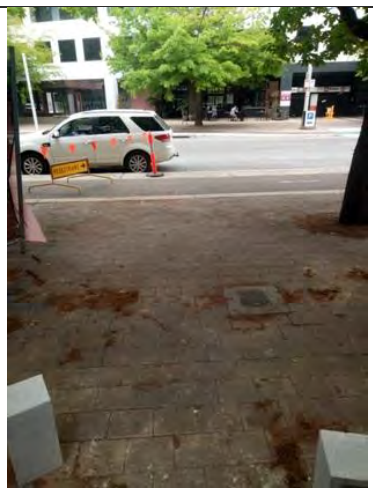
40	Kerb lifted	
41	Fire Hydrant marker on top of kerb	
42	Cracking and spalling of hydrant surround	

43	Deterioration of line marking (assessed as consistent of line marking for parking space delineation along Nangari Street), graffiti on street light column, existing pole cut at base	
44	Existing pole cut at base	
45	Dirty coloured paving suggesting subsidence, rusted manhole lid and surround, water marker on pram ramp, discolouration of selected pavers	

2.5 Allara Street

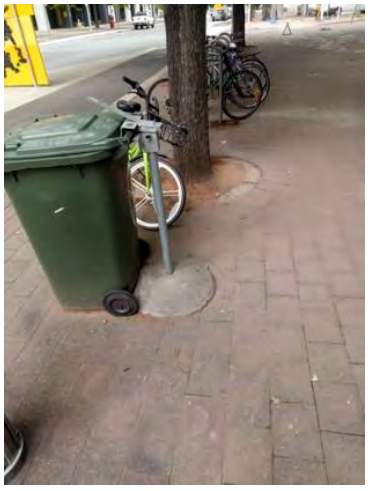
Table 4 contains photos of defects from Nangari Street (within the scope of the works) including the road and verge either side of the road.

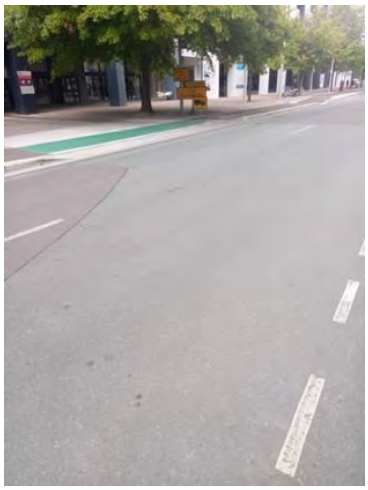
Table 4 Allara Street

Location	Description	Photo
46	Pavers cracked and spalling, uneven different colour pavers visible (paver condition same for extents of paving), cracking of concrete surround for lid, damage to edges and lifting points of TranACT lids	
47	Condition of lid noting it is Class A	
48	Condition of hydrant and surround	

49	Extent of construction worksite (North side of tree)	
50	Metal cover not sitting flush, concrete surround showing damaged edges	
51	Raised pavers around tree (noticeable at trees in verge either side of Allara Street)	

52	General condition of line marking similar to the full extents of Allara Street, fire hydrant marker on top of kerb, RRPMs for hydrant missing	
53	Sediment build up	
54	Level difference between concrete and paver	

55	Difference in level between pavers and flush kerb (same conditions seen across extents of flush kerb)	
56	Edge of concrete base for bin holder damaged, concrete in tree surround cracked with edges damaged	
57	Graffiti on streetlight column, sign brace not in line with sign	

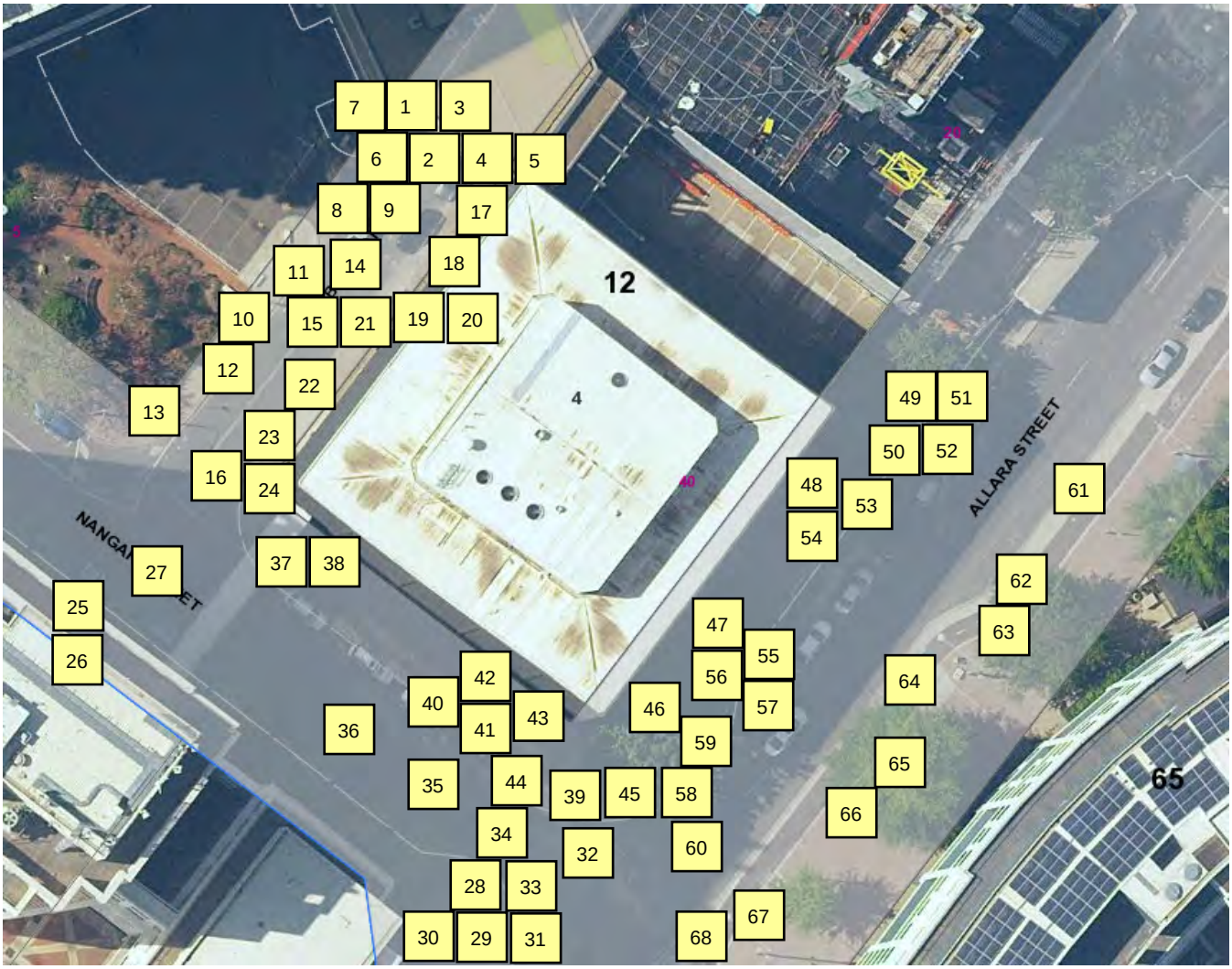
58	Crack in stormwater kerb inlet connection to kerb, asphalt interface from previous works, cracking in asphalt (noted to occur in multiple photos on file)	
59	Irregular finish to edge of concrete and asphalt	
60	Cracking of asphalt along Allara Street (noted in multiple locations other than photo shown)	

61	Spalling concrete along edge of panel	
62	Cracks in concrete	
63	Spalling of concrete flush kerb, general condition of asphalt/concrete interface	

64	Line marking worn, gap in green bicycle line marking, pot hole in asphalt	
65	Extent of base of tree showing paving surround lifted and existing concrete	
66	Damage to edge of sump lid, general damage and cracking to pavers which is common for the type of paver on the South Eastern side of Allara Street, spalling of flush kerb and manhole lid	

67	Crack in concrete flush kerb	
68	Spalling of concrete	

3. Defect Locality Map


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ALLARA STREET
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NORTHROP

DILAPIDATION REPORT

Meriton 40 Allara Street Canberra

Preconstruction Asset Defect Inspection Works

Surrounding Buildings

PREPARED FOR
Senior Operations Project Manager
Meriton Group
Level 11, Meriton Tower
528 Kent Street
Sydney NSW 2000

Ref: CR193036-05_EC02
Rev: 1.0
Date: 25 November 2020

Civil Engineering Report:

Revision Schedule

Date	Revision	Issue	Prepared By	Approved By
25/11/2020	1.0	Preliminary Report	N.Grinter	W.Bassanelli

Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | ABN 81 094 433 100

Level 6, 224 Bunda Street, City ACT 2600

02 6285 1822 | canberra@northrop.com.au | www.northrop.com.au

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1. Condition Inspection

Northrop Consulting Engineers have been engaged by Meriton Group to undertake an Asset Defect Inspection and complete a Preconstruction Asset Defect Inspection Report.

The asset defect inspection was to cover a section of:

- Block 6, Section 12 City – the building above Rabaul Lane;
- Block 18, Section 12 City – the Morris Property Development at 20 Allara Street; and
- Block 12 and 13, Section 11 City – 5 Constitution Avenue and 48 – 56 Allara Street which are within the possible works zone for the bridge demolition works.

The approximate bounds of the asset defect inspection are defined by the red outline as per Figure 1.

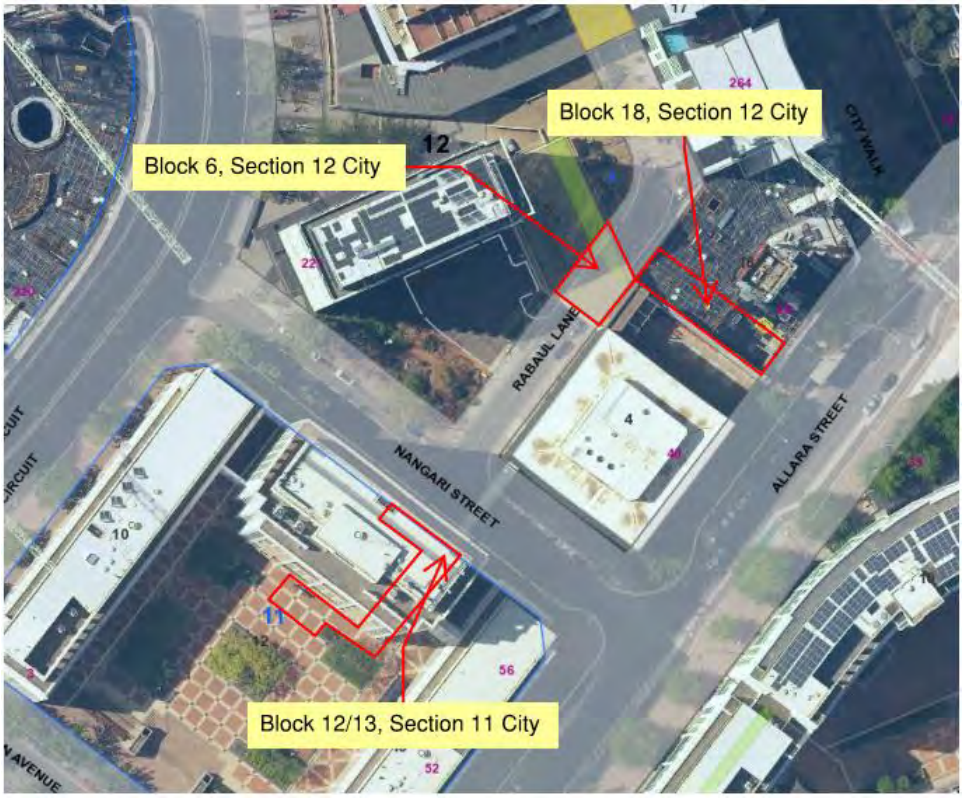


Figure 1 Bounds of Asset Defect Inspection

Defects identified have been outlined below, note some defects were common amongst areas.

The asset defect inspections of areas occurred 19 – 23 November, 2020. During the inspection, it was noted there was construction works occurring at Blocks 13, Section 11 City and Block 18, Section 12 City. These works had construction activities occurring within the verge adjacent the block and within close proximity to the block in publicly accessible space and hence, defects in these areas and up to 1m off the works fence may not be covered in this report.

A selection of photos has been included in the report. Northrop Consulting Engineers have more photos available of the area. All photos are available in full size. Video footage of the areas inspected is also available at request and has been supplied with this report.

Limitations to this report include:

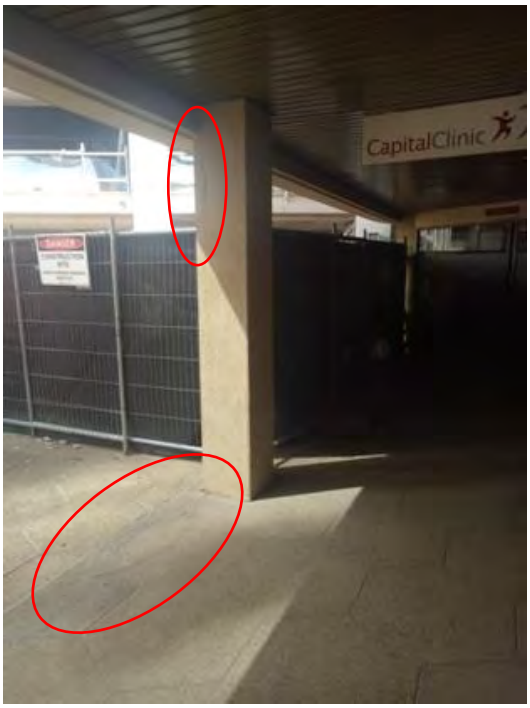
- Internals to service pits, manholes, sumps and the like have not been reviewed. Only conditions of the surface of pits, manholes and sumps have been reviewed;
- Surface areas available for view. Elevated surfaces have been captured from the closest and safest location possible (ground level or from elevated walkways);
- Defects not identified within the inspection dates have not been recorded;
- Defects are located as an approximate location on the defect locality plan only;
- Only surface conditions have been noted in this report, no none-surface conditions were visible during the inspections; and
- Defects have been noted in this report as identified by Northrop at the time of inspection. Photography and video footage have been supplied with this report.

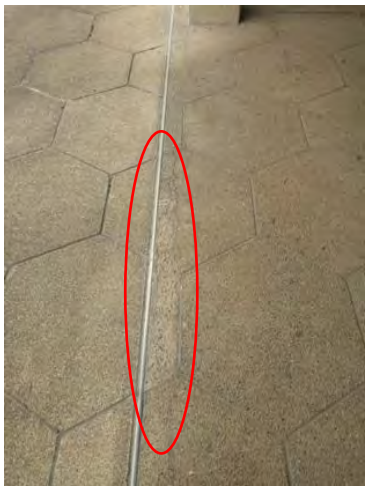
2. Photos

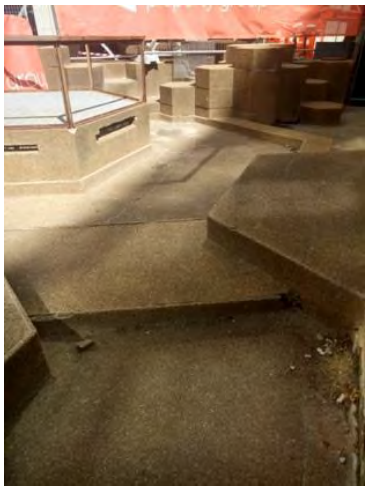
2.1 Block 6, Section 12 City

Table 1 contains photos of defects observed from the structure at Block 6, Section 12 City.

Table 1 Block 6, Section 12 Structure

Location	Description	Photo
1.A.	Cracks in pavers (common across area 1), streaks in column, varying colours of pavers (common across area 1)	
1.B.	Construction waste and rubble along temporary fence	

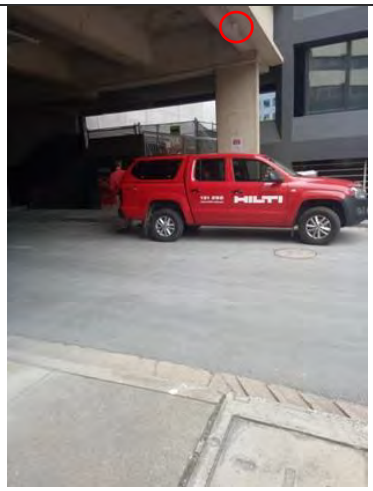
1.C.	Hole in pavement at door	
1.D.	Grout cracked and missing between pavers (common across area 1)	
1.E.	Pavers appear to have been ground to be made flush with surrounding pavers and joint	

1.F.	Damage to edge of beam (common across area 1)	
1.G.	Dent in roofing (more than 1 occurrence in area 1)	
1.H.	Damage to pavement and structures in open area (up to site of works fence at Block 18, Section 12 City observed only)	

2.A. Discolouration of beam

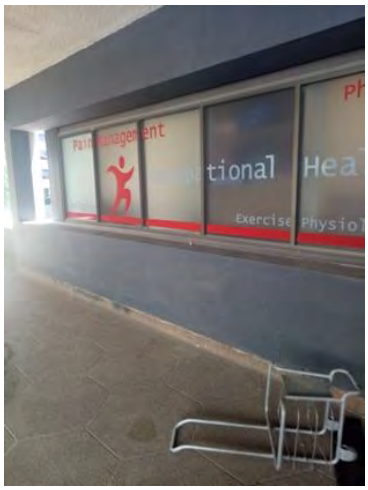


2.B. Discolouration of beam



2.C. Spalling of concrete at base and on edge of column, cracking of concrete (similar condition along extent of path)



2.D.	Cracking of concrete at base of column, discolouration of column	
3.A.	Note – On first floor above Rabaul Lane, the building is flush with the block of the proposed Meriton Development Northrop Consulting Engineers were invited to access most of the rooms adjacent the works and over Rabaul Lane of the Capital Clinic Physiotherapy by the Practice Manager (Craig Richardson) on 19/11/2020). No defects were identified at the time of inspection. Northrop were able to access the office space above the Capital Clinic Physiotherapy. No defects were identified at the time of inspection.	

It is noted that construction fences were present in the common community area over Rabaul Lane and hence, within or 1m from the construction fences were unable to be reviewed for the purpose of this dilapidation report.

The wall adjacent the second floor of the building over Rabaul lane was not inspected due to access being unavailable from 40 Allara Street. It is recommended this section of the building is checked prior to the commencement of demolition works adjacent the building.

2.2 Block 18, Section 12 City

Block 18, Section 12 City was briefly viewed for the purpose of this report however has not been documented.

The construction works did not allow for sufficient access to the area. Meriton Group are to obtain photos of the area once the Morris Property Group development at 20 Allara Street has vacated 40 Allara Street and prior to the commencement of the 40 Allara Street works. Should the opportunity arise, Meriton Group should also access the 20 Allara Street development and obtain photos of the internals of the structure.

Onsite, it was discussed with Meriton Group that the capping beam for 20 Allara Street may be within the boundary of 40 Allara Street. Northrop recommends that demolition work to the capping beam for the 20 Allara Street works is in the presence of a representative from Morris Property Group who was involved with the works and capping beam construction. Northrop also recommends that Meriton Group monitor the condition of the Morris Property Group development at 20 Allara Street during the demolition and excavation works – if there are any cracks, spalling of concrete, voids etc in the structure at 20 Allara Street, Meriton Group are to have appropriate procedures in place to record and report this. If there is concern, a suitable qualified engineer should be contacted for advice.

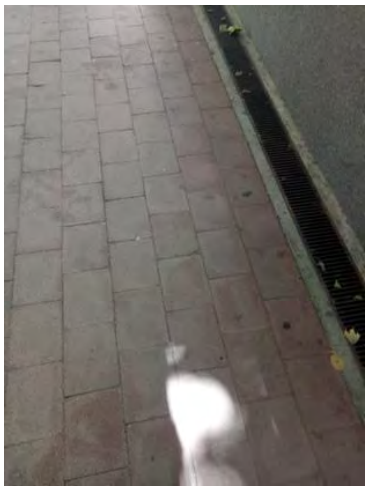
2.3 Block 12 and 13, Section 11 City

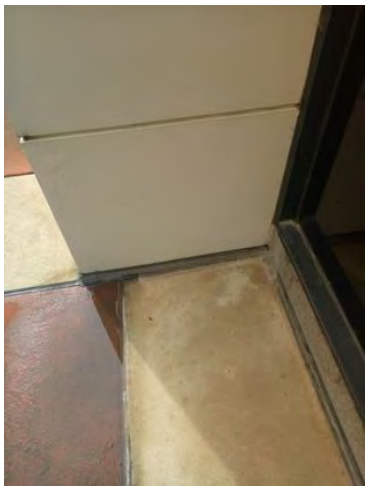
Table 2 contains photos of defects from Block 12 and 13, Section 11 City.

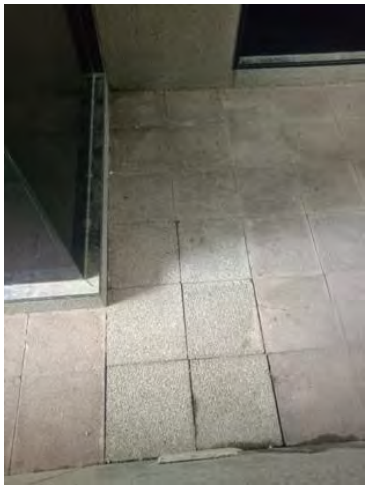
Table 2 Rabaul Lane

Location	Description	Photo
4.A.	Cracking of beam either side of bridge to be removed (example photo of cracks in area)	
4.B.	Damage to edge of beams (example photo of damage in area)	

4.C.	Paint on pipe missing	
5.A.	Crack in structure (across entire structure)	
5.B.	Crack in joint	

5.C.	Damage to pit surround	
5.D.	Gap between grates	
5.E.	General condition of pavers – cracking and damage to pavers noted across the entirety of the area	

6.A.	Cracking in concrete and pavers (noted to be scattered across the extent of the area)	
6.B.	Uneven surface interfaces (common across entire area)	
6.C.	Note - finish at interface of building and pavement	

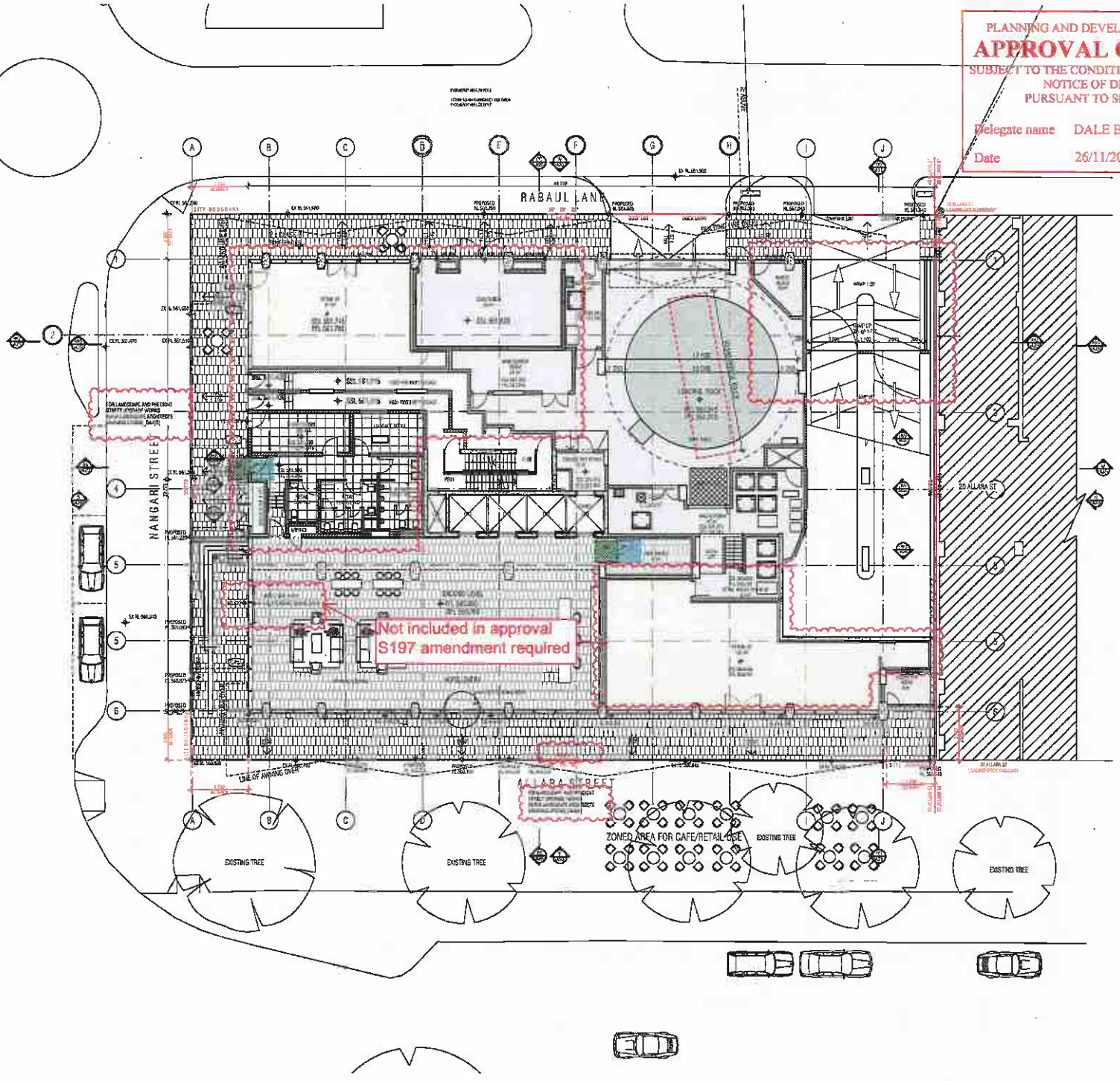
6.D.	General condition of pavers in area – cracking and damage to edges evident	
6.E.	Light appears to be missing/wire hanging from ceiling	
6.F.	Cracking of structure (noted to occur across structure)	

The inspections at Block 12, Section 11 City occurred during the period that works were being undertaken on Block 13, Section 11 City. Due to the works being undertaken on Block 13, areas close to the bridge within the Block 13 construction site were unable to be reviewed. It is recommended once construction has been completed on Block 13, another dilapidation inspection is undertaken by Meriton Group in agreement with the builder for the Block 13 works to confirm site conditions (the site

conditions are then to be regularly reviewed to during the works and defect liability period to determine if site conditions change.

3. Defect Locality Map





PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION [DRAFT]	DB	20.12.2019
01	PRE - DEVELOPMENT APPLICATION	DB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	RM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	DB	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	RM	28.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	DB	24.03.2020
06	DEVELOPMENT APPLICATION	RM	10.05.2020
07	DEVELOPMENT APPLICATION	DB	17.06.2020
08	DEVELOPMENT APPLICATION	DB	23.10.2020
09	SECTION 4.55	DB	24.01.2021
10	SECTION 4.55	RM	24.01.2021
11	SECTION 197	RM	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class 3 bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 1000 CODRINGTON STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215 3600
FENDER KATSALIDIS (NSW) PTY LTD
ACN 099 843 929

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THIS PROJECT IS EQUATOR TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SITE PLAN GROUND FLOOR PROPOSED

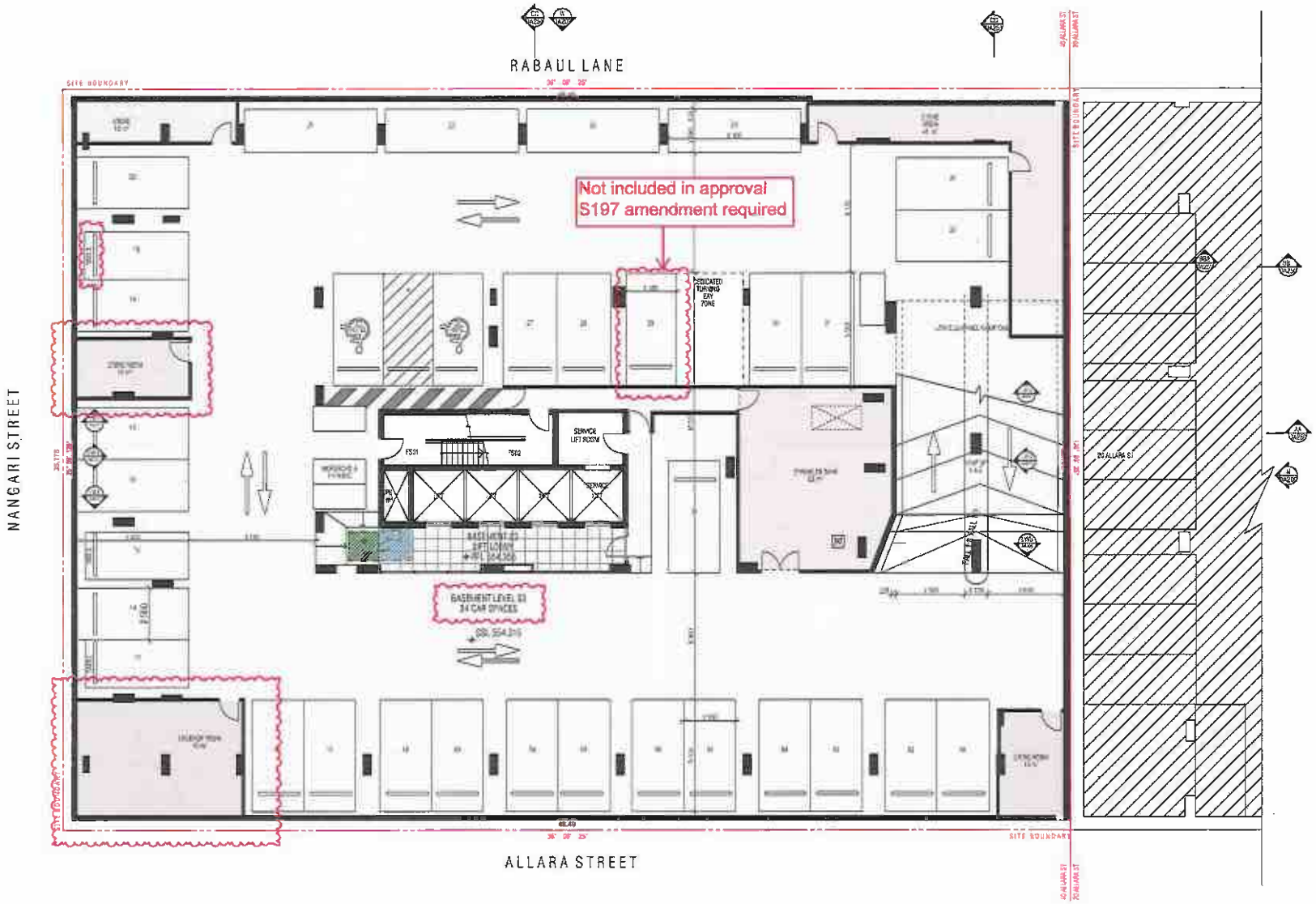
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:250@A3

REV.
11

DRAWING NO.
DA006



GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	358
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL 16	384
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKARCHITECTS.COM
LEVEL 2, 250 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8916 3500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 000 940 000

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
BASEMENT LEVEL 02

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA098

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

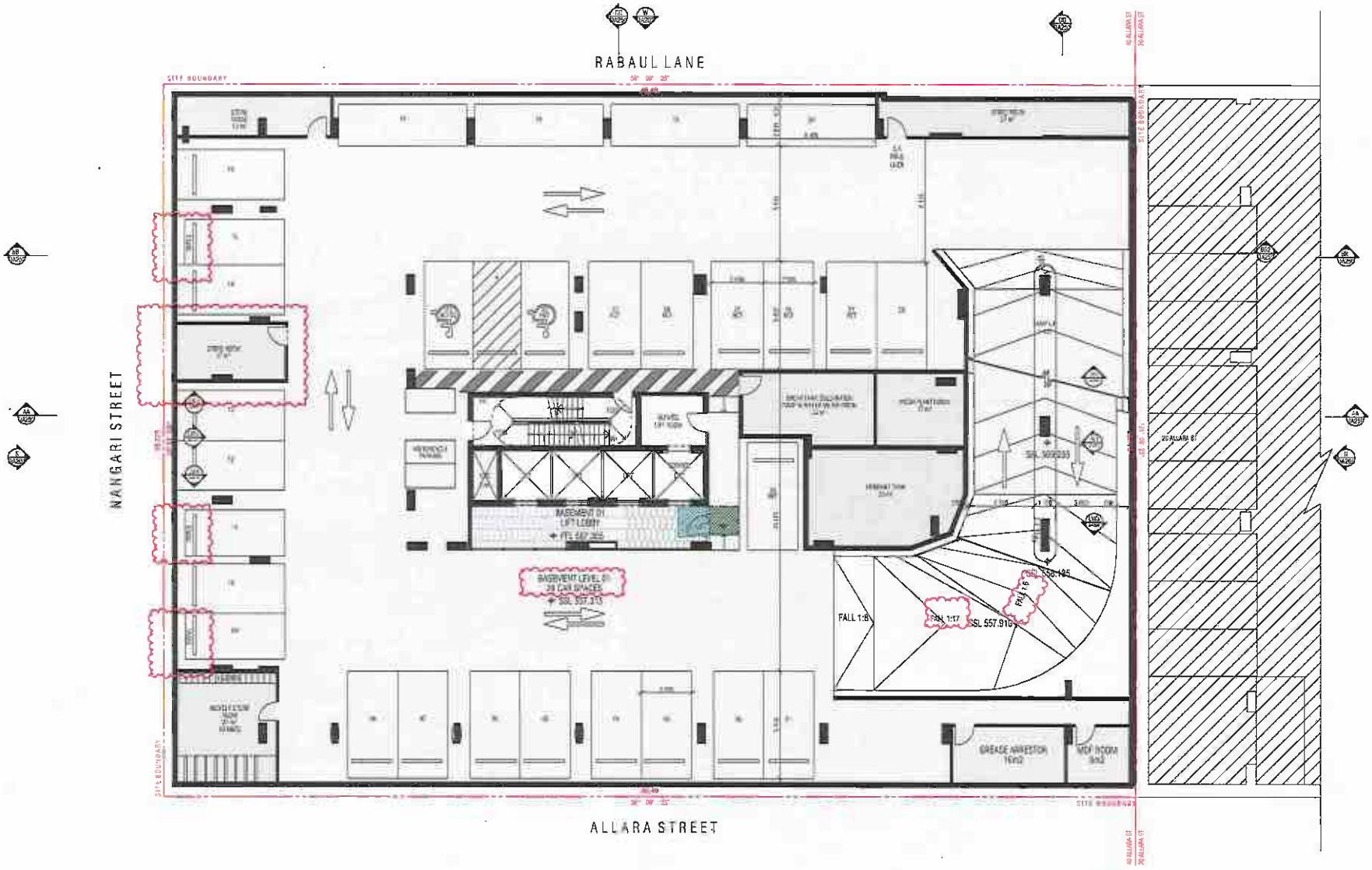
2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail, 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	SS	28.10.2019
01	PRE - DEVELOPMENT APPLICATION	SS	14.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	27.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	SS	14.07.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	13.08.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	SS	24.08.2020
06	DEVELOPMENT APPLICATION	PM	23.09.2020
07	DEVELOPMENT APPLICATION	PM	04.05.2021
08	DEVELOPMENT APPLICATION	SS	17.06.2021
09	DEVELOPMENT APPLICATION	PM	23.06.2021
10	DEVELOPMENT APPLICATION	SS	29.10.2021
11	SECTION 4.55	SS	21.01.2021
12	SECTION 4.55	PM	21.01.2021
13	SECTION 191	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L31, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215 3000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 948 002

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
BASEMENT LEVEL 01

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA099

SECTION 191 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sizes adjustments and tenancies G2 and G3 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

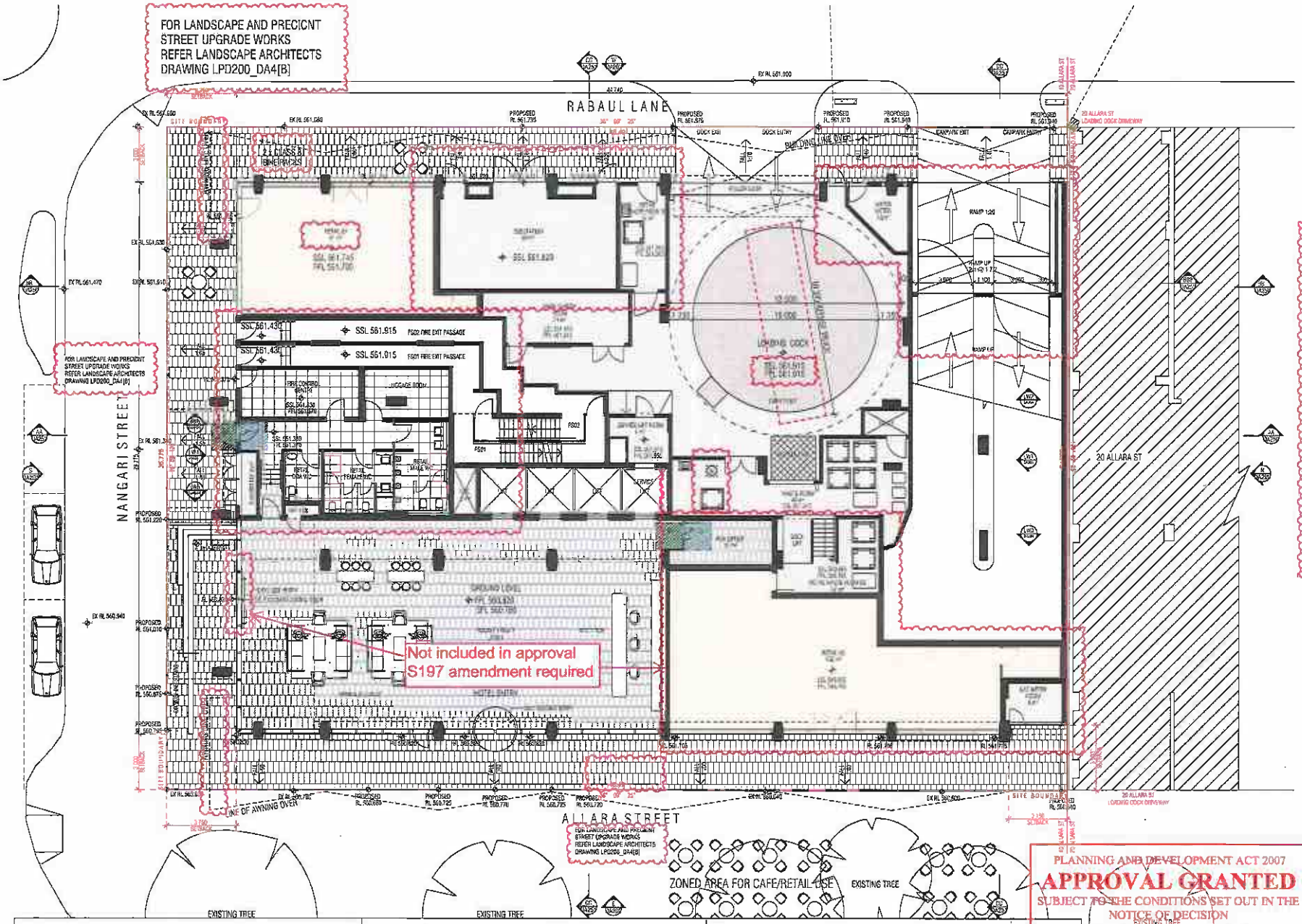
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	259
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
FKAUSTRALIA.COM
201 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 9216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RM	13.09.2021	RM	14.09.2021	19125

PROJECT
HERITON SUITES CANBERRA
20 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
GROUND FLOOR PLAN

7

KEY PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
16	DA100

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

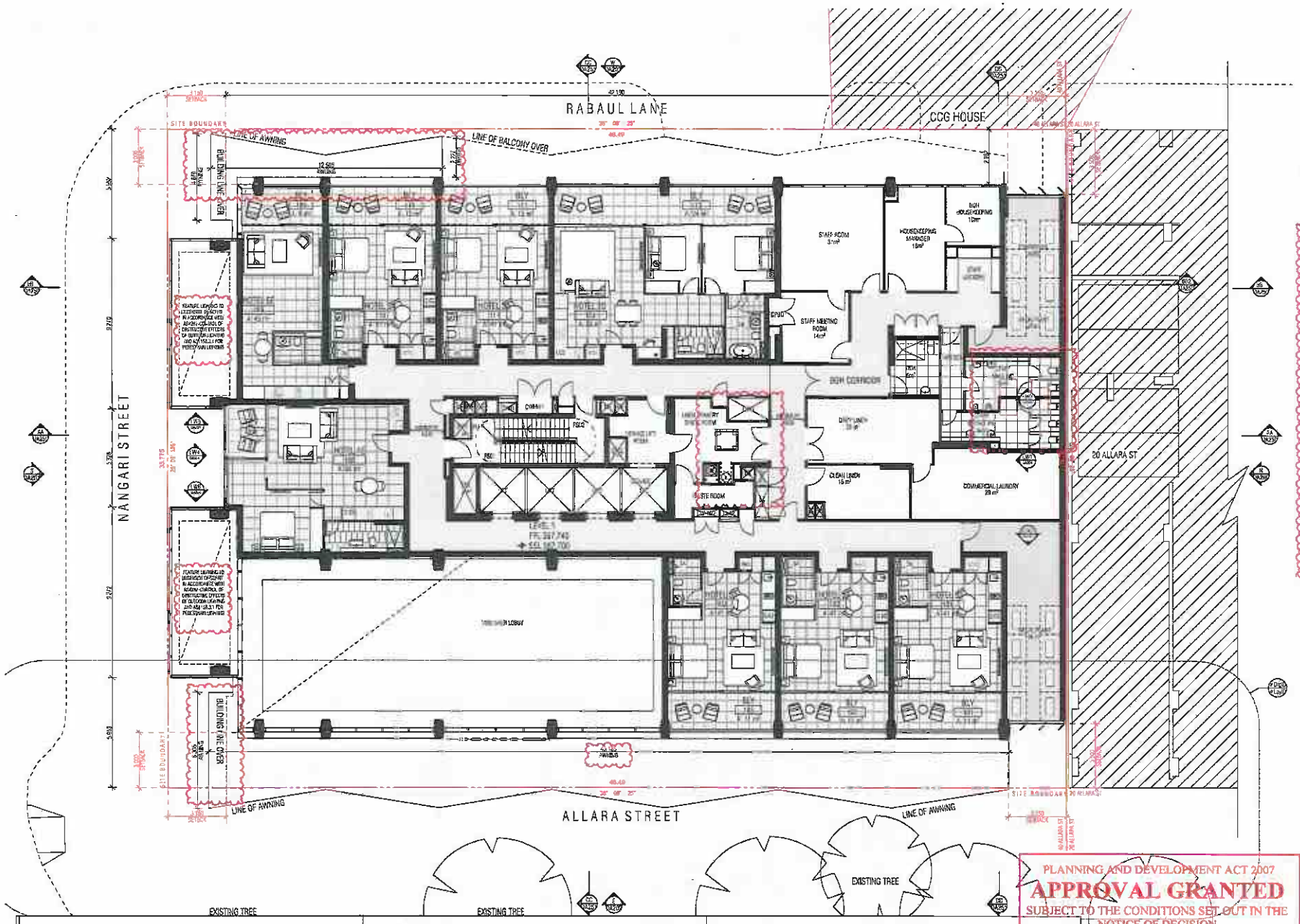
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Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



Revision			
-	PRE – DEVELOPMENT APPLICATION (DRAFT)	BB	22.12.2020
01	PRE – DEVELOPMENT APPLICATION	BB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE – DEVELOPMENT APPLICATION	BB	14.02.2020
04	UPDATED PRE – DEVELOPMENT APPLICATION	PM	24.02.2020
05	UPDATED PRE – DEVELOPMENT APPLICATION	BB	24.03.2020
06	DEVELOPMENT APPLICATION	PM	23.06.2020
07	DEVELOPMENT APPLICATION	BB	17.08.2020
08	DEVELOPMENT APPLICATION	BB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	27.11.2020
10	SECTION 4.55	BB	31.01.2021
11	SECTION 4.55	PM	31.01.2021
▶ 12	SECTION 197	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2/59 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 0000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 000 949 009

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 01 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
12

DRAWING NO.
DA101

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
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Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments – general updates

5. Facade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
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Frosted privacy glass to transom height south façade and partial east and west facades
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Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	JW	20.12.2019
01	PRE - DEVELOPMENT APPLICATION	JW	17.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	RM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	JW	14.07.2020
04	UPDATED PRE-DEVELOPMENT APPLICATION	RM	28.07.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	MD	24.08.2020
06	DEVELOPMENT APPLICATION	RM	03.09.2020
07	DEVELOPMENT APPLICATION	RM	10.09.2020
08	DEVELOPMENT APPLICATION	RM	17.09.2020
09	DEVELOPMENT APPLICATION	JW	23.10.2020
10	DEVELOPMENT APPLICATION	RM	13.11.2020
11	DEVELOPMENT APPLICATION	RM	27.11.2020
12	SECTION 4.55	MD	21.01.2021
13	SECTION 4.55	RM	21.01.2021
> 14	SECTION 197	RM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2, 364 KENT STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9215 3600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 089 849 009

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
RM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 02 FLOOR PLAN

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV. 14

DRAWING NO. DA102

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

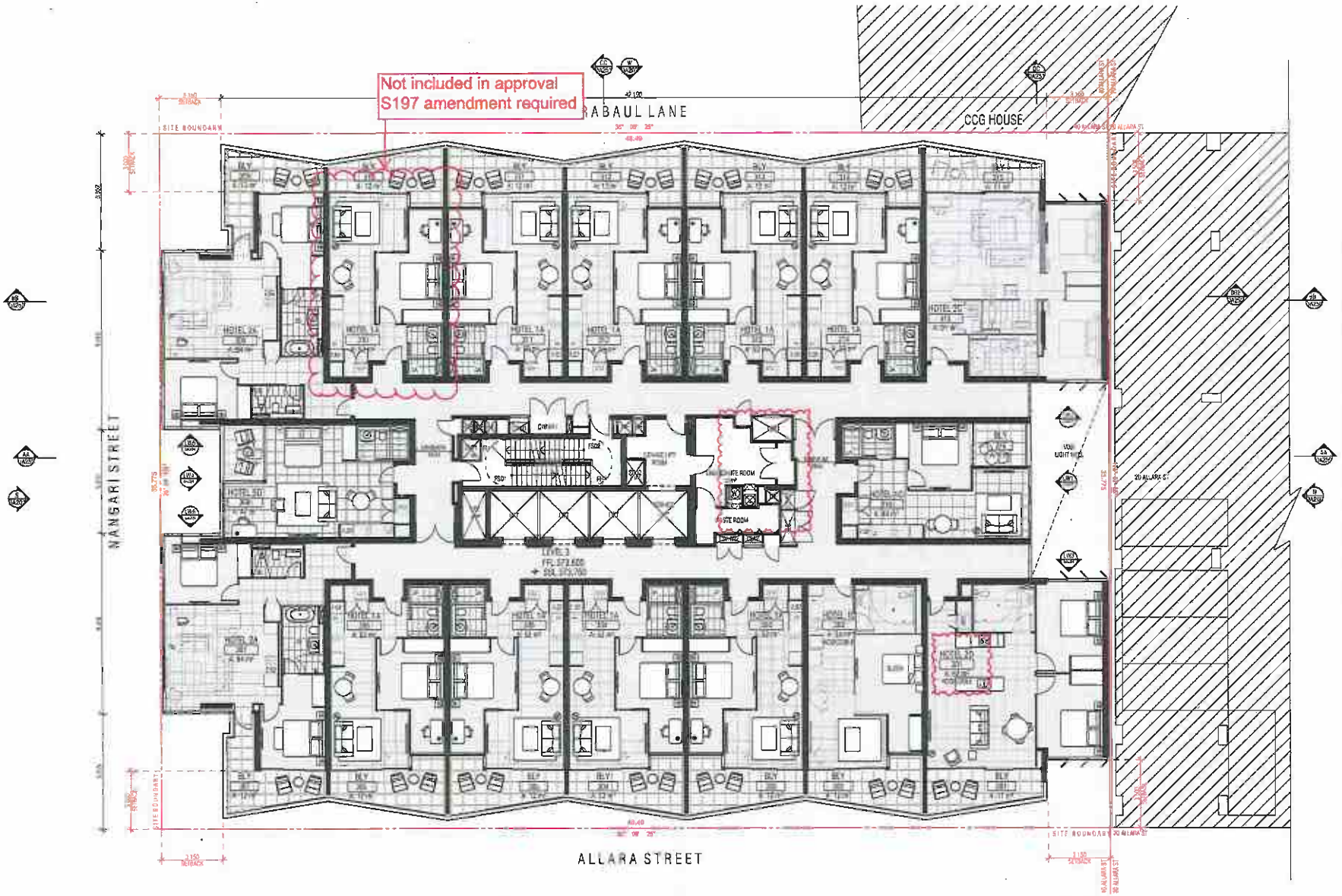
5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

Not included in approval
S197 amendment required



REVISION			
-	PRE + DEVELOPMENT APPLICATION	RS	17.6.2020
01	PRE + DEVELOPMENT APPLICATION	RS	24.7.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.09.2020
03	UPDATED PRE + DEVELOPMENT APPLICATION	RS	14.12.2020
04	UPDATED PRE + DEVELOPMENT APPLICATION	PM	25.02.2021
05	UPDATED PRE + DEVELOPMENT APPLICATION	DS	24.02.2021
06	DEVELOPMENT APPLICATION	PM	03.06.2021
07	DEVELOPMENT APPLICATION	PM	16.08.2021
08	DEVELOPMENT APPLICATION	DS	17.09.2021
09	DEVELOPMENT APPLICATION	DS	29.10.2021
10	DEVELOPMENT APPLICATION	PM	05.11.2021
11	DEVELOPMENT APPLICATION	PM	27.11.2021
12	SECTION 4.55	RS	31.01.2021
13	SECTION 4.55	PM	01.02.2021
14	SECTION 197	PM	10.02.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL 16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
121, 255 CLEVELAND STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 602 843 603

QUALITY ASSURANCE (THIS IS A CONTROLLED COPY/DOC IF IT IS TO BE ISSUED TO THE FK QUALITY ASSURANCE SYSTEM)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 03 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
14

DRAWING NO.
DA103

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

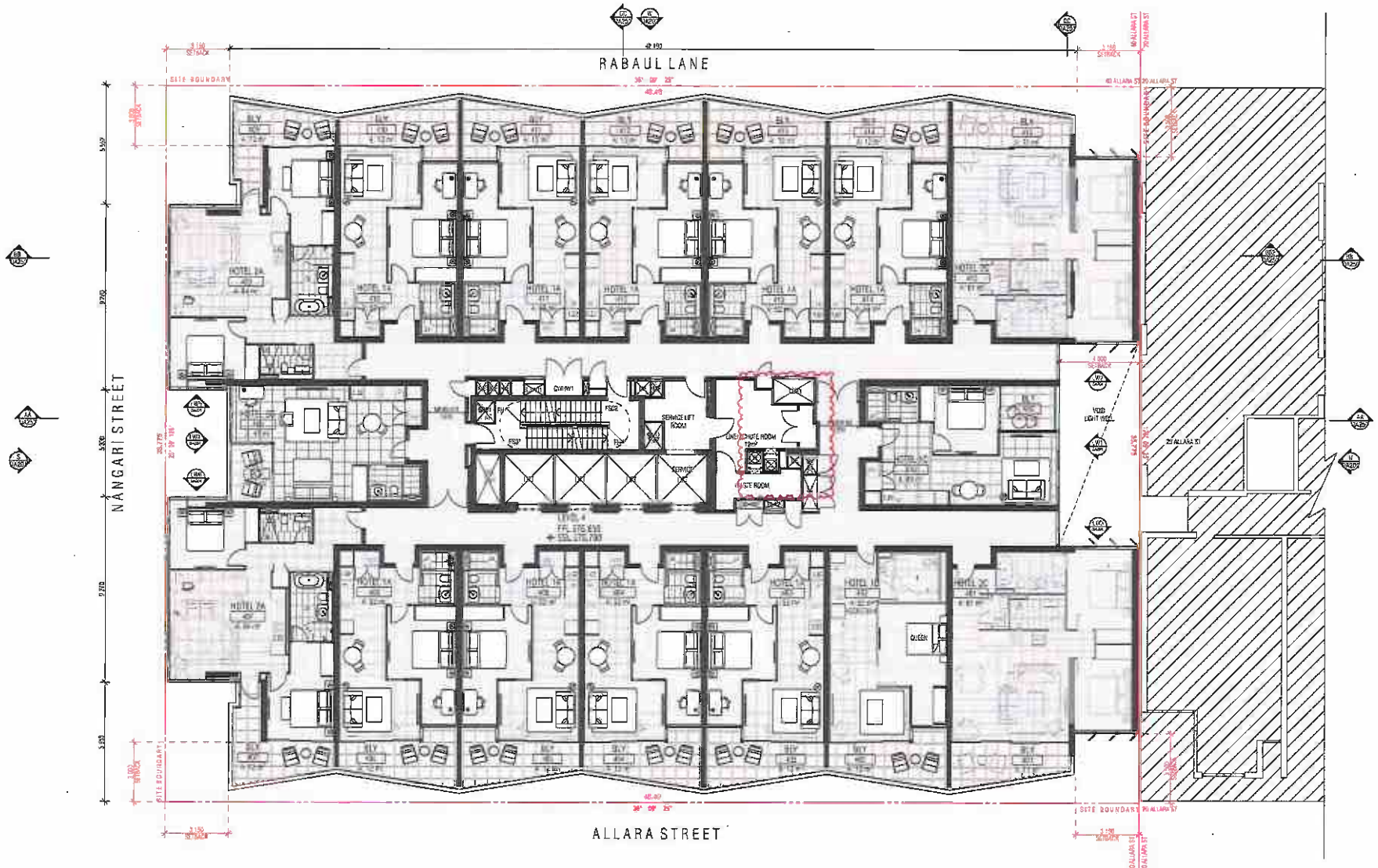
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BS	17.01.2020
01	PRE-[redacted]TE APPLICATION	BS	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BS	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	BS	04.03.2020
06	DEVELOPMENT APPLICATION	PM	13.03.2020
07	DEVELOPMENT APPLICATION	PM	19.03.2020
08	DEVELOPMENT APPLICATION	BS	17.06.2020
09	DEVELOPMENT APPLICATION	BS	25.10.2020
10	DEVELOPMENT APPLICATION	PM	23.11.2020
11	DEVELOPMENT APPLICATION	PM	27.11.2020
12	SECTION 4.55	BS	21.01.2021
13	SECTION 4.55	PM	21.01.2021
14	SECTION 4.55	PM	08.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: + 61 2 8216 2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 000 645 032

QUALITY ASSURANCE (FKSA A CERTIFIED COMPANY TO ISO 9001:2015)
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	08.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 04 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

ISSUE
14

DRAWING NO.
DA104

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 216 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



REVISIONS			
-	PDC - DEVELOPMENT APPLICATION	DB	17.01.2020
01	PDT - DEVELOPMENT APPLICATION	DB	24.01.2020
02	UPDATED PDT - DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PDT - DEVELOPMENT APPLICATION	DB	14.02.2020
04	UPDATED PDT - DEVELOPMENT APPLICATION	PM	25.02.2020
05	UPDATED PDT - DEVELOPMENT APPLICATION	DB	28.02.2020
06	DEVELOPMENT APPLICATION	PM	03.06.2020
07	DEVELOPMENT APPLICATION	PM	19.10.2020
08	DEVELOPMENT APPLICATION	DB	27.10.2020
09	DEVELOPMENT APPLICATION	DB	23.12.2020
10	DEVELOPMENT APPLICATION	PM	05.11.2020
11	DEVELOPMENT APPLICATION	PM	27.11.2020
12	SECTION 4.55	DB	21.01.2021
13	SECTION 4.55	PM	21.01.2021
> 14	SECTION 127	PM	03.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL15	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 135 CENTRAL STREET, SYDNEY
NSW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8234 0500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 640 943 092

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE PHYTEA

- [x] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS COMPLETED. DATE OF REVIEW 01.10.2020
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	06.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 04 FLOOR PLAN

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV. 14

DRAWING NO. **DA104**

SECTION 127 AMENDMENTS

1. Floor Plan Amendments

Fire egress passage to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 15 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

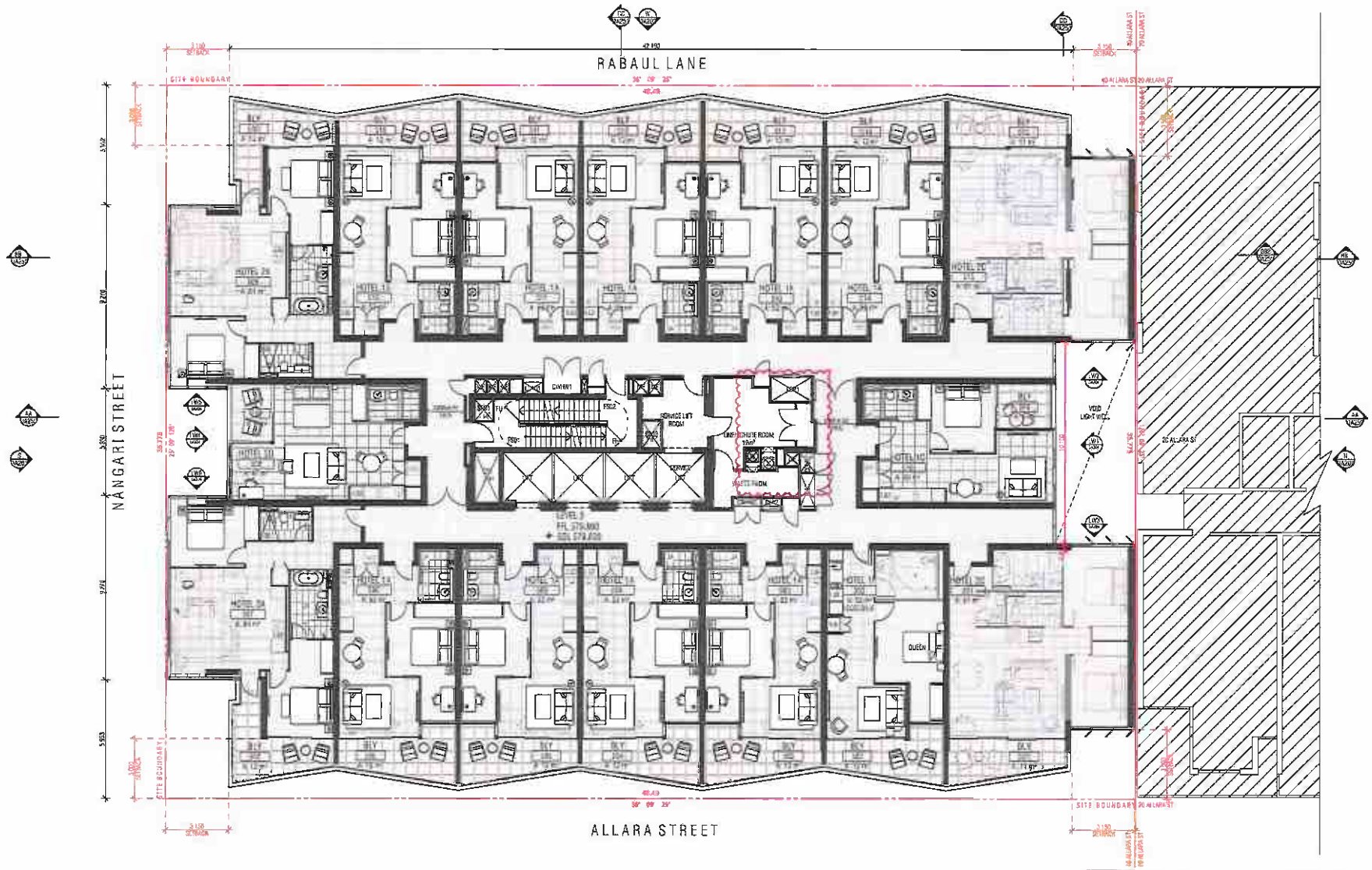
4. GFA Adjustments - general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING
Date 26/11/2021



REVISION			
–	PRE - DEVELOPMENT APPLICATION	SB	17.01.2020
01	PRE - DEVELOPMENT APPLICATION	SB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PW	07.02.2020
03	UPDATED DTE - DEVELOPMENT APPLICATION	SB	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PW	26.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	SB	24.03.2020
06	DEVELOPMENT APPLICATION	PW	30.06.2020
07	DEVELOPMENT APPLICATION	PW	10.08.2020
08	DEVELOPMENT APPLICATION	SB	17.09.2020
09	DEVELOPMENT APPLICATION	SB	23.10.2020
10	DEVELOPMENT APPLICATION	PW	05.11.2020
11	DEVELOPMENT APPLICATION	PW	27.11.2020
12	SECTION 4.55	SB	31.05.2021
13	SECTION 4.55	PW	7.09.2021
14	SECTION 55	PW	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2/60 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: + 61 2 8215 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 090 945 059

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THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 05 FLOOR PLAN

7

SCALE
DEVELOPMENT APPLICATION 1:250@A3

REVISION
14

DRAWING NO.
DA105

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

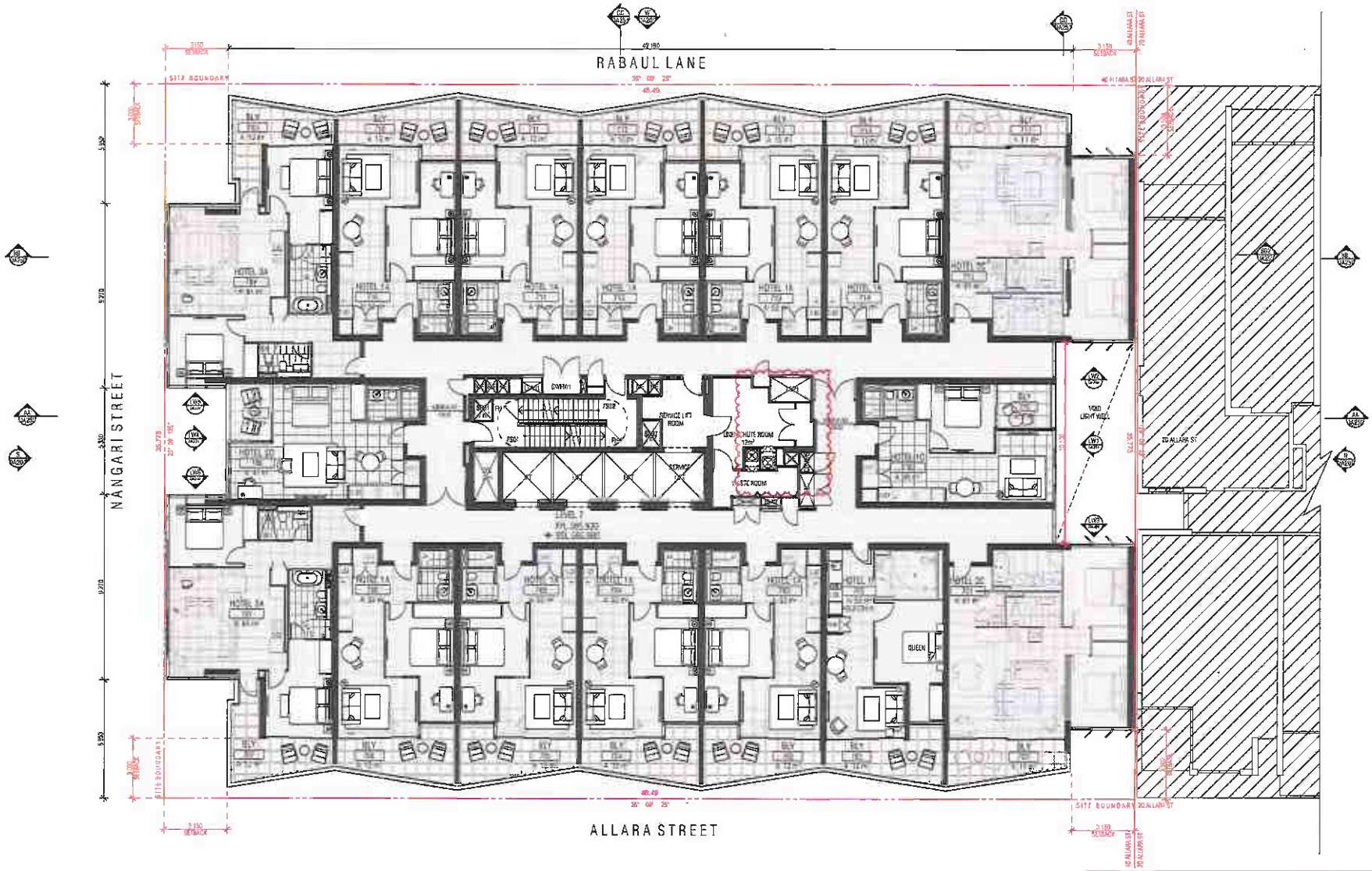
4. GFA Adjustments – general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING
Date 26/11/2021


RABAUL LANE
NANGARI STREET
ALLARA STREET
SITE BOUNDARY
40 ALLARA ST
20 ALLARA ST
LIFT OVERRUN
LIFT OVERRUN
LIFT OVERRUN



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BR	07.01.2020
01	PRE - DEVELOPMENT APPLICATION	BR	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BR	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	28.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	BR	24.03.2020
06	DEVELOPMENT APPLICATION	PM	03.06.2020
07	DEVELOPMENT APPLICATION	PM	15.06.2020
08	DEVELOPMENT APPLICATION	BR	17.06.2020
09	DEVELOPMENT APPLICATION	BR	23.10.2020
10	DEVELOPMENT APPLICATION	PM	06.11.2020
11	DEVELOPMENT APPLICATION	PM	27.11.2020
12	SECTION 4.55	BR	21.01.2021
13	SECTION 4.55	PM	29.01.2021
14	SECTION 167	PM	12.03.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	384
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L24, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9245 9500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 096 845 009

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 07 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
14

DRAWING NO.
DA107

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 801 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

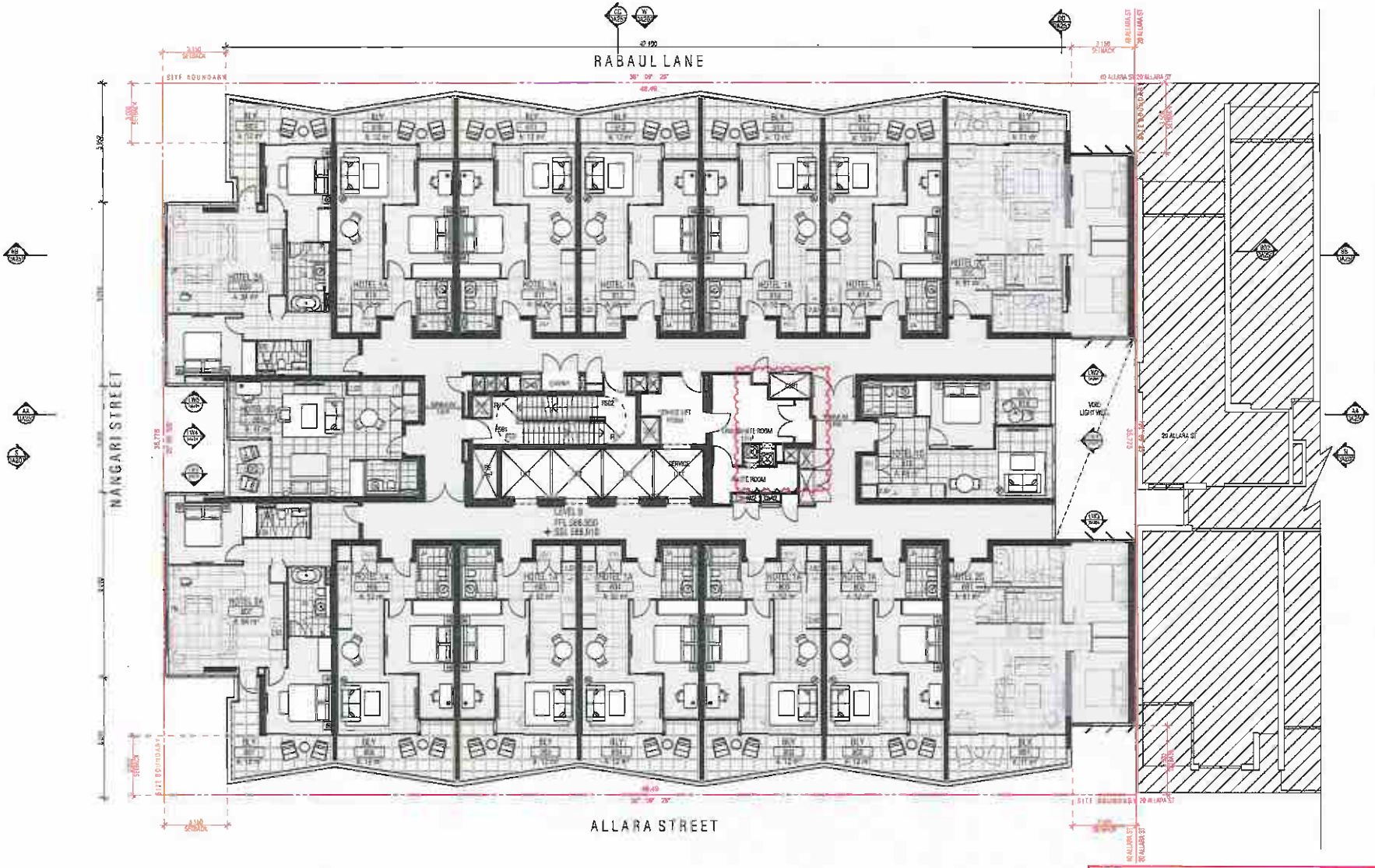
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISIONS			
-	PRE - DEVELOPMENT APPLICATION	SS	17.01.2020
01	PRE - DEVELOPMENT APPLICATION	SS	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	SS	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	SS	24.03.2020
06	DEVELOPMENT APPLICATION	PM	03.05.2020
07	DEVELOPMENT APPLICATION	SS	17.06.2020
08	DEVELOPMENT APPLICATION	SS	23.10.2020
09	DEVELOPMENT APPLICATION	PM	06.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	SS	21.01.2021
12	SECTION 4.55	PM	26.01.2021
13	SECTION 4.55	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 282
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NSW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 0600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 943 205

QUALITY ASSURANCE — UKAS ACCREDITED COMPANY ISO 9001:2015
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

DATE OF REVIEW: 01.10.2020
- [x] SCHEMATIC DESIGN REVIEW FOR THIS ISSUE IS COMPLETE.
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 08 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA108

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

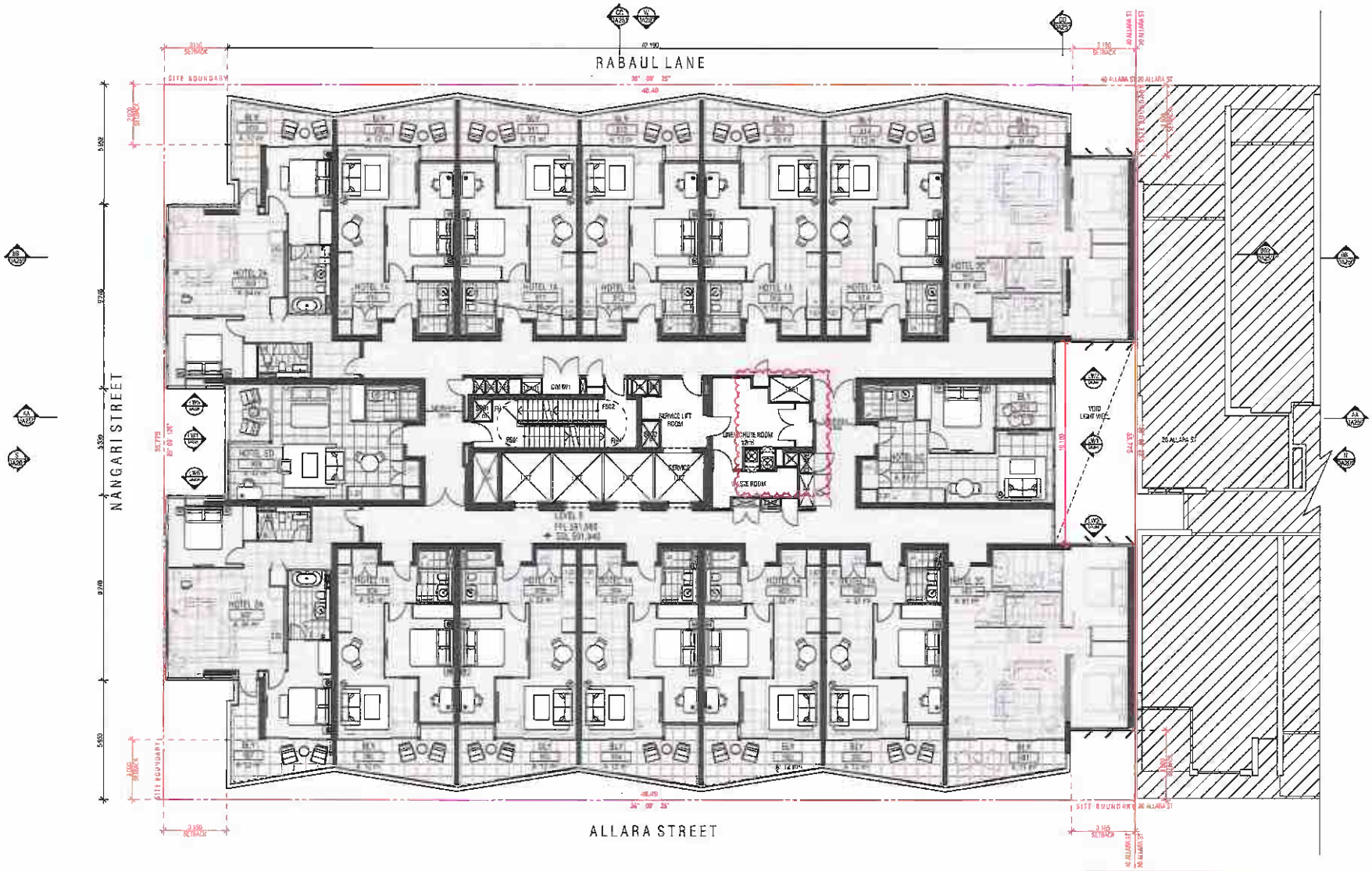
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Relocation of bicycle storage from basement 02 to basement 01
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Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side hung door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION	SB	17.09.2020
01	PRE - DEVELOPMENT APPLICATION	YB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	31.03.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	SB	14.05.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	25.05.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	SB	01.09.2020
06	DEVELOPMENT APPLICATION	PM	03.09.2020
07	DEVELOPMENT APPLICATION	SB	10.09.2020
08	DEVELOPMENT APPLICATION	SB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	05.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	SB	21.01.2021
12	SECTION 4.55	PM	21.02.2021
▶ 13	SECTION 197	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	991
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 282
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
Lvl. 25a GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE. +61 2 8296 0000
FENDER KATSALIDIS (NSW) PTY LTD
ACN 607 949 008

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[ ] FOR THIS PROJECT COMPLETE. DATE OF REVIEW 01.10.2020
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[ ] TO BE CONSTRUCTED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

TITLE
LEVEL 09 FLOOR PLAN

7

BASIS FOR ISSUE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
13	DA109

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
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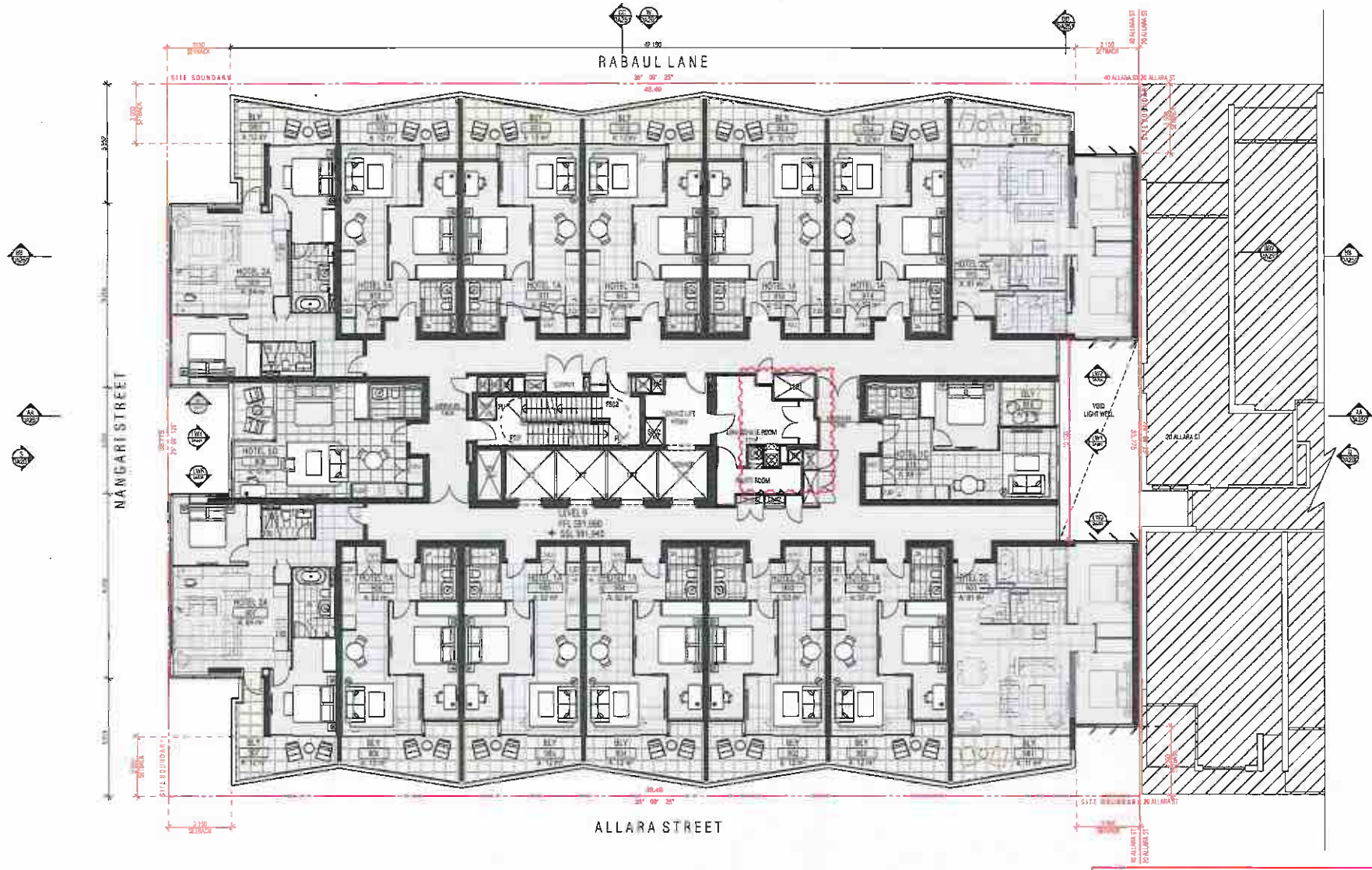
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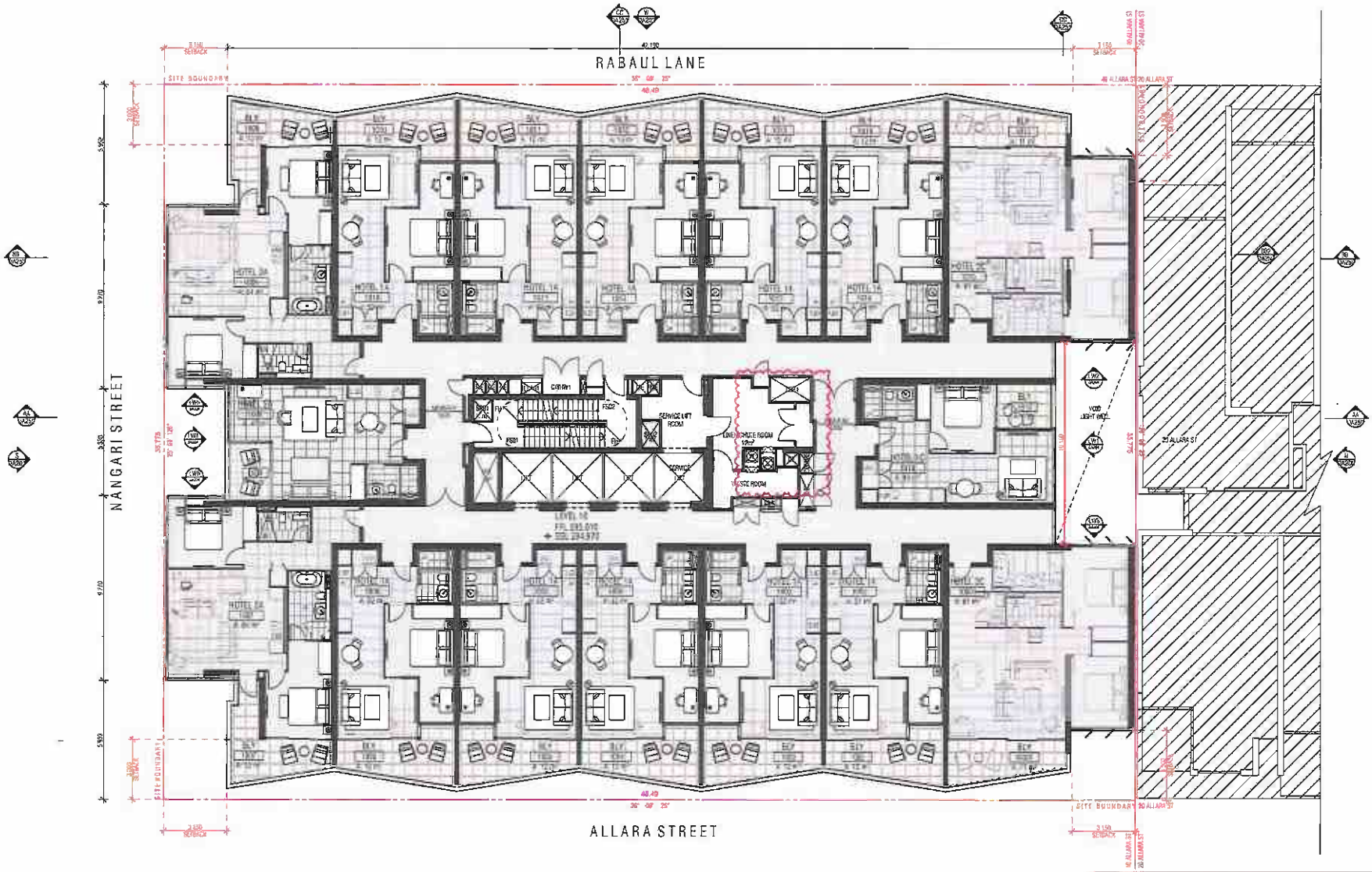
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Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING
Date 26/11/2021


RABAUL LANE
NANGARI STREET
ALLARA STREET
SITE BOUNDARY
40 ALLARA ST
VOID LIGHT WELL
LIFT OVERRUN
LIFT OVERRUN
LIFT OVERRUN



REVISION			
-	PRE - DEVELOPMENT APPLICATION	DB	17.01.2020
01	PRE - DEVELOPMENT APPLICATION	MB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	DB	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	28.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	DB	24.03.2020
06	DEVELOPMENT APPLICATION	PM	03.05.2020
07	DEVELOPMENT APPLICATION	DB	11.06.2020
08	DEVELOPMENT APPLICATION	DB	30.10.2020
09	DEVELOPMENT APPLICATION	PM	06.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	DB	21.01.2021
12	SECTION 4.55	PM	21.09.2021
> 13	SECTION 197	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	384
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 250 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 099 643 632

QUALITY ASSURANCE (FKA'S ACCREDITED COMPANY ISO 9001:2015)
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- [x] ECONOMIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DIMENSIONS ONLY. SEEK CLARIFICATION OF ANY DISCREPANCIES / OMISSIONS.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 10 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA110

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress [redacted] to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
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2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION	DS	17.09.2020
01	PRE - DEVELOPMENT APPLICATION	MB	24.09.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.10.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	MB	14.10.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.10.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	DS	04.11.2020
06	DEVELOPMENT APPLICATION	PM	03.05.2021
07	DEVELOPMENT APPLICATION	DS	17.06.2021
08	DEVELOPMENT APPLICATION	DS	23.10.2021
09	DEVELOPMENT APPLICATION	PM	08.11.2021
10	DEVELOPMENT APPLICATION	PM	22.11.2021
11	SECTION 4.55	DS	31.01.2021
12	SECTION 4.55	PM	31.01.2021
> 13	SECTION 191	PM	13.05.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 000 940 000

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 10 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA110

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
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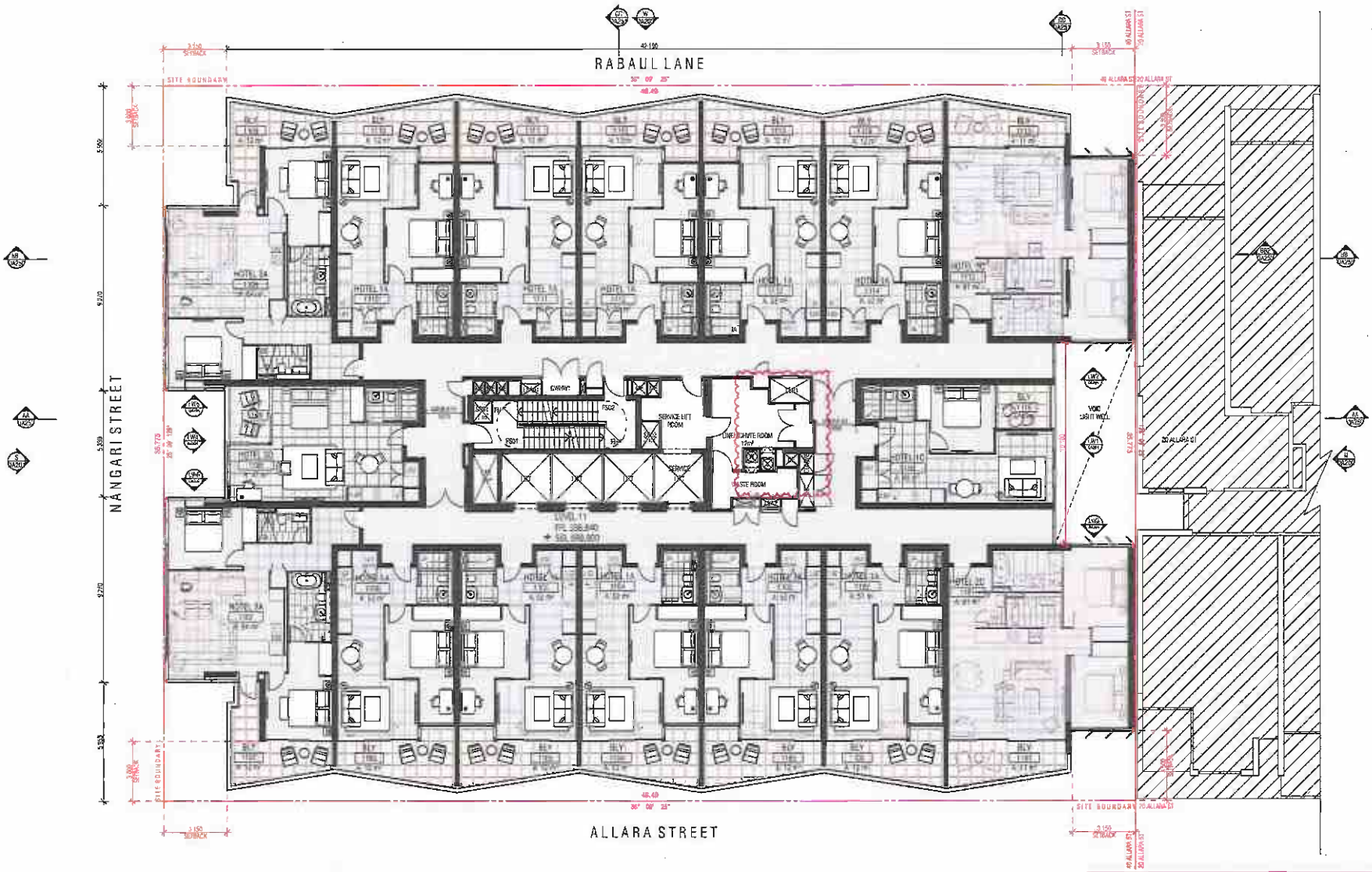
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Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISIONS			
-	PRE - DEVELOPMENT APPLICATION	RB	17.01.2020
01	PRE - DEVELOPMENT APPLICATION	RB	24.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	RM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	RB	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	RM	28.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	RB	24.03.2020
06	DEVELOPMENT APPLICATION	RM	03.06.2020
07	DEVELOPMENT APPLICATION	RB	17.06.2020
08	DEVELOPMENT APPLICATION	RB	23.10.2020
09	DEVELOPMENT APPLICATION	RM	05.11.2020
10	DEVELOPMENT APPLICATION	RM	27.11.2020
11	SECTION 4.55	RB	21.01.2021
12	SECTION 4.55	RM	24.01.2021
▶ 13	SECTION 197	RM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 269
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 134 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21 135 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8235 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 088 843 052

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 11 FLOOR PLAN

7

DRAWING PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA111

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

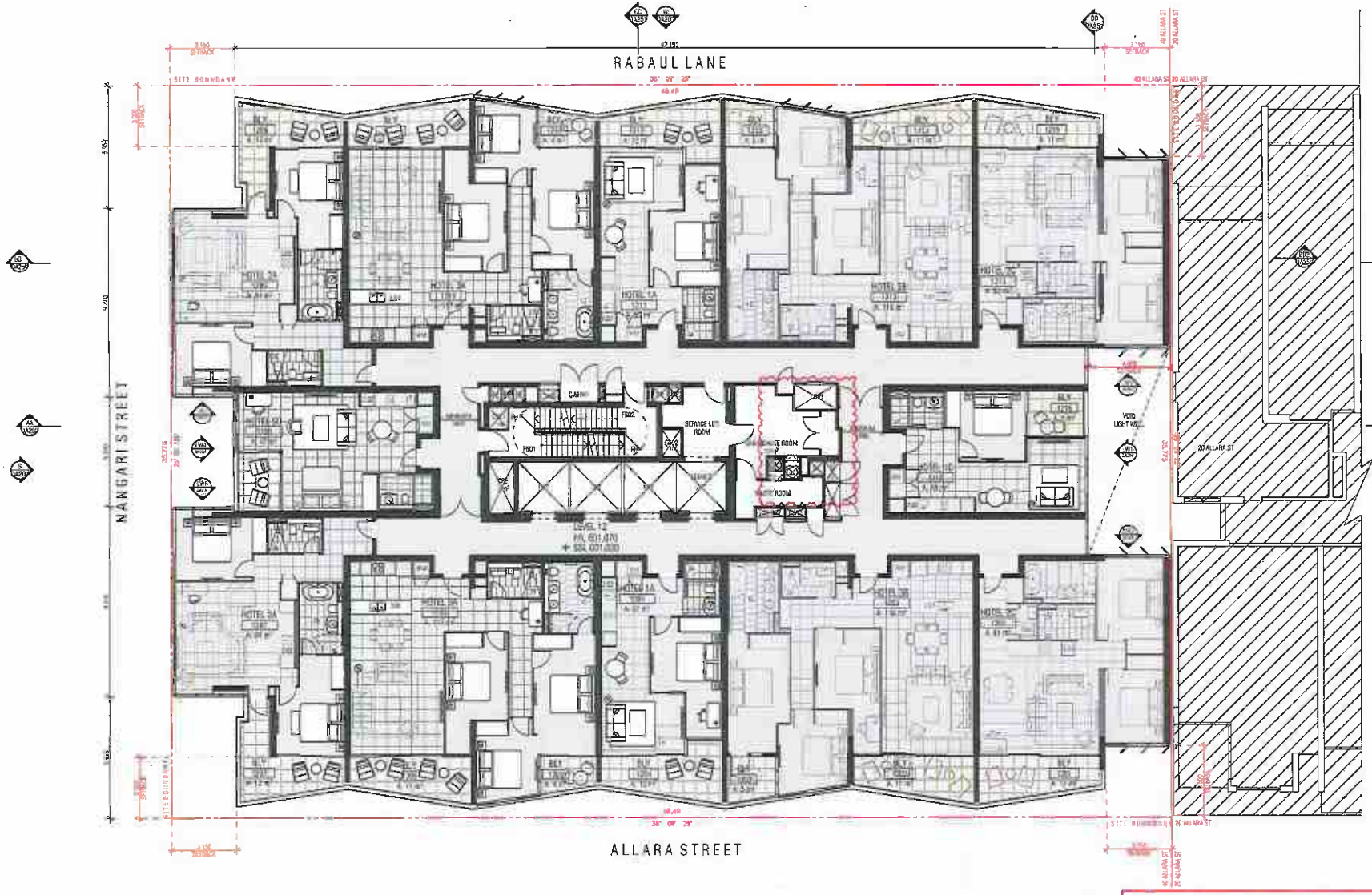
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Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



