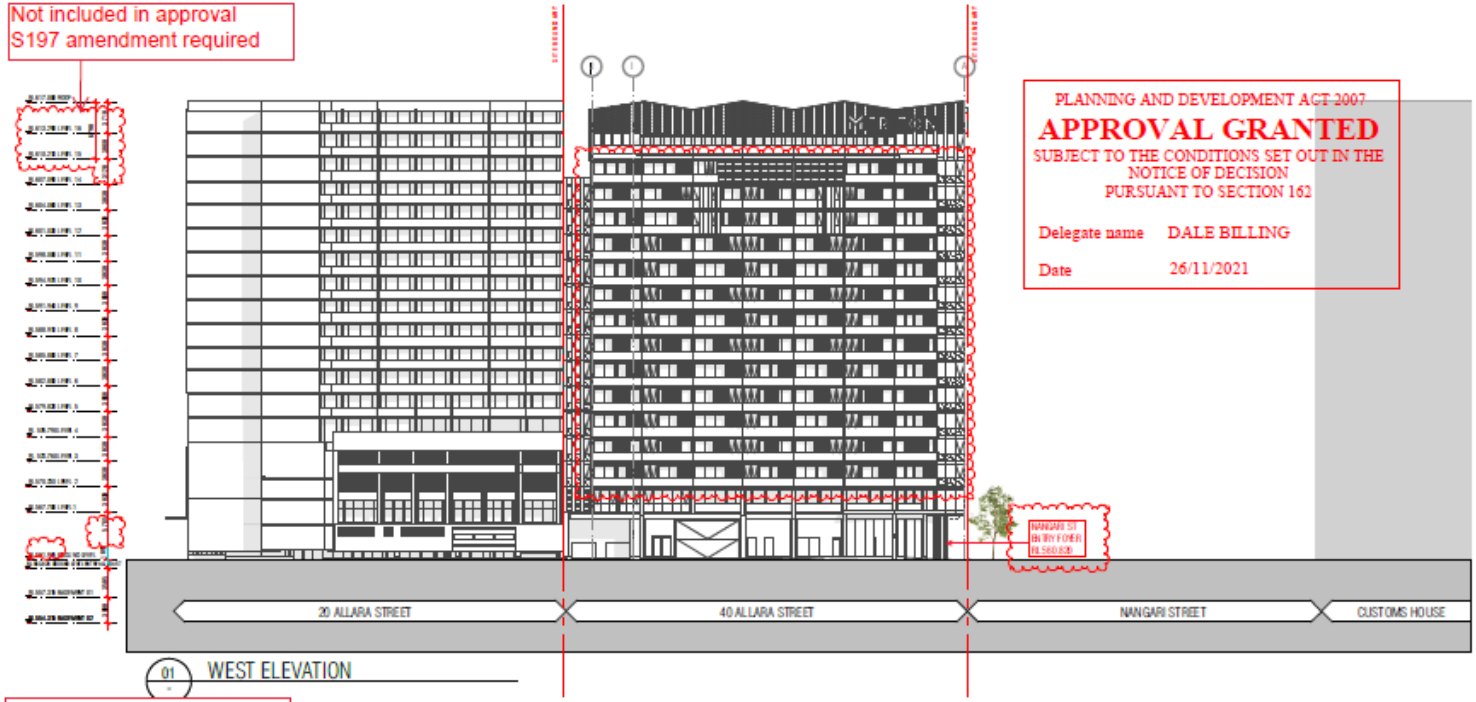
Not included in approval
S197 amendment required



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

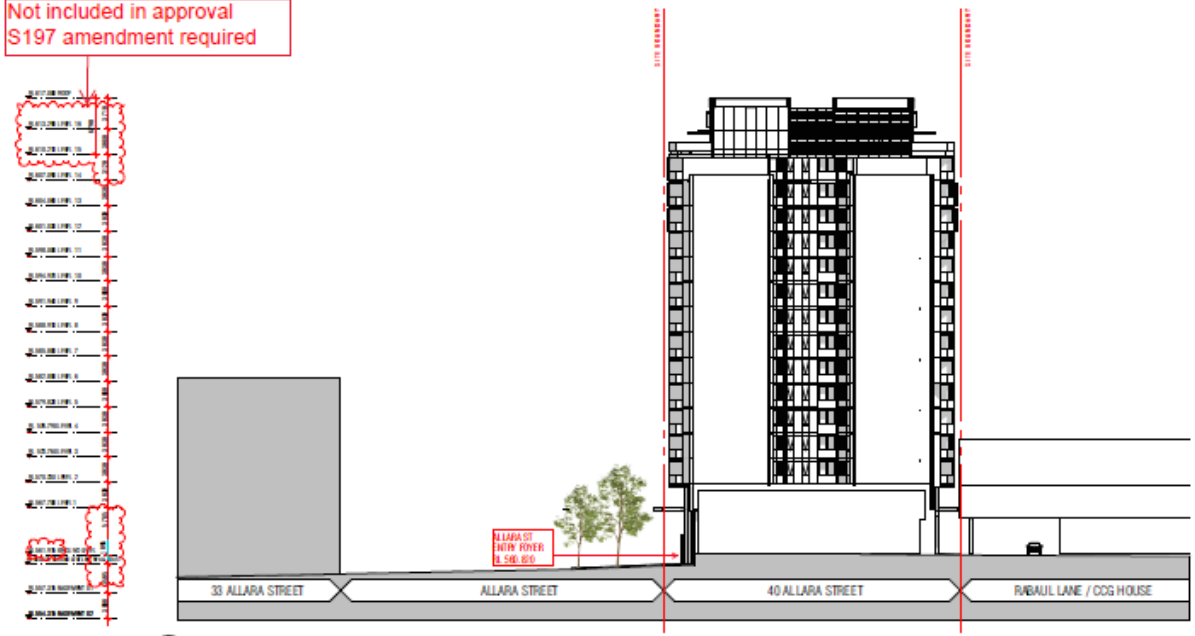
Delegate name DALE BILLING

Date 26/11/2021

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 included in approval
S197 amendment required



02 NORTH ELEVATION

EXTERNAL MATERIALS LEGEND

GENERAL LEGEND

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 388 GEORGE STREET, SYDNEY
NSW 2010 TH NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8296 3900
FENDER KATSALIDIS (AUST) PTY LTD
ACN 082 948 099

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

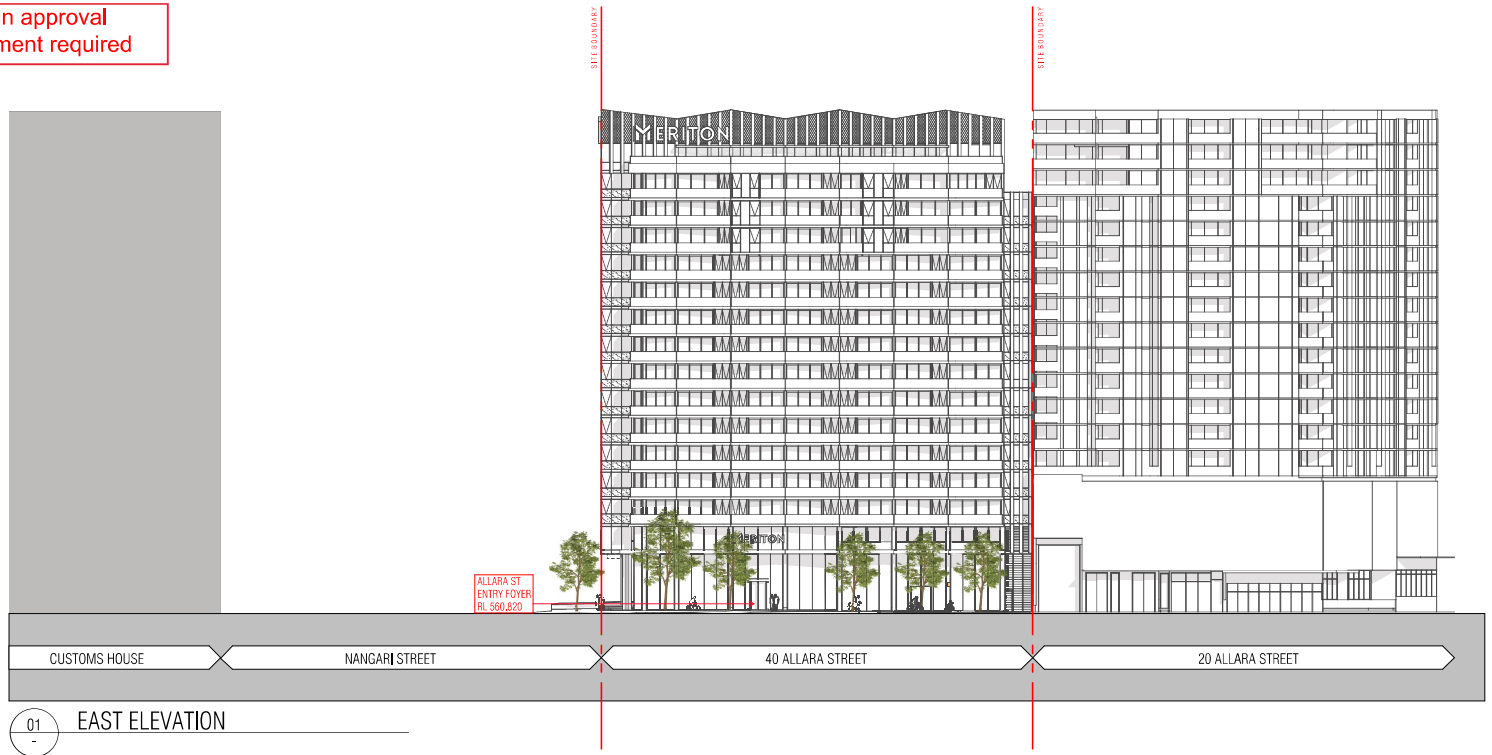
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
COMPOSITION ELEVATIONS - NORTH AND WEST

DESIGN PHASE DEVELOPMENT APPLICATION | SCALE 1:600 @A3

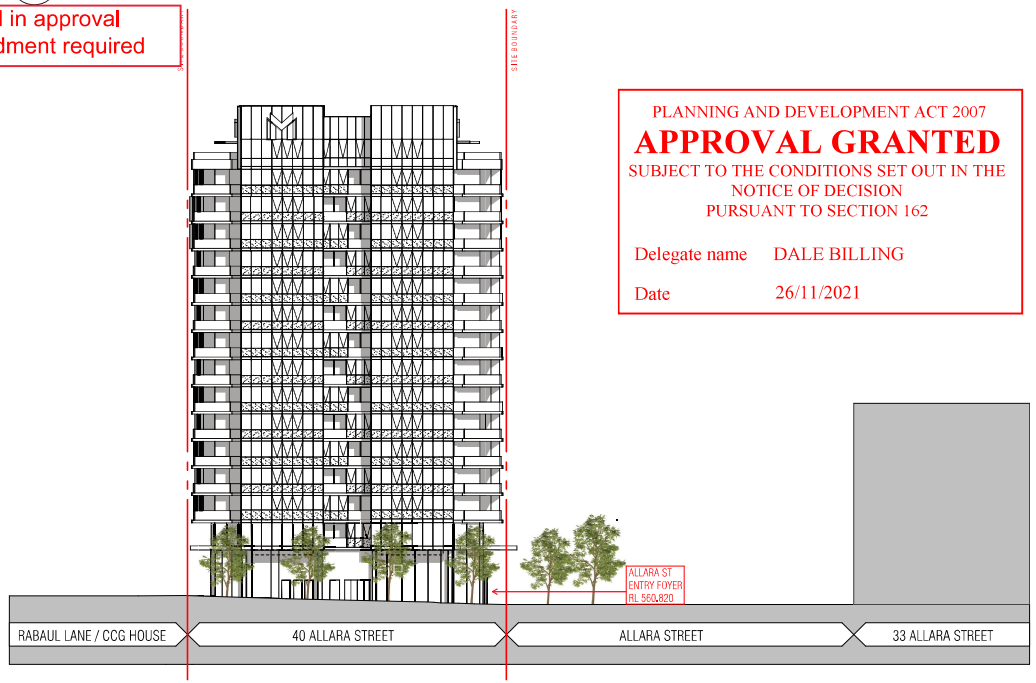
REV. 10 | DRAWING NO. DA221

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	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	RM	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	26.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
04	DEVELOPMENT APPLICATION	RM	03.05.2020
05	DEVELOPMENT APPLICATION	BB	17.06.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	DEVELOPMENT APPLICATION	RM	27.11.2020
08	SECTION 4.55	BB	21.01.2021
> 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 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
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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

EXTERNAL MATERIALS LEGEND

Ct1	CONCRETE NATURAL GREY
Ct2	CONCRETE CHARCOAL - P1
Ct3	CONCRETE WHITE - P2
Ct4	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

GENERAL LEGEND

HOTEL 1A — >SUITE TYPE
101 — >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
ST / PRESS — STAIR PRESSURE
W — REFUSE CHUTE/WASTE
L — LINEN CHUTE
FT1 — FINISH TAG (REFER FF&E TECHNICAL SCHEDULE)

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 092 943 032

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: 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
COMPOSITION ELEVATIONS -
SOUTH AND EAST

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:600@A3

REV.
09

DRAWING NO.
DA220

Plot Date: 14/09/2021 9:08:03 AM - Plotted from: P:\19125\Revit\19125_central_file_for_ARCHICAD 23\19125 - 40 Allara St Canberra 19125 Submitted Section 197.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

HOTEL 1A — >SUITE TYPE
101 — LEVEL/SUITE NUMBER
4 m2 — >SUITE AREA

SFL -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
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FHR — FIRE HOSE REEL
FH — FIRE HYDRANT
SERVICES ZONE
SP PRESS — STAIR PRESSURE
W — REFUSE CHUTE/WASTE
L — LINEN CHUTE
FT1 — FINISH TAG (REFER *FF&E TECHNICAL SCHEDULE*)

EXTERNAL MATERIALS LEGEND

Cf1 — CONCRETE NATURAL GREY
Cf2 — CONCRETE CHARCOAL- P1
Cf3 — CONCRETE WHITE - P2
Cf4 — 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

SECTION 197 AMENDMENTS

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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

ISSUED FOR PLANNING AND DEVELOPMENT ACT 2007 - Attributed Rules for ARCHICAD 23/1923 - 40 Allara St Canberra NW 25 Submitted Section 197

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

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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

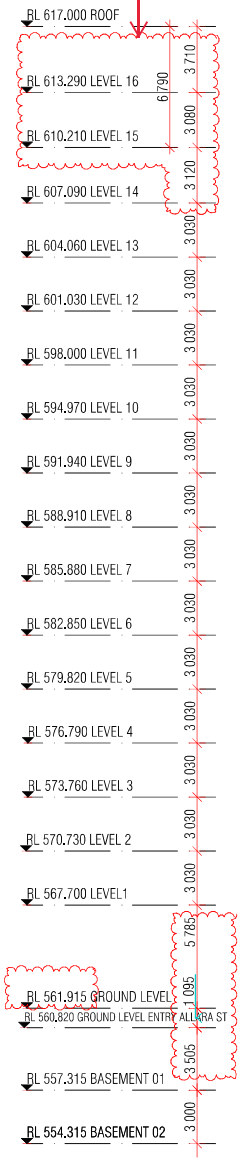
REV.
13

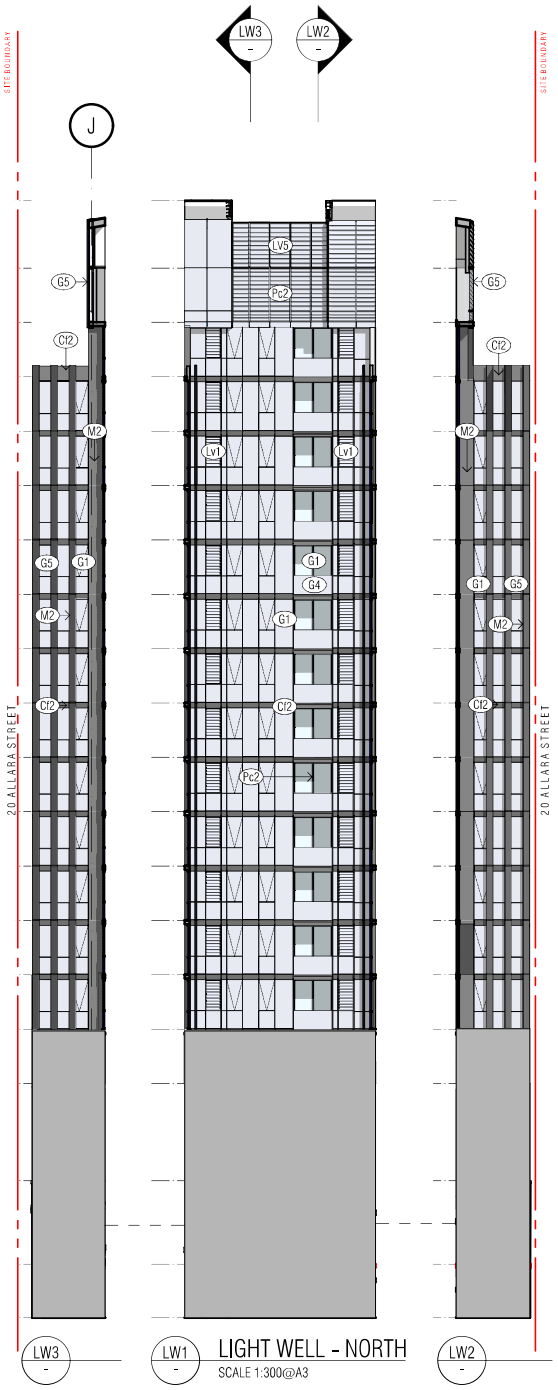
DRAWING NO.
DA202

REVISION

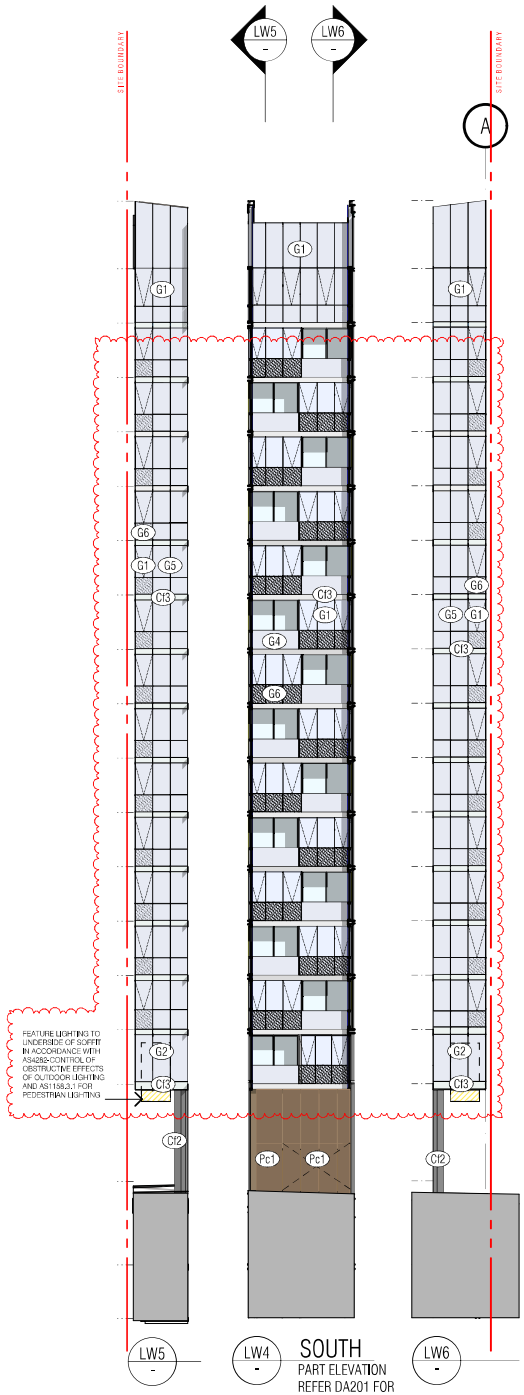
-	PRE - DEVELOPMENT APPLICATION [DRAFT]	BB	20.12.2019
01	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
05	DEVELOPMENT APPLICATION	PM	03.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
07	DEVELOPMENT APPLICATION	PM	25.06.2020
08	DEVELOPMENT APPLICATION	BB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	05.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	BB	21.01.2021
12	SECTION 4.55	PM	21.01.2021
> 13	SECTION 197	PM	13.09.2021

Not included in approval S197 amendment required





LIGHT WELL - NORTH
SCALE 1:300@A3



SOUTH
PART ELEVATION
REFER DA201 FOR FULL 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

GENERAL LEGEND

HOTEL 1A — SUITE TYPE
101 — LEVEL/SUITE NUMBER
4 m² — SUITE NLA

SFL - 33,250
LEVELS: SFL = STRUCTURAL FLOOR LEVEL
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P_L = FINISHED PAVING LEVEL
FFL = FINISHED FLOOR LEVEL
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FHR — FIRE HOSE REEL
FH — FIRE HYDRANT
SERVICES ZONE
STAIRPRESSURE — STAIR PRESSURE
W — REFUSE CHUTE/WASTE
L — LINEN CHUTE
FL — FINISH TAG (REFER *FF&E TECHNICAL SCHEDULE*)

EXTERNAL MATERIALS LEGEND

- C1 — CONCRETE NATURAL GREY
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- C3 — CONCRETE WHITE - P2
- C4 — CONCRETE FINISH - NATURAL GREY
- C51 — CEMENT SHEET SOFFIT CLADDING
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- 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
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- 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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REVISION

-	DEVELOPMENT APPLICATION	BB	17.09.2020
01	DEVELOPMENT APPLICATION	BB	23.10.2020
02	DEVELOPMENT APPLICATION	PM	05.11.2020
03	DEVELOPMENT APPLICATION	PM	27.11.2020
04	SECTION 4.55	BB	21.01.2021
05	SECTION 4.55	PM	21.01.2021
06	SECTION 197	PM	13.09.2021

NOT FOR CONSTRUCTION

Plot Date: 14/09/2021 10:08:00 - Attributed Name: P:\19125\MERITON\DRAWINGS\ARCHICAD\19125 - 40 Allara St Canberra.pln - Plotted from ARCHICAD 24 (FULL)

FENDER KATSALIDIS
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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
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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
ELEVATIONS - LIGHT WELL & FACADE RECESS

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
06

DRAWING NO.
DA204

Not included in approval
S197 amendment required

Not included in approval
S197 amendment required

PLANNING AND DEVELOPMENT ACT 2007

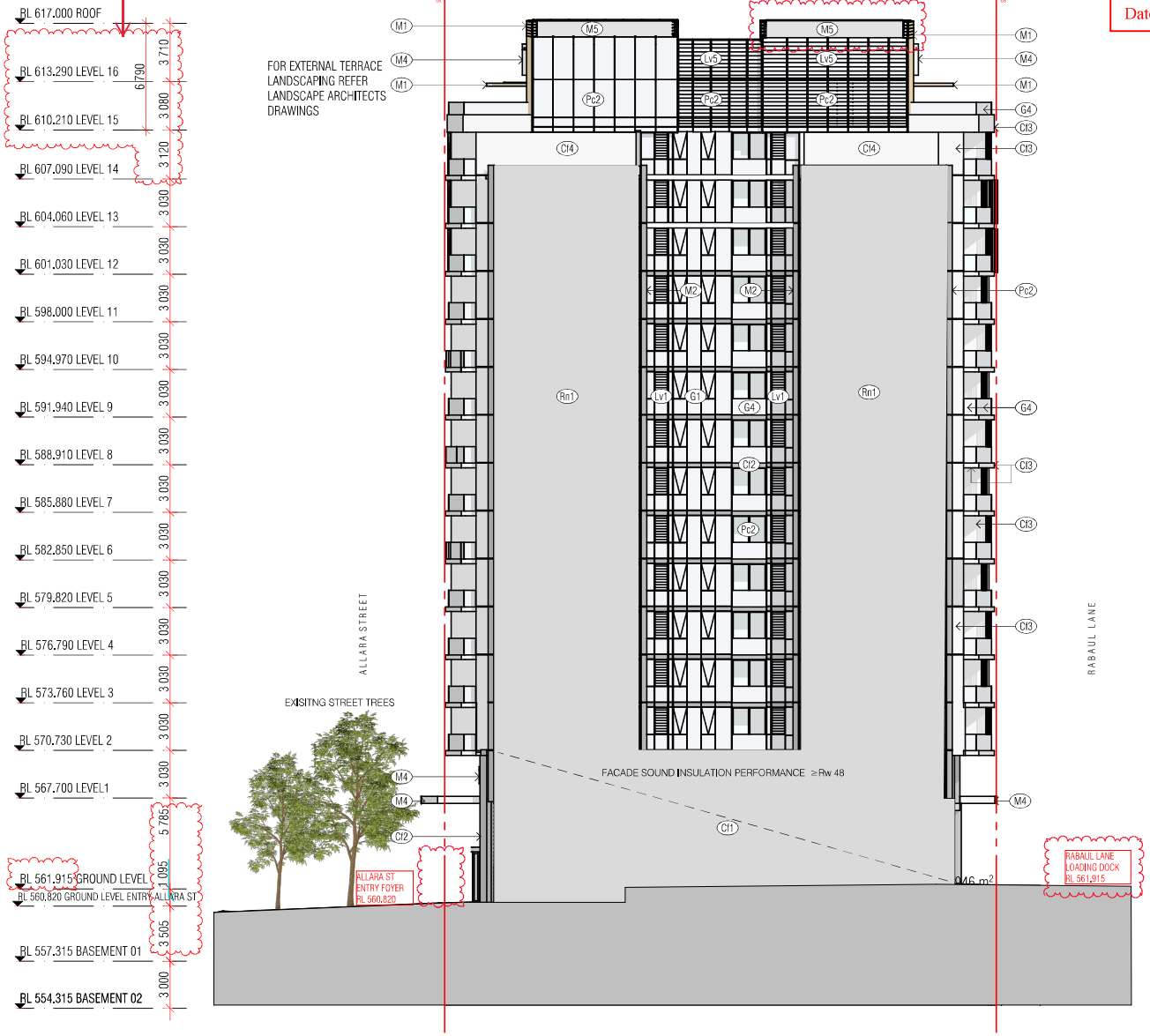
APPROVAL GRANTED

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

Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	PRE - DEVELOPMENT APPLICATION [DRAFT]	BB	23.12.2019
01	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	PM	26.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
05	DEVELOPMENT APPLICATION	PM	03.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
07	DEVELOPMENT APPLICATION	PM	25.06.2020
08	DEVELOPMENT APPLICATION	BB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	05.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	BB	21.01.2021
12	SECTION 4.55	PM	21.01.2021
> 13	SECTION 197	PM	13.09.2021



GENERAL LEGEND

HOTEL 1A >SUITE TYPE
101 >LEVEL/SUITE NUMBER
4 m2 >SUITE N.L.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
ST/PRESS STAIR PRESSURE
W REFUSE CHUTE/WASTE
L LINEN CHUTE
FINISH TAG (REFER FF&E TECHNICAL SCHEDULE)

EXTERNAL MATERIALS LEGEND

Cf1 CONCRETE NATURAL GREY
Cf2 CONCRETE CHARCOAL - P1
Cf3 CONCRETE WHITE - P2
Cf4 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
Lv5 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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Roof level 17 opening to level 16 below removed. Roof is fully enclosed

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Removal of graphic representation of chute splitter arm ground floor
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4. GFA Adjustments - general update

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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

Work Issue P:\19125\Revit\19125_40 Allara St Canberra MP.rvt 5 Summer Section.rvt

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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 - NORTH