Revision			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	BB	03.12.2020
01	PRE - DEVELOPMENT APPLICATION	BB	17.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	20.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
06	DEVELOPMENT APPLICATION	PM	03.06.2020
07	DEVELOPMENT APPLICATION	BB	12.06.2020
08	DEVELOPMENT APPLICATION	BB	25.08.2020
09	DEVELOPMENT APPLICATION	PM	08.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	BB	20.01.2021
12	SECTION 4.55	PM	01.07.2021
> 13	SECTION 137	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 282
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL 16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L31, 264 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: + 61 2 8215 5500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 845 552

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.12.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 12 FLOOR PLAN

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV. 13

DRAWING NO. DA112

SECTION 137 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock. Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

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Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

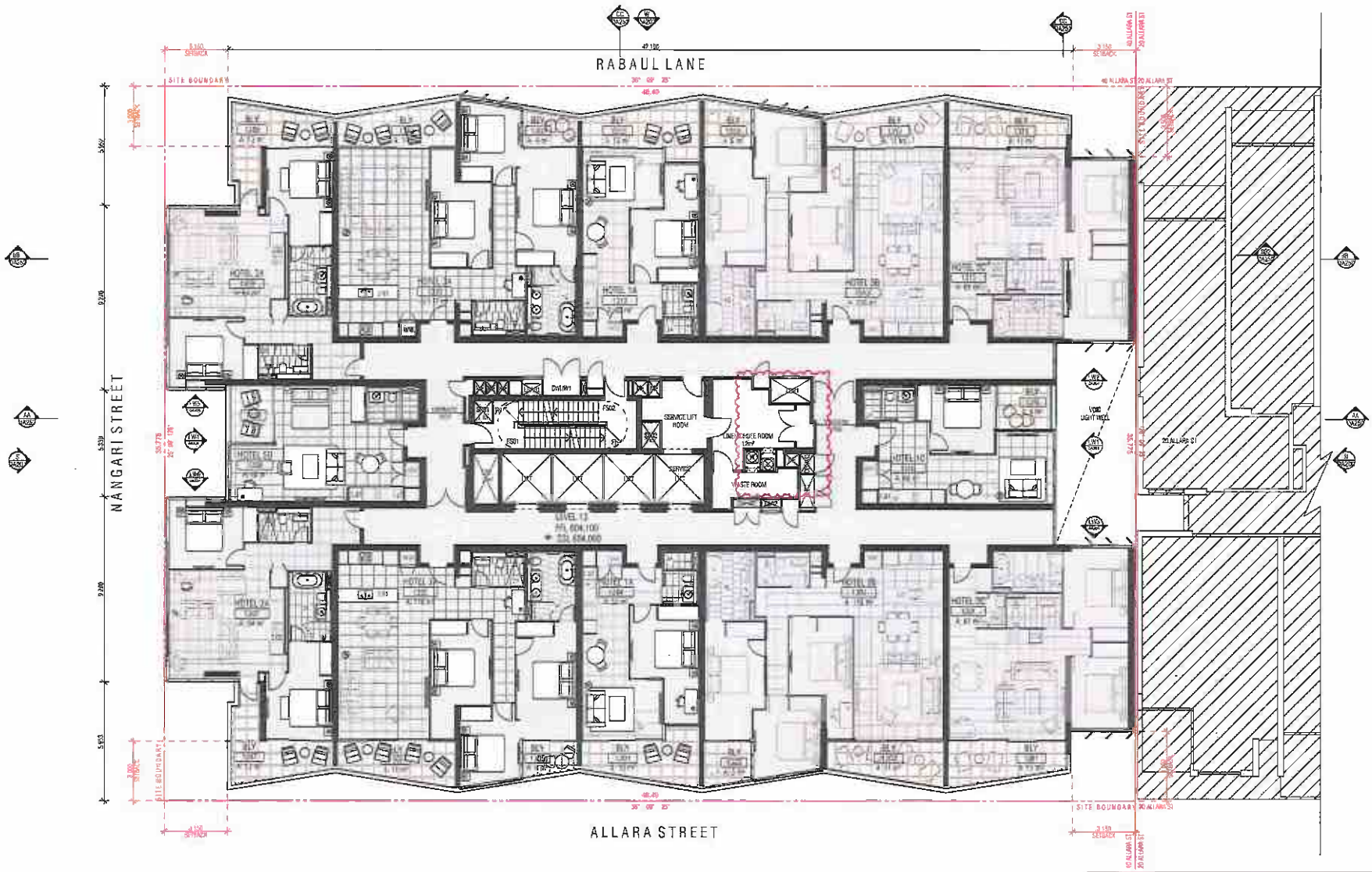
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BR	17.03.2020
01	PRE - DEVELOPMENT APPLICATION	BR	24.07.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PH	07.08.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BR	14.08.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PH	26.08.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	MB	04.09.2020
06	DEVELOPMENT APPLICATION	PH	02.10.2020
07	DEVELOPMENT APPLICATION	BR	17.06.2020
08	DEVELOPMENT APPLICATION	BR	30.10.2020
09	DEVELOPMENT APPLICATION	PH	03.11.2020
10	DEVELOPMENT APPLICATION	PH	27.11.2020
11	SECTION 4.55	BR	21.05.2021
12	SECTION 4.55	PH	21.06.2021
13	SECTION 197	PH	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 250 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8234 0500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 099 843 032

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 13 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA113

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
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Roof level 17 opening to level 16 below removed. Roof is fully enclosed

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Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

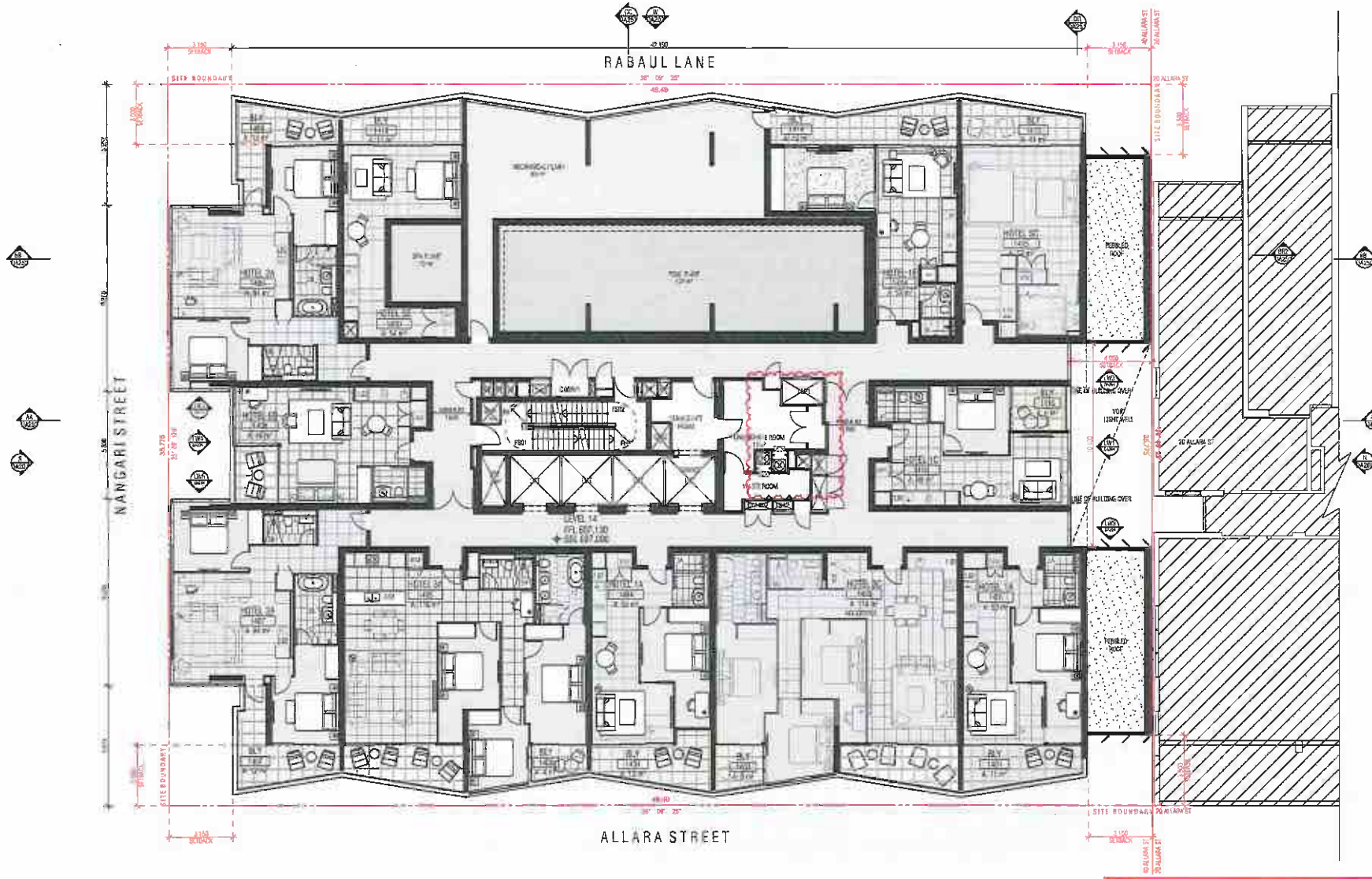
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	SD	30.10.2019
01	PRE - DEVELOPMENT APPLICATION	SD	17.01.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	SD	14.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.02.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	SD	24.03.2020
06	DEVELOPMENT APPLICATION	PM	03.09.2020
07	DEVELOPMENT APPLICATION	SD	17.09.2020
08	DEVELOPMENT APPLICATION	SD	23.10.2020
09	DEVELOPMENT APPLICATION	PM	09.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	SD	05.01.2021
12	SECTION 4.55	PM	29.01.2021
> 13	SECTION 4.55	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
Lvl. 25a GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8516 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 843 202

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY ISO 9001-2015)
THIS PROJECT IS SUBJECT TO ONE FK QUALITY ASSURANCE SYSTEM

- [x] SUBSTANTIVE DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
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- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE
LEVEL 14 FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA114

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies room adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

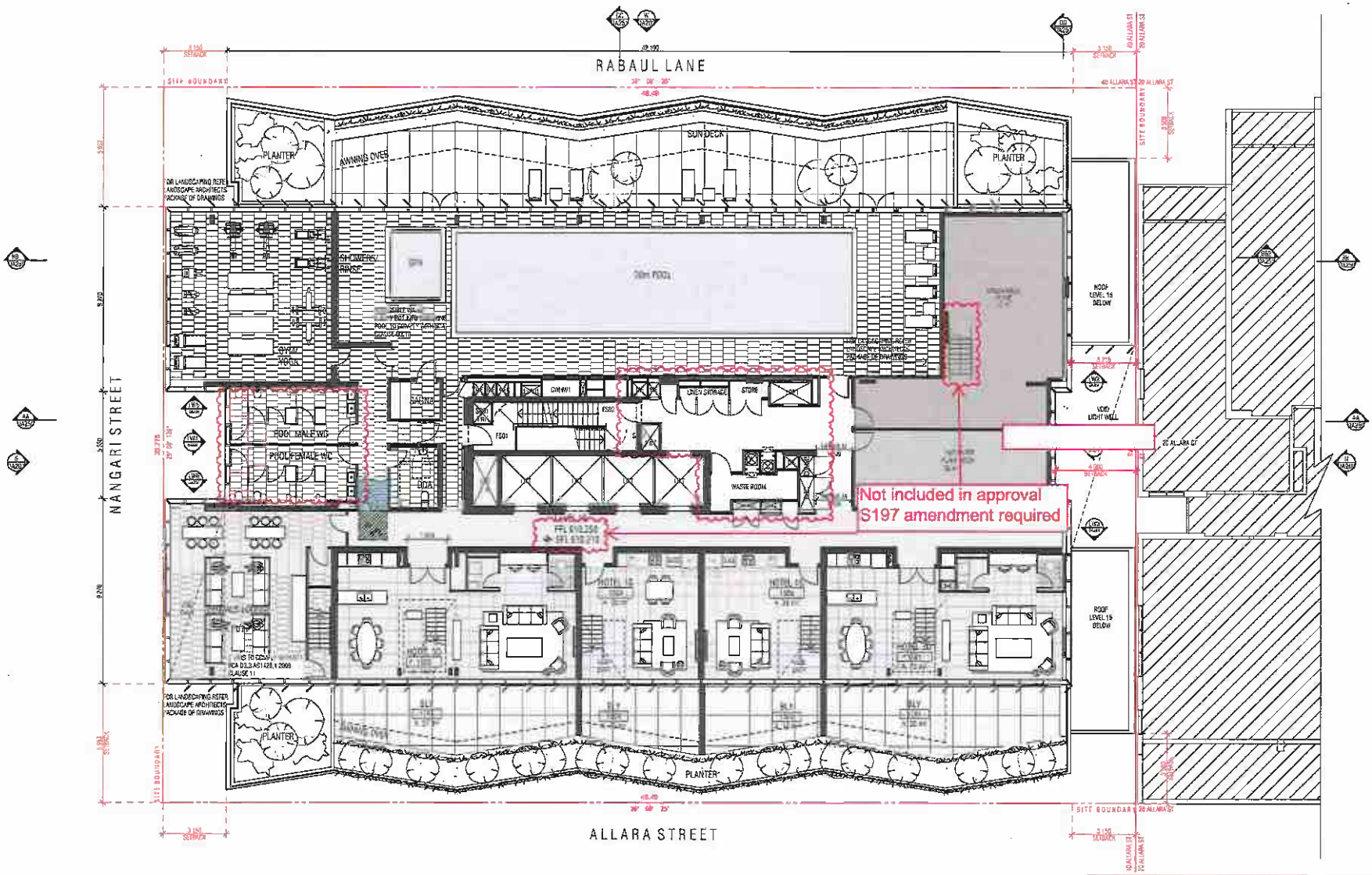
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	RM	20.07.2019
01	PRE - DEVELOPMENT APPLICATION	RM	11.04.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	PM	07.07.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.07.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	PM	28.07.2020
05	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.08.2020
06	DEVELOPMENT APPLICATION	PM	03.09.2020
07	DEVELOPMENT APPLICATION	RM	17.09.2020
08	DEVELOPMENT APPLICATION	PM	08.10.2020
09	DEVELOPMENT APPLICATION	RM	23.10.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	RM	21.04.2021
12	SECTION 4.55	PM	21.05.2021
13	SECTION 197	PM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8216 2500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 002 949 502

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 04.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 15 FLOOR PLAN

7

ISSUED PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
13

DRAWING NO.
DA115

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
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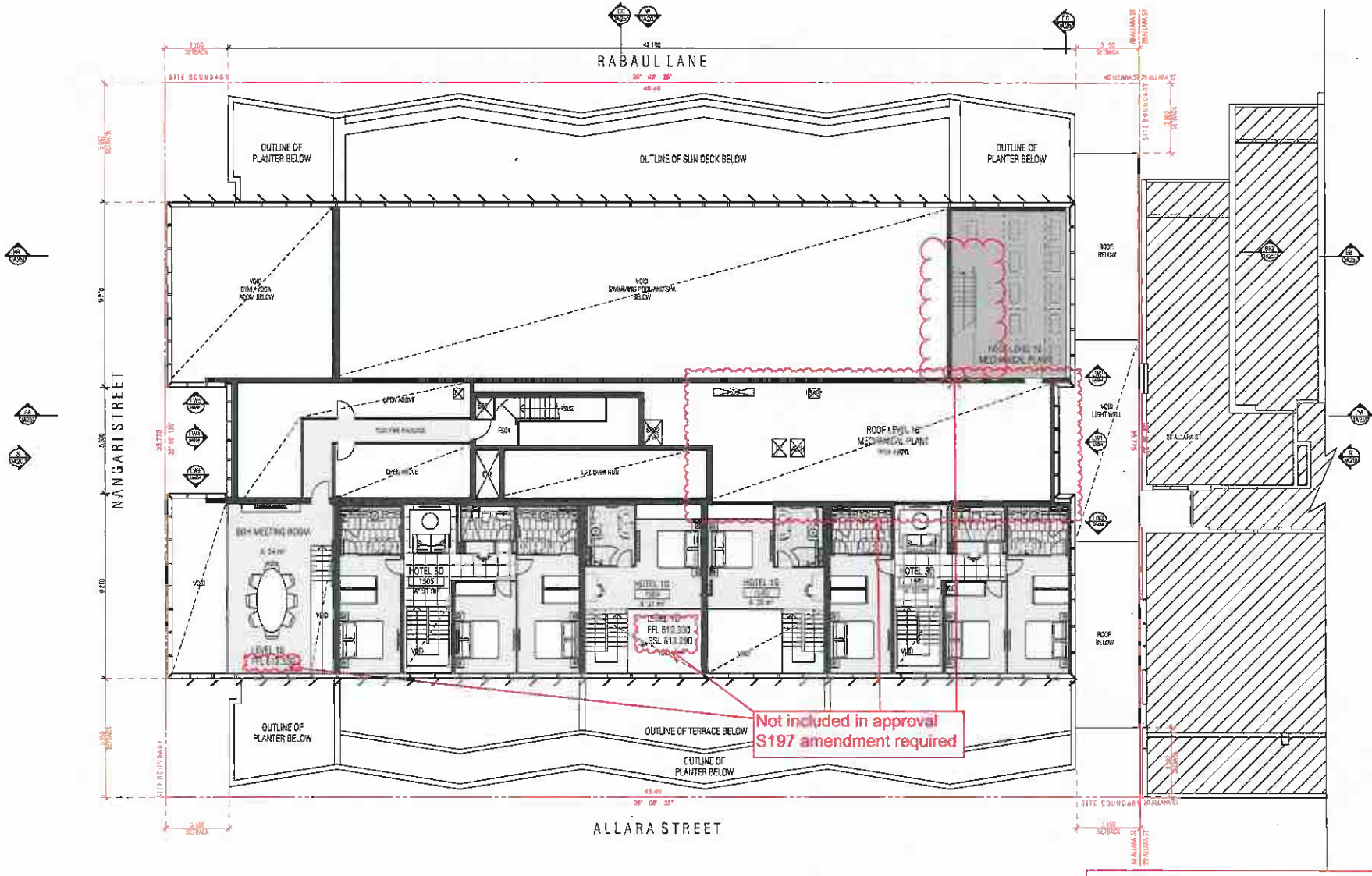
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
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Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 CASTLEREAGH STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8218 2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 943 002

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
LEVEL 16 FLOOR PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
10

DRAWING NO.
DA116

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
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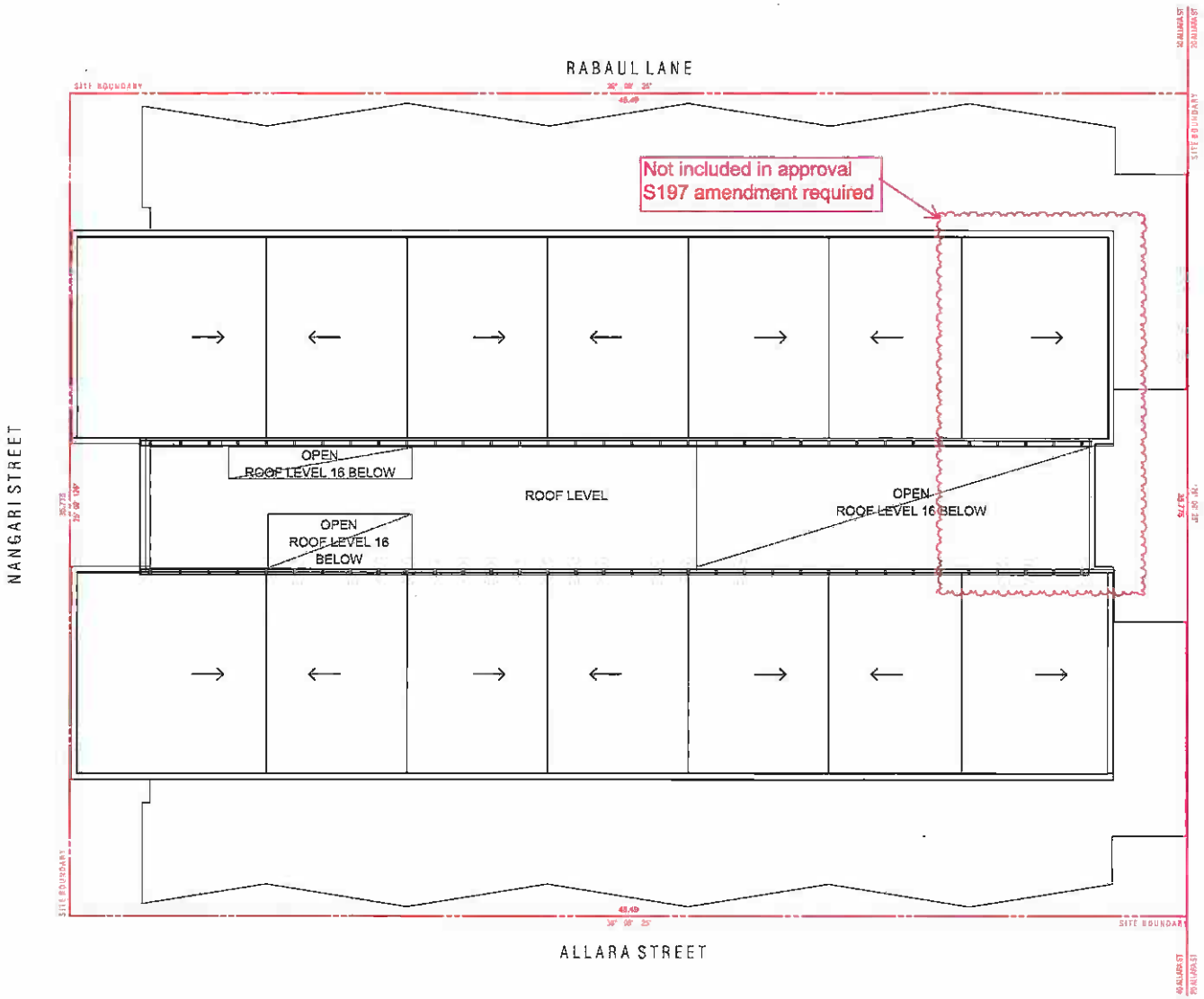
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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	04.01.2019
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	04.02.2019
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	04.03.2019
03	DEVELOPMENT APPLICATION	PST	03.05.2019
04	DEVELOPMENT APPLICATION	PST	07.05.2019
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	PST	21.01.2021
08	SECTION 197	PST	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2, 233 CASTLEREAGH STREET, SYDNEY
NEW SOUTH WALES 2000, AUSTRALIA
TELEPHONE: +61 2 8215 3500
FENDER KATSALIDIS (VAUCET) PTY LTD
ACN: 088 913 032

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[illegible]	[illegible]	IS YET TO BE COMPLETED.
[illegible]	[illegible]	YET TO BE COMPLETED.
[illegible]	[illegible]	IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - ROOF

DRAWING NUMBER 7

DEVELOPMENT APPLICATION

SCALE 1:200@A3

REV. 08

DRAWING NO. **DA617**

SECTION 197 AMENDMENTS

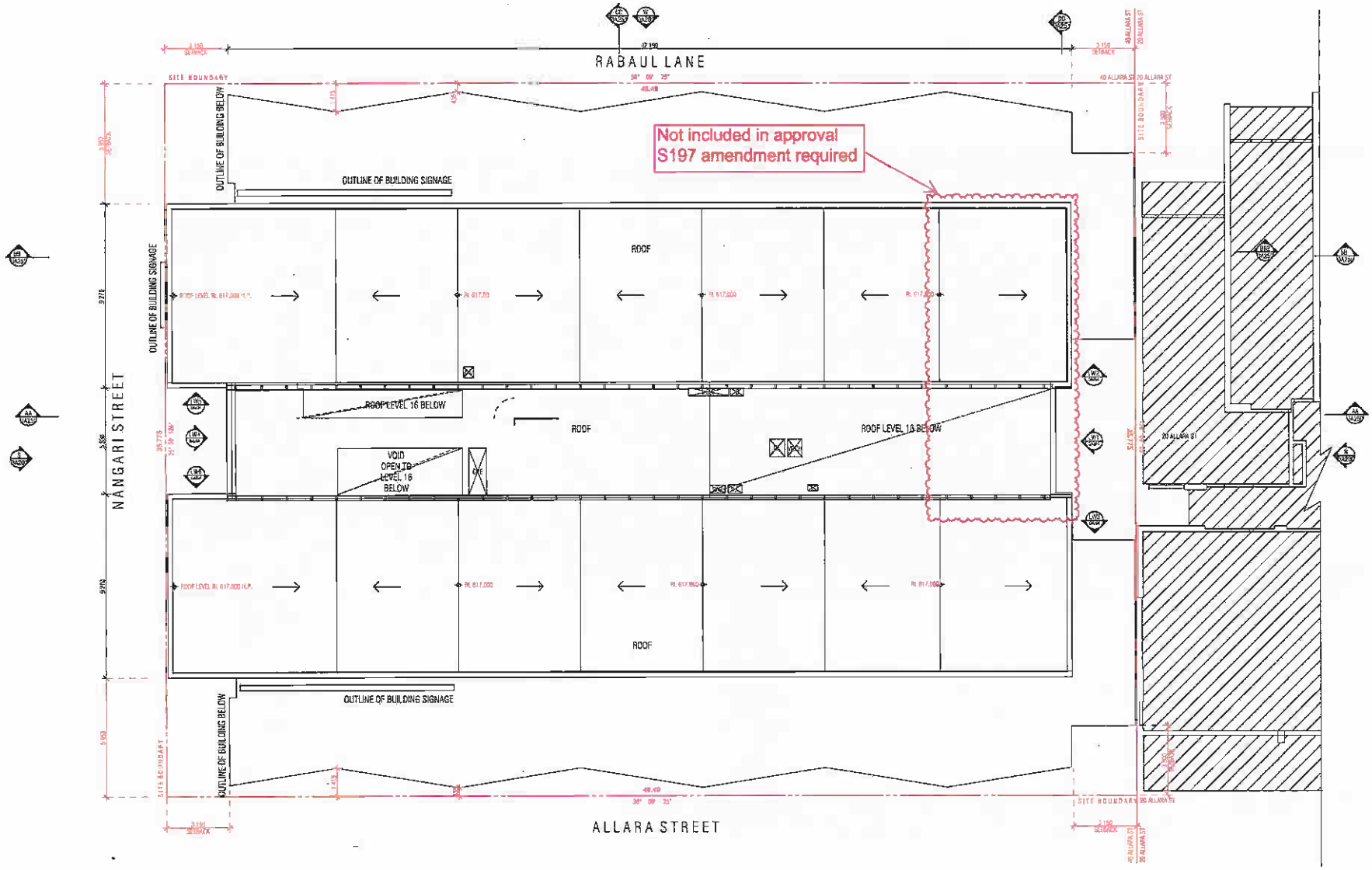
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy G2
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



REVISIONS			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	RM	26.11.2020
01	PRE - DEVELOPMENT APPLICATION	RM	04.01.2021
02	UPDATED PRE-DEVELOPMENT APPLICATION	RM	07.02.2021
03	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.02.2021
04	UPDATED PRE - DEVELOPMENT APPLICATION	RM	26.02.2021
05	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.03.2021
06	DEVELOPMENT APPLICATION	RM	30.06.2021
07	DEVELOPMENT APPLICATION	RM	12.08.2021
08	DEVELOPMENT APPLICATION	RM	30.08.2021
09	SECTION 426	RM	31.08.2021
10	SECTION 426	RM	01.09.2021
9-11	SECTION 197	RM	13.09.2021

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

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FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9315 2300
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 043 858

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
ROOF PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
11

DRAWING NO.
DA117

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
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3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Facade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv5 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021



01 DETAILED ELEVATION - SUBSTATION RABAUL LANE
SCALE 1:50@A3

FOR EVOENERGY SUBSTATION DOOR REQUIREMENTS REFER DRAWING DA821

PROFILED PRECAST FEATURE COLUMNS - NAWKAW STAIN CHARCOAL GREY

NON COMBUSTIBLE VITRADUAL ALUMINIUM CASSETTE CLADDING COLOUR TO MATCH INTERPON POWDERCOAT FINISH Pc1 FLAT MATT BRILLIANCE

REVISION

EXTERNAL MATERIALS LEGEND

- C01 CONCRETE NATURAL GREY
- C02 CONCRETE CHARCOAL - P1
- C03 CONCRETE WHITE - P2
- C04 CONCRETE FINISH - NATURAL GREY
- C07 CEMENT SHEET SOFFIT CLADDING
- G1 GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
- G2 CLEAR GLASS TO SECTION J TBC BY ESD REPORT
- G3 GLASS LOUVRES TO MATCH G1
- G4 GREY TINT GLASS BALUSTRADE
- G5 GLASS COLOURBACK
- G6 GLASS FROSTED
- M1 METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
- M2 METAL POWDER COAT TITANIUM PEARL MATT Pc2
- M3 METAL PERFORATED SWING DOOR Pc1
- M4 METAL POWDER COAT WHITE Pc3
- M5 METAL ROOF - COLOUR LIGHT
- P1 CONCRETE STAIN FINISH CHARCOAL
- P2 CONCRETE STAIN FINISH WHITE
- P3 PAINT FINISH OFF WHITE
- P4 PAINT FINISH PRECAST GREY
- Pc1 POWDER COAT FINISH FLAT MATT BRILLIANCE
- Pc2 POWDER COAT FINISH TITANIUM PEARL MATT
- Pc3 POWDER COAT FINISH WHITE
- RN1 RENDER FINISH PRECAST GREY TO MATCH P4
- Lv1 OPERABLE GLASS LOUVRE G3
- Lv2 FIXED MECHANICAL LOUVRE Pc2
- Lv3 OPERABLE LOUVRED SCREEN Pc2
- Lv4 FIXED PERFORATED SCREEN Pc2
- Lv5 FIXED MECHANICAL LOUVRE Pc1
- Lv6 OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

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FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L31, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 0300
FENDER KATSALIDIS (AUST) PTY LTD
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
AR	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ELEVATIONAL DETAIL
DETAILED ELEVATION SUBSTATION RABAUL LANE

7

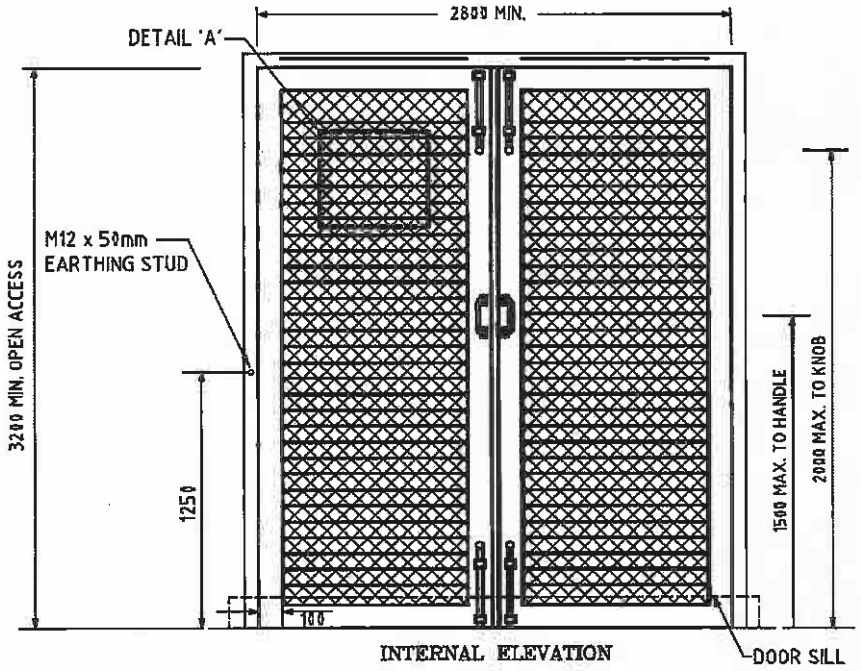
ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:150@A3

REV.	DRAWING NO.
-	DA820

LOUVRE DOORS, EQUIPMENT, ACCESS

TYPICAL CONFORMING DOORS (alternatives considered)

SHOP DRAWINGS FOR ALTERNATIVES ARE TO BE PRESENTED TO EVOENERGY FOR REVIEW AND APPROVA



INTERNAL ELEVATION

01 EVEOENERGY SUBSTATION DOUBLE DOORS RABAUL LANE
SCALE 1:100@A3

HINGES:—
STAINLESS STEEL FIXED PIN HINGES
Min. 3 / DOOR LEAF 100 X 100 x 2.6
MINIMUM SIZE 'LANE', 'TRIO' OR EQUAL.

DOOR STRUCTURE:—
DOOR CONSTRUCTION TO BE ROBUST AND DURABLE.

LOUVRES & VERMIN PROOFING:—
WEATHER PROOF SAFETY LOUVRES TO RESTRICT OBJECTS BEING PUSHED BETWEEN THE BLADES. McKECHNIE No.9517 OR APPROVED EQUAL. VERMIN PROOFING ALUMINIUM 'OMAMESH' CA1615 OR 'EXPAMET' 09.16AL.

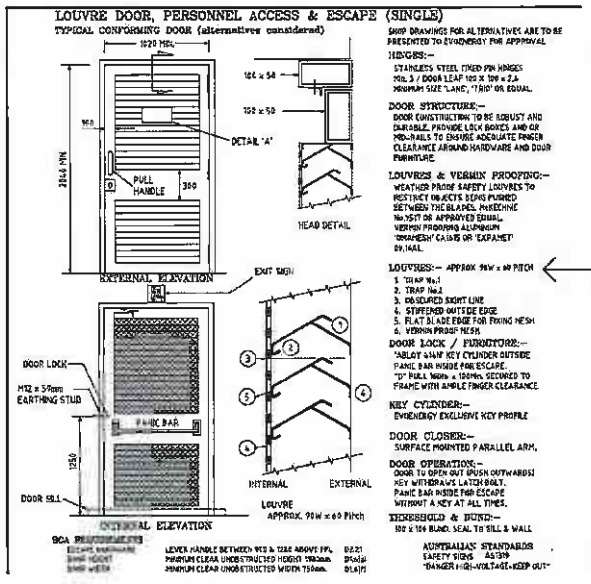
PANEL HANDLES:—
PROVIDE 'D' TYPE 175x19ø MINIMUM OFFSET LIFTING HANDLES WITH FIXING PLATES (DORIC DN42 OR SIMILAR). HANDLES ARE TO BE SECURED TO THE PANELS TO ENSURE ADEQUATE FINGER CLEARANCE.

MEETING STILE:—
OVERLAPPING ALUMINIUM 30 x 30 x 3'T'

FIXED LEAF BOLTS:—
TOP – SKELETON PAD BOLT 'DALCO' 1791 WITH LOCKING PLATES SEE DETAIL FOR LENGTH
BOTTOM – SKELETON BOLT 'DALCO' 1791 300LG.

DOOR OPERATION:—
DOOR TO OPEN OUT TO APPROX 180 DEGREES

THRESHOLD & BUND:—



FIXED MECHANICAL VENTILATION TWO STAGE LOUVRES – LOUVRECLAD DELTA SERIES TO MATCH INTERPON POWDERCOAT COLOUR PC1 FLAT MATT BRILLIANCE

02 EVEOENERGY SUBSTATION SINLE DOORS RABAUL LANE
SCALE 1:50@A3

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021

EXTERNAL MATERIALS LEGEND

C01	CONCRETE NATURAL GREY
C02	CONCRETE CHARCOAL- P1
C03	CONCRETE WHITE – P2
C04	CONCRETE FINISH - NATURAL GREY
C21	CEMENT SHEET SOFFIT CLADDING
G1	GREY TINT GLASS TO SECTION J ISC BY ESD REPORT
G12	CLEAR GLASS TO SECTION J TBC BY ESD REPORT
G5	GLASS LOUVRES TO MATCH G1
G11	GREY TINT GLASS BALUSTRADE
G6	GLASS COLOURBACK
G8	GLASS FROSTED
M1	METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2	METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3	METAL PERFORATED SWING DOOR Pc1
M4	METAL POWDER COAT WHITE Pc3
M5	SECTIONAL DOOR - COLOUR LIGHT — Tbc 03.06.2021
P1	CONCRETE STAIN FINISH CHARCOAL
P2	CONCRETE STAIN FINISH WHITE
P3	PAINT FINISH OFF WHITE
P4	PAINT FINISH PRECAST GREY
P21	POWDER COAT FINISH FLAT MATT BRILLIANCE
P22	POWDER COAT FINISH TITANIUM PEARL MATT
P23	POWDER COAT FINISH WHITE
R01	RENDER FINISH PRECAST GREY TO MATCH P4
LV1	OPERABLE GLASS LOUVRE G3
LW2	FIXED MECHANICAL LOUVRE Pc2
LW3	OPERABLE LOUVRED SCREEN Pc3
LW4	FIXED PERFORATED SCREEN Pc3
LW5	FIXED MECHANICAL LOUVRE Pc1
LW6	OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

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FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
Lvl 1, 264 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8570 5000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 940 859

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.

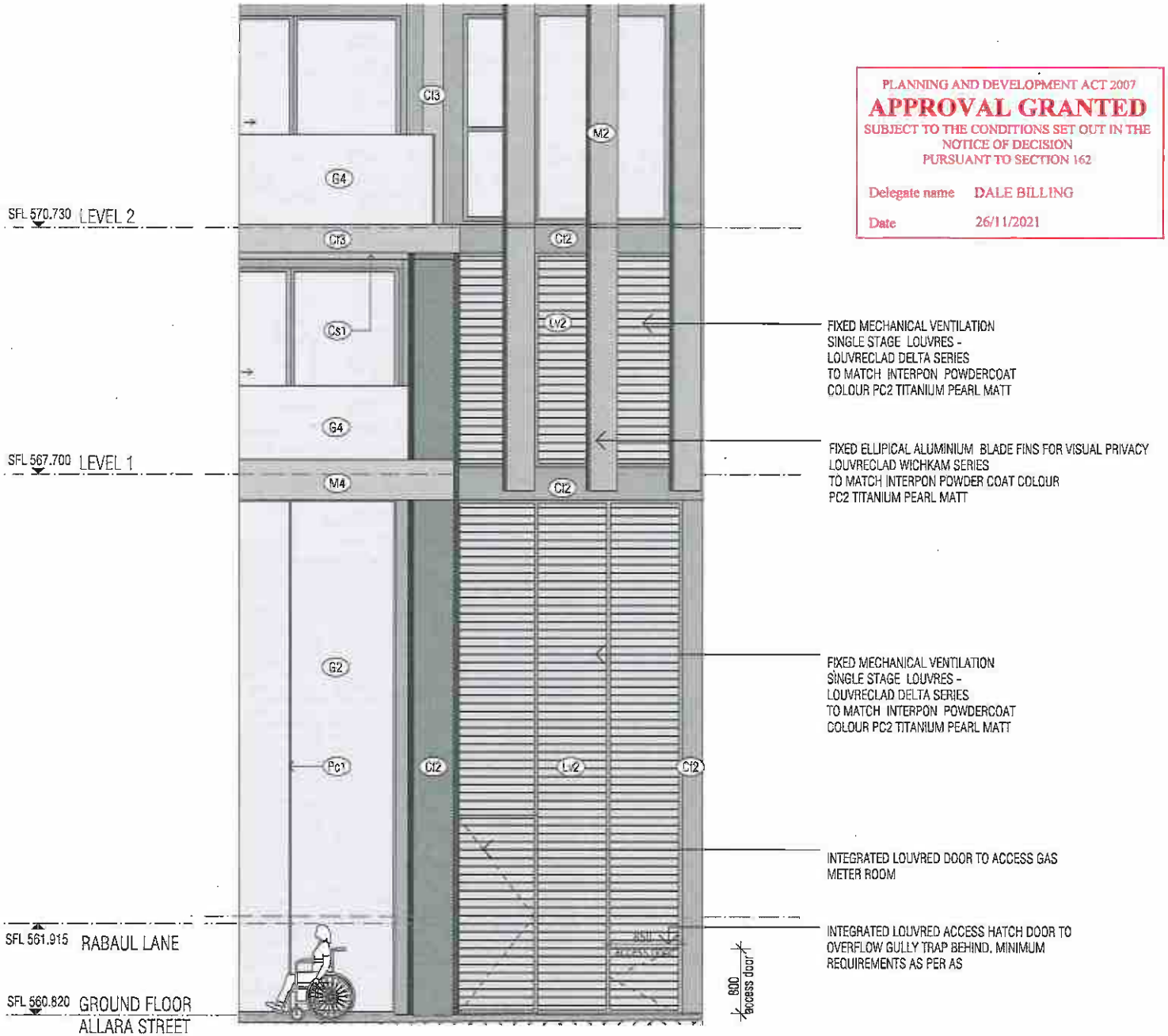
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE

DETAILED ELEVATION SUBSTATION RABAUL LANE

ISSUE PURPOSE — SCALE

REV. — DRAWING NO.



FIXED MECHANICAL VENTILATION
SINGLE STAGE LOUVRES -
LOUVRECLAD DELTA SERIES
TO MATCH INTERPON POWDERCOAT
COLOUR PC2 TITANIUM PEARL MATT

FIXED ELLIPICAL ALUMINIUM BLADE FINS FOR VISUAL PRIVACY
LOUVRECLAD WICHKAM SERIES
TO MATCH INTERPON POWDER COAT COLOUR
PC2 TITANIUM PEARL MATT

FIXED MECHANICAL VENTILATION
SINGLE STAGE LOUVRES -
LOUVRECLAD DELTA SERIES
TO MATCH INTERPON POWDERCOAT
COLOUR PC2 TITANIUM PEARL MATT

INTEGRATED LOUVRED DOOR TO ACCESS GAS
METER ROOM

INTEGRATED LOUVRED ACCESS HATCH DOOR TO
OVERFLOW GULLY TRAP BEHIND. MINIMUM
REQUIREMENTS AS PER AS

01 DETAILED ELEVATION - GAS METER ROOM ALLARA STREET
SCALE 1:50@A3

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

EXTERNAL MATERIALS LEGEND

- C01 CONCRETE NATURAL GREY
- C02 CONCRETE CHARCOAL - P1
- C03 CONCRETE WHITE - P2
- C04 CONCRETE FINISH - NATURAL GREY
- CS1 CEMENT SHEET SOFFIT CLADDING
- G1 GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
- G2 CLEAR GLASS TO SECTION J TBC BY ESD REPORT
- G3 GLASS LOUVRES TO MATCH G1
- G4 GREY TINT GLASS BALUSTRADE
- G5 GLASS COLOURBACK
- G6 GLASS FROSTED
- M1 METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
- M2 METAL POWDER COAT TITANIUM PEARL MATT Pc2
- M3 METAL PERFORATED SWING DOOR Pc1
- M4 METAL POWDER COAT WHITE Pc3
- M5 METAL ROOF - COLOUR LIGHT
- P1 CONCRETE STAIN FINISH CHARCOAL
- P2 CONCRETE STAIN FINISH WHITE
- P3 PAINT FINISH OFF WHITE
- P4 PAINT FINISH PRECAST GREY
- Pc1 POWDER COAT FINISH FLAT MATT BRILLIANCE
- Pc2 POWDER COAT FINISH TITANIUM PEARL MATT
- Pc3 POWDER COAT FINISH WHITE
- Rn1 RENDER FINISH PRECAST GREY TO MATCH P4
- LV1 OPERABLE GLASS LOUVRE G3
- LV2 FIXED MECHANICAL LOUVRE Pc2
- LV3 OPERABLE LOUVRED SCREEN Pc2
- LV4 FIXED PERFORATED SCREEN Pc2
- LV5 FIXED MECHANICAL LOUVRE Pc1
- LV6 OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

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FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 250 GEORGE STREET, SYDNEY
NEW SOUTH WALES, 2000 AUSTRALIA
TELEPHONE: + 61 2 9216 2500
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ACN 099 843 002

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

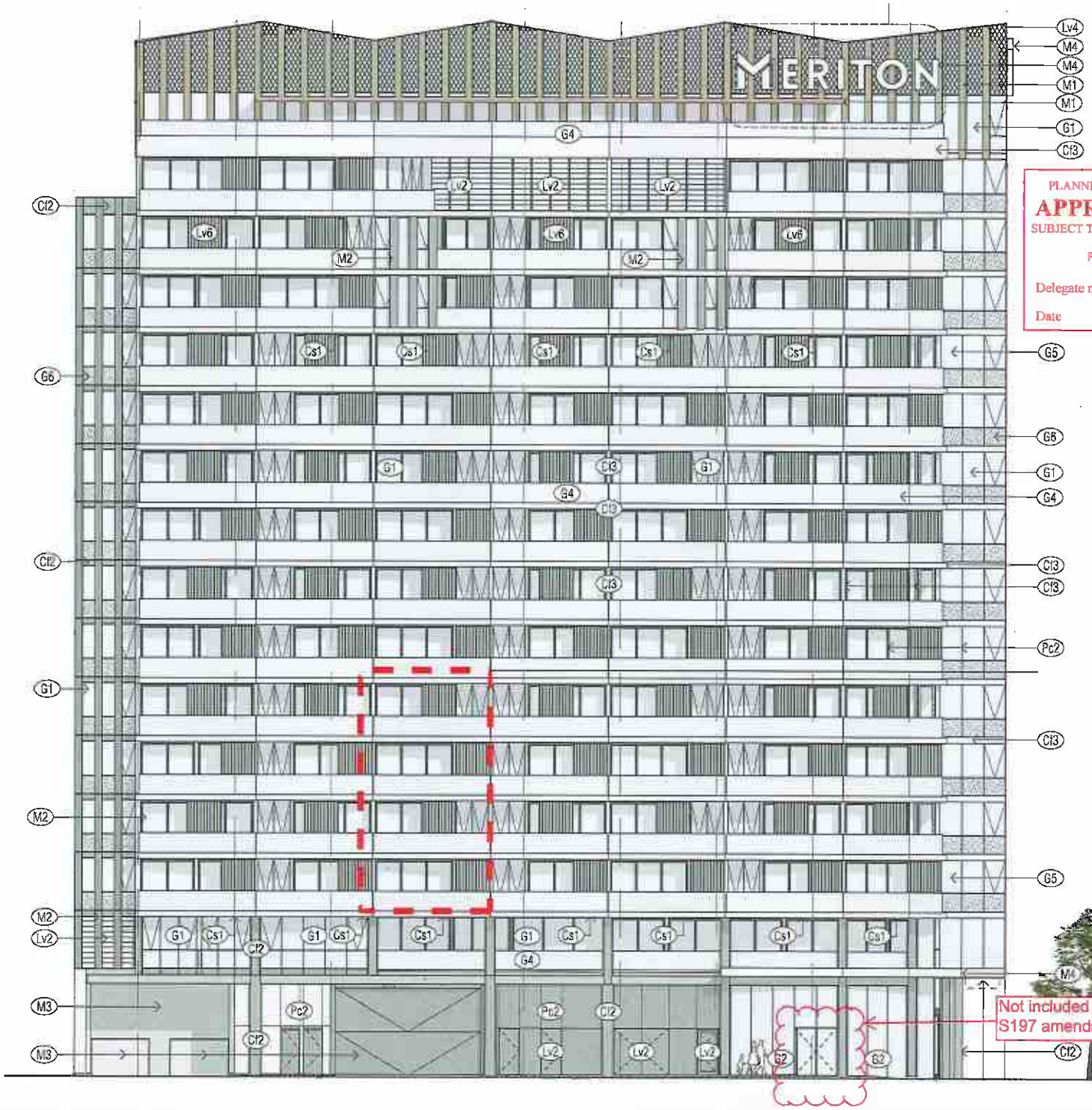
DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ELEVATIONAL DETAIL
DETAILED ELEVATION GAS METER ROOM ALLARA STREET

7

ISSUE PURPOSE: DEVELOPMENT APPLICATION
SCALE: 1:50@A3

ADD. -

DRAWING NO. DA822



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

Not included in approval
S197 amendment required

B1 BALCONY SCREENS
SCALE 1:200@A3

REVISION

EXTERNAL MATERIALS LEGEND

CF1	CONCRETE NATURAL GREY
CF2	CONCRETE CHARCOAL - P1
CF3	CONCRETE WHITE - P2
CF4	CONCRETE FINISH - NATURAL GREY
CF5	CEMENT SHEET SOFFIT CLADDING
G1	GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
G2	CLEAR GLASS TO SECTION J TBC BY ESD REPORT
G3	GLASS LOUVRES TO MATCH G1
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G5	GLASS COLOURBACK
G6	GLASS FROSTED
M1	METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2	METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3	METAL PERFORATED SWING DOOR Pc1
M4	METAL POWDER COAT WHITE Pc3
M5	METAL ROOF - COLOUR LIGHT
P1	CONCRETE STAIN FINISH CHARCOAL
P2	CONCRETE STAIN FINISH WHITE
P3	PAINT FINISH OFF WHITE
P4	PAINT FINISH PRECAST GREY
Pc1	POWDER COAT FINISH FLAT MATT BRILLIANCE
Pc2	POWDER COAT FINISH TITANIUM PEARL MATT
Pc3	POWDER COAT FINISH WHITE
Rc1	RENDER FINISH PRECAST GREY TO MATCH P4
Lv1	OPERABLE GLASS LOUVRE G3
Lv2	FIXED MECHANICAL LOUVRE Pc2
Lv3	OPERABLE LOUVRED SCREEN Pc2
Lv4	FIXED PERFORATED SCREEN Pc2
Lv5	FIXED MECHANICAL LOUVRE Pc1
Lv6	OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

NOT FOR CONSTRUCTION

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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 9216 2500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 092 843 032

QUALITY ASSURANCE — FKA IS A CERTIFIED COMPANY TO ISO 9001:2015
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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 04.10.2019
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

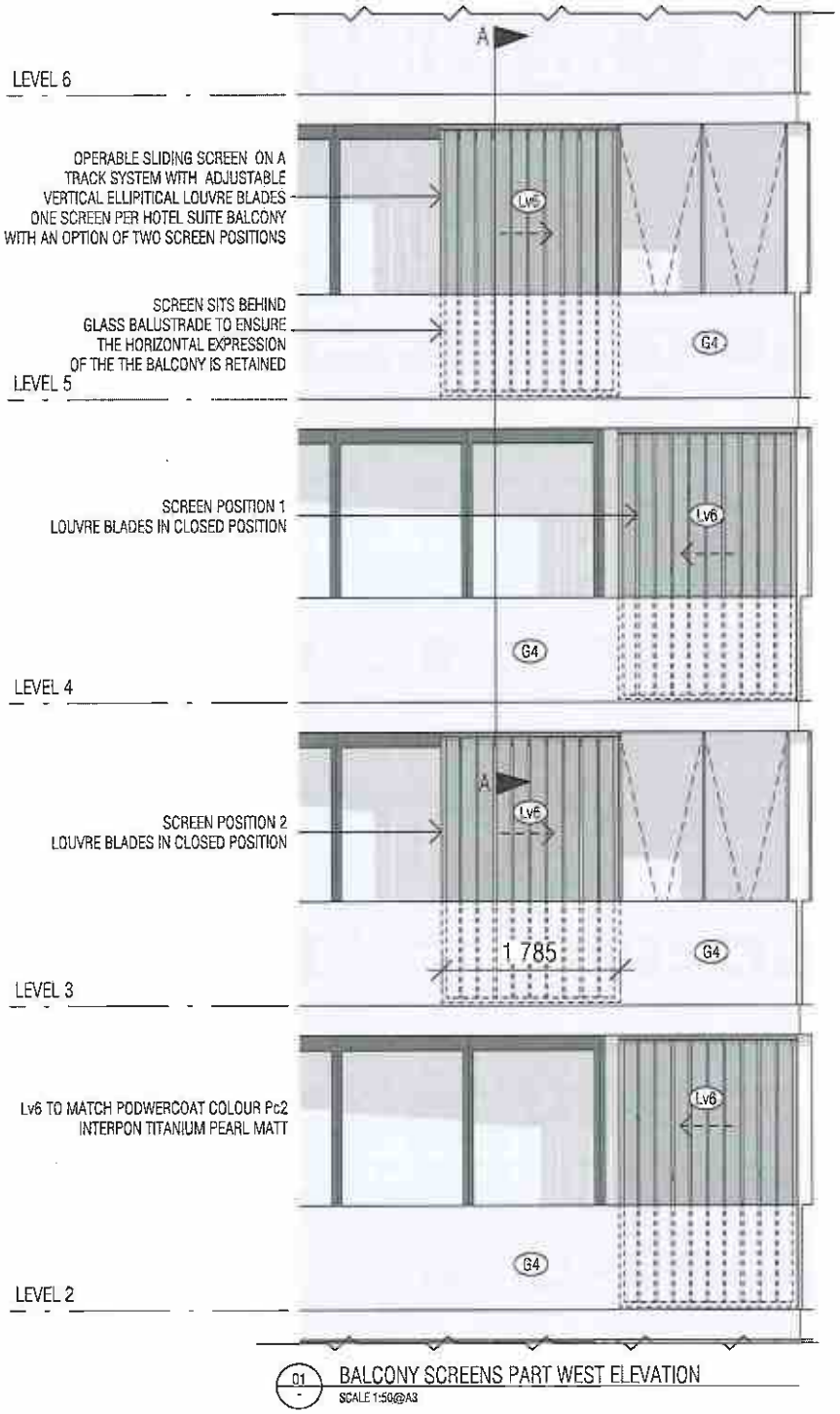
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
WEST ELEVATION BALCONY SCREENS
WEST ELEVATION BALCONY SCREEN RABAUL LANE

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:100@A3

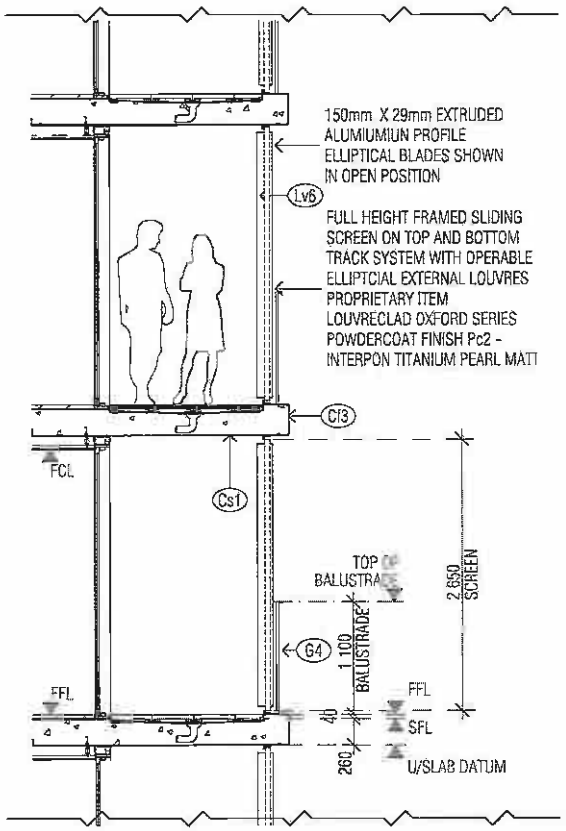
REV. -

DRAWING NO. **DA825**



01 - SCALE 1:50@A3

BALCONY SCREENS PART WEST ELEVATION



02 - SCALE 1:50@A3

SECTION AA

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISIONS

EXTERNAL MATERIALS LEGEND

- C01 CONCRETE NATURAL GREY
- C02 CONCRETE CHARCOAL- P1
- C03 CONCRETE WHITE – P2
- C04 CONCRETE FINISH – NATURAL GREY
- CS1 CEMENT SHEET SOFFIT CLADDING
- G1 GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
- G2 CLEAR GLASS TO SECTION J TBC BY ESD REPORT
- G3 GLASS LOUVRES TO MATCH G1
- G4 GREY TINT GLASS BALUSTRADE
- G5 GLASS COLOURBACK
- G6 GLASS FROSTED
- M1 METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
- M2 METAL POWDER COAT TITANIUM PEARL MATT Pc2
- M3 METAL PERFORATED SWING DOOR Pc1
- M4 METAL POWDER COAT WHITE Pc3
- M5 METAL ROOF – COLOUR LIGHT
- P1 CONCRETE STAIN FINISH CHARCOAL
- P2 CONCRETE STAIN FINISH WHITE
- P3 PAINT FINISH OFF WHITE
- P4 PAINT FINISH PRECAST GREY
- PC1 POWDER COAT FINISH FLAT MATT BRILLIANCE
- PC2 POWDER COAT FINISH TITANIUM PEARL MATT
- PC3 POWDER COAT FINISH WHITE
- RF1 RENDER FINISH PRECAST GREY TO MATCH P4
- LV1 OPERABLE GLASS LOUVRE G3
- LV2 FIXED MECHANICAL LOUVRE Pc2
- LV3 OPERABLE LOUVRED SCREEN Pc2
- LV4 FIXED PERFORATED SCREEN Pc2
- LV5 FIXED MECHANICAL LOUVRE Pc1
- LV6 OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 843 022

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] BOQ/CLIENT DESIGN BRIEFING FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
WEST ELEVATION BALCONY SCREENS
WEST ELEVATION BALCONY SCREEN RABAUL LANE

ISSUE PURPOSE: DEVELOPMENT APPLICATION
SCALE: 1:50@A3

REV. -

DRAWING NO. **DA826**

Not included in approval
S197 amendment required



01 WEST ELEVATION

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	28.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.03.2020
04	DEVELOPMENT APPLICATION	RM	02.06.2020
05	DEVELOPMENT APPLICATION	BB	17.08.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	DEVELOPMENT APPLICATION	RM	27.01.2021
08	SECTION 4.55	BB	23.07.2021
09	SECTION 4.55	RM	21.01.2021
10	SECTION 137	RM	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 13, 15 FFL/SSL change.
2 x class 3 bicycle racks moved from unleased land to within site boundary
Retail tenancies som adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Facade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

Not included in approval
S197 amendment required



02 NORTH ELEVATION

EXTERNAL MATERIALS LEGEND

C1	CONCRETE NATURAL GREY
C2	CONCRETE CHARCOAL - P1
C3	CONCRETE WHITE - P2
C4	CONCRETE FINISH - NATURAL GREY
C5	CEMENT SHEET SOFFIT CLADDING
G1	GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
G2	CLEAR GLASS TO SECTION J TBC BY ESD REPORT
G3	GLASS LOUVRES TO MATCH G1
G4	GREY TINT GLASS BALUSTRADE
G5	GLASS COLOURBACK
G6	GLASS FROSTED
M1	METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2	METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3	METAL PERFORATED SWING DOOR Pc1
M4	METAL POWDER COAT WHITE Pc3
M5	METAL ROOF - COLOUR LIGHT
P1	CONCRETE STAIN FINISH CHARCOAL
P2	CONCRETE STAIN FINISH WHITE
P3	PAINT FINISH OFF WHITE
P4	PAINT FINISH PRECAST GREY
P21	POWDER COAT FINISH FLAT MATT BRILLIANCE
P22	POWDER COAT FINISH TITANIUM PEARL MATT
P23	POWDER COAT FINISH WHITE
P24	RENDER FINISH PRECAST GREY TO MATCH P4
LV1	OPERABLE GLASS LOUVRE G3
LV2	FIXED MECHANICAL LOUVRE Pc2
LV3	OPERABLE LOUVRED SCREEN Pc2
LV4	FIXED PERFORATED SCREEN Pc2
LV5	FIXED MECHANICAL LOUVRE Pc1
LV6	OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

GENERAL LEGEND

HOTEL 1A
101
4 m2

RL +56.250
LOWER FFL - STRUCTURAL FLOOR LEVEL
NGL - NATURAL GROUND LEVEL
FFL - FINISHED FLOOR LEVEL
UNO - UNLESS NOTED
TK - TOP OF KERB LEVEL
G - GUTTER LEVEL
TBC - TO BE CONFIRMED
VOS - VERIFY ON SITE

FHR FIRE HOSE REEL
FIP FIRE HYDRANT
SERVICES ZONE
STAIR PRESSURE
CONCRETE CURB & GUTTER
LINEN CHUTE
FINISH TAG (REFER TECHNICAL SCHEDULE)

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LVL 9 50 CLARENCE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8915 0000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 845 002

QUALITY ASSURANCE PRO is a certified company to ISO 9001:2015
This project is subject to the FK quality assurance system

- [x] Schematic design review for this project is complete. Date of review: 01.10.2020
- [ ] Design development review for this project is yet to be completed.
- [ ] Tender documentation review for this project is yet to be completed.
- [ ] Construction documentation review for this drawing is yet to be completed.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
COMPOSITION ELEVATIONS - NORTH AND WEST

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:600@A3

REV.
10

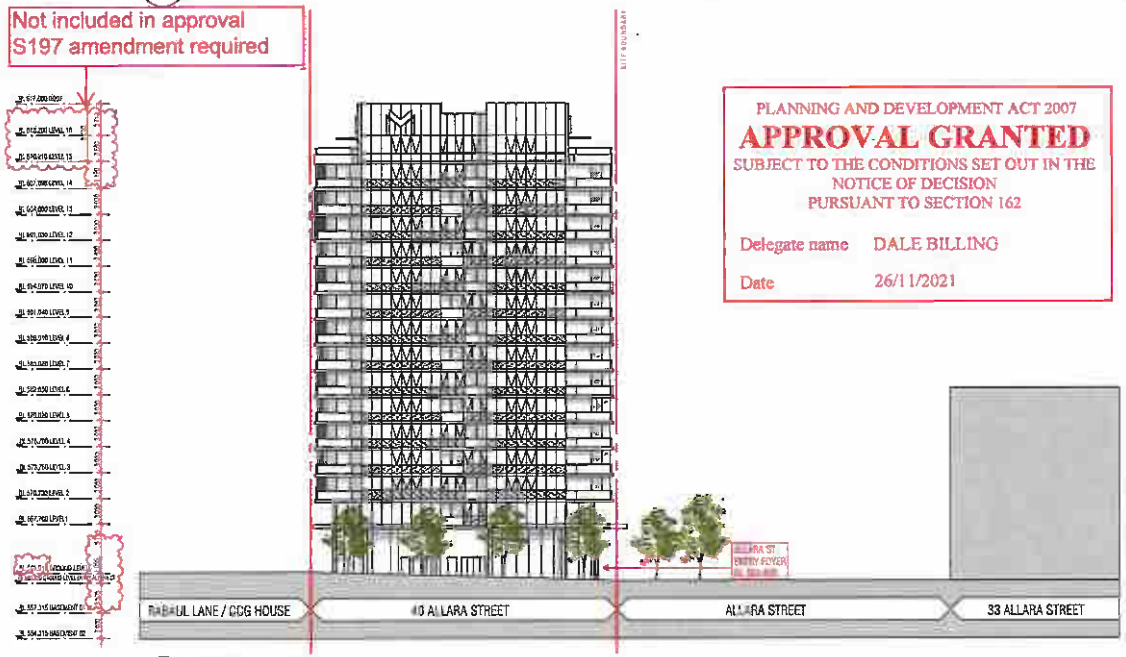
DRAWING NO.
DA221

Not included in approval
S197 amendment required



01 EAST ELEVATION

Not included in approval
S197 amendment required



02 SOUTH ELEVATION

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION	01	24.06.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	P01	14.07.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	P02	28.07.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	02	24.08.2020
04	DEVELOPMENT APPLICATION	P03	03.09.2020
05	DEVELOPMENT APPLICATION	03	17.09.2020
06	DEVELOPMENT APPLICATION	04	23.10.2020
07	DEVELOPMENT APPLICATION	P04	27.11.2020
08	SECTION 4.55	05	21.01.2021
> 09	SECTION 197	P05	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class 3 bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

EXTERNAL MATERIALS LEGEND

CN1	CONCRETE NATURAL GREY
CN2	CONCRETE CHARCOAL- P1
CN3	CONCRETE WHITE - P2
CN4	CONCRETE FINISH - NATURAL GREY
CN5	CEMENT SHEET SOFFIT CLADDING
G1	GREY TINT GLASS TO SECTION J TBC BY BSD REPORT
G2	CLEAR GLASS TO SECTION J TBC BY BSD REPORT
G3	GLASS LOUVRES TO MATCH G1
G4	GREY TINT GLASS BALUSTRADE
G5	GLASS COLOURBACK
G6	GLASS FROSTED
M1	METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2	METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3	METAL PERFORATED SWING DOOR Pc1
M4	METAL POWDER COAT WHITE Pc3
M5	METAL ROOF - COLOUR LIGHT
P1	CONCRETE STAIN FINISH CHARCOAL
P2	CONCRETE STAIN FINISH WHITE
P3	PAINT FINISH OFF-WHITE
P4	PAINT FINISH PRECAST GREY
PC1	POWDER COAT FINISH FLAT MATT BRILLIANCE
PC2	POWDER COAT FINISH TITANIUM PEARL MATT
PC3	POWDER COAT FINISH WHITE
R1	RENDER FINISH PRECAST GREY TO MATCH P4
LV1	OPERABLE GLASS LOUVRE G3
LV2	FIXED MECHANICAL LOUVRE Pc2
LV3	OPERABLE LOUVRED SCREEN Pc2
LV4	FIXED PERFORATED SCREEN Pc2
LV5	FIXED MECHANICAL LOUVRE Pc1
LV6	OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

GENERAL LEGEND

HOTEL 1A
101
4 m2
3 BATH MA

SSL +XX.XXX
LEVELS, SFL = STRUCTURAL FLOOR LEVEL
NGL = NATURAL GROUND LEVEL
FL = FINISHED PAVING LEVEL
FFL = FINISHED FLOOR LEVEL
(N) = NEW
TK = TOP OF KERB LEVEL
G = GUTTER LEVEL
TBC = TO BE CONFIRMED
VOS = VERIFY ON SITE

FHR FIRE HOSE REEL
FH1 FIRE HYDRANT
SZ SERVICES ZONE
SP PRESS STAIR PRESSURE
W REFUSE CHUTE/WASTE
L LINEN CHUTE
FT FINISH TAG (REFER FFSE TECHNICAL SCHEDULE)

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215 3600
FENDER KATSALIDIS (NSW) PTY LTD
ACN 088 849 008

QUALITY [redacted] HAS BEEN ISO 9001:2015
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[redacted] DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 04.10.2020
[redacted] DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
[redacted] DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
COMPOSITION ELEVATIONS - SOUTH AND EAST

DRAWING PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:600@A3

REV. 09

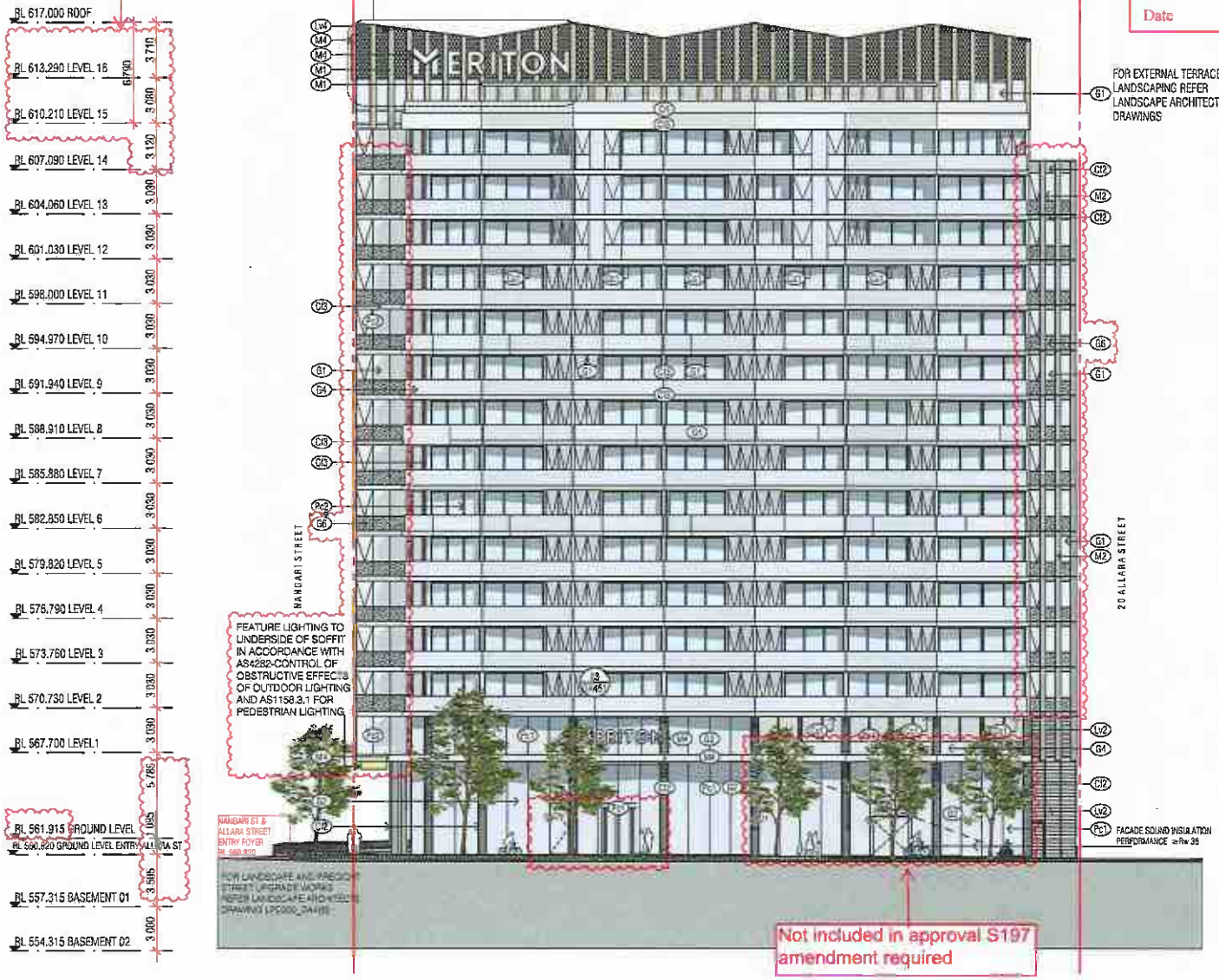
DRAWING NO. **DA220**

Not included in approval S197 amendment required

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



GENERAL LEGEND

EXTERNAL MATERIALS LEGEND

CN1	CONCRETE NATURAL GREY
CN2	CONCRETE CHARCOAL - P1
CN3	CONCRETE WHITE - P2
CN4	CONCRETE FINISH - NATURAL GREY
CN5	CEMENT SHEET SOFFIT CLADDING
G1	GREY TINT GLASS TO SECTION J TOC BY ESD REPORT
G2	CLEAR GLASS TO SECTION J TOC BY ESD REPORT
G3	GLASS LOUVRES TO MATCH G1
G4	GREY TINT GLASS BALUSTRADE
G5	GLASS COLOURBACK
G6	GLASS FROSTED
M1	METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2	METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3	METAL PERFORATED SWING DOOR Pc1
M4	METAL POWDER COAT WHITE Pc3
M5	METAL ROOF - COLOUR LIGHT
P1	CONCRETE STAIN FINISH CHARCOAL
P2	CONCRETE STAIN FINISH WHITE
P3	PAINT FINISH OFF WHITE
P4	PAINT FINISH PRECAST GREY
Pc1	POWDER COAT FINISH FLAT MATT BRILLIANCE
Pc2	POWDER COAT FINISH TITANIUM PEARL MATT
Pc3	POWDER COAT FINISH WHITE
R1	RENDER FINISH PRECAST GREY TO MATCH P4
LV1	OPERABLE GLASS LOUVRE G5
LV2	FIXED MECHANICAL LOUVRE Pc2
LV3	OPERABLE LOUVRED SCREEN Pc2
LV4	FIXED PERFORATED SCREEN Pc2
LV5	FIXED MECHANICAL LOUVRE Pc1
LV6	OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
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Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Façade Treatment

Rebaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	SD	20.12.2019
01	PRE - DEVELOPMENT APPLICATION	SD	24.01.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	SD	14.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	PM	28.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	SD	24.03.2020
05	DEVELOPMENT APPLICATION	PM	03.04.2020
06	DEVELOPMENT APPLICATION	SD	17.06.2020
07	DEVELOPMENT APPLICATION	PM	28.08.2020
08	DEVELOPMENT APPLICATION	SD	23.10.2020
09	DEVELOPMENT APPLICATION	PM	06.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	REVIEW 4.56	SD	21.01.2021
12	SECTION 4.55	PM	21.01.2021
13	SECTION 197	PM	13.09.2021

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8248 3600
FENDER KATSALIDIS (NSW) PTY LTD
ACN 082 940 839

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
ELEVATION - EAST

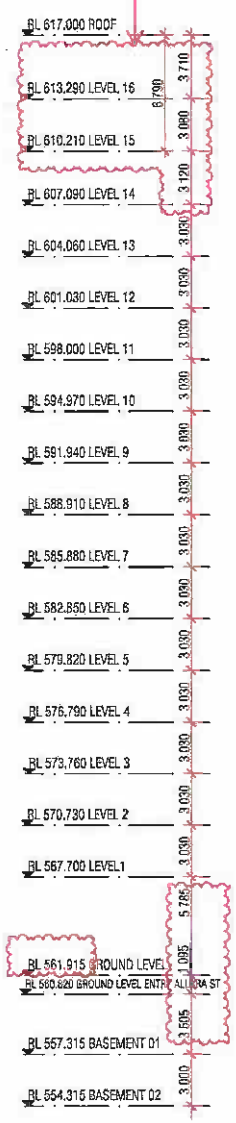
ISSUE PURPOSE
DEVELOPMENT APPLICATION

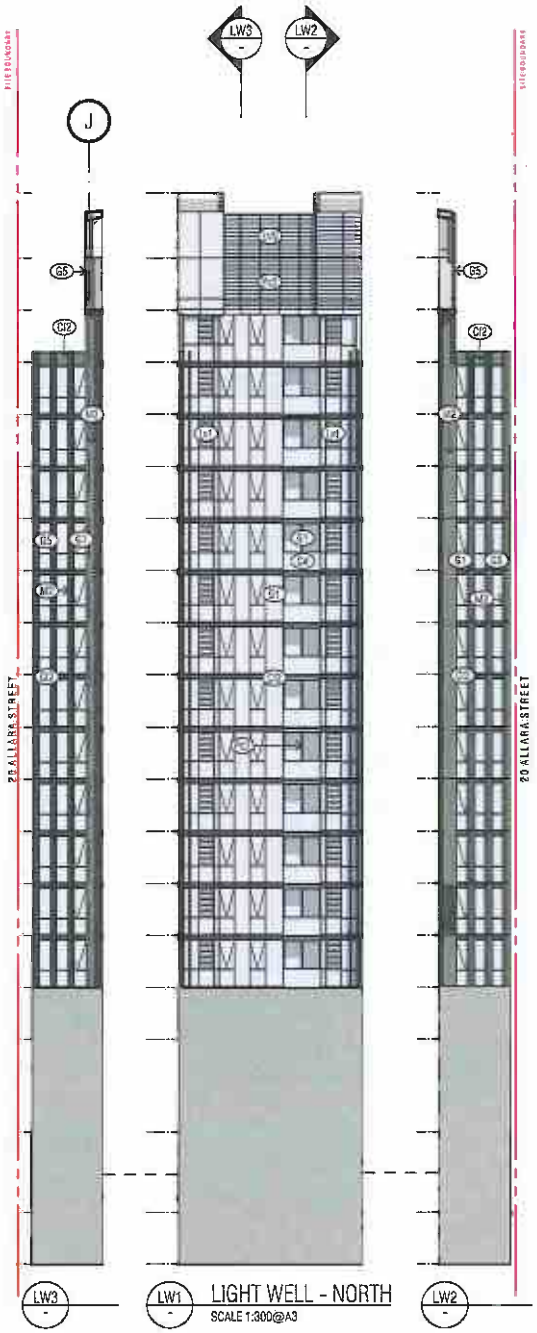
SCALE
1:300@A3

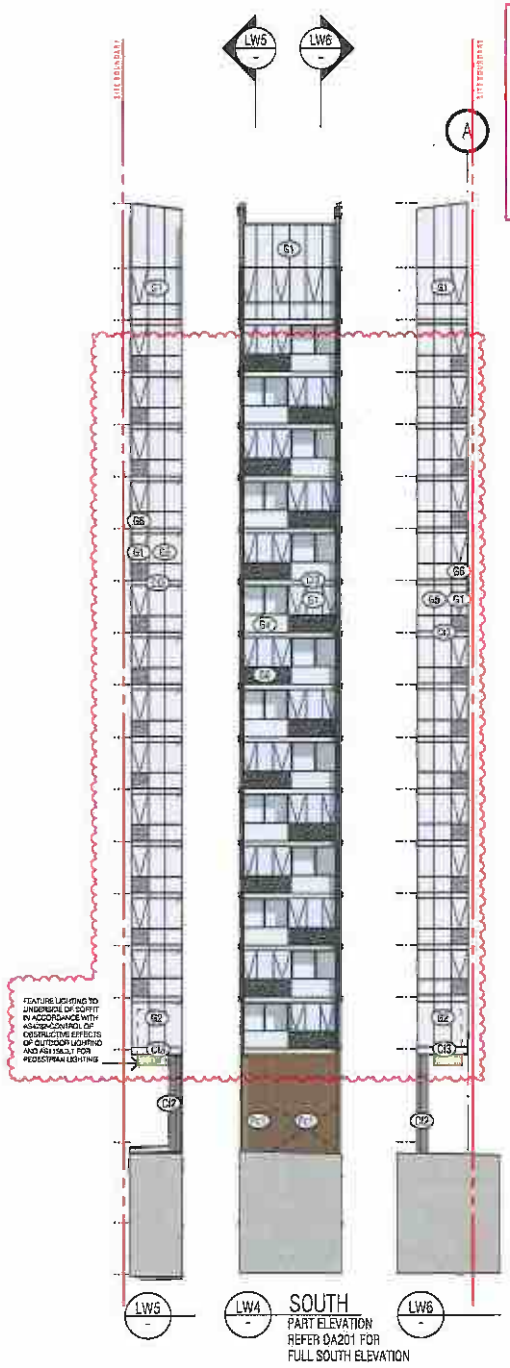
REV.
13

DRAWING NO.
DA202

Not included in approval S197 amendment required







PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

GENERAL LEGEND

HOTEL 1A >UNIT TYPE
301 >LEVEL/UNIT NUMBER
4 m2 >UNIT AREA

SFL=33.750

LEVELS, SFL=STRUCTURAL FLOOR LEVEL
NGL=NATURAL GROUND LEVEL
PL = FINISHED PAVING LEVEL
FFL=FINISHED FLOOR LEVEL
(N)=NEW
TK= TOP OF KERB LEVEL
G = GUTTER LEVEL
TBC=TO BE CONFIRMED
VDS=VERIFY ON SITE

FHR FIRE HOSE REEL
FH FIRE HYDRANT
SERVICES ZONE
STAIR PRESSURE
REFUSE CHUTE/WASTE
LINEN CHUTE
FINISH TAG (REFER FIRE TECHNICAL SCHEDULE)

EXTERNAL MATERIALS LEGEND

C1 CONCRETE NATURAL GREY
C2 CONCRETE CHARCOAL - P1
C3 CONCRETE WHITE - P2
C4 CONCRETE FINISH - NATURAL GREY
CS1 CEMBRIT SHEET SOFFIT CLADDING
G1 GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
G2 [illegible] TO SECTION J TBC BY ESD REPORT
G3 GLASS LOUVRES TO MATCH G1
G4 GREY TINT GLASS BALUSTRADE
G5 GLASS COLOURBACK
G6 GLASS FROSTED
M1 METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2 METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3 METAL PERFORATED SWING DOOR Pc3
M4 METAL POWDER COAT WHITE Pc3
M5 METAL ROOF - COLOUR LIGHT
P1 CONCRETE STAIN FINISH CHARCOAL
P2 CONCRETE STAIN FINISH WHITE
P3 PAINT FINISH OFF WHITE
PC PAINT FINISH PRECAST GREY
PC1 POWDER COAT FINISH FLAT MATT BRILLIANCE
PC2 POWDER COAT FINISH TRANSPA PEARL MATT
PC3 POWDER COAT FINISH WHITE
RW1 RENDER FINISH PRECAST GREY TO MATCH P4
LV1 OPERABLE GLASS LOUVRE G3
LV2 FIXED MECHANICAL LOUVRE Pc2
LV3 OPERABLE LOUVRED SCREEN Pc2
LV4 FIXED PERFORATED SCREEN Pc2
LV5 FIXED MECHANICAL LOUVRE Pc1
LV6 OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class 3 bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

REVISION			
–	DEVELOPMENT APPLICATION	PM	17.06.2020
01	DEVELOPMENT APPLICATION	PM	23.10.2020
02	DEVELOPMENT APPLICATION	PM	09.11.2020
03	DEVELOPMENT APPLICATION	PM	27.11.2020
04	SECTION 4.55	PM	29.01.2021
05	SECTION 4.55	PM	29.01.2021
06	SECTION 197	PM	13.09.2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L31, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 0530
FENDER KATSALIDIS (AUST) PTY LTD
ACN 098 843 632

QUALITY ASSURANCE (FK IS A SCHEDULE COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01/07/2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED.
- [ ] REVISED DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

[illegible]
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
ELEVATIONS - LIGHT WELL & FACADE RECESS

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:300@A3

REV.	DRAWING NO.
06	DA204

ELECTRONIC PLOT FILE NAME: 19125 - 40 Allara Street, Canberra\Drawings\19125-DA204 Rev 06.pln

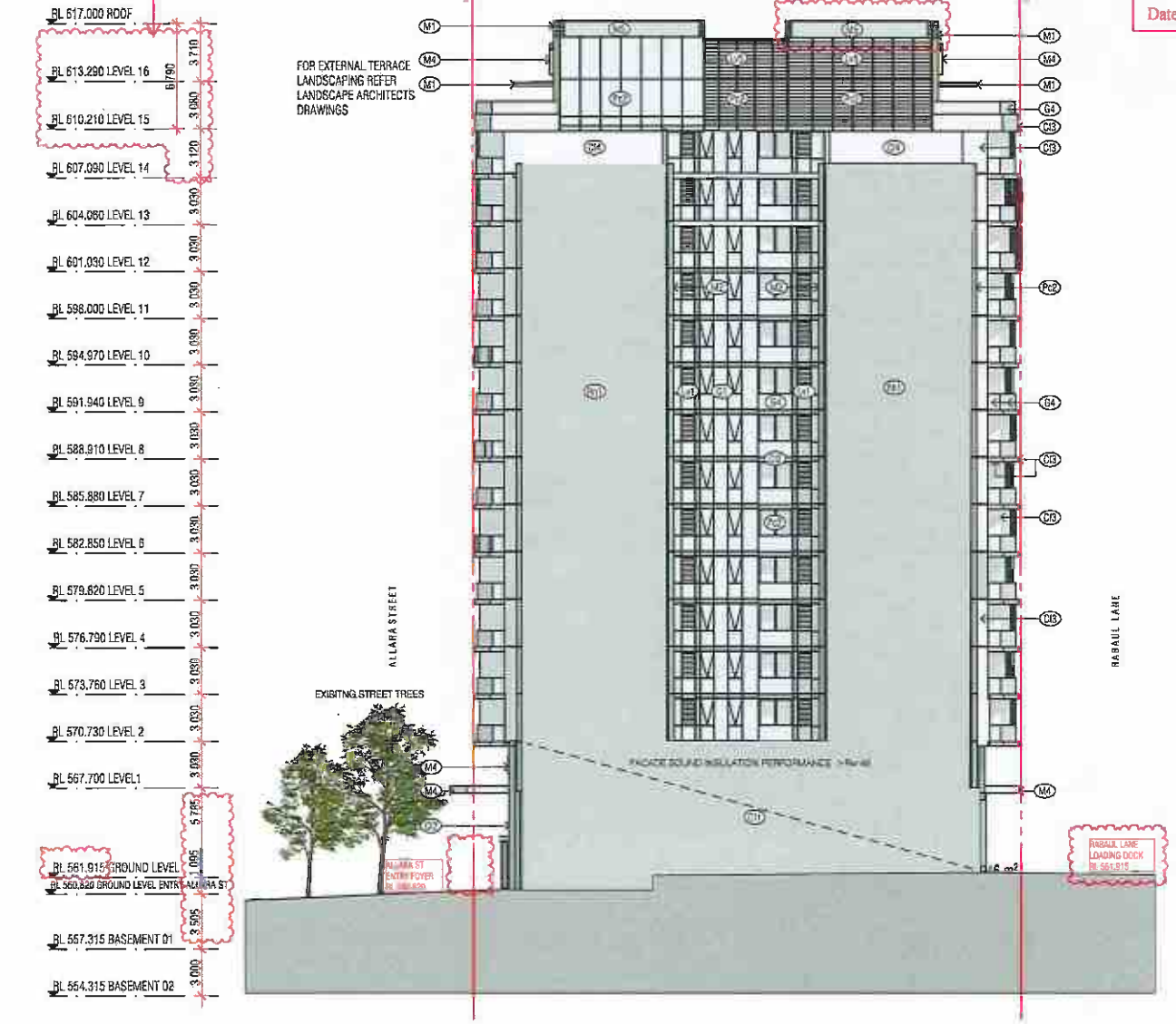
Not included in approval
S197 amendment required

Not included in approval
S197 amendment required

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021



GENERAL LEGEND

- MODEL TAG – SUITE TYPE
- 1B01 – 1 BEDROOM HEADER
- 47 m2 – SUITE SIZE
- RL +30.750 – LEVEL to: SFL – STRUCTURAL FLOOR LEVEL; NGL = NATURAL GROUND LEVEL; FL = FINISHED PAVING LEVEL; FFL = FINISHED FLOOR LEVEL; (N) = NEW; TK = TOP OF KERB LEVEL; G = GUTTER LEVEL; TBC = TO BE CONFIRMED; VGS = VERIFY ON SITE
- FHR – FIRE HOSE REEL
- FH – FIRE HYDRANT
- SERVICES ZONE
- SP – STAIR PRESSURE
- W – REFUSE CHUTE/WASTE
- L – LINEN CHUTE
- FT1 – FINISH TAG (REFER FF&E TECHNICAL SCHEDULE)

EXTERNAL MATERIALS LEGEND

- C01 – CONCRETE NATURAL GREY
- C02 – CONCRETE CHARCOAL - P1
- C03 – CONCRETE WHITE – P2
- C04 – CONCRETE FINISH – NATURAL GREY
- C04 – CEMENT SHEET SOFFIT CLADDING
- G1 – GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
- G2 – CLEAR GLASS TO SECTION J TBC BY ESD REPORT
- G3 – GLASS LOUVRES TO MATCH G1
- G4 – GREY TINT GLASS BALUSTRADE
- G5 – GLASS COLOURBACK
- G6 – GLASS FROSTED
- M1 – METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
- M2 – METAL POWDER COAT TITANIUM PEARL MATT Pc2
- M3 – METAL PERFORATED SWING DOOR Pc1
- M4 – METAL POWDER COAT WHITE Pc3
- M5 – METAL ROOF – COLOUR LIGHT
- P1 – CONCRETE STAIN FINISH CHARCOAL
- P2 – CONCRETE STAIN FINISH WHITE
- P3 – PAINT FINISH OFF WHITE
- P4 – PAINT FINISH PRECAST GREY
- Pc1 – POWDER COAT FINISH FLAT MATT BRILLIANCE
- Pc2 – POWDER COAT FINISH TITANIUM PEARL MATT
- Pc3 – POWDER COAT FINISH WHITE
- RM1 – RENDER FINISH PRECAST GREY TO MATCH P4
- LV1 – OPERABLE GLASS LOUVRE G3
- LV2 – FIXED MECHANICAL LOUVRE Pc2
- LV3 – OPERABLE LOUVRED SCREEN Pc2
- LV4 – FIXED PERFORATED SCREEN Pc2
- LV5 – FIXED MECHANICAL LOUVRE Pc1
- LV6 – OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

SECTION 197 AMENDMENTS

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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8011 0800
FENDER KATSALIDIS (AUST) PTY LTD
ACN 608 845 038

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
SB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
ELEVATION – NORTH

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
13

DRAWING NO.
DA200

PLANNING AND DEVELOPMENT ACT 2007

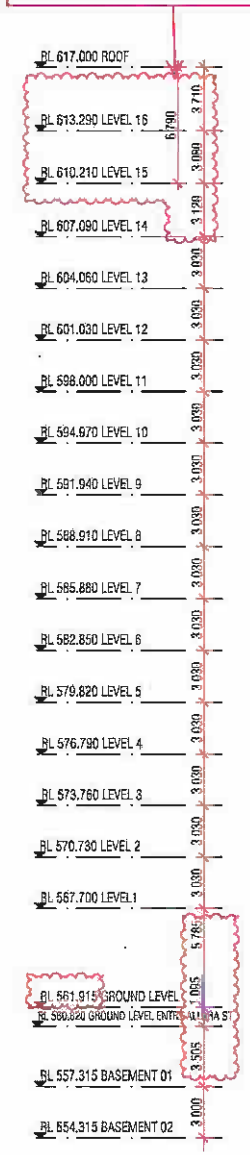
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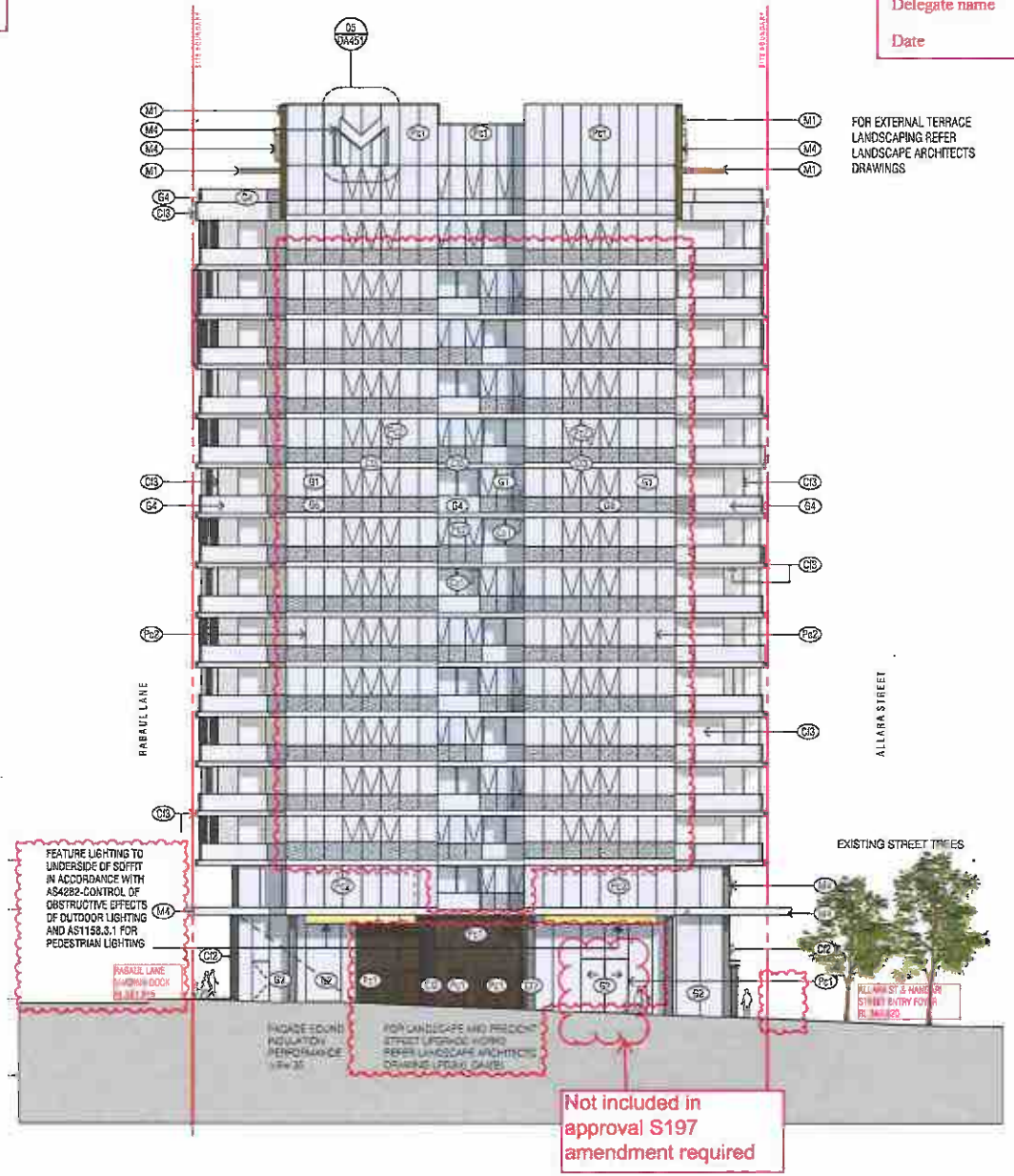
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

Not included in approval S197 amendment required





Not included in approval S197 amendment required

GENERAL LEGEND

EXTERNAL MATERIALS LEGEND

C1 CONCRETE NATURAL GREY
C2 CONCRETE CHARCOAL - P1
C3 CONCRETE WHITE - P2
C4 CONCRETE FINISH - NATURAL GREY
C5 CEMENT SHEET SOFFIT CLADDING
G1 GREY TINT GLASS TO SECTION J TBC BY ESD REPORT
G2 COLOUR GLASS TO SECTION J TBC BY ESD REPORT
G3 GLASS LOUVRES TO MATCH G1
G4 GREY TINT GLASS BALUSTRADE
G5 GLASS COLOURBACK
G6 GLASS FROSTED
M1 METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
M2 METAL POWDER COAT TITANIUM PEARL MATT Pc2
M3 METAL PERFORATED SWING DOOR Pc1
M4 METAL POWDER COAT WHITE Pc3
M5 METAL ROOF - COLOUR LIGHT
P1 CONCRETE STAIN FINISH CHARCOAL
P2 CONCRETE STAIN FINISH WHITE
P3 PAINT FINISH OFF WHITE
P4 PAINT FINISH PRECAST GREY
Pc1 POWDER COAT FINISH FLAT MATT BRILLIANCE
Pc2 POWDER COAT FINISH TITANIUM PEARL MATT
Pc3 POWDER COAT FINISH WHITE
Pc4 RENDER FINISH PRECAST GREY TO MATCH P4
LV1 OPERABLE GLASS LOUVRE G3
LV2 FIXED MECHANICAL LOUVRE Pc3
LV3 OPERABLE LOUVRED SCREEN Pc2
LV4 FIXED PERFORATED SCREEN Pc2
LV5 FIXED MECHANICAL LOUVRE Pc1
LV6 OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
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3. Waste Chute and Linen Chute Room

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4. GFA Adjustments - general update

5. Façade Treatment

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Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L20 L, 388 GEORGE STREET, SYDNEY
NSW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 643 020

QUALITY ASSURANCE (FKSA A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS CURRENT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
ELEVATION - SOUTH

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
13

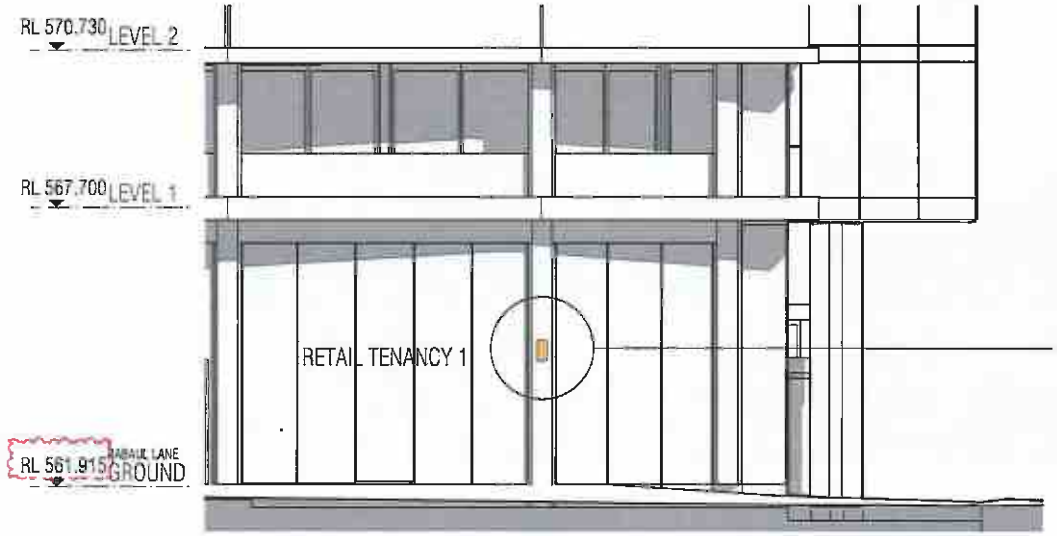
DRAWING NO.
DA201

REVISION			
-	PRE - DEVELOPMENT APPLICATION (DRAFT)	TH	26.03.2019
01	PRE - DEVELOPMENT APPLICATION	SS	24.04.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	NB	14.07.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	PM	20.07.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	SS	24.07.2020
05	DEVELOPMENT APPLICATION	PM	03.08.2020
06	DEVELOPMENT APPLICATION	SS	17.09.2020
07	DEVELOPMENT APPLICATION	PM	25.09.2020
08	DEVELOPMENT APPLICATION	SS	23.10.2020
09	DEVELOPMENT APPLICATION	PM	20.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	SS	21.05.2021
12	SECTION 4.55	PM	31.05.2021
13	SECTION 197	PM	13.09.2021



01 RETAIL 2 & 3 - ALLARA ST
SCALE 1:100@A3

Not included in approval
S197 amendment required



02 RETAIL 1 - RABAUL LANE
SCALE 1:100@A3

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	DEVELOPMENT APPLICATION	PM	22.05.2020
01	DEVELOPMENT APPLICATION	PM	17.06.2020
02	DEVELOPMENT APPLICATION	PM	23.10.2020
03	DEVELOPMENT APPLICATION	PM	27.11.2020
04	SECTION 4.55	PM	21.01.2021
05	SECTION 4.55	PM	21.01.2021
06	SECTION 197	PM	17.09.2021

SECTION 197 AMENDMENTS
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
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NOT FOR CONSTRUCTION

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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
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QUALITY ASSURANCE (FKAE IS A CERTIFIED COMPANY TO ISO 9001:2015)
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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SIGNAGE DETAILS ELEVATIONS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:100@A3

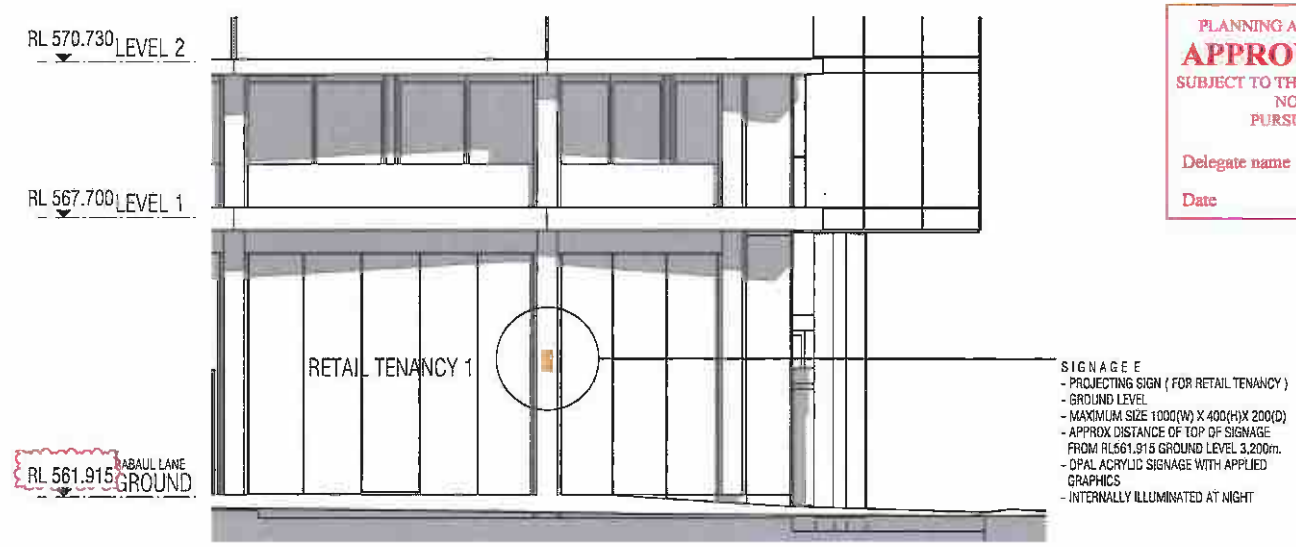
REV.
06

DRAWING NO.
DA452



01 - RETAIL 2 & 3 - ALLARA ST
SCALE 1:100@A3

Not included in approval
S197 amendment required



02 - RETAIL 1 - RABAUL LANE
SCALE 1:100@A3

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING
Date 26/11/2021

REVISION			
-	DEVELOPMENT APPLICATION	PM	03.09.2020
01	DEVELOPMENT APPLICATION	PM	17.09.2020
02	DEVELOPMENT APPLICATION	BB	22.10.2020
03	DEVELOPMENT APPLICATION	PM	27.11.2020
04	SECTION 4.55	BB	29.01.2021
05	SECTION 4.55	PM	26.01.2021
06	SECTION 197	PM	13.09.2021

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Nangari Street awning increase in depth
Lv6 shading elements added to western facade
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Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 500 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE (+61 2) 8746 0000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 008 642 024

QUALITY ASSURANCE (AS IS A CURATED COMPANY ISO 9001:2015)
THIS PROJECT IS SUBJECT TO SIX TY ONE(61) ASSURANCE SYSTEMS

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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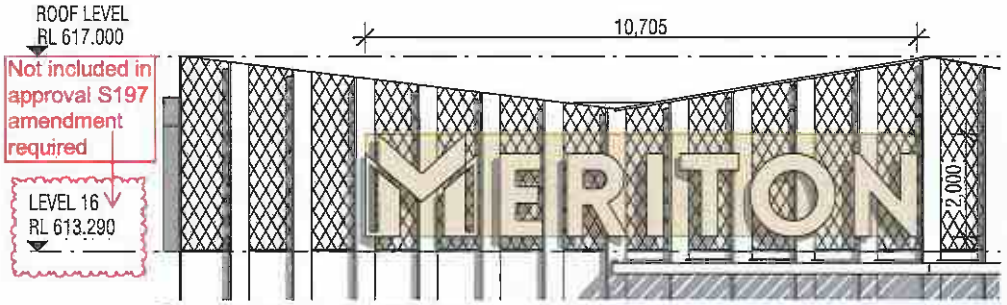
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SIGNAGE DETAILS ELEVATIONS

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:100@A3

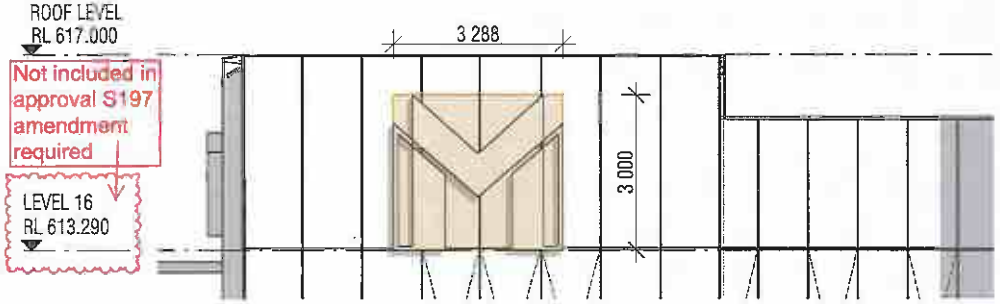
REV.	DRAWING NO.
06	DA452



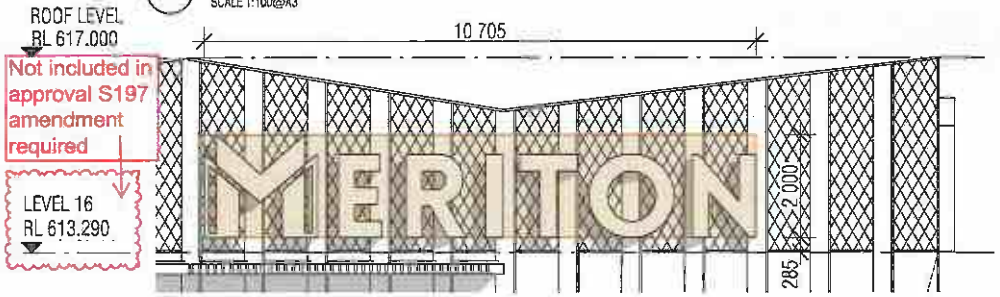
01 - EAST ELEVATION - SIGNAGE A
SCALE 1:100@A3



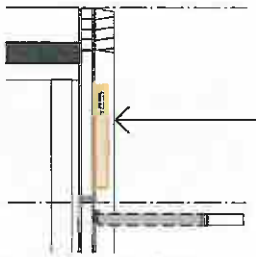
03 - EAST ELEVATION - SIGNAGE B
SCALE 1:100@A3



05 - SOUTH ELEVATION - SIGNAGE C
SCALE 1:100@A3

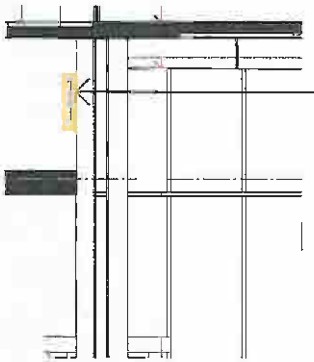


07 - WEST ELEVATION - SIGNAGE D
SCALE 1:100@A3



02 - SECTION - SIGNAGE A
SCALE 1:100@A3

SIGNAGE A
- HIGH RISE BUILDING SIGN
- LEVEL 16
- MAXIMUM SIZE 10705(W) X 2000(H)
- APPROX DISTANCE OF TOP OF SIGNAGE FROM RL560.820 GROUND LEVEL 52,600m.
- ACRYLIC SIGNAGE TO MATCH POWDER COAT COLOUR WHITE Pc3 WITH MOUNTING PLATE/BRACKETS TO MATCH FACADE WINDOW FRAME POWDER COAT Pc2
- INTERNALLY ILLUMINATED AT NIGHT



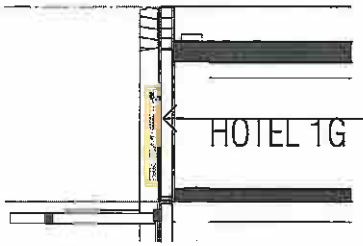
04 - SECTION - SIGNAGE B
SCALE 1:100@A3

SIGNAGE B
- CANOPY BUILDING SIGN
- LEVEL 1
- MAXIMUM SIZE 5800(W) X 1000(H)
- APPROX DISTANCE OF TOP OF SIGNAGE FROM RL560.820 GROUND LEVEL 6,800m.
- ACRYLIC SIGNAGE TO MATCH POWDER COAT COLOUR WHITE Pc3 WITH MOUNTING PLATE/BRACKETS TO MATCH FACADE WINDOW FRAME POWDER COAT Pc2
- INTERNALLY ILLUMINATED AT NIGHT



06 - SECTION - SIGNAGE C
SCALE 1:100@A3

SIGNAGE C
- HIGH RISE BUILDING SIGN
- LEVEL 16
- MAXIMUM SIZE 3288(W) X 3000(H)
- APPROX DISTANCE OF TOP OF SIGNAGE FROM RL560.820 GROUND LEVEL 52,200m.
- ACRYLIC SIGNAGE TO MATCH POWDER COAT COLOUR WHITE Pc3 WITH MOUNTING PLATE/BRACKETS TO MATCH FACADE WINDOW FRAME POWDER COAT Pc2
- INTERNALLY ILLUMINATED AT NIGHT



08 - SECTION - SIGNAGE D
SCALE 1:100@A3

SIGNAGE D
- HIGH RISE BUILDING SIGN
- LEVEL 16
- MAXIMUM SIZE 10705(W) X 2000(H)
- APPROX DISTANCE OF TOP OF SIGNAGE FROM RL560.820 GROUND LEVEL 52,600m.
- ACRYLIC SIGNAGE TO MATCH POWDER COAT COLOUR WHITE Pc3 WITH MOUNTING PLATE/BRACKETS TO MATCH FACADE WINDOW FRAME POWDER COAT Pc2
- INTERNALLY ILLUMINATED AT NIGHT

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

-	DEVELOPMENT APPLICATION	RM	19.09.2021
01	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.09.2021
02	DEVELOPMENT APPLICATION	RM	22.03.2021
03	DEVELOPMENT APPLICATION	RM	17.06.2021
04	DEVELOPMENT APPLICATION	RM	23.07.2021
05	DEVELOPMENT APPLICATION	RM	27.10.2021
06	SECTION 423	RM	15.01.2021
07	SECTION 197	RM	11.05.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces forhotel use and 1 accessible space for retail, 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
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NOT FOR CONSTRUCTION

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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8315 0500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 099 943 027

QUALITY ASSURANCE (FKA IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2019
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	13.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SIGNAGE DETAILS ELEVATIONS AND SECTIONS

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:100@A3

REV. 07

DRAWING NO. **DA451**

Not included in approval
S197 amendment required

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

-	PRE - DEVELOPMENT APPLICATION (DRAFT)	DB	20.12.2019
C1	PRE - DEVELOPMENT APPLICATION	DB	24.01.2020
C2	UPDATED PRE - DEVELOPMENT APPLICATION	DB	04.02.2020
C3	UPDATED PRE - DEVELOPMENT APPLICATION	PM	28.02.2020
C4	UPDATED PRE - DEVELOPMENT APPLICATION	DB	24.03.2020
D1	DEVELOPMENT APPLICATION	PM	03.05.2020
D2	DEVELOPMENT APPLICATION	DB	12.06.2020
D3	DEVELOPMENT APPLICATION	PM	26.08.2020
D4	DEVELOPMENT APPLICATION	DB	23.10.2020
D5	DEVELOPMENT APPLICATION	PM	05.11.2020
D6	DEVELOPMENT APPLICATION	PM	27.11.2020
I1	SECTION 4.55	DB	04.01.2021
I2	SECTION 4.55	PM	29.01.2021
I3	SECTION 96	PM	12.04.2021

BL 617.000 ROOF
BL 613.290 LEVEL 15 — 3.710
BL 610.210 LEVEL 15 — 3.080 — 6790
BL 607.090 LEVEL 14 — 3.120
BL 604.060 LEVEL 13 — 3.030
BL 601.030 LEVEL 12 — 3.030
BL 598.000 LEVEL 11 — 3.030
BL 594.970 LEVEL 10 — 3.030
BL 591.940 LEVEL 9 — 3.030
BL 588.910 LEVEL 8 — 3.030
BL 585.880 LEVEL 7 — 3.030
BL 582.850 LEVEL 6 — 3.030
BL 579.820 LEVEL 5 — 3.030
BL 576.790 LEVEL 4 — 3.030
BL 573.760 LEVEL 3 — 3.030
BL 570.730 LEVEL 2 — 3.030
BL 567.700 LEVEL 1 — 5.785
BL 561.915 GROUND LEVEL — 1.095
BL 560.820 GROUND LEVEL ENTRY ALLARA ST
BL 557.315 BASEMENT 01 — 3.505
BL 554.315 BASEMENT 02 — 3.000



GENERAL LEGEND

- HOTEL 1A — 3 KEY PIPE; 2 LEVEL/ROOM NUMBER; 3 SUITE 01A; 4 m2
- RFL +33.250 — LEVELS: SFL – STRUCTURAL FLOOR LEVEL; NGL = NATURAL GROUND LEVEL; FL = FINISHED PAVING LEVEL; FFL = FINISHED FLOOR LEVEL; (N) = NEW; TK = TOP OF KERB LEVEL; G = GUTTER LEVEL; TBC = TO BE CONFIRMED; VOS = VERIFY ON SITE
- FHR — FIRE HOSE REEL
- FH — FIRE HYDRANT
- SERVICES ZONE
- STAIR PRESSURE
- W — REFUSE CHUTE/WASTE
- L — LINEN CHUTE
- FT — FINISH TAG (REFER TITLE TECHNICAL SCHEDULE)

EXTERNAL MATERIALS LEGEND

- CN1 — CONCRETE NATURAL GREY
- CN2 — CONCRETE CHARCOAL - P1
- CN3 — CONCRETE WHITE – P2
- CN4 — CONCRETE FINISH – NATURAL GREY
- CS1 — CEMENT SHEET SOFFIT CLADDING
- G1 — GREY TINT GLASS TO SECTION J TBC BY BSD REPORT
- G2 — CLEAR GLASS TO SECTION J TBC BY BSD REPORT
- G3 — GLASS LOUVRES TO MATCH G1
- G4 — GREY TINT GLASS BALUSTRADE
- G5 — GLASS (COLOURBACK)
- G6 — GLASS FROSTED
- M1 — METAL POWDER COAT FLAT MATT BRILLIANCE Pc1
- M2 — METAL POWDER COAT TITANIUM PEARL MATT Pc2
- M3 — METAL PERFORATED SWING DOOR Pc1
- MR — METAL POWDER COAT WHITE Pc3
- MR — METAL ROOF - COLOUR LIGHT
- P1 — CONCRETE STAIN FINISH CHARCOAL
- P2 — CONCRETE STAIN FINISH WHITE
- P3 — PAINT FINISH OFF WHITE
- P4 — PAINT FINISH PRECAST GREY
- Pc1 — POWDER COAT FINISH FLAT MATT BRILLIANCE
- Pc2 — POWDER COAT FINISH TITANIUM PEARL MATT
- Pc3 — POWDER COAT FINISH WHITE
- RW1 — RENDER FINISH PRECAST GREY TO MATCH P4
- LV1 — OPERABLE GLASS LOUVRE G3
- LV2 — FIXED MECHANICAL LOUVRE Pc2
- LV3 — OPERABLE LOUVRED SCREEN Pc3
- LV4 — FIXED PERFORATED SCREEN Pc2
- LV5 — FIXED MECHANICAL LOUVRE Pc1
- LV6 — OPERABLE VERTICAL LOUVRED SLIDING SCREEN Pc2

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
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4. BFA Adjustments - general update

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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LVL 268 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 088 949 088

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THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2601

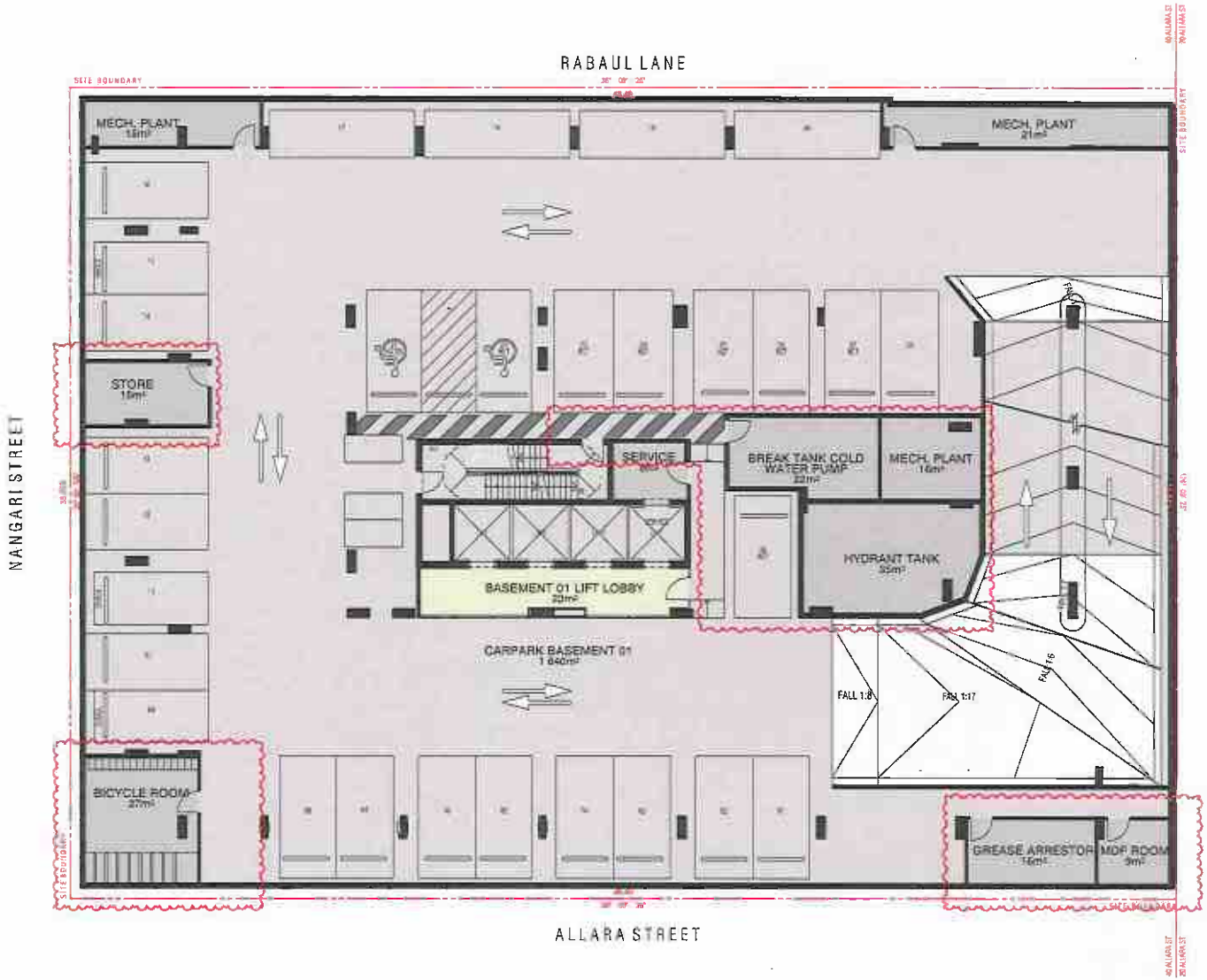
DRAWING TITLE
ELEVATION - WEST

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
13

DRAWING NO.
DA203



DIVISION			
-	PRE - DEVELOPMENT APPLICATION	RM	24.11.2020
01	UPDATED PDR - DEVELOPMENT APPLICATION	RM	14.12.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.12.2020
03	DEVELOPMENT APPLICATION	RM	12.05.2021
04	DEVELOPMENT APPLICATION	JM	17.06.2021
05	DEVELOPMENT APPLICATION	JM	21.06.2021
06	SECTION 4.55	JM	26.01.2021
07	SECTION 4.55	RM	26.01.2021
> 08	SECTION 137	RM	12.08.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 137 AMENDMENTS

1. Floor Plan Amendments

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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 069 945 202

QUALITY ASSURANCE FK IS A CERTIFIED COMPANY TO ISO 9001:2015
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 04.10.2020
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - BASEMENT 01

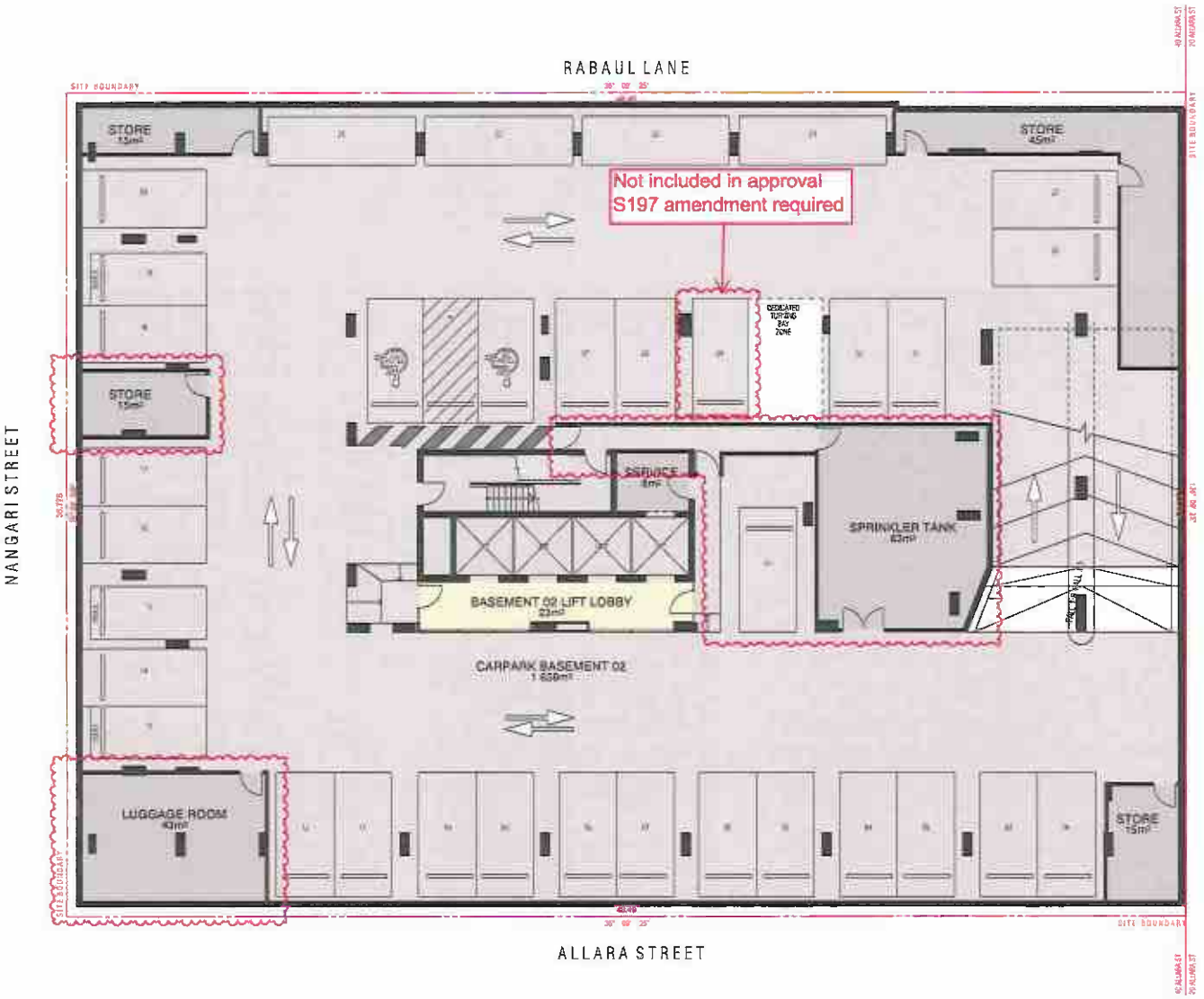
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA599



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	04.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	PM	03.06.2020
04	DEVELOPMENT APPLICATION	BB	17.07.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	04.01.2021
07	SECTION 4.55	PM	04.01.2021
08	SECTION 4.55	PM	14.09.2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 200 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE, +61 2 8215 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 640 022

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - BASEMENT 02

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
08	DA598

SECTION 197 AMENDMENTS

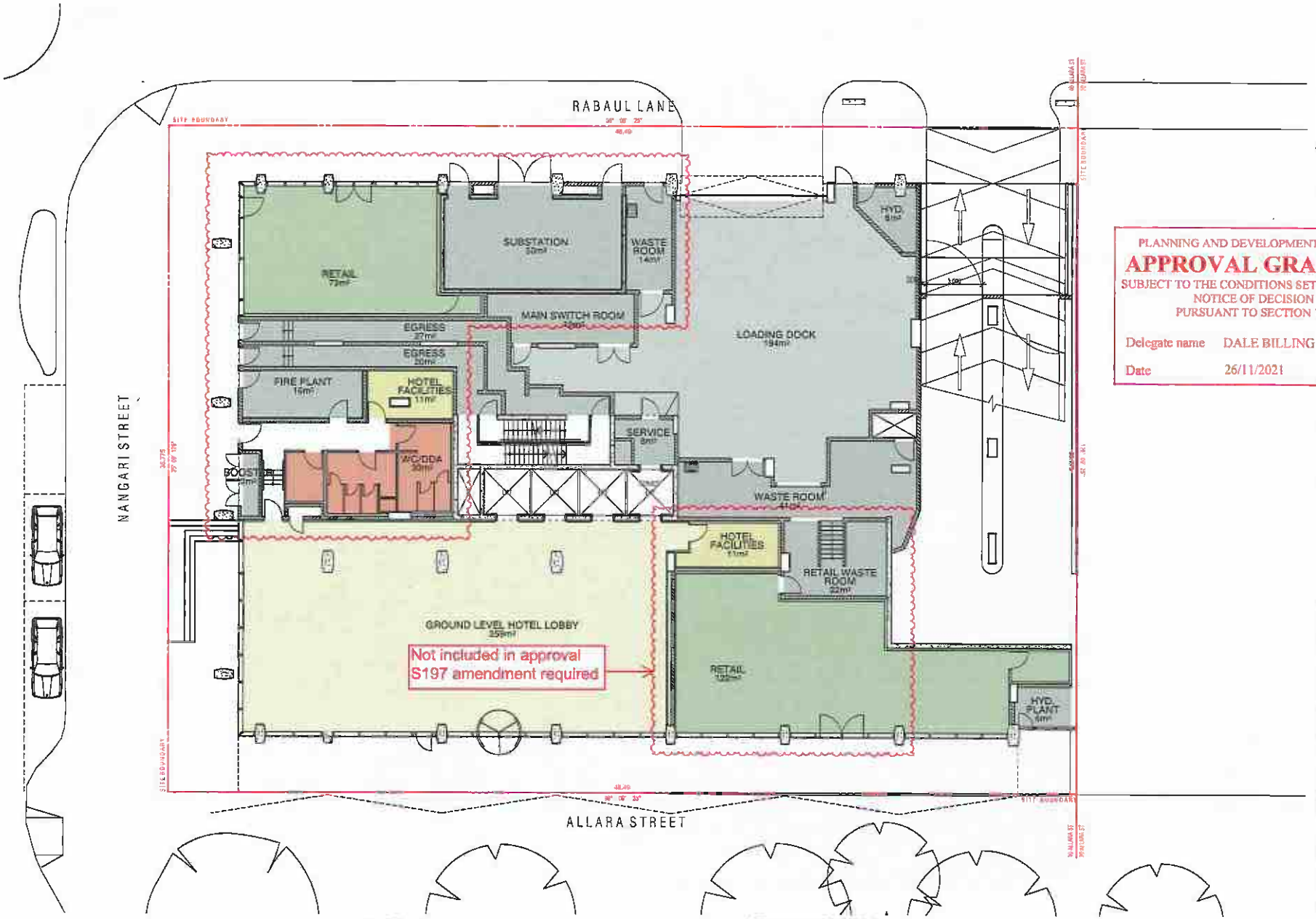
1. Floor Plan Amendments
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Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
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Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
121, 25th GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 099 943 032

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

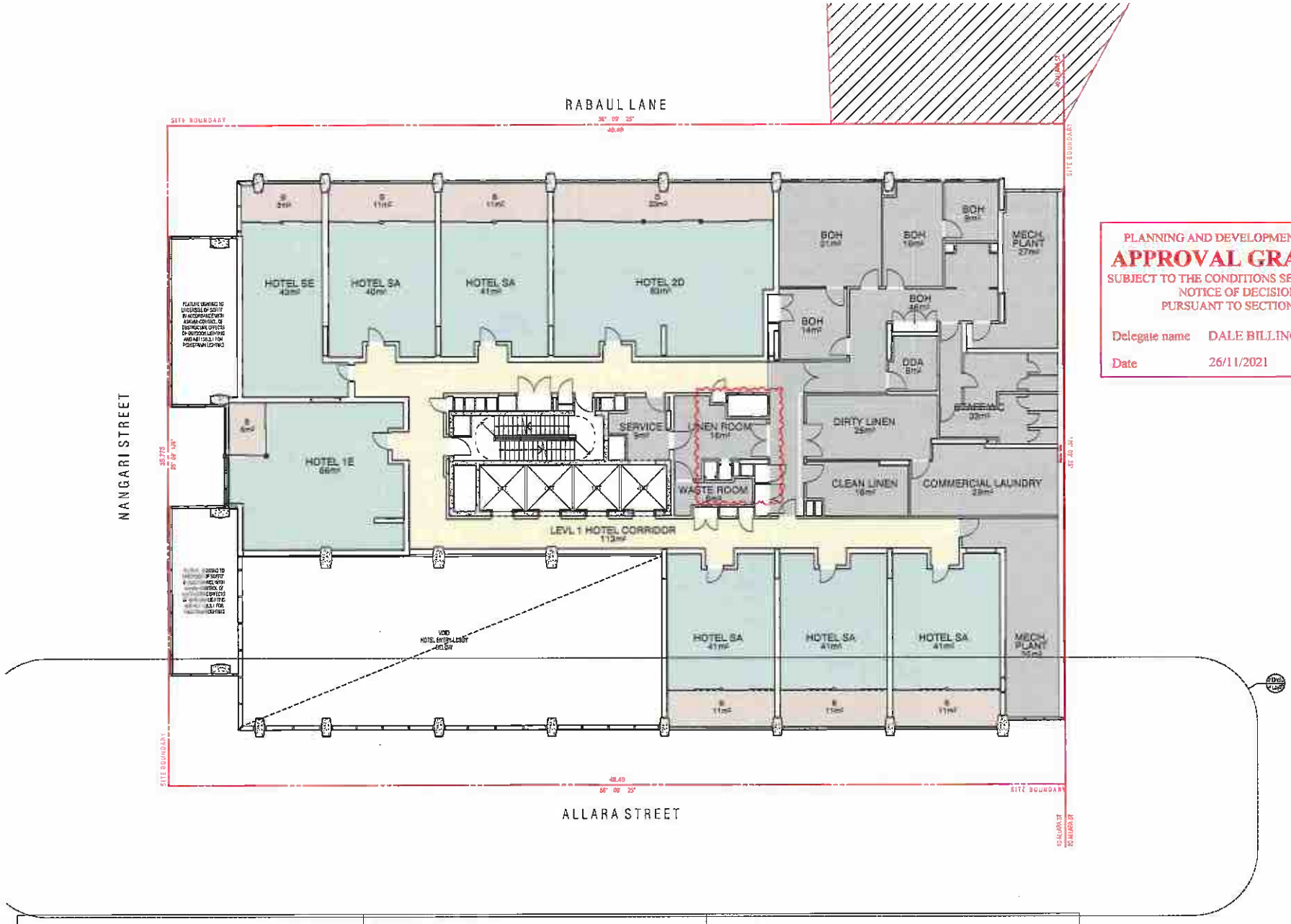
DRAWING TITLE
PUBLIC NOTIFICATION - GROUND FLOOR PLAN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
10

DRAWING NO.
DA600



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	04.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	28.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
04	DEVELOPMENT APPLICATION	RM	03.06.2020
05	DEVELOPMENT APPLICATION	BB	07.08.2020
06	DEVELOPMENT APPLICATION	RM	23.10.2020
07	DEVELOPMENT APPLICATION	RM	27.11.2020
08	SECTION 4.55	BB	21.01.2021
09	SECTION 4.55	RM	31.05.2021
9.10	SECTION 197	RM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NSW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215 3600
FENDER KATSALIDIS (NSW) PTY LTD
ACN 067 643 658

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THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 01 PLAN

7

VISION PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A1

REV.	DRAWING NO.
10	DA601

SECTION 197 AMENDMENTS

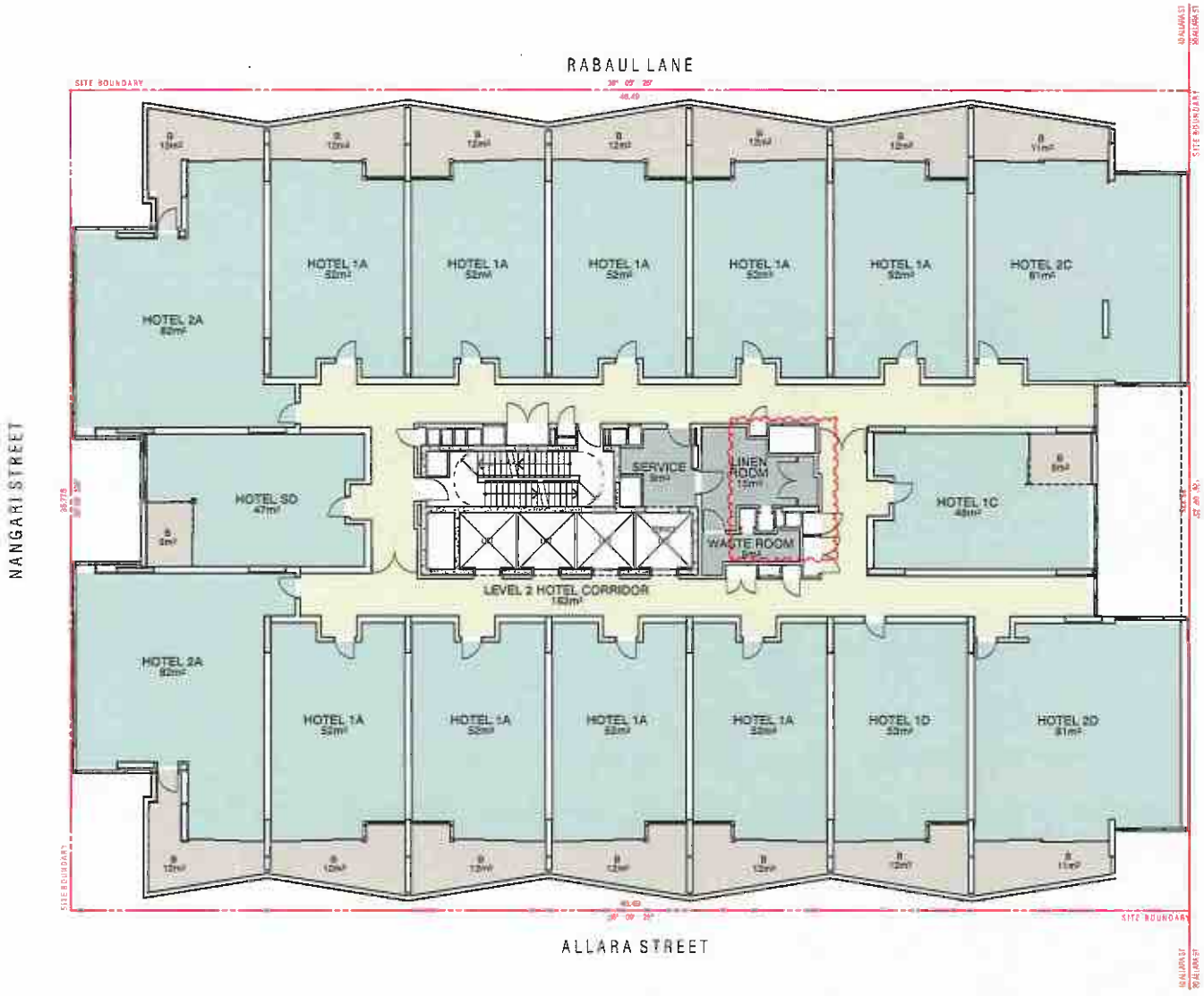
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5. Façade Treatment
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Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



Revision			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	PM	03.05.2020
04	DEVELOPMENT APPLICATION	BB	17.06.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	PM	21.01.2021
08	SECTION 197	PM	14.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

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Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
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5. Façade Treatment

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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 650 843 026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO FKE FK QUALITY ASSURANCE SYSTEM

- [x] ARCHITECTURAL DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION (GOOD FOR) REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 02

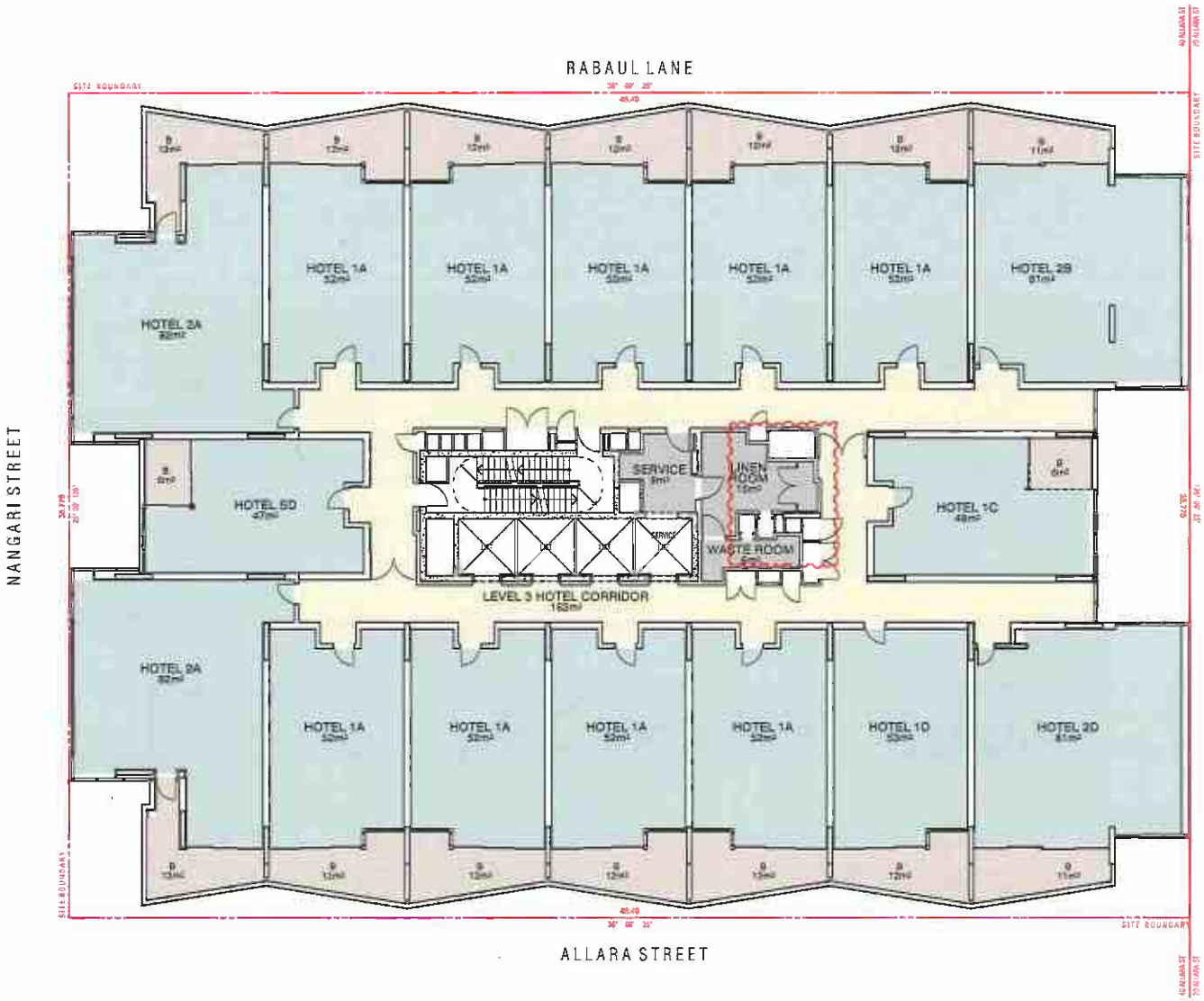
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA602



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BG	04.09.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BG	14.01.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.01.2020
03	DEVELOPMENT APPLICATION	RM	02.03.2020
04	DEVELOPMENT APPLICATION	BG	17.09.2020
05	DEVELOPMENT APPLICATION	BG	23.11.2020
06	SECTION 4.55	BG	31.05.2021
07	SECTION 4.55	RM	01.07.2021
08	SECTION 197	RM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unlessed land to within site boundary
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4. GFA Adjustments - general updates

5. Façade Treatment
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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
Lvl 2, 200 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 008 943 002

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BG	13.09.2021	RM	14.09.2021	19125

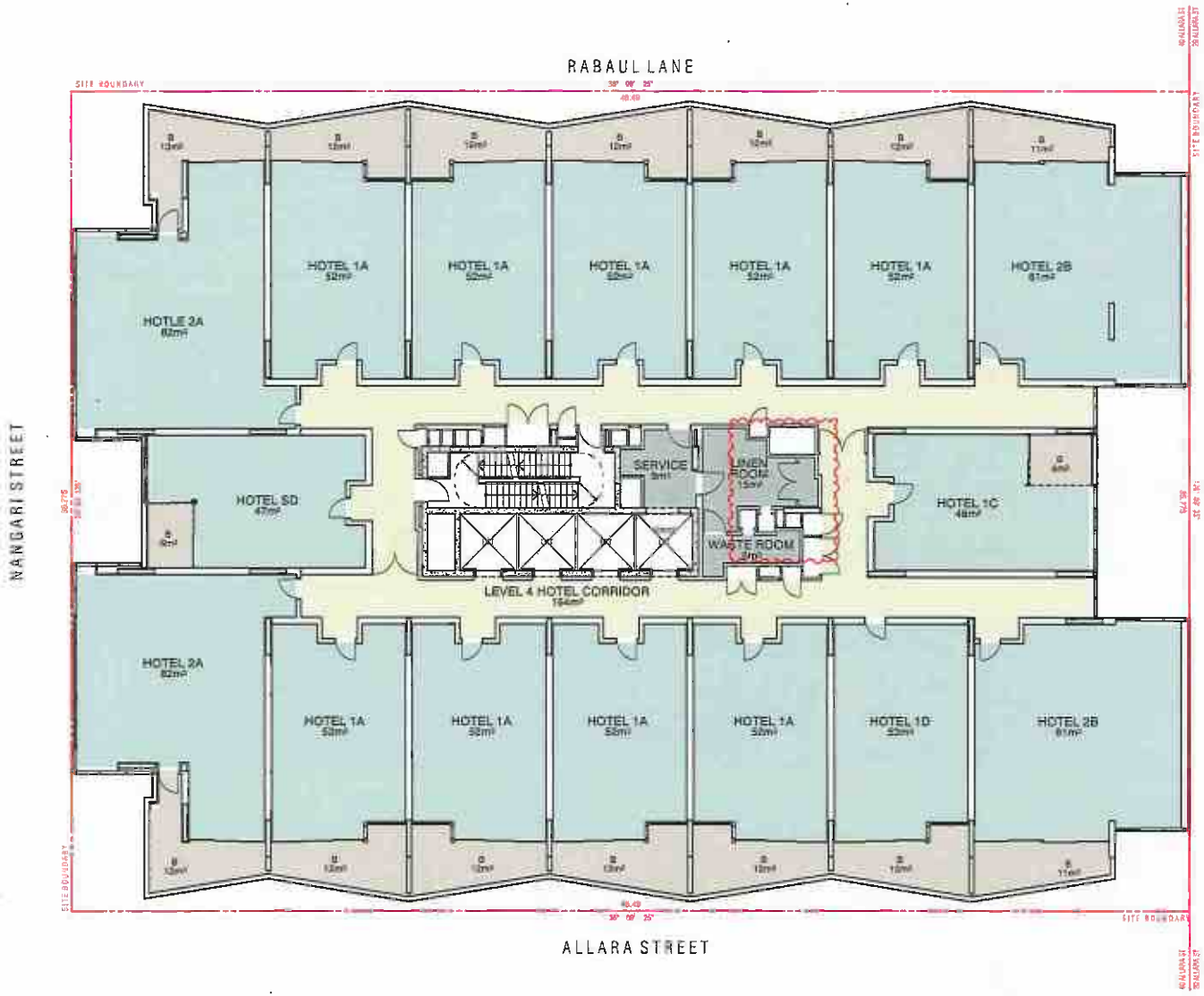
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 03

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
08	DA603



REVISION			
–	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.02.2020
03	DEVELOPMENT APPLICATION	PM	03.06.2020
04	DEVELOPMENT APPLICATION	BB	17.06.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	PM	21.01.2021
7.08	SECTION 4.57	PM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L01, 264 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 9016 2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 093 843 032

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 04

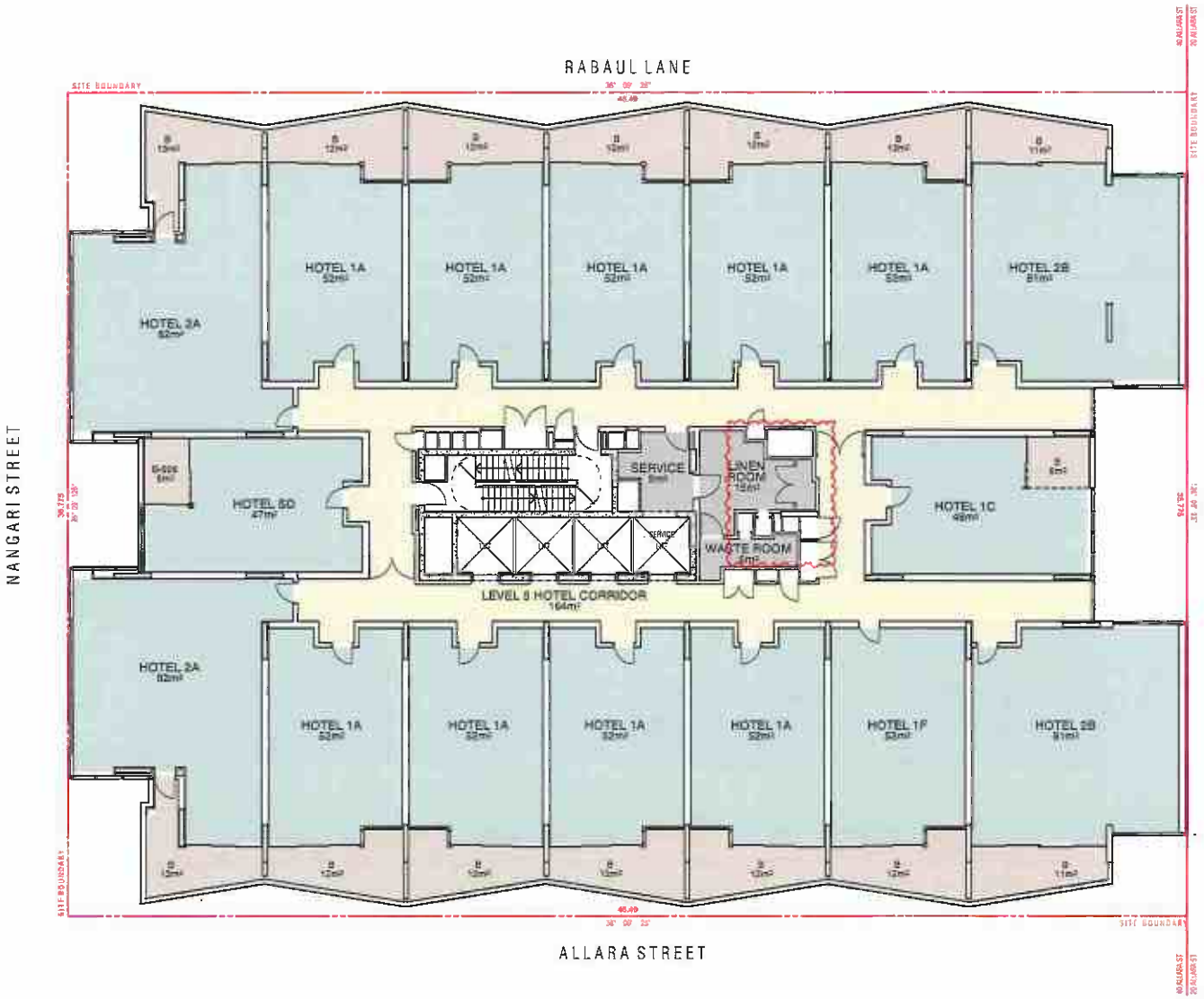
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA604



REVISION			
-	PRE - DEVELOPMENT APPLICATION	SG	24.04.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	SG	14.05.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	SG	04.06.2020
03	DEVELOPMENT APPLICATION	PH	03.08.2020
04	DEVELOPMENT APPLICATION	PH	19.08.2020
05	DEVELOPMENT APPLICATION	SG	17.09.2020
06	DEVELOPMENT APPLICATION	SG	20.10.2020
07	SECTION 4.55	SG	19.04.2021
08	SECTION 4.55	PH	21.04.2021
> 09	SECTION 197	PH	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 23A GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8216 2600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 088 643 328

QUALITY ASSURANCE (FK IS A REGISTERED COMPANY ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SIGN-OFF DESIGN READY FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 04.10.2020
- [ ] DESIGN DOCUMENTATION REVIEW FOR THIS PHASE IS YET TO BE COMPLETED.
- [ ] TRADES DOCUMENTATION REVIEW FOR THIS PHASE IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PHASE IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 05

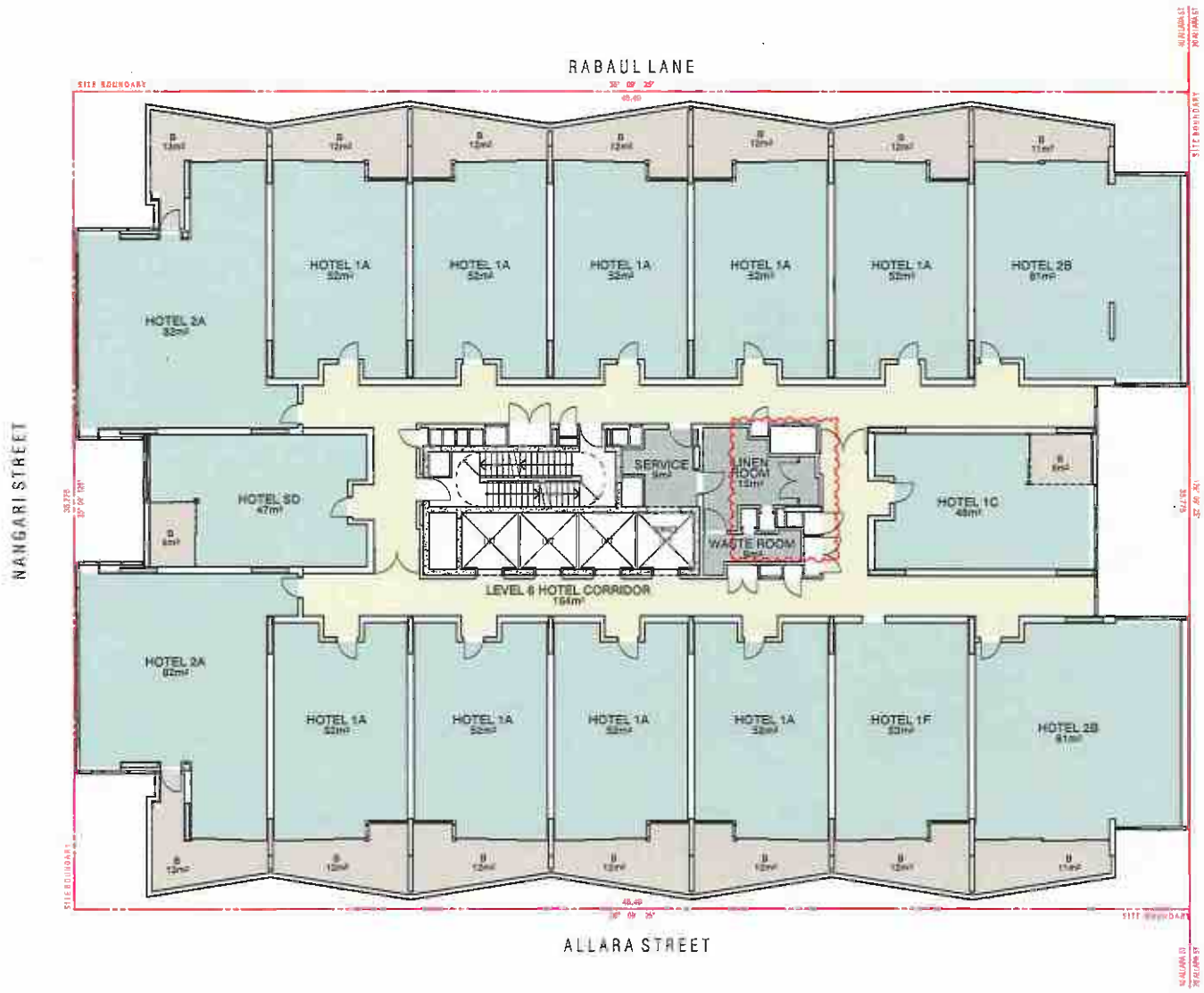
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA605



REVISION			
-	PRE-DEVELOPMENT APPLICATION	BB	24.07.2020
01	UPDATED PRE-DEVELOPMENT APPLICATION	BB	14.08.2020
02	UPDATED PRE-DEVELOPMENT APPLICATION	BB	24.08.2020
03	DEVELOPMENT APPLICATION	RM	03.09.2020
04	DEVELOPMENT APPLICATION	RM	18.09.2020
05	DEVELOPMENT APPLICATION	BB	17.06.2020
06	DEVELOPMENT APPLICATION	BB	20.10.2020
07	SECTION 48B	BB	23.11.2021
08	SECTION 48B	RM	24.11.2021
> 09	SECTION 197	RM	12.05.2021

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8918 3500
FENDER KATSALIDIS (NUSW) PTY LTD
ACN 003 643 032

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 09.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS Revision 09 IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 06

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA606

SECTION 197 AMENDMENTS

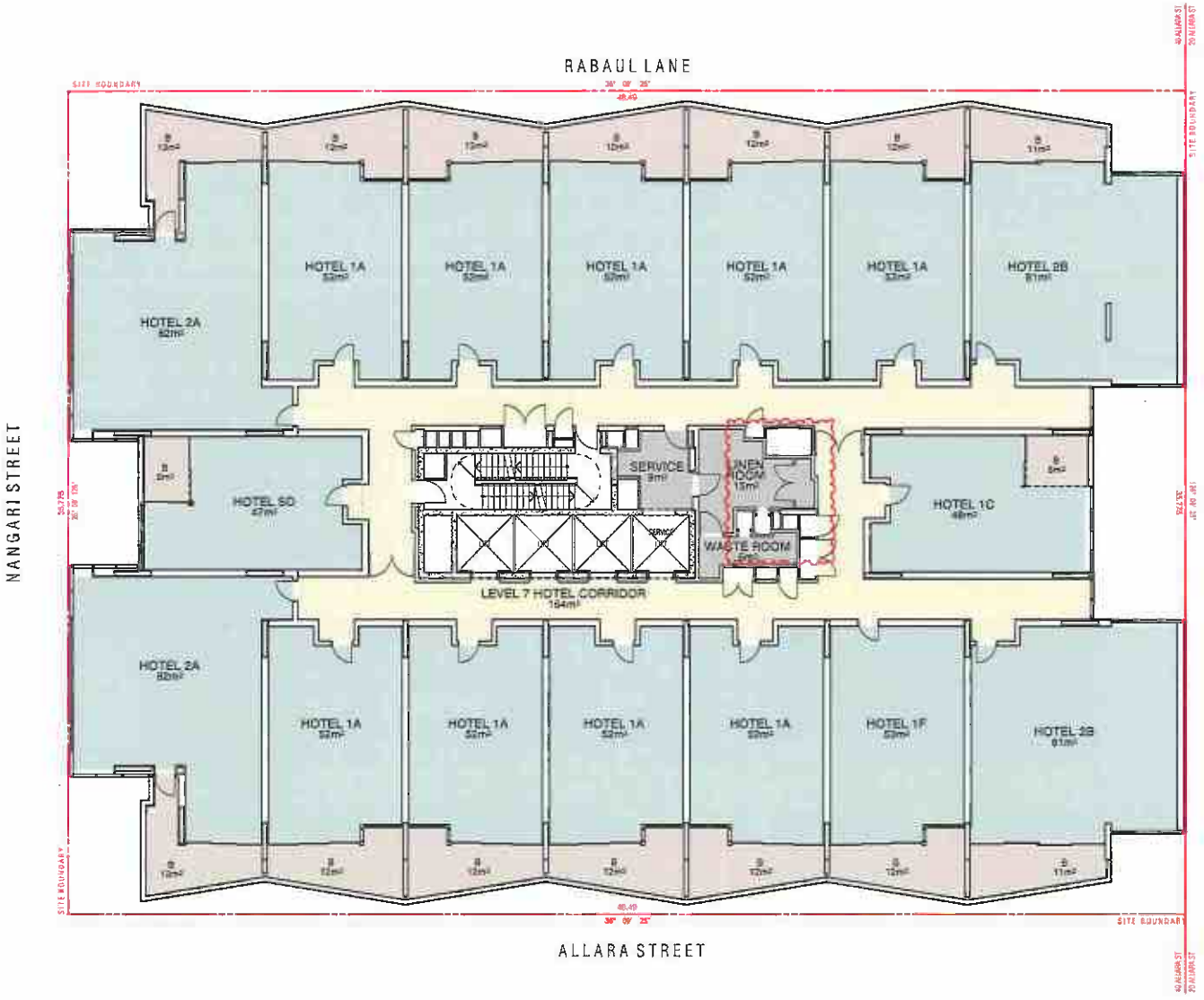
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail, 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments – general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NSW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 098 943 092

QUALITY ASSURANCE (FKA IS CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 07

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA607

REVISION			
-	PRE - DEVELOPMENT APPLICATION	DB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.03.2020
03	DEVELOPMENT APPLICATION	RM	03.05.2020
04	DEVELOPMENT APPLICATION	RM	08.06.2020
05	DEVELOPMENT APPLICATION	DB	17.09.2020
06	DEVELOPMENT APPLICATION	DB	23.10.2020
07	SECTION 4.55	DB	21.01.2021
08	SECTION 4.55	RM	31.01.2021
09	SECTION 197	RM	13.09.2021

SECTION 197 AMENDMENTS

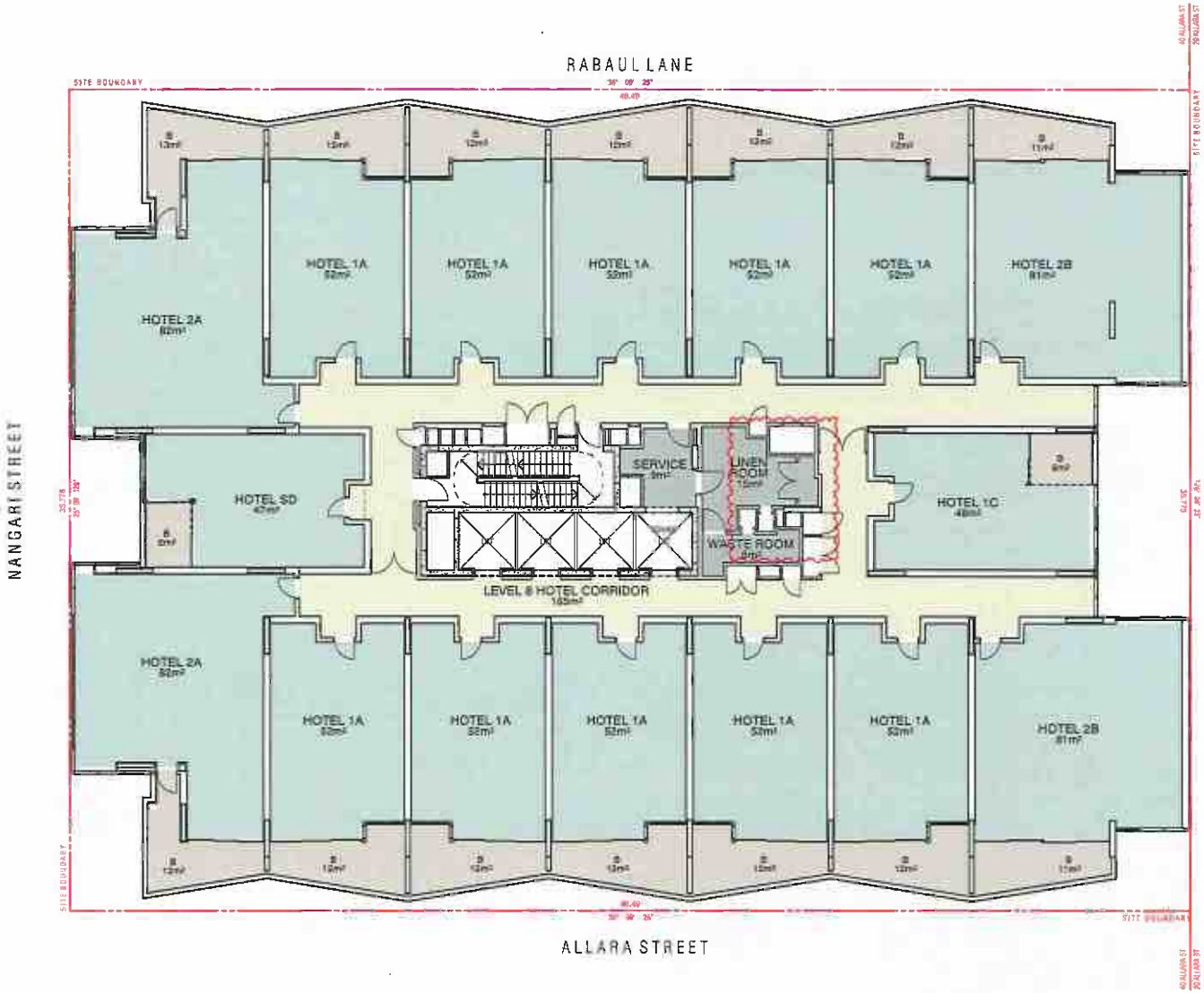
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy D2
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	04.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	RM	03.06.2020
04	DEVELOPMENT APPLICATION	BB	17.09.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	RM	21.01.2021
> 08	SECTION 197	RM	03.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9251 7855
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 843 602

QUALITY ASSURANCE FK IS A CERTIFIED COMPANY TO ISO 9001:2015
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] BIM MASTER DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 03.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

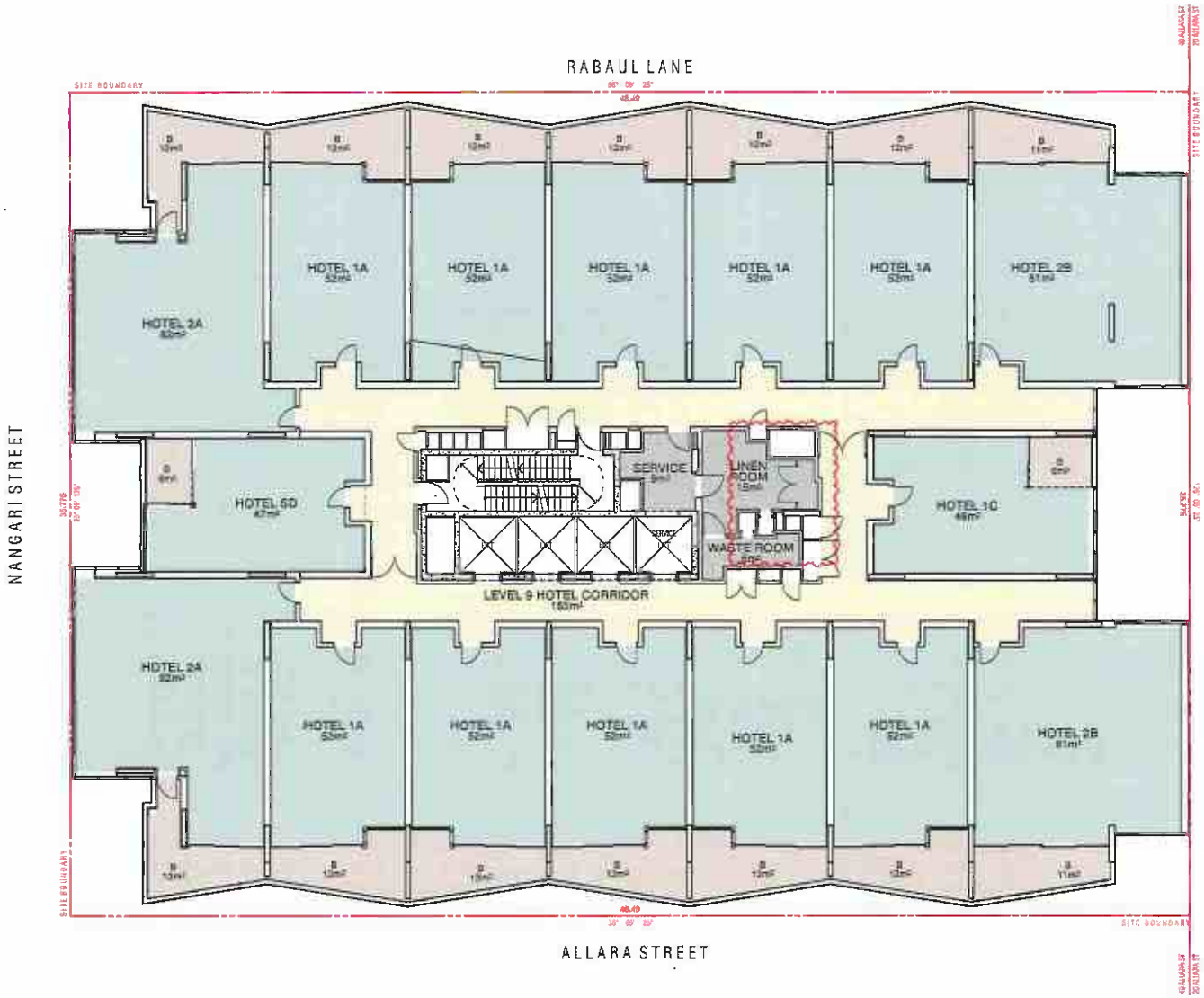
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 08

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
08	DA608



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION	DB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	MB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	MB	24.03.2020
03	DEVELOPMENT APPLICATION	PMS	02.06.2020
04	DEVELOPMENT APPLICATION	MB	17.09.2020
05	DEVELOPMENT APPLICATION	MB	23.10.2020
06	SECTION 4.55	MB	28.01.2021
07	SECTION 4.55	PMS	04.03.2021
08	SECTION 197	PMS	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
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2. Car Park adjustments
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Revised ramp grades as per traffic consultant advice.
3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2/66 GOULBURN STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 003 343 028

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THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

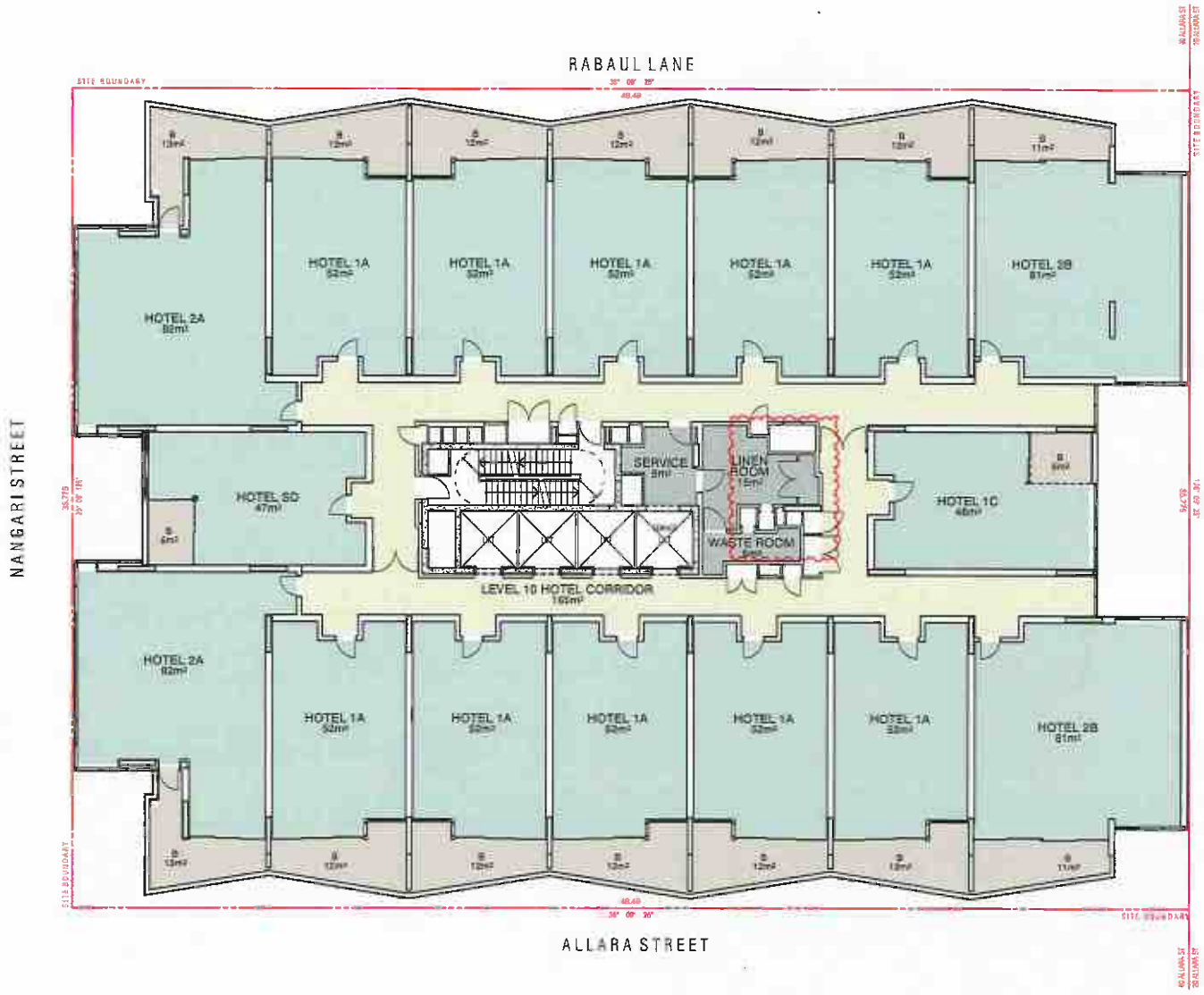
DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 09

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA609



REVISION			
–	PRE-DEVELOPMENT APPLICATION	BB	24.09.2020
01	UPDATED PTR - DEVELOPMENT APPLICATION	BB	14.12.2020
02	UPDATED PTR - DEVELOPMENT APPLICATION	BB	24.02.2021
03	DEVELOPMENT APPLICATION	PM	03.05.2021
04	DEVELOPMENT APPLICATION	BB	17.06.2021
05	DEVELOPMENT APPLICATION	BB	23.10.2021
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	PM	21.01.2021
> 08	SECTION 197	PM	10.05.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies arm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearance.
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Facade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side wall door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2, 233 CASTLEREAGH STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 843 029

QUALITY ASSURANCE ITICS A CERTIFIED COMPANY (10-058-0901-2010)
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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 10

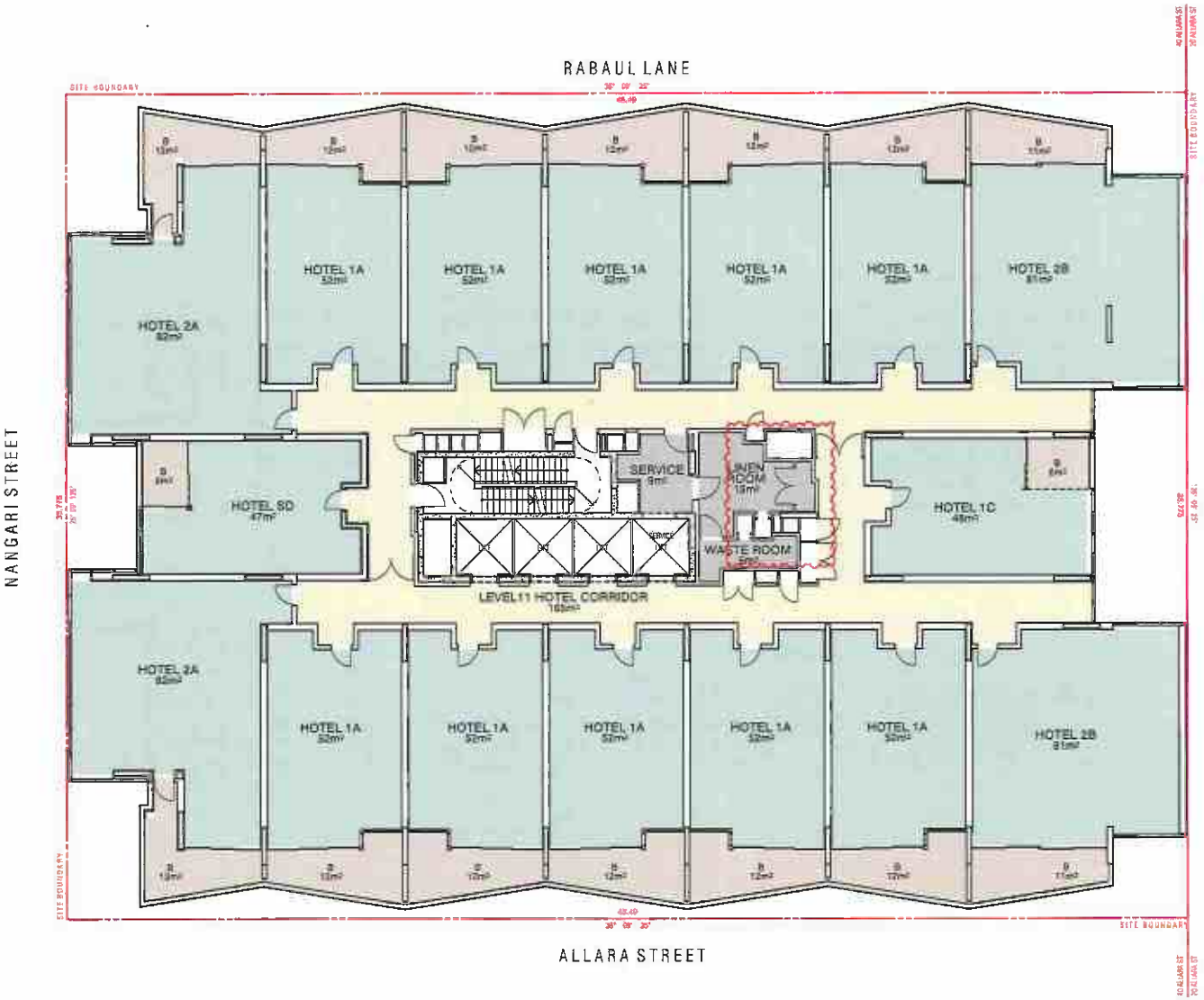
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA610



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
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Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

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Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment

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Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED DRG - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED DRG - DEVELOPMENT APPLICATION	BB	04.03.2020
03	DEVELOPMENT APPLICATION	PM	02.09.2020
04	DEVELOPMENT APPLICATION	BB	07.09.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	PM	21.01.2021
08	SECTION 191	PM	13.09.2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
331 KENT STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 2500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 008 843 062

FK IS A CERTIFIED COMPANY TO ISO 9001:2015

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

DATE OF REVIEW: 01.10.2020

- [x] REVIEW FOR THIS PROJECT IS COMPLETE.
- [ ] DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

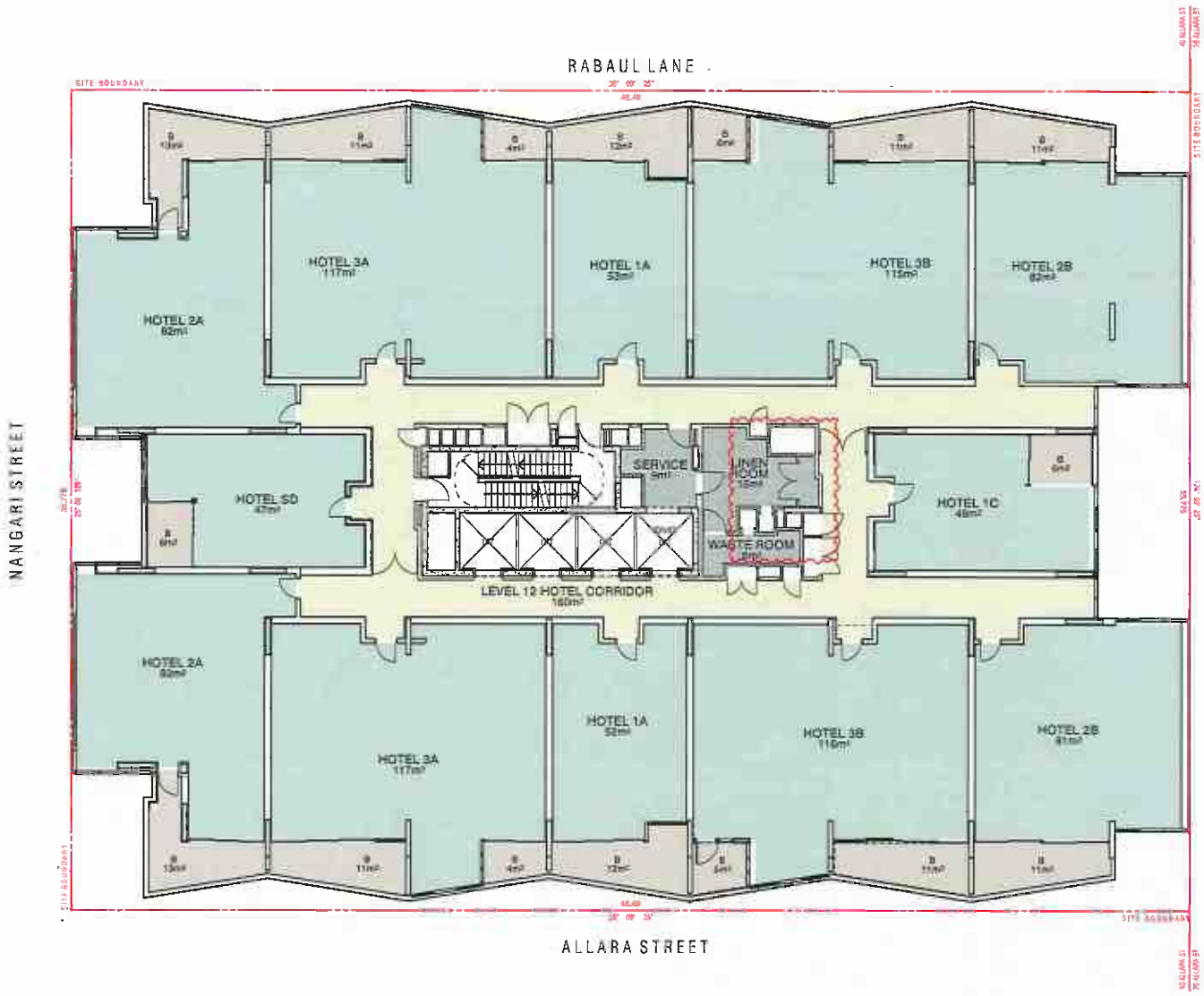
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 11

7

IMAGE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
08	DA611



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PAC - DEVELOPMENT APPLICATION	BB	24.06.2020
01	UPDATED PAC - DEVELOPMENT APPLICATION	BB	14.07.2020
02	UPDATED PAC - DEVELOPMENT APPLICATION	BB	24.07.2020
03	DEVELOPMENT APPLICATION	PM	23.09.2020
04	DEVELOPMENT APPLICATION	BB	17.08.2020
05	[illegible] APPLICATION	BB	22.10.2020
06	[illegible]	BB	21.01.2021
07	[illegible]	PM	21.01.2021
> 08	SECTION 197	PM	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies size adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail. 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L31, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 003 940 039

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- [x] DESIGN AMENDMENTS REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

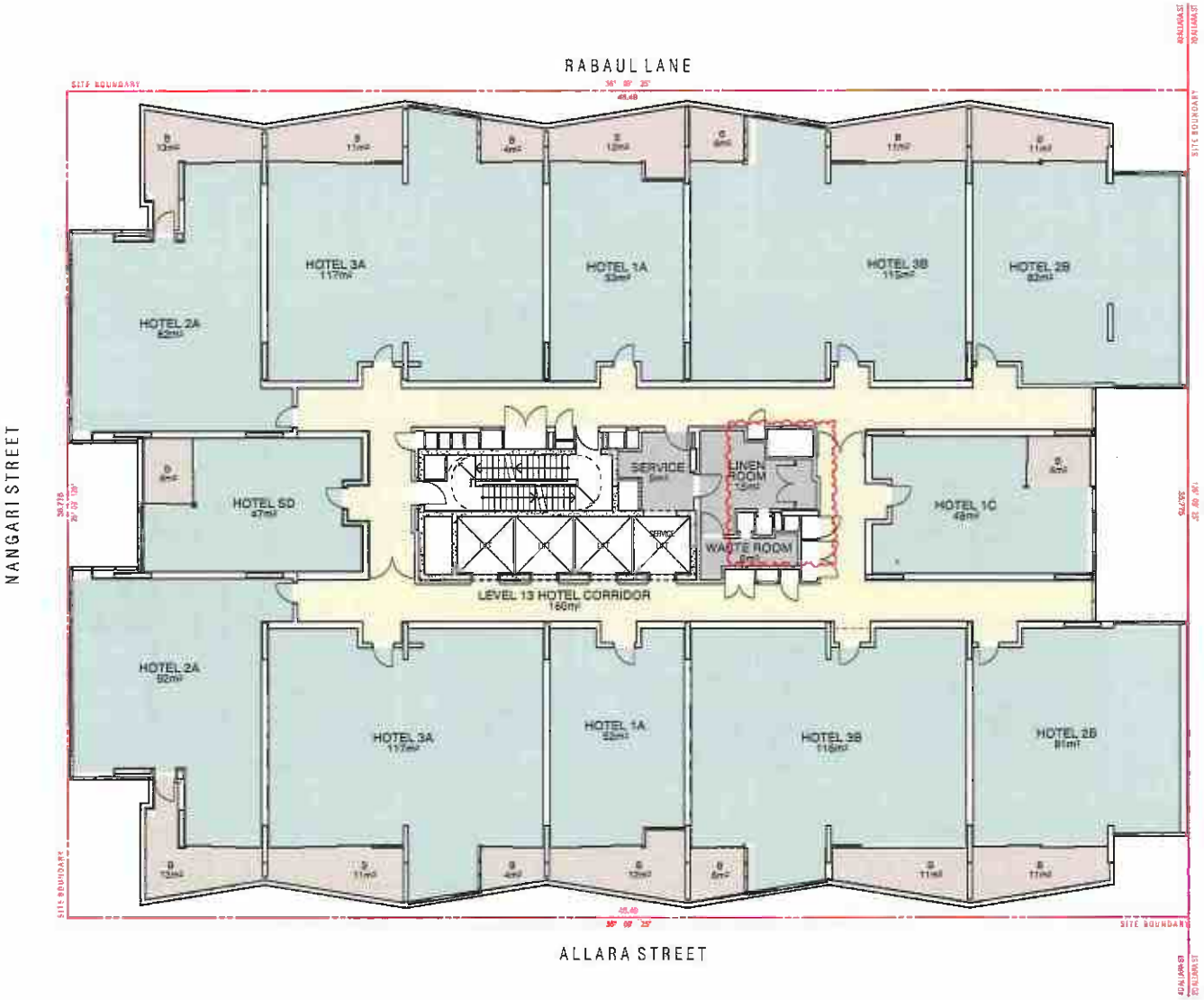
DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 12