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
13

DRAWING NO.
DA200

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	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	PM	26.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
05	DEVELOPMENT APPLICATION	PM	03.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
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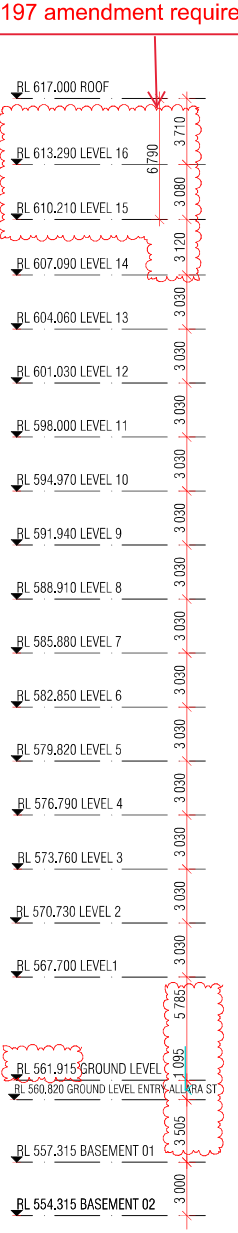
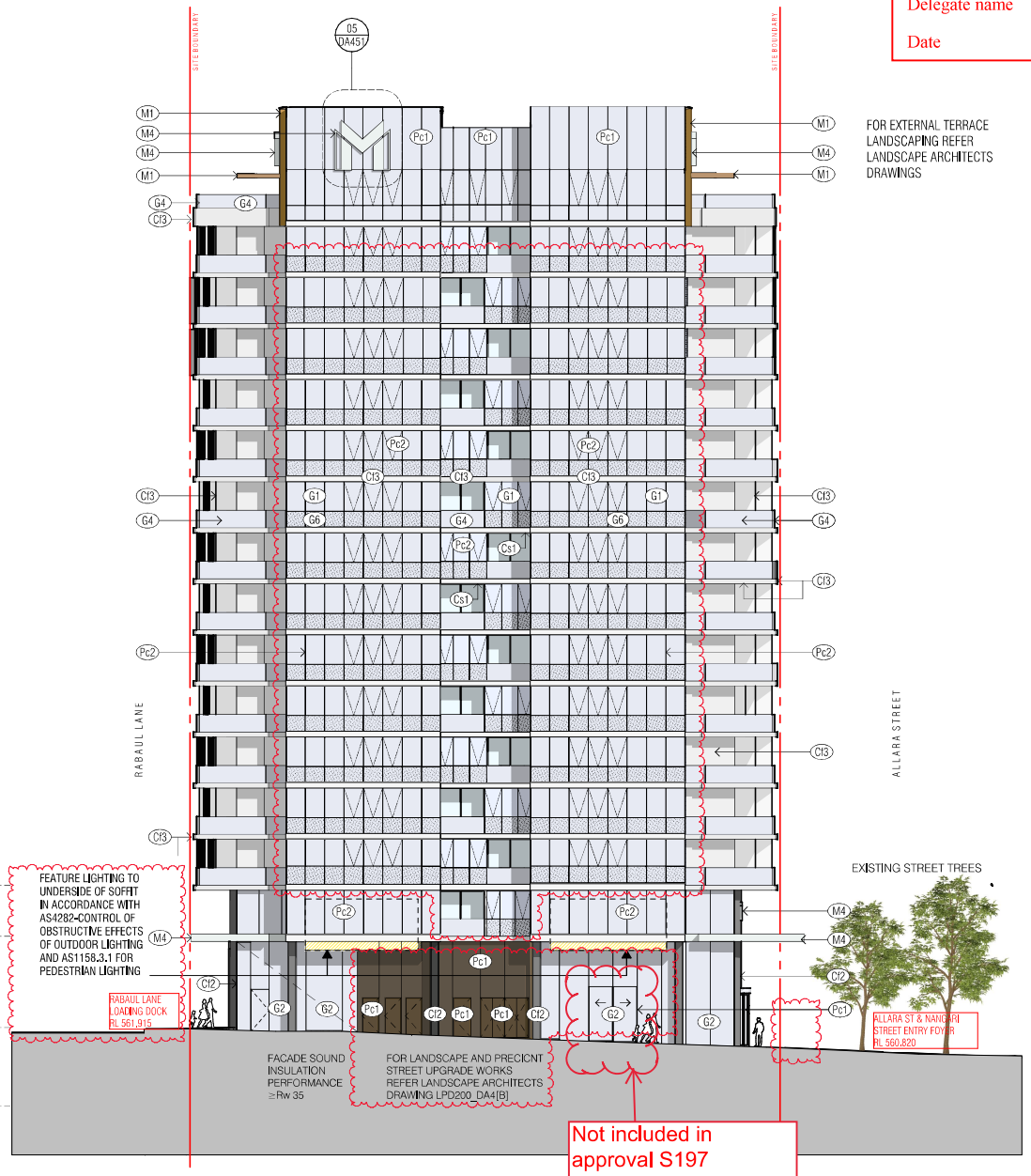
08	DEVELOPMENT APPLICATION	BB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	05.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	BB	21.01.2021
12	SECTION 4.55	PM	21.01.2021
> 13	SECTION 197	PM	13.09.2021

Not included in approval S197 amendment required





FOR EXTERNAL TERRACE LANDSCAPING REFER LANDSCAPE ARCHITECTS DRAWINGS

GENERAL LEGEND

HOTEL 1A — SUITE TYPE
101 — LEVEL/SUITE NUMBER
4 m2 — SUITE NLA

SFL -33.250

LEVELS: SFL = STRUCTURAL FLOOR LEVEL
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L LINEN CHUTE
FT1 FINISH TAG (REFER *FF&E TECHNICAL SCHEDULE*)

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G5	GLASS COLOURBACK
G6	GLASS FROSTED
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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

SECTION 197 AMENDMENTS

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FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

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

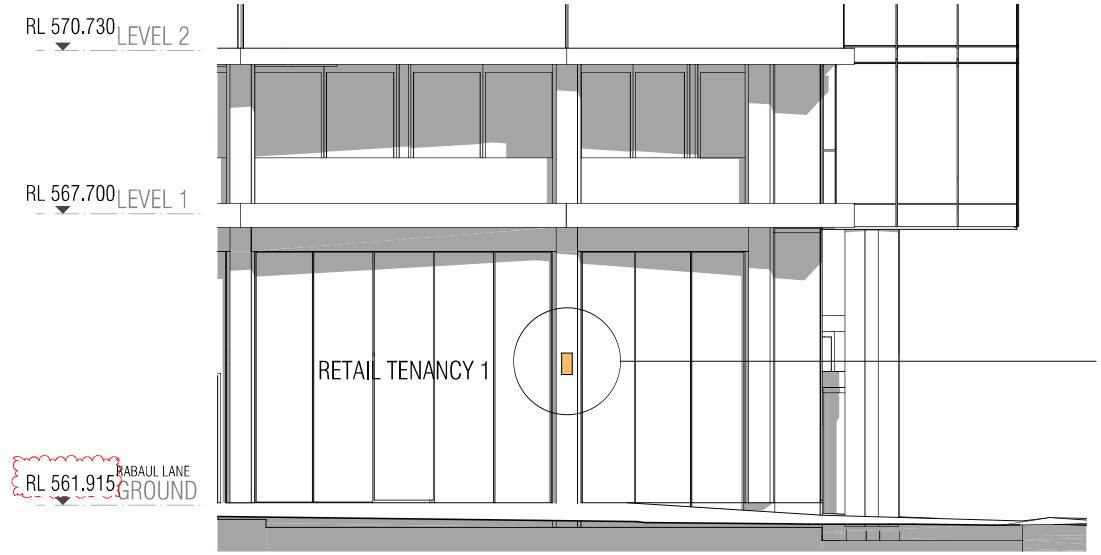
REV.
13

DRAWING NO.
DA201

RPI Deed P6078RPI6/2/2020/01 - Attributed Rights to ARCHICAD 25/1752 - 40 Allara St Canberra RPI 25 Submitted Section 197

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	03.05.2020
01	DEVELOPMENT APPLICATION	PM	17.06.2020
02	DEVELOPMENT APPLICATION	BB	23.10.2020
03	DEVELOPMENT APPLICATION	PM	27.11.2020
04	SECTION 4.55	BB	21.01.2021
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> 06	SECTION 197	PM	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

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

Plot Date: 14/09/2021 - 11:48:00 AM - Plotted By: Brad Bass - File Name: P:\2019\19125\Drawings\Architectural\Revit Files\19125_Meriton Suites Canberra_Central_R21_Allara St Submission 197.rvt

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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

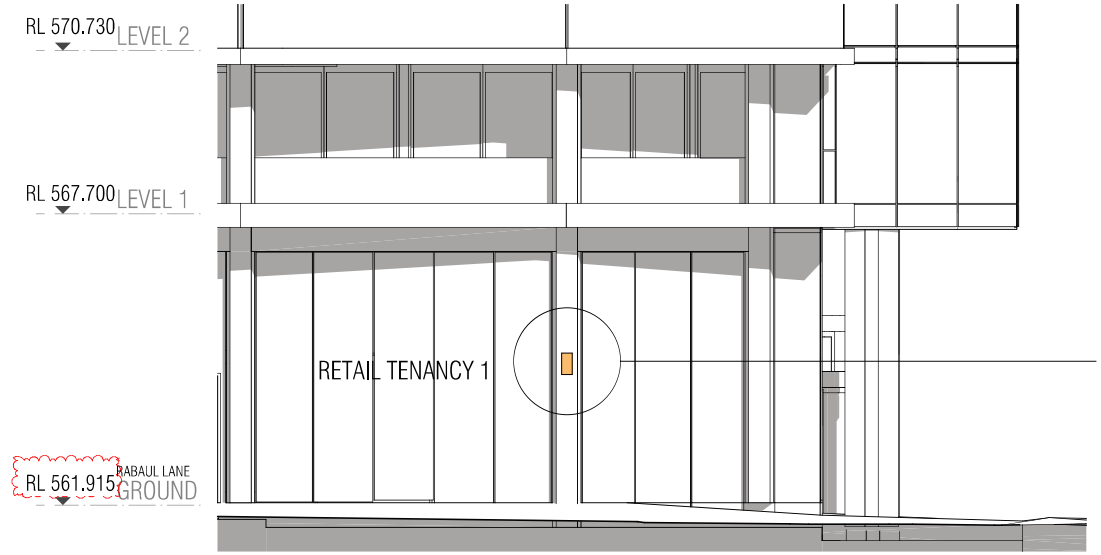
SCALE
1:100@A3

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			
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Plot Date: 14/09/2021 - 11:49:47 AM File Name: P:\PROJECTS\19125 - Meriton Suites Canberra\40 Allara St Canberra\19125 Submitted Section 197\19125 Submitted Section 197.rvt

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

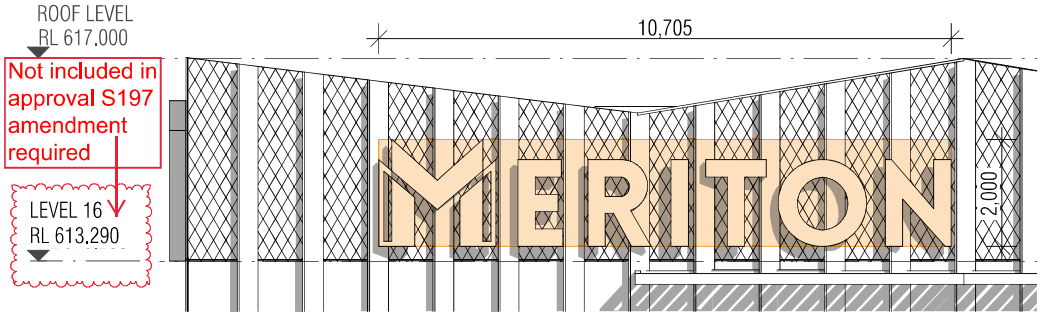
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SIGNAGE DETAILS ELEVATIONS

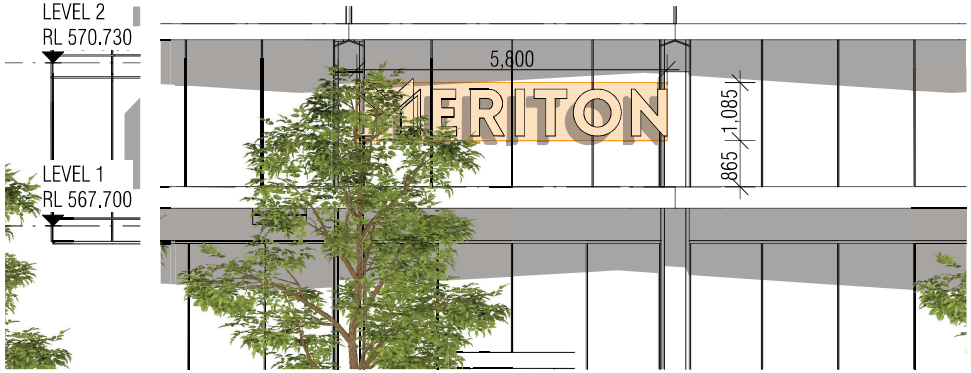
ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:100@A3

REV. 06

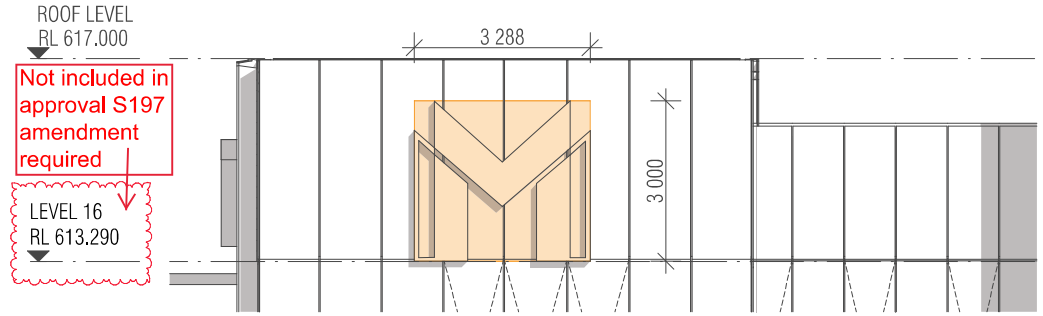
DRAWING NO. **DA452**



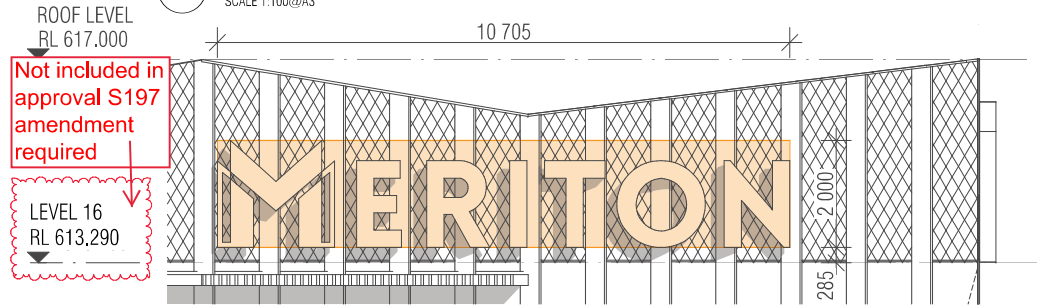
01 - EAST ELEVATION - SIGNAGE A
SCALE 1:100@A3



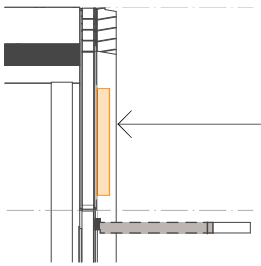
03 - EAST ELEVATION - SIGNAGE B
SCALE 1:100@A3