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV. 08

DRAWING NO. **DA612**



REVISION			
-	PRE - DEVELOPMENT APPLICATION	RM	24.04.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.07.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	24.07.2020
03	DEVELOPMENT APPLICATION	RM	23.09.2020
04	DEVELOPMENT APPLICATION	RM	17.08.2020
05	DEVELOPMENT APPLICATION	RM	23.10.2020
06	SECTION 4.55	RM	21.04.2021
07	SECTION 4.55	RM	21.09.2021
08	SECTION 197	RM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 25A CREDENCE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 003 843 630

QUALITY ASSURANCE
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 13

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

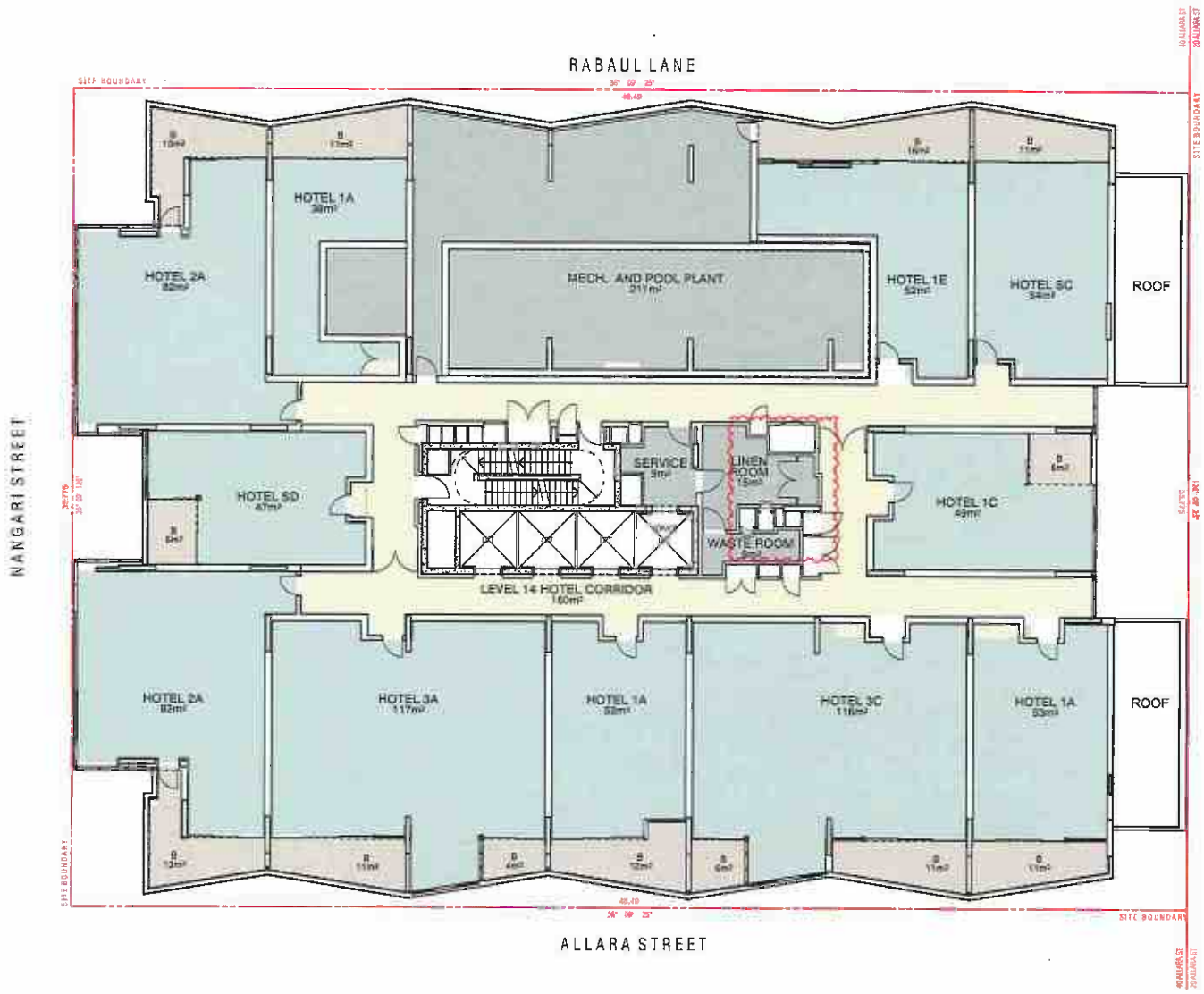
DRAWING NO.
DA613

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
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2. Car Park adjustments
Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report. 3 accessible spaces for hotel use and 1 accessible space for retail, 4 accessible car bays in total.
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3. Waste Chute and Linen Chute Room
Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity
4. GFA Adjustments - general updates

5. Façade Treatment
Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
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Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	28.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
04	DEVELOPMENT APPLICATION	RM	03.07.2020
05	DEVELOPMENT APPLICATION	BB	17.08.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	SECTION 4.55	BB	21.01.2021
08	SECTION 4.55	RM	27.01.2021
> 09	SECTION 4.55	RM	10.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 39A CHIFLEY TOWER, 2 CHIFLEY SQUARE, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 2500
FENDER KATSALIDIS (NSW) PTY LTD
ACN 002 943 002

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 04.12.2020
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

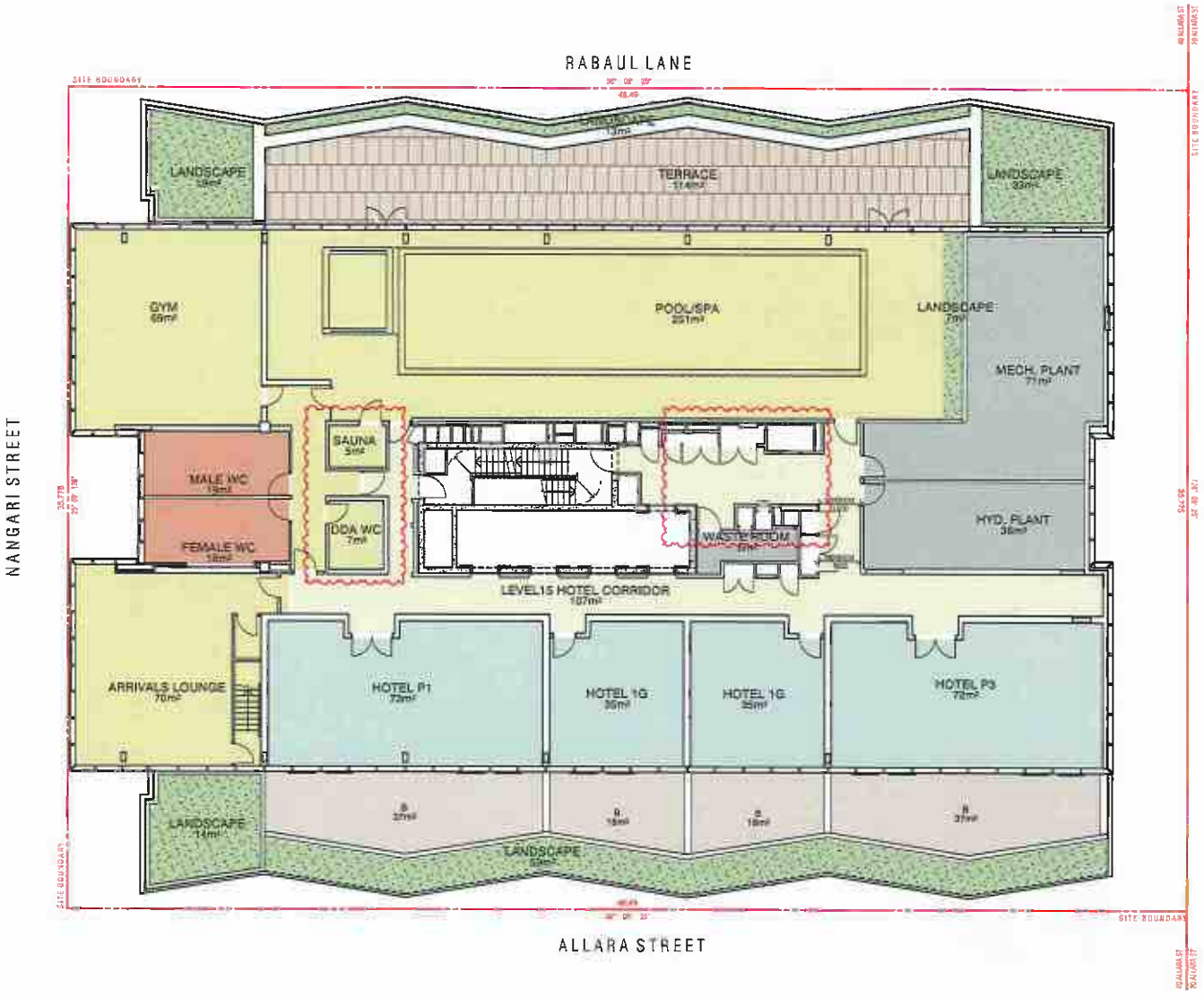
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 14

7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:200@A3

REV.	DRAWING NO.
09	DA614



PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE – DEVELOPMENT APPLICATION	DB	24.07.2020
01	UPDATED PRE – DEVELOPMENT APPLICATION	DB	14.08.2020
02	UPDATED PRE – DEVELOPMENT APPLICATION	DB	24.08.2020
03	DEVELOPMENT APPLICATION	PM	23.09.2020
04	DEVELOPMENT APPLICATION	DB	07.10.2020
05	DEVELOPMENT APPLICATION	PM	19.08.2020
06	DEVELOPMENT APPLICATION	DB	22.10.2020
07	DEVELOPMENT APPLICATION	PM	24.11.2020
08	SECTION 4.55	DB	21.01.2021
09	SECTION 4.55	PM	21.01.2021
10	SECTION 137	PM	13.09.2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8218 5900
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 943 027

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION – LEVEL 15

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
10

DRAWING NO.
DA615

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
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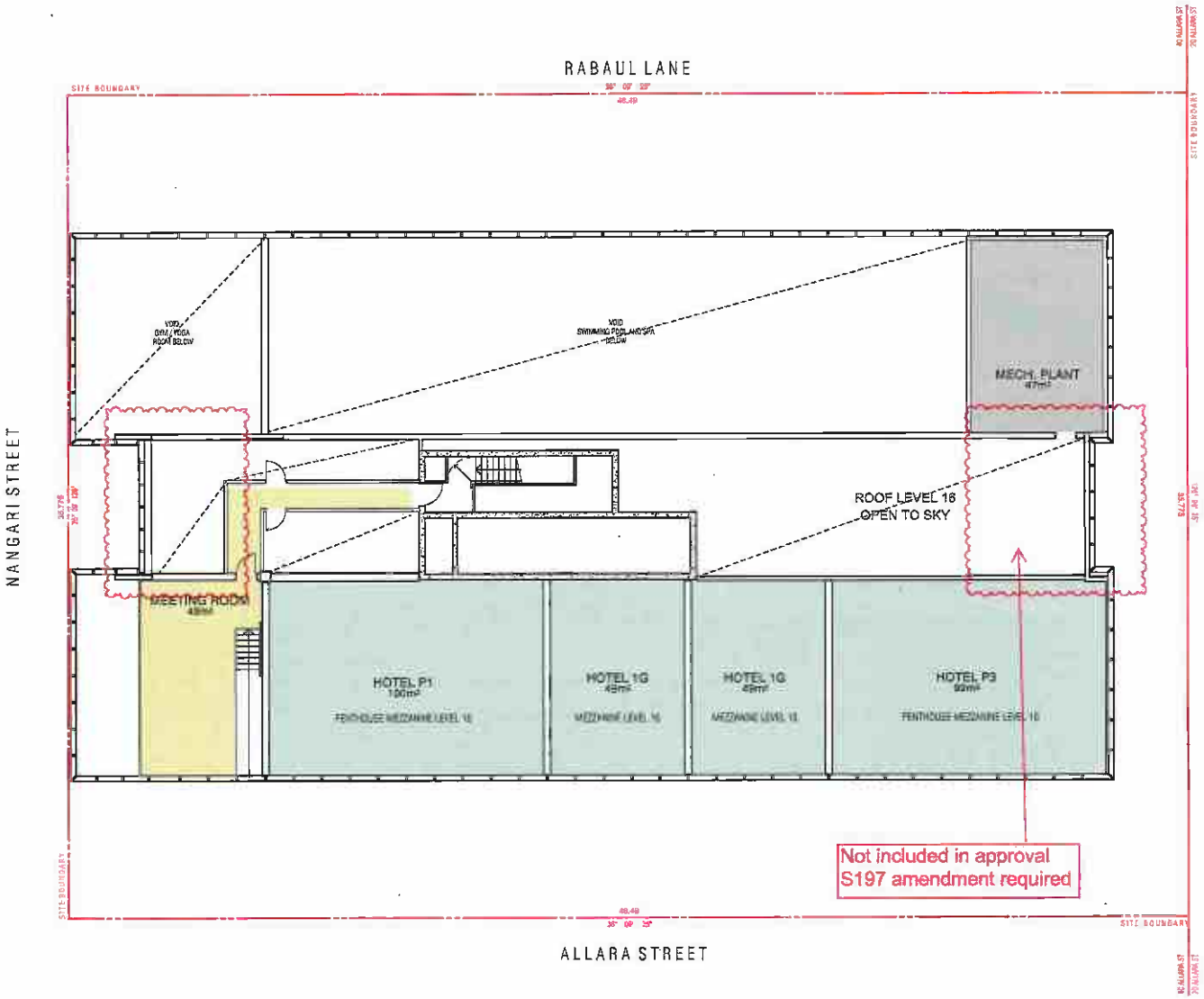
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Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	04.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	RM	03.05.2020
04	DEVELOPMENT APPLICATION	BB	17.06.2020
05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	DEVELOPMENT APPLICATION	RM	27.11.2020
07	SECTION 4.55	BB	04.01.2021
08	SECTION 4.55	RM	04.01.2021
09	SECTION 197	RM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2600
FENDER KATSALIDIS (NSW) PTY LTD
ACN 080 949 002

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 16

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA616

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

FENDER KATSALIDIS

MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA 2061

PROJECT NO: 19125

REVISION			
07	UPDATED PRE-DEVELOPMENT APPLICATION	PM	18.02.2020
08	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.02.2020
09	DEVELOPMENT APPLICATION	PM	03.03.2020
10	DEVELOPMENT APPLICATION	PM	04.05.2020
11	DEVELOPMENT APPLICATION	PM	18.05.2020
12	DEVELOPMENT APPLICATION	BB	17.06.2020
13	DEVELOPMENT APPLICATION	PM	19.06.2020
14	DEVELOPMENT APPLICATION	PM	23.06.2020
15	DEVELOPMENT APPLICATION	PM	23.06.2020
16	DEVELOPMENT APPLICATION	PM	18.07.2020
17	DEVELOPMENT APPLICATION	BB	23.10.2020
18	DEVELOPMENT APPLICATION	PM	29.10.2020
19	DEVELOPMENT APPLICATION	PM	27.11.2020
20	SECTION 4.55	BB	21.01.2021
21	SECTION 4.55	PM	21.01.2021
> 22	SECTION 197	PM	13.09.2021

DEVELOPMENT APPLICATION - SECTION 197

DRAWING NUMBER								
DA000	22	COVER SHEET	DEVELOPMENT APPLICATION	DA420	06	YIELD SUMMARY	DEVELOPMENT APPLICATION	DA825 - SUPPLEMENTARY DRAWINGS WEST ELEVATION BALCONY SCREENS DEVELOPMENT APPLICATION
				DA425	07	GFA SCHEDULE	DEVELOPMENT APPLICATION	DA826 - SUPPLEMENTARY DRAWINGS WEST ELEVATION BALCONY SCREENS DEVELOPMENT APPLICATION
DA005	11	SITE PLAN GROUND FLOOR PROPOSED	DEVELOPMENT APPLICATION	DA426	07	GFA SHEDULE	DEVELOPMENT APPLICATION	
				DA427	07	GFA SCHEDULE	DEVELOPMENT APPLICATION	DRAWINGS ISSUED ON: 13.09.2021
DA098	13	BASEMENT LEVEL 02	DEVELOPMENT APPLICATION	DA450	05	SIGNAGE DETAILS PLAN	DEVELOPMENT APPLICATION	
DA099	13	BASEMENT LEVEL 01	DEVELOPMENT APPLICATION	DA451	07	SIGNAGE DETAILS ELEVATIONS AND SECTIONS	DEVELOPMENT APPLICATION	
DA100	16	GROUND FLOOR PLAN	DEVELOPMENT APPLICATION	DA452	05	SIGNAGE DETAILS ELEVATIONS	DEVELOPMENT APPLICATION	
DA101	12	LEVEL 01 FLOOR PLAN	DEVELOPMENT APPLICATION	DA598	08	PUBLIC NOTIFICATION - BASEMENT 02	DEVELOPMENT APPLICATION	
DA102	14	LEVEL 02 FLOOR PLAN	DEVELOPMENT APPLICATION	DA599	08	PUBLIC NOTIFICATION - BASEMENT 01	DEVELOPMENT APPLICATION	
DA103	14	LEVEL 03 FLOOR PLAN	DEVELOPMENT APPLICATION	DA600	10	PUBLIC NOTIFICATION - GROUND FLOOR PLAN	DEVELOPMENT APPLICATION	
DA104	14	LEVEL 04 FLOOR PLAN	DEVELOPMENT APPLICATION	DA601	10	PUBLIC NOTIFICATION - LEVEL 01 PLAN	DEVELOPMENT APPLICATION	
DA105	14	LEVEL 05 FLOOR PLAN	DEVELOPMENT APPLICATION	DA602	08	PUBLIC NOTIFICATION - LEVEL 02	DEVELOPMENT APPLICATION	
DA106	14	LEVEL 06 FLOOR PLAN	DEVELOPMENT APPLICATION	DA603	08	PUBLIC NOTIFICATION - LEVEL 03	DEVELOPMENT APPLICATION	
DA107	14	LEVEL 07 FLOOR PLAN	DEVELOPMENT APPLICATION	DA604	08	PUBLIC NOTIFICATION - LEVEL 04	DEVELOPMENT APPLICATION	
DA108	13	LEVEL 08 FLOOR PLAN	DEVELOPMENT APPLICATION	DA605	09	PUBLIC NOTIFICATION - LEVEL 05	DEVELOPMENT APPLICATION	
DA109	13	LEVEL 09 FLOOR PLAN	DEVELOPMENT APPLICATION	DA606	09	PUBLIC NOTIFICATION - LEVEL 06	DEVELOPMENT APPLICATION	
DA110	13	LEVEL 10 FLOOR PLAN	DEVELOPMENT APPLICATION	DA607	09	PUBLIC NOTIFICATION - LEVEL 07	DEVELOPMENT APPLICATION	
DA111	13	LEVEL 11 FLOOR PLAN	DEVELOPMENT APPLICATION	DA608	08	PUBLIC NOTIFICATION - LEVEL 08	DEVELOPMENT APPLICATION	
DA112	13	LEVEL 12 FLOOR PLAN	DEVELOPMENT APPLICATION	DA609	08	PUBLIC NOTIFICATION - LEVEL 09	DEVELOPMENT APPLICATION	
DA113	13	LEVEL 13 FLOOR PLAN	DEVELOPMENT APPLICATION	DA610	08	PUBLIC NOTIFICATION - LEVEL 10	DEVELOPMENT APPLICATION	
DA114	13	LEVEL 14 FLOOR PLAN	DEVELOPMENT APPLICATION	DA611	08	PUBLIC NOTIFICATION - LEVEL 11	DEVELOPMENT APPLICATION	
DA115	13	LEVEL 15 FLOOR PLAN	DEVELOPMENT APPLICATION	DA612	08	PUBLIC NOTIFICATION - LEVEL 12	DEVELOPMENT APPLICATION	
DA116	10	LEVEL 16 FLOOR PLAN	DEVELOPMENT APPLICATION	DA613	08	PUBLIC NOTIFICATION - LEVEL 13	DEVELOPMENT APPLICATION	
DA117	11	ROOF PLAN	DEVELOPMENT APPLICATION	DA614	09	PUBLIC NOTIFICATION - LEVEL 14	DEVELOPMENT APPLICATION	
DA200	13	ELEVATION - NORTH	DEVELOPMENT APPLICATION	DA615	10	PUBLIC NOTIFICATION - LEVEL 15	DEVELOPMENT APPLICATION	
				DA616	09	PUBLIC NOTIFICATION - LEVEL 16	DEVELOPMENT APPLICATION	
DA201	13	ELEVATION - SOUTH	DEVELOPMENT APPLICATION	DA617	08	PUBLIC NOTIFICATION - ROOF	DEVELOPMENT APPLICATION	
DA202	13	ELEVATION - EAST	DEVELOPMENT APPLICATION	DA700	11	DDA HOTEL SUITES	DEVELOPMENT APPLICATION	
DA203	13	ELEVATION - WEST	DEVELOPMENT APPLICATION	DA800	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS ALLARA ST AWNING	DEVELOPMENT APPLICATION	
DA204	06	ELEVATIONS - LIGHT WELL & FACADE RECESS	DEVELOPMENT APPLICATION	DA801	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS ALLARA ST AWNING	DEVELOPMENT APPLICATION	
DA220	09	COMPOSITION ELEVATIONS - SOUTH AND EAST	DEVELOPMENT APPLICATION	DA802	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS	DEVELOPMENT APPLICATION	
DA221	10	COMPOSITION ELEVATIONS - NORTH AND WEST	DEVELOPMENT APPLICATION			NANGARI STREET HIGH RISE SIGNAGE		
DA250	11	SECTION AA AND SECTION BB	DEVELOPMENT APPLICATION	DA810	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 9AM - 9AM	DEVELOPMENT APPLICATION	
DA251	11	SECTION CC AND SECTION DD	DEVELOPMENT APPLICATION	DA811	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 10AM - 11AM	DEVELOPMENT APPLICATION	
				DA812	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 12NOON-1PM	DEVELOPMENT APPLICATION	
				DA813	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 2PM - 3PM	DEVELOPMENT APPLICATION	
				DA814	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 4PM-5PM	DEVELOPMENT APPLICATION	
				DA820	-	SUPPLEMENTARY DRAWINGS ELEVATIONAL DETAIL	DEVELOPMENT APPLICATION	
				DA821	-	SUPPLEMENTARY DRAWINGS ELEVATIONAL DETAIL	DEVELOPMENT APPLICATION	
				DA822	-	SUPPLEMENTARY DRAWINGS ELEVATIONAL DETAIL	DEVELOPMENT APPLICATION	

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class 3 bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report, 3 accessible spaces for hotel use and 1 accessible space for retail, 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity.

4. GFA Adjustments - general update

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street hotel entry automatic sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 2/58 CHEORGS STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8296 0000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 340 302

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2019
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	13.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

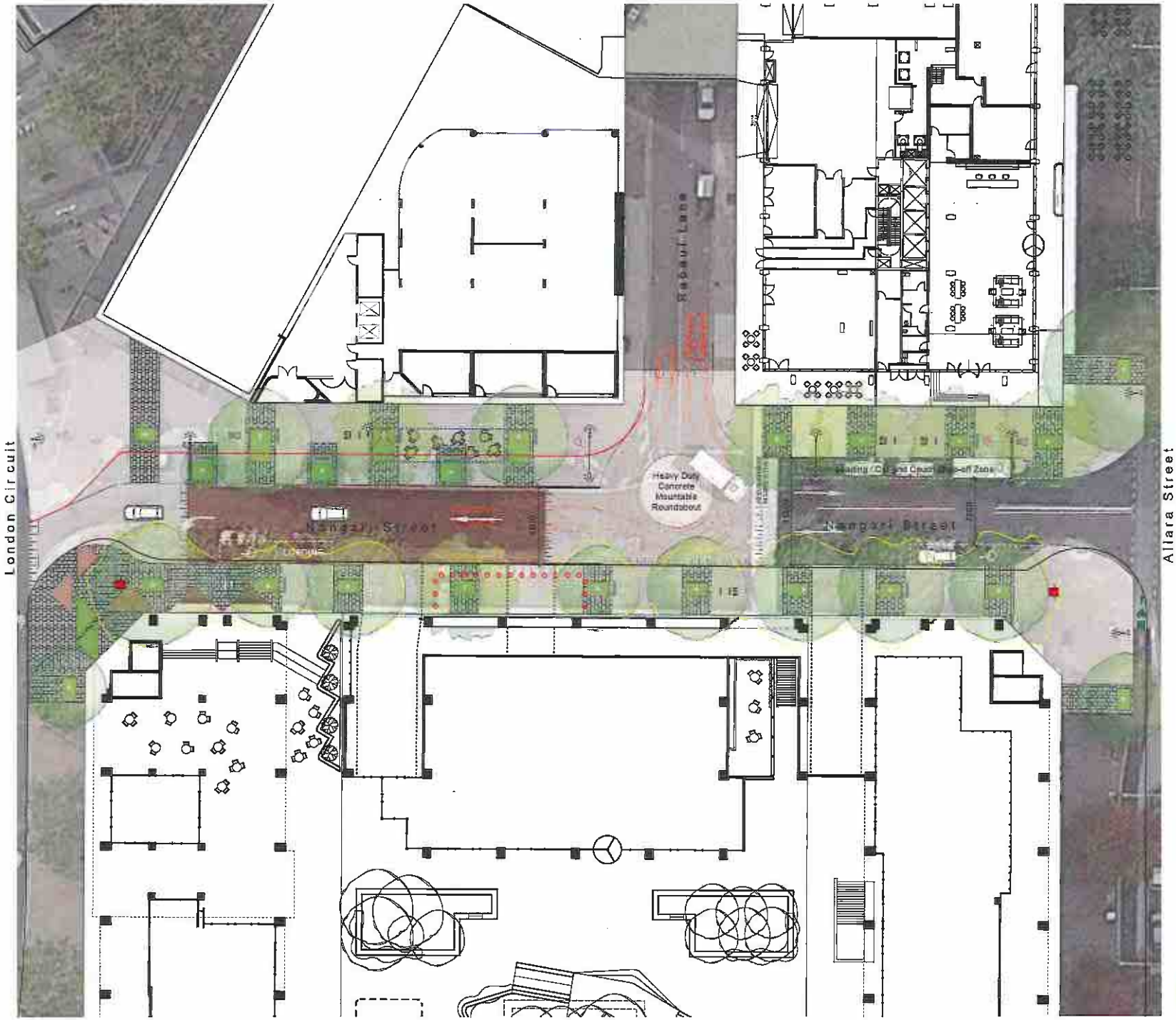
DRAWING TITLE
COVER SHEET

STATUS
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

NSW
22

DRAWING NO.
DA000



Legend

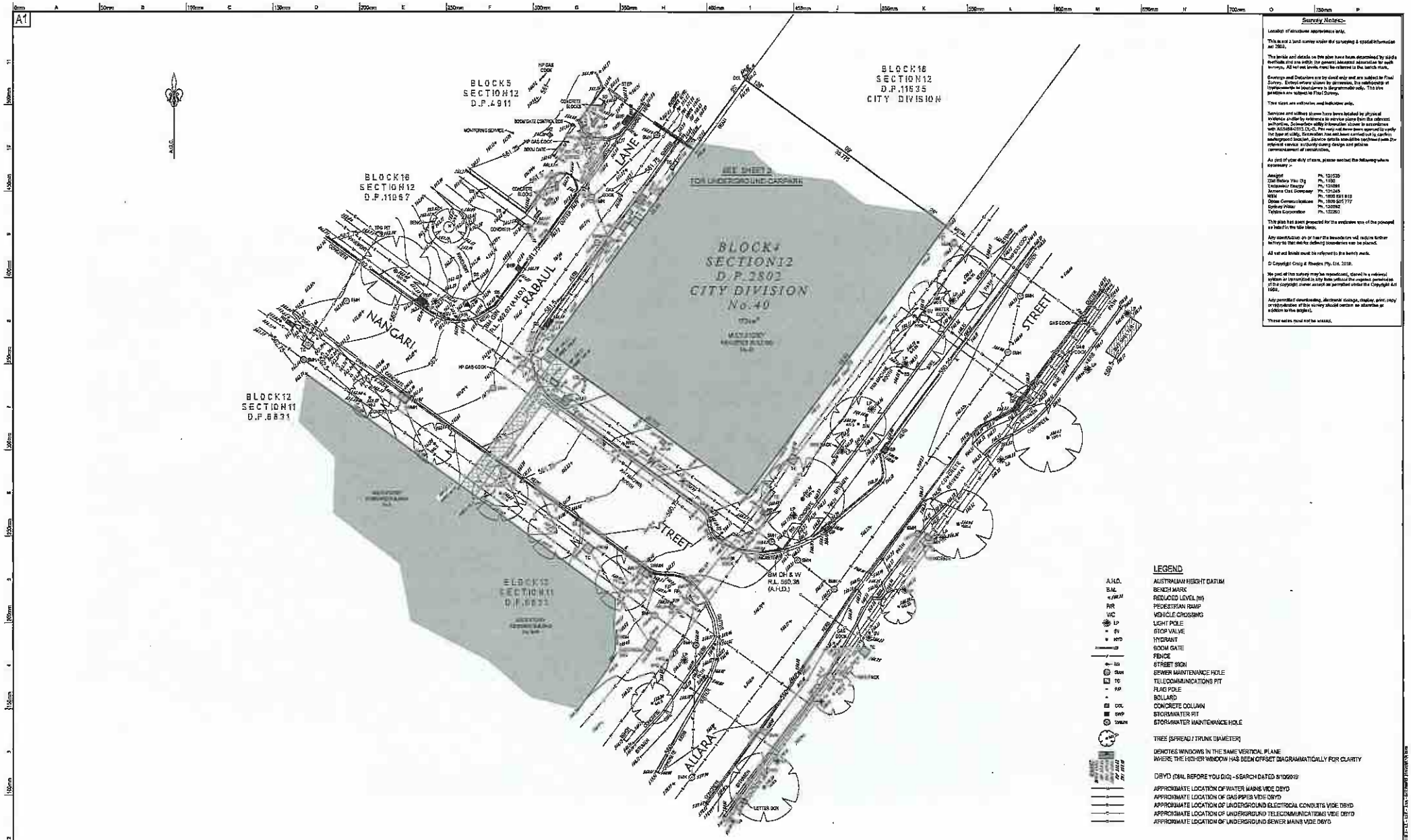
- Existing Tree
- Proposed Tree - Platanus orientalis 'Chilenis'
- Proposed Tree - Crepe Myrtle
- Existing Tree to Be Removed and Replaced
- Existing bollards to be removed
- Existing driveway
- Proposed Canberra Design Manual Bins
- Finlay Crisp Wayfinding Signage
- Finlay Crisp Wayfinding Paving Pattern
- Existing Street Light to Be Removed
- Proposed Canberra Design Manual Street Lighting with Double Luminaire
- Proposed Canberra Design Manual Pedestrian Street Lighting with Single Luminaire
- Existing Canberra Design Manual Lighting to Be Retained
- Proposed Fairy Light to existing trees
- Proposed Canberra Design Manual Bike Racks
- Proposed Canberra Design Manual Coloured Saw Cut Paving
- Proposed Canberra Design Manual Black Granite Pavers
- Proposed Tree Pit Planted with Lomandra-Tanika and Harcourt Granite Edging
- Proposed Canberra Design Manual Seating
- Strip drains to allow flush pedestrian access
- Raised shared zone
- Lowered shared zone - painted bitumen by local artist

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 161
Delegate name: DALE BILLING
Date: 26/11/2021

Nangari Street Landscape Design
Landscape Concept Design

Tait Network

SCALE AT A3 1:200
REVISION D
DATE 9/7/20
DRAWING NUMBER **SK-100**



Survey Notes:-

Location of structures approximate only.

This is not a land survey under the surveying & spatial information act 2002.

The levels and details on this plan have been determined by single methods and are within the general accepted accuracies for such surveys. All set out levels must be referred to the bench mark.

Bearings and Distances are by deed only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The site peg dimensions are subject to Final Survey.

Tree sizes are estimates and indicative only.

Services and utilities shown here have been located by physical evidence and/or by reference to service plans from the relevant authorities. Subsurface utility information shown in accordance with AS5488-2013 Cl.4.5. Pre-work set have been approved to verify the type of utility. Remember has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior commencement of construction.

As part of your duty of care, please contact the following where necessary :-

Ausgrid	Ph. 131525
Dial Before You Dig	Ph. 1100
Endeavour Energy	Ph. 131081
Jemena Gas Company	Ph. 131245
NBN	Ph. 1800 626 818
Optus Communications	Ph. 1800 505 777
Sydney Water	Ph. 132092
Telstra Corporation	Ph. 132203

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Any identification pin or mark the boundaries will require further survey to that define boundaries can be placed.

All set out levels must be referred to the bench mark.

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Auth'd	No.	Date	Details
Auth'd	02	27/07/2020	BASEMENT CAR PARK DETAILS ADDED
Auth'd	02	09/12/2019	CONTOURS & 3D CONTOURS UPDATED
Auth'd	01	25/10/2019	ADDITIONAL DETAIL
Auth'd	00	09/10/2019	DETAIL ISSUE

DIAL 1100 BEFORE YOU DIG

Project: DETAIL SURVEY OVER BLOCK 4 SECTION 12 D.P.2802
CITY DIVISION
40 ALLARA STREET
CANBERRA 2601

Principal: KARIMBLA CONSTRUCTIONS SERVICES (NSW)

Scale: 1:250	Date: 8/10/2019	Council Ref:	
	Datum: A.H.D.	DISTRICT NAME: CANBERRA CENTRAL	
Calc's: L.E.	Drawn: A.K.P.	Proj.Mgr.: A.K.M.	Check Ref:

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ABN 77 050 259 991 ACN 050 259 991
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3229, Rhodes NSW 2138
Tel. 8969-1655
reception@craigrhodes.com.au
www.craigandrhodes.com.au
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Our Ref: 143-19

Dwg File Ref. [Rev] - Sheet Ref.

143-19G T01 [03]
- SHEET 1 OF 3

A1



ROOF DIAGRAM
NOT TO SCALE

Survey Notes:-

All structures approximate only.

This plan is level survey under the surveying & spatial information act 2002.

Any construction or excavation activities will require further survey so that marks defining boundaries are re-placed.

All bench levels must be referred to the bench mark.

The levels and details on this plan have been obtained by visible methods and are within the generally accepted accuracies for such surveys. All out lot levels must be related to the bench mark.

Bearings and Distances are by direct only and are subject to Final Survey. Except where shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

These plans are indicative only.

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Dial Before You Dig	Ph. 1100
Endeavour Energy	Ph. 131081
Jemena Gas Company	Ph. 131245
NBN	Ph. 1800 687 816

Optus Communications	Ph. 1800 253 727
Sydney Water	Ph. 132092
Telstra Enterprises	Ph. 132203

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No.	By	Date	Amendment
03		31/10/2019	BASEMENT CAR PARK DETAILS ADDED
02		29/10/2019	CONTOURS & 3D CONTOURS UPDATED
01		29/10/2019	ADDITIONAL DETAIL
00		08/10/2019	INITIAL ISSUE

DIAL 1100 BEFORE YOU DIG

Project: DETAIL SURVEY OVER BLOCK 4 SECTION 12 D.P.2802
CITY DIVISION
40 ALLARA STREET
CANBERRA 2601

Prepared: KARIMBLA CONSTRUCTIONS SERVICES (NSW)
Scale: N.T.S. | Date: 8/10/2019 | Ground Ref.
Datum: A.H.D. | DISTRICT NAME: CANBERRA CENTRAL
Cad'd: L.E. | Drawn: A.K.P. | Proj.Mgr: A.R.M. | Client Ref.

CRAIG & RHODES TAKE THE LEAD

ABN 77 059 259 991 ACN 060 209 691
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO B[redacted] Rhodes NSW 2138
Tel. 9889-1800
[redacted]@crhodes.com.au
www.craigandrhodes.com.au
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Dwg File Ref. [Rev] - Sheet Ref.
143-19G T01 [03] - SHEET 2 OF 3

A1

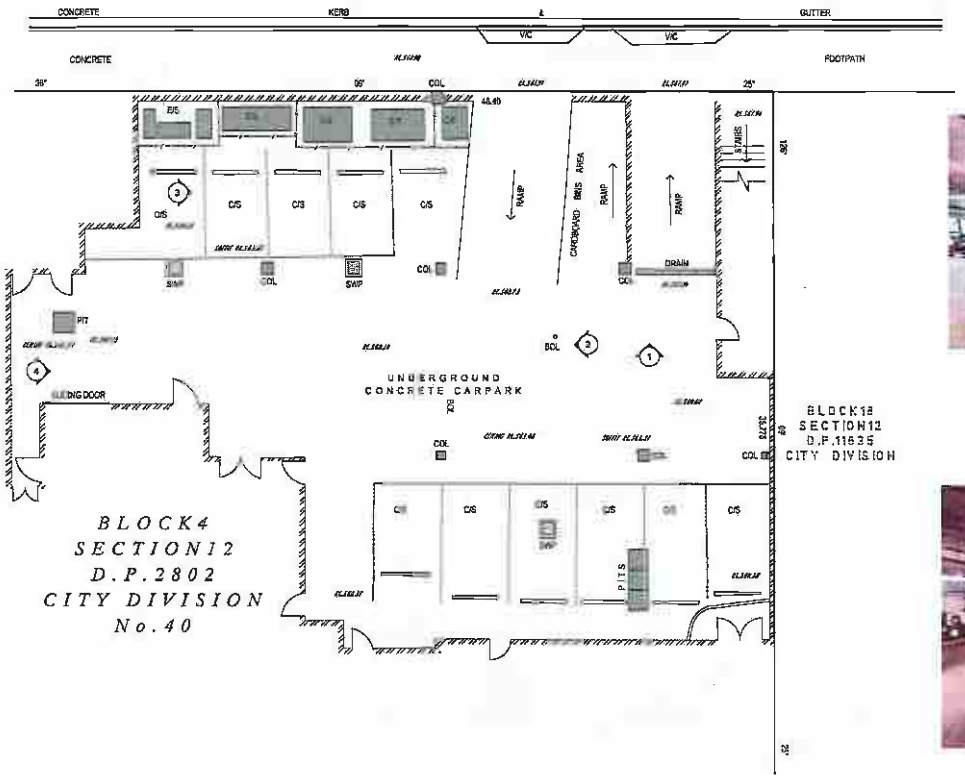
RABAUL LANE



VIEW - 3
N.T.S.



VIEW - 4
N.T.S.



BASEMENT LEVEL



VIEW - 1
N.T.S.



VIEW - 2
N.T.S.

LEGEND

COL	CONCRETE COLUMN
BOL	BOLLARD
SWP	STORMWATER PIT
C/S	CAR SPACE
E/S	ELECTRICAL SERVICES
	METAL FENCE
1	VIEW 1

1:100 @ A1

Survey Notes:

Located all features surveyed and.

This is not a boundary survey and the underlying & adjoining titles are not shown.

All co-ordinates on Annexure Developments are relative to other survey on this survey relating boundaries can be placed.

All set out work must be undertaken by a licensed surveyor.

Proposed setout details on this plan have been determined by scale measure and do not reflect the general accepted tolerance for setout surveys. All set out should not be relied on for construction purposes.

Buildings and Dimensions are for layout only and not suitable for final setout. Except where shown by dimension, the relationship of encroachments to boundaries is approximate only. The true positions are subject to Final Survey.

The sizes are estimates and indicative only.

Services and utilities shown have been located by physical evidence and/or by reference to service plans from the relevant authorities. Authorities will be informed shown in accordance with AS5488-2013 CLASS C. This may not have been observed to verify the type of utility. Excavation has not been carried out to confirm underground location. Service details should be confirmed with the relevant service authority during design and prior to commencement of construction.

As part of your duty of care, please contact the following where necessary :-

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Endeavour Energy	Ph. 131081
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Optus Communications	Ph. 1800 505 777
Sydney Water	Ph. 132092
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Three hold must not be opened.

No.	Date	Details
03	12/02/2019	BASEMENT CAR PARK DETAILS ADDED
02	29/10/2019	CONTOURS & 3D CONTOURS UPDATED
01	25/10/2019	ADDITIONAL DETAIL
00	08/10/2019	DETAIL ISSUE

Project: DETAIL SURVEY OVER BLOCK 4 SECTION 12 D.P.2802
CITY DIVISION
40 ALLARA STREET
CANBERRA 2601

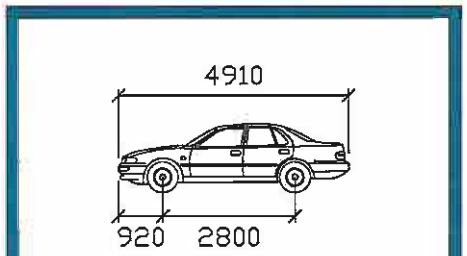
Principal: KARIMBLA CONSTRUCTIONS SERVICES (NSW)
Scale: 1:100 | Date: 8/10/2019 | Council Ref.
Datum: A.H.D. | DISTRICT NAME: CANBERRA CENTRAL
Code: L.E. | Drawn: A.K.P. | Proj.Mgr: A.V.M. | Client Ref.

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ABN 77 050 2[illegible] ACN [illegible] 091
Suite 701, Level 7, 1 Oxley Boulevard,
[illegible] NSW 2138
PO Box [illegible] [illegible] NSW 2138
Tel. 8668-1555
[illegible]@craigandrhodes.com.au
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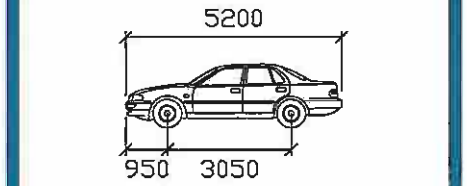
Our Ref. 143-19

Dwg No. Ref. [Rev] - Sheet Ref.
143-19G T01 [03]
- SHEET 3 OF 3



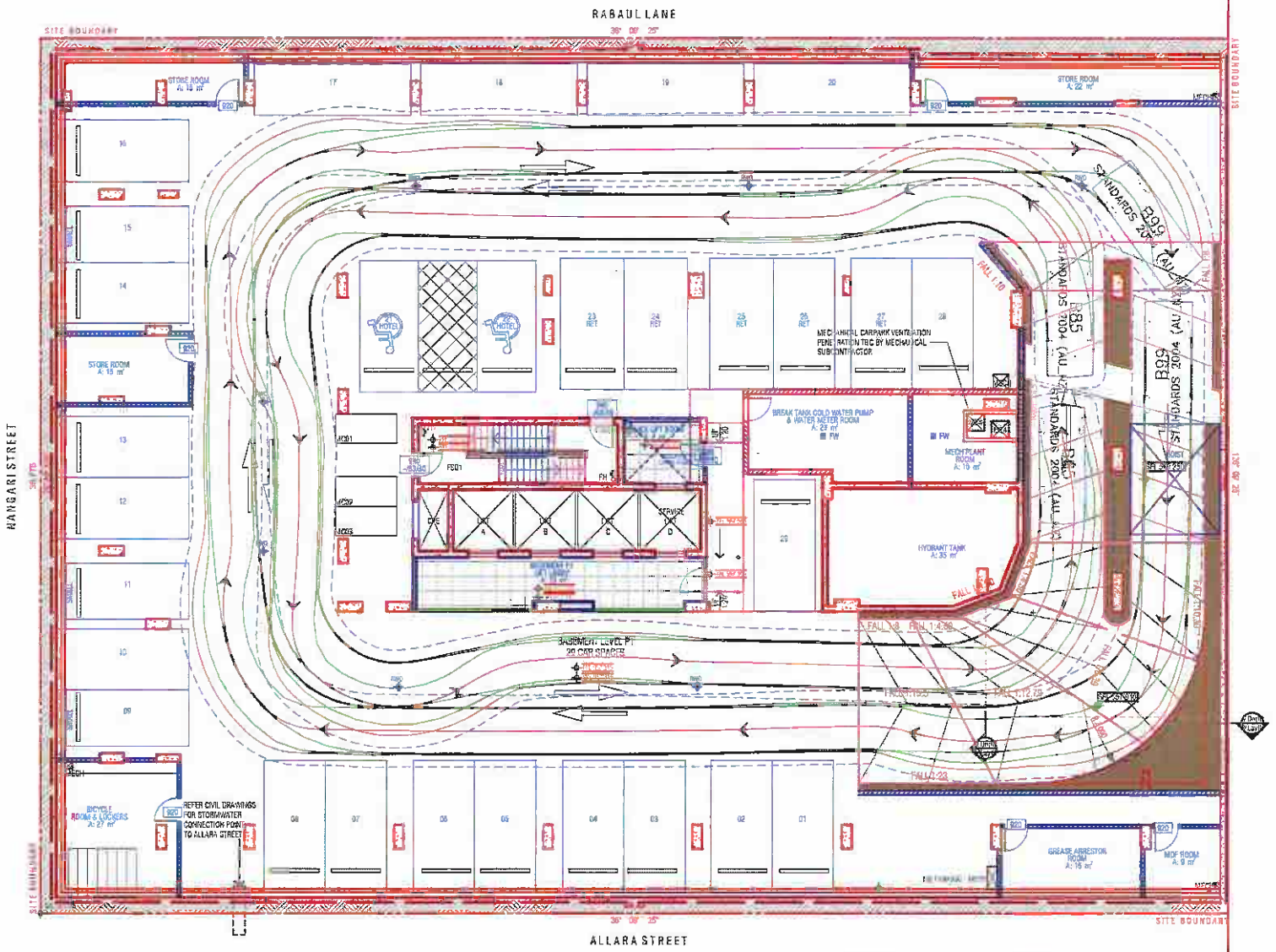
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Lock to Lock Time	: 6.0
Steering Angle	: 34.1



B99

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Lock to Lock Time	: 6.0
Steering Angle	: 33.9



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162
Delegate name DALE BILLING
Date 26/11/2021

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

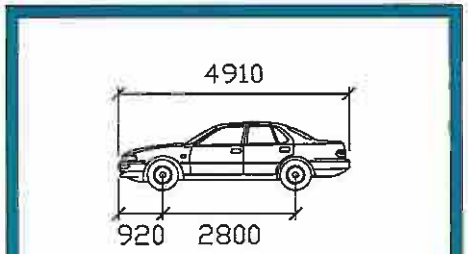
DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	1 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250
SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
P: (02) 9417 5669 F: (02) 9904 4402 W: www.ttpa.com.au

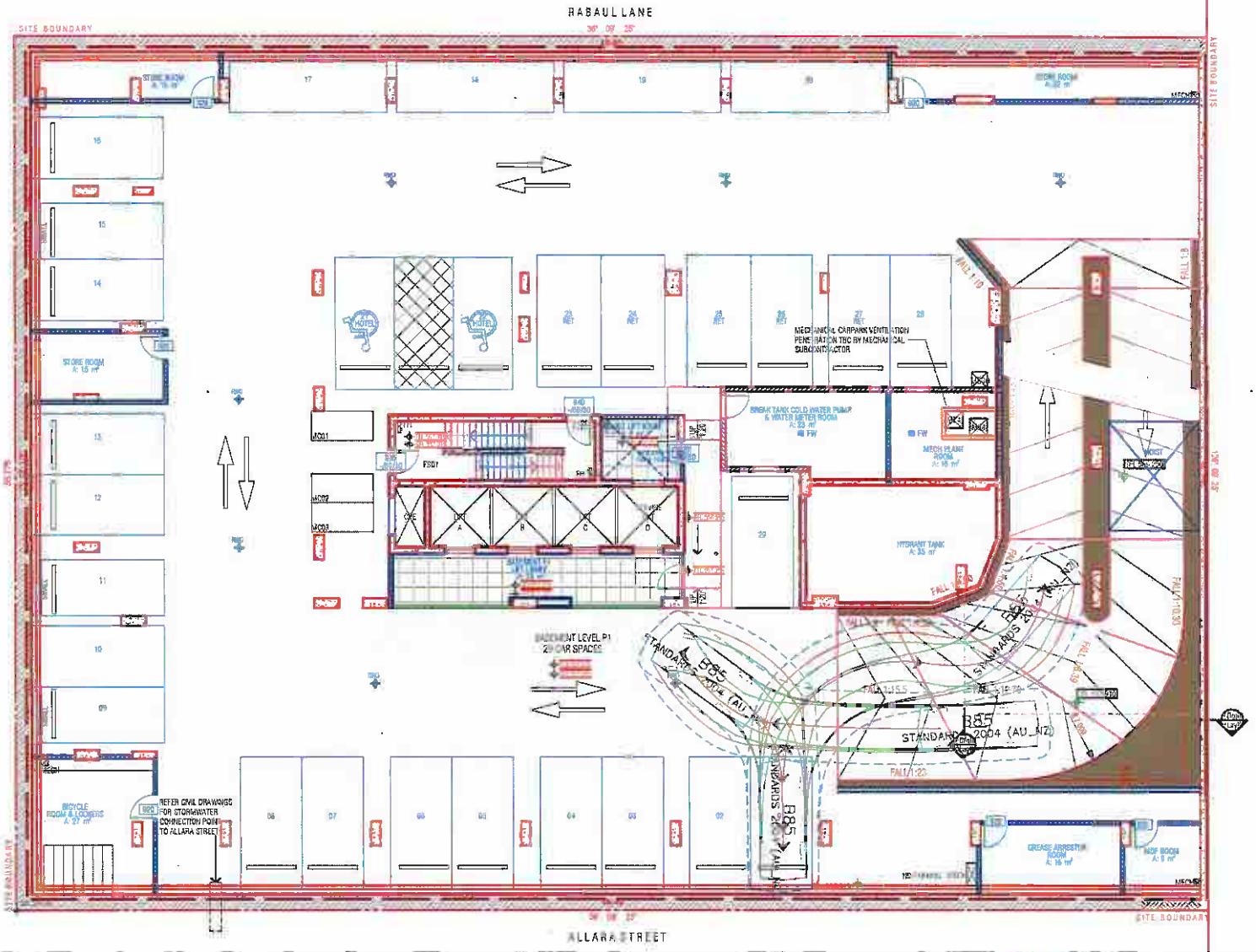
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE PASSING A 99th PERCENTILE VEHICLE ON SITE

PLOTTED BY: LACHLAN TOWORK 20/07/2021 09:39 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	2 OF 8
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

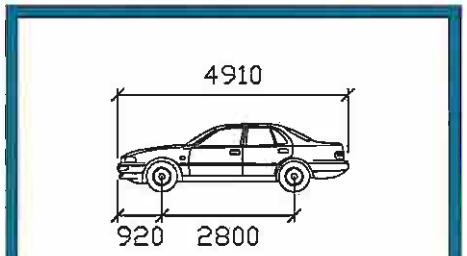
0 2.5m 5.0m

SCALE A4

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Established 1994
Address: Suite 505 Level 5, 191 Victoria Avenue, Chatswood NSW 2067
P: (02) 9411 5660 F: (02) 9904 6622 W: www.ttpa.com.au

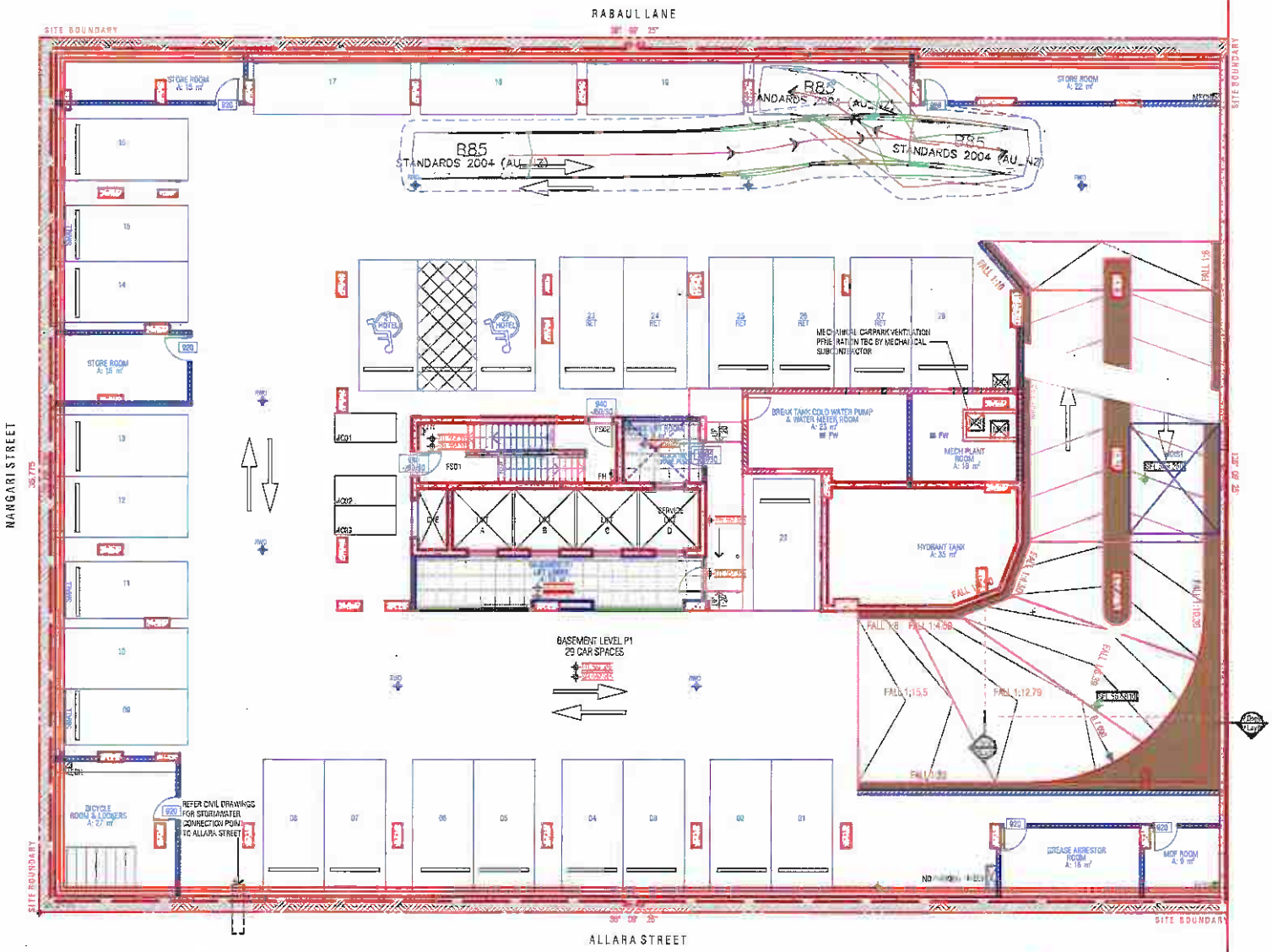
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY LACHLAN TWORKS@MBD039 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.dwg



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	3 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

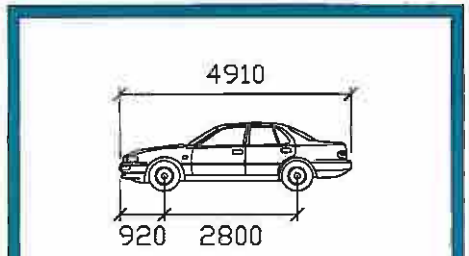
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 302, Level 3, 282 Victoria Avenue, Chatswood NSW 2067
Ph: (02) 9411 3660 Fx: (02) 9904 6622 W: www.ttpa.com.au

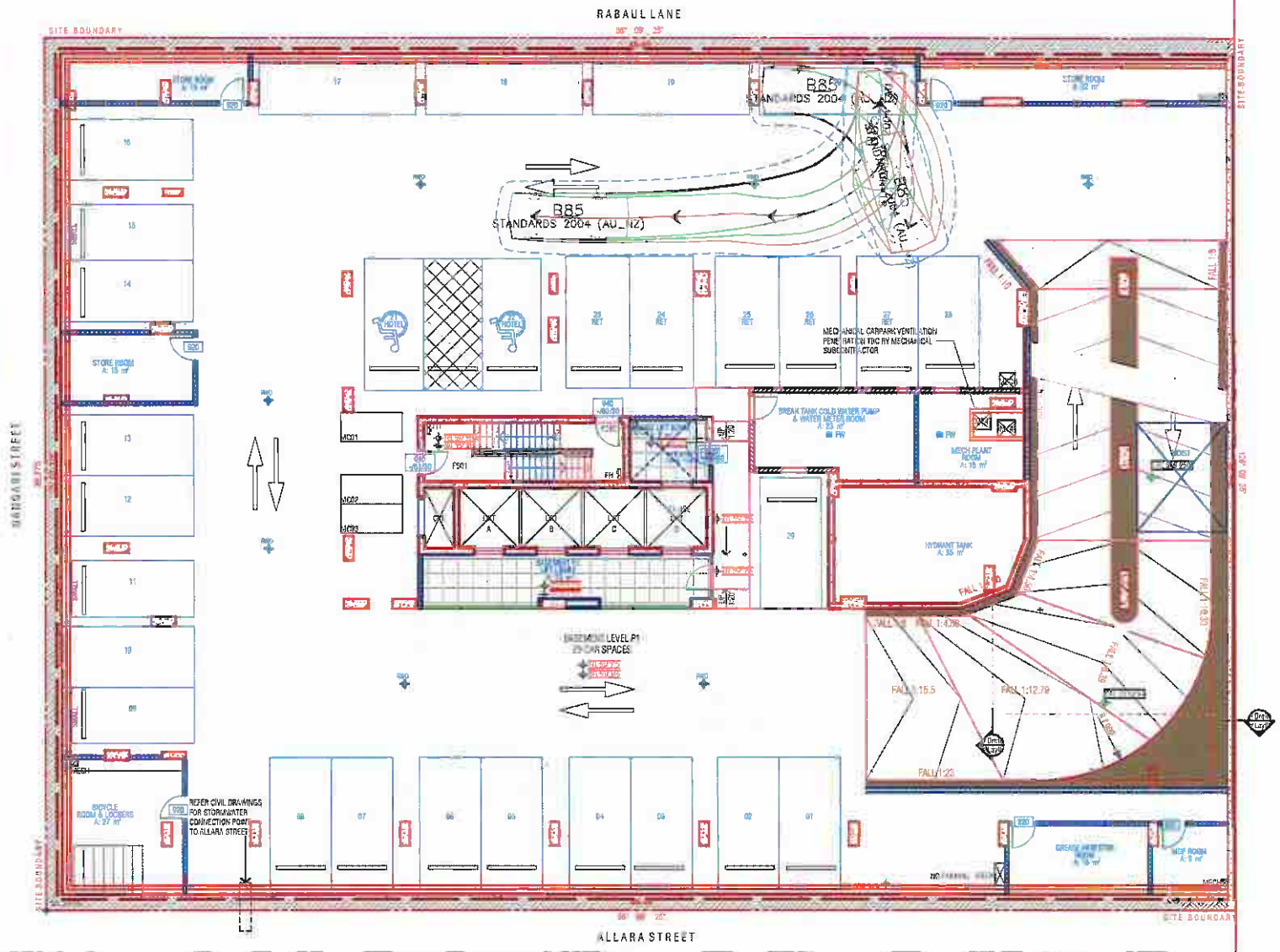
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TOWDRON 20/07/2021 @ 39 - 40 ALLARA STREET, CANBERRA\DRAWING\SSP 21 JULY 21.dwg



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2015. The vehicle used is based upon vehicle data provided by Austroads and interpolates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	4 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

0 5m 10m

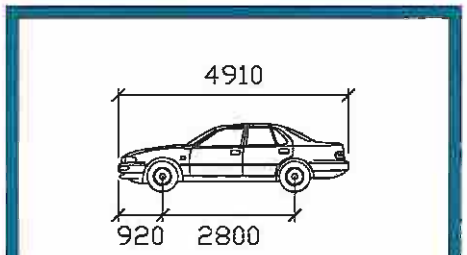
SCALE A4

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Address: Suite [illegible], 162 Willarong Avenue, Charlwood NSW 2067
P: (02) 9417 [illegible] F: (02) 9416 6422 W: www.ttpa.com.au

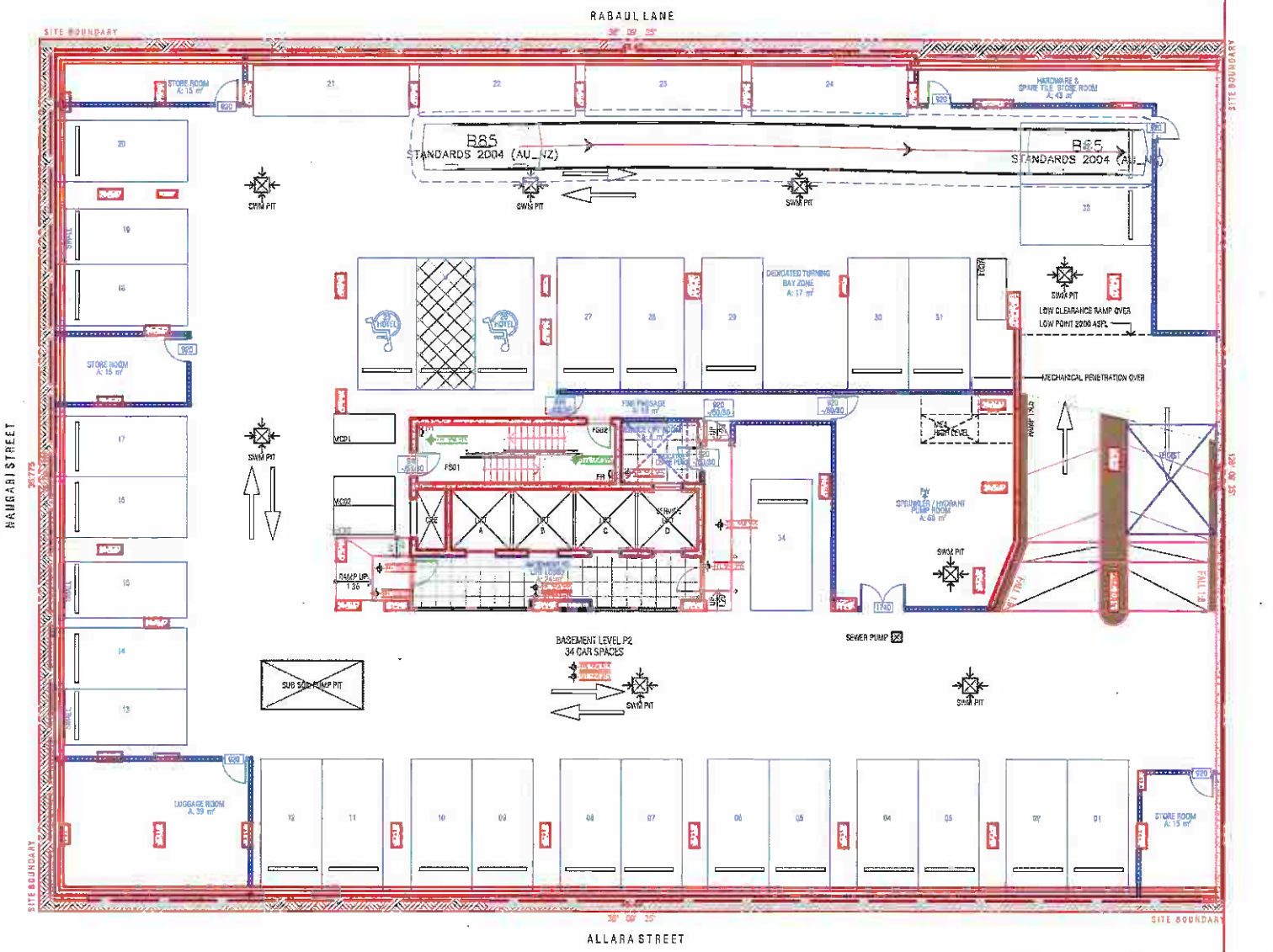
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TAYLOR 22/07/2021 - 09:41:21 | C:\USERS\LACHLAN TAYLOR\DESKTOP\039 - 60 ALLARA STREET, CANBERRA\DRAWINGS\SP B1 JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

DRAWING REF NO.	035/2020
ISSUE	A
PAGE NO.	5 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

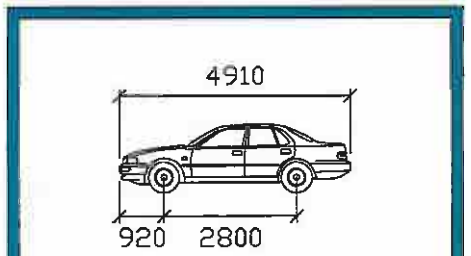
0 2.5m 5.0m

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
Ph (02) 9411 5660 Fx (02) 9904 6622 W: www.ttpa.com.au

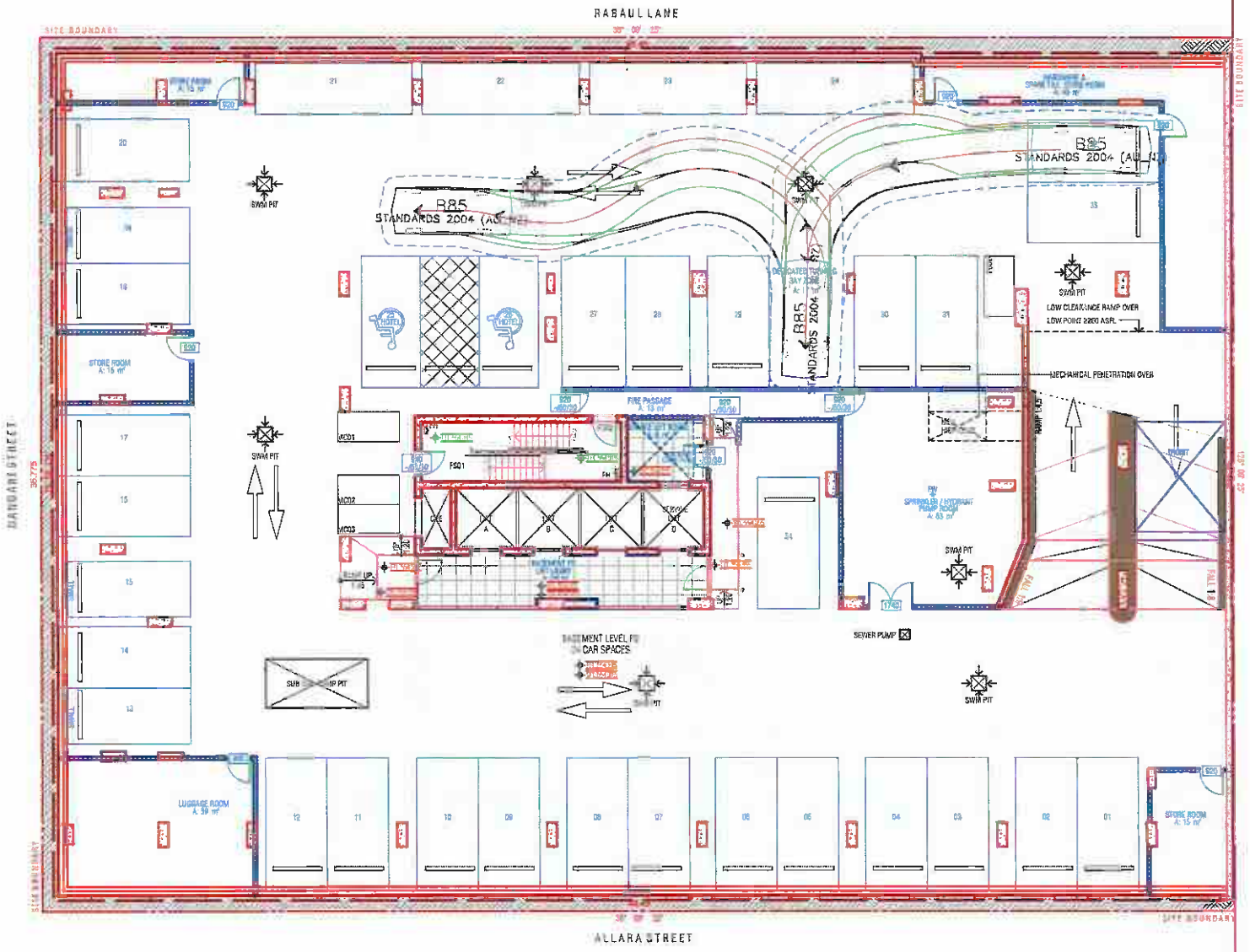
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TAYLOR 20/07/2021 09:39 - 43 ALLARA STREET, DANBER\RAD\DRAWINGS\SP 21.JUL.Y2.1.dwg



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
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REVIEWED BY	M.KONG

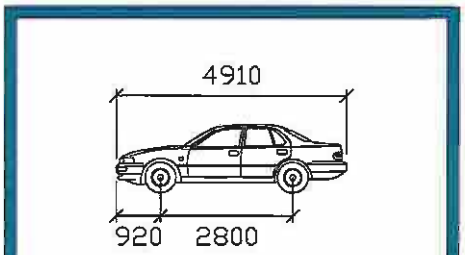
SCALE 1:250

SCALE A4

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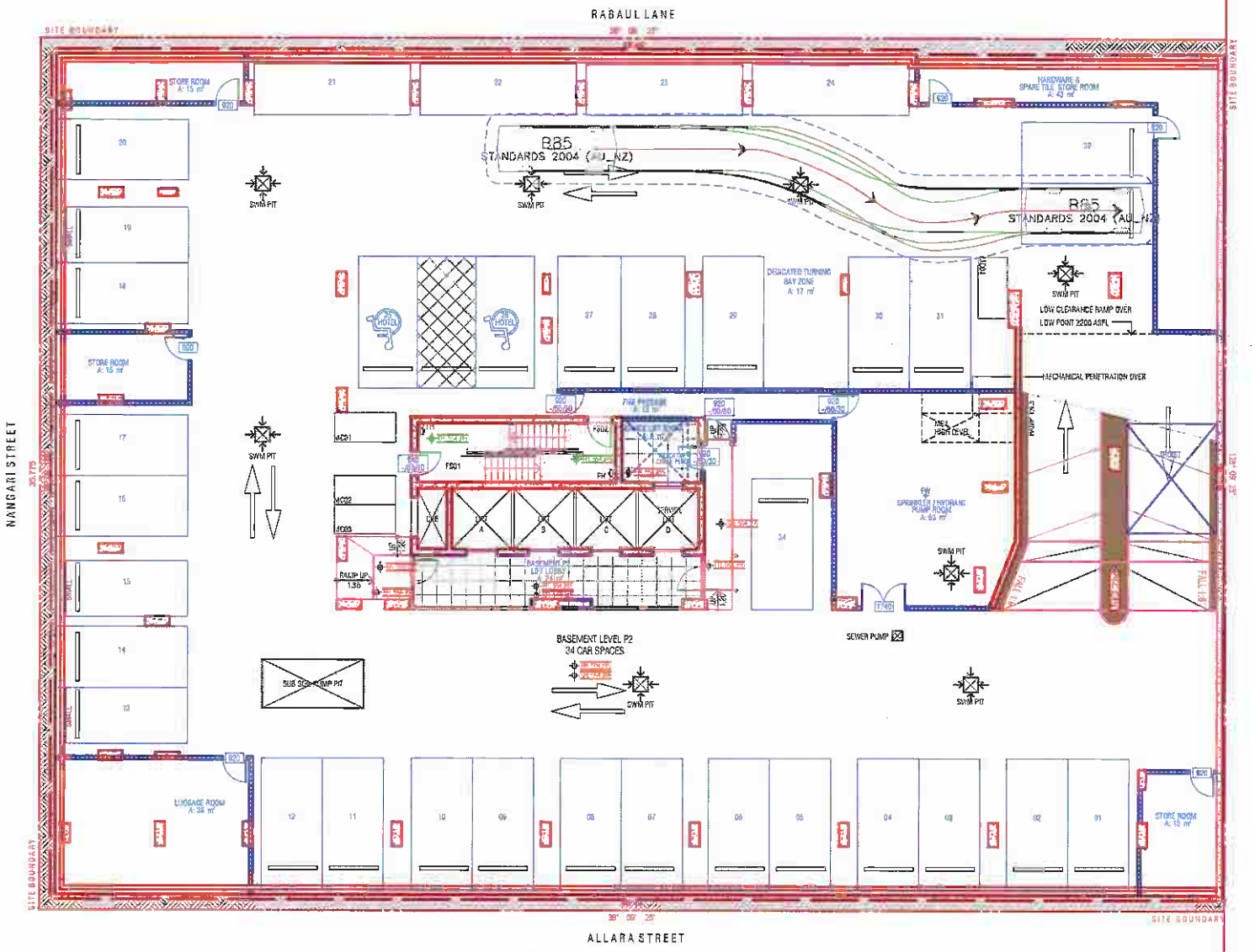
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TIMONEY ON 21/07/2021 - 40 ALLARA STREET, DANGER RAID\DRAWINGS\SEP 21 JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
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ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

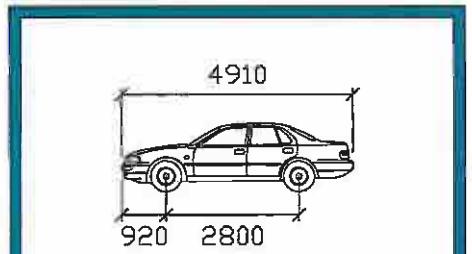
SCALE 1:250

SCALE A4

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Ph (02) 9411 5660 Fx (02) 9904 6622 Wt www.ttpa.com.au

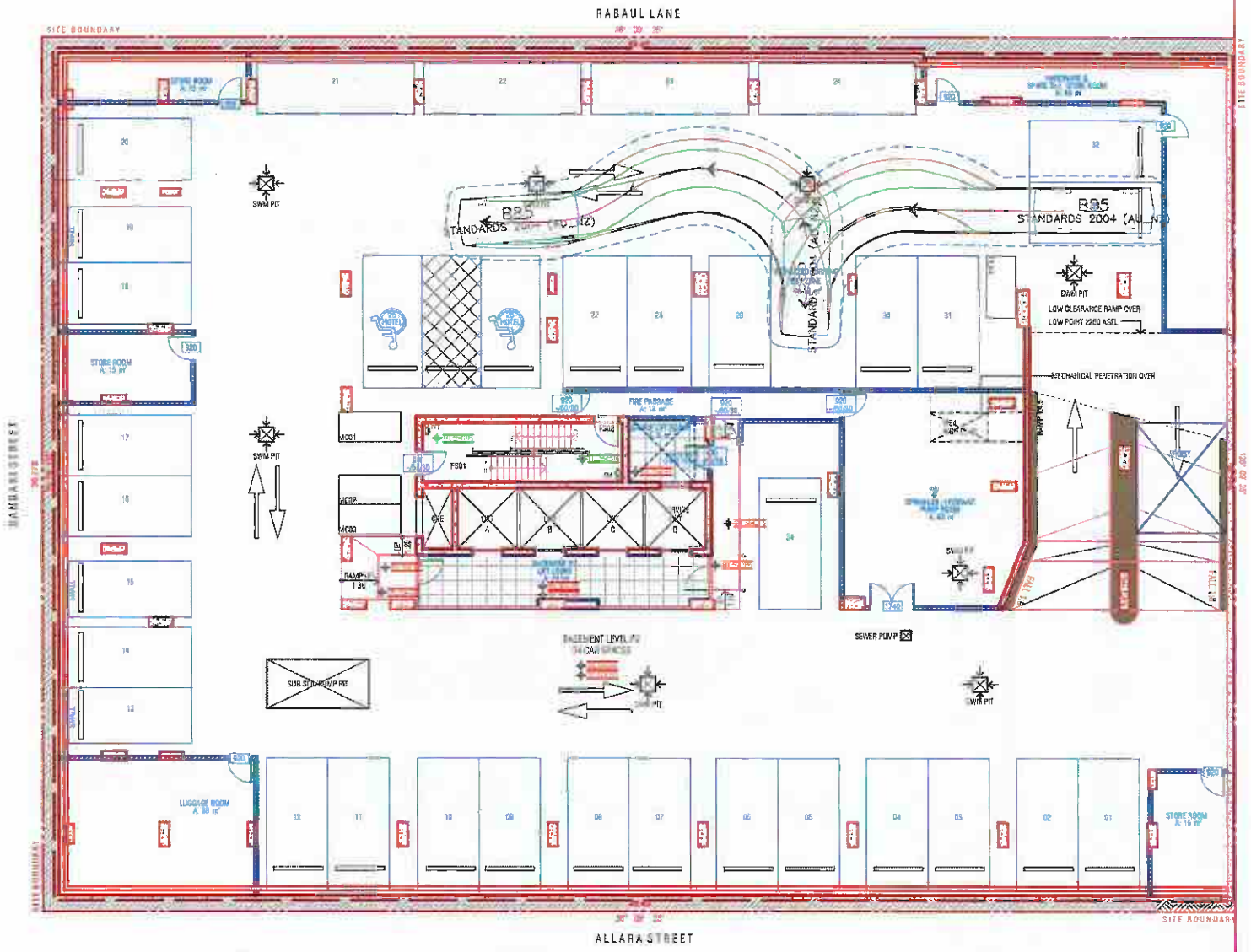
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TOWNSEND | 21/07/2021 - 40 ALLARA STREET, DANBERNARD\RAW INDESIGN\SP 21JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
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REVIEWED BY	M.KONG

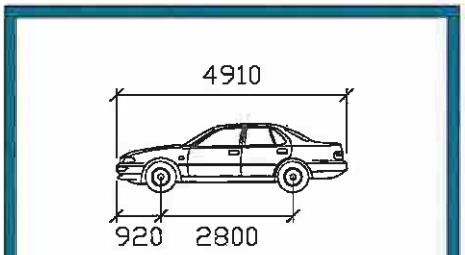
SCALE 1:250

SCALE A4

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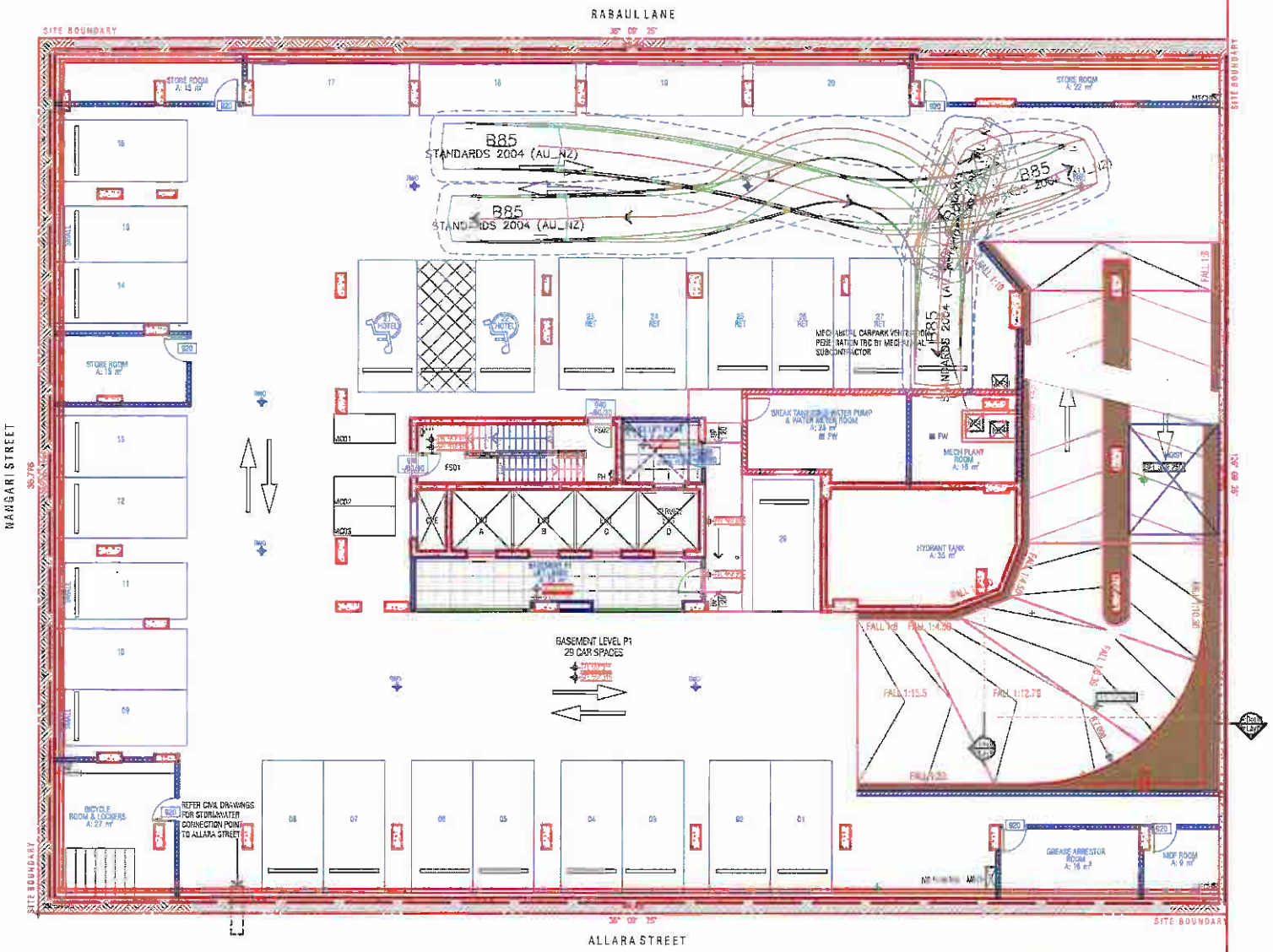
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TEMPLEMAN 21/07/2021 - 43 ALLARA STREET, CANBERRA\DRAWINGS\SP 8 JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

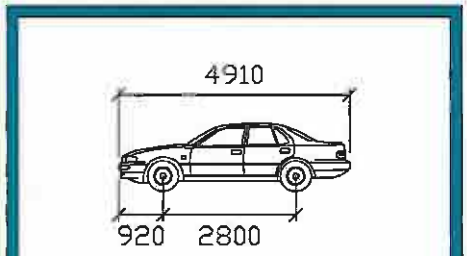
SCALE A4

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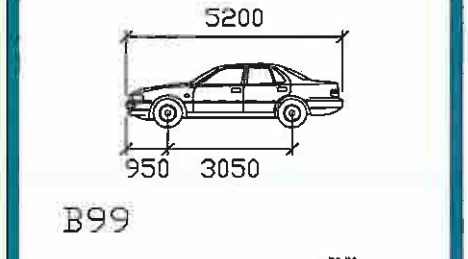
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY LACHLAN TAYLOR 22/07/2021 09:39 - 43 ALLARA STREET, CANBERRA\DRAWINGS\SP 21 JULY21.DWG



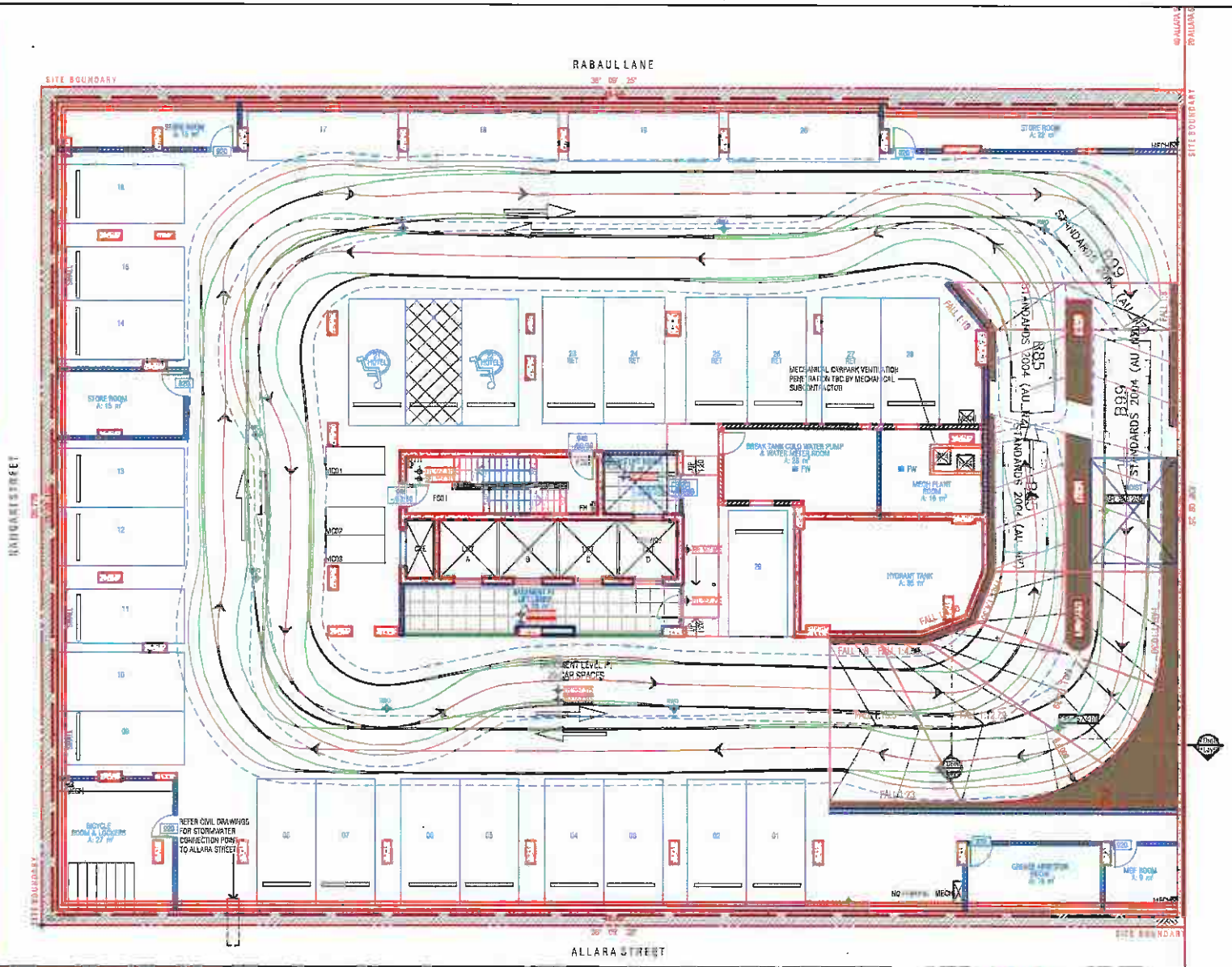
B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



B99

	mm
Width	: 1940
Track	: 1840
Lock to Lock Time	: 6.0
Steering Angle	: 33.9



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

DISCLAIMER

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SWEPT PATH ANALYSIS

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REVIEWED BY	M.KONG

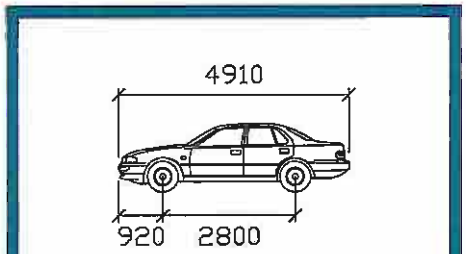
SCALE 1:250
SCALE A4

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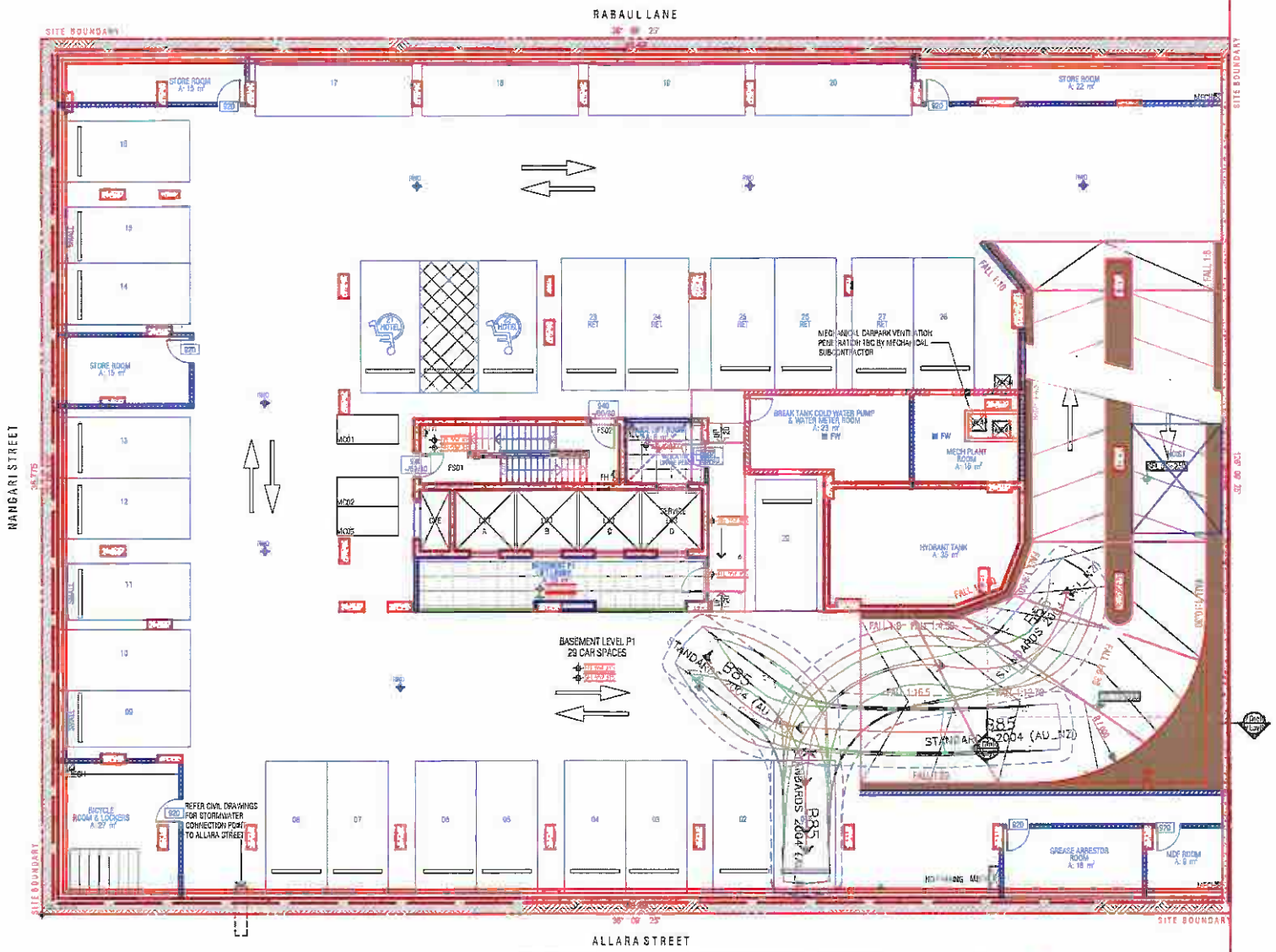
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE PASSING A 99th PERCENTILE VEHICLE ON SITE