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

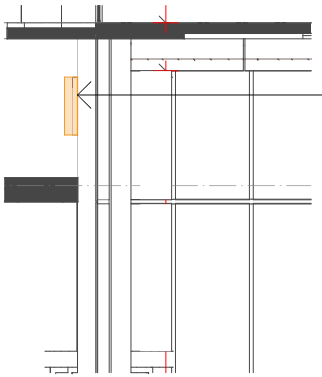


07 - WEST ELEVATION - SIGNAGE D
SCALE 1:100@A3



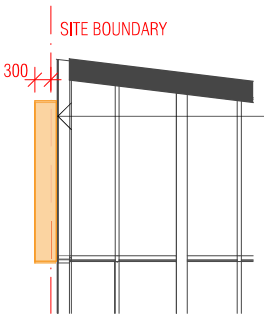
02 - SECTION - SIGNAGE A
SCALE 1:100@A3

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



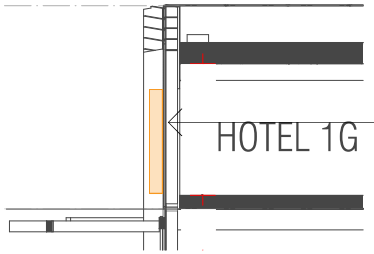
04 - SECTION - SIGNAGE B
SCALE 1:100@A3

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 Pc1
- 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

REVISION				
-	DEVELOPMENT APPLICATION	RM	18.02.2020	
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020	
02	DEVELOPMENT APPLICATION	RM	03.06.2020	
03	DEVELOPMENT APPLICATION	RM	17.08.2020	
04	DEVELOPMENT APPLICATION	BB	23.10.2020	
05	DEVELOPMENT APPLICATION	RM	27.11.2020	
06	SECTION 4.55	BB	19.01.2021	
07	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 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 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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NEW SOUTH WALES 2000 AUSTRALIA
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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.
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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.	DRAWING NO.
07	**DA451**

Plot Date: 13/09/2021 - 4:57:48 PM Plotted By: ANDY JEAN Filepath: P:\19125 - 40 Allara St Canberra\19125 Submitted Section 197\19125 Submitted Section 197.pln

Not included in approval
S197 amendment required

PLANNING AND DEVELOPMENT ACT 2007

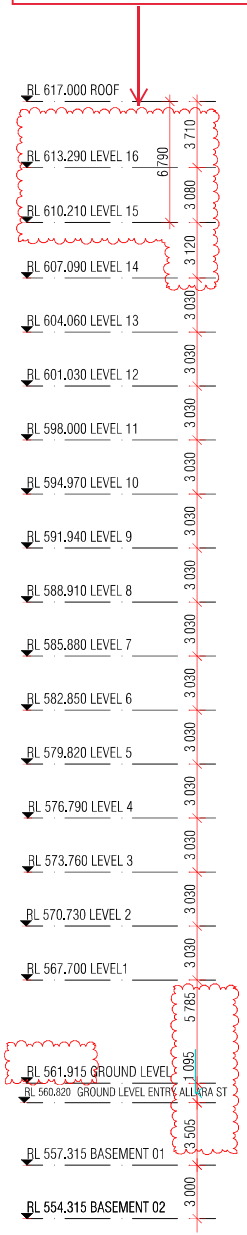
APPROVAL GRANTED

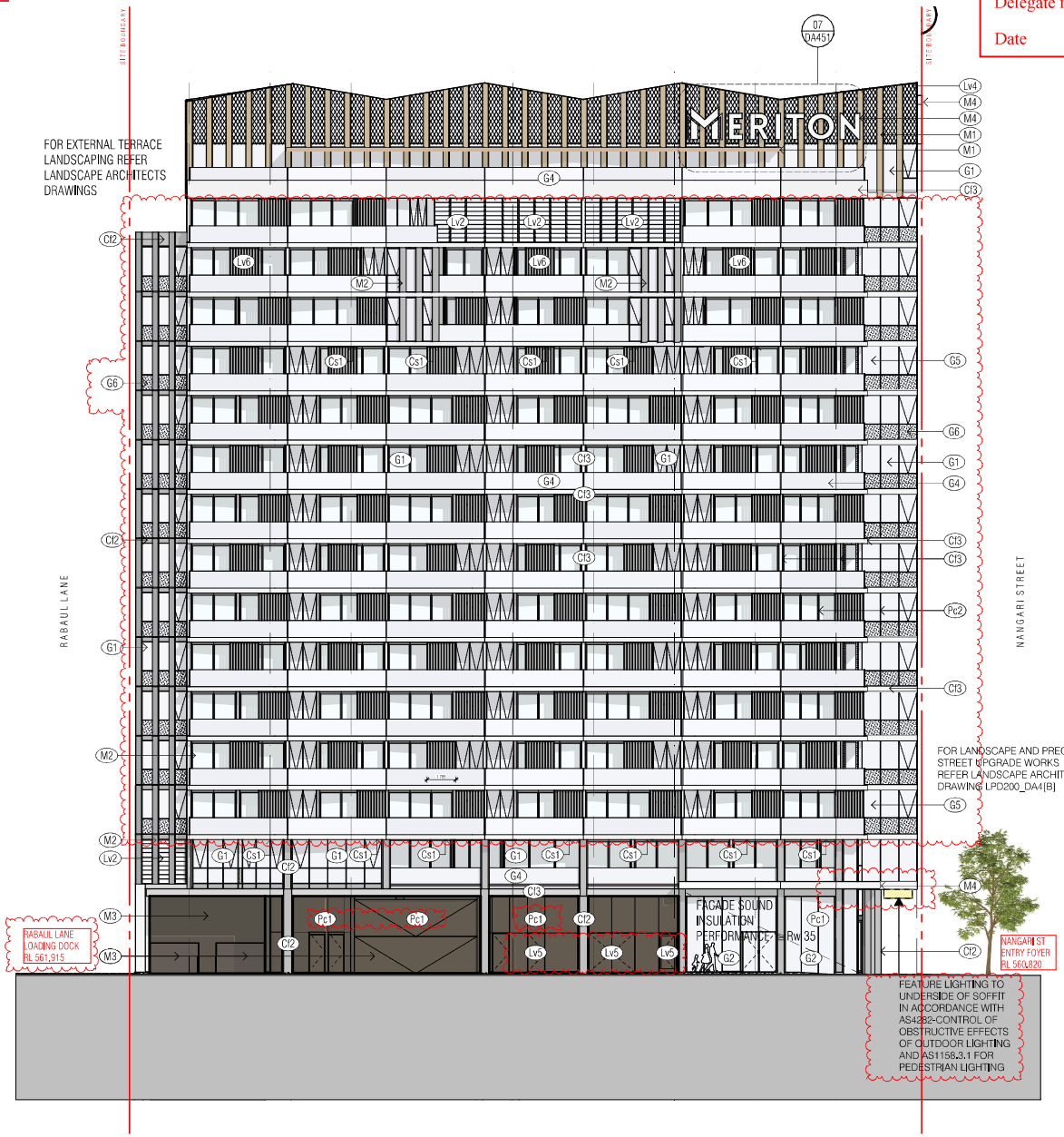
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name DALE BILLING

Date 26/11/2021

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	PM	26.02.2020
04	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
05	DEVELOPMENT APPLICATION	PM	03.05.2020
06	DEVELOPMENT APPLICATION	BB	17.06.2020
07	DEVELOPMENT APPLICATION	PM	25.06.2020
08	DEVELOPMENT APPLICATION	BB	23.10.2020
09	DEVELOPMENT APPLICATION	PM	05.11.2020
10	DEVELOPMENT APPLICATION	PM	27.11.2020
11	SECTION 4.55	BB	21.01.2021
12	SECTION 4.55	PM	21.01.2021
> 13	SECTION 197	PM	13.09.2021





GENERAL LEGEND

HOTEL 1A > SUITE TYPE
101 > LEVEL/SUITE NUMBER
4 m2 > SUITE NLA

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
ST/PRESS STAIR PRESSURE
W REFUSE CHUTE/WASTE
L LINEN CHUTE
FT1 FINISH TAG (REFER *FF&E TECHNICAL SCHEDULE*)

EXTERNAL MATERIALS LEGEND

Cl1 CONCRETE NATURAL GREY
Cl2 CONCRETE CHARCOAL - P1
Cl3 CONCRETE WHITE - P2
Cl4 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 RINSH 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

SECTION 197 AMENDMENTS

1. Floor Plan Amendments

Fire egress passages to exit onto Nangari Street
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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

Work Area Plan Version: PP20190043/D0005 - Attributed Rules for ARCHICAD 23/19/23 - 40 Allara St Canberra NW 25 Submitted Section 197

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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

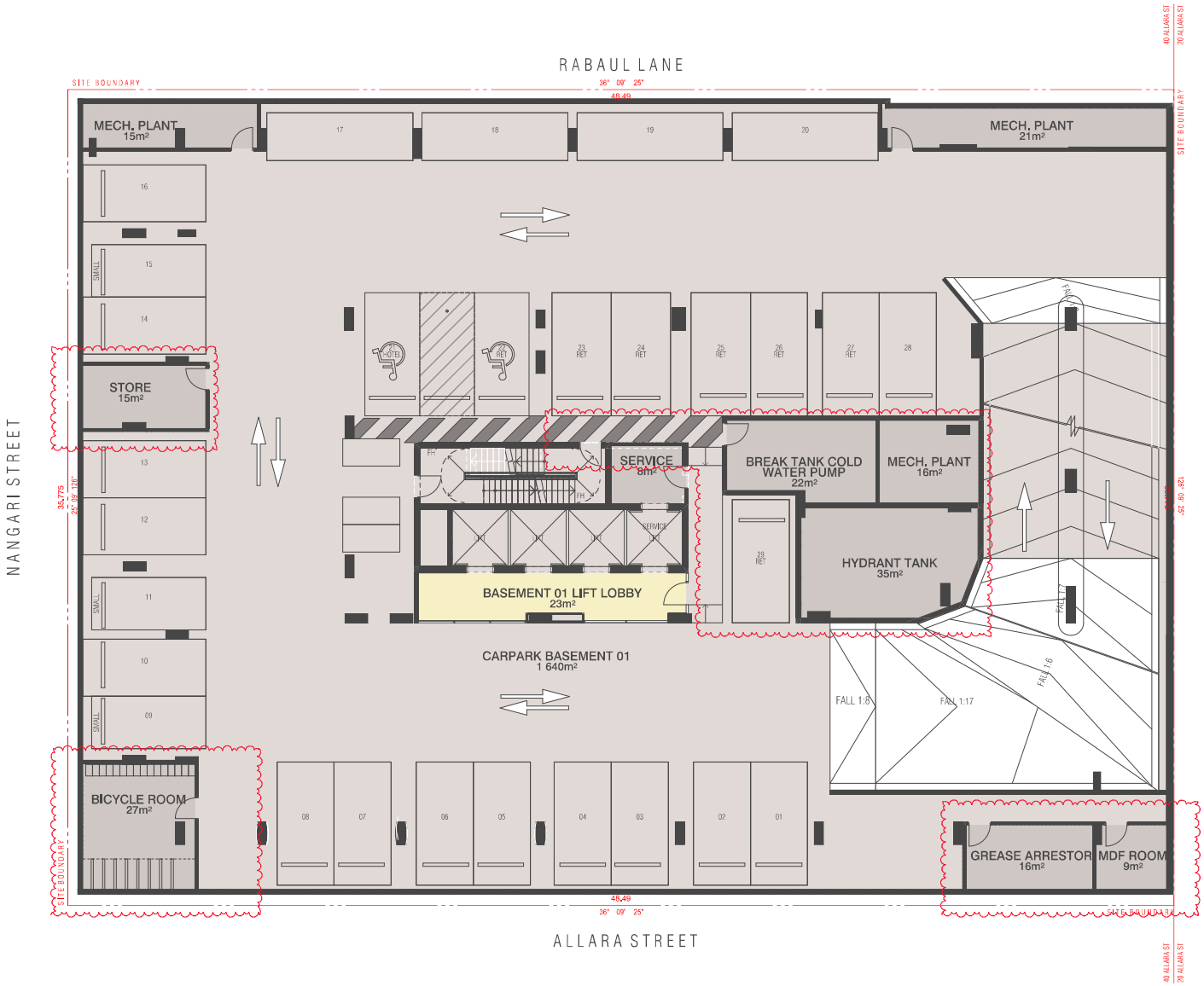
DRAWING TITLE
ELEVATION - WEST

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:300@A3

REV.
13

DRAWING NO.
DA203



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	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	PM	03.06.2020
04	DEVELOPMENT APPLICATION	BB	17.09.2020
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 197	PM	13.09.2021

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
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NOT FOR CONSTRUCTION

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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

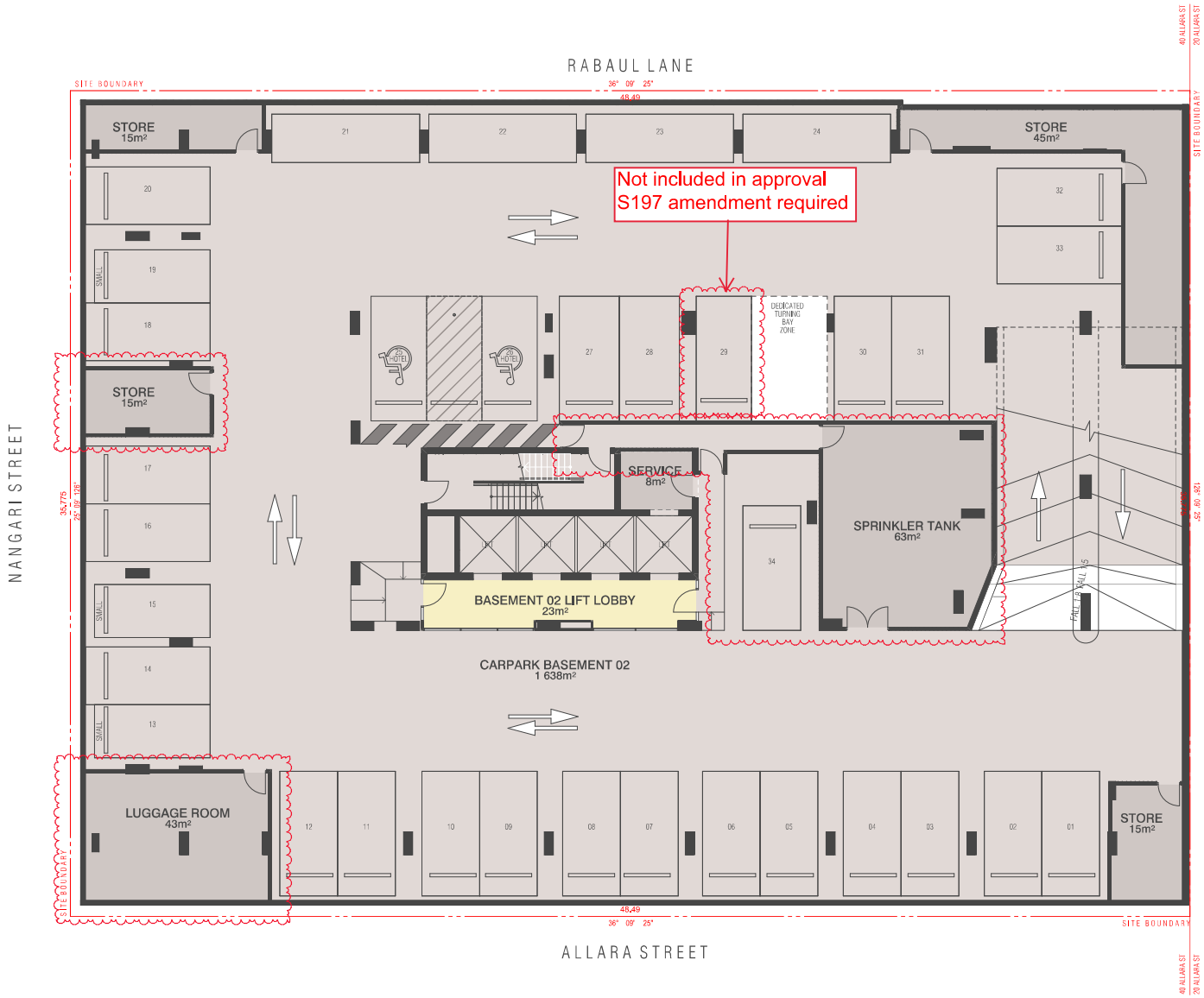
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA599

Attachment PROPOSED PLANS 220170123 - 40 Allara St Canberra 197-25 Submitted Section 197



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REVISION

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06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	RM	21.01.2021
> 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

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NEW SOUTH WALES 2000 AUSTRALIA
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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

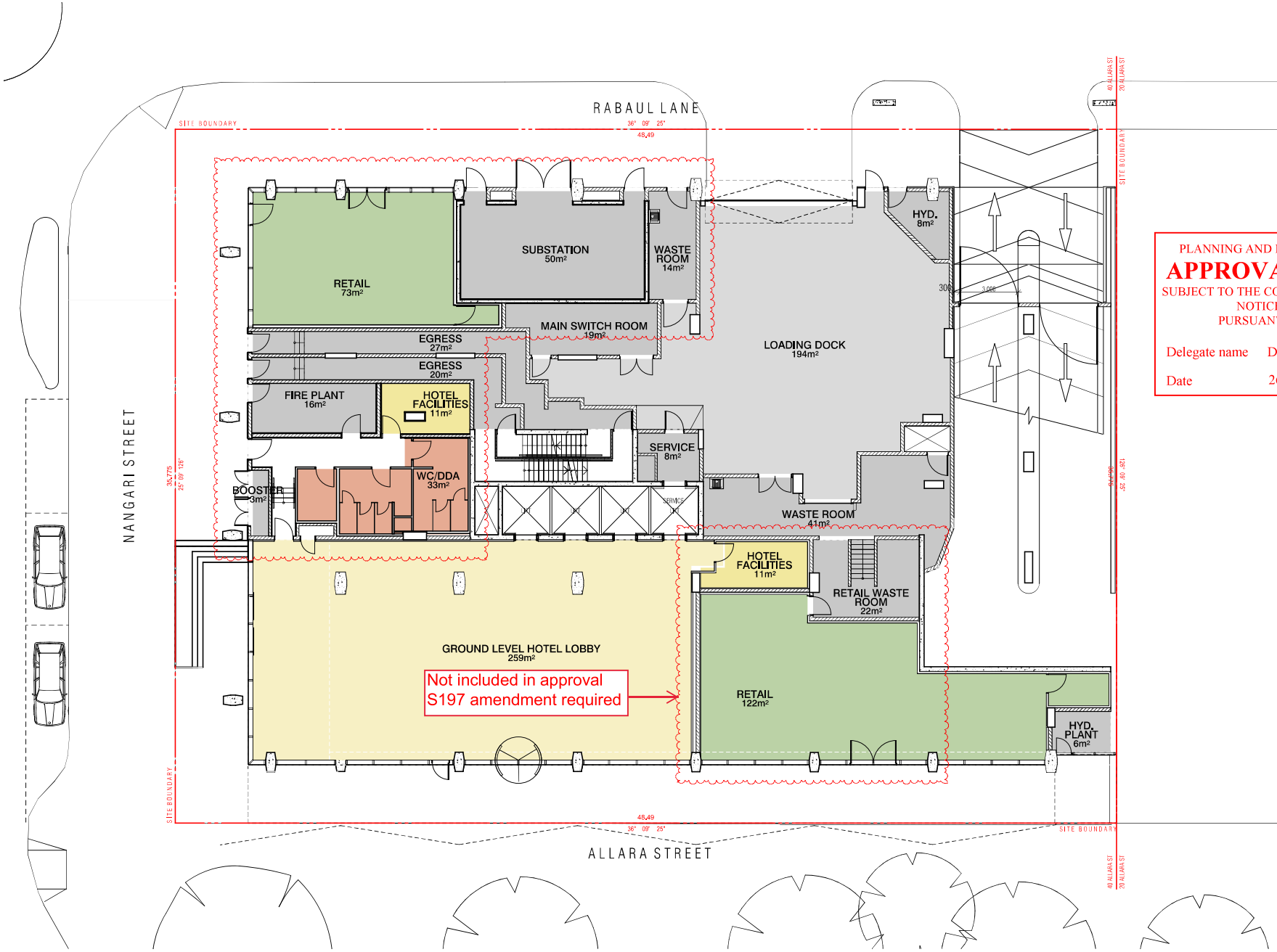
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA598



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
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> 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

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
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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

SECTION 197 AMENDMENTS

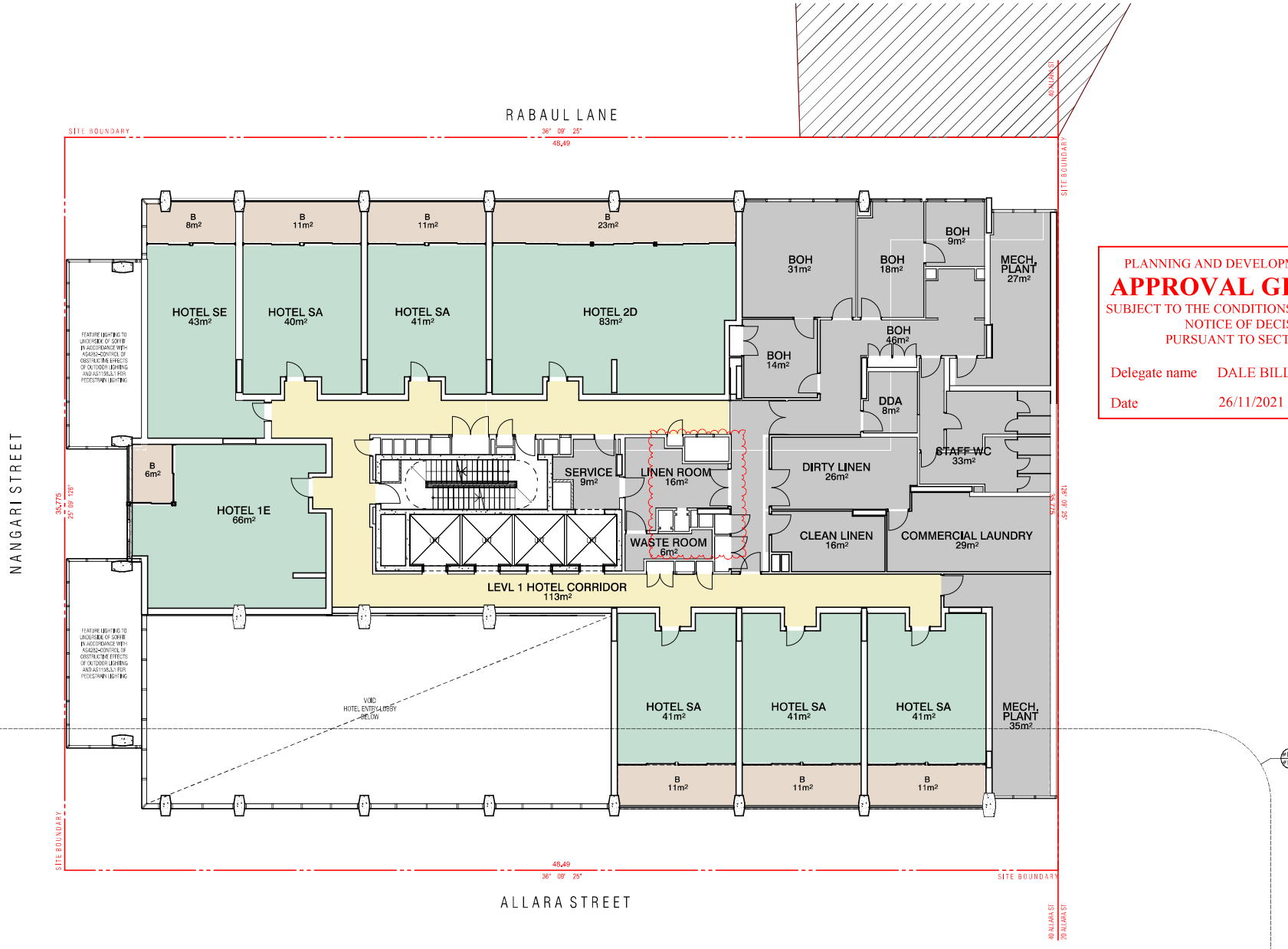
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 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



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	26.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
04	DEVELOPMENT APPLICATION	RM	03.09.2020
05	DEVELOPMENT APPLICATION	BB	17.09.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	DEVELOPMENT APPLICATION	RM	27.11.2020
08	SECTION 4.55	BB	21.01.2021
09	SECTION 4.55	RM	21.01.2021
> 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
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ACN 092 943 032

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

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A1

REV.
10

DRAWING NO.
DA601

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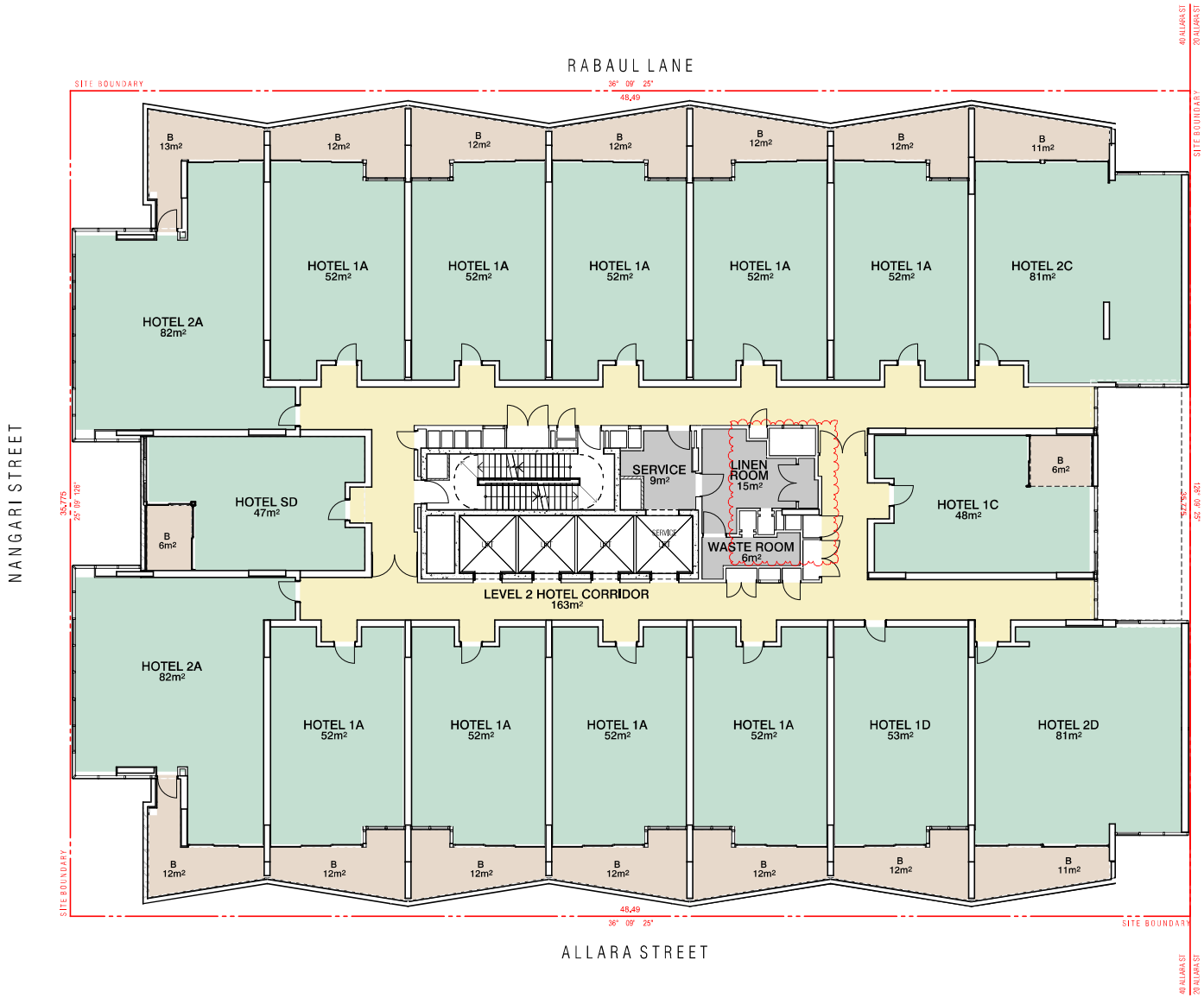
Driveway carpark entry swing doors in lieu of panel lift overhead garage door



REVISION			
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03	DEVELOPMENT APPLICATION	PM	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
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> 08	SECTION 197	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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Driveway carpark entry swing doors in lieu of panel lift overhead garage door

Attachment A to ACT/2021/1123 - 40 Allara St Canberra ACT 2601 Section 197 Submitted Version

NOT FOR CONSTRUCTION

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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