PLOTTED BY LACHLAN TIWORKED\MISC\039 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SBP 21JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
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ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

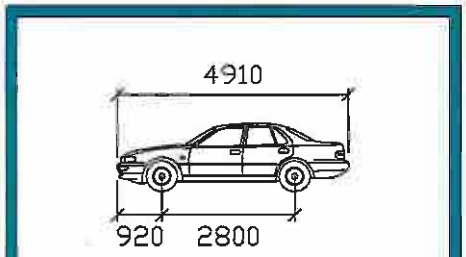
SCALE 1:250

SCALE A4

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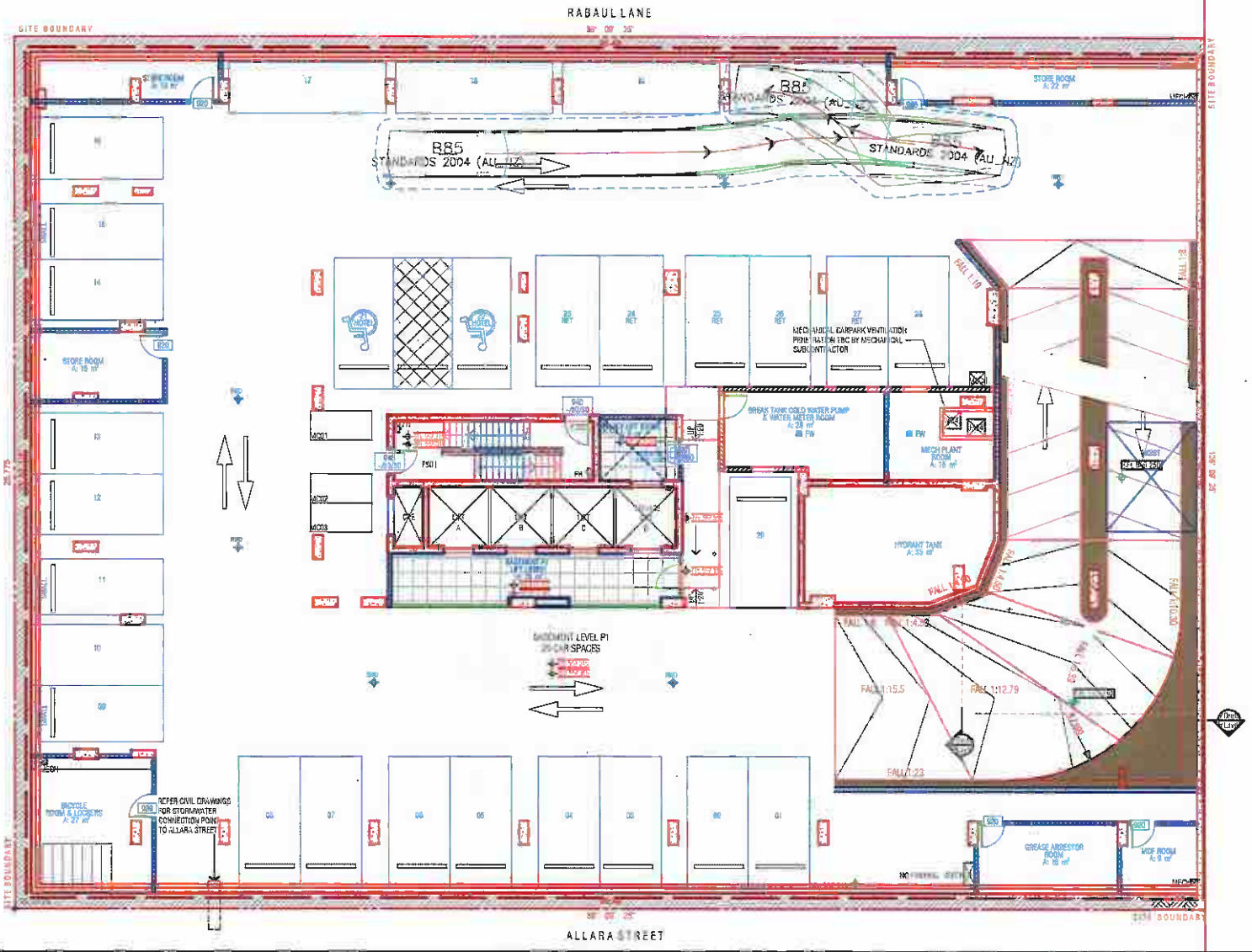
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY: LACHLAN TIM DRAWING NO: 039 - 40 ALLARA STREET, DARLINGHURST DRAWING SET: 21 JULY 21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
ISSUE	A
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ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

0 2.5m 5.0m

SCALE A4

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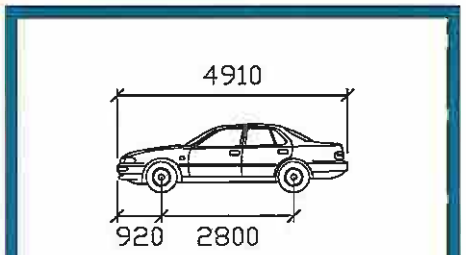
Established 1994

Address: Suite 302, Level 3, 302 Pacific Highway, Chatswood NSW 2067

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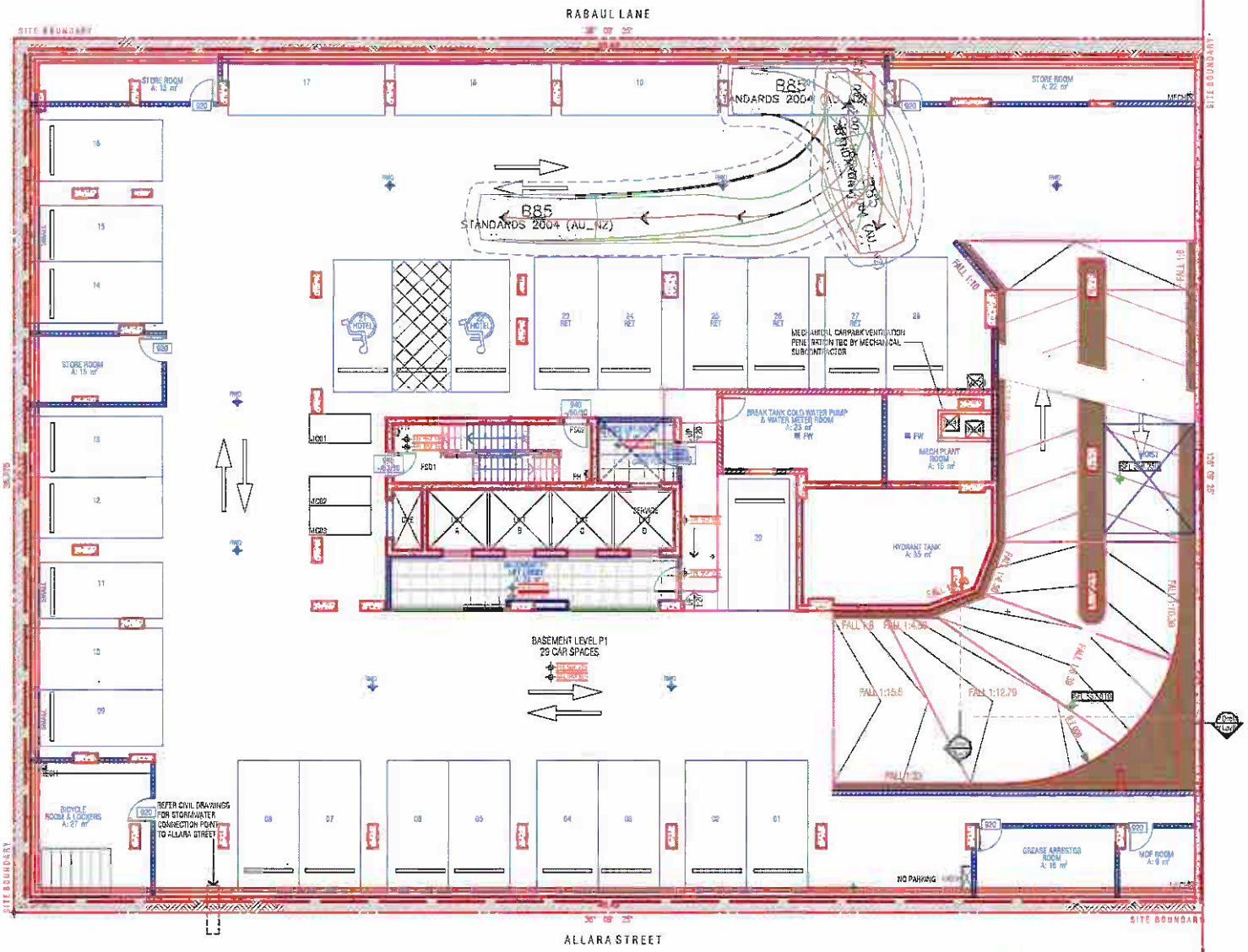
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TWORK2ONI8/2039 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

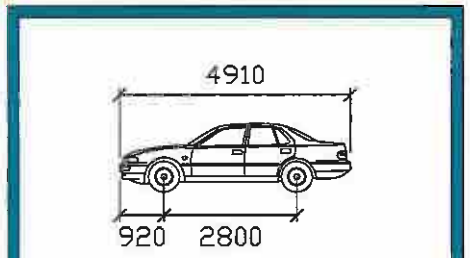
DRAWING REF NO.	039/2020
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ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250
0 2.5m 5.0m
SCALE A4

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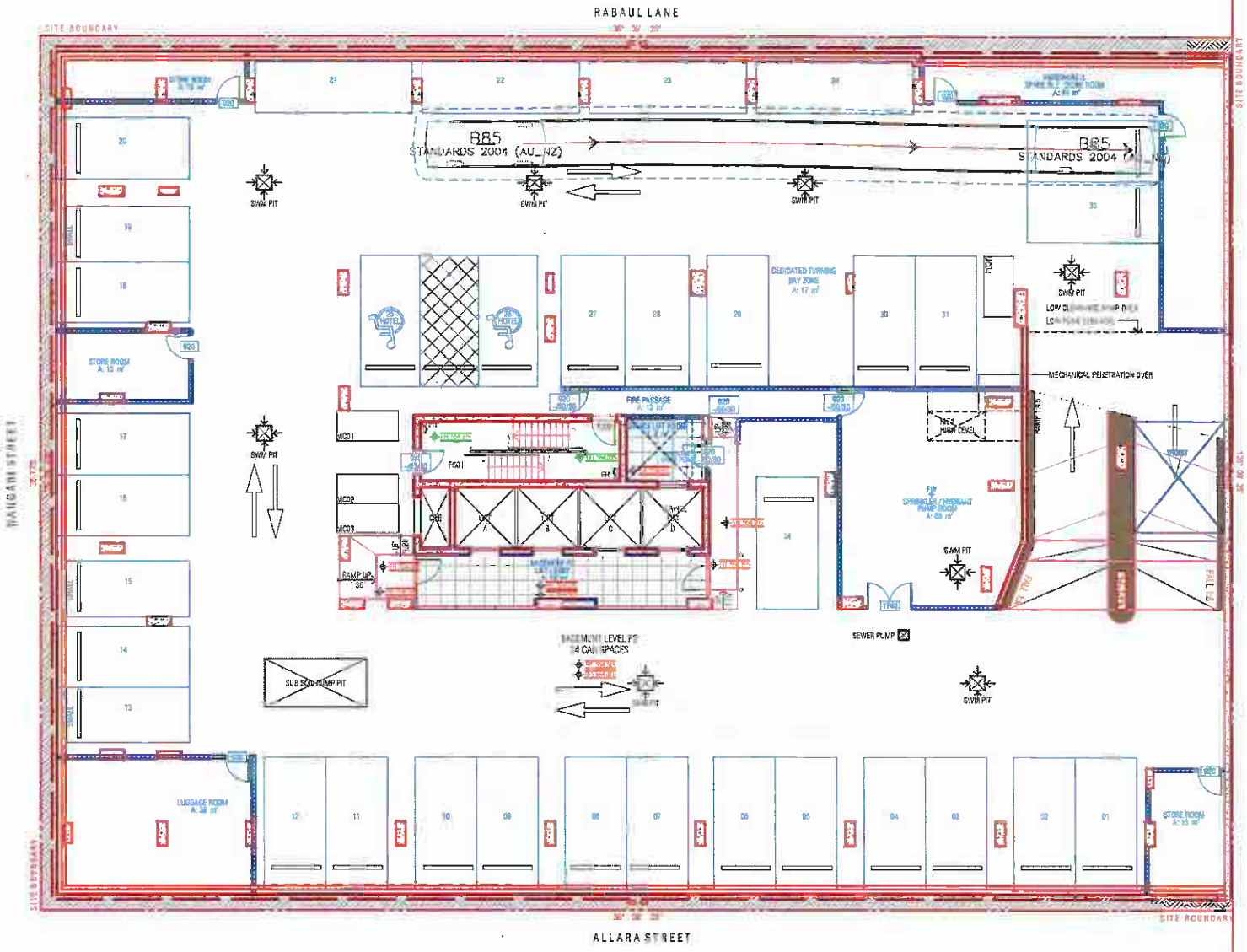
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY: LACHLAN THORNTON | 15/07/2021 - 4:03 PM | C:\USERS\LACHLAN THORNTON\DESKTOP\039 - 40 ALLARA STREET, DARLINGHURST\039 - 40 ALLARA STREET, DARLINGHURST_DRAWING\039 - 40 ALLARA STREET, DARLINGHURST_DRAWING_B85P 21 JULY 21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

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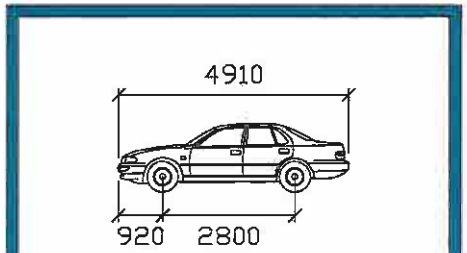
2.5m 5.0m

SCALE A4

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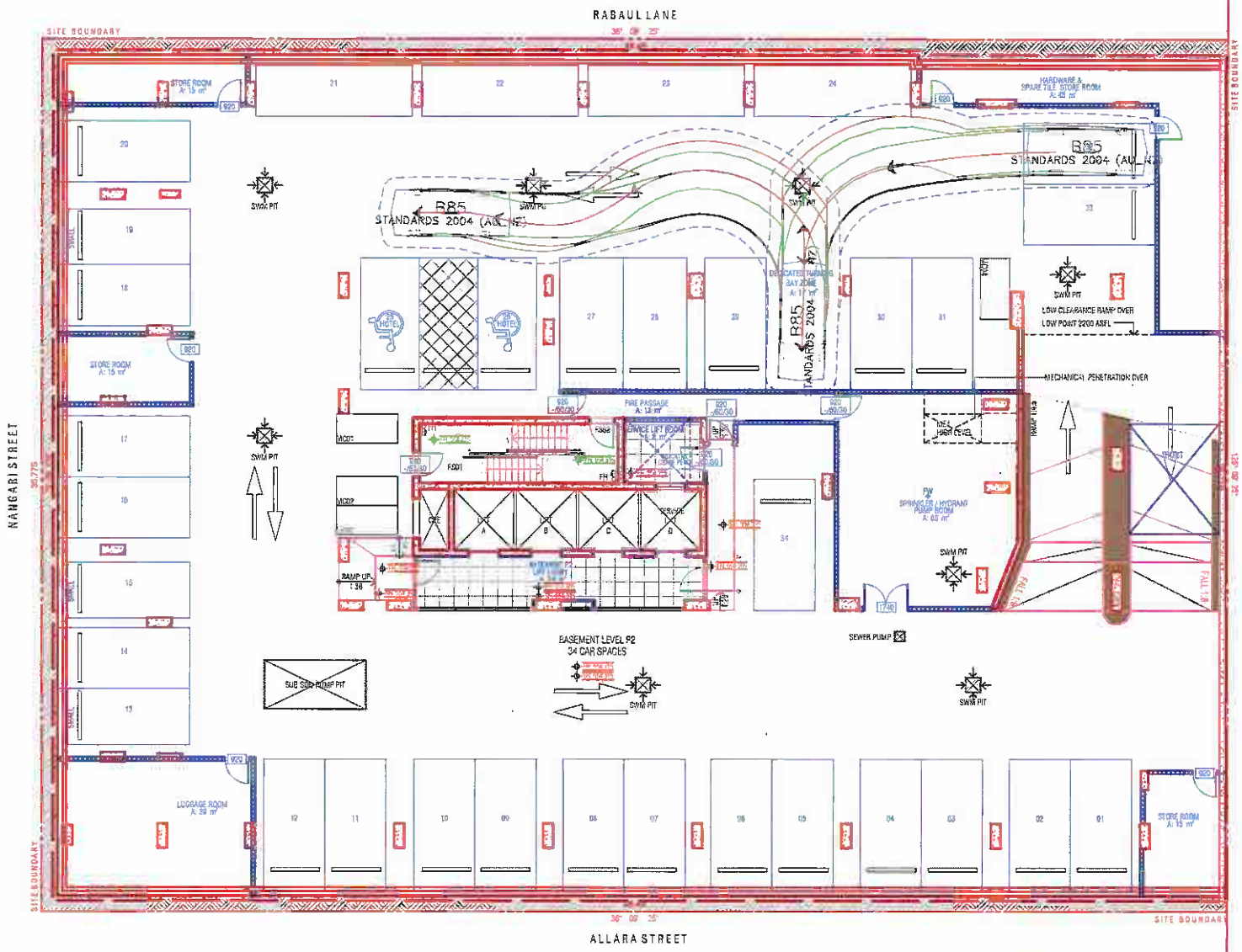
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TWOMEY ON 21/07/2021 09:39 - 45 ALLARA STREET, CANBERRA\DRAWINGS\SP 3 - JULY21.DWG



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SWEPT PATH ANALYSIS

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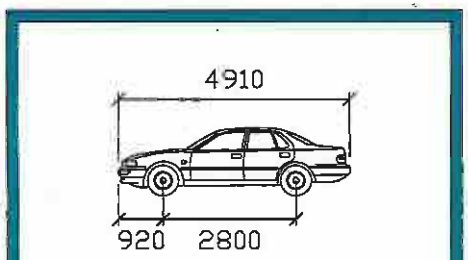
SCALE 1:250

SCALE A4

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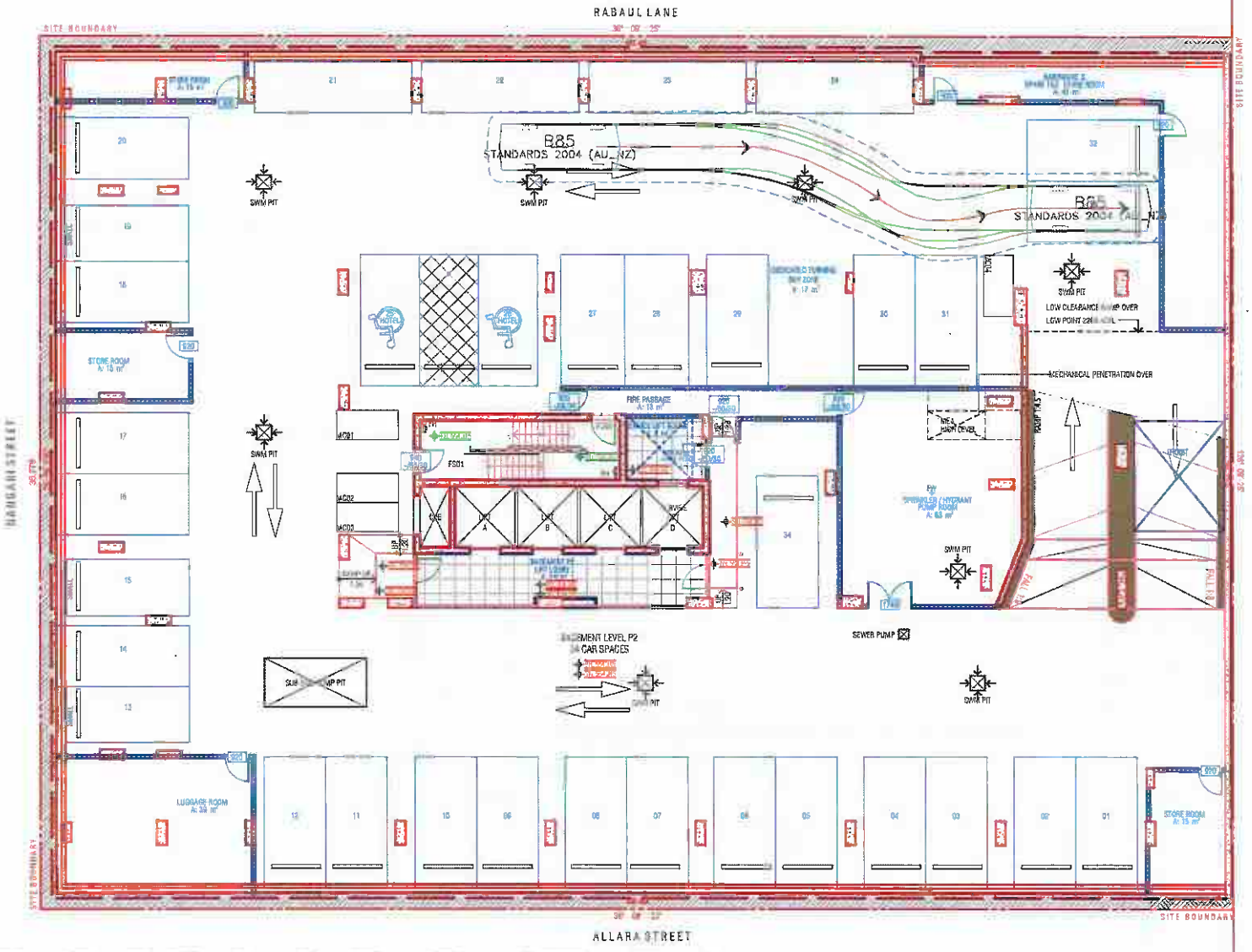
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TIMMERMANS039 - 43 ALLARA STREET, DANBERRADRAWINGS\SP 21 JULY21.dwg



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

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SCALE 1:250

0 2.5m 5.0m

SCALE A4

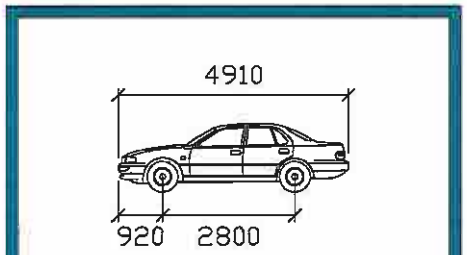
ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Address: Suite 502, Level 5, 342 Pitt Street, Chatswood NSW 2067

P: (02) 9411 5660 W: www.ttpa.com.au

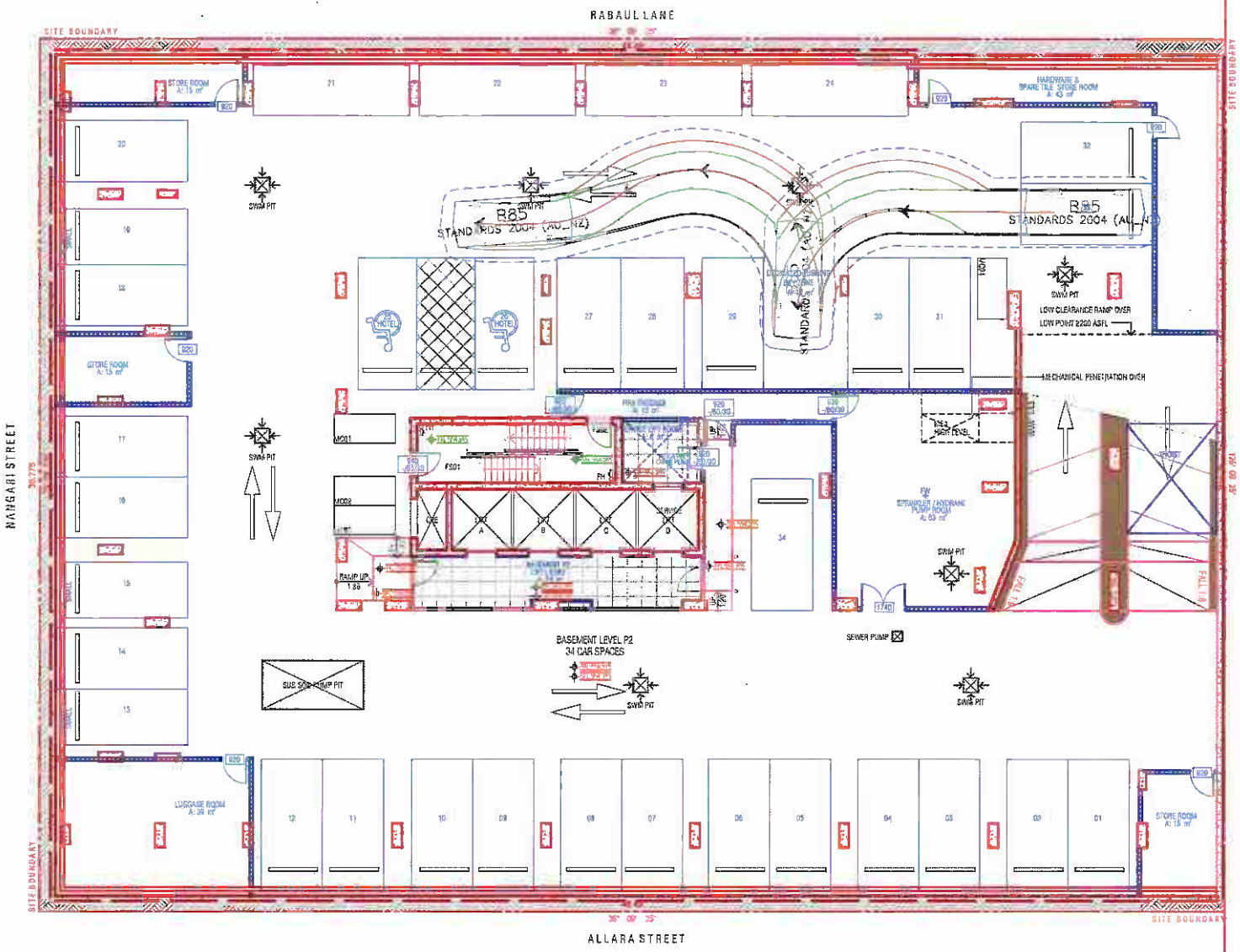
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TAYLOR 23/11/2021 - 45 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.dwg



B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



LEGEND

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

DISCLAIMER

This drawing has been prepared using vehicle modelling computer software AutoTurn Pro V11.0 in conjunction with AutoCAD 2018. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.

SWEPT PATH ANALYSIS

DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	8 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:200

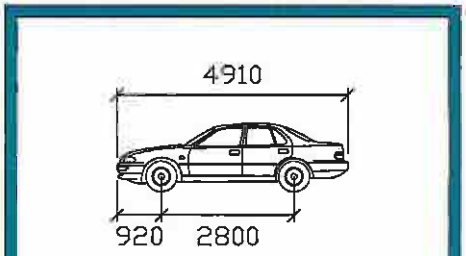
0 2.5m 5.0m

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
Ph (02) 9411 3660 Fx (02) 9904 6622 W: www.ttpa.com.au

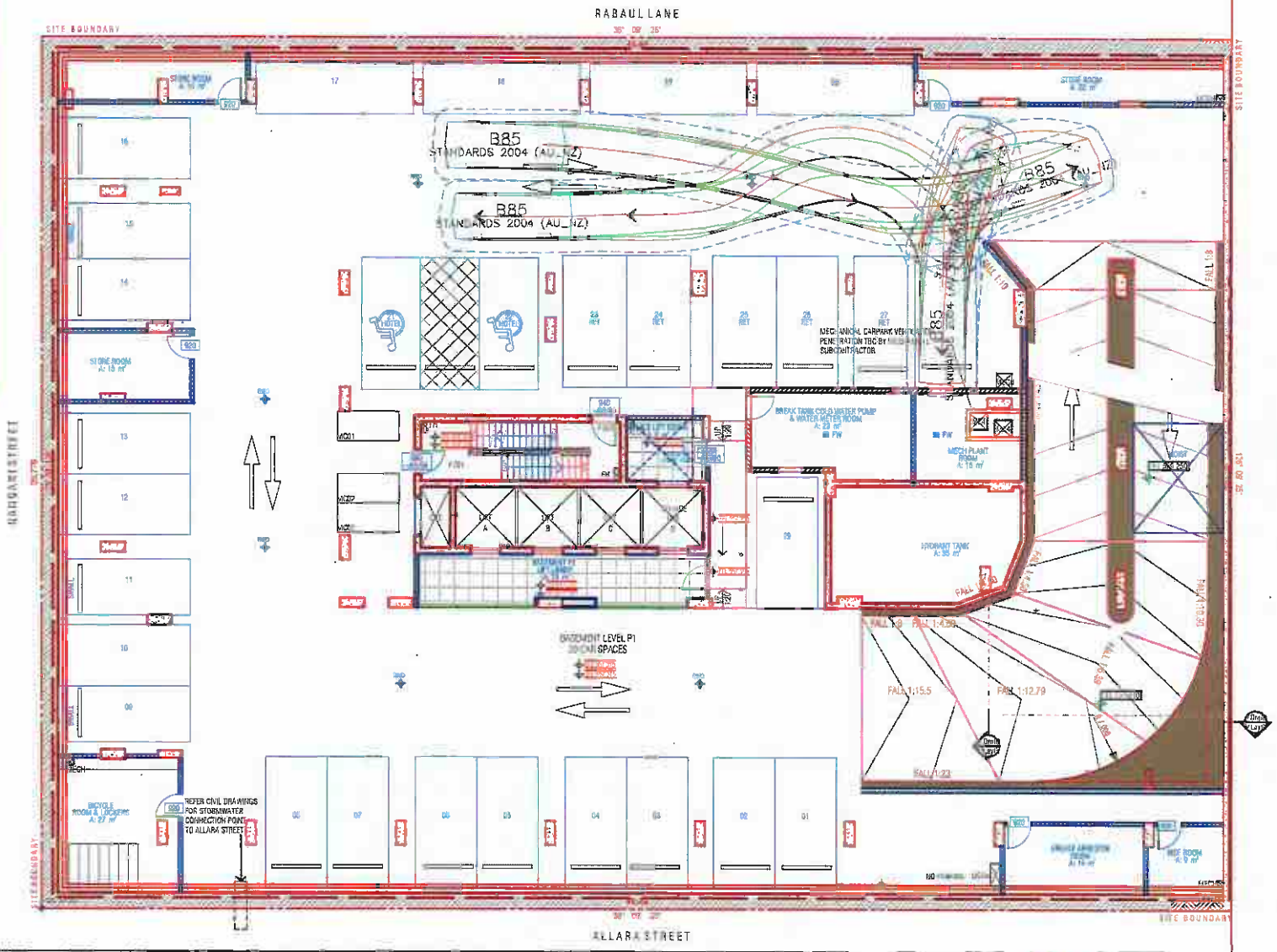
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

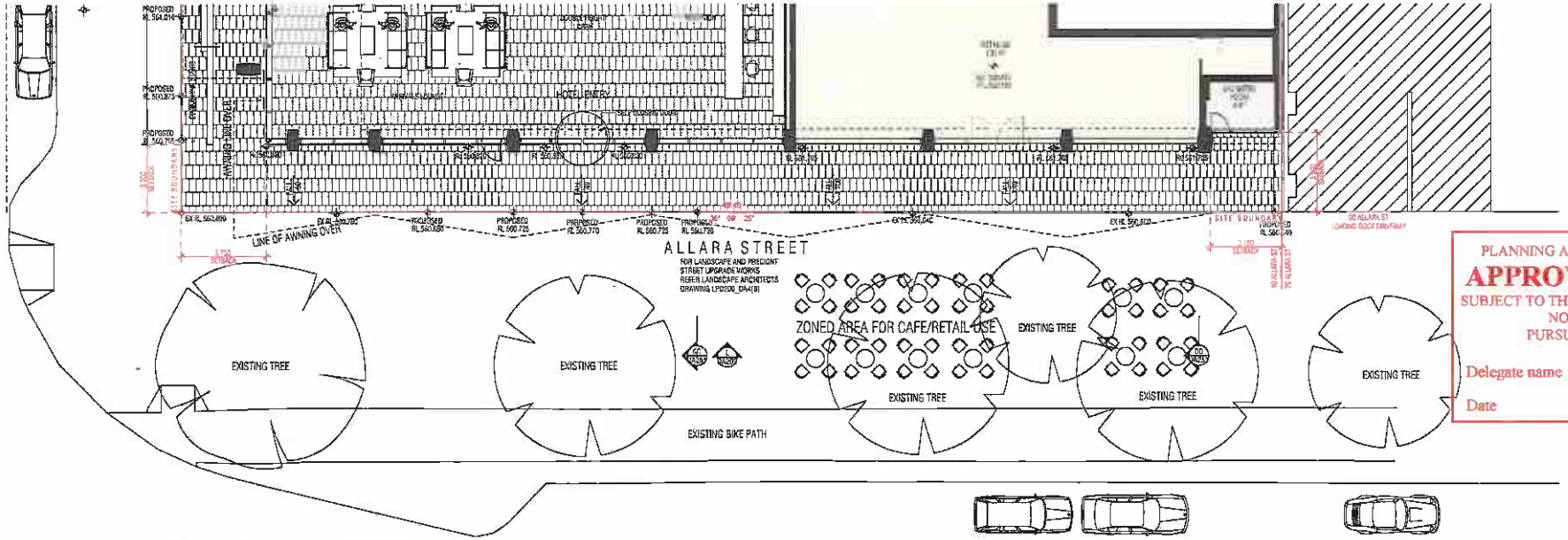
PLOTTED BY: LACHLAN TOWORK 21/JULY/2021 - 42 ALLARA STREET, CANBERRA\DRAWINGS\3P 21JULY21.dwg



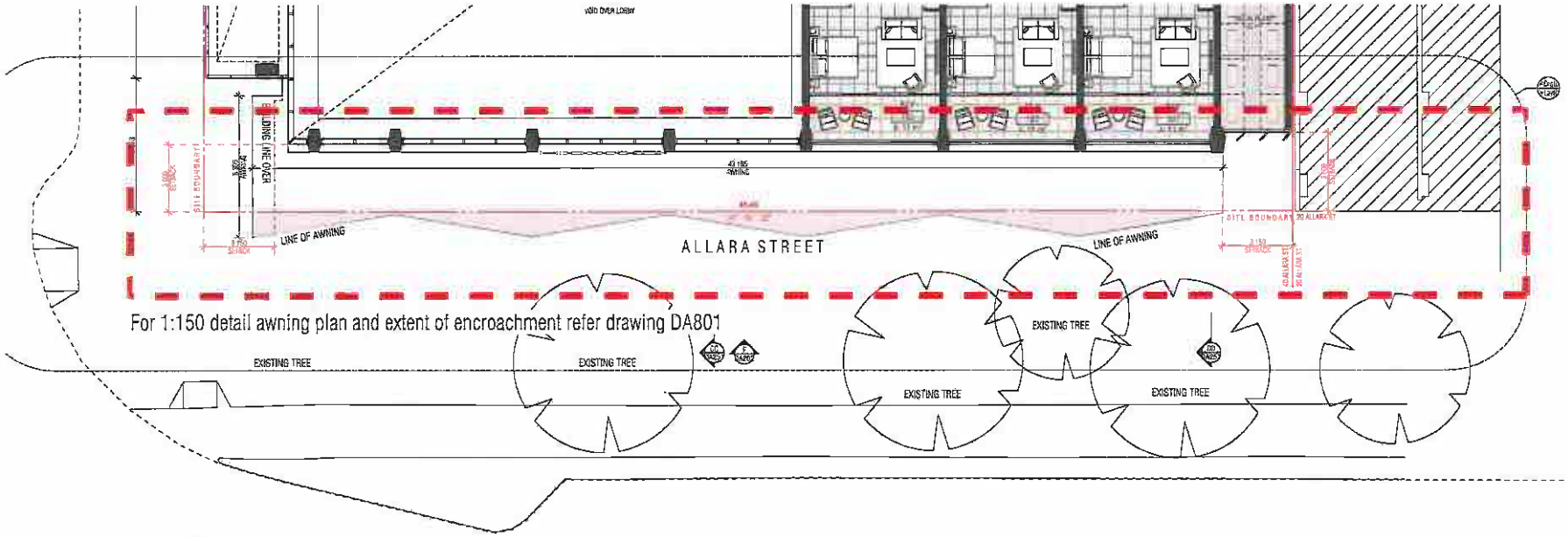
B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1


RABAUL LANE
SITE BOUNDARY
KANGANI STREET
ALLARA STREET
B85
STANDARDS 2004 (AU_NZ)
B85
STANDARDS 2004 (AU_NZ)
B85
STANDARDS 2004 (AU_NZ)
MECHANICAL CARPARK VENTILATION PENETRATION TBC BY SUBCONTRACTOR
BASEMENT LEVEL P1
20 CAR SPACES
REFER CIVIL DRAWINGS FOR STORMWATER CONNECTION POINT TO ALLARA STREET
BICYCLE ROOM & LOCKERS
A: 27 m²
STORE ROOM
A: 15 m²
STORE ROOM
A: 32 m²
BREAK TANK COLD WATER PUMP & WATER METER ROOM
A: 23 m²
MECH PLANT ROOM
A: 19 m²
HYDRANT TANK
A: 35 m²
FALL 1:15.5
FALL 1:12.79
FALL 1:23
FALL 1:9
FALL 1:4.58
FALL 1:9
FALL 1:9
FALL 1:9



01 - PART PLAN GROUND FLOOR



02 - PART PLAN LEVEL 01

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

LEGEND

EXTENT OF ENCROACHMENT

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
[redacted] MASON
[redacted] STREET, SYDNEY
NSW [redacted] 2000 AUSTRALIA
TELEPHONE [redacted] 2 8216 3500
FENDER [redacted] (NSW) PTY LTD
ACN [redacted]

DRAWN	DATE	CHECKED	PRINT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ENCROACHMENT PLANS
ALLARA STREET AWNING

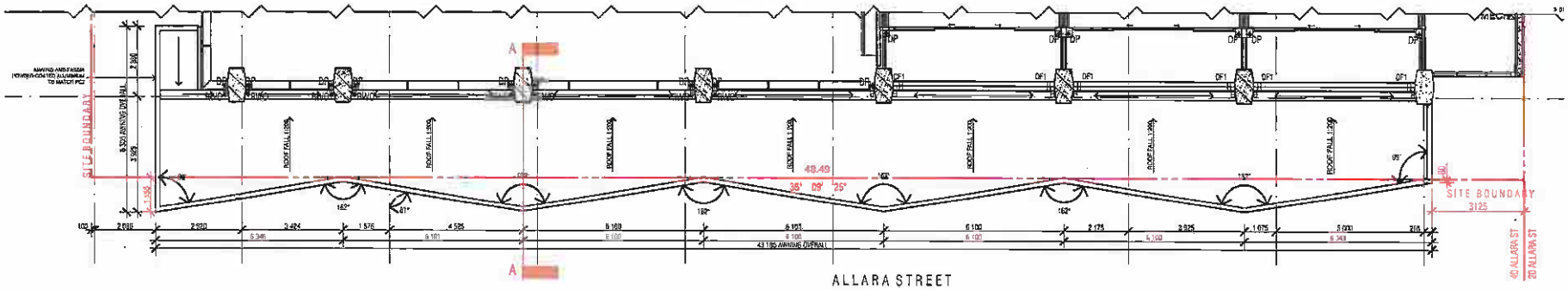
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

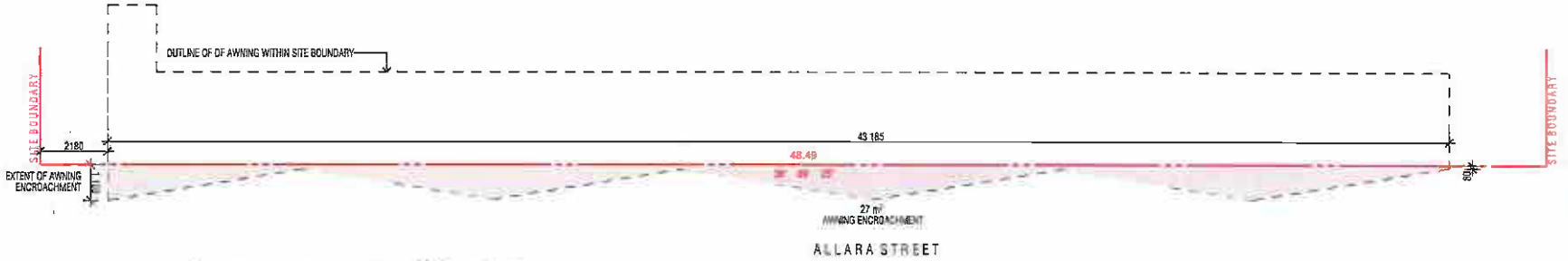
SCALE
1:200@A3

REV.
01

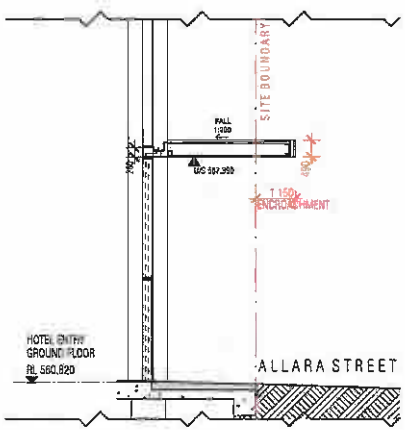
DRAWING NO.
DA800



01 - PART PLAN LEVEL 01 - AWNING



02 - SQM DIAGRAM - AWNING ENCROACHMENT



03 - SECTION AA - AWNING

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

REVISIONS

-	SECTION 162	PM	07.09.2021
B 01	SECTION 162	PM	13.09.2021

LEGEND

EXTENT OF ENCROACHMENT

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL [redacted] 1 BLUE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 9251 [redacted]
FENDER KATSALIDIS (AUST) PTY LTD
ACN [redacted] 002

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- [x] [redacted] DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW 01.10.2020
- [ ] [redacted] DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

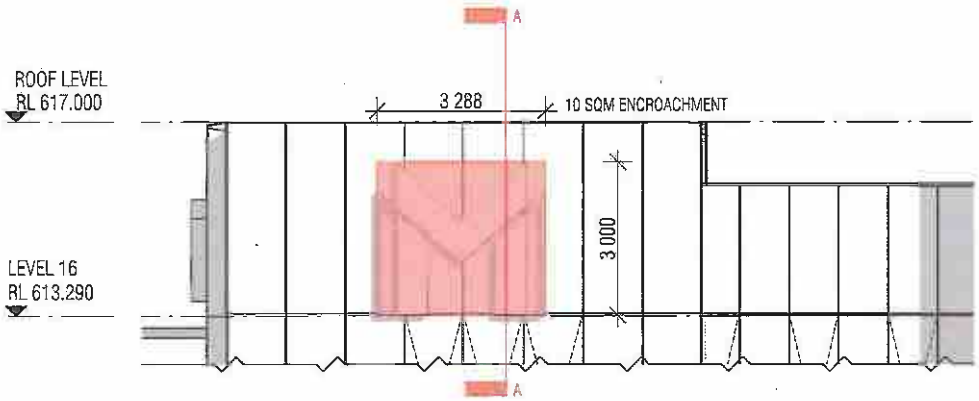
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ENCROACHMENT PLANS
ALLARA STREET AWNING

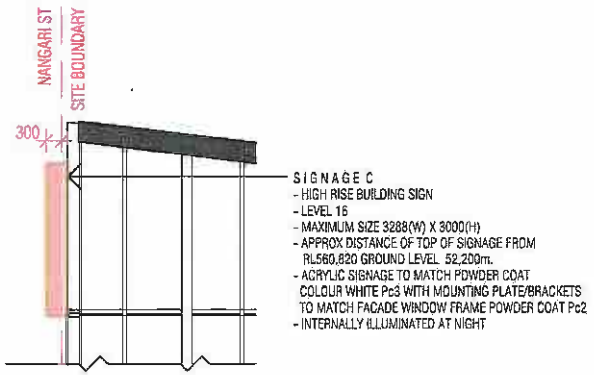
ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:150@A3

REV. 01

DRAWING NO. **DA801**



01 - PART SOUTH ELEVATION - SIGNAGE C
SCALE 1:100@A3



02 - SECTION AA - SIGNAGE C
SCALE 1:100@A3

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

LEGEND

EXTENT OF ENCROACHMENT

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LEVEL 25B GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8215-2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 093 845 602

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

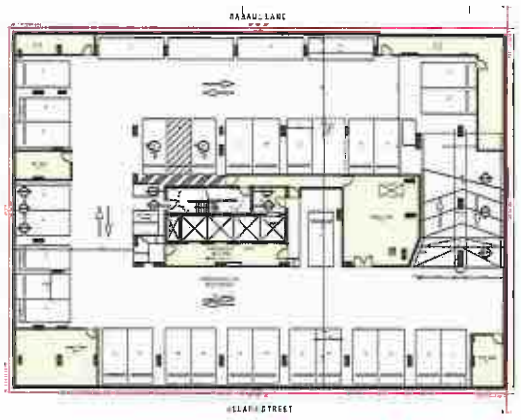
DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ENCROACHMENT PLANS
NANGARI STREET HIGH RISE SIGN

7

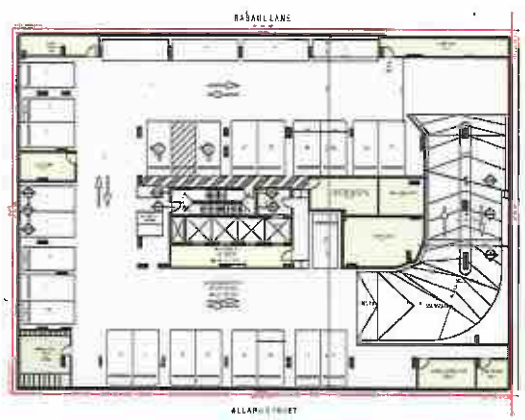
ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:100@A3

REV. 01

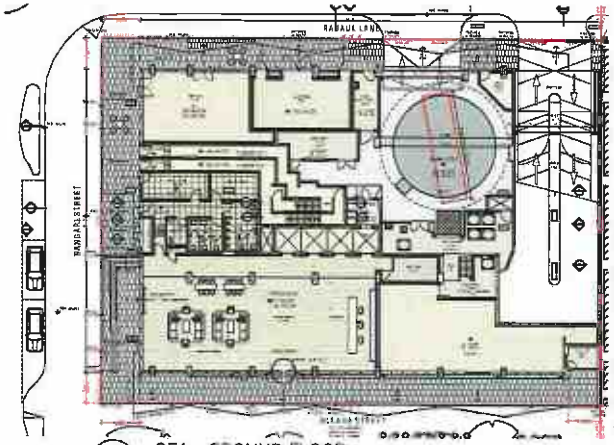
DRAWING NO. **DA802**



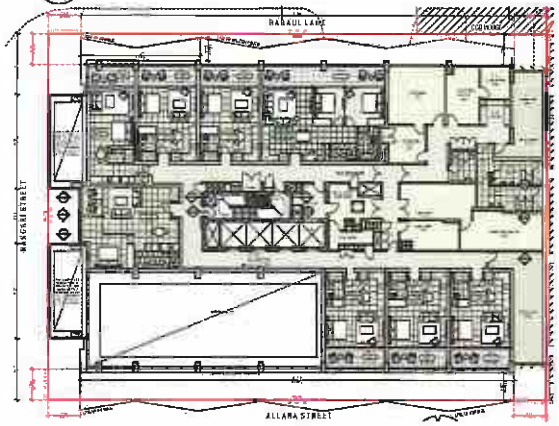
01 GFA - BASEMENT 02



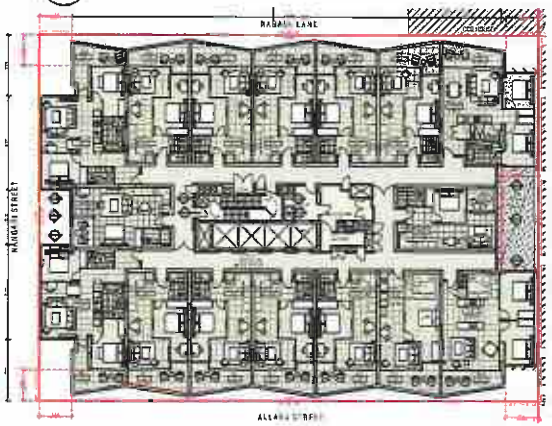
02 GFA - BASEMENT 01



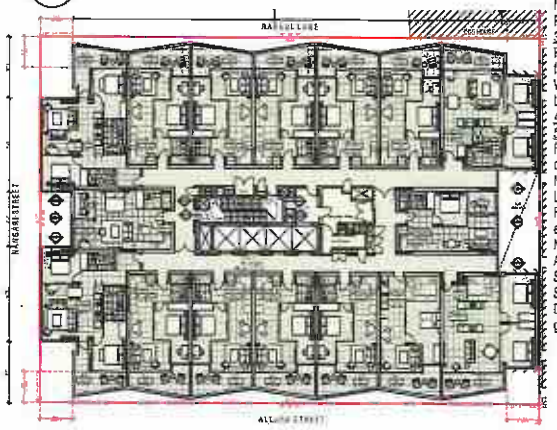
03 GFA - GROUND FLOOR



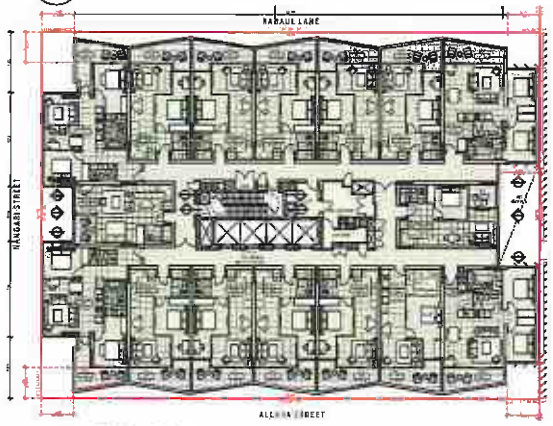
04 GFA - LEVEL 01



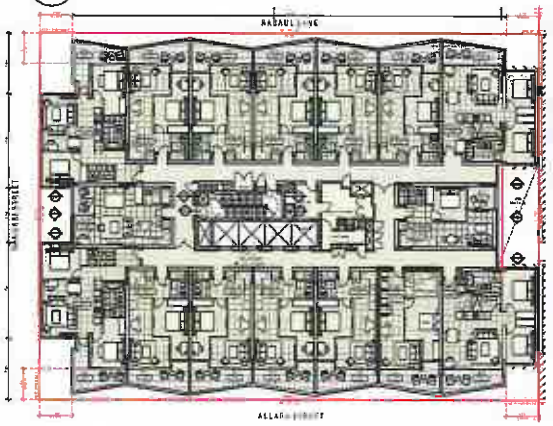
05 GFA - LEVEL 02



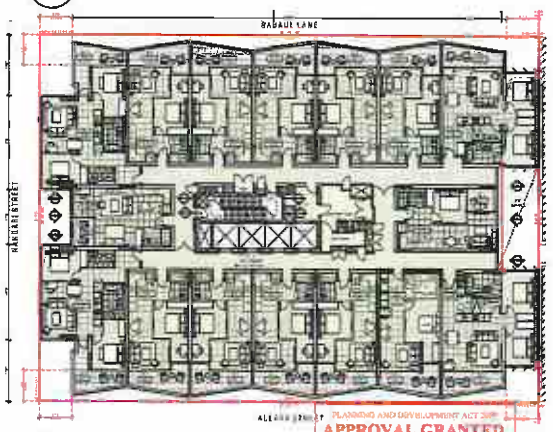
06 GFA - LEVEL 03



07 GFA - LEVEL 04



08 GFA - LEVEL 05



09 GFA - LEVEL 06

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 186
Delegate name: DALE BILLING
Date: 24/11/2021

REVISION			
-	UPDATED PRE - APPLICATION	PM	24.03.2020
01	DEVELOPMENT APPLICATION	PM	23.05.2020
02	DEVELOPMENT APPLICATION	BB	17.06.2020
03	DEVELOPMENT APPLICATION	BB	29.10.2020
04	DEVELOPMENT APPLICATION	PM	27.11.2020
05	SECTION 423	BB	21.01.2021
06	SECTION 423	PM	01.31.2021
07	SECTION 197	PM	13.09.2021

GFA LEGEND

GFA

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
Deletion of 1 accessible car bay to reflect DDA advice and updated report, 3 accessible spaces forhotel use and 1 accessible space for retail, 4 accessible car bays in total.
Revised ramp grades as per traffic consultant advice.

3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments - general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western façade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street entry sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
LVL 25/8 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 845 552

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY ISO 9001:2015)
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- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 31.10.2020
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

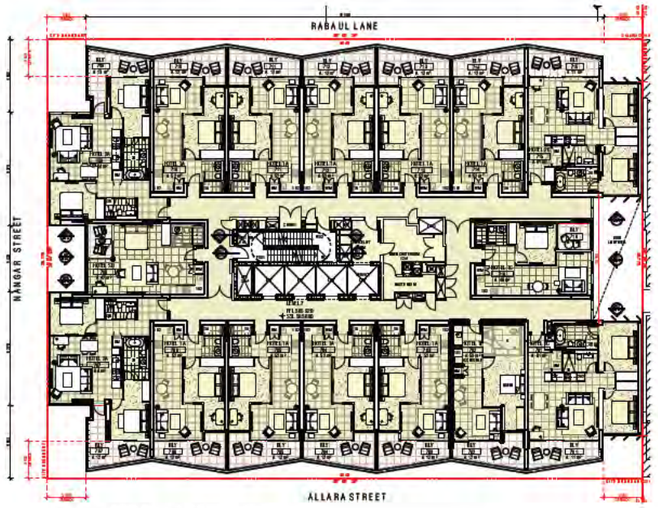
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GFA SCHEDULE

ISSUE PURPOSE
DEVELOPMENT APPLICATION

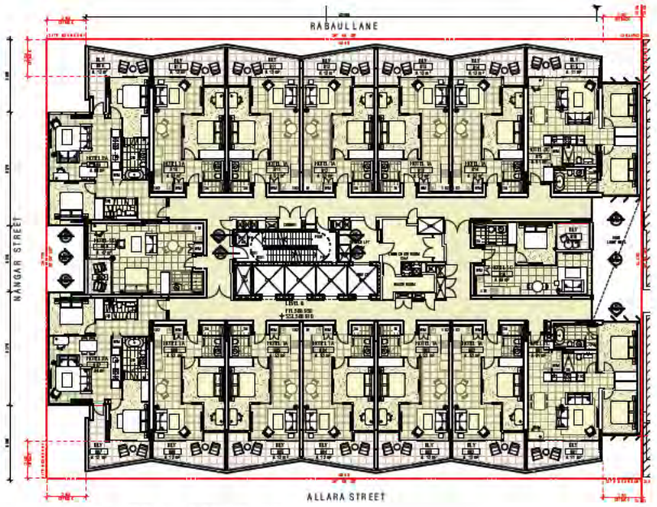
SCALE
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REV.
07

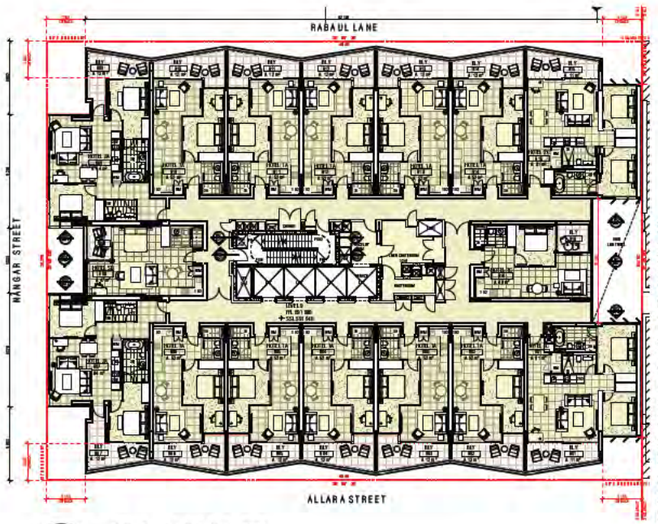
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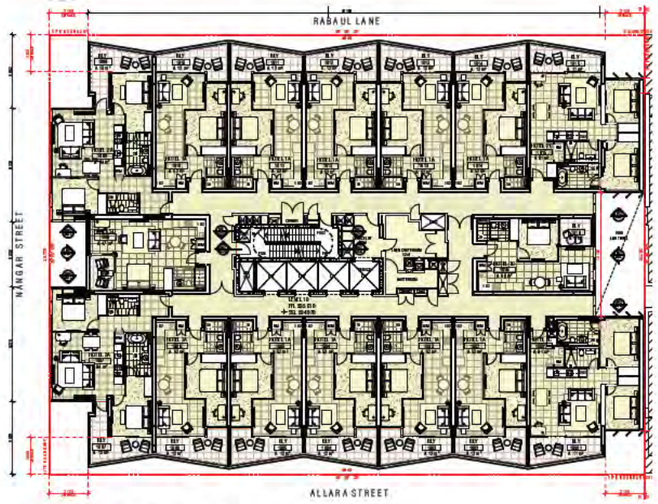
01 GFA - LEVEL 07



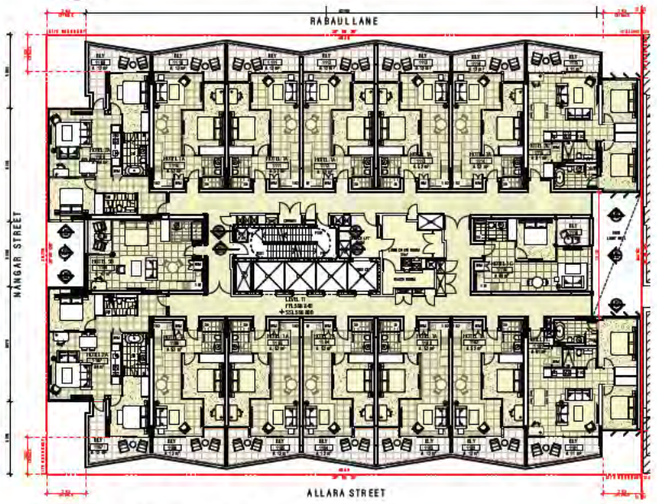
02 GFA - LEVEL 08



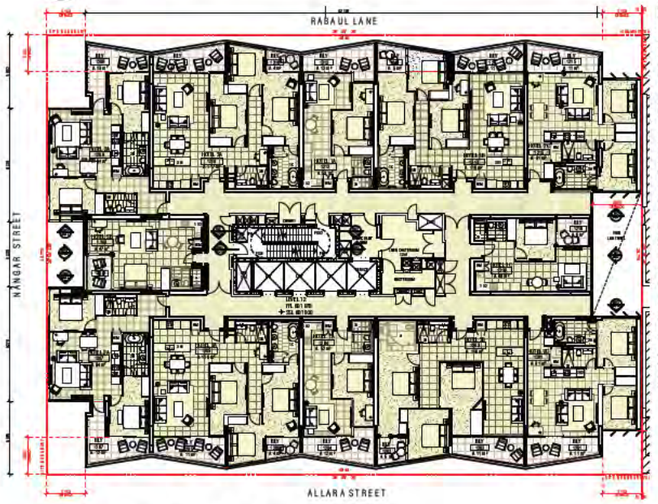
03 GFA - LEVEL 09



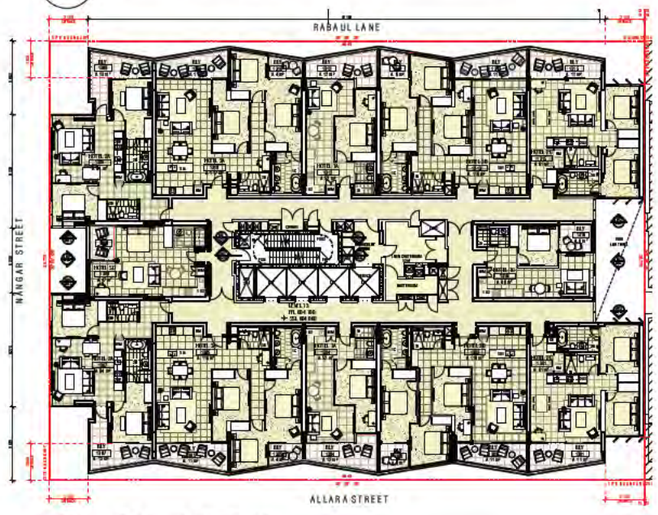
04 GFA - LEVEL 10



05 GFA - LEVEL 11



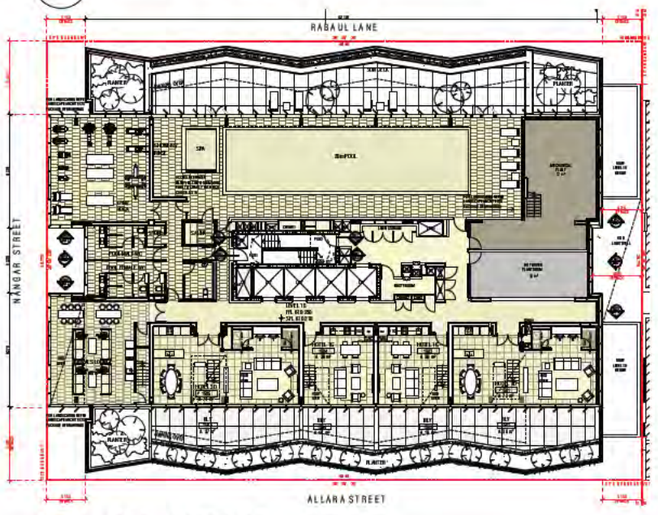
06 GFA - LEVEL 12



07 GFA - LEVEL 13



08 GFA - LEVEL 14



09 GFA - LEVEL 15

REVISION			
	UPDATED PRE APPLICATION	PM	24.03.2020
01	DEVELOPMENT APPLICATION	PM	03.05.2020
02	DEVELOPMENT APPLICATION	PM	17.06.2020
03	DEVELOPMENT APPLICATION	PM	19.06.2020
04	DEVELOPMENT APPLICATION	PM	27.11.2020
05	SECTION 4.55	BB	21.01.2021
06	SECTION 4.55	PM	21.01.2021
> 07	SECTION 197	PM	13.09.2021

SECTION 197 AMENDMENTS

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Allara Street removal of one side exit door swing door
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Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 092

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
GFA SHEDULE

7

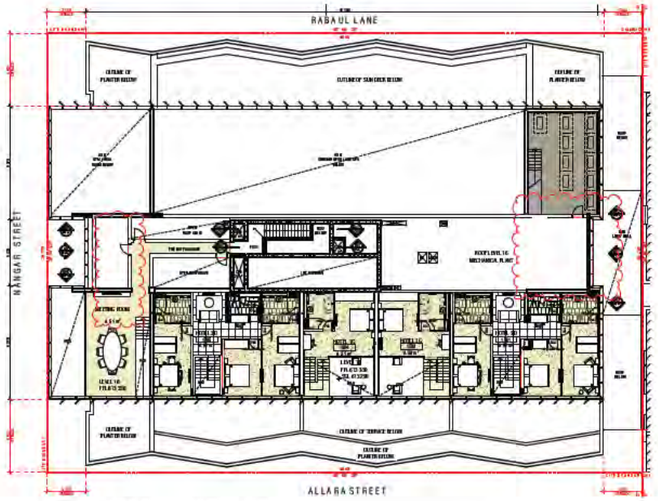
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:500@A3

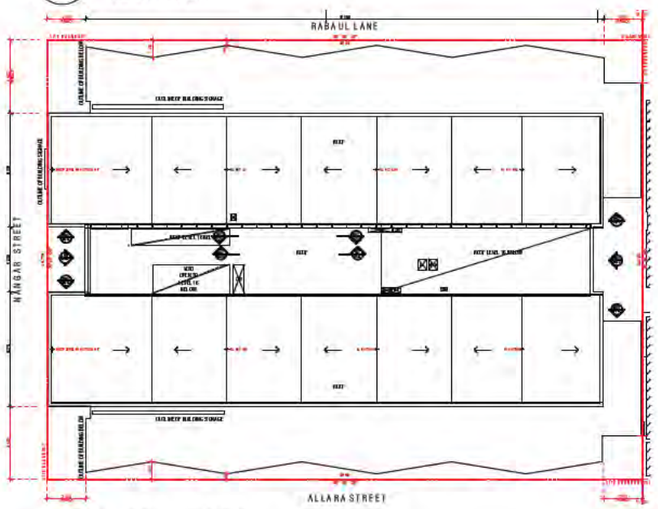
REV.
07

DRAWING NO.
DA426

M:\Current PROJECTS\19125 MZ\CAD\ZIP\19125 - 40 A Allara St Canberra\19125 Submitted Architectural\B Mixed Use Basic for ARCH CAD ZIP\19125 - 40 A Allara St Canberra_B Mixed Use Basic for ARCH CAD 07.pln



01 GFA - LEVEL 16
SCALE 1:500@A3



02 GFA - ROOF
SCALE 1:500@A3

GFA SCHEDULE

LEVEL	AREA
BASEMENT 02	258
BASEMENT 01	209
GROUND FLOOR	901
LEVEL 1	939
LEVEL 2	1 259
LEVEL 3	1 259
LEVEL 4	1 259
LEVEL 5	1 259
LEVEL 6	1 259
LEVEL 7	1 259
LEVEL 8	1 259
LEVEL 9	1 259
LEVEL 10	1 259
LEVEL 11	1 259
LEVEL 12	1 292
LEVEL 13	1 299
LEVEL 14	1 313
LEVEL 15	991
LEVEL16	394
	20 184 m²

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
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REVISION

	UPDATED PRE APPLICATION	PM	24.03.2020
01	DEVELOPMENT APPLICATION	PM	03.05.2020
02	DEVELOPMENT APPLICATION	BB	17.06.2020
03	DEVELOPMENT APPLICATION	BB	23.10.2020
04	DEVELOPMENT APPLICATION	PM	27.11.2020
05	SECTION 4.55	BB	21.01.2021
06	SECTION 4.55	PM	21.01.2021
> 07	SECTION 197	PM	13.09.2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
GFA SCHEDULE

7

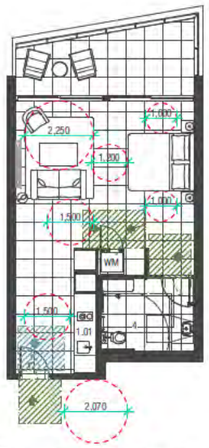
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:500@A3

REV.
07

DRAWING NO.
DA427

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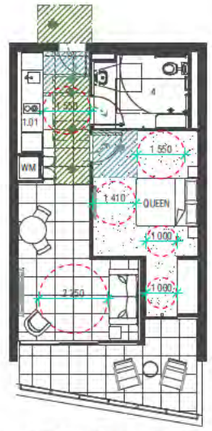
01 DDA HOTEL SUITE

TYPE : STUDIO / SC
RIGHT HAND TRANSFER
LOCATION : LEVEL 14
SUITES : 1415
TOTAL : 1



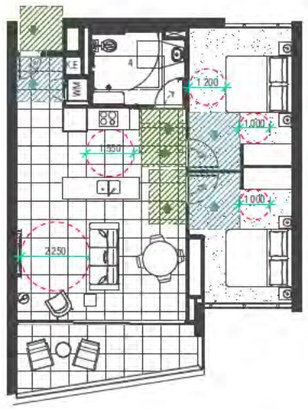
02 DDA HOTEL SUITE

TYPE : ONE BEDROOM / 1D
RIGHT HAND TRANSFER
LOCATION : LEVELS 2, 3, 4
SUITES : 202, 302, 402
TOTAL : 3



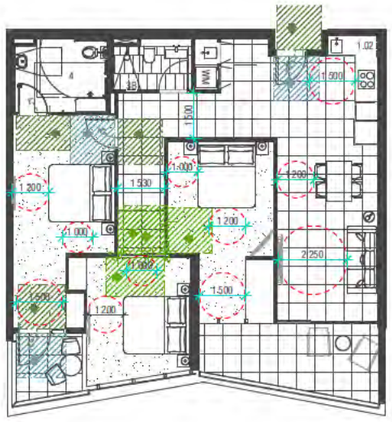
03 DDA HOTEL SUITE

TYPE : ONE BEDROOM / 1F
LEFT HAND TRANSFER
LOCATION : LEVELS 5, 6, 7
SUITES : 502, 602, 702
TOTAL : 3



04 DDA HOTEL SUITE

TYPE : TWO BEDROOM / 2D
RIGHT & LEFT HAND TRANSFER
LOCATION : LEVELS 2, 3
SUITE : 201, 301
TOTAL : 2



05 DDA HOTEL SUITE

TYPE : THREE BEDROOM / 3C
RIGHT AND LEFT HAND TRANSFER
LOCATION : LEVEL 14
SUITE : 1403
TOTAL : 1

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GENERAL LEGEND

HOTEL 1A >SUITE TYPE
1001 >LEVEL/SUITE NUMBER
4 m2 >SUITE N.A

SFL 33.250
LEVELS; SFL = STRUCTURAL FLOOR LEVEL
NGL = NATURAL GROUND LEVEL
PL = FINISHED PAVING LEVEL
FFL = FINISHED FLOOR LEVEL
(N) = NEW
TK = TOP OF KERB LEVEL
G = GUTTER LEVEL
TBC = TO BE CONFIRMED
VOS = VERIFY ON SITE

FHR FIRE HOSE REEL
FH FIRE HYDRANT
SERVICES ZONE
S3 / PRESS STAIR PRESSURE
W REFUSE CHUTE/WASTE
L LINEN CHUTE
P1 FINISH TAG (REFER *FF&E TECHNICAL SCHEDULE*)

REVISION

	PRE DEVELOPMENT APPLICATION (DRAFT)	BB	20.12.2019
01	UPDATED PRE DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE DEVELOPMENT APPLICATION	PM	17.02.2020
03	UPDATED PRE DEVELOPMENT APPLICATION	BB	24.03.2020
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05	DEVELOPMENT APPLICATION	PM	19.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
07	DEVELOPMENT APPLICATION	BB	23.10.2020
08	DEVELOPMENT APPLICATION	PM	06.11.2020
09	SECTION 4.55	BB	21.01.2021
10	SECTION 4.55	PM	21.01.2021
> 11	SECTION 197	PM	13.09.2021

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FENDER KATSALIDIS
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L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
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PM	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
DDA HOTEL SUITES

7

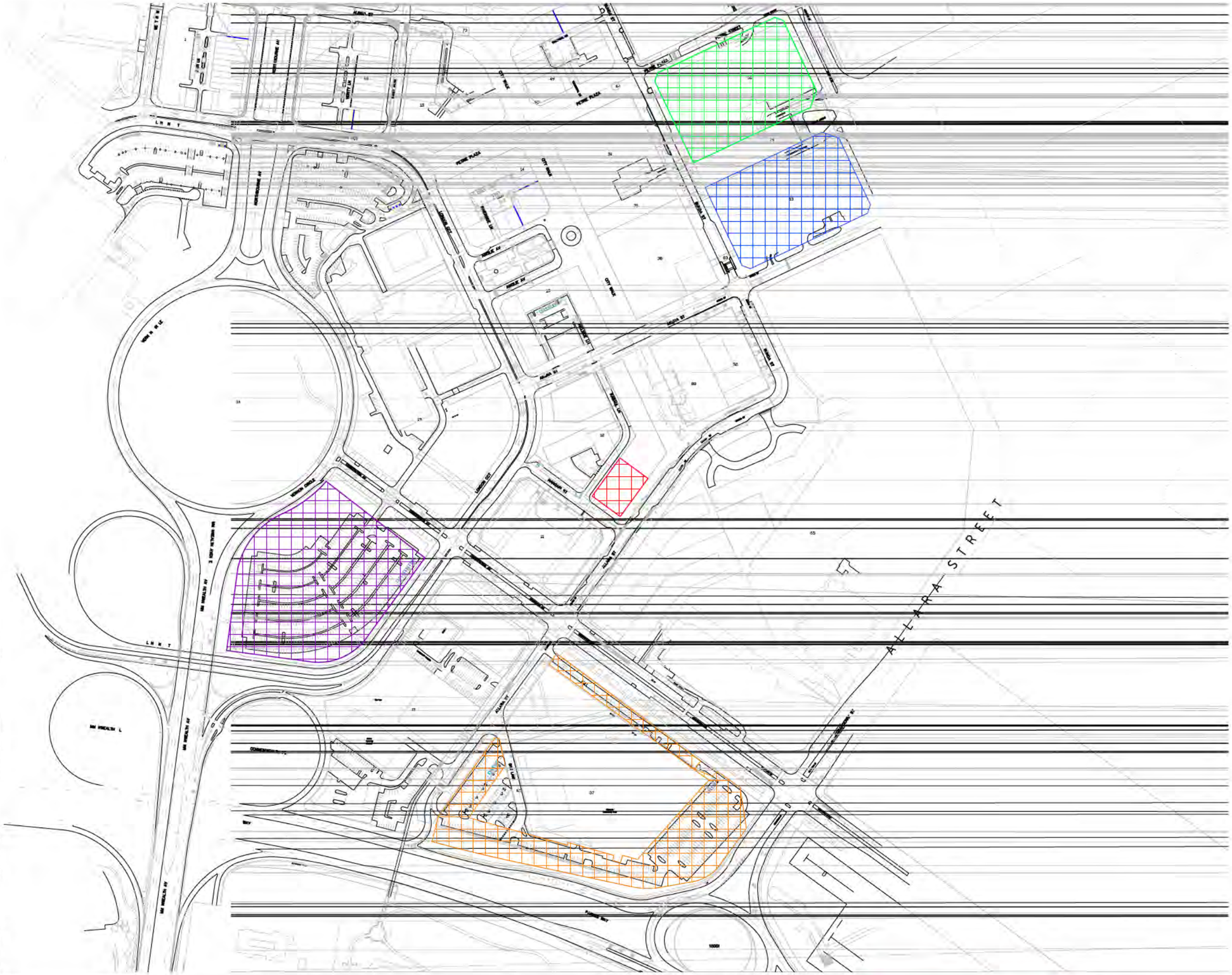
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
11

DRAWING NO.
DA700

B:\Autodesk Docs\19125_40 Allara St Canberra_MCL.00223 - B Meriton Suites CANBERRA_ARCHICAD 23\19125 - 40 A...ra St Canberra_MCL.00223 - B Meriton Suites CANBERRA_ARCHICAD 23.pln 14/09/2021 3:07:07 PM



REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	PROGRESS ISSUE FOR COMMENT	NG		WB	30.04.21
2	FOR INFORMATION	NG		JW	30.04.21

CLIENT

MERITON SUITES

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FKP ARCHITECTS

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0 20 40 60 80 100m PLAN

SCALE 1:2000 @ A1

NORTHROP
Canberra
SAP House, level 6, 224 Bunda Street Canberra ACT 2608
Ph (02) 6285 1822 Fax (02) 6285 1883
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT

MERITON SUITES
40 ALLARA SREET
BLOCK 4 SECTION 12
CANBERRA

DRAWING TITLE

CIVIL WORKS
CONSTRUCTION MANAGEMENT
PARKING PLAN

JOB NUMBER **CR193036-06**

DRAWING NUMBER **SK03**

REVISION **2**

DRAWING SHEET SIZE = A1

DRAWN: ERIREP
JOB MANAGER: D.FIELD
DESIGNED: NGR/TEF
DRAWN: NGR/TEF

RETAIL TENANCY 1
SIGNAGE E
GROUND LEVEL
PROJECTING SIGN

RABAUL LANE

EXIST RL 561.900

PROPOSED RL 561.795

PROPOSED RL 561.875

PROPOSED RL 561.910

PROPOSED RL 561.940

20 ALLARA ST LOADING DOCK DRIVEWAY

SITE BOUNDARY

OUTLINE OF BUILDING BELOW

OUTLINE OF BUILDING SIGNAGE

"M"
SIGNAGE C
LEVEL 16
HIGH RISE
BUILDING SIGN

"MERITON"
SIGNAGE D
LEVEL 16
HIGH RISE
BUILDING SIGN

ROOF LEVEL RL 617.000 H/P

RL 617.000

ROOF

ROOF LEVEL 16 BELOW

VOID
OPEN TO
LEVEL 16
BELOW

FOR LANDSCAPE STREET UPGRADE WORKS REFER LANDSCAPE ARCHITECTS DRAWING LPD200 DA4[B]

NANGARI STREET

20 ALLARA ST

"MERITON"
SIGNAGE D
LEVEL 16
HIGH RISE
BUILDING SIGN

"MERITON"
SIGNAGE B
LEVEL 1
CANOPY SIGN

RETAIL TENANCY 2
SIGNAGE E
GROUND LEVEL
PROJECTING SIGN

ALLARA STREET

ZONED AREA FOR CAFE/RETAIL USE

EXIST NG TREE

EXISTING TREE

EXISTING BIKE PATH

REVISION			
	UPDATED PRE DEVELOPMENT APPLICATION	RM	14.02.2020
01	UPDATED PRE DEVELOPMENT APPLICATION	BB	24.03.2020
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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SIGNAGE DETAILS PLAN

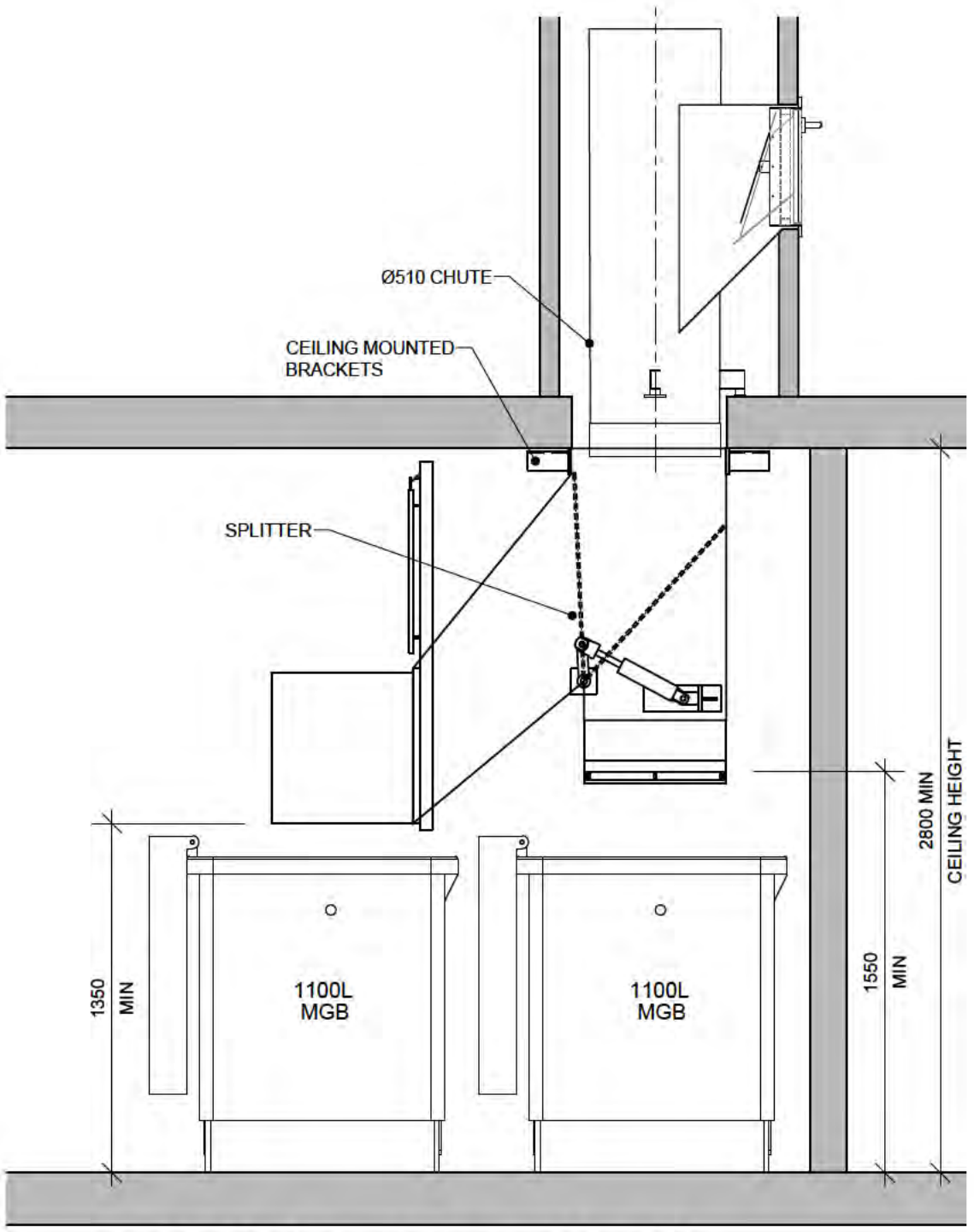
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

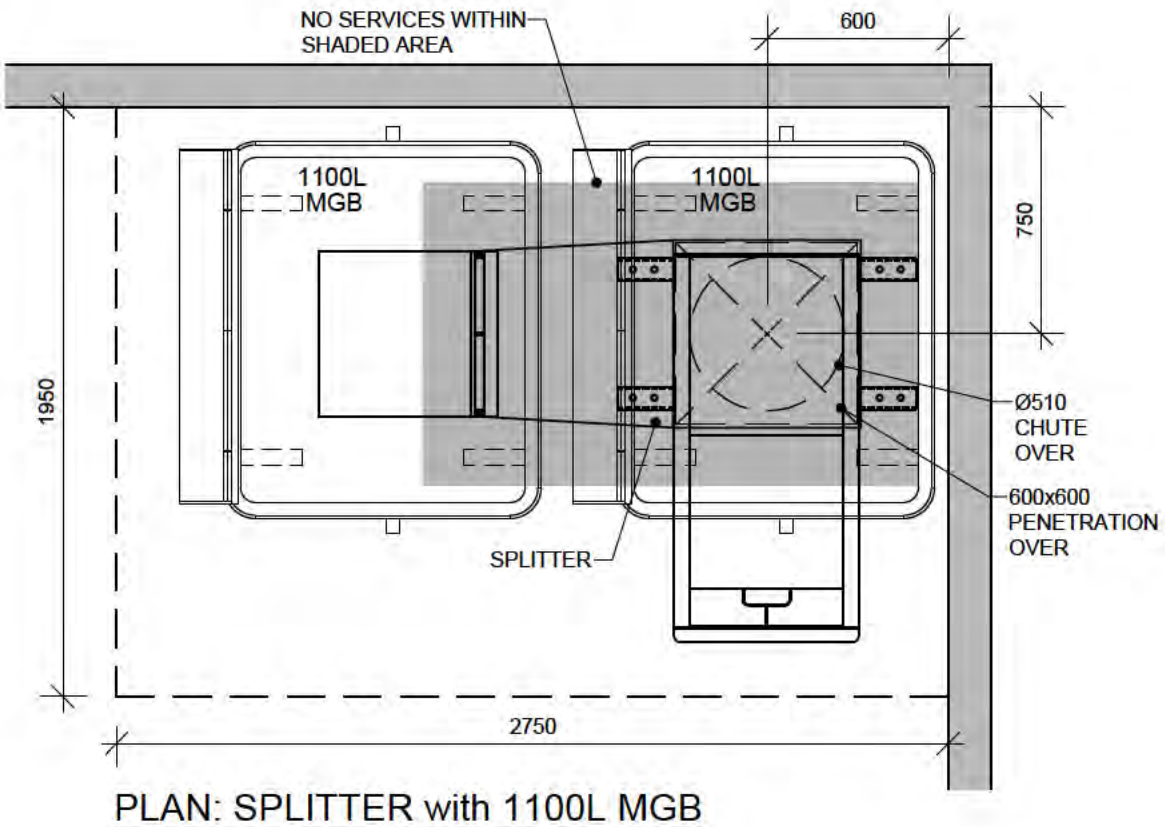
SCALE
1:200@A3

REV.
05

DRAWING NO.
DA450



ELEVATION: SPLITTER with 1100L MGB
(Ø510 CHUTE)



PLAN: SPLITTER with 1100L MGB
(Ø510 CHUTE)

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44-46 Gibson Ave Padstow NSW 2211
Ph 02 9780 3500 info@elephantsfoot.com.au
Free Call 1800 025 073 Fax 02 9707 2586

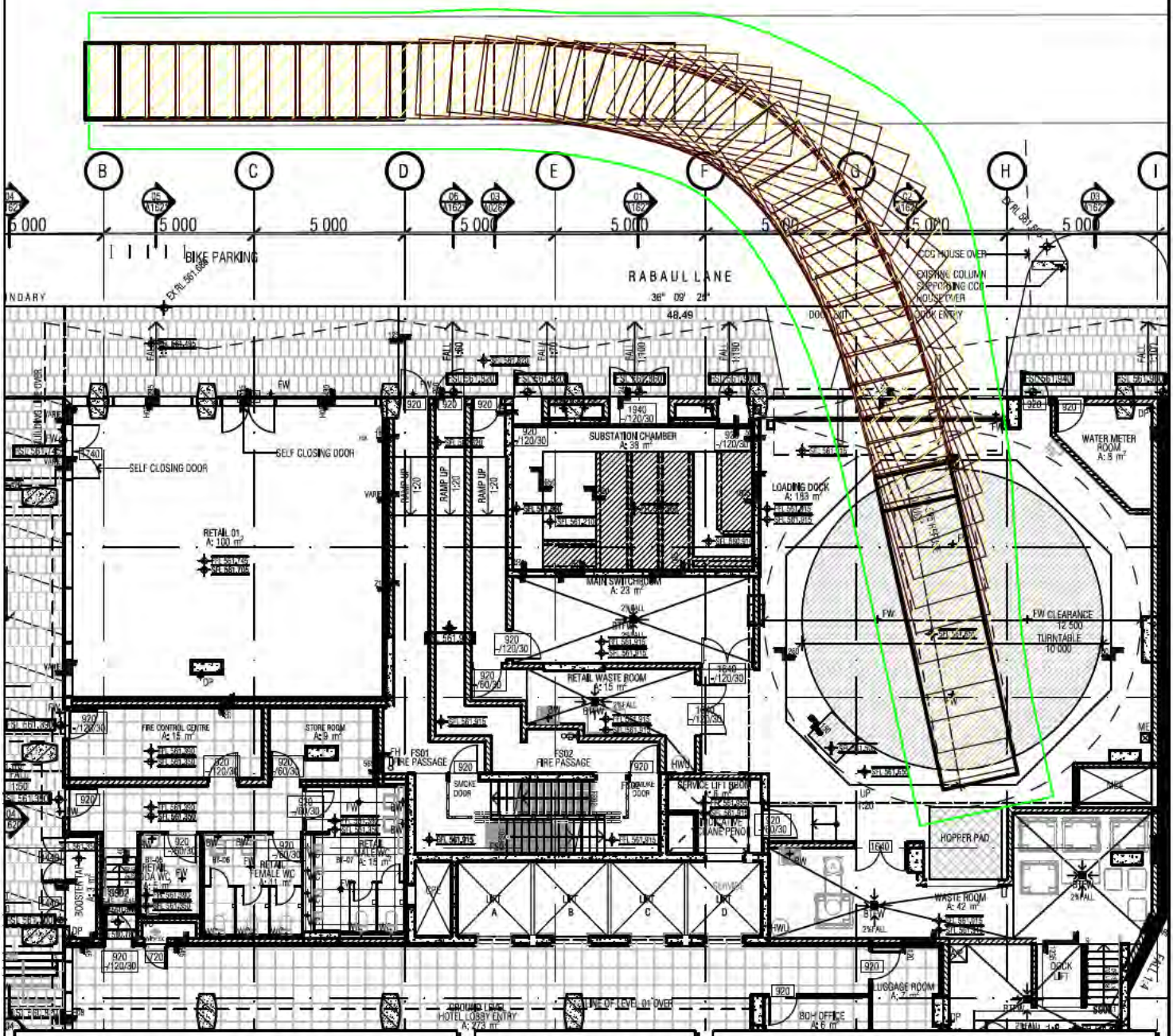
Designed & Drawn	JW
Date	15.09.17
Checked	BATME
Scale	NTS
Sheet Size	A3

Client: ELEPHANTS FOOT STANDARDS

Project: Ø 510 CHUTE & SPLITTER WITH SINGLE 1100L MGB

Title: SAMPLE DESIGN LAYOUT

Job Number	Drawing Number	Revision
EF's STD	-	A



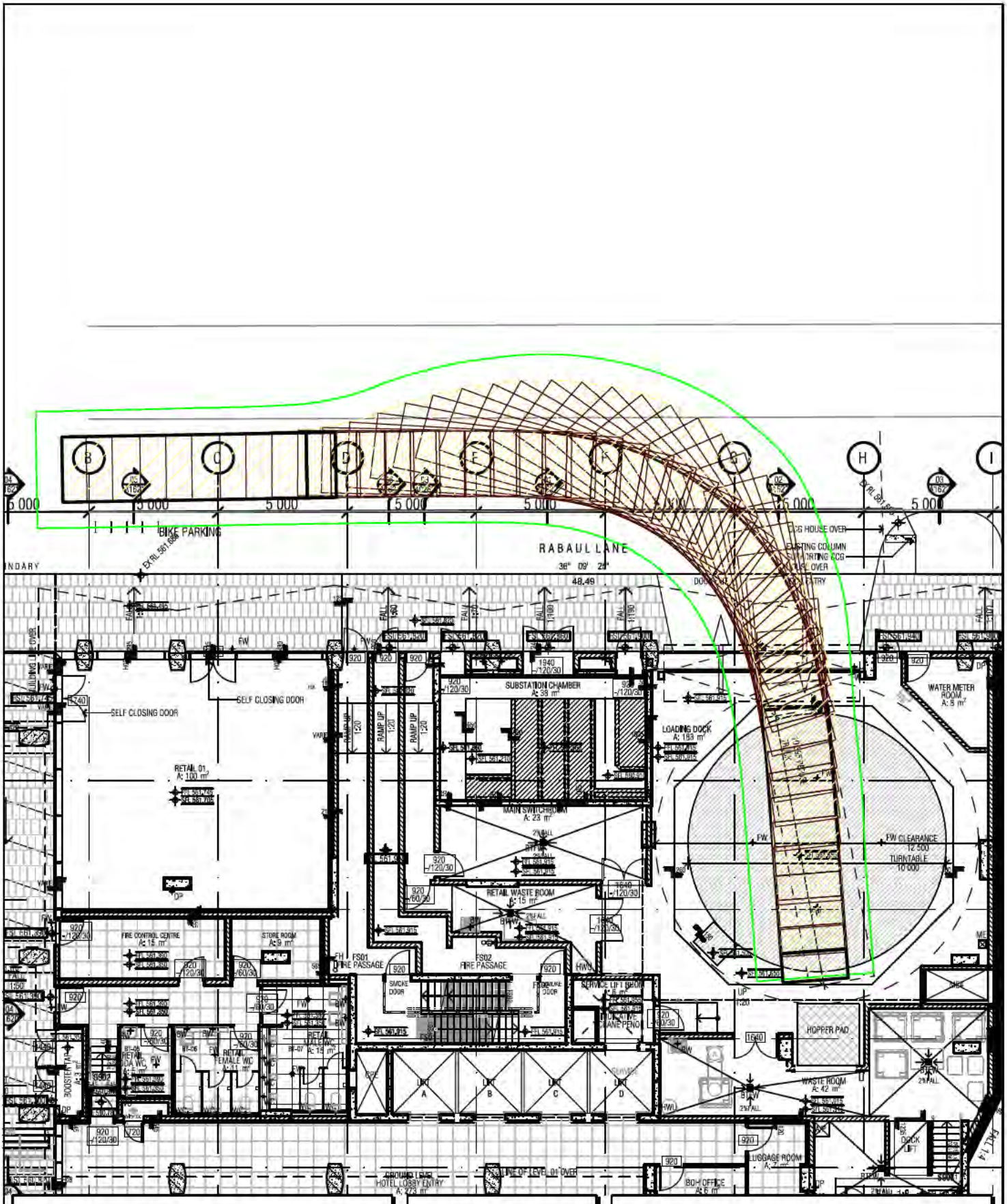
NOTE

This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a in conjunction with AutoCAD 2013. The vehicle used is based upon vehicle data provided by Austroads and Incorporates a reasonable degree of tolerance. However, It Is not possible to account for all vehicle types/characteristics and/or driver ability.