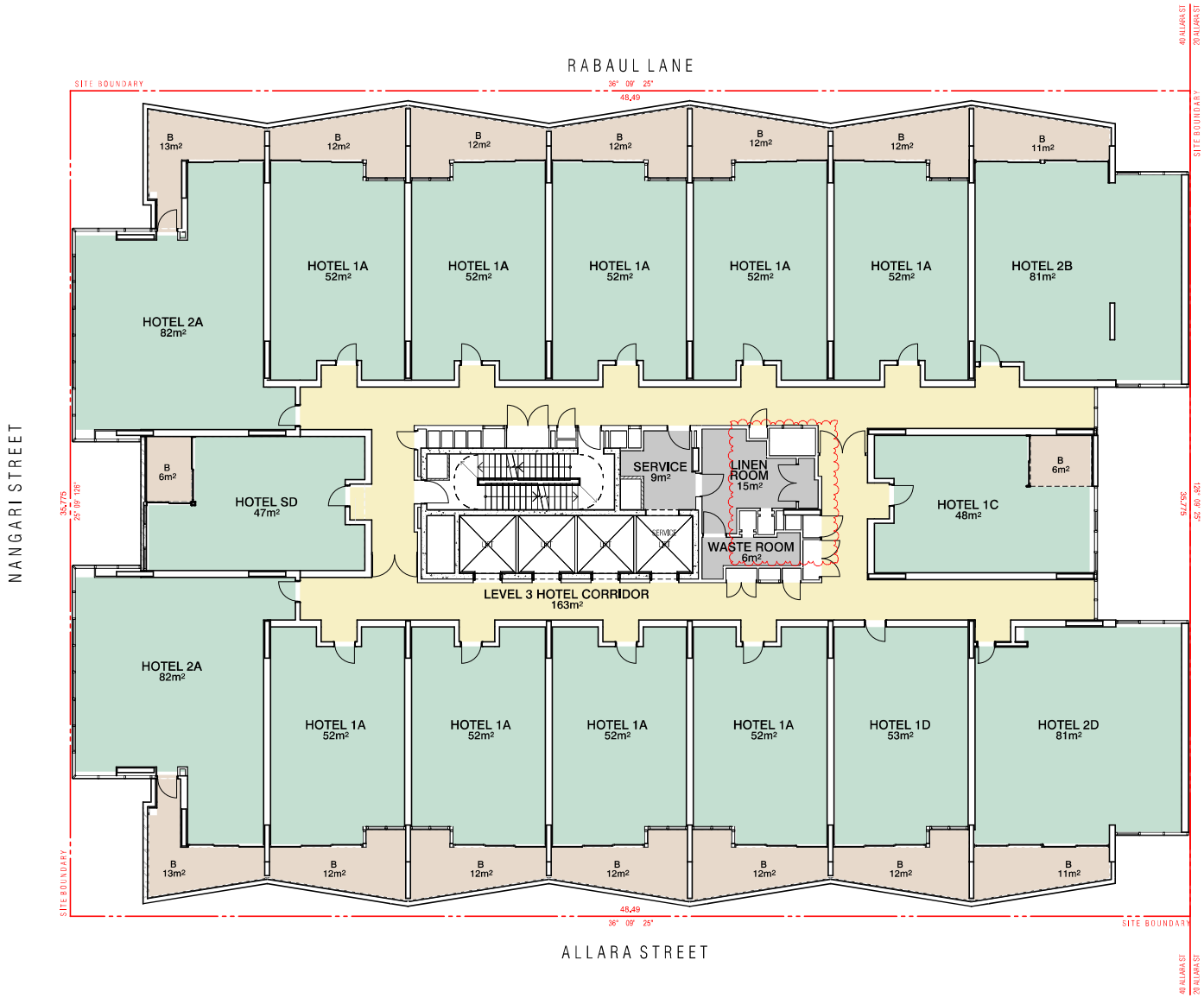
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA602



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
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05	DEVELOPMENT APPLICATION	BB	23.10.2020
06	SECTION 4.55	BB	21.01.2021
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> 08	SECTION 197	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

1. Floor Plan Amendments
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NOT FOR CONSTRUCTION

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BB	13.09.2021	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 03

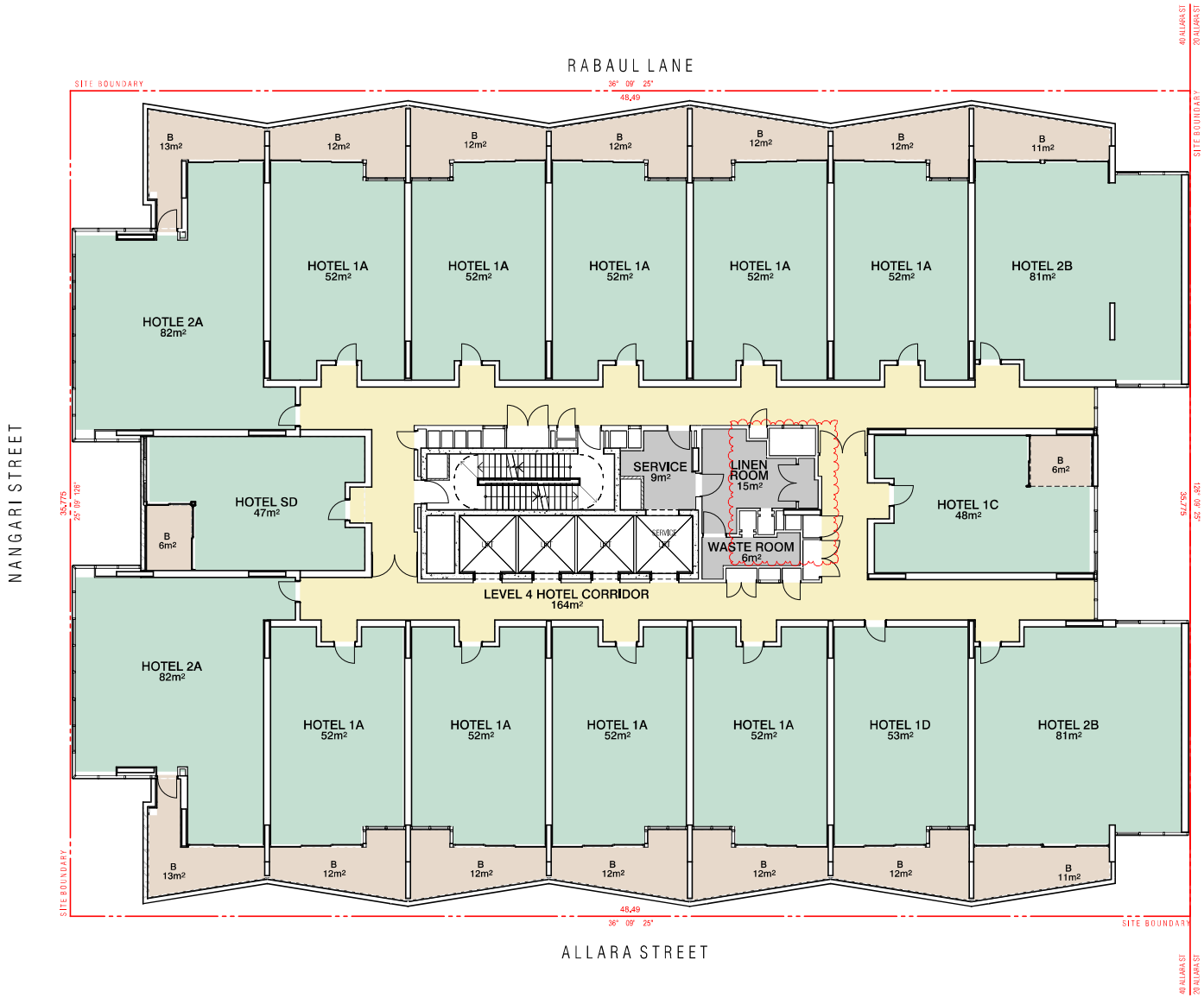
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA603



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03	DEVELOPMENT APPLICATION	RM	03.06.2020
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06	SECTION 4.55	BB	21.01.2021
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> 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

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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

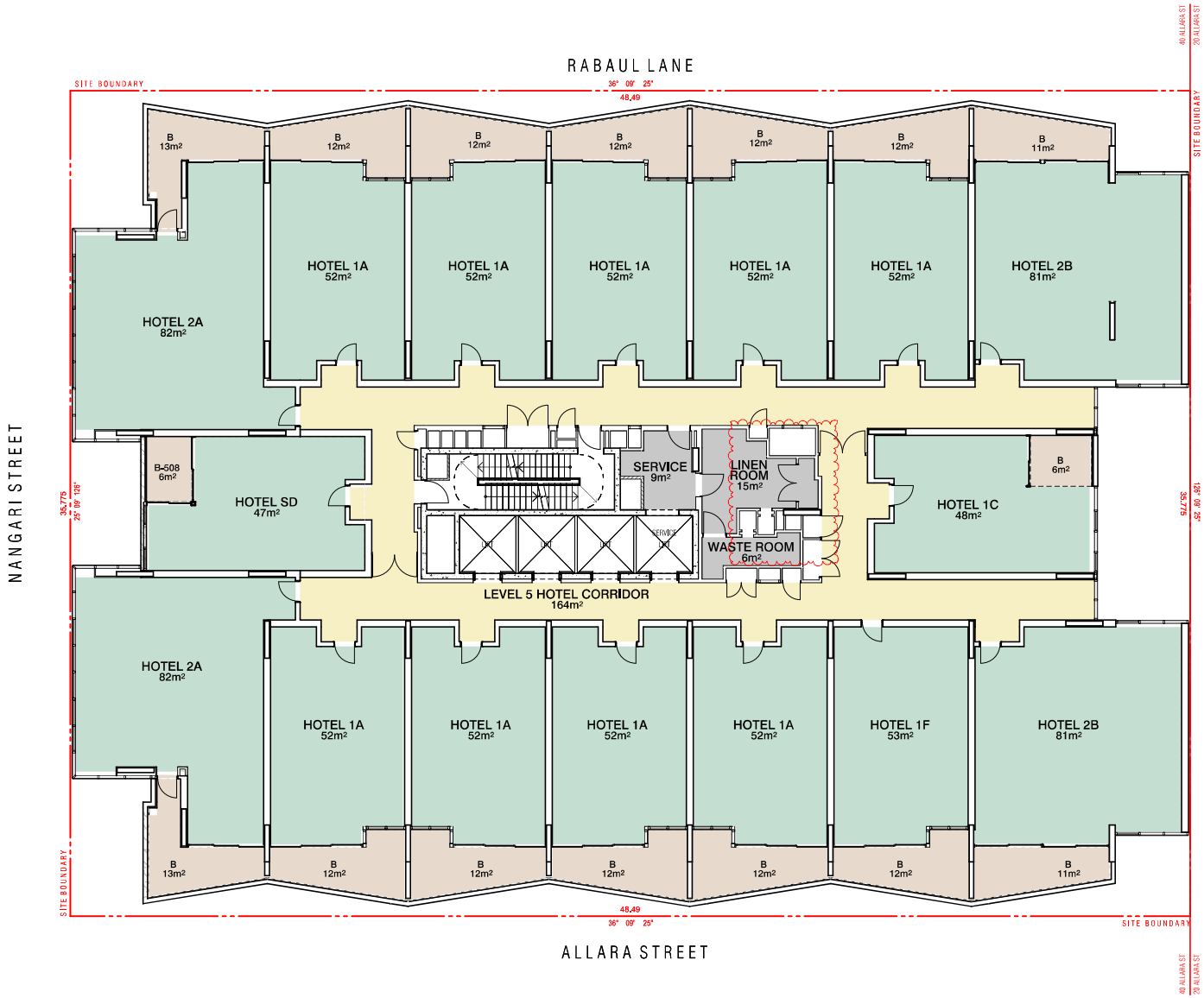
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA604

Attachment PROPOSED PLANS 19125 - 40 Allara St Canberra DA 20/21524 - 40 Allara St Canberra DA 20/21524 - 40 Allara St Canberra 197 S Submitted Section 197



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REVISION

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07	SECTION 4.55	BB	21.01.2021
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> 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

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 05

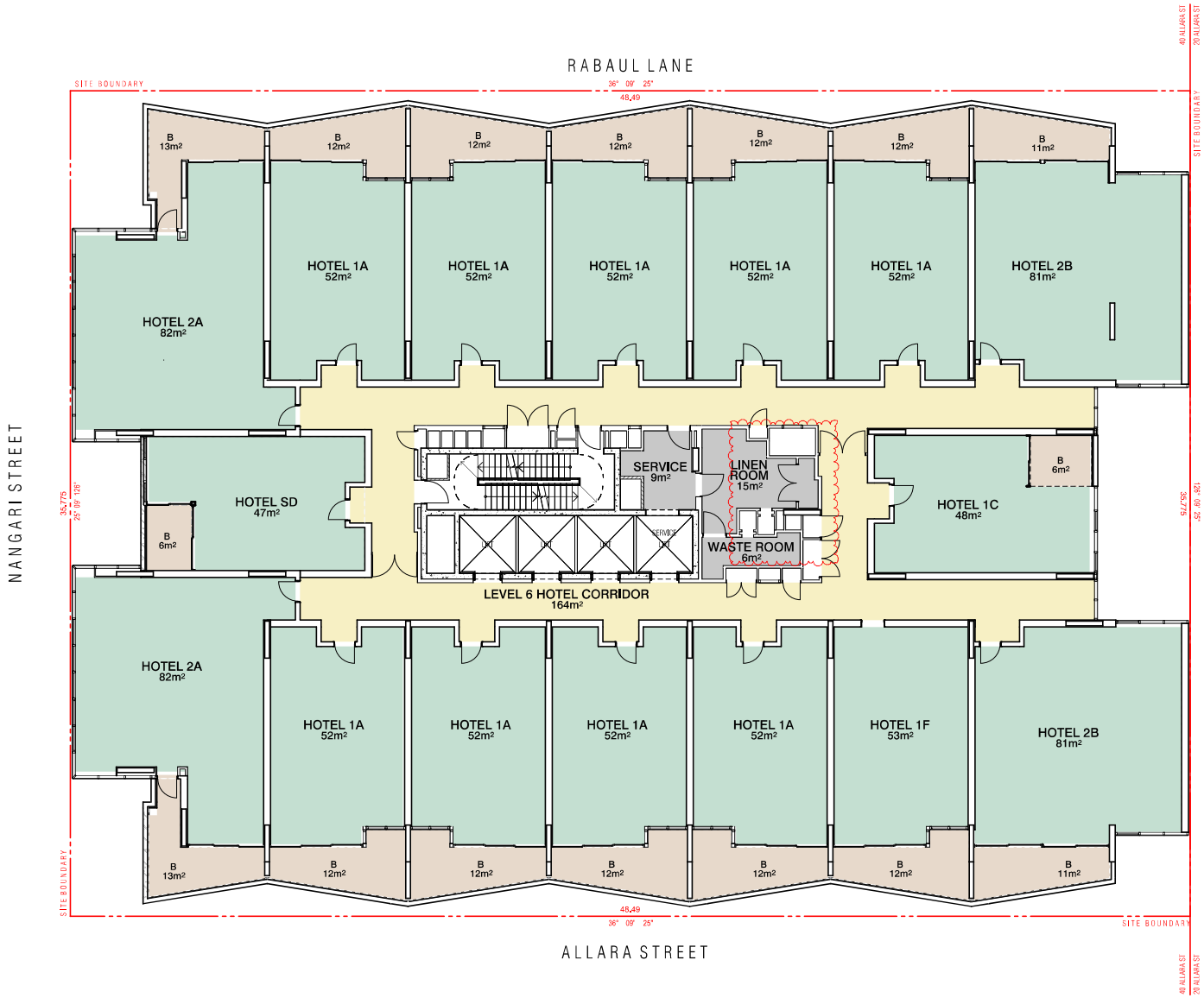
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA605



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> 09	SECTION 197	RM	13.09.2021

PLANNING AND DEVELOPMENT ACT 2007

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Delegate name DALE BILLING

Date 26/11/2021

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 06

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA606

SECTION 197 AMENDMENTS

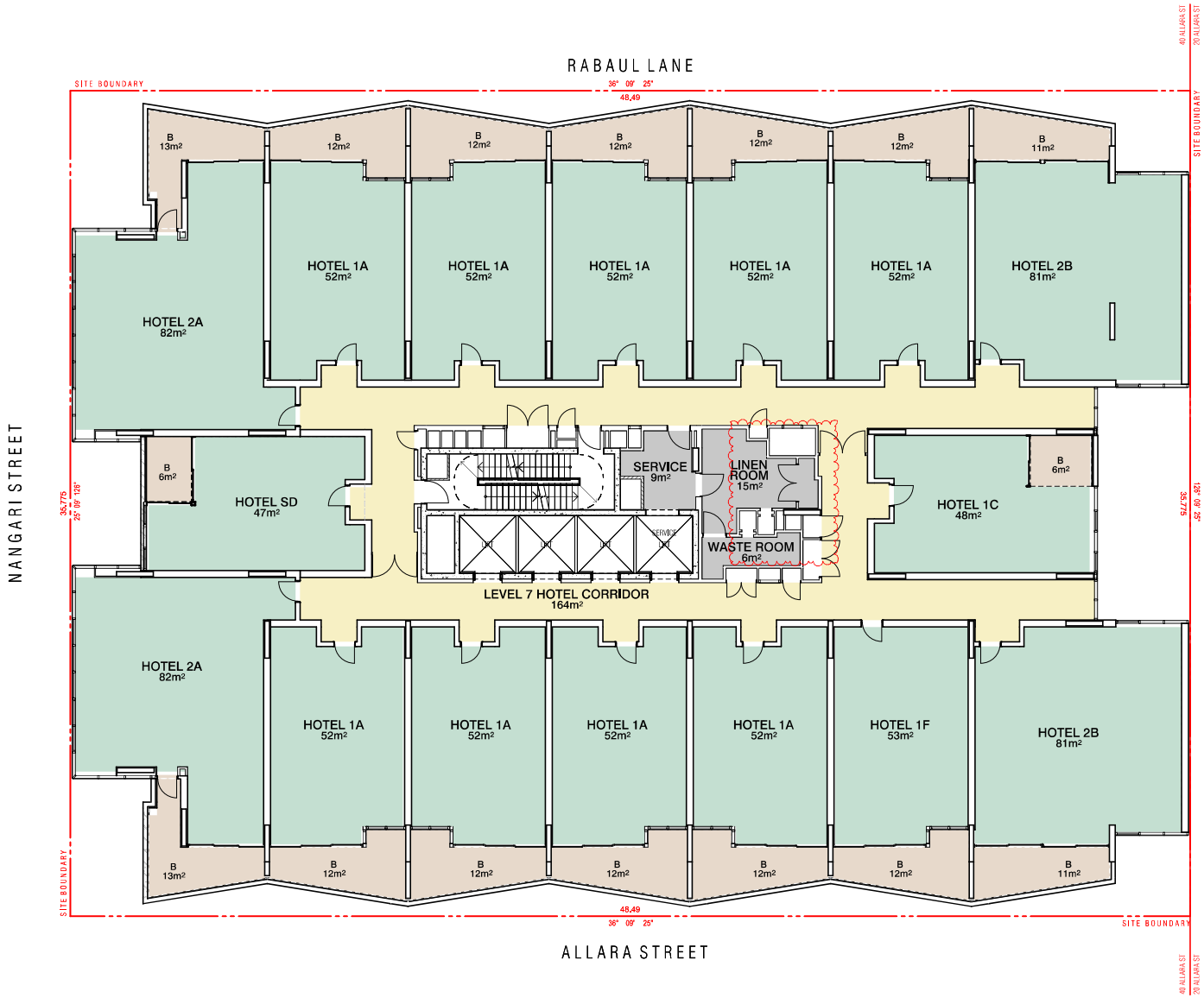
1. Floor Plan Amendments
Fire egress passages to exit onto Nangari Street
Substation footprint increase as per Evoenergy requirements
Ground Level Loading Dock, Level 15, 16 FFL/SSL change.
2 x class bicycle racks moved from unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 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 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	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
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04	DEVELOPMENT APPLICATION	RM	19.05.2020
05	DEVELOPMENT APPLICATION	BB	17.06.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	SECTION 4.55	BB	21.01.2021
08	SECTION 4.55	RM	21.01.2021
> 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

SECTION 197 AMENDMENTS

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Shop front glazing increased panel width to retail tenancy 02
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NOT FOR CONSTRUCTION

FENDER KATSALIDIS
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001–2015)
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 07

7

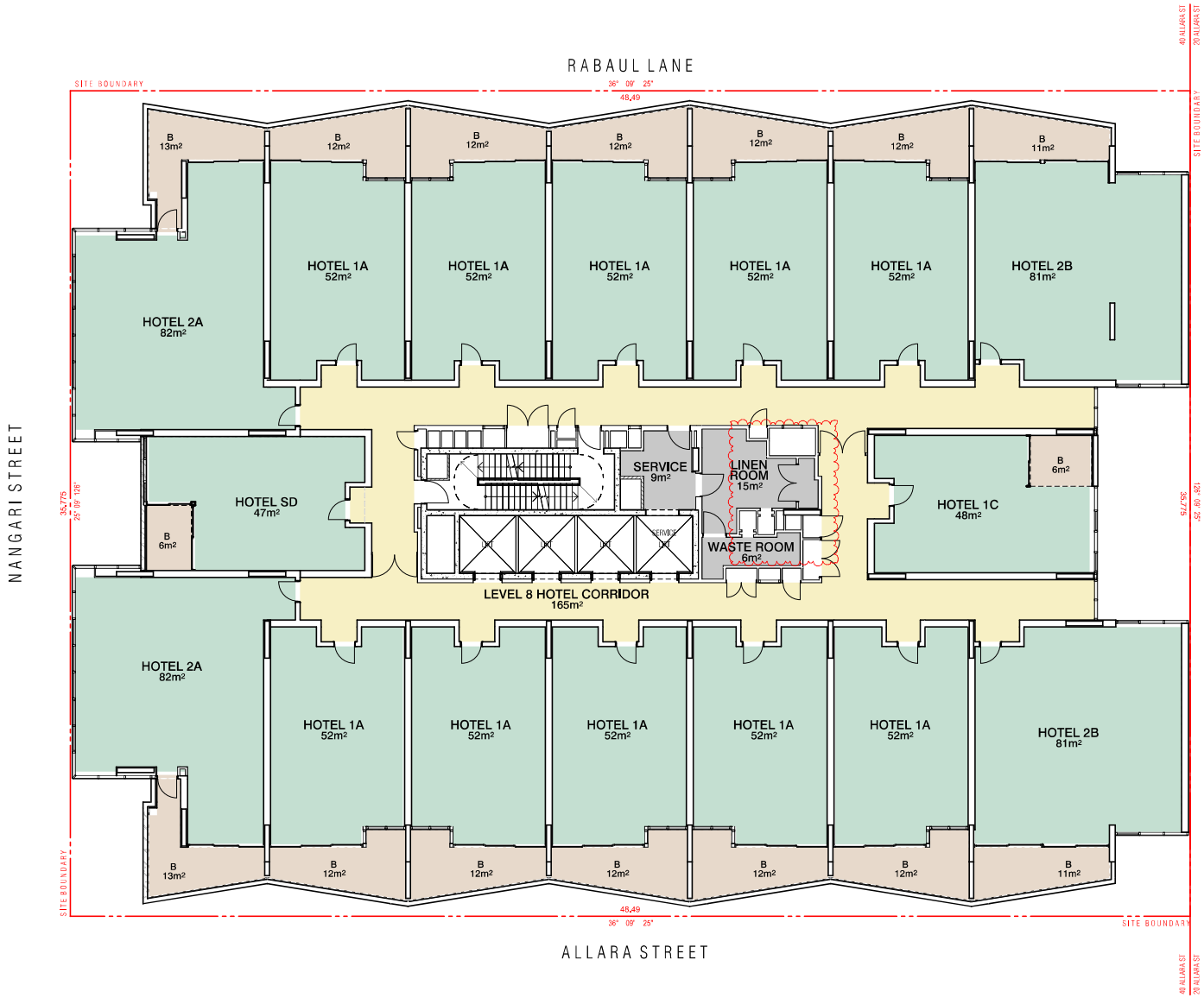
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA607

Plot Date: 14/09/2021 - 4:17:48 PM Last Saved by: ADC:\ACAD 2021\19125 - 40 Allara St Canberra 197.15 Submitted Section 197



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06	SECTION 4.55	BB	21.01.2021
07	SECTION 4.55	RM	21.01.2021
> 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

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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
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA608

SECTION 197 AMENDMENTS

1. Floor Plan Amendments
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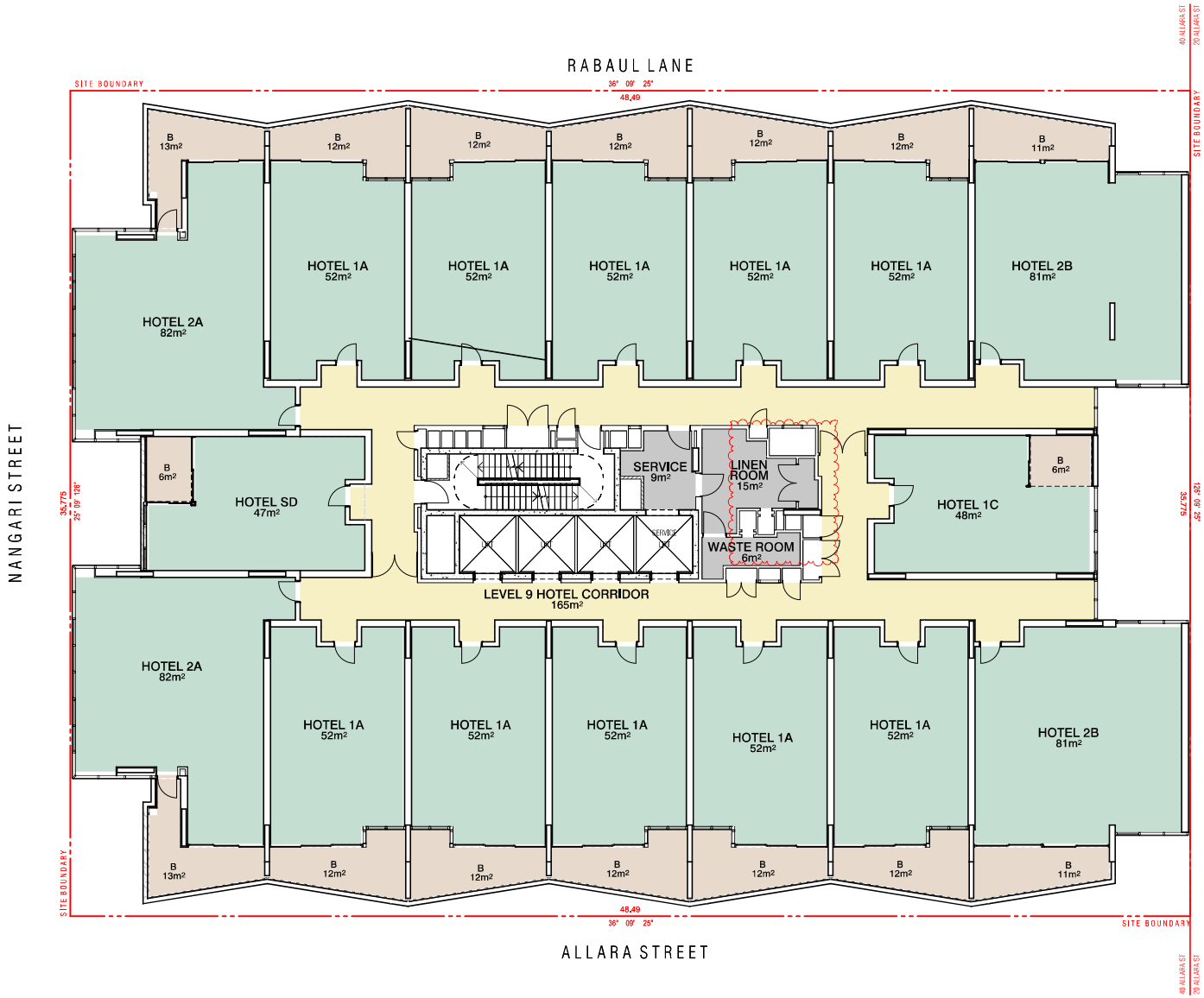

PLANNING AND DEVELOPMENT ACT 2007

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			
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SECTION 197 AMENDMENTS

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NOT FOR CONSTRUCTION

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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