N

SWEPT PATH ANALYSIS OF A 10.595m REFUSE VEHICLE ENTERING THE SITE

SP 1



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N

SWEPT PATH ANALYSIS OF A 10.595m REFUSE VEHICLE EXITING THE SITE

SP 2

YIELD SUMMARY

SITE AREA 1,734 m^2

LEVEL	TYPE	QUANTITY
Level 1	Studio	6
	1 Bed	1
	2 Bed	1
Level 2 - 3 (2 Levels)	Studio	2
	1 Bed	22
	2 Bed	8
Level 4 - 11 (8 Levels)	Studio	8
	1 Bed	88
	2 Bed	32
Level 12 - 13 (2 Levels)	Studio	2
	1 Bed	6
	2 Bed	8
	3 Bed	8
Level 14	Studio	3
	1 Bed	4
	2 Bed	2
	3 Bed	2
Level 15	Penthouse	2
	1 Bed	2
	Total	207

TYPE	QUANTITY	MIX
Studio	21	9%
1 Bed	123	60%
2 Bed	51	25%
3 Bed	10	5%
Penthouse	2	1%

REVISION

	PRE DEVELOPMENT APPLICATION [DRAFT]	BB	20.12.2019
01	PRE DEVELOPMENT APPLICATION	BB	24.01.2020
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Deletion of ground level external planter box to Allara Street
Hotel suite 301 made accessible in lieu of suite 215 due to structural column impacting circulation clearances
Roof level 17 opening to level 16 below removed. Roof is fully enclosed

2. Car Park adjustments

Relocation of bicycle storage from basement 02 to basement 01
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3. Waste Chute and Linen Chute Room

Removal of graphic representation of chute splitter arm ground floor
Waste chute identified with W and Linen chute identified with L all levels for clarity

4. GFA Adjustments general updates

5. Façade Treatment

Rabaul Lane awning reduced in length due to substation height clearance requirements
Nangari Street awning increase in depth
Lv6 shading elements added to western facade
Frosted privacy glass to transom height south façade and partial east and west facades
Nangari Street entry sliding door in lieu of revolving door
Allara Street removal of one side exit door swing door
Shop front glazing G2 clear glass
Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

NOT FOR CONSTRUCTION

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L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	RM	13.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
YIELD SUMMARY

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:100@A3

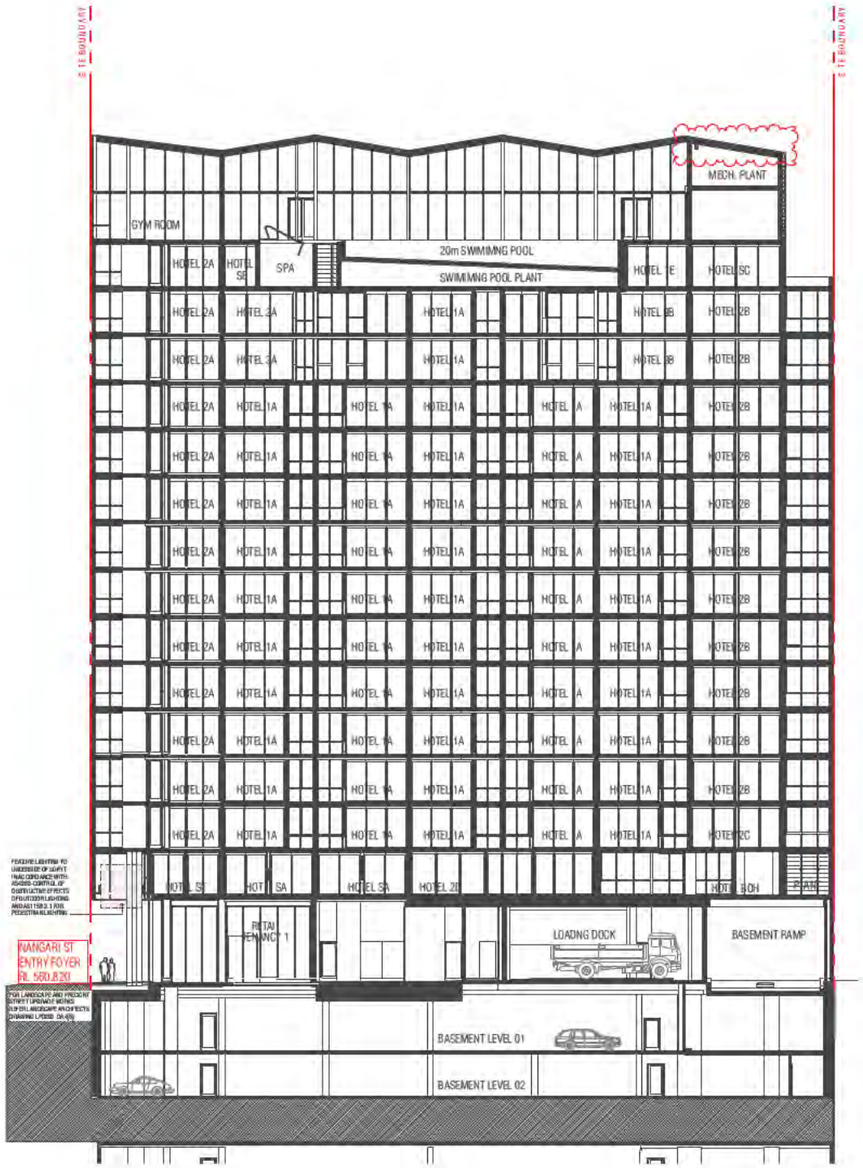
REV.
08

DRAWING NO.
DA420

BIM cloud: PROJECTS\19125 - MERITON SUITES CANBERRA\19125 - 40 Allara St Canberra\19125 Meriton Suites Canberra - 19 MC and Basic for ARCHICAD 23_R19125 - 40 A...



AA SECTION AA
SCALE 1:400@A3



BB SECTION BB
SCALE 1:400@A3

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to ext onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
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Shop front glazing increased panel width to retail tenancy 02
Driveway carpark entry swing doors in lieu of panel lift overhead garage door

REVISION

	PRE DEVELOPMENT APPLICATION (DRAFT)	BB	20.12.2019
01	PRE DEVELOPMENT APPLICATION	BB	24.01.2020
02	UPDATED PRE DEVELOPMENT APPLICATION	BB	14.02.2020
03	UPDATED PRE DEVELOPMENT APPLICATION	RM	26.02.2020
04	UPDATED PRE DEVELOPMENT APPLICATION	BB	24.03.2020
05	DEVELOPMENT APPLICATION	RM	03.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
07	DEVELOPMENT APPLICATION	BB	23.10.2020
08	DEVELOPMENT APPLICATION	RM	27.11.2020
09	SECTION 4.55	BB	21.01.2021
10	SECTION 4.55	RM	21.01.2021
> 11	SECTION 197	RM	13.09.2021

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SECTION AA AND SECTION BB

7

ISSUE / PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:400@A3

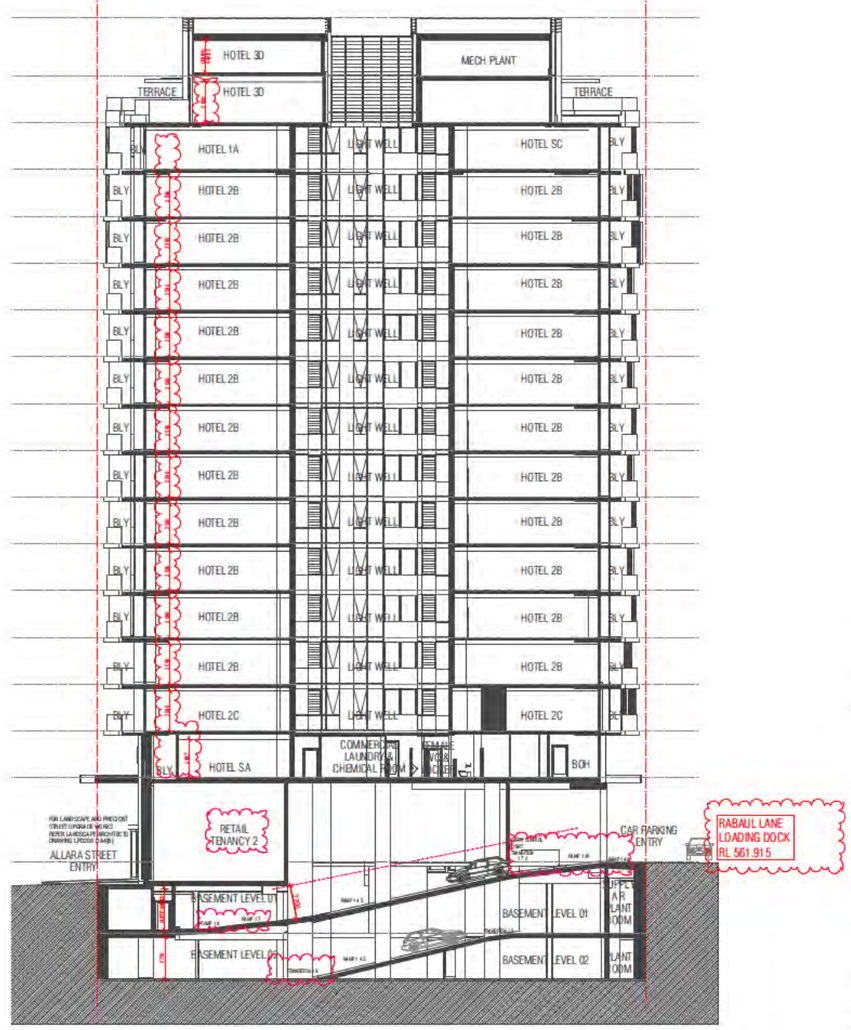
REV.	DRAWING NO.
11	DA250

B:\Mc\mod PROJECTS\19125 Meriton Suites Canberra\19125 Submitted Scheme\DA\19125 - 40 A...

REVISION			
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01	PRE DEVELOPMENT APPLICATION	BB	24.01.2020
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08	DEVELOPMENT APPLICATION	RM	27.11.2020
09	SECTION 4.55	BB	21.01.2021
10	SECTION 4.55	RM	21.01.2021
> 11	SECTION 157	RM	13.09.2021



CC SECTION CC
SCALE 1:400@A3



DD3 SECTION DD
SCALE 1:400@A3

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SECTION CC AND SECTION DD

7

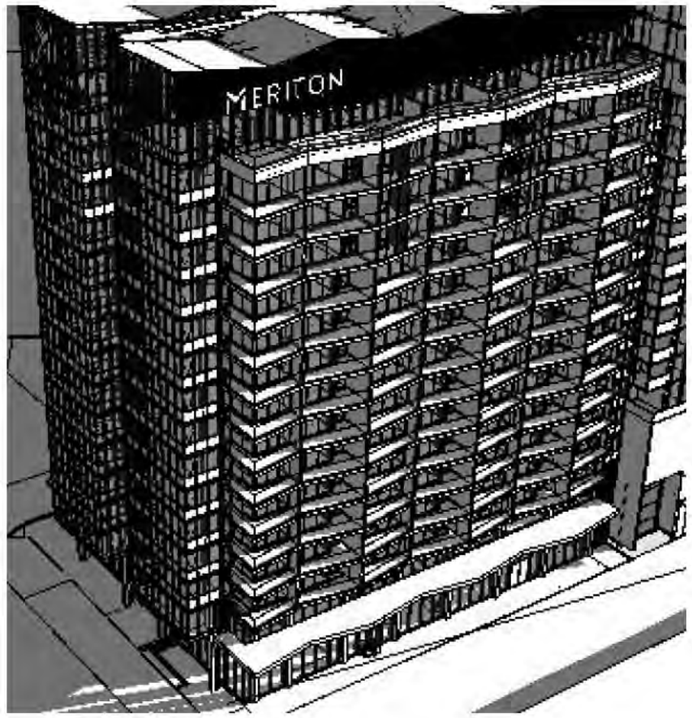
ISSUE PURPOSE
DEVELOPME T APPLICATION

SCALE
1:400@A3

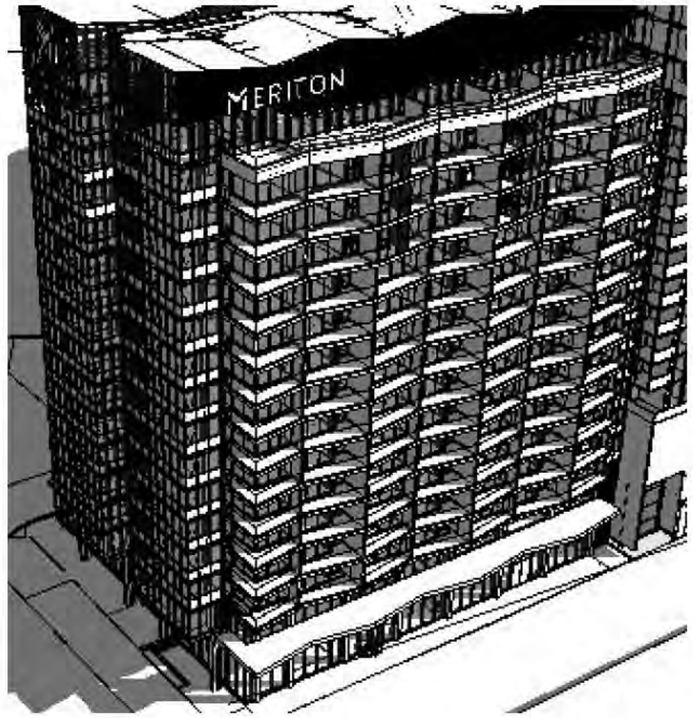
REV.
11

DRAWING NO.
DA251

© Mc oud PLOTDATE:MCLOUD23 - © Mc oud Basc by ARCHICAD 23/9125 - 40 A. ssa Canberra/19125 Sabin ted Sc ion/197



01 8am June
ALLARA STREET EAST ELEVATION



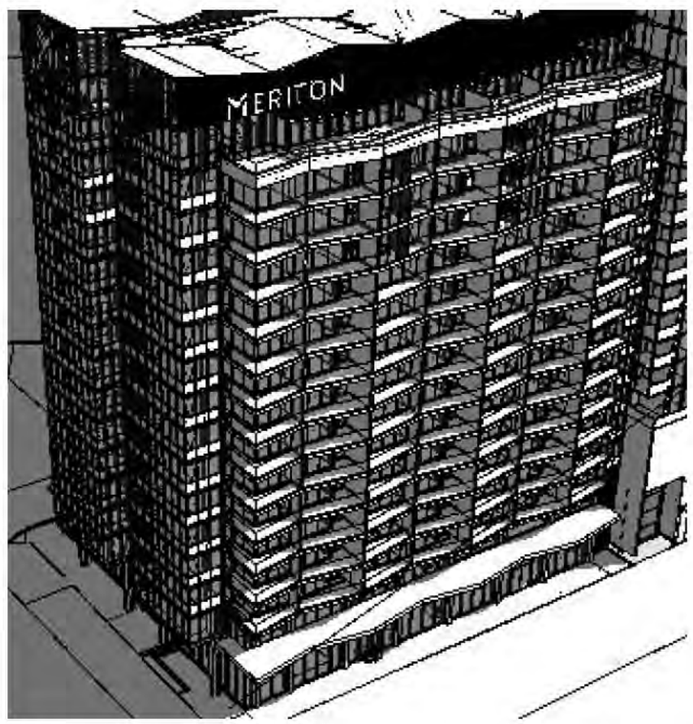
02 8am September
ALLARA STREET EAST ELEVATION



03 8am December
ALLARA STREET EAST ELEVATION



04 9am June
ALLARA STREET EAST ELEVATION



05 9am September
ALLARA STREET EAST ELEVATION



06 9am December
ALLARA STREET EAST ELEVATION

REVISION

SECTION 1:57 PM 13/09/2021

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TELEPHONE: + 61 2 8216 3500
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 8AM - 9AM
JUNE, SEPTEMBER & DECEMBER

7

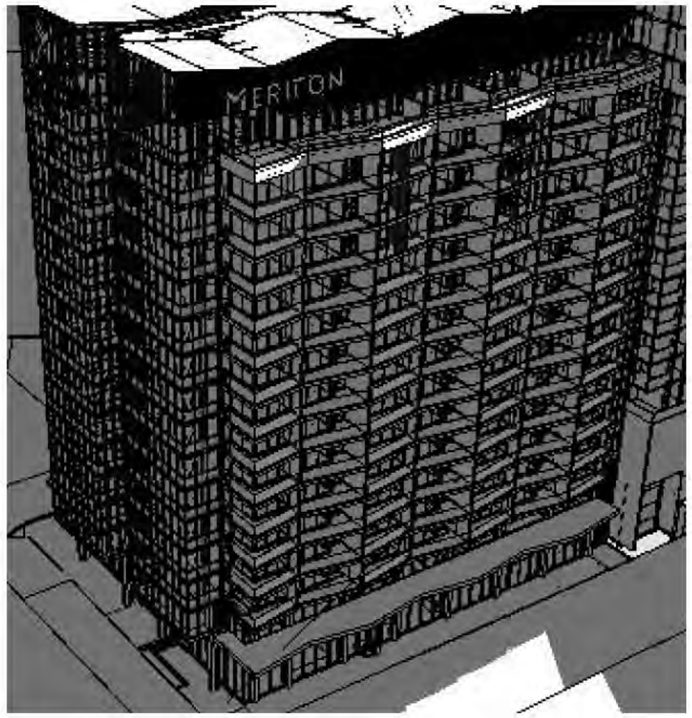
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

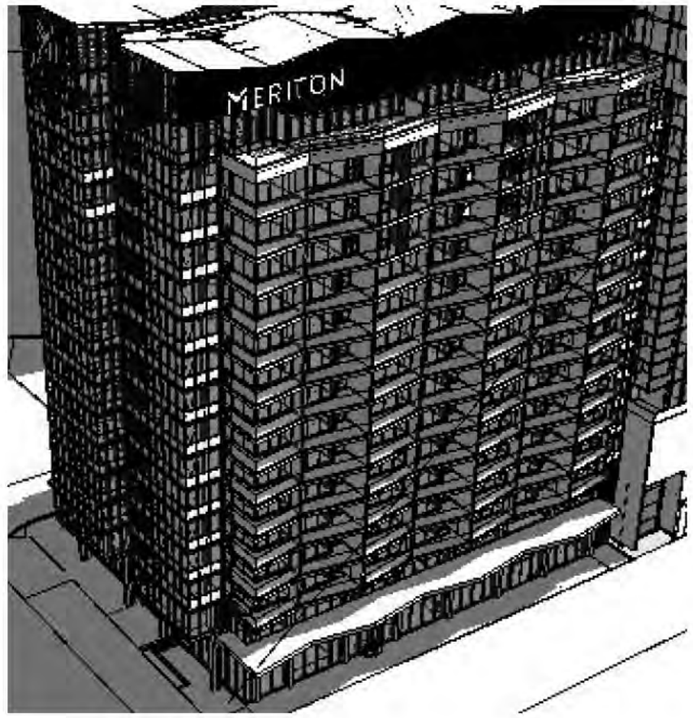
REV.
-

DRAWING NO.
DA810

Basix for ARCHICAD 23/19125 - 40 A ver.06 Canberra/19125 Sabrina.pln 13/09/2021 8:46:44 AM



01 10am June
ALLARA STREET EAST ELEVATION



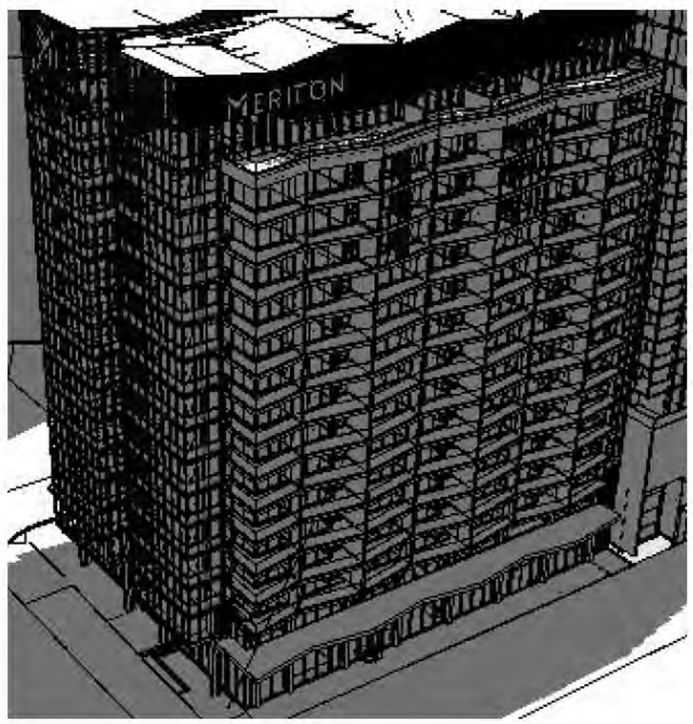
02 10am September
ALLARA STREET EAST ELEVATION



03 10am December
ALLARA STREET EAST ELEVATION



04 11am June
ALLARA STREET EAST ELEVATION



05 11am September
ALLARA STREET EAST ELEVATION



06 11am December
ALLARA STREET EAST ELEVATION

REVISION

>	SECTION 19'	PM	13/09/2021

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PROJECT
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40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 10AM - 11AM
JUNE, SEPTEMBER & DECEMBER

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
-

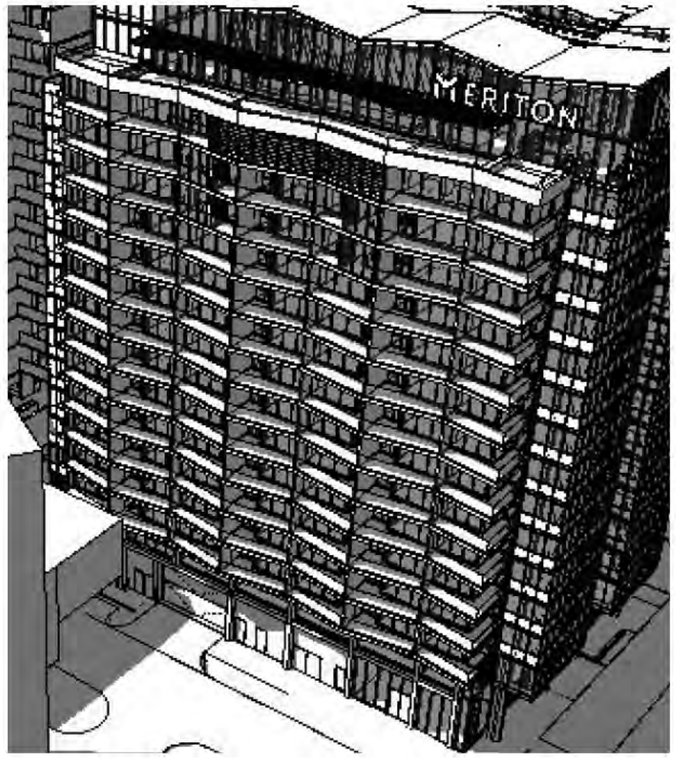
DRAWING NO.
DA811

Basic for ARCHICAD 23/19125 - 40 A ses3 Canberra/19125 Saint Ted Scratch7



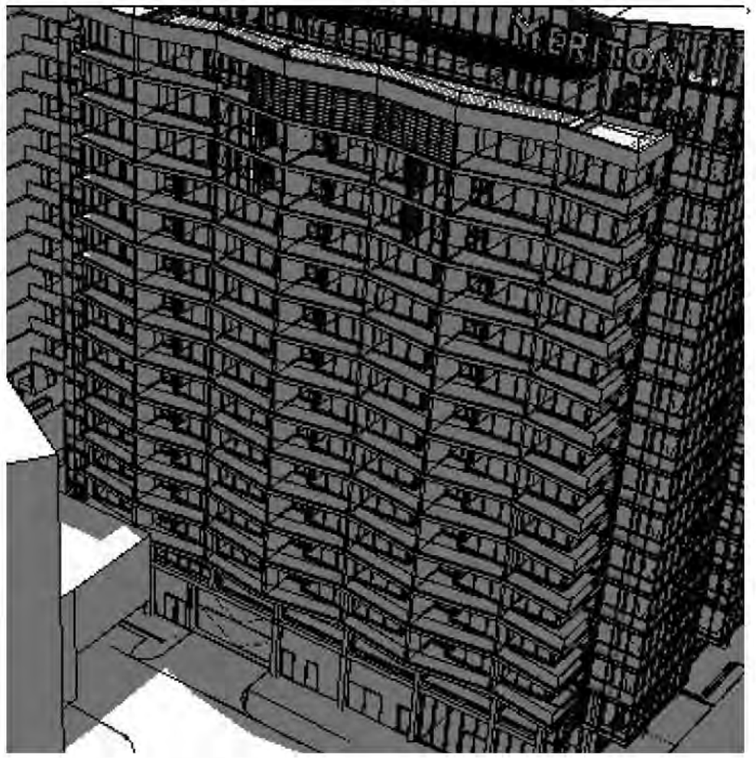
01 12pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



02 12pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



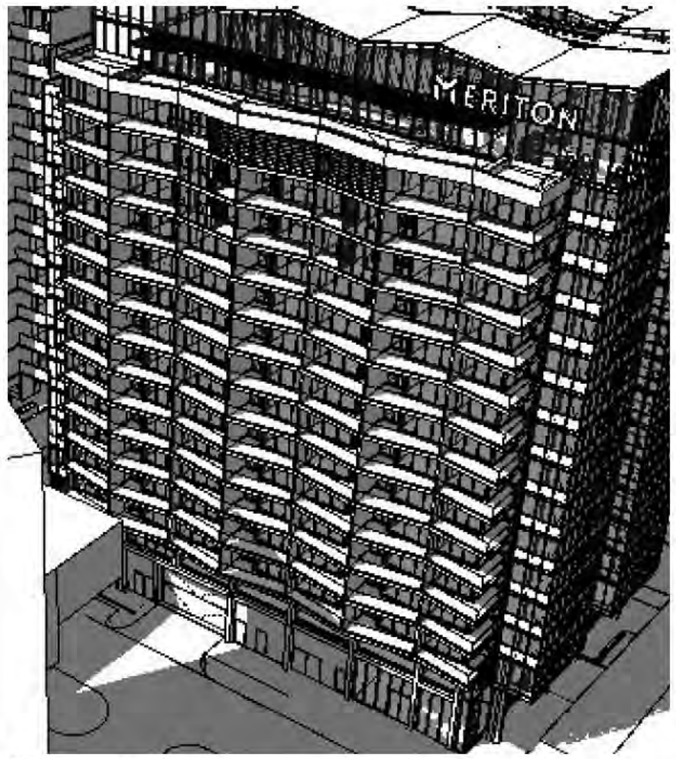
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RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



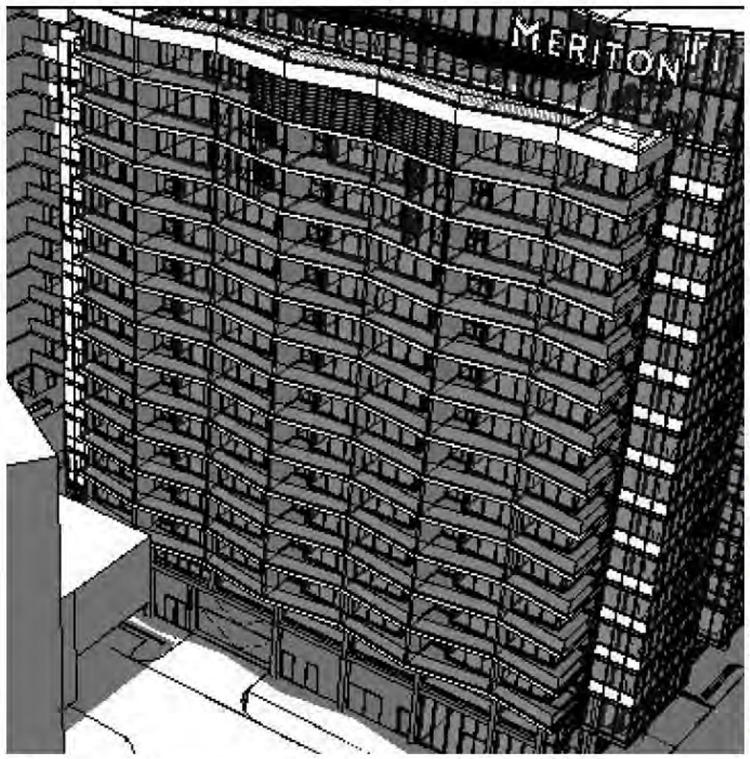
04 1pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



05 1pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



06 1pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

REVISION

SECTION 191 PM 13/09/2021

© Master Base for ARCHICAD 25/19125- 40A- ver.25 Camera/19125 Saint Ted Street.pln

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 12NOON-1PM
JUNE, SEPTEMBER & DECEMBER

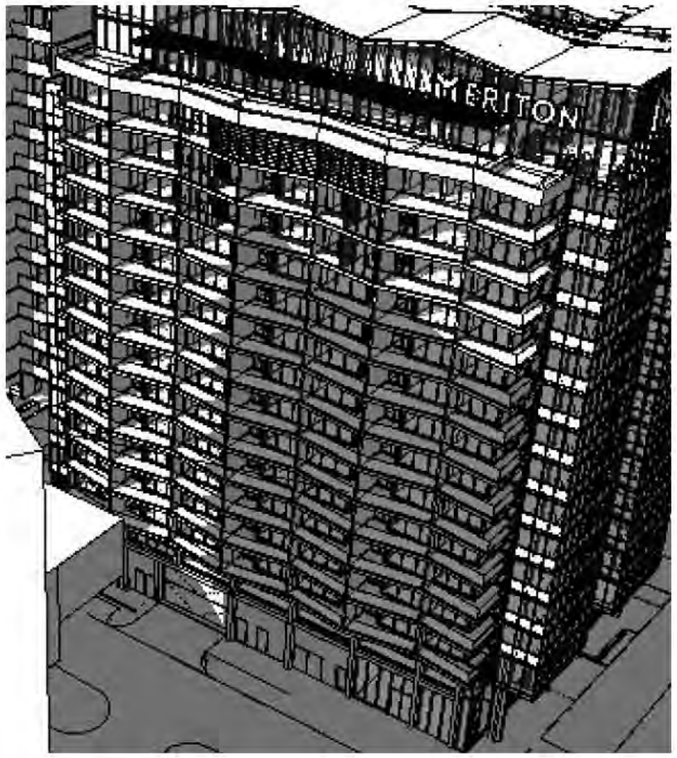
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

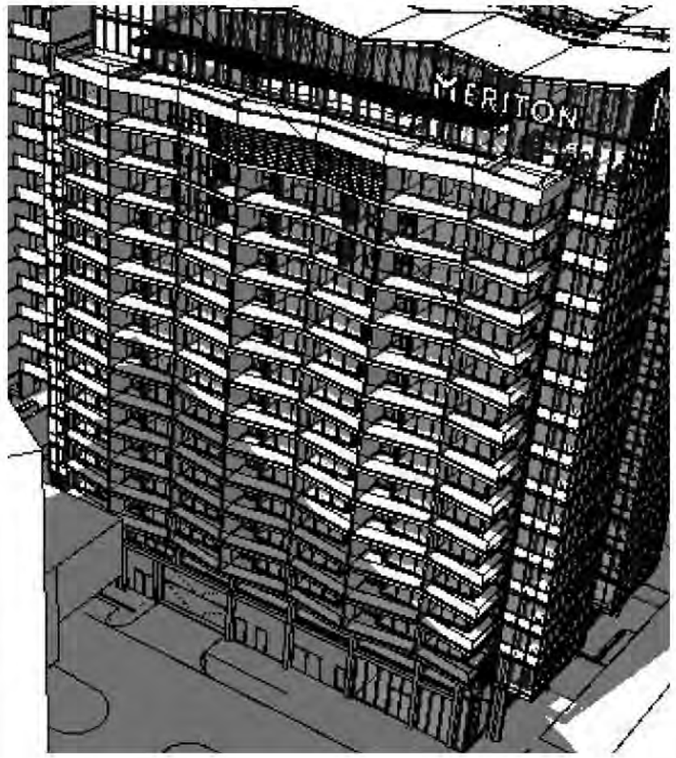
REV.
-

DRAWING NO.
DA812



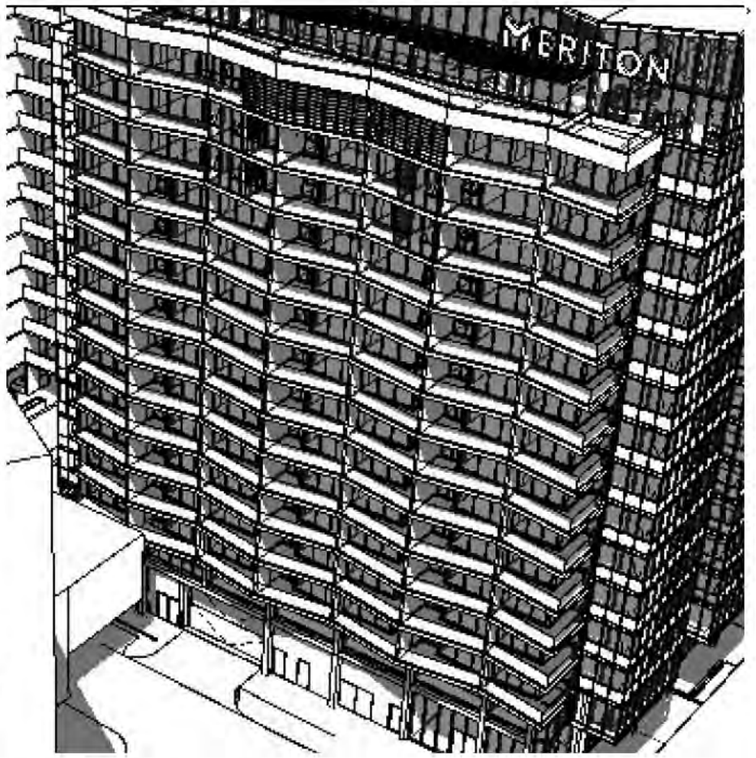
01 2pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



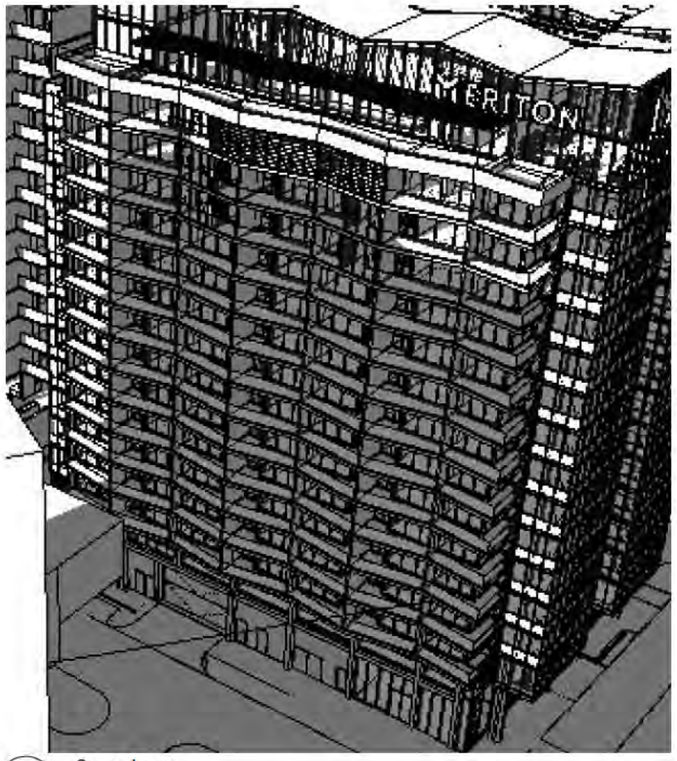
02 2pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



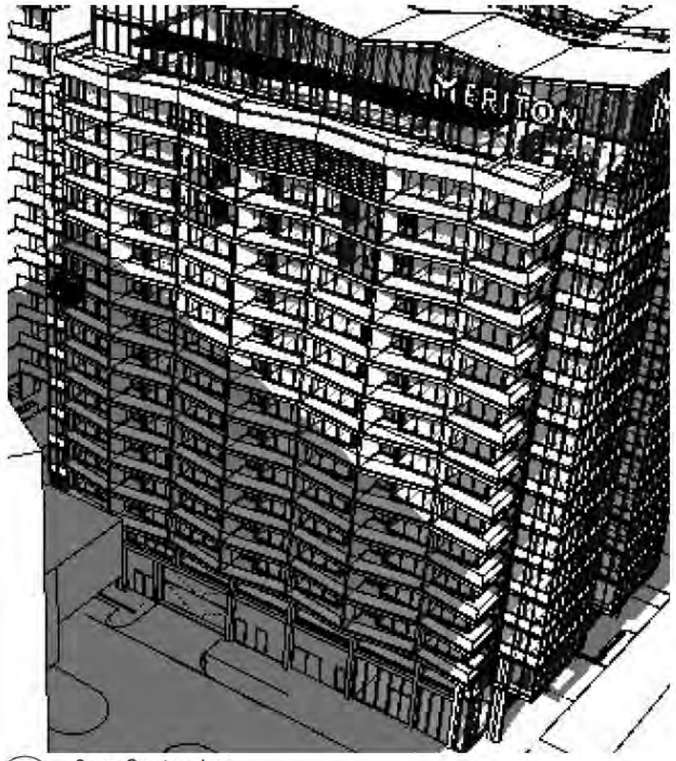
03 2pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



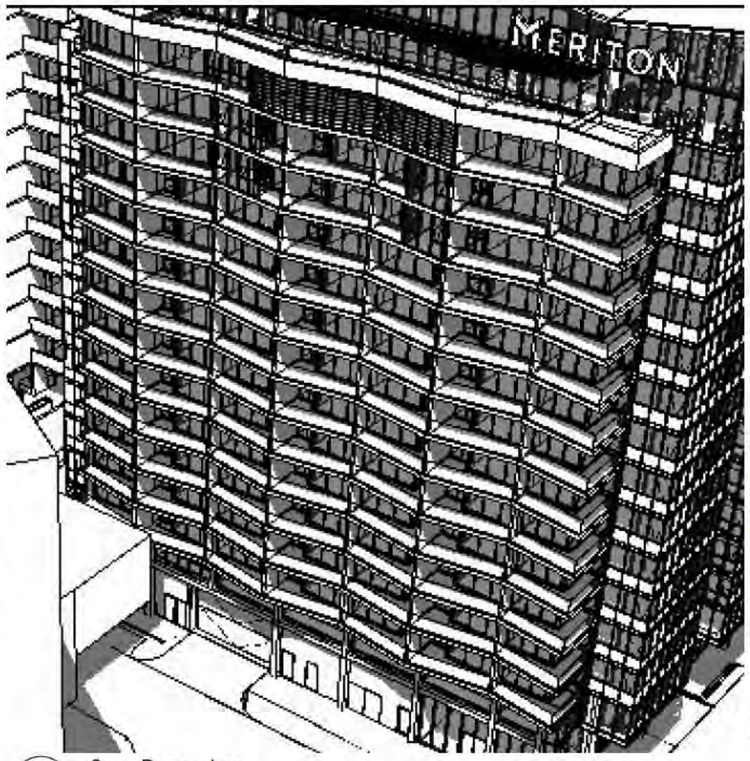
04 3pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



05 3pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



06 3pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

REVISION

SECTION 192 PM 13/09/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 052

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE. DATE OF REVIEW: 01.10.2020
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 2PM - 3PM
JUNE, SEPTEMBER & DECEMBER

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
-

DRAWING NO.
DA813

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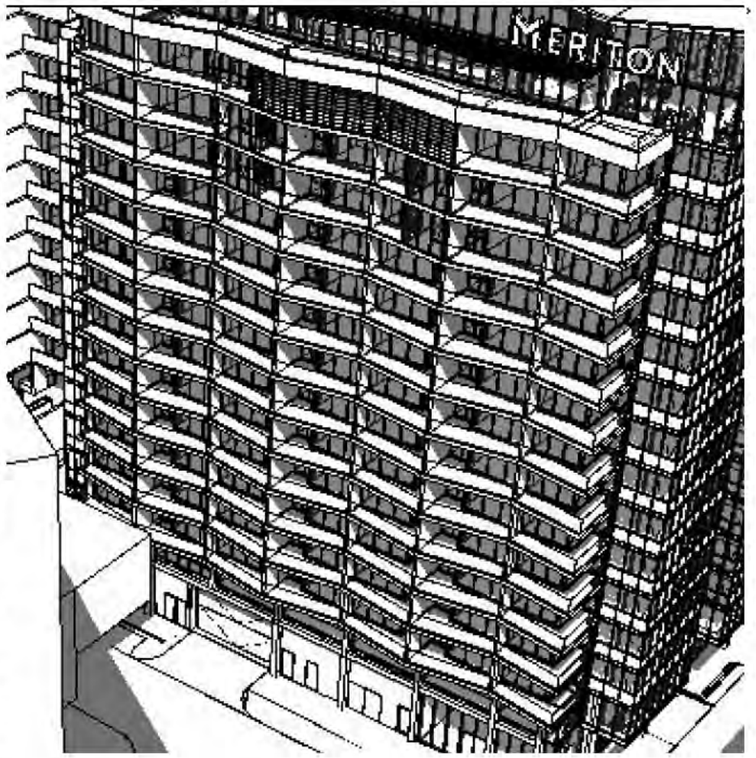
01 4pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



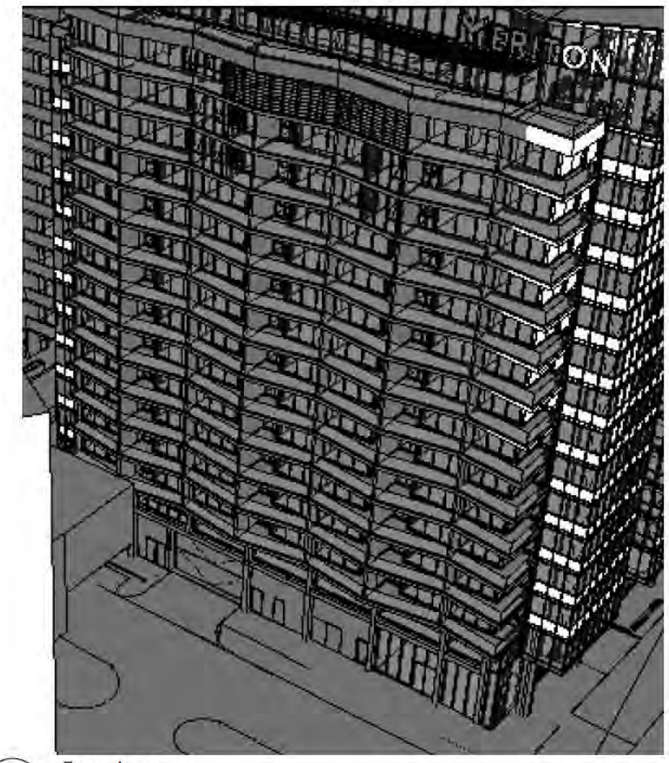
02 4pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



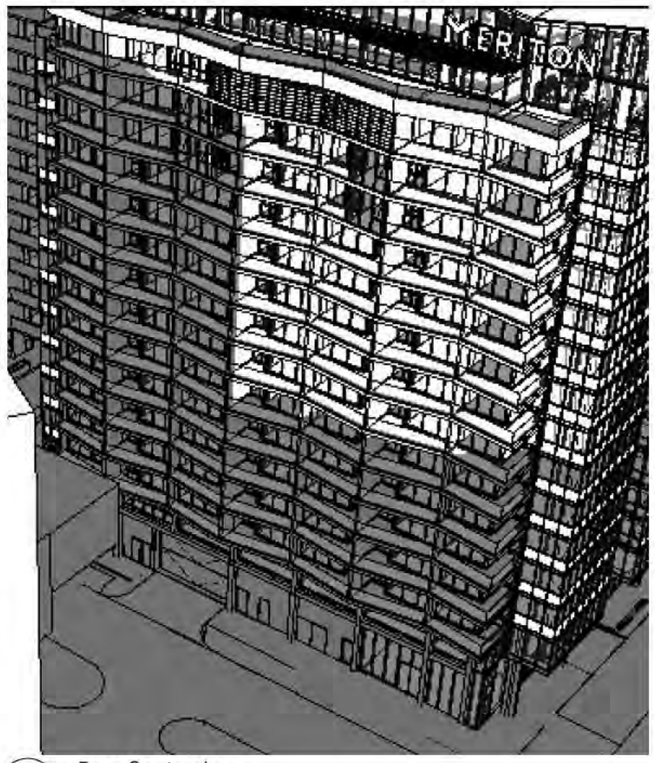
03 4pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



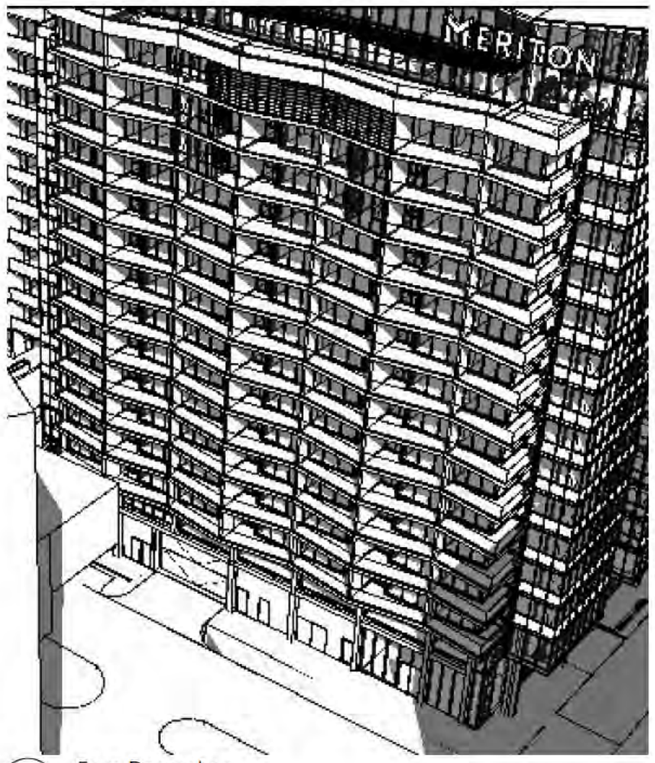
04 5pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



05 5pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



06 5pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

REVISION

SECTION 1:5' PM 13/09/2021

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 9216 3500
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
PM	13.09.2021	PM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 4PM-5PM
JUNE, SEPTEMBER & DECEMBER

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
-

DRAWING NO.
DA814

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Customer Services
Email: EPDCustomerServices@act.gov.au
Environment, Planning and Sustainable Development Directorate 16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 202037912 - S165A **DATE:** 19/11/2021

DESCRIPTION OF THE PROPOSAL:

Description - The purpose of this S165 application is to satisfy Conditions 5, 7, 8, 9, 10, 11, 13, 14 and 15 of the Notice of Decision issued for the above Development Application on 30 June 2020. This includes information provided in order to satisfy the further information request held in Condition 7 of the Notice of Decision.

BLOCK: 4	SECTION: 12	DIVISION: CITY

This proposal was reviewed by the City Renewal Authority	✓
The proponent has provided a place proposition and place plan Refer to 'The Great Place Guide' (https://www.act.gov.au/__data/assets/pdf_file/0011/1615898/great-place-guide.pdf).	No

The City Renewal Authority 's position is:	
That the proposal is supported – subject to conditions noted below	✓
That the proposal is not supported	
That advice is provided	✓
No comment	
That further information is required	

How we assess development in the City Renewal Authority (CRA) Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency with the National Capital Design Review Panel, the review of development proposals within the CRA precinct is assessed under the following ten key Design Quality Principles;

- Principle 1: Context and Character
- Principle 2: Landscape
- Principle 3: Sustainability
- Principle 4: Density and Connectivity
- Principle 5: Built Form and Scale
- Principle 6: Functionality and Build Quality
- Principle 7: Legibility and Safety
- Principle 8: Diversity and Amenity
- Principle 9: Community and Public Domain
- Principle 10: Visual Appearance (Aesthetics)

Comments pertaining to the development are made under the ten key principles and are provided to the proponent to encourage high quality design outcomes.

General CRA Comments – overall

The Authority is generally supportive of the proposed development, subject to the following conditions and advice.

Conditions:

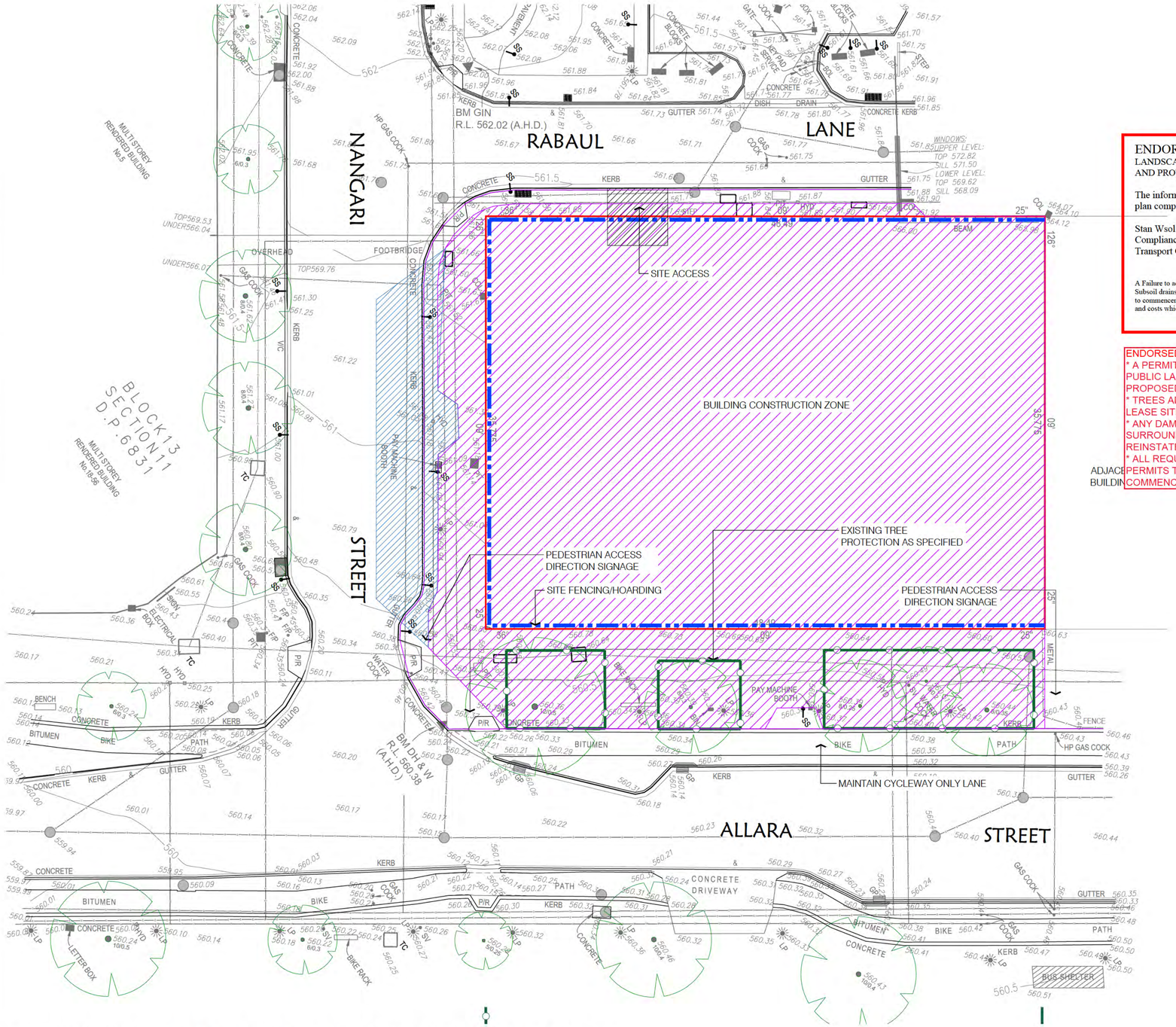
The following changes and studies / details must be provided to the Authority for endorsement prior to commencement:

The Authority acknowledges the proponent's response to comments regarding façade treatments to encourage better sun protection to the western façade and higher levels of privacy to the eastern and southern facades by:

1. Sliding louvred screens to the western facade
2. Fixed perforated screens to the western façade
3. Glass balustrades on east and south facades are now frosted

The Authority notes issues of crime prevention through environmental design have been addressed and will be subject to final approval by EPSDD.

The Authority also understands that issues regarding verge treatments and commercial space design at street level are ongoing and close to resolution.



ENDORSED
LANDSCAPE MANAGEMENT
AND PROTECTION PLAN

The information contained in this
plan complies with TCCS requirements.

Stan Wsol
Compliance Officer
Transport Canberra and City Services

A Failure to accurately locate Stormwater assets, Subsoil drains or street lighting assets prior to commencement could result in damage and costs which the property owner will be liable.

ENDORSED 2/06/2021
* A PERMIT MUST BE OBTAINED FROM PUBLIC LAND USE UNIT FOR AREA PROPOSED FOR LEASING
* TREES ADJACENT TO AND WITHIN LEASE SITE TO BE PROTECTED
* ANY DAMAGE TO TCCS ASSETS OR SURROUNDING LAND TO BE REINSTATED
* ALL REQUIRED APPROVALS AND PERMITS TO BE OBTAINED PRIOR TO COMMENCEMENT

ADJACE
BUILDIN

GENERAL NOTES

- TREE PROTECTION TO BE CARRIED OUT IN ACCORDANCE WITH THE TERRITORY & MUNICIPAL SERVICES REFERENCE DOCUMENT 4 'LANDSCAPE MANAGEMENT AND PROTECTION PLANS (LMPP) - ISSUE 2 REVISION 2, AUGUST 2010.
- REFER GOLD LEAF IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN (NOVEMBER 2020)

LANDSCAPE MANAGEMENT & PROTECTION PLAN

DO NOT SCALE

USE FIGURED DIMENSIONS AT ALL TIMES. F IN DOUBT CHECK WITH MERITON APARTMENTS PTY. LTD. CONTRACTOR/S TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMMISSIONS TO MERITON APARTMENTS PTY. LTD. PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

DISCLAIMER

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LEGEND

- EXISTING TREES TO BE RETAINED
- SITE BOUNDARY
- SITE FENCING / HOARDING
- EXISTING TREE PROTECTION FENCING AS SPECIFIED
- APPROVED WORK AREA AS PER TTM REGISTERED NUMBER TM/7756 - 30/11/20
- APPROVED WORK AREA AS PER TTM REGISTERED NUMBER TM/7756 - 12.05.21

BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
City

1:200 @ A1 1:400 @ A3
0 2 4 6 8 10m

REV	DESCRIPTION	DWN	CHK	DATE
D	FOR APPROVAL	CG	CG	02.06.21
C	FOR APPROVAL	CG	CG	27.05.21
B	FOR APPROVAL	CG	CG	20.05.20
A	FOR APPROVAL	CG	CG	21.01.20

MERITON
Builders & Developers
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9267 2777
Email: camerong@meriton.com.au
Internet: http://www.meriton.com.au

PROJECT:
40 ALLARA St,
CANBERRA

DRAWING TITLE:
LANDSCAPE MANAGEMENT & PROTECTION PLAN

DATE:	SCALE: AS SHOWN	DRAWING No: L100	REV: D
PROJECT NO:	DRAWN BY: AS SHOWN		

APPROVED AND SIGNED ON BEHLAF OF MERITON APARTMENTS PTY LTD
Sch 2 s 2.2(a)(ii)
CAMERON GREATBATCH (REG. LA)

NORTH

C:\Cameron_Work\R1\Working\Revit\Landscape\DA\CAD\Sheet\L100.dwg
02.06.2021

SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL 4 FEBRUARY 2022 BCS 211679 Block 4 Section 12 City

Design Check Certificate of Structural Sufficiency

Block / Lot: 04 **Section / DP:** 12 **Suburb:** Canberra City

Lessee of Permit Holders Name: Meriton Group

Description of Building Work: (please cross appropriate box)

x	New Work		Additions		Alterations		Other

I certify that:

1. I have checked the structural design computations for the building named above and /or the following components and of their supporting elements of the building named above.

2. In checking the structural design, I have paid attention to the integrity of the building under normal loading conditions relevant for this type of structure. The strength requirements and serviceability requirements of the building and its structural elements comply with the Building Code of Australia and where applicable relevant portions of SAA codes including but not limited to the table below

BUILDING COMPONENT	STANDARD OF PERFORMANCE
Structural Design Actions	AS/NZS 1170.0 – 2002 AS/NZS 1170.1 – 2002 AS/NZS 1170.2 – 2011 AS/NZS 1170.3 – 2003 AS 1170.4 – 2007
Concrete Structures	AS/NZS 3600-2018
Steel Structures	AS/NZS 4100-1998
Piling Code	AS 2159-2009
Structure	BCA Part B-2019 Volume 1, Amendment 1
Handrails/Balustrades – Loading	AS/NZS 1170.1-2002

3. All structural elements have been designed to achieve Fire Resistance Levels (FRL) for all structural elements in accordance with Clause 3 and Table 3 of Section C1.1 of the BCA for a Class 3, 6 and 7a and as summarized in the below table:

LEVEL	STRUCTURAL ELEMENT	FRL ACHIEVED
Basement P1, Basement P2	Columns, Walls, Slab, Emergency Stair & Lift Shafts	Carpark: 120/120/120 Emergency Shafts: 120/120/120
Ground Floor	Columns, Walls, Slab above, Emergency Stair & Lift Shafts	Retail: 180/180/180 Carpark/loading dock: 120/120/120 Hotel/Residential: 90/90/90 Emergency Shafts: 120/120/120
Level 1 to Roof	Columns, Walls, Slab above, Emergency Stair & Lift Shafts	Hotel/Residential: 90/90/90 Emergency Shafts: 120/120/120

4. This certificate applies to the current drawings listed below:

   (refer to attached drawing schedule)

and computations endorsed and signed by me. The documents adequately convey the structural design intentions for the construction of this structure.

5. I am a practicing structural engineer as defined in the ACT Building Act Section 54 (1) which states: *"practicing structural engineer" means an engineer with qualifications in structural engineering which are acceptable to Engineers Australia for the Grade of Corporate member and who is actively engaged in structural design and supervision of building construction.*

Signature Sch 2 s 2.2(a)(ii) **Date** 4/02/2022 **Job#:** 7774

Name of Engineer: Sch 2 s 2.2(a)(ii)
Qualifications: BE(Hons), MIEAust, CPEng, NER
NSW Registration DEP0000150 PRE0000142
QLD Registration PE22076
VIC Registration PE0001388

SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
City

INDESCO DRAWING LIST			
SHEET NUMBER	SHEET NAME	REVISION	DATE
E000	TITLE PAGE	2	04.03.2021
E001	DRAWING SCHEDULE	C	02.12.2021
E002	GENERAL NOTES	D	25.10.2021
E005	COLUMN SCHEDULE - SHEET 1	G	27.01.2022
E006	COLUMN SCHEDULE - SHEET 2	E	30.09.2021
E007	COLUMN SCHEDULE - SHEET 3	G	16.11.2021
E008	COLUMN SCHEDULE - SHEET 4	8	16.11.2021
E018	TYPICAL COLUMN DETAILS	G	25.10.2021
E019	TYPICAL COLUMN TRANSITIONS	E	27.01.2022
E030	TYPICAL FOOTING DETAILS - SHEET 1	I	16.11.2021
E031	TYPICAL SLAB ON GROUND DETAILS	G	28.10.2021
E032	TYPICAL BORED PIER DETAILS - SHEET 1	B	06.05.2021
E033	TYPICAL BORED PIER DETAILS - SHEET 2	H	28.10.2021
E034	TYPICAL BLOCKWORK DETAILS - SHEET 1	A	10.05.2021
E035	TYPICAL BLOCKWORK DETAILS - SHEET 2	A	10.05.2021
E036	MINIMUM FORMWORK REQUIREMENTS - GROUND FLOOR TRANSFER	A	10.05.2021
E040	BACKPROPPING DETAILS & PLANS - SHEET 1	A	10.09.2021
E041	BACKPROPPING DETAILS & PLANS - SHEET 2	A	10.09.2021
E042	BACKPROPPING DETAILS & PLANS - SHEET 3	A	10.09.2021
E050	BASEMENT P1 LOADING PLAN	B	26.10.2021
E051	GROUND FLOOR LOADING PLAN	D	06.12.2021
E052	LEVEL 1 LOADING PLAN	A	26.10.2021
E053	LEVEL 2 LOADING PLAN	A	26.10.2021
E054	LEVELS 4, 6, 8 AND 10 LOADING PLAN	A	26.10.2021
E055	LEVELS 3, 5, 7, 9 AND 11 LOADING PLAN	A	26.10.2021
E080	RAMP MARKING PLANS	E	28.10.2021
E081	RAMP REINFORCEMENT & DETAILS	E	16.11.2021
E100	BULK EXCAVATION MARKING PLAN	E	28.10.2021
E101	PIER RETENTION AND CAPPING BEAM MARKING PLAN	F	28.10.2021
E102	PIER RETENTION ELEVATIONS - SHEET 1	H	17.11.2021
E103	DETAILED EXCAVATION MARKING PLAN	F	28.10.2021
E200	FOOTING MARKING PLAN	N	04.11.2021
E201	BASEMENT 2 MARKING PLAN	N	17.11.2021
E202	BASEMENT 1 MARKING PLAN	K	16.11.2021
E203	GROUND FLOOR MARKING PLAN	P	02.02.2022
E204	LEVEL 1 MARKING PLAN	K	18.01.2022
E205	LEVEL 2 MARKING PLAN	F	02.02.2022
E206	LEVEL 3 MARKING PLAN	F	02.02.2022
E207	LEVEL 4 MARKING PLAN	F	02.02.2022
E208	LEVEL 5 MARKING PLAN	B	04.02.2022
E209	LEVEL 6 MARKING PLAN	B	04.02.2022
E210	LEVEL 7 MARKING PLAN	B	04.02.2022
E211	LEVEL 8 MARKING PLAN	B	04.02.2022
E212	LEVEL 9 MARKING PLAN	B	04.02.2022
E213	LEVEL 10 MARKING PLAN	B	04.02.2022
E400	LIFT/STAIR AND CRANE FOUNDATION REINFORCEMENT PLANS	C	17.08.2021
E500	TYPICAL PRECAST WALL DETAILS	B	01.02.2022
E501	TYPICAL PRECAST SHEAR WALL DETAILS	B	11.10.2021

SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
City

INDESCO DRAWING LIST			
SHEET NUMBER	SHEET NAME	REVISION	DATE
E502	TYPICAL PRECAST PANEL LAYOUTS	B	01.02.2022
E503	TYPICAL FORMED WALL DETAILS	D	15.11.2021
E504	TYPICAL AFS WALL DETAILS	A	10.05.2021
E520	BASEMENT SLAB DETAILS - SHEET 1	F	30.09.2021
E521	BASEMENT SLAB DETAILS - SHEET 2	I	17.11.2021
E530	GROUND SLAB DETAILS - SHEET 1	F	02.02.2022
E531	GROUND SLAB DETAILS - SHEET 2	G	22.12.2021
E532	GROUND SLAB DETAILS - SHEET 3	I	01.02.2022
E533	GROUND SLAB DETAILS - SHEET 4	K	18.01.2022
E540	LEVEL 1 & 2 SLAB DETAILS - SHEET 1	F	01.02.2022
E541	LEVEL 1 & 2 SLAB DETAILS - SHEET 2	F	01.02.2022
E542	LEVEL 1 & 2 SLAB DETAILS - SHEET 3	D	27.01.2022
E543	LEVEL 1 & 2 SLAB DETAILS - SHEET 4	A	27.01.2022
E550	TYPICAL SUSPENDED SLAB DETAILS - SHEET 1	C	01.02.2022
E551	TYPICAL SUSPENDED SLAB DETAILS - SHEET 2	1	01.12.2021
E600	PRECAST KEYPLAN - SHEET 1	A	25.10.2021
E601	PRECAST ELEVATIONS - SHEET 1	E	16.12.2021
E602	PRECAST ELEVATIONS - SHEET 2	G	22.12.2021
E603	PRECAST ELEVATIONS - SHEET 3	F	27.01.2022
E620	BASEMENT WALL ELEVATIONS	D	16.11.2021
E630	SUBSTATION MARKING PLAN AND ELEVATIONS	F	22.12.2021
E650	TRANSFER WALL KEYPLAN AND ELEVATIONS	C	16.11.2021
E800	LIFT AND STAIR WALL ELEVATIONS - SHEET 1	F	12.10.2021
E801	LIFT AND STAIR WALL ELEVATIONS - SHEET 2	G	15.11.2021
E802	LIFT AND STAIR WALL TIE PLANS - SHEET 1	C	11.10.2021
E803	LIFT AND STAIR WALL TIE PLANS - SHEET 2	C	11.10.2021
E804	LIFT AND STAIR WALL TIE PLANS - SHEET 3	B	11.10.2021
E805	LIFT AND STAIR WALL TIE PLANS - SHEET 4	B	11.10.2021
E810	TYPICAL STAIR DETAILS	E	15.11.2021
E820	LIFT/STAIR CORE PULL OUT BAR PLAN - SHEET 1	B	16.11.2021

LOCATION

MERITON SUITES CANBERRA

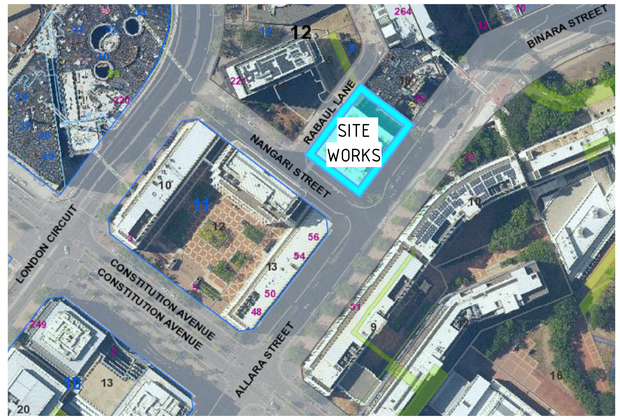
40 ALLARA STREET CANBERRA ACT 2061

DISCIPLINE

STRUCTURAL

SUBMISSION TYPE

ISSUED FOR CONSTRUCTION



LOCATION PLAN

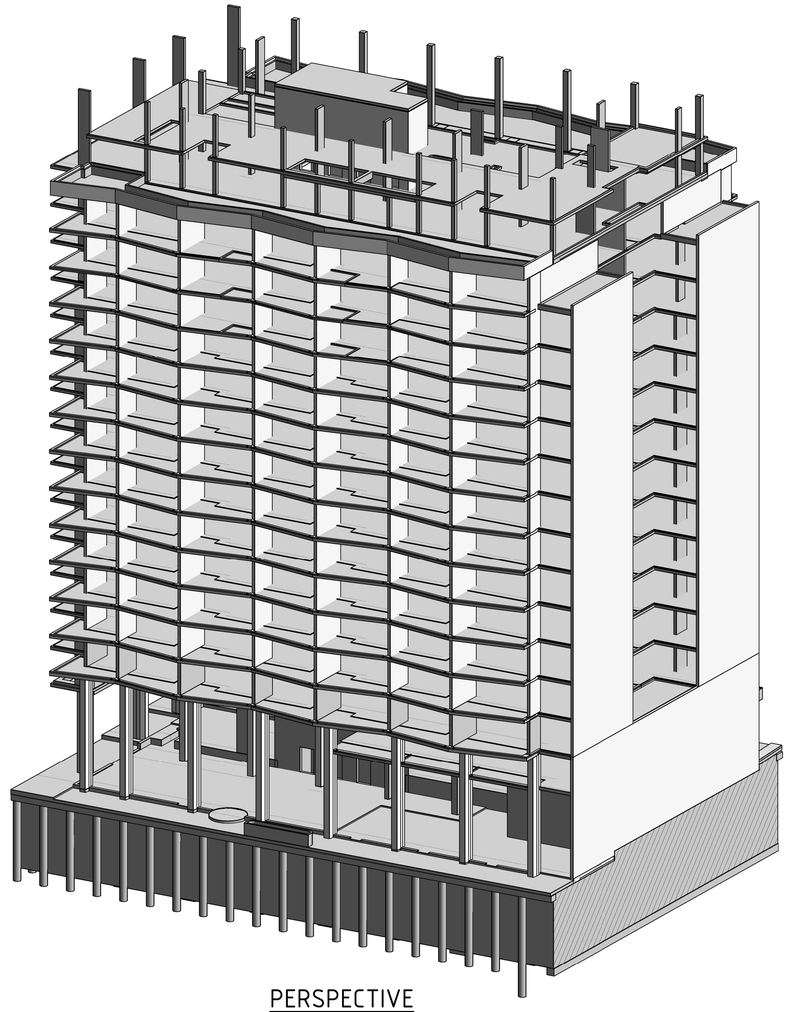
ARCHITECT

FENDER KATSALIDIS

CLIENT

KARIMBLA
CONSTRUCTION SERVICES (NSW)
PTY LIMITED

Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777



PERSPECTIVE

DRAWING SCHEDULE

DRAWING SERIES:

E000	-	COVER SHEET, GENERAL NOTES, COLUMN DETAILS, TYPICAL DETAILS
E100	-	PIER RETENTION PLANS, ELEVATIONS
E200	-	MARKING PLANS
E300	-	NOT USED
E400	-	NOT USED
E500	-	DETAILS, SECTIONS
E600	-	PRECAST AND SHEAR WALL ELEVATIONS
E700	-	POOL MARKING PLAN, SECTIONS AND DETAILS
E800	-	LIFT & STAIR ELEVATIONS AND DETAILS
E900	-	PERSPECTIVES

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BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
City

7774 - S000

NOTE: B1 DRAWING SHEET

INDESCO DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
E000	TITLE PAGE	2	04.03.2021
E001	DRAWING SCHEDULE	C	02.12.2021
E002	GENERAL NOTES	D	25.10.2021
E005	COLUMN SCHEDULE - SHEET 1	E	30.09.2021
E006	COLUMN SCHEDULE - SHEET 2	E	30.09.2021
E007	COLUMN SCHEDULE - SHEET 3	G	16.11.2021
E008	COLUMN SCHEDULE - SHEET 4	8	16.11.2021
E018	TYPICAL COLUMN DETAILS	G	25.10.2021
E019	TYPICAL COLUMN TRANSITIONS	D	20.10.2021
E030	TYPICAL FOOTING DETAILS - SHEET 1	I	16.11.2021
E031	TYPICAL SLAB ON GROUND DETAILS	G	28.10.2021
E032	TYPICAL BORED PIER DETAILS - SHEET 1	B	06.05.2021
E033	TYPICAL BORED PIER DETAILS - SHEET 2	H	28.10.2021
E034	TYPICAL BLOCKWORK DETAILS - SHEET 1	A	10.05.2021
E035	TYPICAL BLOCKWORK DETAILS - SHEET 2	A	10.05.2021
E036	MINIMUM FORMWORK REQUIREMENTS - GROUND FLOOR TRANSFER	A	10.05.2021
E040	BACKPROPPING DETAILS & PLANS - SHEET 1	A	10.09.2021
E041	BACKPROPPING DETAILS & PLANS - SHEET 2	A	10.09.2021
E042	BACKPROPPING DETAILS & PLANS - SHEET 3	A	10.09.2021
E050	BASEMENT P1 LOADING PLAN	B	26.10.2021
E051	GROUND FLOOR LOADING PLAN	C	02.12.2021
E052	LEVEL 1 LOADING PLAN	A	26.10.2021
E053	LEVEL 2 LOADING PLAN	A	26.10.2021
E054	LEVELS 4, 6, 8 AND 10 LOADING PLAN	A	26.10.2021
E055	LEVELS 3, 5, 7, 9 AND 11 LOADING PLAN	A	26.10.2021
E056	LEVEL 12 LOADING PLAN	5	26.10.2021
E057	LEVEL 13 LOADING PLAN	5	26.10.2021
E058	LEVEL 14 LOADING PLAN	5	26.10.2021
E059	LEVEL 15 LOADING PLAN	5	26.10.2021
E060	LEVEL 16 LOADING PLAN	5	26.10.2021
E080	RAMP MARKING PLANS	E	28.10.2021
E081	RAMP REINFORCEMENT & DETAILS	E	16.11.2021
E100	BULK EXCAVATION MARKING PLAN	E	28.10.2021
E101	PIER RETENTION AND CAPPING BEAM MARKING PLAN	F	28.10.2021
E102	PIER RETENTION ELEVATIONS - SHEET 1	H	17.11.2021
E103	DETAILED EXCAVATION MARKING PLAN	F	28.10.2021
E200	FOOTING MARKING PLAN	N	04.11.2021
E201	BASEMENT 2 MARKING PLAN	N	17.11.2021
E202	BASEMENT 1 MARKING PLAN	K	16.11.2021
E203	GROUND FLOOR MARKING PLAN	O	02.12.2021
E204	LEVEL 1 MARKING PLAN	J	02.12.2021
E205	LEVEL 2 MARKING PLAN	D	02.12.2021
E206	LEVEL 3 MARKING PLAN	D	02.12.2021
E207	LEVEL 4 MARKING PLAN	D	02.12.2021
E208	LEVEL 5 MARKING PLAN	A	02.12.2021
E209	LEVEL 6 MARKING PLAN	A	02.12.2021
E210	LEVEL 7 MARKING PLAN	A	02.12.2021
E211	LEVEL 8 MARKING PLAN	A	02.12.2021
E212	LEVEL 9 MARKING PLAN	A	02.12.2021
E213	LEVEL 10 MARKING PLAN	A	02.12.2021
E214	LEVEL 11 MARKING PLAN	9	17.11.2021
E215	LEVEL 12 MARKING PLAN	9	17.11.2021
E216	LEVEL 13 MARKING PLAN	9	17.11.2021
E217	LEVEL 14 MARKING PLAN	9	17.11.2021
E218	LEVEL 15 MARKING PLAN	11	01.12.2021
E219	LEVEL 16 MARKING PLAN	10	01.12.2021
E220	ROOF MARKING PLAN	9	01.12.2021
E400	LIFT/STAIR AND CRANE FOUNDATION REINFORCEMENT PLANS	C	17.08.2021
E500	TYPICAL PRECAST WALL DETAILS	A	25.10.2021
E501	TYPICAL PRECAST SHEAR WALL DETAILS	B	11.10.2021
E502	TYPICAL PRECAST PANEL LAYOUTS	A	25.10.2021
E503	TYPICAL FORMED WALL DETAILS	D	15.11.2021
E504	TYPICAL AFS WALL DETAILS	A	10.05.2021
E520	BASEMENT SLAB DETAILS - SHEET 1	F	30.09.2021
E521	BASEMENT SLAB DETAILS - SHEET 2	I	17.11.2021
E530	GROUND SLAB DETAILS - SHEET 1	D	15.10.2021
E531	GROUND SLAB DETAILS - SHEET 2	F	20.10.2021
E532	GROUND SLAB DETAILS - SHEET 3	G	28.10.2021
E533	GROUND SLAB DETAILS - SHEET 4	I	02.12.2021
E540	LEVEL 1 & 2 SLAB DETAILS - SHEET 1	C	05.11.2021
E541	LEVEL 1 & 2 SLAB DETAILS - SHEET 2	C	05.11.2021
E542	LEVEL 1 & 2 SLAB DETAILS - SHEET 3	B	29.09.2021
E550	TYPICAL SUSPENDED SLAB DETAILS - SHEET 1	A	25.10.2021
E551	TYPICAL SUSPENDED SLAB DETAILS - SHEET 2	1	01.12.2021
E600	PRECAST KEYPLAN - SHEET 1	A	25.10.2021
E601	PRECAST ELEVATIONS - SHEET 1	D	16.11.2021
E602	PRECAST ELEVATIONS - SHEET 2	E	16.11.2021
E603	PRECAST ELEVATIONS - SHEET 3	D	16.11.2021
E604	PRECAST ELEVATIONS - SHEET 4	6	16.11.2021
E620	BASEMENT WALL ELEVATIONS	D	16.11.2021
E630	SUBSTATION MARKING PLAN AND ELEVATIONS	E	16.11.2021
E650	TRANSFER WALL KEYPLAN AND ELEVATIONS	C	16.11.2021
E700	POOL MARKING PLAN AND SECTIONS	4	13.04.2021
E701	POOL DETAILS	4	13.04.2021
E800	LIFT AND STAIR WALL ELEVATIONS - SHEET 1	F	12.10.2021
E801	LIFT AND STAIR WALL ELEVATIONS - SHEET 2	G	15.11.2021
E802	LIFT AND STAIR WALL TIE PLANS - SHEET 1	C	11.10.2021
E803	LIFT AND STAIR WALL TIE PLANS - SHEET 2	C	11.10.2021
E804	LIFT AND STAIR WALL TIE PLANS - SHEET 3	B	11.10.2021
E805	LIFT AND STAIR WALL TIE PLANS - SHEET 4	B	11.10.2021
E810	TYPICAL STAIR DETAILS	E	15.11.2021
E820	LIFT/STAIR CORE PULL OUT BAR PLAN - SHEET 1	B	16.11.2021
E821	LIFT/STAIR CORE PULL OUT BAR PLAN - SHEET 2	1	16.06.2021
E900	PERSPECTIVES	4	13.04.2021

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 118 759 734
SUPPORTING DOCUMENTATION FOR APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
C	REVISED AS CLOUDED	DS	02.12.2021	GC
B	REVISED AS CLOUDED	DS	21.10.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
5	REVISED AS CLOUDED	MM	16.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER

FENDER KATSALIDIS

CLIENT

KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED

Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 8287 2888 Fax: (02) 8287 2777

Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

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www.indesco.com.au

CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
DRAWING SCHEDULE

PROJECT No.
7774

DRAWING No.
E001

AMDT
C

NORTH POINT

GENERAL

1. THESE DRAWINGS ARE FOR STRUCTURAL PURPOSES ONLY AND ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, ARCHITECTURAL DRAWINGS, OTHER CONSULTANTS DOCUMENTATION, CONTRACT DOCUMENTATION AND THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.

2. SET OUT DIMENSION TO BE TAKEN FROM ARCHITECTURAL DRAWINGS. STRUCTURAL DRAWINGS ARE NOT TO BE SCALED OFF. FIGURED DIMENSIONS ONLY ARE TO BE USED FOR SET OUTS.

3. 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 PRINCIPAL'S AUTHORISED PERSON.

4. DURING CONSTRUCTION STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. TEMPORARY SUPPORTS SHALL BE PROVIDED BY THE BUILDER IN ORDER TO KEEP THE WORKS AND ANY EXCAVATIONS STABLE AT ALL TIMES.

5. 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.

6. CONSTRUCTION USING THE STRUCTURAL DRAWINGS SHALL NOT COMMENCE UNTIL A CONSTRUCTION CERTIFICATE IS ISSUED BY THE PRINCIPAL CERTIFYING AUTHORITY.

7. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL WORK COVER REQUIREMENTS AND OCCUPATIONAL HEALTH AND SAFETY ACT REGULATIONS.

8. THE STRUCTURAL COMPONENTS DETAILED ON THE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS
   1) LIVE LOADS IN ACCORDANCE WITH AS 1170 PART 1
   2) WIND LOADS IN ACCORDANCE WITH AS 1170 PART 2
   3) EARTHQUAKE LOADS IN ACCORDANCE WITH AS 1170 PART 4

9. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE OF ANY INSPECTIONS OF STRUCTURAL WORK.

FOOTINGS

1. FOOTINGS HAVE BEEN DESIGNED BASED OFF GEOTECHNICAL REPORT BY DOUGLAS PARTNERS REPORT 94.370.00.R.001(REV0), DATED DECEMBER 2019 AND SUPPLEMENTARY REPORT BY ACT GEOTECHNICAL ENGINEERS, REPORT REF JH/C11869, DATED 8 OCTOBER 2021.

2. BORED PILES HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING CAPACITY OF 5000kPa WITH SHAFT ADHESION OF 500kPa.

3. PAD FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING PRESSURE OF 5000kPa.

4. STRIP FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING PRESSURE OF 5000kPa.

5. FOUNDATION MATERIAL IS TO BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE CASTING OF FOUNDATIONS.

6. LOCATE ALL PIPES, RETAINING WALLS AND EXCAVATION OUTSIDE A 1:1 (VERTICAL : HORIZONTAL) ZONE OF INFLUENCE FROM THE BOTTOM EDGE OF THE FOOTING.

7. FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

8. FOOTINGS TO BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.

9. CONTRACTOR TO ALLOW FOR COST OF GEOTECHNICAL INSPECTIONS AND ANY REQUIRED CERTIFICATIONS.

RETAINING WALLS

1. DRAINAGE SHALL BE PROVIDED AS SHOWN ON THE DRAINAGE DRAWINGS.

2. BACKFILLING SHALL BE CARRIED OUT AFTER GROUT OR CONCRETE HAS REACHED MINIMUM STRENGTH OF 0.85 F'C. BACKFILLING SHALL BE APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 200MM, TO 95% STANDARD COMPACTION UNLESS NOTED OTHERWISE.

3. PROVIDE WATERPROOFING TO BACK OF WALLS AS SPECIFIED OR NOTED.

4. WHERE RETAINING WALLS RELY ON CONNECTING STRUCTURAL ELEMENTS FOR STABILITY, DO NOT BACKFILL AGAINST THE WALL UNLESS IT IS ADEQUATELY PROPPED OR THE ELEMENTS HAVE BEEN CONSTRUCTED AND HAVE SUFFICIENT STRENGTH TO WITHSTAND THE LOADS.

5. FOR ALL TEMPORARY BATTERS OBTAIN GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

FORMWORK

1. THE DESIGN CERTIFICATION, CONSTRUCTION, INSPECTIONS AND PERFORMANCE OF THE FORMWORK, FALSE WORK AND TEMPORARY SHORING IS THE RESPONSIBILITY OF THE BUILDER.

2. FORMWORK SHOULD NOT BE DESIGNED TO REQUIRE TEMPORARY BRACING FROM STRUCTURAL ELEMENTS WITHOUT APPROVAL FROM THE ENGINEER.

3. FORMWORK TOLERANCES AND STRIPPING TIMES SHALL COMPLY WITH AS 3610 AND AS 3600 UNLESS APPROVED BY THE ENGINEER.

4. SHOP DRAWINGS AND CALCULATIONS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY THE FORMWORK CONTRACTORS ENGINEER.

5. CONSTRUCTION SUPPORT PROPPING SHALL BE LEFT IN PLACE WHERE NEEDED TO AVOID OVERSTRESSING OF THE STRUCTURE DUE TO CONSTRUCTION LOADINGS.

6. NO BRICKWORK OR PARTITION WALLS ARE TO BE CONSTRUCTED ON SUSPENDED SLABS UNTIL PROPPING HAS BEEN REMOVED AND THE SHORT TERM DEFLECTION OF THE STRUCTURE HAS TAKEN PLACE. FOR TRANSFER BEAMS/SLABS NO BRICKWORK OR PARTITION WALLS ARE TO BE CONSTRUCTED IF HOGGING HAS TAKEN PLACE. WAIT UNTIL FULL LOAD HAS BEEN APPLIED TO THE TRANSFER BEAM/SLAB.

7. CONCRETE FORMED SURFACES ARE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS BUT MUST MEET MINIMUM OF THE FOLLOWING IN ACCORDANCE WITH AS3610,

CONCRETE ELEMENTS/SURFACE	SURFACE FINISH CLASS
NORMAL ARCHITECTURAL AND CIVIL WORK AND SURFACED NOT SPECIFIED	2
SURFACES TO BE RENDERED OR HIDDEN BY OTHER FINISHES	3
SURFACES TO BE PERMANENTLY CONCEALED	4

8. BEFORE PLACING OF REINFORCEMENT APPLY A RELEASE AGENT COMPATIBLE WITH SURFACE FINISH TO FACE OF FORMWORK.

9. CHAMFER AT RE-ENTRANT ANGLES AND FILLET AT CORNERS FACE OF BEVEL 25MM UNO.

10. TEST PANELS IF REQUIRED ARE THE RESPONSIBILITY OF THE ARCHITECT.

11. BEFORE CONCRETE PLACEMENT REMOVE ALL FOREIGN OBJECTS SUCH AS DUST, DEBRIS, WATER ETC.

MASONRY

1. ALL MASONRY WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.

2. ALL MASONRY BLOCKWORK WALLS SHALL BE CONSTRUCTED IN GRADE 16 BLOCKS (15MPa) IN ACCORDANCE WITH AS/NZS 4455. ALL BRICKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa IN ACCORDANCE WITH AS/NZS 4455.

3. THE MAXIMUM UNRESTRAINED FIVE YEAR EXPANSION OF BRICKS SHALL BE IN ACCORDANCE WITH NATA TEST B01.

4. ALL MASONRY THAT IS SUPPORTING OR THAT IS SUPPORTED BY CONCRETE FLOORS, SHALL HAVE VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.

5. NON-LOADBEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY PROVIDING A 12mm THICK CLOSE CELL POLYETHELENE STRIP.

6. NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER.

7. MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OR THE SUPERINTENDENT.

8. MORTAR SHALL BE FULL BED AND THE NOMINAL PROPORTIONS BY VOLUME SHALL BE AS PER THE BELOW TABLE UNO:

EXPOSURE CLASSIFICATION	PORTLAND CEMENT (GP)	BLENDED CEMENT (GB)	BUILDING LIME	SAND
M3	1	-	1	5
M3	-	1	1	4
M4	1	-	0.5	4.5
M4	-	1	0.25	2.25

M3 – DENOTES AREAS WITH MODERATE EXPOSURE GREATER THAN 1km FROM SURF COASTAL AREAS.
M4 – DENOTES AREAS WITH EXTREME EXPOSURE WITHIN 1km FROM SURF COASTAL AREAS OR INDUSTRIAL AREAS WHERE CHEMICAL POLLUTANTS ARE PRODUCED.

REFER TO AS 3700 FOR FURTHER DETAILS.

9. GROUT USED TO FILL CAVITIES IN MASONRY SHALL HAVE:
   - A MINIMUM 32MPa 28 DAY COMPRESSIVE STRENGTH;
   - A SLUMP OF 225mm (+- 25mm);
   - MAXIMUM AGGREGATE SIZE OF 10mm ROUNDED GRAVEL;
   - NOMINAL PROPORTIONS SHALL BE 1 : 0.3 : 3 : 2 OF CEMENT, LIME, SAND, AGGREGATE AND WITH A MINIMUM CEMENT CONTENT OF 300kg/CM.

   PROVIDE CLEAN OUT HOLES AT BASE OF PILASTERS AND EVERY CORE OF REINFORCED WALLS.

10. HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT MAX 600 VERTICAL SPACING FOR ALL CONCRETE BLOCKWORK, CONCRETE BRICKWORK, AND CALCIUM SILICATE BRICKWORK.

11. FULLY BED FACE SHELLS AND CROSS WEBS IN HOLLOW BLOCK WALLS.

12. HOLLOW BLOCKWORK OPENINGS GREATER THAN 600mm VERTICALLY OR HORIZONTALLY SHALL BE TRIMMED AT THE SIDES AND BOTTOM BY FILLING ONE CORE AND REINFORCING WITH 1N12 EXTENDING 600mm PAST OPENING. THE TOP OF THE OPENING SHALL HAVE A REINFORCED LINTEL BEAM, ARCH BAR OR STEEL ANGLE SUPPORT AS REQUIRED.

13. ALL TIES AND REINFORCEMENT SHALL HAVE A MINIMUM CLEAR COVER OF 50mm TO EXTERNAL FACE OF MASONRY UNO.

14. ALL WALLS SHALL BE TIED OR BONDED AT INTERSECTIONS.

15. NO CAVITY OR CORE SHALL BE FILLED TO A HEIGHT GREATER THAN 1200mm WITHOUT SUITABLE SHORING.

16. ALL MASONRY WALLS AND PIERS SUPPORTING SLABS AND BEAMS SHALL HASVE A PRE-GREASED GALVANISED STEEL SLIP JOINT BETWEEN THE CONCRETE SOFFIT AND THE TOP OF THE MASONRY ELEMENT UNO.

17. VERTICAL CONTROL JOINTS SHALL BE PROVIDED AT 10m MAX CENTRES, AND 5m MAX FROM CORNERS IN ALL MASONRY WALLS UNO (REFER TO NOTE 4 ABOVE FOR ADDITIONAL DETAILS).

18. BACKFILL TO RETAINING WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL UNO, AND SUBSOIL DRAIN SHALL BE PROVIDED TO WEEP HOLES.

19. MASONRY WALLS ARE NOT TO BE CONSTRUCTED ON SUSPENDED CONCRETE SLABS UNTIL SLAB HAS BEEN STRIPPED AND DE-PROPPED.

20. ALL MASONRY CONSTRUCTION TO HAVE 316 GRADE STAINLESS STEEL WALL TIES INSTALLED AS PER CLAUSE 3.4 OF AS 3700.

CONCRETE

EXPOSURE CLASSIFICATION
EXTERNAL: A2
INTERNAL: A1

CONCRETE

1. PLACE CONCRETE OF THE FOLLOWING CHARACTERISTIC COMPRESSIVE STRENGTH F'C AS DEFINED IN AS 1379

2. USE TYPE 'GP' CEMENT, UNLESS OTHERWISE SPECIFIED.

3. ALL CONCRETE SHALL BE SUBJECT TO PROJECT ASSESSMENT AND TESTING TO AS 1379.

4. IT IS THE RESPONSIBILITY OF THE CONCRETE SUPPLIER TO ENSURE CONCRETE STRENGTHS ACHIEVE A MINIMUM COMPRESSIVE STRENGTH F'C AS DEFINED ABOVE.

5. ALL FALLS IN SLABS, DRIP GROVES, REGLETS, CHAMFERS ETC, REFER TO ARCHITECT DRAWINGS AND SPECIFICATIONS.

6. CONSTRUCTION JOINTS ARE ONLY PERMITTED WHERE SHOWN ON DRAWINGS WITHOUT PRIOR APPROVAL FROM ENGINEER.

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 AND AT NO TIMES BE FIXED TO POST TENSION DUCTS OR RUN PARALLEL OVER OR UNDER POST TENSION DUCTS.

9. ALL SLABS CAST ON GROUND REQUIRE SAND BLINDING WITH A CONCRETE UNDERLAY.

10. REINFORCEMENT COVER MUST BE AS PER TABLE BELOW.

11. REINFORCEMENT SHALL GENERALLY COMPLY WITH AS3600 CLAUSE 19.2 REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION ON STRUCTURAL DRAWINGS. ALL REINFORCING BARS SHALL BE GRADE D500N TO AS4671. ALL WELDED MESH SHALL BE GRADE 500L TO AS4671 AND SHALL BE SUPPLIED IN FLAT SHEETS. REINFORCEMENT SYMBOLS:

N	GRADE 500N	DEFORMED BAR	TO AS4671
R	GRADE 250R	ROUND BAR	TO AS4671
RL	RECT. MESH	GRADE 500L	TO AS4671
SL	SQUARE MESH	GRADE 500L	TO AS4671
TM	TRENCH MESH	GRADE 500L	TO AS4671

LOADINGS

1. REFER TO DRAWING E050 SERIES DRAWINGS FOR SLAB LOADS

EARTHQUAKE LOADINGS

ANNUAL PROBABILITY OF EXCEEDANCE			
DESIGN WORKING LIFE	IMPORTANCE LEVEL	ULS	SLS
50 YEARS	2	1/500	1/25

SELECTION OF EARTHQUAKE DESIGN CATEGORIES			
IMPORTANCE LEVEL	(Hp2) FOR SITE SUB-SOIL CLASS Be	STRUCTURE HEIGHT hn (m)	EARTHQUAKE DESIGN CATEGORY
2	≤0.008	≤50	III

SHORT-TERM, LONG TERM AND COMBINATION FACTORS				
CHARACTER OF IMPOSED ACTION	SHORT-TERM FACTOR (Ψs)	LONG-TERM FACTOR (Ψl)	COMBINATION FACTOR (Ψc)	EARTHQUAKE COMBINATION FACTOR (ΨE)
RESIDENTIAL & DOMESTIC	0.7	0.4	0.4	0.3
PARKING	0.7	0.4	0.4	0.3

ANNUAL PROBABILITY OF EXCEEDANCE (P) AND PROBABILITY FACTOR (kp)	
ANNUAL PROBABILITY OF EXCEEDANCE (P)	PROBABILITY FACTOR kp
1/500	1.0

HAZARD FACTOR (Z) FOR SPECIFIC AUSTRALIAN LOCATIONS	
LOCATION	Z
CANBERRA	0.08

MAXIMUM DEPTH LIMITS FOR SITE SUB-SOIL CLASS C	
CLASS DEFINITION	
CLASS Be	ROCK

EARTHQUAKE DESIGN CATERGORY	
DESIGN CATERGORY	III

STRUCTURAL DUCTILITY FACTOR (-) AND STRUCTURAL PERFORMANCE FACTOR (Sp) - BASIC STRUCTURES				
CONCRETE STRUCTURES	μ	Sp	Spμ	μ≤Sp
LIMITED DUCTILE SHEAR WALLS	2	0.77	0.22	2.6

WIND LOADINGS

DESIGNED IN ACCORDANCE WITH AS 1170.2 : 2011

ANNUAL PROBABILITY OF EXCEEDANCE				
DESIGN WORKING LIFE	IMPORTANCE LEVEL	ULS	SLS	REGION
50 YEARS	2	1/500	1/25	A3

- TERRAIN CATEGORY 3
- ULTIMATE LIMIT STATE WIND SPEED 46 m/s
- BASIC SERVICEABILITY WIND SPEED 37 m/s

STRUCTURAL STEELWORK

1. DESIGN CONFORMS TO AS4100. FABRICATION AND ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS 4100.

2. UNLESS NOTED OTHERWISE, ALL STEEL SHALL CONFORM TO THE FOLLOWING AUSTRALIAN STANDARDS, IN RESPECT OF GRADE AND CONDITIONS OF SUPPLY.

ROLLED SECTIONS AS3679.1	GRADE 300
WELDED SECTIONS AS3679.2	GRADE 300
FLAT BARS AS3679.1	GRADE 300
PLATE/FLOOR PLATE AS3678	GRADE 250
HOLLOW SECTIONS AS 1163	GRADE C350
PURLINS/GIRTS	G450 Z350

TEST CERTIFICATES CONFIRMING CONFORMANCE ISSUED BY SUPPLIER SHALL BE AVAILABLE FOR INSPECTION.

3. THE CONTRACTOR SHALL PREPARE WORKSHOP (SHOP DETAIL) DRAWINGS AND SHALL SUBMIT 2 COPIES OF EACH DRAWING FOR EXAMINATION OF CONNECTION DETAILS. FABRICATION SHALL NOT COMMENCE UNTIL THE WORKSHOP DRAWINGS HAVE BEEN APPROVED. APPROVAL WILL BE PROVIDED FOR MEMBER SIZES AND CONNECTION STRENGTHS BUT WILL NOT EXTEND TO DIMENSIONS. ALL DIMENSIONS AND SETOUTS SHALL BE OBTAINED FROM ARCHITECTURAL DRAWINGS, SHOULD VARIATIONS BE NECESSARY TO THE STRUCTURAL DETAILS PROVIDED. THESE SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL BEFORE BEING INCLUDED ON SHOP DETAIL DRAWINGS. SHOP DETAIL DRAWINGS SHALL CLEARLY INDICATE:

4. DIMENSIONS OF ITEMS, IDENTIFICATION, STEEL GRADE LOCATION, TYPE AND SIZE OF WELDS AND BOLTS PROCEDURES NECESSARY FOR SHOP AND SITE ASSEMBLY ORIENTATION OF MEMBERS. CAMBER LOCATION OF TEMPORARY CONNECTIONS AND BRACING SURFACE PREPARATION METHOD AND COATING SYSTEM WELDING AND BOLTING CATEGORIES. SHOP DETAILS SHALL PROVIDE FOR FIXING OR SUPPORT OF ANY BUILDING ELEMENTS SHOWN ON ARCHITECTURAL DRAWINGS. MIN. 48 HRS REQUIRED FOR APPROVAL OF SHOP DRAWINGS.

5. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1554.1 ELECTRODES SHALL BE TO AS1553, AS1858, AS2203 OR AS2717 AS APPROPRIATE. WELDS FOR STRUCTURAL CONNECTIONS SHALL BE WELD CATEGORY SP UNLESS NOTED OTHERWISE.

6. BOLTING CATEGORIES ARE IDENTIFIED ON THE DRAWINGS IN THE FOLLOWING MANNER.

BOLT	BOLTING CATEGORY	BOLT TO GRADE AUST. STANDARD	METHOD OF STANDARD INSTALLATION TO AS4100
4.6	4.6/S	1111	SNUG TIGHTENED
8.8	8.8/S	1252	SNUG TIGHTENED

7. UNLESS NOTED OTHERWISE, HOLES SHALL BE 2mm LARGER THAN THE NOMINAL BOLT DIAMETER. WHERE SLOTTED OR OVERSIZE HOLES ARE PERMITTED ON THE STRUCTURAL DRAWINGS, THEY SHALL COMPLY WITH AS4100. HAND FLAME CUTTING OF BOLT HOLES IS NOT PERMITTED.

8. UNLESS NOTED OTHERWISE, ALL BOLTS AND WASHERS SHALL BE GALVANISED.

9. FABRICATION TOLERANCES SHALL COMPLY WITH AS4100, SECTION 14 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

10. ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP. PROVIDE STRUCTURAL MEMBERS IN SINGLE LENGTHS UNLESS SPLICES ARE SHOWN ON THE STRUCTURAL DRAWINGS.

11. NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS FOLLOWS.

TYPE OF WELD & CATEGORY	EXAMINATION METHOD	EXTENT OF (N OF TOTAL WELD TYPE) LENGTH
FILLET WELDS	VISUAL INSPECTION	100
BUTT WELDS, GP	VISUAL INSPECTION	100
BUTT WELDS, SP	VISUAL INSPECTION	100
BUTT WELDS, SP	RADIOGRAPHIC OR ULTRASONIC INSPECTION	100

12. SURFACE TREATMENT AND PAINTING OF STEELWORK TO BE IN ACCORDANCE WITH AS2312 AND AS FOLLOWS:

12.1 ALL STEELWORK NOT ENCASED IN CONCRETE OR 'GALVANISED' SHALL HAVE THE SURFACES CLEANED BY ABRASIVE BLAST CLEANING TO CLASS 2-1/2 STANDARD IN ACCORDANCE WITH AS 1627.4

12.2 ALL AREAS INACCESSIBLE AFTER FABRICATION SHALL BE CLEANED AND PAINTED PRIOR TO FABRICATION.

12.3 UNLESS OTHERWISE NOTED ALL STEEL SURFACES SHALL BE COATED WITH -
   1) LUXAPRIME ZINC PHOSPHATE, OR APPROVED EQUIVALENT, TO A DRY FILM THICKNESS OF 75 MICRONS AND
   2) TOP COATS TO BE IN ACCORDANCE WITH THE ARCHITECTS SPECIFICATION.

ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. MEMBERS BUILT INTO WALLS NOT MARKED GALVANISED TO BE COATED WITH JOTAPRIME TO 75UM NO TOP COAT OR EQUAL.

12.4 WHERE NOTED GALVANISED, STEELWORK SHALL BE CHEMICALLY DESCALED AND CLEANED IN ACCORDANCE WITH AS 1627.5 TO REMOVE ALL RUST, MILL SCALE, OIL, GREASE AND FOREIGN MATTER OF ALL DESCRIPTION LEAVING A UNIFORM SURFACE OF CLEAN METAL OR A TIGHTLY ADHERING COATING OF ZINC OR IRON PHOSPHATE. STEELWORK SHALL THEN BE GALVANISED IN ACCORDANCE WITH AS1650 BY IMMERSING IN A BATH OF MOLTEN ZINC TO PRODUCE A ZINC COATING WHICH SOLIDIFIES TO A DRY FILM MASS OF 600 G/M.

12.5 ALL TRANSPORT AND ERECTION ABRASIONS, SITE WELDS, ETC. ARE TO BE REINSTATED BY THOROUGHLY WIRE BRUSHING ALL AFFECTED AREAS TO ACHIEVE A CLEAN SOUND SUBSTRATE AND PATCH COATED AS FOR PRIMING EXCEPT THAT THE MINIMUM FILM THICKNESS SHALL BE 50% GREATER THAN THE ORIGINAL PRIMER.

12.6 ALL COMMERCIAL AND HIGH STRENGTH STRUCTURAL BOLTS USED SHALL BE GALVANISED BOLTS U.N.O.

12.7 ALL LOAD INDICATOR WASHERS SHALL BE SHERARDIZED. PROVIDE SEAL PLATES TO ALL HOLLOW SECTIONS, WITH BREATHER HOLES IF MEMBERS ARE TO BE HOT DIP GALVANISED.

13. ERECTION TOLERANCES SHALL COMPLY WITH AS4100 SECTION 15 UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

14. ALL STEELWORK SHALL BE TEMPORARILY BRACED IN A SECURE MANNER IN ORDER TO STABILISE THE STRUCTURE DURING ERECTION.

15. FOR EACH GROUP OF ANCHOR BOLTS PROVIDE A TEMPLATE WITH SETTING OUT LINES CLEARLY MARKED FOR POSITIOINING THE BOLTS WHEN CASTING IN.

16. GALVANISING SHALL BE TO AS4680 (MEMBERS) OR AS1214 (THREADED FASTENERS).

COATING MASS:	AVERAGE	-	600g/m²
(MEMBERS)	MINIMUM	-	550g/m²

17. REMOVE ALL TEMPORARY CLEATS ON COMPLETION AND RESTORE THE SURFACE IN AN APPROVED MANNER.

18. GROUT UNDER ALL BASE PLATES. BEFORE GROUTING SUPPORT BASE PLATES ON STEEL PACKERS OR WEDGES. GROUT UNDER BASE PLATES AND INTO CORED HOLES WITH CONBEXTRA GP NON-SHRINK GROUT OR EQUIVALENT, MINIMUM COMPRESSIVE STRENGTH 32MPa, MIN. THICKNESS 15mm MAX. THICKNESS 40mm.

PRECAST CONCRETE

1. ALL DIMENSIONS, SETOUTS AND PROFILES OF ALL PRECAST ELEMENTS SHALL BE TAKEN FROM THE RELEVANT ARCHITECTURAL DRAWINGS.

2. THE MINIMUM ELEMENT THICKNESS SHOWN IS THE REQUIRED STRUCTURAL THICKNESS, UNLESS NOTED OTHERWISE. ADDITIONAL CONCRETE MUST BE SUPPLIED FOR ANY ARCHITECTURAL REBATES AND SURFACE TREATMENTS TO MAINTAIN THESE MINIMUM STRUCTURAL THICKNESSES.

3. MINIMUM CONCRETE STRENGTH SHALL BE F'C + 40 MPA FOR ALL PRECAST, NORMAL WEIGHT, WITH A MINIMUM CEMENT CONTENT OF 330 KG/M³, UNLESS NOTED OTHERWISE. THE PRECAST CONTRACTOR SHALL SUBMIT THE PROPOSED MIX DESIGN TO INDESCO FOR REVIEW. REFER TO THE CONCRETE NOTES FOR FURTHER DETAILS.

4. CALCIUM CHLORIDE AND OTHER ADMIXTURES WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF INDESCO. IF CONSENT GIVEN, THE RESTRICTIONS OF AS3600 CLAUSE 4.9 MUST BE ADHERED TO.

5. ANY SURFACE TREATMENTS, SUCH AS ACID ETCHING, SHALL BE SUBMITTED TO INDESCO FOR WRITTEN APPROVAL ALONG WITH THE APPROPRIATE METHODS OF APPLICATION. THE MANUFACTURER SHALL OBTAIN THE SPECIFIED FINISH IN ACCORDANCE WITH THE SPECIFICATIONS AND TO THE ARCHITECT'S APPROVAL.

6. THE REINFORCEMENT COVER SHALL BE:
   EXTERNAL FACE 35MM.
   INTERNAL FACE 25MM.
   EDGES 50MM.

   THE VERTICAL BARS SHALL HAVE A MINIMUM COVER OF 40MM. THE TOLERANCE SHALL NOT EXCEED -0, +5 MM.

7. ALL REINFORCEMENT IN THE PRECAST ELEMENTS SHALL BE AS DETAILED ON INDESCO DRAWINGS. MESH SHALL BE ONE SHEET WHERE POSSIBLE. IF LAPPING IS REQUIRED IT SHALL BE IN ACCORDANCE WITH AS 3600 CLAUSE 13.2.4. THE SPLICES SHALL NOT OCCUR WITHIN 2000MM OF THE MID SPAN OF THE PRECAST ELEMENT. WHERE TWO LAYERS OF MESH ARE USED, THE SPLICES SHALL BE STAGGERED BY 1000 MM UNLESS OTHERWISE APPROVED BY THE ENGINEER.

8. ALL CAST-IN PLATES, CONNECTION MEMBERS, AND FIXINGS ARE TO BE HOT DIPPED GALVANISED TO AS 4680, OR STAINLESS STEEL, REFER TO DETAILS. PROJECTING REINFORCEMENT FROM PRECAST ELEMENTS FORMING JOINTS IN EXPOSED FINAL CONDITIONS, SHALL BE GALVANISED.

9. THE PRECAST CONTRACTOR SHALL SUPPLY AND FIT GALVANISED LIFTING AND ERECTION FERRULES AS REQUIRED TO SATISFY THE CALCULATED REQUIREMENTS. ALL FERRULES MUST NOT BE LOCATED ON ANY EXTERNAL EXPOSED FACES AND MUST BE PROTECTED TO AVOID CORROSION AND STAINING. ARCHITECTURAL FIXING FERRULES SHALL BE LOCATED TO SUIT THE ARCHITECTURAL DETAILS.

10. THE FORMWORK SHALL BE RIGID ENOUGH TO CONTROL THE EFFECTS OF VIBRATION AND THE FORMWORK SHALL BE CLEAN ENOUGH TO ACHIEVE THE SURFACE FINISH CLASS AND COLOUR CONTROL REQUIRED AS PER THE ARCHITECT'S SPECIFICATIONS.

11. PRECAST ELEMENTS ARE NOT PERMITTED TO HAVE CONSTRUCTION JOINTS. ALL CORBELS TO THE PRECAST ELEMENTS SHALL BE POURED MONOLITHICALLY WITH THE PANEL. ALL PRECAST SURFACES IN CONTACT WITH CAST-INSITU CONCRETE SHALL HAVE ROUGHENED SURFACES TO A DEPTH OF 5MM.

12. PRECAST ELEMENTS HAVE BEEN DESIGNED FOR IN-SERVICE CONDITION LOADINGS (I.E. THE LOADS THE PRECAST ARE EXPOSED TO AFTER INSTALLATION ON SITE). THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY ADDITIONAL REINFORCEMENT THAT IS REQUIRED TO SATISFY THE PROPOSED APPROACH OF HANDLING, TRANSPORTATION, AND INSTALLATION. ANY ADDITIONAL MATERIAL COSTS WILL BE TO THE ALLOWANCE OF THE PRECAST CONTRACTOR.

13. THE PRECAST CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE STRIPPING, LIFTING, STORAGE, TRANSPORTATION AND INSTALLATION OF ALL PRECAST ELEMENTS. THE SUBSEQUENT STRESSES DURING THESE STAGES MUST NOT CAUSE CRACKING. STACKING MUST BE LIMITED TO ENSURE THAT ANY WARPING DOES NOT EXCEED THE CODE LIMITS. THE CONTRACTOR MUST PROVIDE INDESCO WITH COMPUTATIONS AND DETAILS FOR REVIEW BY AN ENGINEER THAT IS EXPERIENCED IN PRECAST CONCRETE AND IS REGISTERED AS A CHARTERED ENGINEER (NER, CPENG). SIZES AND LOCATIONS OF ALL INSERTS WITH TESTS PROVING THE INSERT'S CAPACITY SHALL BE INCLUDED.

14. FULLY DETAILED SHOP DRAWINGS OF ALL PRECAST ELEMENTS SHALL BE PROVIDED BY THE CONTRACTOR. SHOP DRAWINGS MUST SHOW ALL INSERTS AND FIXINGS. ANY ADDITIONAL FERRULE LOCATIONS FOR TEMPORARY BRACING OF THE PRECAST ELEMENTS DURING CONSTRUCTION, AND ANY OTHER FIXINGS, INSERTS AND OPENINGS REQUIRED BY OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AND BUILDER AND SHALL ALSO BE INCLUDED ON THE SHOP DRAWINGS.

15. THE CONTRACTOR SHALL DETERMINE THE CONCRETE STRENGTH AT THE TIME OF STRIPPING FROM THE MOULDS, BUT SHALL NOT BE LESS THAN F'C + 25MPA. THE CONTRACTOR SHALL SUBMIT THE PROPOSED CURING METHODS FOR APPROVAL. THE CURING MUST BE EQUIVALENT TO KEEPING WET FOR SEVEN DAYS.

16. SHEAR STUD CONNECTORS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2327. WELDING OF THE STUDS SHALL BE IN ACCORDANCE WITH AS1554. THE SHEAR STUDS ARE TO BE DRAWN FROM COLD DRAWN STOCK AS PER AS 1443 GRADES 1010 TO 1020 WITH A MINIMUM TENSILE STRENGTH AFTER MANUFACTURE OF 410 MPA.

17. PACKERS MUST BE NON FERROUS AND A MINIMUM 50MM COVER TO BE PROVIDED EXTERNALLY OR WHERE IN VIEW.

18. PRIOR TO GROUTING OF JOINTS, ALL GAPS BETWEEN PRECAST ELEMENTS MUST BE PROPERLY SEALED TO PREVENT GROUT FILLING THE REQUIRED GAPS BETWEEN THE PRECAST ELEMENTS AND THE STRUCTURE AND TO PREVENT SPOILING THE FACE OF THE PRECAST.

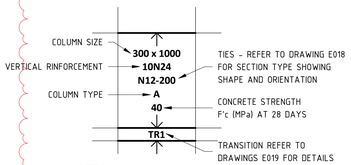
19. A WATERPROOF PRE-PACKED CEMENT-BASED PRODUCT SHALL BE USED FOR GROUTING OF DOWELS AND JOINTS. GROUT SHALL BE MIXED WITH WATER ON SITE AS PER THE RECOMMENDED CONSISTENCY. GROUT COMPRESSIVE STRENGTH MUST BE GREATER THAN 40MPA AT 7 DAYS AND 65MPA AT 28 DAYS, BUT MUST NOT BE LESS THAN THE COMPRESSIVE STRENGTH OF THE PANEL. GROUT MUST BE STORED, HANDLED AND PLACED PRECISELY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. FOR PRECAST ELEMENTS SUPPORTING MORE THAN SEVEN STORIES, A PROTOTYPE OF THE JOINT SHALL BE MADE USING THE PROPOSED CONSTRUCTION METHOD. THE PROTOTYPE JOINT SHALL BE POURED AND THEN SPLIT AFTER THREE DAYS SO THAT THE GROUTED JOINT CAN BE EXAMINED. THE DOWEL BAR NEED NO

		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25
ROOF	FRL 90/-/-																									
LEVEL 16	FRL 90/-/-																									180 x 1600 SL82 Mesh EF Type F - 40
LEVEL 15	FRL 90/-/-																									
TRANSITION																										
LEVEL 14	FRL 90/-/-																									
LEVEL 13	FRL 90/-/-										220 x 1000 10N16 N10-200 A (b) 40										220 x 1000 10N16 N10-200 A (b) 40		220 x 1000 10N16 N10-200 A (b) 40			
LEVEL 12	FRL 90/-/-																									
LEVEL 11	FRL 90/-/-																									
LEVEL 10	FRL 90/-/-										220 x 1600 16N16 N10-200 D (a) 40										220 x 1600 16N16 N10-200 D (a) 40		220 x 1600 16N16 N10-200 D (a) 40	250 x 1000 10N20 N10-200 A (b) 40		180 x 3000 SL82 Mesh EF Type F - 40
LEVEL 9	FRL 90/-/-																									
LEVEL 8	FRL 90/-/-																									
LEVEL 7	FRL 90/-/-																									
LEVEL 6	FRL 90/-/-										220 x 1600 16N16 N10-200 D (a) 50										220 x 1600 16N16 N10-200 D (a) 50		220 x 1600 16N16 N10-200 D (a) 50	250 x 1000 10N20 N10-200 A (b) 50		180 x 3000 SL82 Mesh EF Type F - 40
LEVEL 5	FRL 90/-/-																									
LEVEL 4	FRL 90/-/-																									
LEVEL 3	FRL 90/-/-																						220 x 1600 16N16 N12-130 D (a) 65			
LEVEL 2	FRL 90/-/-		REFER TO DRAWING E601 PE1 WALL ABOVE	REFER TO DRAWING E601 PE2 WALL ABOVE							220 x 1600 16N16 N12-130 D (a) 65										220 x 1600 16N16 N12-130 D (a) 65	REFER TO DRAWING E601 PE6 WALL ABOVE				180 x 3000 SL82 Mesh EF Type F - 50
TRANSITION			TR17	TR18																		TR3				
LEVEL 1	FRL 90/-/-										250 x 1600 16N16 N12-150 D (a) 65										250 x 1600 16N16 N12-150 D (a) 65	250 x 2150 20N16 N12-150 D (c) 65	250 x 1600 16N16 N12-150 D (a) 65			250 x 3000 30N16 N12-150 D (d) 65
TRANSITION											TR8										TR8		TR10			TR13
GROUND FLOOR	FRL 120/-/-		485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65							485 MIN. x 1150 16N24 N12-200 E 65								COLUMN 57		485 MIN. x 1150 16N24 N12-200 E 65		400 x 1000 10N28 N12-240 B 65			400 x 1000 10N28 N12-240 B 65
TRANSITION			TR1	TR1					TR2											TR9			TR4			
BASEMENT 1	FRL 60/-/-																									
TRANSITION																										
BASEMENT 2	FRL 60/-/-	300 x 800 8N20 N12-300 A (a) 40	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	300 x 1800 10N28 N12-180 B 65	200 x 1000 10N20 N12-120 A (b) 65	400 x 1000 10N28 N12-240 B 65	300 x 800 8N20 N12-300 A (a) 40	400 x 1000 16N28 N12-240 C 65	350 x 800 10N20 N12-240 A (b) 65	600 x 1000 16N28 N12-300 C 65	300 x 800 8N20 N12-300 A (a) 40	500 x 1500 16N28 N12-300 C 65	500 x 1000 10N28 N12-300 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65		400 x 1000 10N28 N12-240 B 65	250 x 1000 10N20 N12-150 A (b) 65	400 x 1000 10N28 N12-240 B 65	500 x 1000 10N28 N12-300 B 65
LEVEL		C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25

HOLD:
BASEMENT TO LEVEL 10 ISSUE FOR CONSTRUCTION ONLY

CONCRETE ELEMENT	NOMINAL AGG. SIZE	SPECIFIED SLUMP
ALL COLUMNS U.N.O.	80	20

LEGEND



NOTES

1. FIRE RATING TO COLUMNS ARE NOTED IN THE COLUMN SCHEDULE
2. COLUMN STARTERS SHALL BE THE SAME SIZE AND AMOUNT OF BARS AS THE VERTICAL REINFORCEMENT
3. CONCRETE COVER TO VERTICAL BARS ARE NOTED IN THE COLUMN SCHEDULE

COLUMN LEVEL	COVER TO STIRRUP
BASEMENT TO GROUND	40mm
GROUND TO ROOF	30mm

BAR LAP & COG SCHEDULE

BAR	WALL REINFORCEMENT LAP LENGTH	STANDARD COG
N12	800	200
N16	800	200
N20	800	245
N24	960	295
N28	1120	340
N32	1280	390
N36	1440	440
N40	1600	490

DENOTES PRECAST ELEMENT

DENOTES NON-LOAD BEARING PRECAST ELEMENT

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 133 755 734
SUPPORTING DOCUMENTATION
CC BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
E	REVISED AS CLOUDED	DS	30.09.2021	GC
D	REVISED AS CLOUDED	DS	29.09.2021	GC
C	REVISED AS CLOUDED	DS	10.09.2021	GC
B	REVISED AS CLOUDED	DS	17.08.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
5	REVISED AS CLOUDED	MM	16.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

INDESCO
CANBERRA SYDNEY WOLLONGONG
www.indesco.com.au
CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
COLUMN SCHEDULE - SHEET 1

NORTH POINT

PROJECT No.
7774

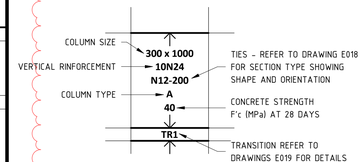
DRAWING No.
E005

AMDT
E

		C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50
ROOF	FRL 90/-/-																									
LEVEL 16	FRL 90/-/-								220 x 550 8N16 N10-200 A (b) 40																	
LEVEL 15	FRL 90/-/-		220 x 550 8N16 N10-200 A (a) 40									220 x 1000 10N16 N10-200 A (b) 40														
TRANSITION									TR11			TR22														
LEVEL 14	FRL 90/-/-					220 x 1000 10N16 N10-200 A (b) 40																				
TRANSITION																										
LEVEL 13	FRL 90/-/-	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40					220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 2000 20N20 N10-200 D (c) 40			220 x 1000 10N16 N10-200 A (b) 40											
LEVEL 12	FRL 90/-/-																									
TRANSITION									TR19			TR21														
LEVEL 11	FRL 90/-/-																									
LEVEL 10	FRL 90/-/-	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40		220 x 1600 16N16 N10-200 D (a) 40			220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 2000 20N16 N10-200 D (c) 40		220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40										
LEVEL 9	FRL 90/-/-																									
LEVEL 8	FRL 90/-/-																									
LEVEL 7	FRL 90/-/-																									
LEVEL 6	FRL 90/-/-	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50		220 x 1600 16N16 N10-200 D (a) 50			220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 2000 20N16 N10-200 D (c) 50		220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50										
LEVEL 5	FRL 90/-/-																									
LEVEL 4	FRL 90/-/-																									
LEVEL 3	FRL 90/-/-	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65		220 x 1600 16N16 N12-130 D (a) 65			220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 2000 20N16 N12-130 D (c) 65		220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65										
LEVEL 2	FRL 90/-/-			250 x 1600 16N16 N12-150 D (a) 65	REFER TO DRAWING E602 PE8 WALL ABOVE				250 x 1600 16N16 N12-150 D (a) 65	250 x 1600 16N16 N12-150 D (a) 65									REFER TO DRAWING E603 PE17 WALL ABOVE	REFER TO DRAWING E603 PE16 WALL ABOVE	REFER TO DRAWING E603 PE15 WALL ABOVE	REFER TO DRAWING E603 PE14 WALL ABOVE	REFER TO DRAWING E603 PE13 WALL ABOVE	REFER TO DRAWING E603 PE12 WALL ABOVE	REFER TO DRAWING E602 PE11 WALL ABOVE	REFER TO DRAWING E602 PE10 WALL ABOVE
TRANSITION									TR19	TR19									TR17	TR18	TR18	TR18	TR18	TR18	TR18	TR8
LEVEL 1	FRL 90/-/-	250 x 1600 16N16 N12-150 D (a) 65	250 x 1600 16N16 N12-150 D (a) 65		250 x 1700 16N16 N12-150 D (a) 65	250 x 1600 16N16 N12-150 D (a) 65					250 x 1600 16N16 N12-150 D (a) 65	250 x 2000 20N16 N12-150 D (c) 65		250 x 1600 16N16 N12-150 D (a) 65	250 x 1600 16N16 N12-150 D (a) 65										
TRANSITION		TR14	TR10	TR8	TR20	TR4					TR10	TR10		TR16	TR8											
GROUND FLOOR	FRL 120/-/-			485 MIN. x 1150 16N24 N12-200 E 65					485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65	400 x 1000 10N32 N12-240 B 65	500 x 1000 10N32 N12-240 B 65			485 MIN. x 1150 16N24 N12-200 E (b) 65				485 MIN. x 1150 16N40 N16-200 E (b) 65	485 MIN. x 1150 16N40 N16-200 E (b) 65	485 MIN. x 1150 16N40 N16-200 E (b) 65	485 MIN. x 1150 16N40 N16-200 E (b) 65	485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65
TRANSITION				TR27					TR5	TR5	TR6	TR6	TR7		TR27				TR27	TR27	TR27	TR27	TR27	TR27	TR27	TR27
BASEMENT 1	FRL 60/-/-																									
TRANSITION																										
BASEMENT 2	FRL 60/-/-	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65		400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	500 x 1000 10N28 N12-300 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1600 16N28 N12-300 C 65	400 x 1000 10N28 N12-240 B 65	300 x 1000 8N24 N12-300 A (a) 40	300 x 800 10N20 N12-300 A(b) 40	300 x 800 10N20 N12-300 A(b) 40	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65	400 x 1000 10N28 N12-240 B 65
LEVEL		C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50

CONCRETE ELEMENT	NOMINAL AGG. SIZE	SPECIFIED SLUMP
ALL COLUMNS U.N.O.	80	20

LEGEND



NOTES

1. FIRE RATING TO COLUMNS ARE NOTED IN THE COLUMN SCHEDULE
2. COLUMN STARTERS SHALL BE THE SAME SIZE AND AMOUNT OF BARS AS THE VERTICAL REINFORCEMENT
3. CONCRETE COVER TO VERTICAL BARS ARE NOTED IN THE COLUMN SCHEDULE

COLUMN LEVEL	COVER TO STIRRUP
BASEMENT TO GROUND	40mm
GROUND TO ROOF	30mm

HOLD:
BASEMENT TO LEVEL 10 ISSUE FOR CONSTRUCTION ONLY

BAR LAP & COG SCHEDULE

BAR	WALL REINFORCEMENT LAP LENGTH	STANDARD COG
N12	800	200
N16	800	200
N20	800	245
N24	960	295
N28	1120	340
N32	1280	390
N36	1440	440
N40	1600	490

DENOTES PRECAST ELEMENT

DENOTES NON-LOAD BEARING PRECAST ELEMENT

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
E	REVISED AS CLOUDED	DS	30.09.2021	GC
D	REVISED AS CLOUDED	DS	29.09.2021	GC
C	REVISED AS CLOUDED	DS	10.09.2021	GC
B	REVISED AS CLOUDED	DS	17.08.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
5	REVISED AS CLOUDED	MM	16.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
COLUMN SCHEDULE - SHEET 2

PROJECT No. 7774

DRAWING No. E006

AMDT E

NOTE: B1 DRAWING SHEET

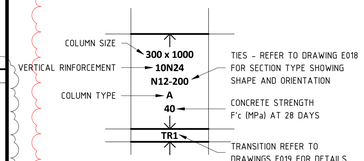
BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
ORD

NORTH POINT

		C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75
ROOF	FRL 90/-/-																									
LEVEL 16	FRL 90/-/-					220 x 1000 10N16 N10-200 A (b) 40		220 x 1000 10N16 N10-200 A (b) 40					220x 1000 10N16 N10-200 A (b) 40	220 x 550 8N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40											
LEVEL 15	FRL 90/-/-																									
TRANSITION															TR25											
LEVEL 14	FRL 90/-/-							COLUMN 77		COLUMN 78			220x 1000 10N16 N10-200 A (b) 40	REFER TO ELEVATION 9F2/E DRAWING E601 FOR DETAIL OF TRANSITION TO PRECAST WALL	220x 1000 10N16 N10-200 A (b) 40					450x 450 8N20 R10-300 H 40	450x 450 8N20 R10-300 H 40	450x 450 8N20 R10-300 H 40	450x 450 8N20 R10-300 H 40	300 x 500 6N20 R10-300 G 40	300 x 500 6N20 R10-300 G 40	300 x 500 6N20 R10-300 G 40
LEVEL 13	FRL 90/-/-							TRANSFER WALL		TRANSFER WALL																
LEVEL 12	FRL 90/-/-					220 x 1000 10N16 N10-200 A (b) 40		220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	220 x 1000 10N16 N10-200 A (b) 40	250 x 700 8N24 N10-250 G 40	250 x 700 8N24 N10-250 G 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1000 10N16 N10-200 A (b) 40							
LEVEL 11	FRL 90/-/-																									
LEVEL 10	FRL 90/-/-					220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 2000 20N16 N10-200 D (c) 40	220 x 2000 20N16 N10-200 D (c) 40	220 x 1600 16N16 N10-200 D (a) 40	220 x 1600 16N16 N10-200 D (a) 40											
LEVEL 9	FRL 90/-/-																									
LEVEL 8	FRL 90/-/-																									
LEVEL 7	FRL 90/-/-																									
LEVEL 6	FRL 90/-/-					220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50		220 x 1600 16N16 N10-200 D (a) 50	220 x 2000 20N16 N10-200 D (c) 50	220 x 2000 20N16 N10-200 D (c) 50	220 x 1600 16N16 N10-200 D (a) 50	220 x 1600 16N16 N10-200 D (a) 50											
LEVEL 5	FRL 90/-/-																									
LEVEL 4	FRL 90/-/-																									
LEVEL 3	FRL 90/-/-					220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65		220 x 1600 16N16 N12-130 D (a) 65	220 x 2000 20N16 N12-130 D (c) 65	220 x 2000 20N16 N12-130 D (c) 65	220 x 1600 16N16 N12-130 D (a) 65	220 x 1600 16N16 N12-130 D (a) 65											
LEVEL 2	FRL 90/-/-	REFER TO DRAWING E601 PE3 WALL ABOVE	REFER TO DRAWING E601 PE5 WALL ABOVE		REFER TO DRAWING E602 PE7 WALL ABOVE				250 x 1600 16N16 N12-150 D (a) 65	REFER TO DRAWING E601 PE4 WALL ABOVE					250 x 1600 16N16 N12-150 D (a) 65											
TRANSITION		TR18	TR18		TR18				TR19	TR18																
LEVEL 1	FRL 90/-/-					250 x 1600 16N16 N12-150 D (a) 65				485 MIN. x 1150 16N24 N12-200 E 65	250 x 1600 16N16 N12-150 D (a) 65	250 x 2000 20N16 N12-150 D (c) 65	250 x 2000 20N16 N12-150 D (c) 65	250 x 1600 16N16 N12-150 D (a) 65	250 x 1600 16N16 N12-150 D (a) 65										
TRANSITION						TR9				TR25	TR12				TR15											
GROUND FLOOR	FRL 120/-/-	485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N24 N12-200 E 65	400 x 1000 10N28 N12-240 B 65	485 MIN. x 1150 16N24 N12-200 E 65	250 x 2200 22N16 N12-150 D (d) 65	250 x1600 16N16 N12-150 D (a) 65	250 x1600 16N16 N12-150 D (a) 65	485 MIN. x 1150 16N24 N12-200 E 65	485 MIN. x 1150 16N16 N12-300 E(a) 40																
TRANSITION		TR26	TR26		TR2				TR26	TR28																
BASEMENT 1	FRL 60/-/-																									
TRANSITION																										
BASEMENT 2	FRL 60/-/-							COLUMN 19																		
LEVEL		C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75

CONCRETE ELEMENT	NOMINAL AGG. SIZE	SPECIFIED SLUMP
ALL COLUMNS U.N.O.	80	20

LEGEND



NOTES

1. FIRE RATING TO COLUMNS ARE NOTED IN THE COLUMN SCHEDULE
2. COLUMN STARTERS SHALL BE THE SAME SIZE AND AMOUNT OF BARS AS THE VERTICAL REINFORCEMENT
3. CONCRETE COVER TO VERTICAL BARS ARE NOTED IN THE COLUMN SCHEDULE

COLUMN LEVEL	COVER TO STIRRUP
BASEMENT TO GROUND	40mm
GROUND TO ROOF	30mm

HOLD:
BASEMENT TO GROUND FLOOR
ISSUE FOR CONSTRUCTION ONLY

BAR LAP & COG SCHEDULE

BAR	WALL REINFORCEMENT LAP LENGTH	STANDARD COG (COG)
N12	800	200
N16	800	200
N20	800	245
N24	960	295
N28	1120	340
N32	1280	390
N36	1440	440
N40	1600	490

DENOTES PRECAST ELEMENT

DENOTES NON-LOAD BEARING PRECAST ELEMENT

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION - NOT FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
ORY

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
G	REVISED AS CLOUDED	DS	16.11.2021	GC
F	REVISED AS CLOUDED	DS	20.10.2021	GC
E	REVISED AS CLOUDED	DS	30.09.2021	GC
D	REVISED AS CLOUDED	DS	29.09.2021	GC
C	REVISED AS CLOUDED	DS	10.09.2021	GC
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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

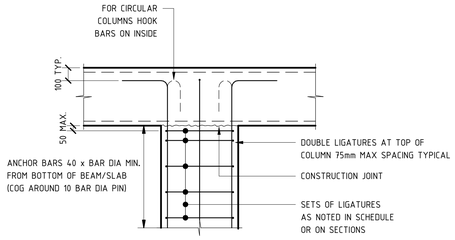
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COLUMN SCHEDULE - SHEET 3

NORTH POINT

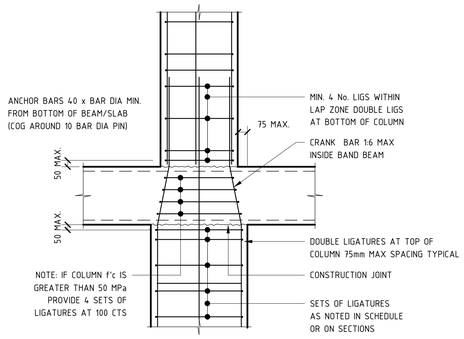
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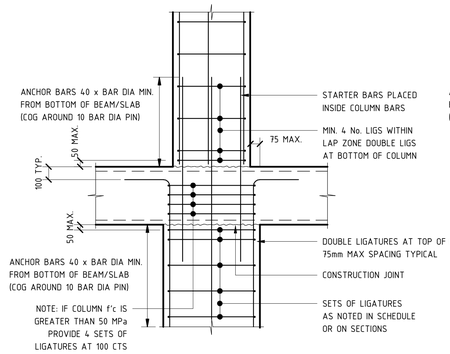
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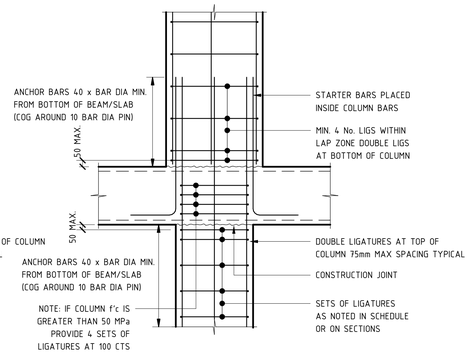
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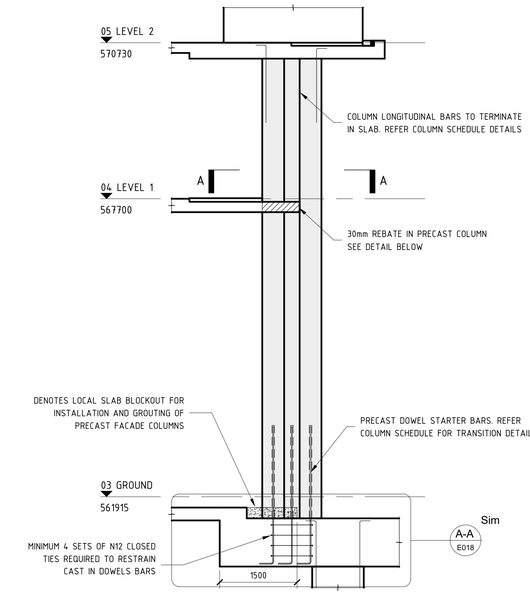
TYPICAL SECTION AT TERMINATION
SCALE 1 : 20



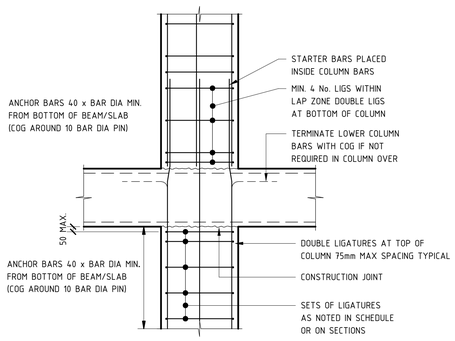




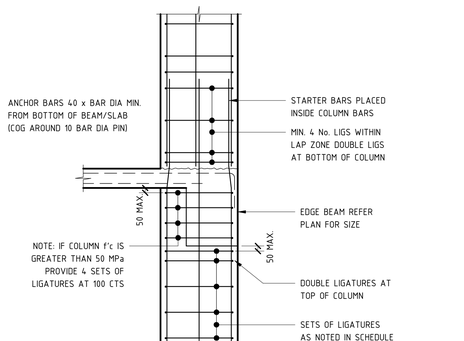
TYPICAL SECTIONS THROUGH SLAB JUNCTIONS SHOWING CHANGE IN COLUMN WIDTH
SCALE 1 : 20



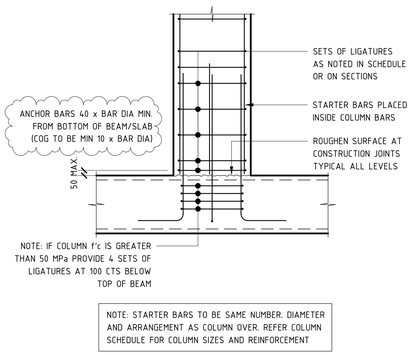
TYPICAL PRECAST COLUMN ELEVATION
SCALE 1 : 50 @ B1



TYPICAL SECTION AT BAND BEAM
SCALE 1 : 20

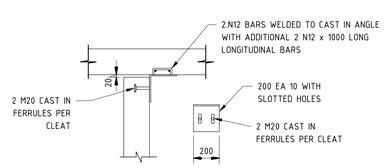


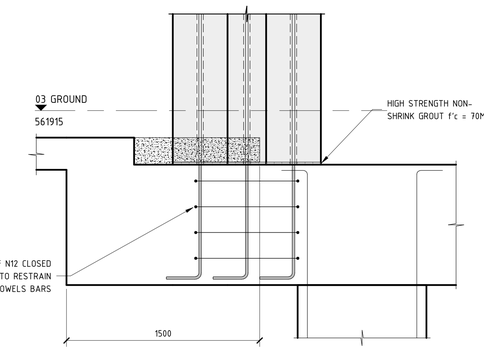
TYPICAL SECTION AT EDGE BEAM
SCALE 1 : 20



NOTE: STARTER BARS TO BE SAME NUMBER, DIAMETER AND ARRANGEMENT AS COLUMN OVER. REFER COLUMN SCHEDULE FOR COLUMN SIZES AND REINFORCEMENT

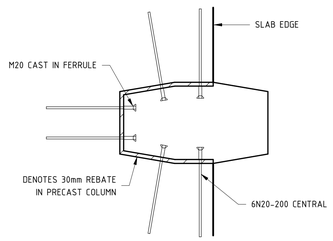
TYPICAL SECTION AT BASE OF COLUMN
SCALE 1 : 20



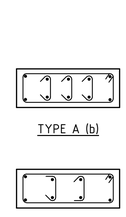


A-A E018 DETAIL
SCALE 1 : 20 @ B1

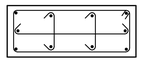
PRECAST TO SLAB CONNECTION DETAIL (NON LOAD BEARING)
SCALE: 1:20 @ B1



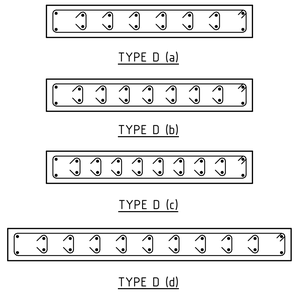
TYPICAL PRECAST CONNECTION TO LEVEL 1 SLAB DETAIL SECTION A-A
SCALE: 1:20 @ B1



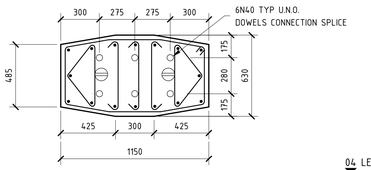
COLUMN TYPE A
SCALE 1 : 20 @ B1



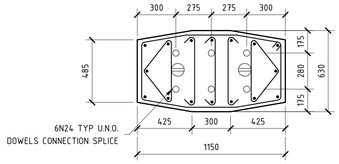
COLUMN TYPE B
SCALE 1 : 20 @ B1



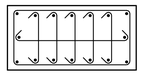
COLUMN TYPE D
SCALE 1 : 20 @ B1



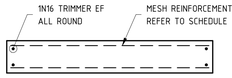
COLUMN TYPE E
SCALE 1 : 20 @ B1



COLUMN TYPE E(a)
SCALE 1 : 20 @ B1



COLUMN TYPE C
SCALE 1 : 20 @ B1



COLUMN TYPE F
SCALE 1 : 20 @ B1



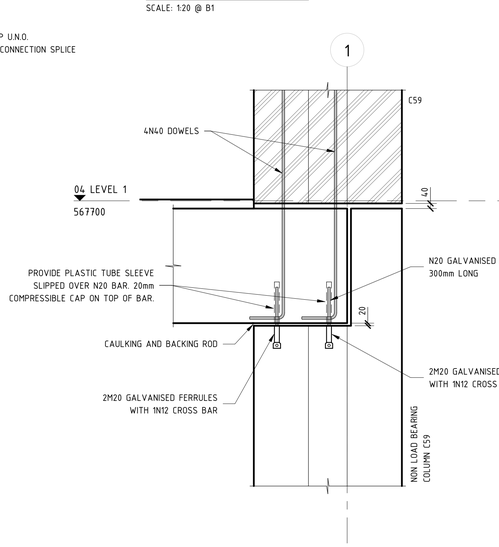
COLUMN TYPE G
SCALE 1 : 20 @ B1



COLUMN TYPE H
SCALE 1 : 20 @ B1



COLUMN TYPE K
SCALE 1 : 20 @ B1



3 E204 C59 TRANSITION DETAIL
SCALE 1 : 20 @ B1

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 133 755 754
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

NORTH POINT

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
G	REVISED AS CLOUDED	DS	25.10.2021	SS
F	REVISED AS CLOUDED	DS	20.10.2021	GC
E	REVISED AS CLOUDED	DS	13.10.2021	AL
D	REVISED AS CLOUDED	DS	30.09.2021	GC
C	REVISED AS CLOUDED	DS	10.09.2021	GC
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ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

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www.indesco.com.au
CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

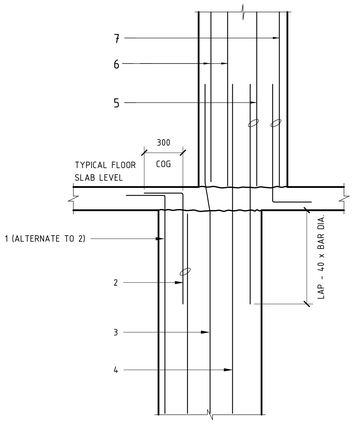
ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL COLUMN DETAILS

PROJECT No. 7774

DRAWING No. E018

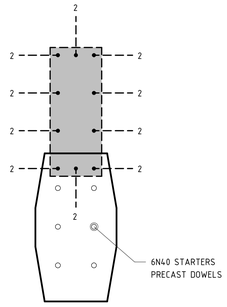
AMDT G



TYPICAL COLUMN TRANSITION DIAGRAM KEY

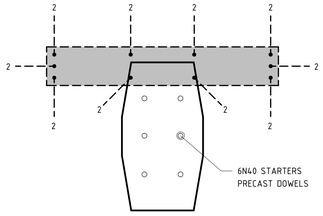
SCALE 1 : 20

NOTES:
- DENOTES BAR UNDER SHOWN THUS:•
- DENOTES BAR OVER SHOWN THUS: •
- REFER TO COLUMN SCHEDULE FOR TIE SIZE & COLUMN TYPES FOR TIE ARRANGEMNETS



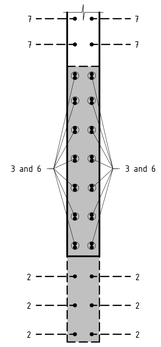
COLUMN TRANSITION - TR1

SCALE 1 : 20



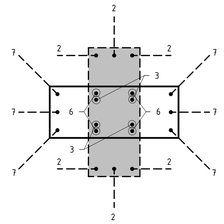
COLUMN TRANSITION - TR2

SCALE 1 : 20



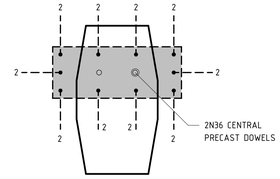
COLUMN TRANSITION - TR3

SCALE 1 : 20



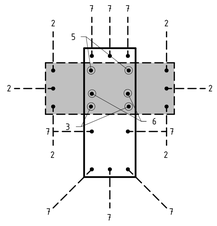
COLUMN TRANSITION - TR4

SCALE 1 : 20



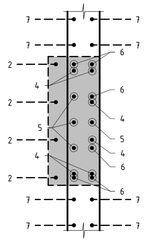
COLUMN TRANSITION - TR5

SCALE 1 : 20



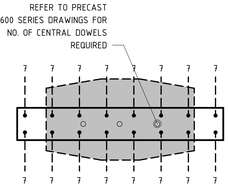
COLUMN TRANSITION - TR6

SCALE 1 : 20



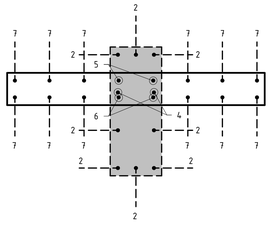
COLUMN TRANSITION - TR7

SCALE 1 : 20



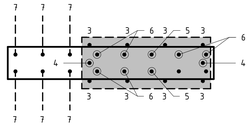
COLUMN TRANSITION - TR8

SCALE 1 : 20



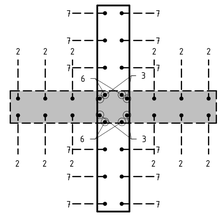
COLUMN TRANSITION - TR9

SCALE 1 : 20



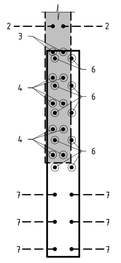
COLUMN TRANSITION - TR10

SCALE 1 : 20



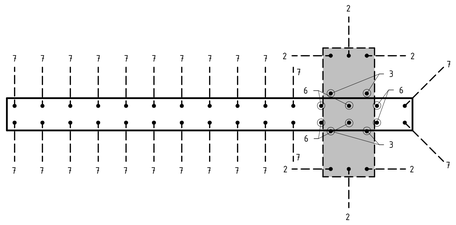
COLUMN TRANSITION - TR11

SCALE 1 : 20



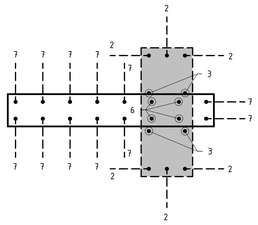
COLUMN TRANSITION - TR12

SCALE 1 : 20



COLUMN TRANSITION - TR13

SCALE 1 : 20

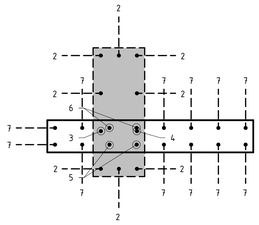


COLUMN TRANSITION - TR14

SCALE 1 : 20

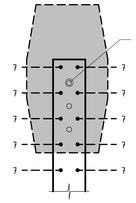
COLUMN TRANSITION - TR15

SCALE 1 : 20



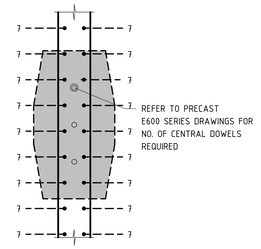
COLUMN TRANSITION - TR16

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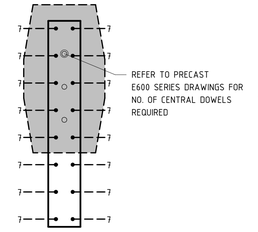
COLUMN TRANSITION - TR17

SCALE 1 : 20



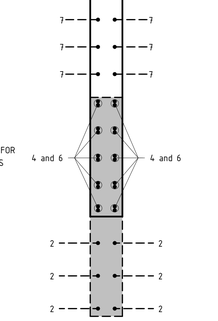
COLUMN TRANSITION - TR18

SCALE 1 : 20



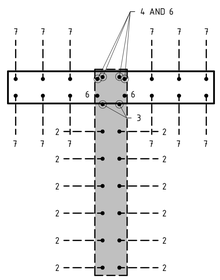
COLUMN TRANSITION - TR19

SCALE 1 : 20



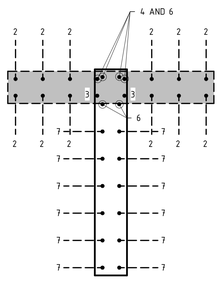
COLUMN TRANSITION - TR20

SCALE 1 : 20



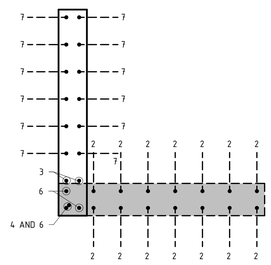
COLUMN TRANSITION - TR21

SCALE 1 : 20



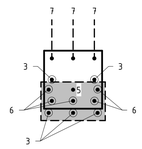
COLUMN TRANSITION - TR22

SCALE 1 : 20



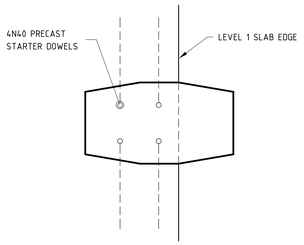
COLUMN TRANSITION - TR23

SCALE 1 : 20



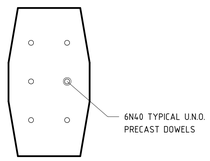
COLUMN TRANSITION - TR24

SCALE 1 : 20



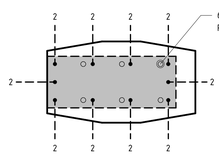
COLUMN TRANSITION - TR25

SCALE 1 : 20



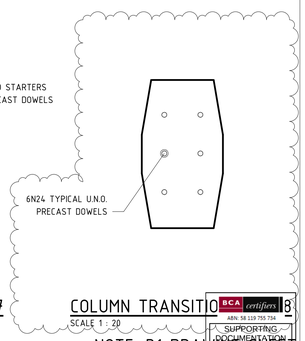
COLUMN TRANSITION - TR26

SCALE 1 : 20



COLUMN TRANSITION - TR27

SCALE 1 : 20



COLUMN TRANSITION - TR28

SCALE 1 : 20

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
D	REVISED AS CLOUDED	DS	20.10.2021	GC
C	REVISED AS CLOUDED	DS	15.09.2021	GC
B	REVISED AS CLOUDED	DS	17.08.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
4	REVISED AS CLOUDED	MM	16.04.2021	GC
3	ISSUED FOR TENDER	MM	13.04.2021	GC
2	ISSUED FOR TENDER	MM	19.03.2021	GC
1	ISSUED FOR TENDER	MM	04.03.2021	GC

ARCHITECT / BUILDING DESIGNER

FENDER KATSALIDIS

CLIENT

KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED

Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

INDESCO
CANBERRA
SYDNEY
WOLLONGONG
www.indesco.com.au

CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 20

PROJECT

MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE

TYPICAL COLUMN TRANSITIONS

PROJECT No. 7774

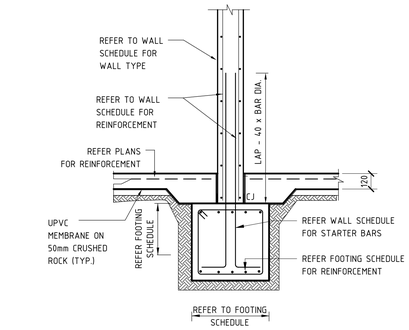
DRAWING No. E019

AMDT D

BCA certifiers ABN: 58 119 755 734

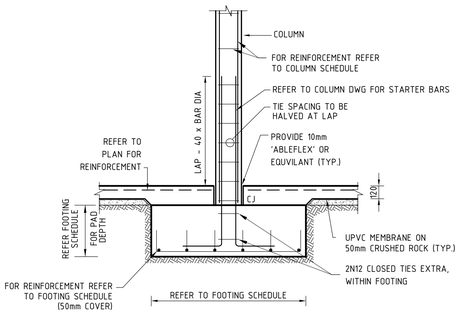
SUPPORTING DOCUMENTATION FOR CC APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

NORTH POINT



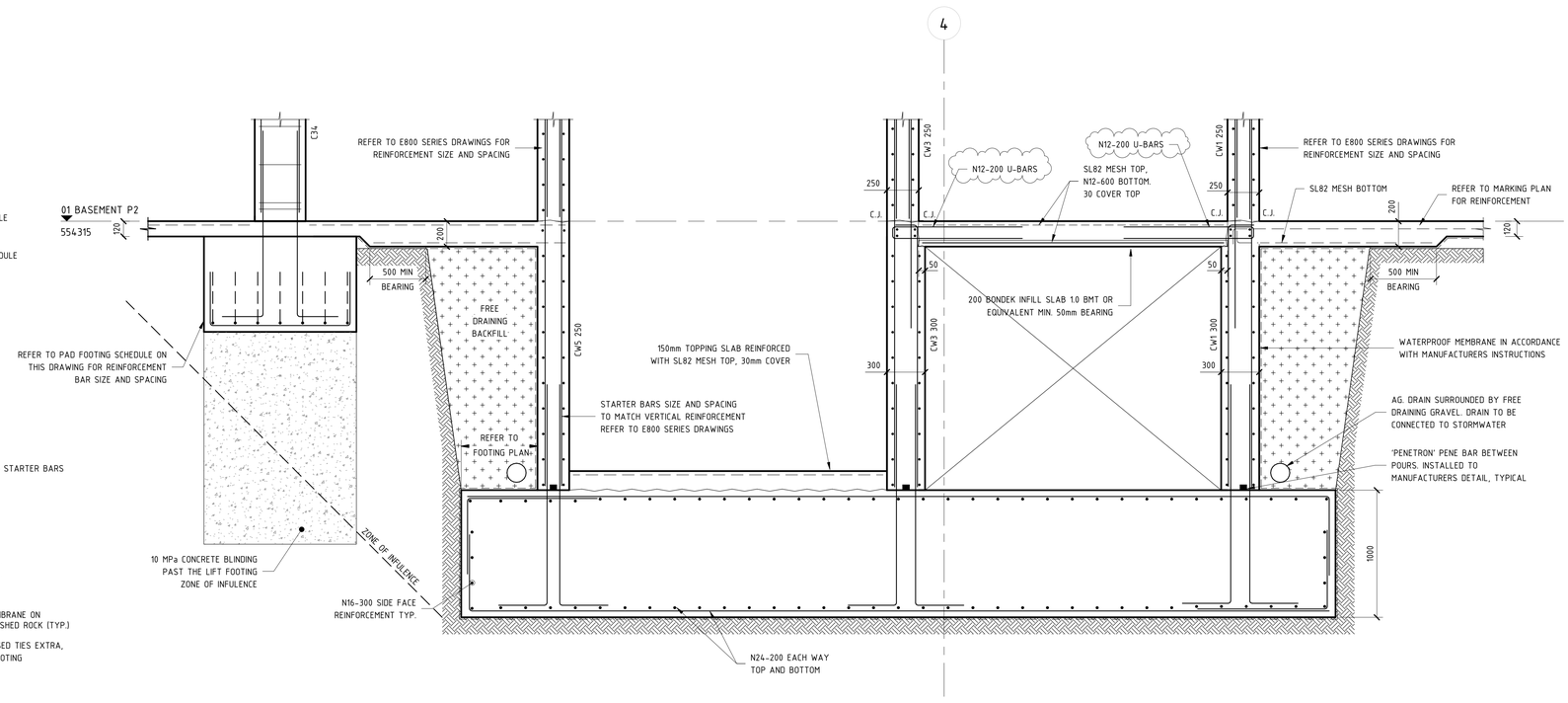
TYPICAL STRIP FOOTING DETAIL

SCALE 1:20 @ B1



TYPICAL PAD FOOTING DETAIL

SCALE 1 : 20 @ A1

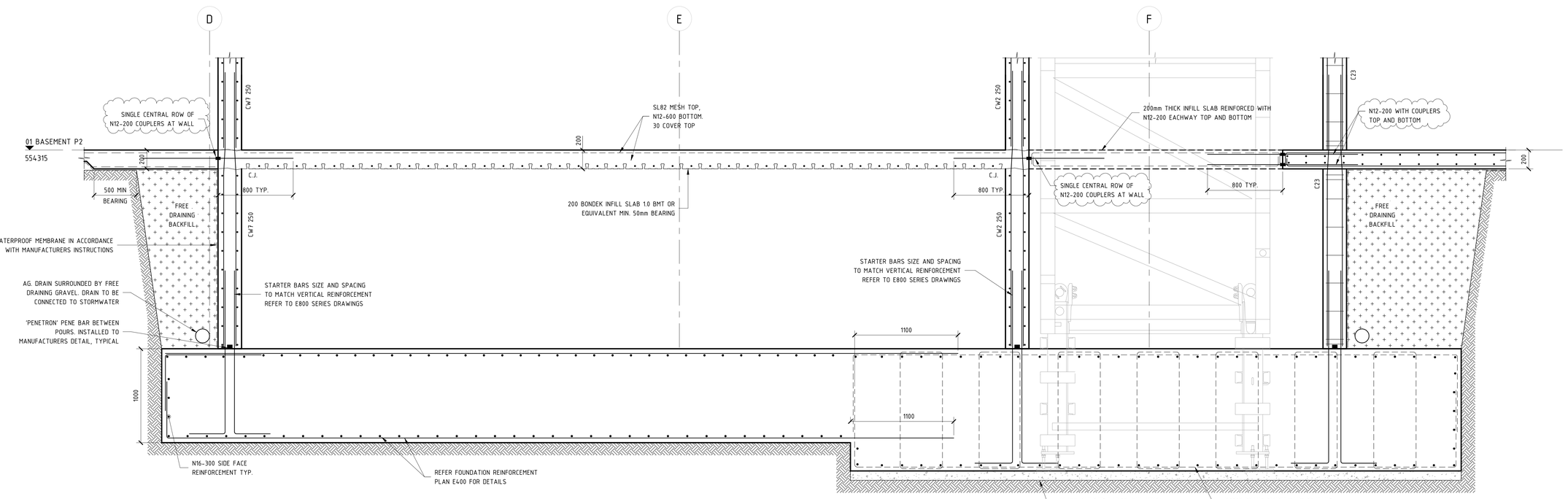


F1 / E200 TYPICAL LIFT AND STAIR FOOTING DETAIL

SCALE 1 : 20 @ B1

F3 / E100 TYPICAL LIFT AND STAIR FOOTING DETAIL

SCALE 1 : 20 @ B1



F2 / E200 TYPICAL LIFT AND STAIR FOOTING DETAIL

SCALE 1 : 20 @ B1

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
I	REVISED AS CLOUDED	DS	16.11.2021	GC
H	REVISED AS CLOUDED	DS	04.11.2021	GC
G	REVISED AS CLOUDED	DS	25.10.2021	SS
F	REVISED AS CLOUDED	DS	30.09.2021	GC
E	REVISED AS CLOUDED	DS	17.08.2021	GC
D	REVISED AS CLOUDED	MM	19.07.2021	GC
C	RE-ISSUED FOR CONSTRUCTION	MM	07.07.2021	GC
B	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
5	ISSUED FOR TENDER	MM	13.04.2021	GC
4	ISSUED FOR TENDER	MM	19.03.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
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Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 20

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL FOOTING DETAILS - SHEET 1

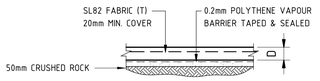
PROJECT No. 7774

DRAWING No. E030

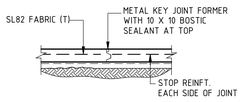
AMDT I

BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION
FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

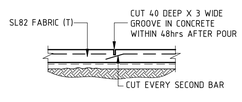
NORTH POINT



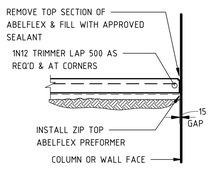
TYPICAL SLAB CONSTRUCTION
SCALE 1:20 @ B1



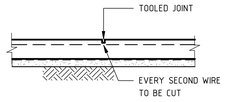
KEY JOINT DETAIL (KJ)
SCALE 1:20 @ A1



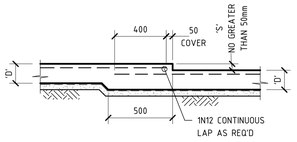
SAWCUT JOINT DETAIL (SJ)
SCALE 1:20 @ B1



ISOLATION JOINT (IJ)
ROUGH SURFACE

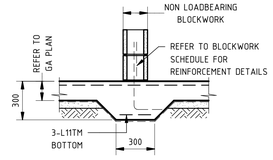


TOOLED JOINT (TJ)

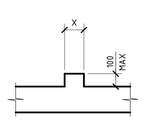


TYPICAL SLAB FOLD SECTION
SCALE 1:20

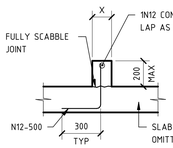
'S' - STEP DEPTH (REFER ARCHITECT)
'D' - SLAB DEPTH (REFER GA PLAN)



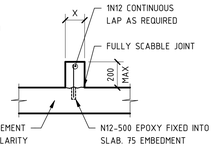
TYPICAL SLAB THICKENING FOR NON-LOAD BEARING BLOCKWORK



HOB LESS THAN 100mm IN HEIGHT



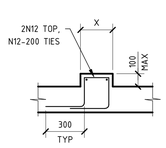
CAST IN BARS (OPTION)



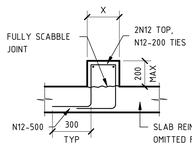
EPOXY BARS (OPTION)

TYPICAL KERB/HOB DETAILS
SCALE 1:20

NOTE: WHERE 'X' = 100-180



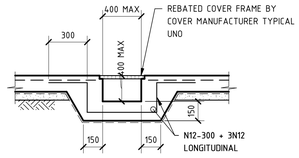
HOB LESS THAN 100mm IN HEIGHT



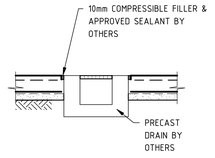
CAST IN BARS (OPTION)

TYPICAL KERB/HOB DETAILS
SCALE 1:20

NOTE: WHERE 'X' = 180-250

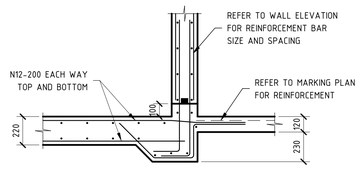


FORMED

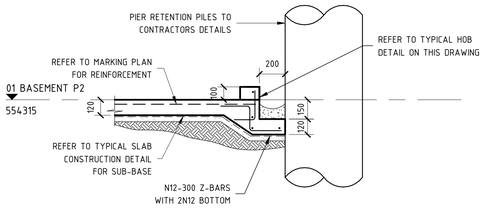


PROPRIETARY

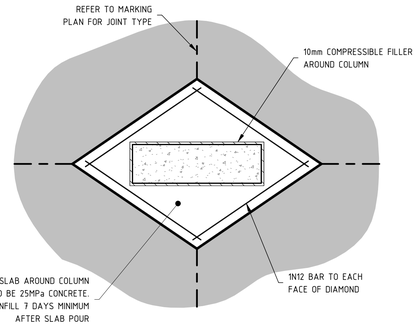
TYPICAL GRATED DRAIN DETAILS
FOR SLAB ON GROUND



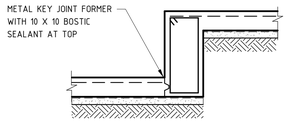
TYPICAL TANK DETAIL
FOR SLAB ON GROUND



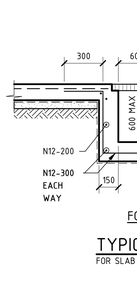
B1 / E201 TYPICAL BASEMENT SLAB ON GROUND SLAB EDGE DETAIL
SCALE 1 : 20 @ B1



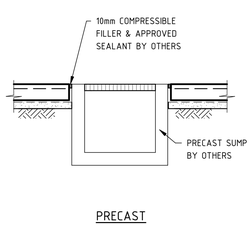
TYPICAL BASEMENT DIAMOND ISOLATION JOINT DETAIL
SCALE 1:20 @ B1



KEY JOINT DETAIL IN STEP (KJ)
SCALE 1:20 @ B1

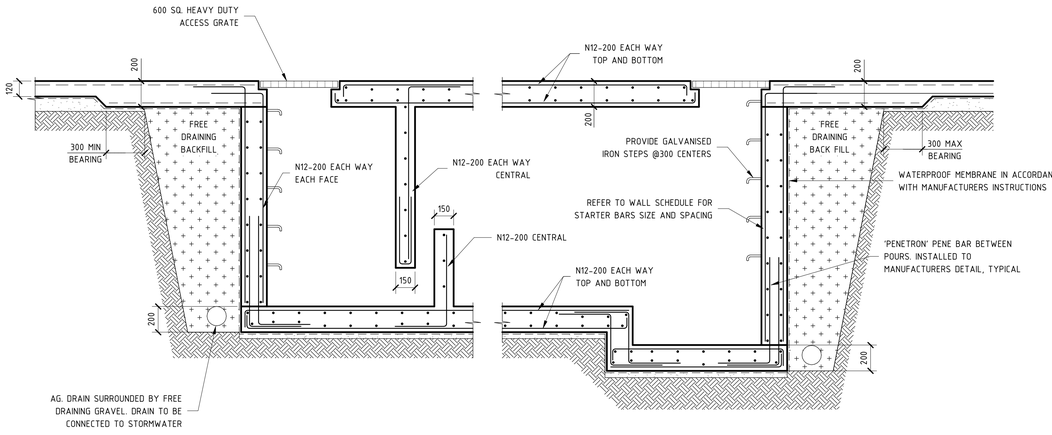


FORMED

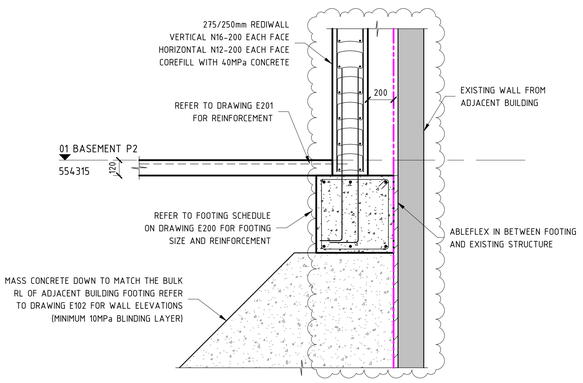


PRECAST

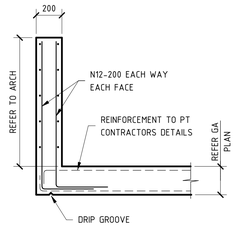
TYPICAL FORMED OR PRECAST DRAINAGE PIT DETAILS
FOR SLAB ON GROUND



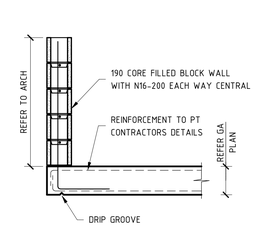
B2 / E201 TYPICAL BASEMENT PUMP OUT PIT DETAIL
SCALE 1 : 20 @ B1



B3 / E200 BASEMENT SECTION
SCALE 1 : 20 @ B1



FORMED WALL



CORE FILLED BLOCK WALL

TYPICAL CRASH BARRIER DETAIL
SCALE 1:20 @ B1

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
G	REVISED AS CLOUDED	DS	28.10.2021	SS
F	REVISED AS CLOUDED	DS	22.10.2021	GC
E	REVISED AS CLOUDED	DS	17.08.2021	GC
D	REVISED AS CLOUDED	MM	19.07.2021	GC
C	RE-ISSUED FOR CONSTRUCTION	MM	07.07.2021	GC
B	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

INDESCO
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www.indesco.com.au
CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 20

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL SLAB ON GROUND DETAILS

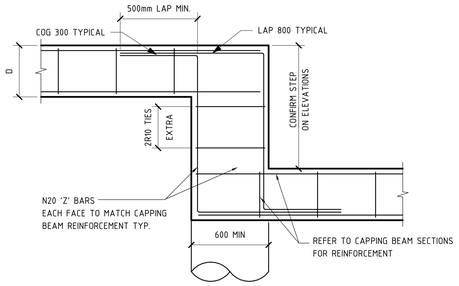
PROJECT No. 7774

DRAWING No. E031

AMDT G

NORTH POINT

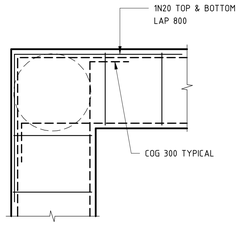
BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
Part



TYPICAL STEP IN CAPPING BEAM DETAIL

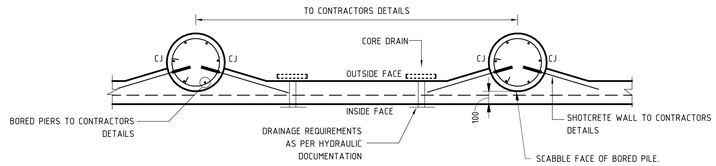
SCALE 1 : 20

NOTE:
ALL STEPS TO BE LOCATED
DIRECTLY OVER PIERS



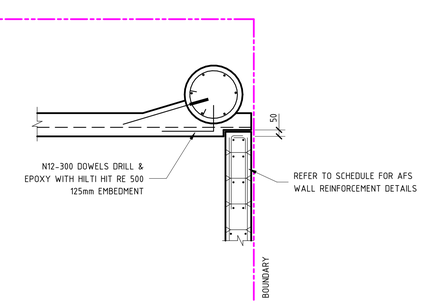
TYPICAL CAPPING BEAM CORNER DETAIL

SCALE 1 : 20



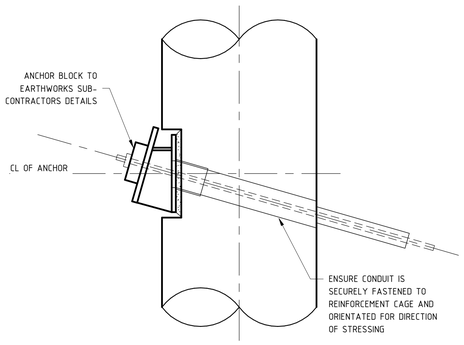
TYPICAL BORED PIER/SHOTCRETE WALL DETAILS

SCALE 1:20 @ B1



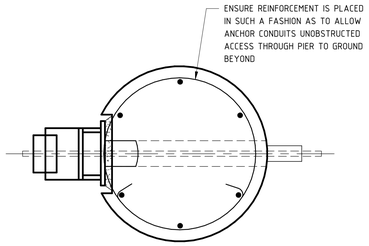
TYPICAL AFS TO SHORING WALL CONNECTION DETAIL

SCALE 1:20 @ B1



TYPICAL ANCHOR HEAD DETAIL

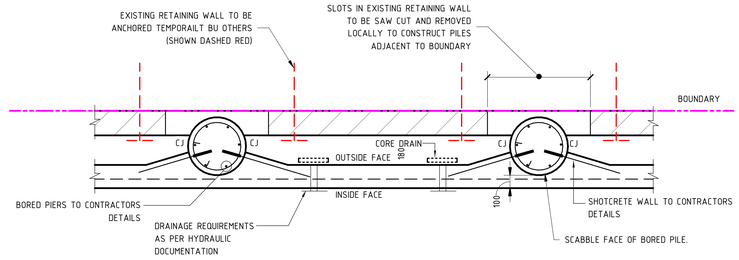
SCALE 1:10 @ A1



PLAN VIEW

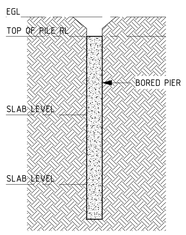
TYPICAL ANCHOR HEAD DETAIL

SCALE 1:10 @ A1



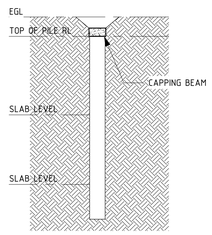
TYPICAL EXISTING RETAINING WALL AT PILE LOCATION DETAIL

SCALE 1:20 @ B1



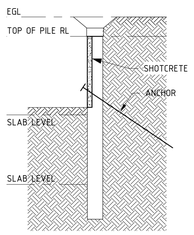
STAGE 1

SETOUT, DRILL & POUR SHORING PILE



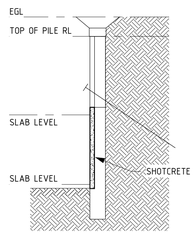
STAGE 2

CONSTRUCT CAPPING BEAMS



STAGE 3

EXCAVATE TO FIRST ANCHOR AND INSTALL GROUND ANCHOR
STRESS GROUND ANCHORS TO DESIGN LOADS AFTER SHOTCRETE IS MIN. 4 DAYS OLD
(LOCATE ANY EXISTING SERVICES PRIOR TO INSTALLING GROUND ANCHORS)
PLACE SHOTCRETE TO BASE OF EXCAVATION.
REFER TO GEOTECH FOR MAXIMUM RECOMMENDED



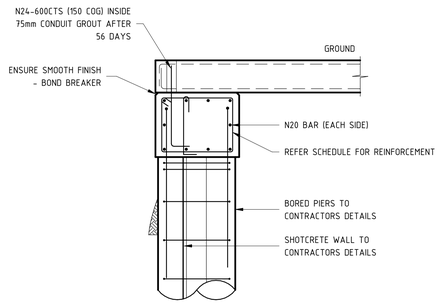
STAGE 4

EXCAVATE TO FINAL BULK EXCAVATION LEVEL
(SUBJECT TO GEOTECH APPROVAL)
PLACE SHOTCRETE TO BASE OF EXCAVATION.
REFER TO GEOTECH FOR MAXIMUM RECOMMENDED EXCAVATION
PRIOR TO SHOTCRETING

SHORING CONSTRUCTION SEQUENCE

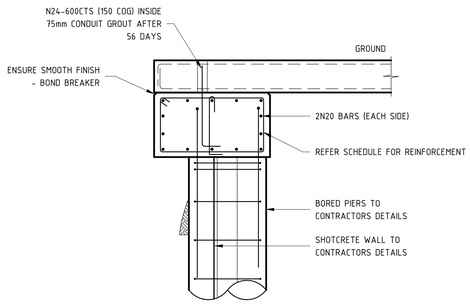
SCALE 1:100 @ A1

REFER TO SECTION "4 CONSTRUCTION SEQUENCE" ON
PAGE 18 OF SHORING DESIGN REPORT 210174-R3
DATED 29/04/2021 PREPARED BY SMART
STRUCTURES AUSTRALIA



CAPPING BEAM SECTION - CB1

SCALE 1:20 @ B1



CAPPING BEAM SECTION - CB2

SCALE 1:20 @ B1

REFER TO SMART STRUCTURES AUSTRALIA SHORING DRAWINGS FOR SHORING DETAILS, PROJECT NUMBER 210174:

- S00.11[2] - GENERAL NOTES
- S00.12[2] - GENERAL NOTES
- S00.21[2] - SURVEY
- S01.11[3] - SHORING PLAN
- S01.21[3] - SHORING ELEVATIONS
- S01.31[3] - SHORING DETAILS
- S01.41[2] - SHORING SECTIONS

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 118 755 774
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
B	ISSUED FOR CONSTRUCTION	MM	06.05.2020	GC
A	ISSUED FOR CONSTRUCTION CERTIFICATE	MM	19.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	04.03.2021	GC
2	ISSUED FOR INFORMATION	MM	03.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
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www.indesco.com.au
CONSULT AUSTRALIA

APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL BORED PIER DETAILS - SHEET 1

NORTH POINT

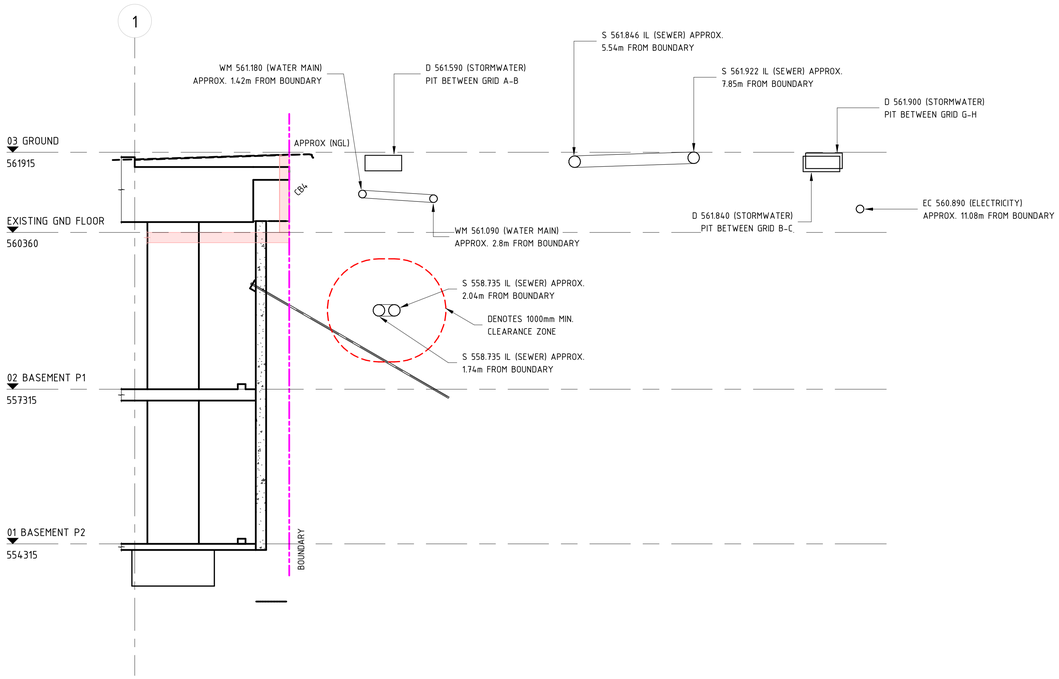
PROJECT No. 7774

DRAWING No. E032

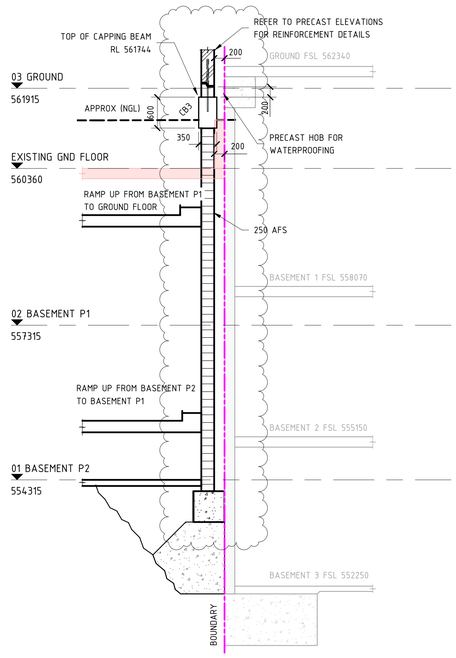
AMDT B

REFER TO SMART STRUCTURES AUSTRALIA SHORING DRAWINGS FOR SHORING DETAILS, PROJECT NUMBER 210174:

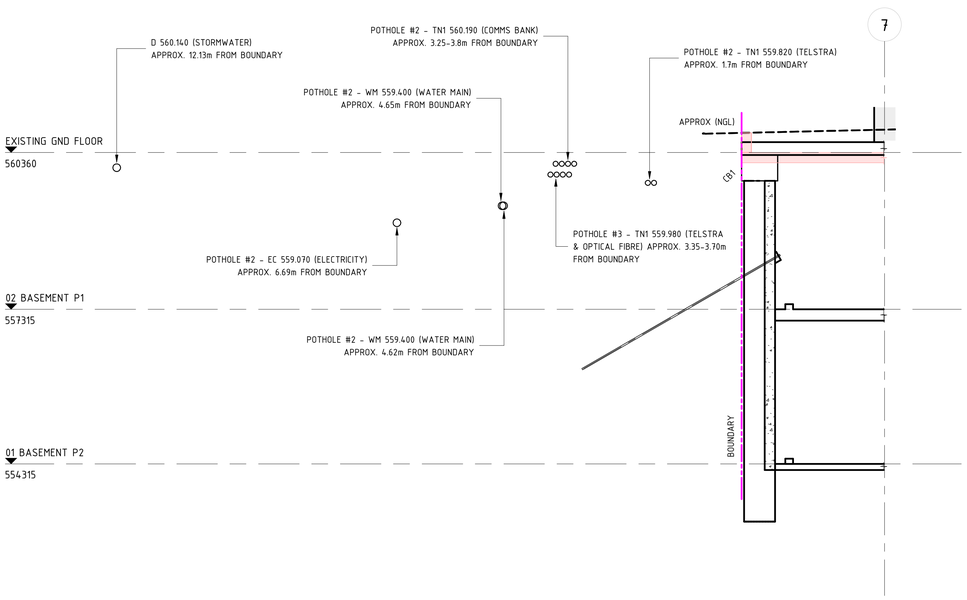
- S00.11[2] - GENERAL NOTES
- S00.12[2] - GENERAL NOTES
- S00.21[2] - SURVEY
- S01.11[3] - SHORING PLAN
- S01.21[3] - SHORING ELEVATIONS
- S01.31[3] - SHORING DETAILS
- S01.41[2] - SHORING SECTIONS



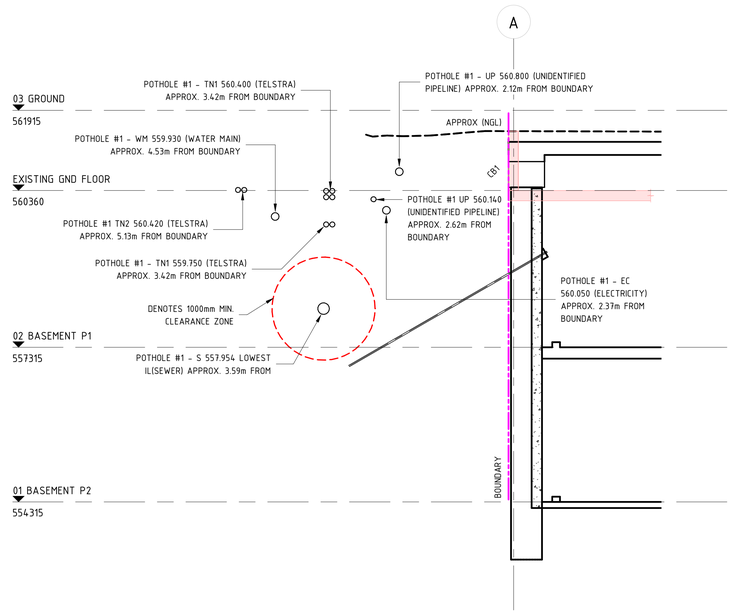
1 E100 SECTION
SCALE 1 : 50 @ B1



2 E100 SECTION
SCALE 1 : 50 @ B1



3 E100 SECTION
SCALE 1 : 50 @ B1



4 E100 SECTION
SCALE 1 : 50 @ B1

PILING PLANS/ELEVATION/SECTION INDICATIVE ONLY. D&C PILING CONTRACTOR TO CONFIRM ALL PILED WALL DETAILS. DESIGN, CERTIFICATION AND INSTALLATION BY SPECIALIST PILING CONTRACTOR.

NOTE:
1. LEVELS PROVIDED ARE FOR INFORMATION ONLY. REFER TO ARCHITECT'S DRAWINGS FOR FINAL LEVELS.
2. ALL ANCHOR LOCATIONS TO BE CONFIRMED WITH FLOOR SLABS.
3. TEMPORARY PILING PLATFORM, BENCHING AND SHORING REQUIRED DURING CONSTRUCTION TO BE PROVIDED BY OTHERS.
4. ALL SERVICES TO BE LOCATED PRIOR TO COMMENCMENT OF EXCAVATION, INSTALLATION OF PILES/ANCHORS AND CUTTING OF BATTERS.
5. TEMPOARY ANCHORS TO BE DE-STRESSED AFTER STRUCTURE UP TO LOWER GROUND FLOOR IS POURED AND CAPPING BEAM DOWELS HAVE BEEN GROUTED AFTER 56 DAYS.

EXCAVATION AND GEOTECHINCAL INSPECTION:
- DURING EXCAVATION CLOSE INSPECTION OF THE ROCK BY A QUALIFIED GEOTECHNICAL ENGINEER WILL NEED TO BE CARRIES OUT TO CHECK THAT ROCK ANCHORS ARE SUFFICIENT OR IF ADDITONAL ANCHORS ARE REQUIRED.
- FULL EXTENT OF ANCHORS OR BOLTS TO BE DETERMINED ONCE EXCAVATION HAS BEEN CARRIED OUT IF REQUIRED.

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
H	REVISED AS CLOUDED	DS	28.10.2021	SS
G	REVISED AS CLOUDED	DS	22.10.2021	GC
F	REVISED AS CLOUDED	DS	10.09.2021	GC
E	RE-ISSUED FOR CONSTRUCTION	MM	06.07.2021	GC
D	RE-ISSUED FOR CONSTRUCTION	MM	05.07.2021	GC
C	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
B	ISSUED FOR CONSTRUCTION	MM	06.05.2021	GC
A	ISSUED FOR CONSTRUCTION CERTIFICATE	MM	19.04.2021	GC
5	REVISED AS CLOUDED	MM	16.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	04.03.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

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CANBERRA
SYDNEY
WOLLONGONG
www.indesco.com.au
CONSULT AUSTRALIA

APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL BORED PIER DETAILS - SHEET 2

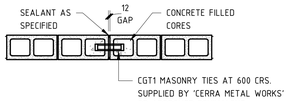
PROJECT No. 7774

DRAWING No. E033

AMDT H

BCA certifiers
ABN: 58 118 793 774
SUPPORTING DOCUMENTATION - NOT FOR CONSTRUCTION APPROVAL
4 FEBRUARY 2022
BCS 213679
Block 4 Stage 12
CBD

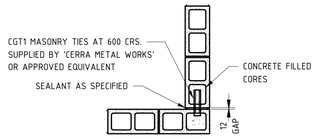
NORTH POINT



CONTROL JOINT TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF THE BLOCK WALL

BLOCKWORK CONTROL JOINT

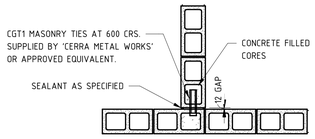
(UNREINFORCED) (RECOMMENDED EVERY 5m AND AT CONSTRUCTION JOINTS UNO)
SCALE 1:20



CONTROL JOINTS TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL

BLOCKWORK CONTROL JOINT AT 90 DEGREES CORNER

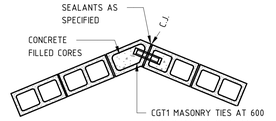
(UNREINFORCED)
SCALE 1:20



CONTROL JOINTS TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL

BLOCKWORK CONTROL JOINT AT 'T' INTERSECTION

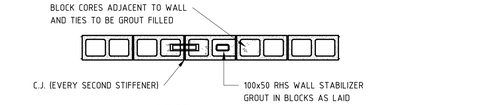
(UNREINFORCED)
SCALE 1:20



CONTROL JOINTS TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL

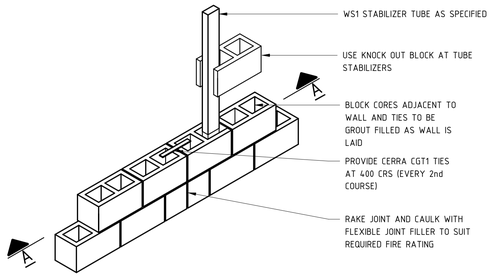
BLOCKWORK CONTROL JOINT - AT 45 DEGREES CORNER

(UNREINFORCED)
SCALE 1:20



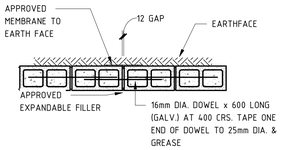
SECTION A-A

SCALE 1:20



CONTROL JOINT WITH STABILIZER TUBE

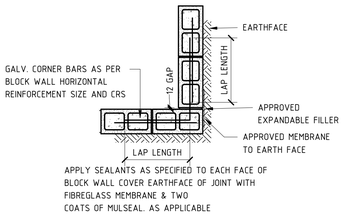
(UNREINFORCED 150 AND 200 SERIES BLOCKWORK)
SCALE 1:20



APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL COVER EARTHFACE OF JOINT WITH FIBREGLASS MEMBRANE & TWO COATS OF MULSEAL. AS APPLICABLE

RETAINING BLOCKWORK CONTROL JOINT

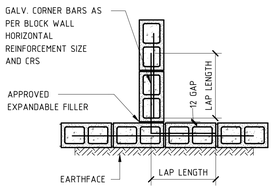
(RECOMMENDED EVERY 7.5m UNO)
SCALE 1:20



APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL COVER EARTHFACE OF JOINT WITH FIBREGLASS MEMBRANE & TWO COATS OF MULSEAL. AS APPLICABLE

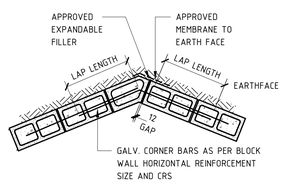
RETAINING BLOCKWORK CONTROL JOINT - JOINT AT 90 DEGREES CORNER

SCALE 1:20



RETAINING BLOCKWORK AT 'T' INTERSECTION

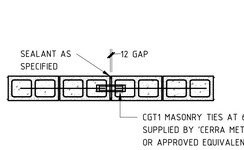
SCALE 1:20



APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL COVER EARTHFACE OF JOINT WITH FIBREGLASS MEMBRANE & TWO COATS OF MULSEAL. AS APPLICABLE

RETAINING BLOCKWORK CONTROL JOINT - JOINT AT 45 DEGREES CORNER

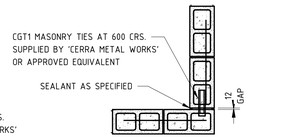
(REINFORCED)
SCALE 1:20



CONTROL JOINT TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF THE BLOCK WALL

BLOCKWORK CONTROL JOINT

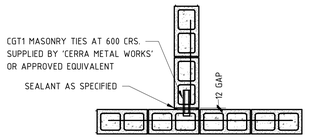
(REINFORCED) (RECOMMENDED EVERY 7.5m UNO)
SCALE 1:20



CONTROL JOINTS TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL.

BLOCKWORK CONTROL JOINT AT 90 DEGREES CORNER

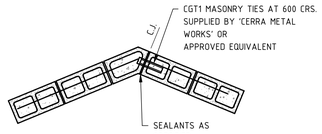
(REINFORCED)
SCALE 1:20



CONTROL JOINTS TO BE VERTICAL FOR FULL HEIGHT OF WALL, APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALL

BLOCKWORK CONTROL JOINT AT 'T' INTERSECTION

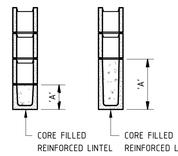
(REINFORCED)
SCALE 1:20



CONTROL JOINT TO BE VERTICAL FOR FULL HEIGHT OF WALL,
APPLY SEALANTS AS SPECIFIED TO EACH FACE OF BLOCK WALLS.

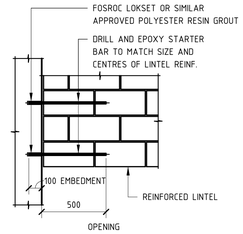
BLOCKWORK CONTROL JOINT - AT 45 DEGREES CORNER

(REINFORCED)
SCALE 1:20



TYPICAL LINTEL DETAILS

LINTEL SCHEDULE						
SPAN	DIM 'A'	DIM 'B'	REINFORCEMENT			END BEARING
			BOTTOM	TOP	TIES	
UP TO 500	200	140, 190	1N12	-	-	200 MIN
501-1800	300	190	1N16	-	-	200 MIN
501-3000	400	140	1N20	-	-	200 MIN
1801-3000	400	190	1N20	-	-	200 MIN
3001-3600	400	190	2N20	-	-	200 MIN



LINTEL SUPPORT TO R.C. WALL OR COLUMN

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
3	ISSUED FOR TENDER	MM	13.04.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
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APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 20

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL BLOCKWORK DETAILS - SHEET 1

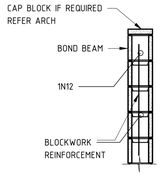
PROJECT No. 7774

DRAWING No. E034

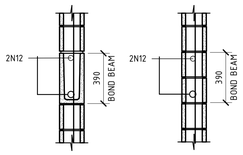
AMDT A

BCA certifies
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

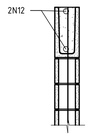
NORTH POINT



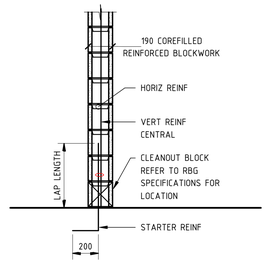
TYPICAL BLOCKWORK UPSTAND
(REINFORCED)
SCALE 1:20



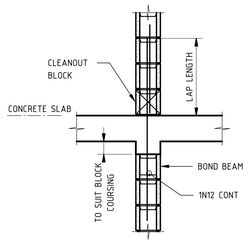
TYPICAL BOND BEAM DETAILS
SCALE 1:20



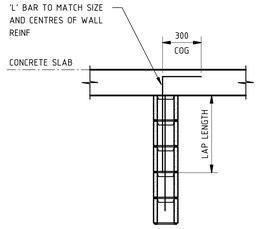
TYPICAL LOAD BEARING RETAINING BLOCKWORK INCORPORATING A BOND BEAM
SCALE 1:20



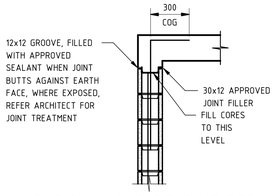
TYPICAL BLOCKWORK STARTER DETAIL
SCALE 1:20



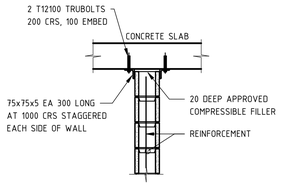
LOAD BEARING BLOCKWORK AT INTERMEDIATE SLAB
SCALE 1:20
NOTE: BLOCKWALL SHALL NOT INTRUDE INTO SOFFIT OF SLAB BY MORE THAN 10mm



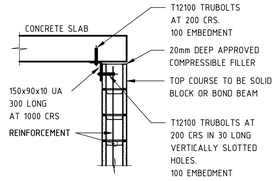
LOAD BEARING BLOCKWORK TO UNDERSIDE OF SLAB
SCALE 1:20
NOTE: BLOCKWALL SHALL NOT INTRUDE INTO SOFFIT OF SLAB BY MORE THAN 10mm



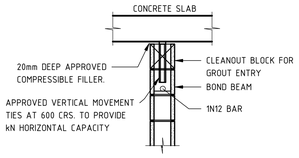
TYPICAL LOAD BEARING RETAINING BLOCKWORK TO UNDERSIDE OF SLAB
SCALE 1:20



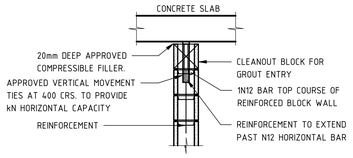
NON-LOAD BEARING BLOCKWORK TO U/SIDE OF SLAB
(REINFORCED OR UNREINFORCED)
SCALE 1:20



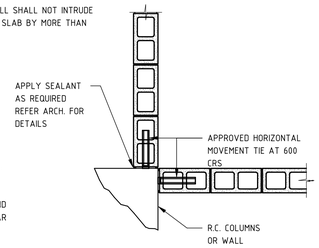
NON-LOAD BEARING BLOCKWORK TO U/SIDE OF SLAB
(REINFORCED OR UNREINFORCED)
SCALE 1:20



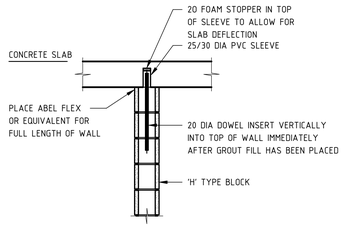
NON-LOAD BEARING BLOCKWORK TO U/SIDE OF SLAB
(UNREINFORCED)
SCALE 1:20



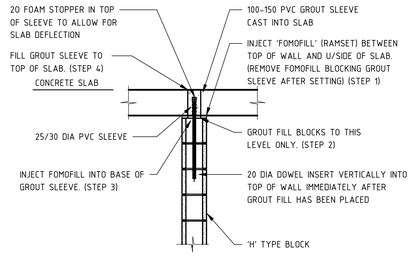
NON-LOAD BEARING BLOCKWORK TO U/SIDE OF SLAB
(REINFORCED)
SCALE 1:20



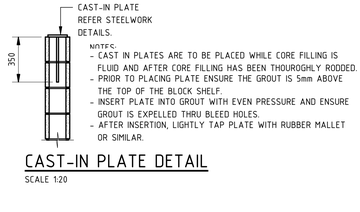
BLOCKWORK TO CONCRETE
(REINFORCED OR UNREINFORCED)
SCALE 1:20



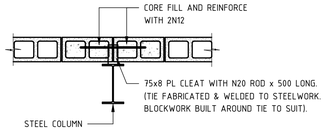
NON-LOAD BEARING BLOCKWORK CONSTRUCTED PRIOR TO SLAB
(UNREINFORCED)
SCALE 1:20



NON-LOAD BEARING BLOCKWORK CONSTRUCTED AFTER SLAB
(UNREINFORCED)
SCALE 1:20



CAST-IN PLATE DETAIL
SCALE 1:20



BLOCKWORK TO STEEL COLUMN
SCALE 1:20

No.	AMENDMENT	APPROVED	DATE	AMEND BY
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
3	ISSUED FOR TENDER	MM	13.04.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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CONSTRUCTION SERVICES (NSW)
PTY LIMITED
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CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 20

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
TYPICAL BLOCKWORK DETAILS - SHEET 2

PROJECT No. 7774

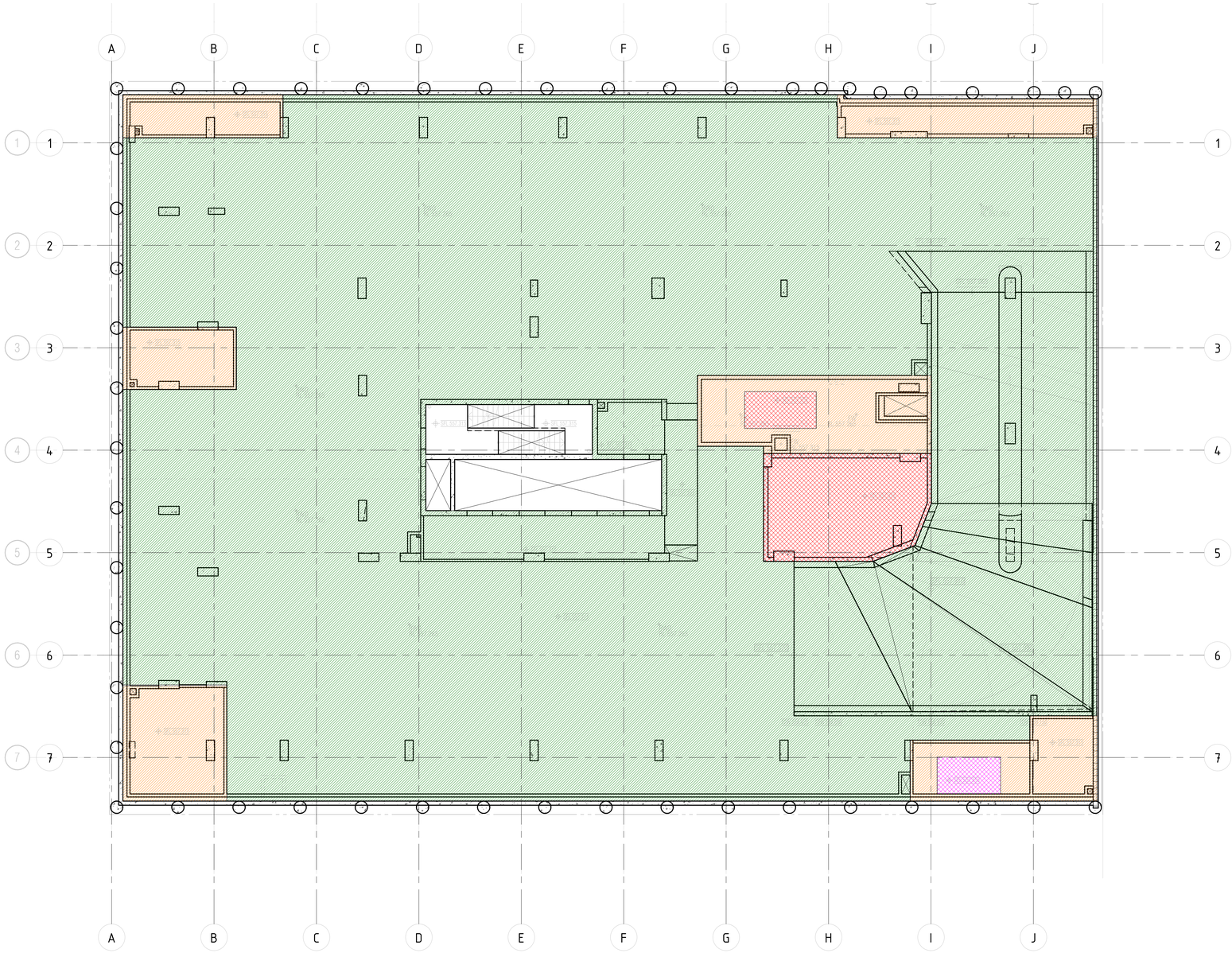
DRAWING No. E035

AMDT A

BCA certifiers
ABN: 58 110 755 734
SUPPORTING DOCUMENTATION
APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

NOTE: B1 DRAWING SHEET

NORTH POINT



BASEMENT P1 LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	WATER TANK	0.5 kPa	30.0 kPa
	CAR PARK/RAMP	0.5 kPa	2.5 kPa
	PLANT	0.5 kPa	7.5 kPa
	WATER TANK	0.5 kPa	15.3 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 94 118 751 754
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
B	REVISED AS CLOUDED	DS	26.10.2021	SS
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
5	REVISED AS CLOUDED	MM	16.04.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

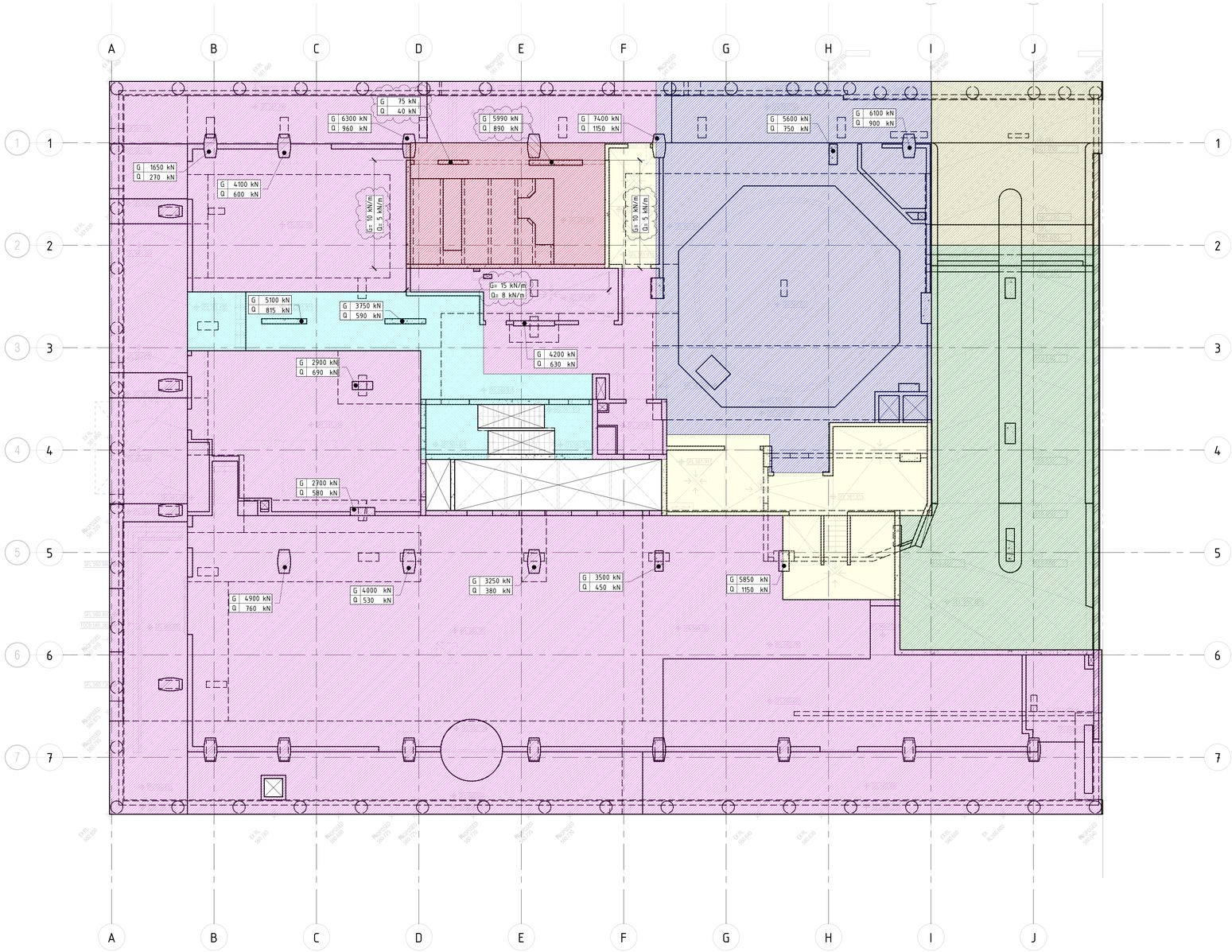
DRAWING TITLE
BASEMENT P1 LOADING PLAN

PROJECT No.
7774

DRAWING No.
E050

AMDT
B

NORTH POINT



GROUND FLOOR LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	RAMP	0.5 kPa	2.5 kPa
	ENTRY RAMP	2.5 kPa	2.5 kPa
	LOADING DOCK	2.5 kPa	10.0 kPa
	TURNTABLE	6.5 kPa	10.0 kPa
	SUB-STATION	5.0 kPa	10.0 kPa
	RETAIL	2.5 kPa	5.0 kPa
	FIRE ESCAPE	0.5 kPa	4.0 kPa
	WASTE AREA	0.5 kPa	7.5 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 118 759 734
SUPPORTING DOCUMENTATION - NOT FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBD

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
D	REVISED AS CLOUDED	DS	06.12.2021	GC
C	REVISED AS CLOUDED	DS	02.12.2021	GC
B	REVISED AS CLOUDED	DS	26.10.2021	SS
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

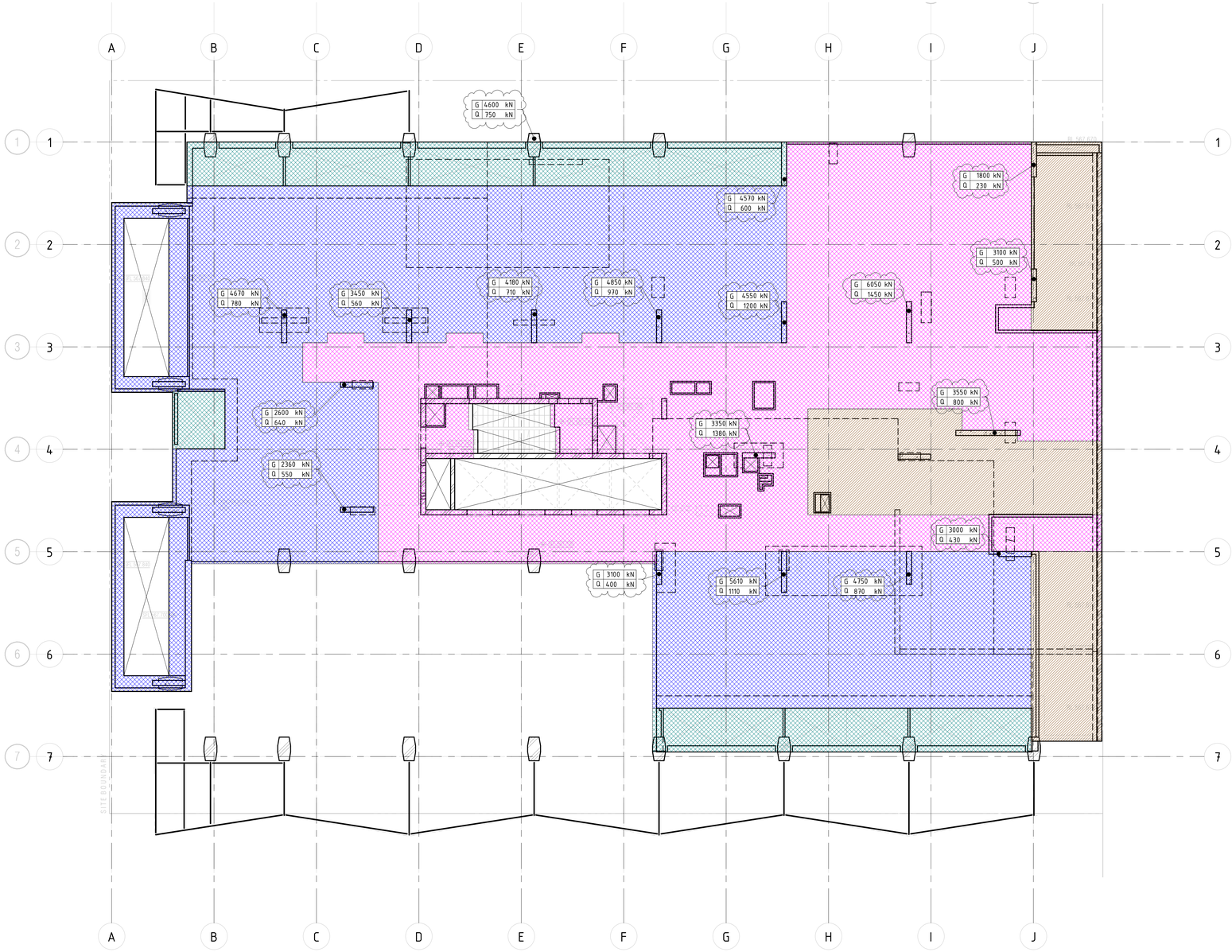
DRAWING TITLE
GROUND FLOOR LOADING PLAN

NORTH POINT

PROJECT No.
7774

DRAWING No.
E051

AMDT
D



LEVEL 1 LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	PLANT	2.0 kPa	5.0 kPa
	RESIDENTIAL	1.5 kPa	1.5 kPa
	BALCONY	1.5 kPa	2.0 kPa
	LOBBY/COMMON	1.5 kPa	4.0 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

BCA certifiers ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
A	ISSUED FOR CONSTRUCTION	DS	26.10.2021	SS
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

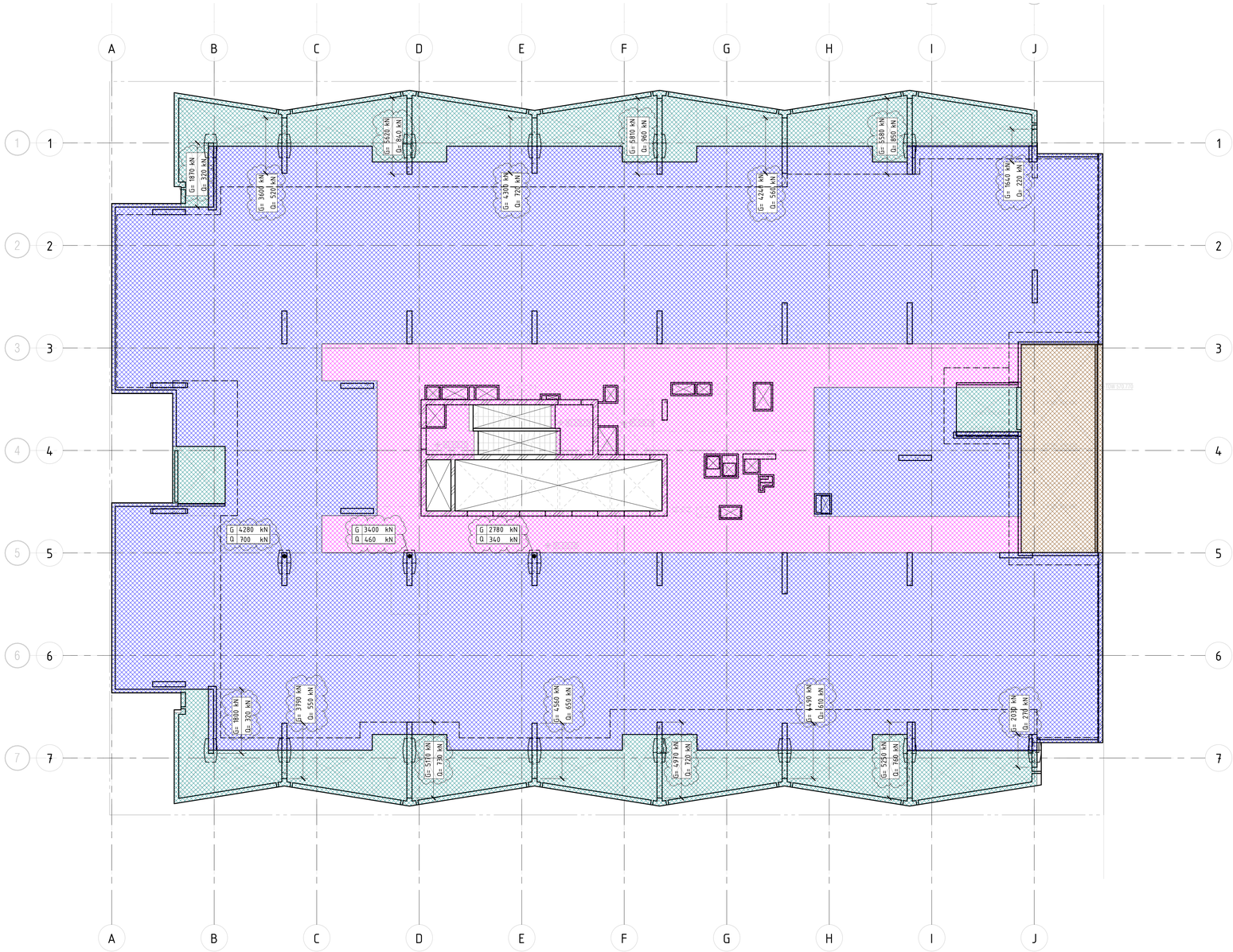
DRAWING TITLE
LEVEL 1 LOADING PLAN

NORTH POINT

PROJECT No.
7774

DRAWING No.
E052

AMDT
A



LEVEL 2 LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	RESIDENTIAL	1.5 kPa	1.5 kPa
	BALCONY	1.5 kPa	2.0 kPa
	LOBBY/COMMON	1.5 kPa	4.0 kPa
	ROOF	0.25 kPa	0.5 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
A	ISSUED FOR CONSTRUCTION	DS	26.10.2021	SS
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
LEVEL 2 LOADING PLAN

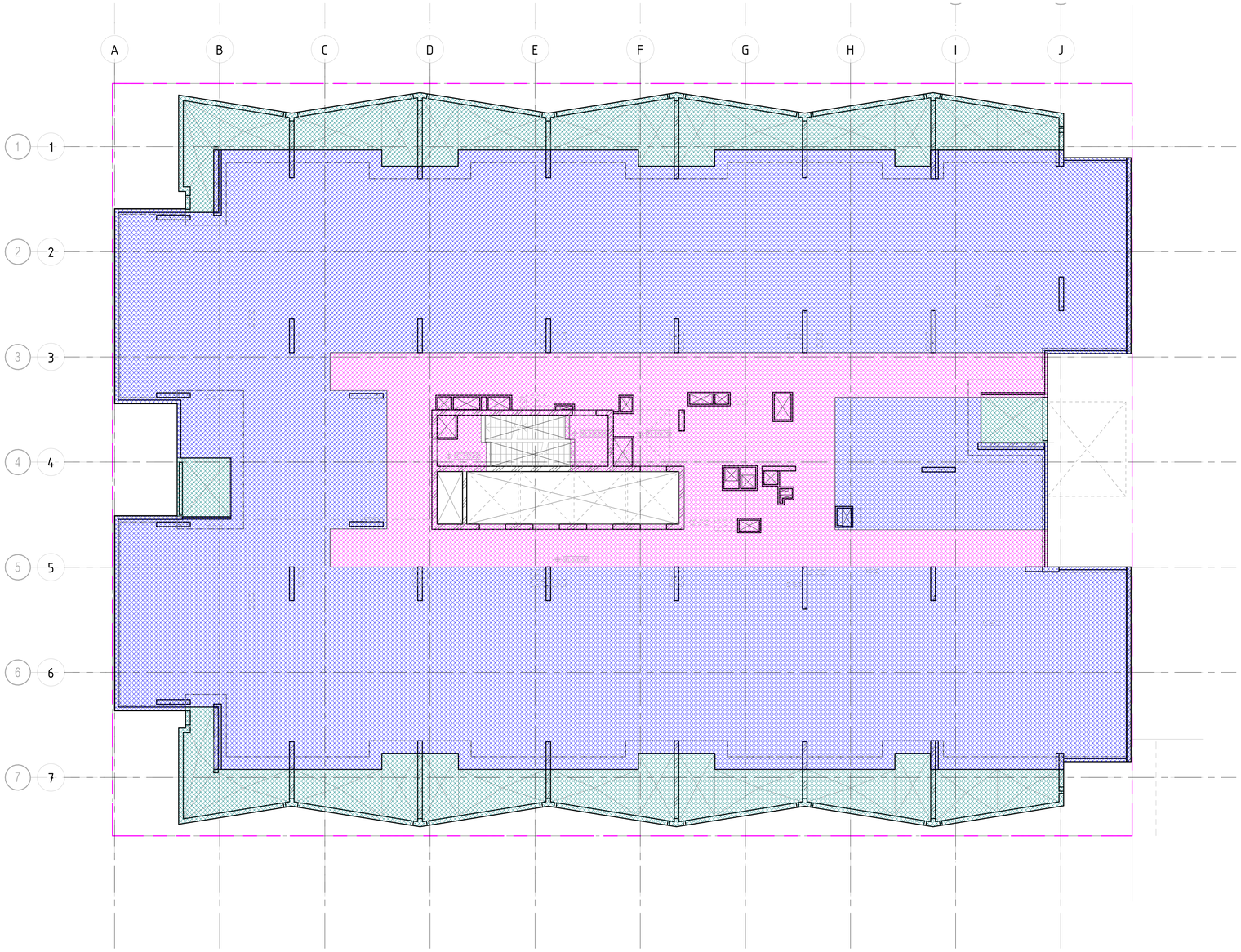
PROJECT No. 7774

DRAWING No. E053

AMDT A

NORTH POINT

BCA certifiers ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR CC APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR



LEVEL 4, 6, 8 AND 10 LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	RESIDENTIAL	1.5 kPa	1.5 kPa
	BALCONY	1.5 kPa	2.0 kPa
	LOBBY/COMMON	1.5 kPa	4.0 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
A	ISSUED FOR CONSTRUCTION	DS	26.10.2021	SS
3	ISSUED FOR TENDER	MM	13.04.2021	GC
2	ISSUED FOR TENDER	MM	19.03.2021	GC
1	ISSUED FOR TENDER	MM	04.03.2021	GC

ARCHITECT / BUILDING DESIGNER

FENDER KATSALIDIS

CLIENT

KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED

Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT

MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE

LEVELS 4, 6, 8 AND 10 LOADING PLAN

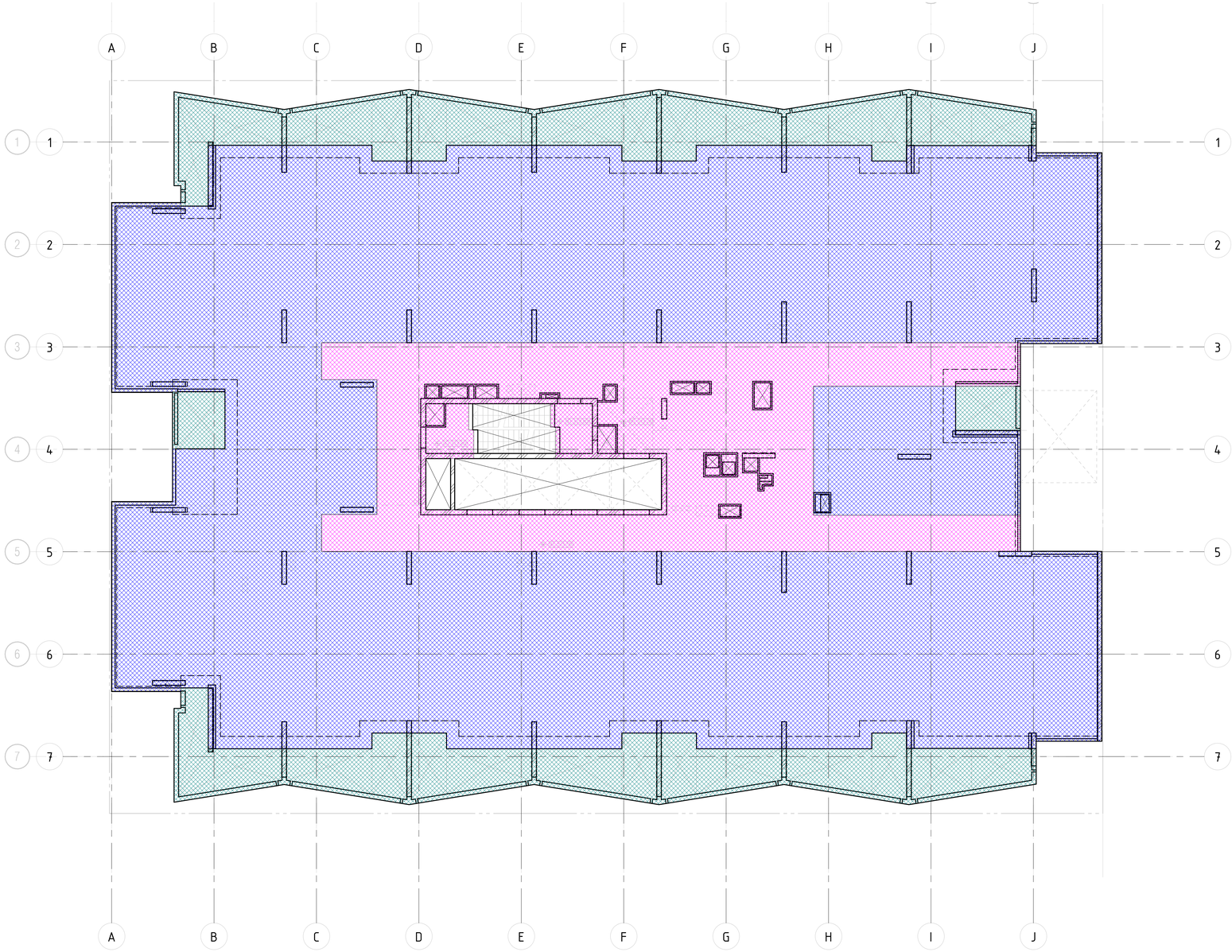
PROJECT No. 7774

DRAWING No. E054

AMDT A

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SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
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Block 4 Section 12
CBR

NORTH POINT



LEVELS 3, 5, 7, 9 AND 11 LOADING PLAN

SCALE 1 : 100 @ B1

LOADING LEGEND			
TAG	AREA	SDL	LL
	RESIDENTIAL	1.5 kPa	1.5 kPa
	BALCONY	1.5 kPa	2.0 kPa
	LOBBY/COMMON	1.5 kPa	4.0 kPa

PRINT DRAWING IN COLOUR

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
A	ISSUED FOR CONSTRUCTION	DS	26.10.2021	SS
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT

MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE

LEVELS 3, 5, 7, 9 AND 11 LOADING PLAN

NORTH POINT

PROJECT No. 7774

DRAWING No. E055

AMDT A

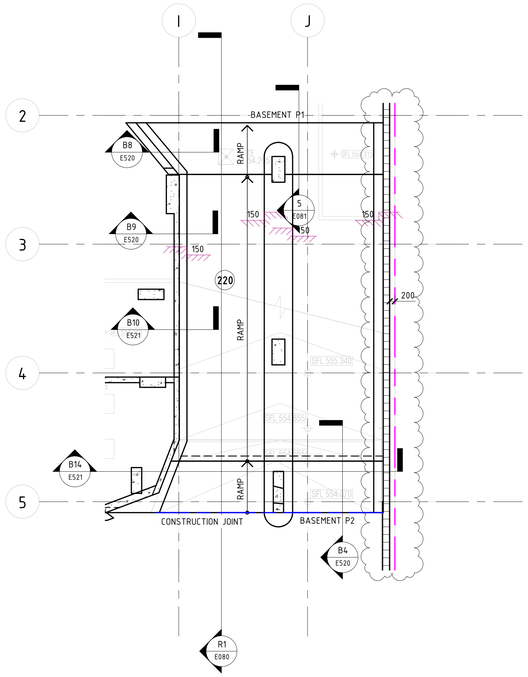
BCA certifiers
ABN: 58 119 755 734
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4 FEBRUARY 2022
BCS 211679
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CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
RC SLABS	40MPa	20	80

NOTE: MIN. CONCRETE STRENGTH AT 28 DAYS

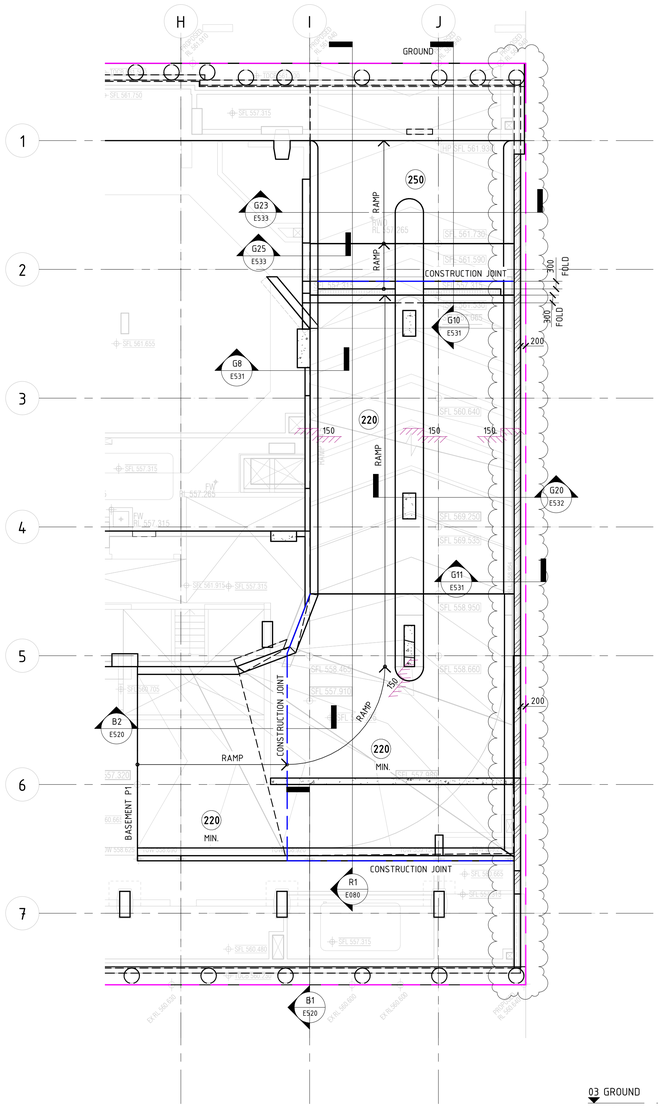
LEGEND

- THK — DENOTES SLAB THICKNESS OVERALL U.N.O
- DENOTES WALL/COLUMN UNDER
- DENOTES CONCRETE WALL/COLUMN OVER
- DENOTES CONCRETE WALL/COLUMN OVER & UNDER
- DENOTES LOAD BEARING PRECAST PANEL
- DENOTES NON LOAD BEARING PRECAST PANEL
- DENOTES PRECAST BALUSTRADE
- DENOTES STEP IN SOFFIT
- DENOTES SECONDARY SLAB POURED LATER ON BLOCKWORK - REFER TO TYPICAL DETAIL
- 100 — DENOTES STEP IN TOP OF SLAB
- DENOTES VOID
- HOB — DENOTES CONCRETE HOB
- DENOTES ISOLATION JOINT
- DENOTES CONSTRUCTION JOINT
- DENOTES 56 DAY DELAYED POUR STRIP
- DENOTES LOCATION OF SITE BOUNDARY



BASEMENT P2 TO P1 RAMP MARKING PLAN

SCALE 1 : 100 @ B1

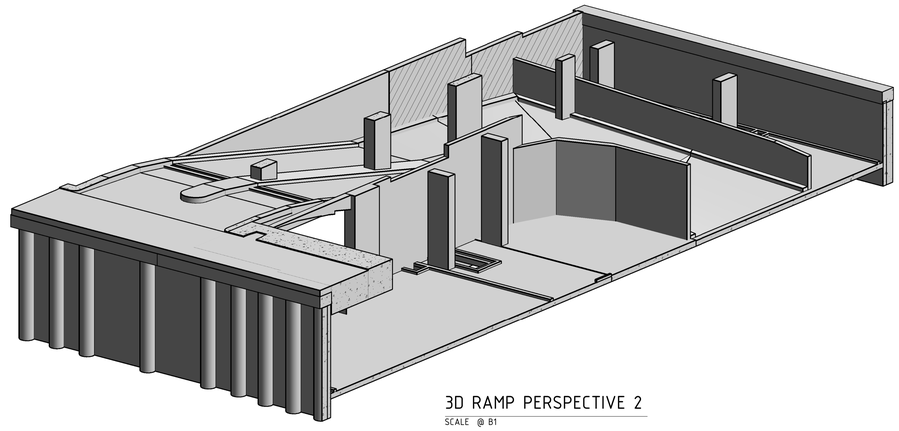


BASEMENT P1 TO GROUND RAMP MARKING PLAN

SCALE 1 : 100 @ B1

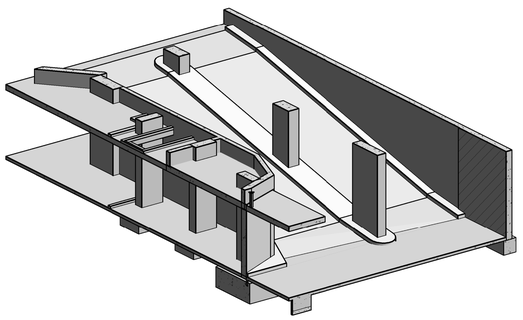
SUSPENDED SLAB NOTES:

1. REFER TO DRAWING E001 FOR CONSTRUCTION NOTES & SPECIFICATIONS
2. REFER TO MARKING PLANS FOR SLAB DEPTHS U.N.O.
3. FOR BUILDING SETOUT AND DIMENSIONS REFER TO ARCHITECTS DRAWINGS
5. ALL FALLS TO ARCHITECTS DETAILS
6. MARKING PLANS TO BE CO-ORDINATED WITH HYDRAULIC & MECHANICAL SERVICES
7. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL PENETRATIONS AND SET OUTS PROVIDE 100x100 HOB ALL AROUND ALL FIRE HYDRANT RECESSES AND PENETRATIONS
8. REFER TO DRAWING E018 FOR PRECAST COLUMN CONNECTION DETAILS



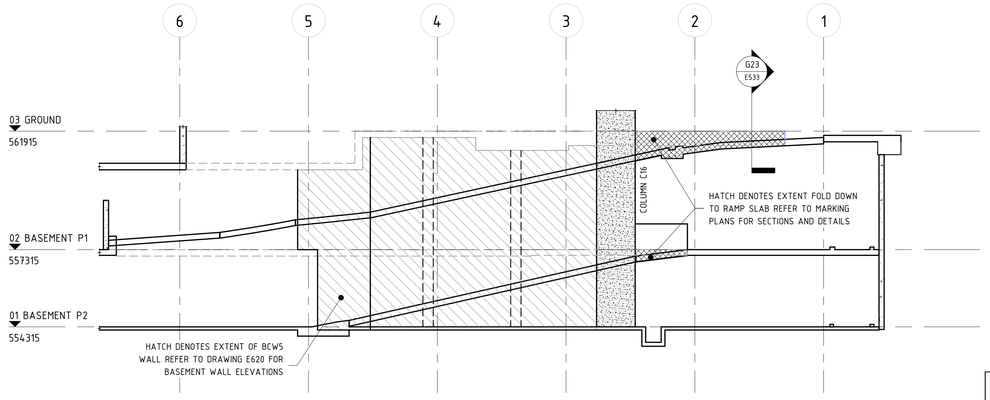
3D RAMP PERSPECTIVE 2

SCALE @ B1



3D RAMP PERSPECTIVE 1

SCALE @ B1



R1 E080 RAMP SECTION

SCALE 1 : 100 @ B1

LEVELS NOTE:
LEVELS ARE INDICATIVE ONLY.
ALL LEVELS AND DIMENSIONS TO BE TO BE CONFIRMED BY THE A

NOTE: B1 DRAWING SHEET

BCA certifiers
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Block 4 Section 12
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NORTH POINT

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
E	REVISED AS CLOUDED	DS	28.10.2021	SS
D	REVISED AS CLOUDED	DS	22.10.2021	GC
C	REVISED AS CLOUDED	MM	19.07.2021	GC
B	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
4	ISSUED FOR TENDER	MM	13.04.2021	GC
3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

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CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

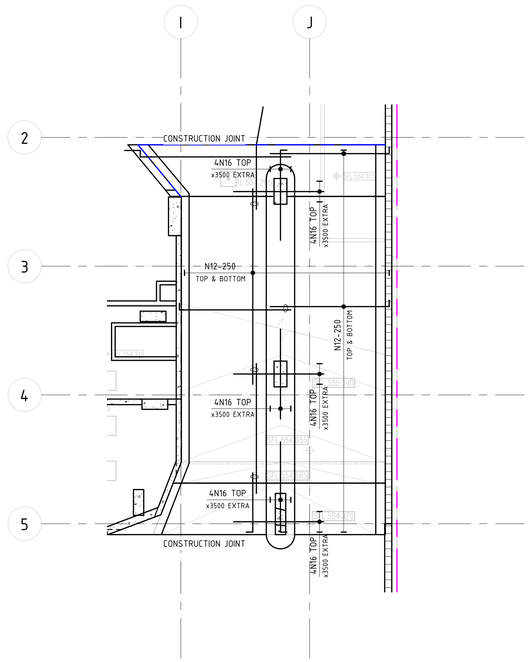
ISSUED FOR CONSTRUCTION

DRAWING TITLE
RAMP MARKING PLANS

PROJECT No. 7774

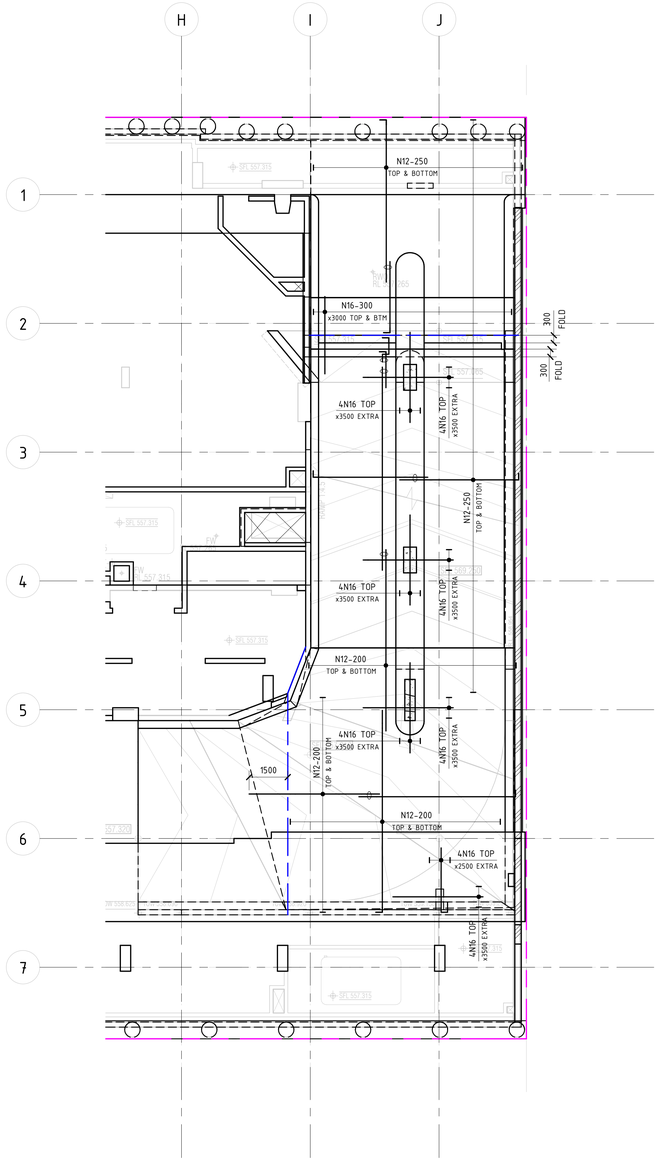
DRAWING No. E080

AMDT E



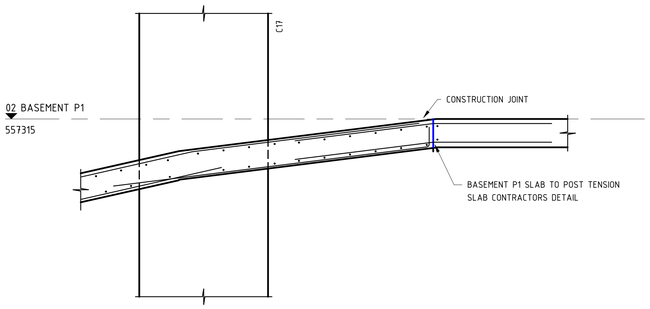
BASEMENT P2 TO P1 RAMP REINFORCEMENT PLAN

SCALE 1 : 100 @ B1



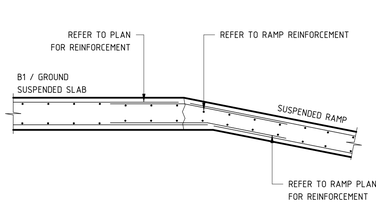
BASEMENT P1 TO GROUND RAMP REINFORCEMENT PLAN

SCALE 1 : 100 @ B1



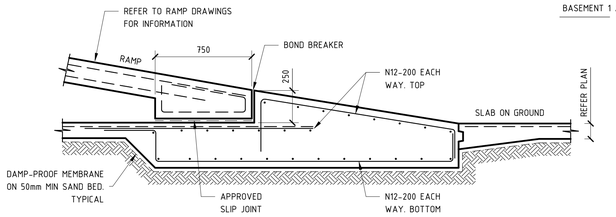
P2 TO P1 RAMP INTERFACE AT BASEMENT P1 LEVEL DETAIL

SCALE 1 : 20 @ B1



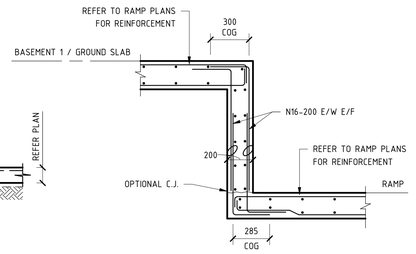
TYPICAL RAMP TRANSITION

SCALE 1 : 20 @ B1



TYPICAL RAMP BASE DETAIL

SCALE 1 : 20 @ B1



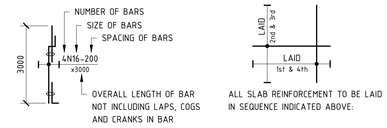
TYPICAL SLAB TO RAMP DOWNTURN DETAIL

SCALE 1 : 20 @ B1

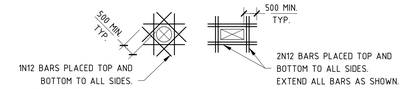
NOTE: ENSURE ALL STEEL FIXERS ARE FAMILIAR WITH THE BAR LAYING SEQUENCE BEFORE COMMENCING ANY WORK ON SITE.

REINFORCEMENT NOTES

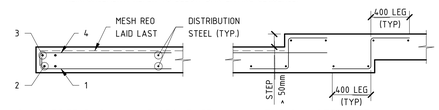
1. ALL BARS DENOTED AS 'N' (eg. N12) SHALL BE DEFORMED RIBBED BARS. GRADE 500N
2. ALL BARS DENOTED AS 'R' (eg. R10) SHALL BE ROUND BARS. GRADE 250N
3. ALL SQUARE AND RECTANGULAR MESHES DENOTED AS 'SL' & 'RL' (eg. SL82) SHALL COMPRISE OF DEFORMED RIBBED BARS. GRADE 500N
4. ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS 4671-2001
5. BAR TAG NOTATION:



6. ▶ DENOTES PAN REINFORCEMENT REQUIRED. REFER TO S002 FOR SIZE AND LAYOUT OMITTED FROM PLAN FOR CLARITY PURPOSES.
7. ENSURE ALL CROSS RODS LAPPED 600mm MIN. AT ALL RE-ENTRANT CORNERS REINFORCEMENT BARS TO OVERLAP.
8. REFER TO TYPICAL STEP DOWN DETAILS FOR ADDITIONAL REINFORCEMENT N.S.O.P.
9. CONSTRUCTION MESH REQUIRED IN BEAM OR SLAB DEPTHS GREATER THAN 300mm IS NOT TO BE ACCOUNTED FOR AS PART OF THE PT DESIGN
10. ▨ DENOTES SL82 MESH TOP ADDITIONAL TO ALL EXTERNAL AREAS U.N.O.
11. DENOTES BAR COUPLERS TO BE USED AT TEMPORARY HOIST AND CRANE PENETRATION LOCATIONS.
12. PROVIDE TRIMMER BAR REINFORCEMENT ONLY WHERE A PENETRATION IS GREATER THAN 300mm x 300mm AND UP TO AND INCLUDING 900mm x 900mm. SUCH PENETRATIONS SHALL HAVE THE FOLLOWING MIMIMUM REINFORCEMENT SHOWN BELOW



13. PROVIDE N12-900 DISTRIBUTION BARS WHERE NECESSARY TO SUPPORT MAIN REINFORCEMENT. REFER TO BELOW BAR LAYING SEQUENCE.



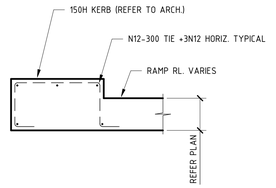
SLAB EDGE BAR LAYING SEQUENCE

NOTE: NUMBERS DENOTE LAYOUT SEQUENCE

TYPICAL STEP DETAIL

SLAB LEVEL	COVERS (mm)		
	BOTTOM	TOP	SIDE
SUSPENDED RAMP	30	20	20

BAR LAP & ANCHORAGE		
BAR	LAP LENGTH	
	WHERE CONC. BELOW BAR IS LESS THAN OR EQUAL TO 300	WHERE CONC. BELOW BAR IS GREATER THAN 300
N12	500	700
N16	700	900
N20	900	1200
N24	1100	1500
N28	1400	1800
N32	1600	2100
N36	1800	2300
NOTE: ALL LAPS TO BE CONTACT SPLICES		



TYPICAL RAMP KERB

SCALE 1 : 20 @ B1

LEVELS NOTE:
LEVELS ARE INDICATIVE ONLY.
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SCA certifiers
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4 FEBRUARY 2022
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Block 4 Section 12
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NOTE: B1 DRAWING ONLY

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
E	REVISED AS CLOUDED	DS	16.11.2021	GC
D	REVISED AS CLOUDED	DS	28.10.2021	SS
C	REVISED AS CLOUDED	DS	22.10.2021	GC
B	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
A	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
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3	ISSUED FOR TENDER	MM	19.03.2021	GC
2	ISSUED FOR TENDER	MM	04.03.2021	GC
1	DRAFT CONCRETE TENDER	MM	19.02.2021	GC

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APPROVED	DS
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DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	As indicated

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

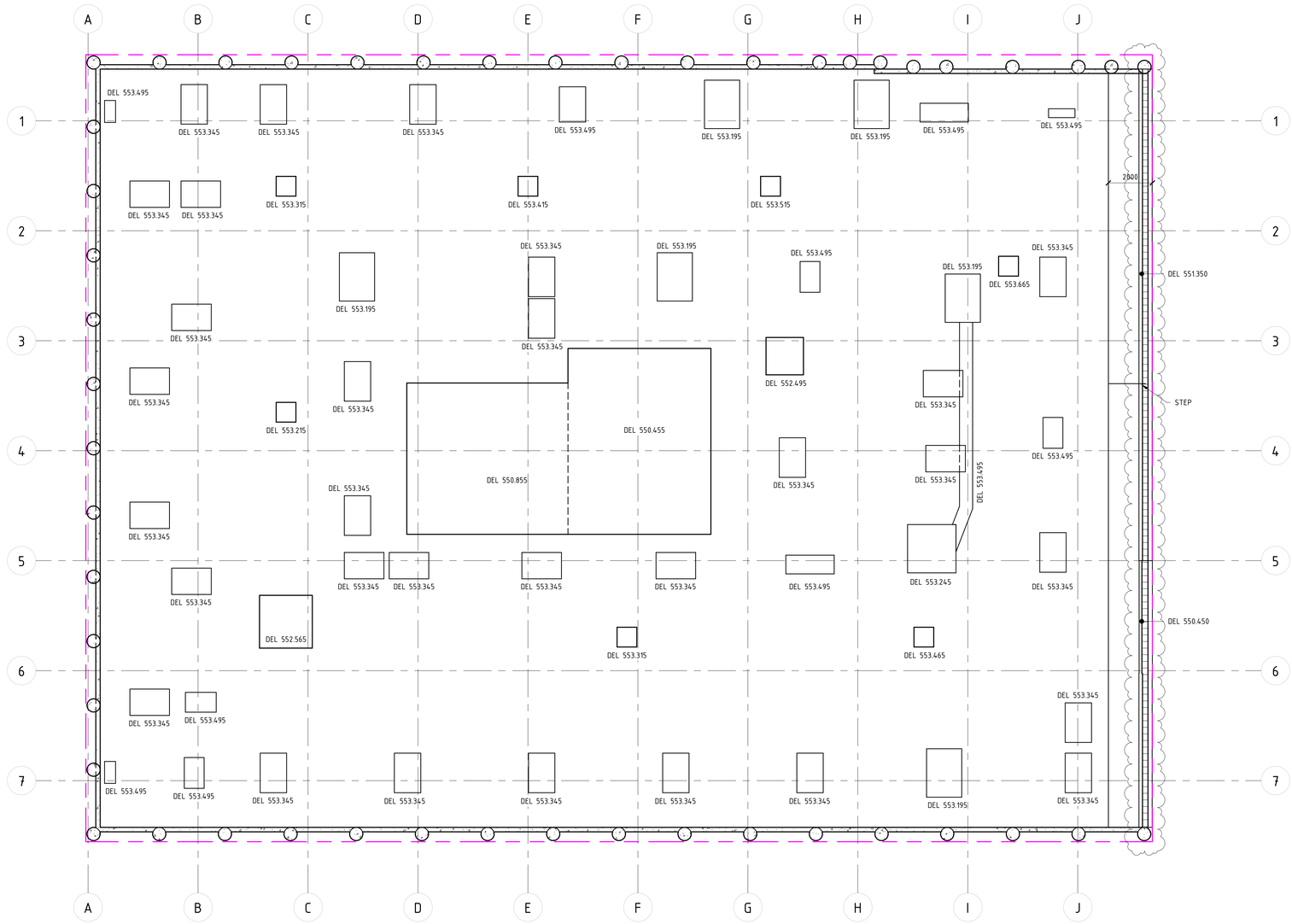
DRAWING TITLE
RAMP REINFORCEMENT & DETAILS

PROJECT No. 7774

DRAWING No. E081

AMDT E

NORTH POINT



DETAILED EXCAVATION MARKING PLAN

SCALE 1 : 100 @ B1

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
F	REVISED AS CLOUDED	DS	28.10.2021	SS
E	REVISED AS CLOUDED	DS	22.10.2021	GC
D	REVISED AS CLOUDED	DS	19.10.2021	GC
C	REVISED AS CLOUDED	DS	01.10.2021	GC
B	REVISED AS CLOUDED	DS	30.09.2021	GC
A	ISSUED FOR CONSTRUCTION	DS	24.09.2021	GC
1	ISSUED FOR TENDER	MM	13.04.2021	GC

ARCHITECT / BUILDING DESIGNER

FENDER KATSALIDIS

CLIENT

KARIMBLA
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PTY LIMITED

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT

MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE

DETAILED EXCAVATION MARKING PLAN

PROJECT No. 7774

DRAWING No. E103

AMDT F

BCA certifies
ABN: 58 118 759 734
SUPPORTING DOCUMENTATION FOR APPROVAL
4 FEBRUARY 2022
BCS 21679
Block 4 Section 12
CBD

NORTH POINT

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
PAD FOOTINGS	40MPa	20	80
STRIP FOOTINGS	40MPa	20	80
CORE PAD FOOTING	40MPa	20	80

ELEMENT	TOP CLEAR COVER	BOTTOM CLEAR COVER	SIDE CLEAR COVER
PAD FOOTINGS	50	50	50
STRIP FOOTINGS	50	50	50

COLUMN BAR LAP & COG SCHEDULE

BAR	WALL REINFORCEMENT LAP LENGTH	STANDARD COG (COG)
N12	800	200
N16	800	200
N20	800	245
N24	960	295
N28	1120	340
N32	1280	390
N36	1440	440

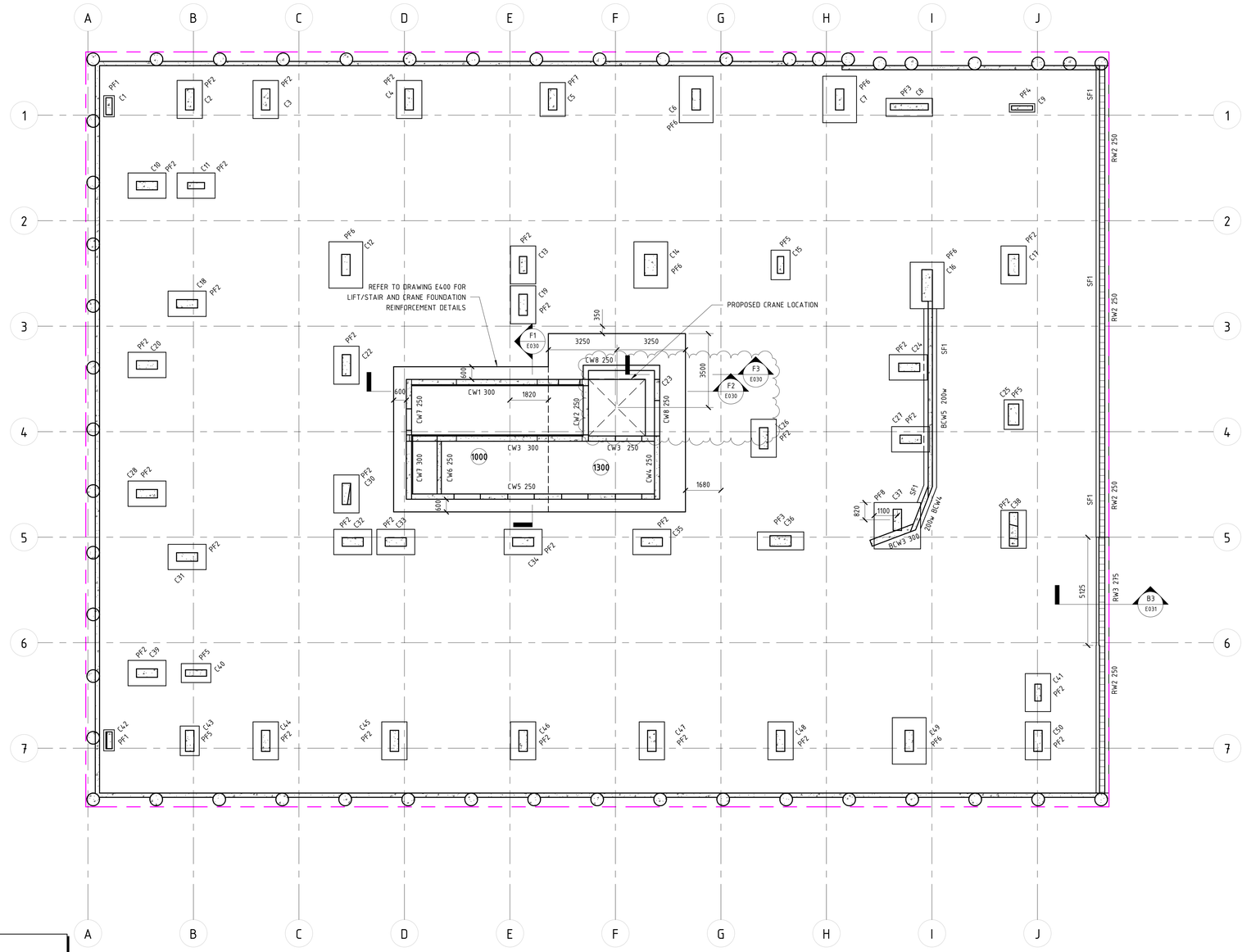
NOTE: FOUNDING MATERIAL IS TO BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY THE BEARING CAPACITY PRIOR TO THE PLACEMENT OF ANY REINFORCEMENT OR CONCRETE.

REFER TO DOUGLAS PARTNERS GEOTECHNICAL INVESTIGATION REPORT FOR:
PROPOSED MERITON SUITES CANBERRA
BLOCK 4 SECTION 12, CANBERRA CITY

PROJECT 94370.00 DECEMBER 2019
DOCUMENT NO: R.001 REV0

LEGEND

- DENOTES CONCRETE WALL/COLUMN OVER
- DENOTES PRECAST WALL OVER
- DENOTES LOCATION OF SITE BOUNDARY



FOOTING MARKING PLAN

SCALE 1 : 100 @ B1

REFERENCE DRAWINGS:
REFER TO DRAWING NO. DENOTED ON SECTION TAG FOR DETAILS
FOOTING DETAILS - REFER TO DRAWING E030 FOR DETAILS
RETAINING WALLS - REFER TO DRAWING E102 FOR DETAILS
TANKS - REFER TO DRAWING E620 FOR DETAILS
COLUMNS - REFER TO DRAWINGS E005 TO E019 FOR DETAILS
CORE WALLS - REFER TO E800 SERIES DRAWINGS FOR DETAILS
STARTER BARS DETAILS - REFER TO DRAWING E018 FOR DETAILS

EXTERNAL REFERENCES

THIS DRAWING IS BASED ON THE FOLLOWING ARCHITECTURAL DRAWING

REFERENCE DRAWING:	FENDER KATSALIDIS /19125 - A1098 - CONCRETE PROFILE REV - H

FOOTING NOTES:
1. REFER TO DRAWING E001 FOR CONSTRUCTION NOTES & SPECIFICATIONS
2. FOR ALLOWABLE BEARING PRESSURE REFER TO FOOTING SCHEDULE
3. BUILDER TO CONFIRM ALL TOP OF FOOTING LEVELS WITH ARCHITECT PRIOR TO CONSTRUCTION
4. FOR BUILDING SETOUT AND DIMENSIONS REFER TO ARCHITECTS DRAWINGS
5. ALL CONCRETE COLUMNS TO BE INSTALLED CENTRALLY ON FOOTINGS U.N.O.
6. REFER TO DRAWING E030 FOR SECTIONS AND REINFORCEMENT DETAILS
7. VERIFY FOOTINGS TO BE INSTALLED BELOW ZONE OF INFLUENCE
8. FOOTINGS TAKE PRECEDENCE OVER HYDRAULIC & MECHANICAL SERVICES
9. REFER TO DRAWING E005 FOR COLUMN SCHEDULE

FOOTING SCHEDULE - 2500kPa

MARK	MEMBER SIZE	REINFORCEMENT
PF1	1000L x 500W x 600D	N16-200 E/W BTM
PF2	1800L x 1800W x 800D	15N20 E/W BTM
PF3	2400L x 1600W x 850D	N20-150 E/W BTM
PF4	1200L x 400W x 600D	N20-200 E/W BTM
PF5	1400L x 900W x 600D	N20-200 E/W BTM
PF6	2600L x 2100W x 900D	N24-150 E/W BTM
PF7	2000L x 1500W x 650D	N20-175 E/W BTM
PF8	2500L x 2500W x 900D	N24-150 E/W BTM
SF1	600W x 600D	3N20 TOP & BTM + N12-250 CLOSED TIES

FOOTING SCHEDULE - 5000kPa

MARK	MEMBER SIZE	REINFORCEMENT
PF1	1000L x 500W x 600D	N16-200 E/W BTM
PF2	1800L x 1200W x 750D	N20-170 E/W BTM
PF3	2200L x 850W x 600D	N20-220 E/W BTM
PF4	1200L x 400W x 600D	N20-220 E/W BTM
PF5	1400L x 900W x 600D	N20-220 E/W BTM
PF6	2200L x 1600W x 900D	N24-150 E/W BTM
PF7	1600L x 900W x 600D	N20-200 E/W BTM
PF8	2200L x 2200W x 850D	N24-150 E/W BTM
SF1	600W x 600D	3N20 TOP & BTM + N12-250 CLOSED TIES

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
N	REVISED AS CLOUDED	DS	04.11.2021	GC
M	REVISED AS CLOUDED	DS	03.11.2021	GC
L	REVISED AS CLOUDED	DS	02.11.2021	GC
K	REVISED AS CLOUDED	DS	28.10.2021	SS
J	REVISED AS CLOUDED	DS	22.10.2021	GC
I	REVISED AS CLOUDED	DS	30.09.2021	GC
H	REVISED AS CLOUDED	DS	24.09.2021	GC
G	REVISED AS CLOUDED	DS	10.09.2021	GC
F	REVISED AS CLOUDED	DS	17.08.2021	GC
E	REVISED AS CLOUDED	MM	19.07.2021	GC
D	RE-ISSUED FOR CONSTRUCTION	MM	06.07.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
Internet: http://www.meriton.com.au

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APPROVED	DS
CHECKED	DS
DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
FOOTING MARKING PLAN

PROJECT No. 7774

DRAWING No. E200

AMDT N

BCA certifiers
ABN: 58 119 759 734
SUPPORTING DOCUMENTATION FOR BUILDING APPROVAL
4 FEBRUARY 2022
BCS 21679
Block 4 Section 12 CBR

NORTH POINT

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
SLAB ON GROUND	32MPa	20	80

NOTE: MIN. CONCRETE STRENGTH AT 28 DAYS

LEGEND

- (100) DENOTES SLAB THICKNESS OVERALL U.N.O
- S.O.G. DENOTES SLAB ON GROUND
- S.J. DENOTES SAW CUT JOINT IN SLAB
- K.J. DENOTES KEY JOINT IN SLAB
- DENOTES 2/N12 TRIMMER BARS 2000 LONG
- DENOTES WALL/COLUMN UNDER
- DENOTES CONCRETE WALL/COLUMN OVER
- DENOTES CONCRETE WALL/COLUMN OVER & UNDER
- DENOTES PRECAST WALL OVER
- SU DENOTES SUMP
- DENOTES ISOLATION JOINT IN DIAMOND FORMATION
- DENOTES ISOLATION JOINT
- DENOTES CONSTRUCTION JOINT
- DENOTES MASS CONCRETE AREA OF RAMP
- DENOTES RAMP GRATED DRAIN - REFER TYPICAL DETAIL

NOTE:
FOR EXTENT OF STORMWATER AND HYDRULIC PITS, PUMPOUT PITS, DRAINAGE LINES AND SPOON DRAINS REFER TO HYDRAULIC CONSULTANTS DRAWINGS.

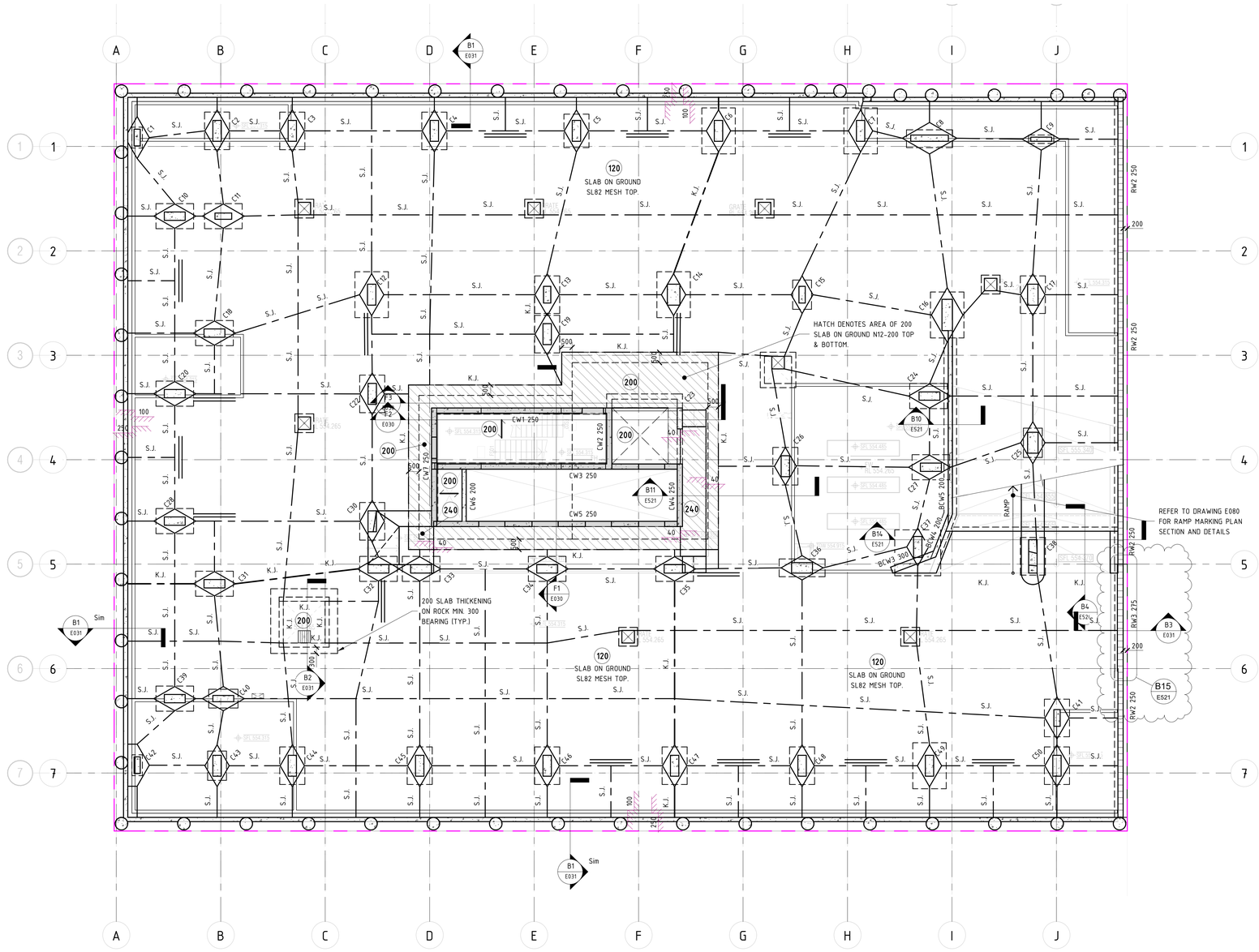
NOTE:
ALL UPSTAND/SPANDREL/HOB HEIGHTS, CRASH BARRIERS & PLANTER WALLS - REFER TO ARCHITECTURAL DRAWINGS.

NOTE:
ALL SLAB THICKNESSES SHOWN ARE MINIMUM.

SLAB ON GROUND REINFORCEMENT:
- 120 THICK SLAB ON GROUND 1 LAYER SL82 MESH, TOP, 30 COVER
- 200 THICK SLAB ON GROUND N12-200 EW, TOP AND BOTTOM, 40 COVER

COLUMN COVER SCHEDULE	
COLUMN LEVEL	COVERS TO STIRRUP
BASEMENT - GROUND	40mm
GROUND TO ROOF	30mm

WALL COVER SCHEDULE	
WALL LEVEL	COVERS TO REINFORCEMENT
BASEMENT - GROUND	30mm
SUBSTATION	40mm
L1 - ROOF	20mm



BASEMENT P2 MARKING PLAN

SCALE 1 : 100 @ B1

SLAB ON GROUND NOTES:
1. REFER TO DRAWING E001 FOR CONSTRUCTION NOTES & SPECIFICATIONS
2. REFER TO MARKING PLANS FOR SLAB DEPTHS U.N.O.
3. FOR BUILDING SETOUT AND DIMENSIONS REFER TO ARCHITECTS DRAWINGS
4. WATERPROOFING MEMBRANE/TANKING BY OTHERS
5. REFER TO DRAWING E031 FOR SLAB ON GROUND SECTIONS AND DETAILS
6. PROVIDE TRIMMER BARS AROUND ALL PENETRATIONS, COLUMNS, JOINT INTERSECTIONS & RE-ENTRANT CORNERS. ALL TRIMMER BARS TO BE LAID UNDER TOP REINFORCEMENT
7. ALL FALLS TO ARCHITECTS DETAILS
8. JOINTS (S.J. & K.J.) MAY BE ALTERED TO SUIT CONSTRUCTION POUR SEQUENCE. ADVISE INDESCO OF PROPOSED CHANGES PRIOR TO POUR COMMENCING
9. MARKING PLANS TO BE CO-ORDINATED WITH HYDRAULIC & MECHANICAL SERVICES
10. REFER TO DRAWING E031 FOR SLAB ON GROUND DETAILS
11. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL PENETRATIONS AND SET OUTS PROVIDE 100x100 HOB ALL AROUND ALL FIRE HYDRANT RECESSES AND PENETRATIONS

REFERENCE DRAWINGS:
REFER TO DRAWING NO. DENOTED ON SECTION TAG FOR DETAILS
FOOTING DETAILS - REFER TO DRAWING E030 FOR DETAILS
RETAINING WALLS - REFER TO DRAWING E102 FOR DETAILS
RAMP DRAWINGS - REFER TO DRAWINGS E080 & E081 FOR DETAILS
COLUMNS - REFER TO DRAWINGS E005 TO E019 FOR DETAILS
CORE WALLS - REFER TO E800 SERIES DRAWINGS FOR DETAILS

EXTERNAL REFERENCES

THIS DRAWING IS BASED ON THE FOLLOWING ARCHITECTURAL DRAWING

REFERENCE DRAWING: FENDER KATSALIDIS /19125 - A1098 - CONCRETE PROFILE REV - H

NOTE: B1 DRAWING SHEET

BCA certifiers
ABN: 58 118 759 734
SUPPORTING DOCUMENTATION - NOT FOR APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
N	REVISED AS CLOUDED	DS	17.11.2021	GC
M	REVISED AS CLOUDED	DS	04.11.2021	GC
L	REVISED AS CLOUDED	DS	28.10.2021	SS
K	REVISED AS CLOUDED	DS	22.10.2021	GC
J	REVISED AS CLOUDED	DS	21.10.2021	GC
I	REVISED AS CLOUDED	DS	30.09.2021	GC
H	REVISED AS CLOUDED	DS	24.09.2021	GC
G	REVISED AS CLOUDED	DS	10.09.2021	GC
F	REVISED AS CLOUDED	DS	17.08.2021	GC
E	REVISED AS CLOUDED	MM	19.07.2021	GC
D	RE-ISSUED FOR CONSTRUCTION	MM	07.07.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
Email: info@design.meriton.com.au
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APPROVED	DS
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DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
BASEMENT 2 MARKING PLAN

PROJECT No. 7774

DRAWING No. E201

AMDT N

NORTH POINT

COLUMN COVER SCHEDULE	
COLUMN LEVEL	COVERS TO STIRRUP
BASEMENT - GROUND	40mm
GROUND TO ROOF	30mm

WALL COVER SCHEDULE		
WALL LEVEL		COVERS TO REINFORCEMENT
BASEMENT - GROUND		30mm
GROUND - L1	SUBSTATION	40mm
	TYPICAL	30mm
L1 - ROOF		20mm

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
PT SLABS (PT MIX) (22 MPa AT 4 DAYS)	40MPa	20	80

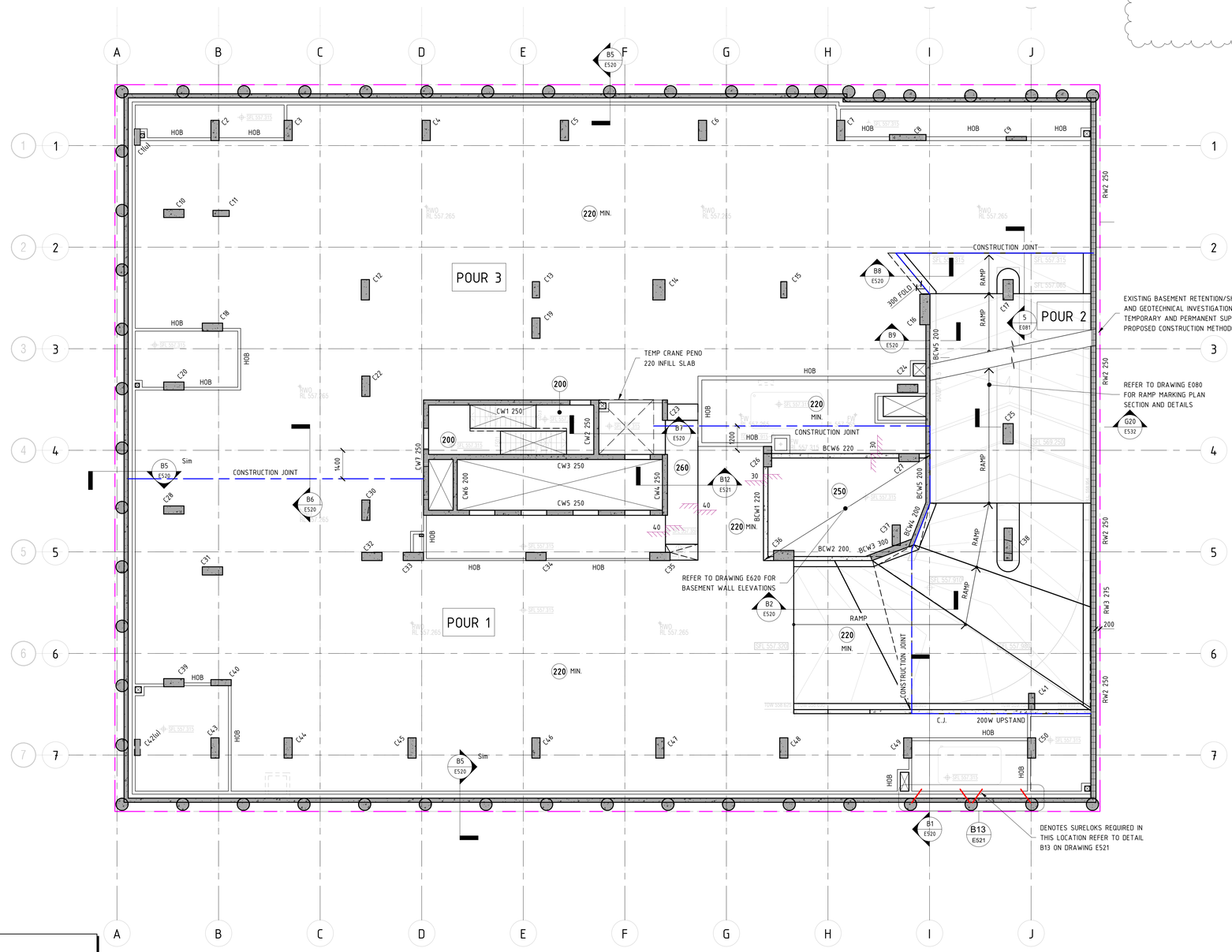
NOTE: MIN. CONCRETE STRENGTH AT 28 DAYS

LEGEND

- THK — DENOTES SLAB THICKNESS OVERALL U.N.O
- DENOTES WALL/COLUMN UNDER
- DENOTES CONCRETE WALL/COLUMN OVER
- DENOTES CONCRETE WALL/COLUMN OVER & UNDER
- DENOTES LOAD BEARING PRECAST PANEL
- DENOTES NON LOAD BEARING PRECAST PANEL
- DENOTES PRECAST BALUSTRADE
- DENOTES STEP IN SOFFIT
- DENOTES SECONDARY SLAB POURED LATER ON BLOCKWORK - REFER TO TYPICAL DETAIL
- 100 — DENOTES STEP IN TOP OF SLAB
- DENOTES VOID
- HOB — DENOTES CONCRETE HOB
- DENOTES ISOLATION JOINT
- DENOTES CONSTRUCTION JOINT
- DENOTES 56 DAY DELAYED POUR STRIP
- DENOTES LOCATION OF SITE BOUNDARY

NOTE:
ALL SLAB THICKNESSES SHOWN ARE MINIMUM.

NOTE:
ALL UPSTAND/SPANDREL/HOB HEIGHTS, CRASH BARRIERS & PLANTER WALLS - REFER TO ARCHITECTURAL DRAWINGS.



BASEMENT P1 MARKING PLAN

SCALE 1 : 100 @ B1

SUSPENDED SLAB NOTES:

1. REFER TO DRAWING E001 FOR CONSTRUCTION NOTES & SPECIFICATIONS
2. REFER TO MARKING PLANS FOR SLAB DEPTHS U.N.O.
3. FOR BUILDING SETOUT AND DIMENSIONS REFER TO ARCHITECTS DRAWINGS
5. ALL FALLS TO ARCHITECTS DETAILS
6. MARKING PLANS TO BE CO-ORDINATED WITH HYDRAULIC & MECHANICAL SERVICES
7. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL PENETRATIONS AND SET OUTS PROVIDE 100x100 HOB ALL AROUND ALL FIRE HYDRANT RECESSES AND PENETRATIONS
8. REFER TO DRAWING E018 FOR PRECAST COLUMN CONNECTION DETAILS

REFERENCE DRAWINGS:
REFER TO DRAWING NO. DENOTED ON SECTION TAG FOR DETAILS
FOOTING DETAILS - REFER TO DRAWING E030 FOR DETAILS
RETAINING WALLS - REFER TO DRAWING E102 FOR DETAILS
TANKS - REFER TO DRAWING E620 FOR DETAILS
COLUMNS - REFER TO DRAWINGS E005 TO E019 FOR DETAILS
CORE WALLS - REFER TO E800 SERIES DRAWINGS FOR DETAILS
STARTER BARS DETAILS - REFER TO DRAWING E018 FOR DETAILS

EXTERNAL REFERENCES

THIS DRAWING IS BASED ON THE FOLLOWING ARCHITECTURAL DRAWING

REFERENCE DRAWING: FENDER KATSALIDIS /19125 - A1099 - CONCRETE PROFILE REV - G

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
K	REVISED AS CLOUDED	DS	16.11.2021	GC
J	REVISED AS CLOUDED	DS	28.10.2021	SS
I	REVISED AS CLOUDED	DS	22.10.2021	GC
H	REVISED AS CLOUDED	DS	13.10.2021	AL
G	REVISED AS CLOUDED	DS	30.09.2021	GC
F	ISSUED FOR CONSTRUCTION	DS	10.09.2021	GC
E	REVISED AS CLOUDED	DS	17.08.2021	GC
D	REVISED AS CLOUDED	MM	19.07.2021	GC
C	RE-ISSUE FOR CONSTRUCTION	MM	16.06.2021	GC
B	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
A	ISSUED FOR CONSTRUCTION CERTIFICATE	MM	23.04.2021	GC

ARCHITECT / BUILDING DESIGNER
FENDER KATSALIDIS

CLIENT
KARIMBLA CONSTRUCTION SERVICES (NSW) PTY LIMITED
Level 11, 528 Kent Street, Sydney NSW 2000
Tel: (02) 9287 2888 Fax: (02) 9287 2777
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DESIGNED BY	DS
DRAWN BY	GC
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
BASEMENT 1 MARKING PLAN

PROJECT No. 7774

DRAWING No. E202

AMDT K

BCA certifiers
ABN: 58 119 755 734
SUPPORTING DOCUMENTATION FOR CC APPROVAL
4 FEBRUARY 2022
BCS 211679
Block 4 Section 12
CBR

NORTH POINT