7

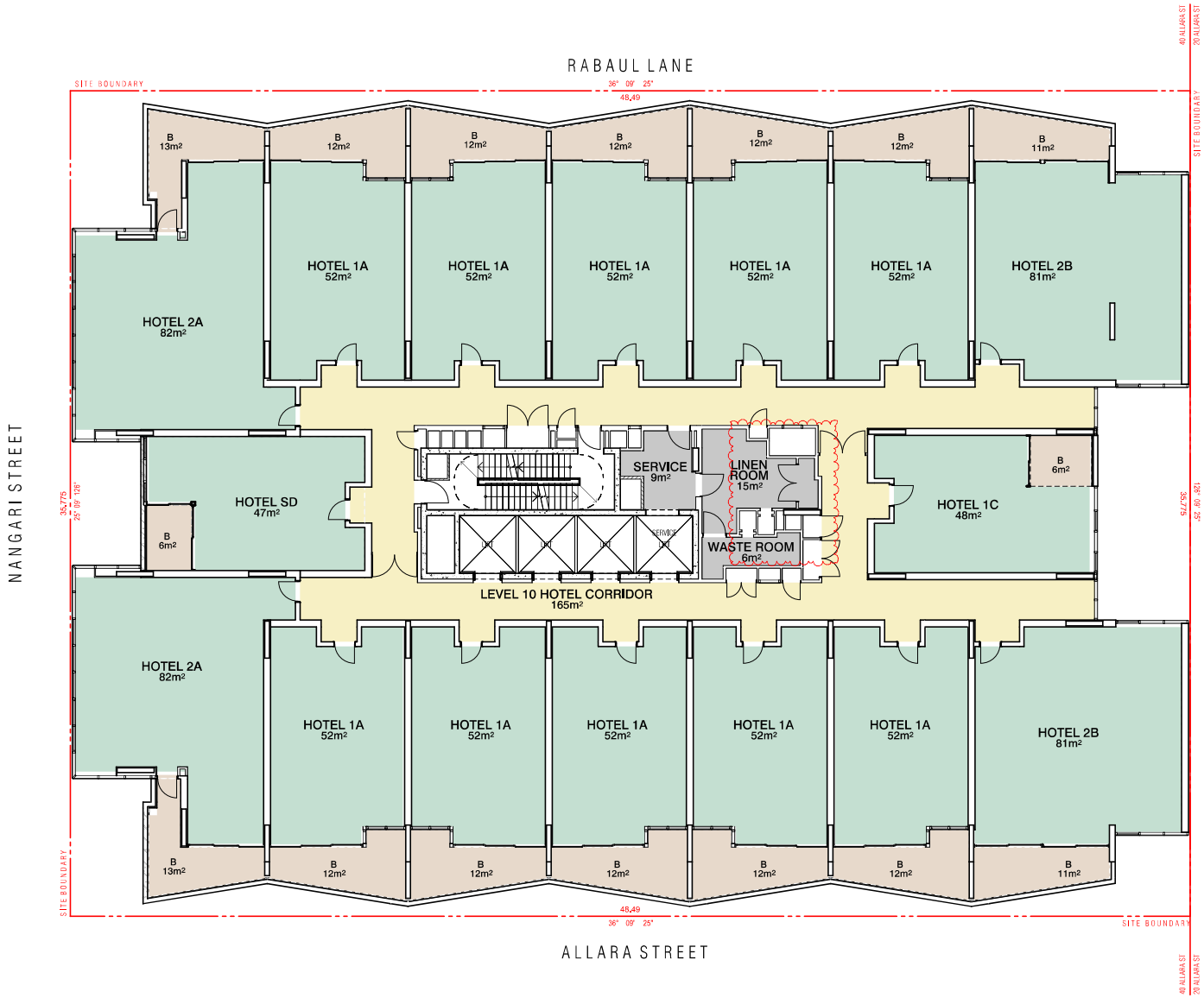
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA609

Plot Date: 14/09/2021 - 4:17:48 PM Last Saved by: ADC:\ACAD 2021\19125 - 40 Allara St Canberra 197.15 Submitted Section 197.rvt



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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REVISION

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> 08	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
PUBLIC NOTIFICATION - LEVEL 10

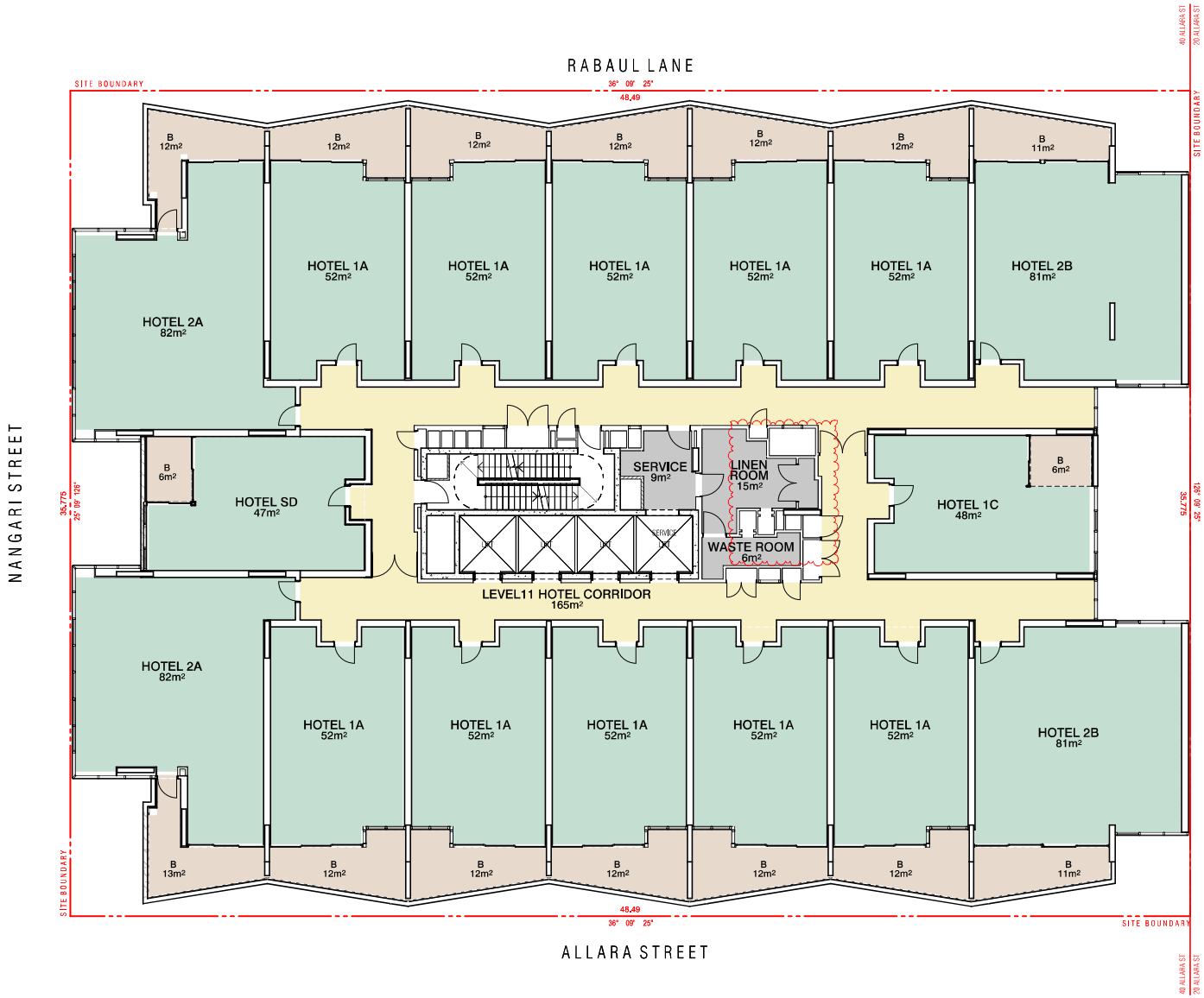
7

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

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SECTION 197 AMENDMENTS

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 11

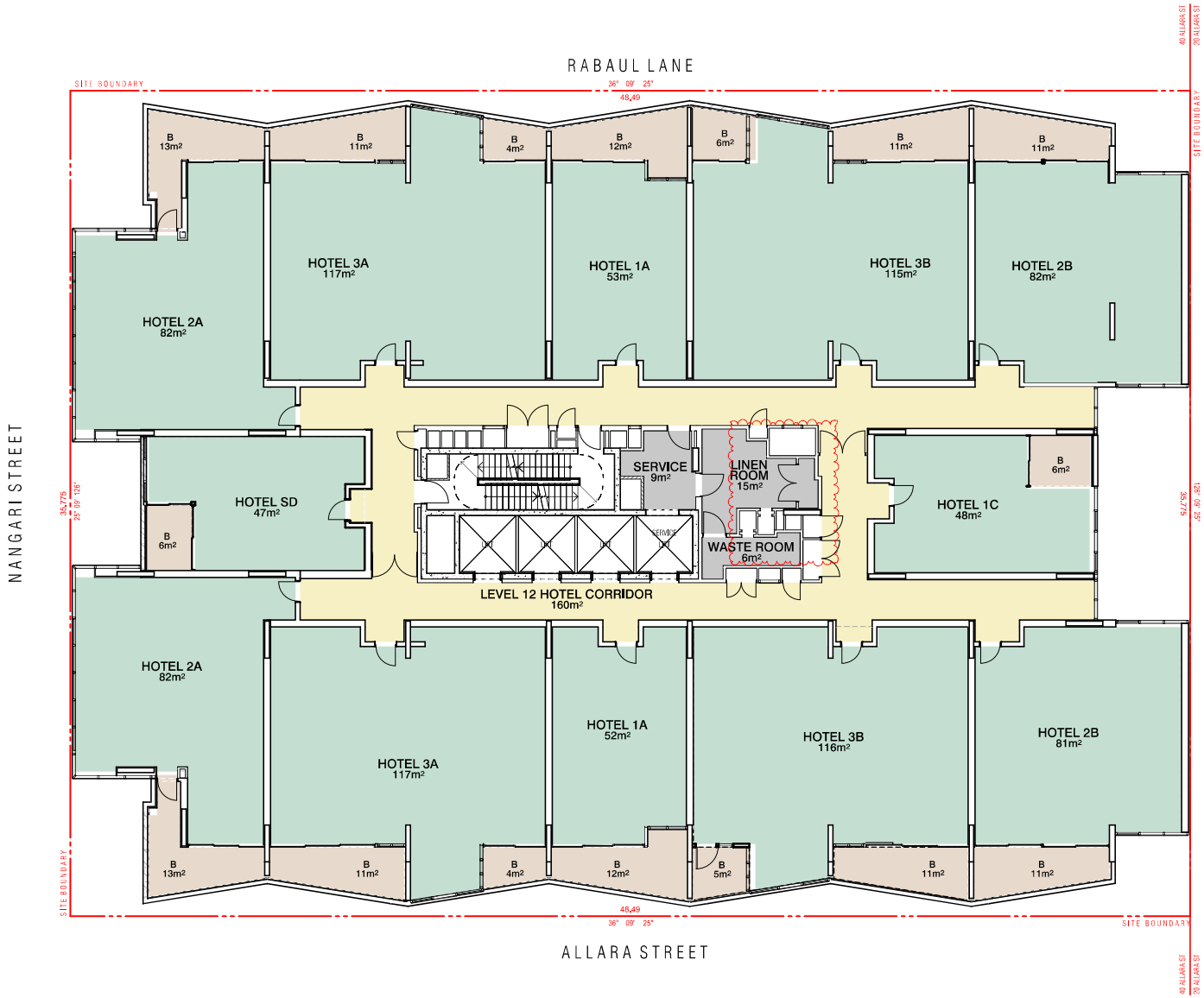
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
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

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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

QUALITY ASSURANCE (FK 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	RM	14.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
PUBLIC NOTIFICATION - LEVEL 12

7

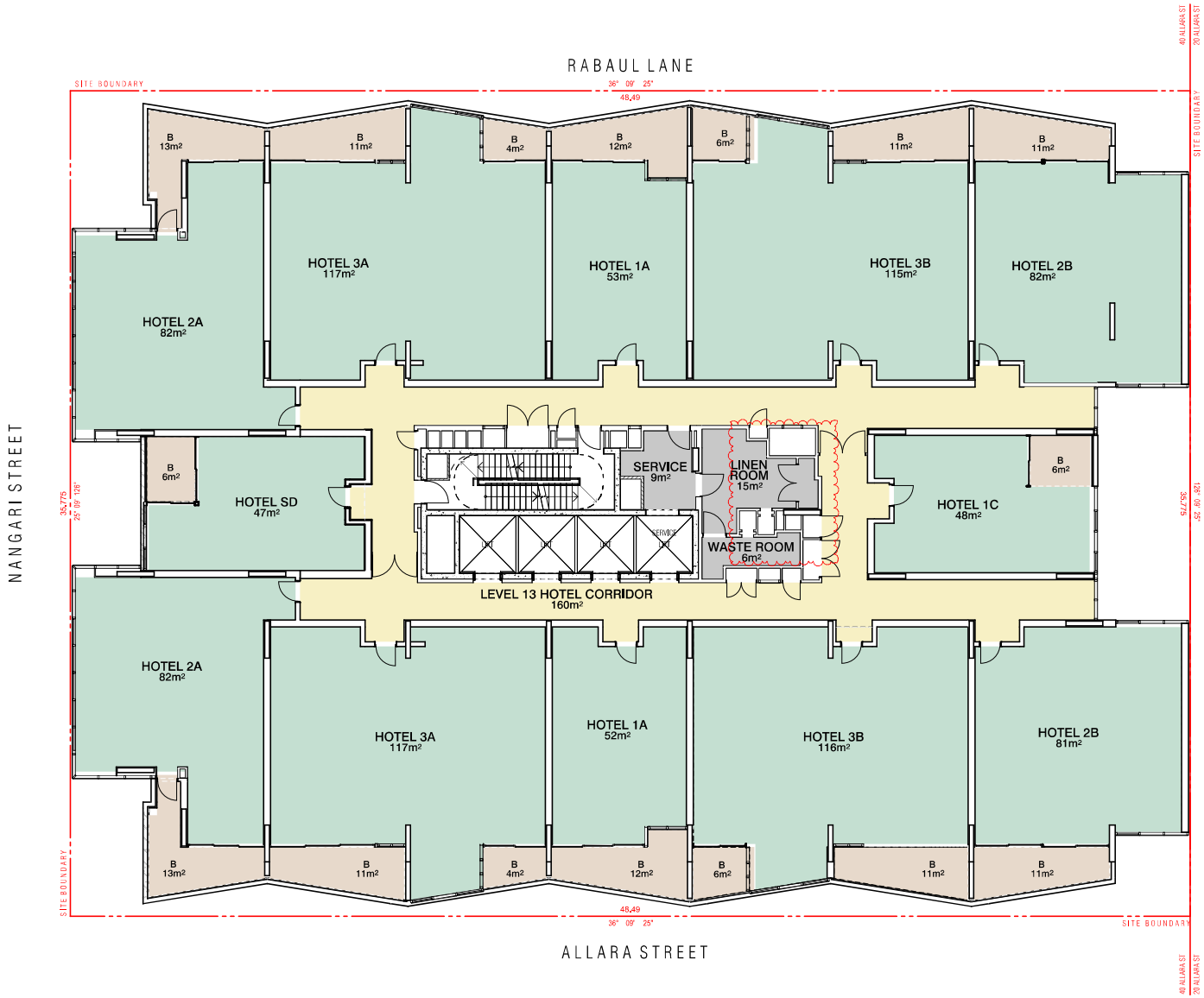
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA612

Attachment PROPOSED PUBLIC NOTIFICATION - 40 Allara St Canberra DA 202125 - 40 Allara St Canberra DA 202125 - Attachment for ACT Civil & Administrative Tribunal Application for Review 20/5 Submitted Section 197



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

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	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	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

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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

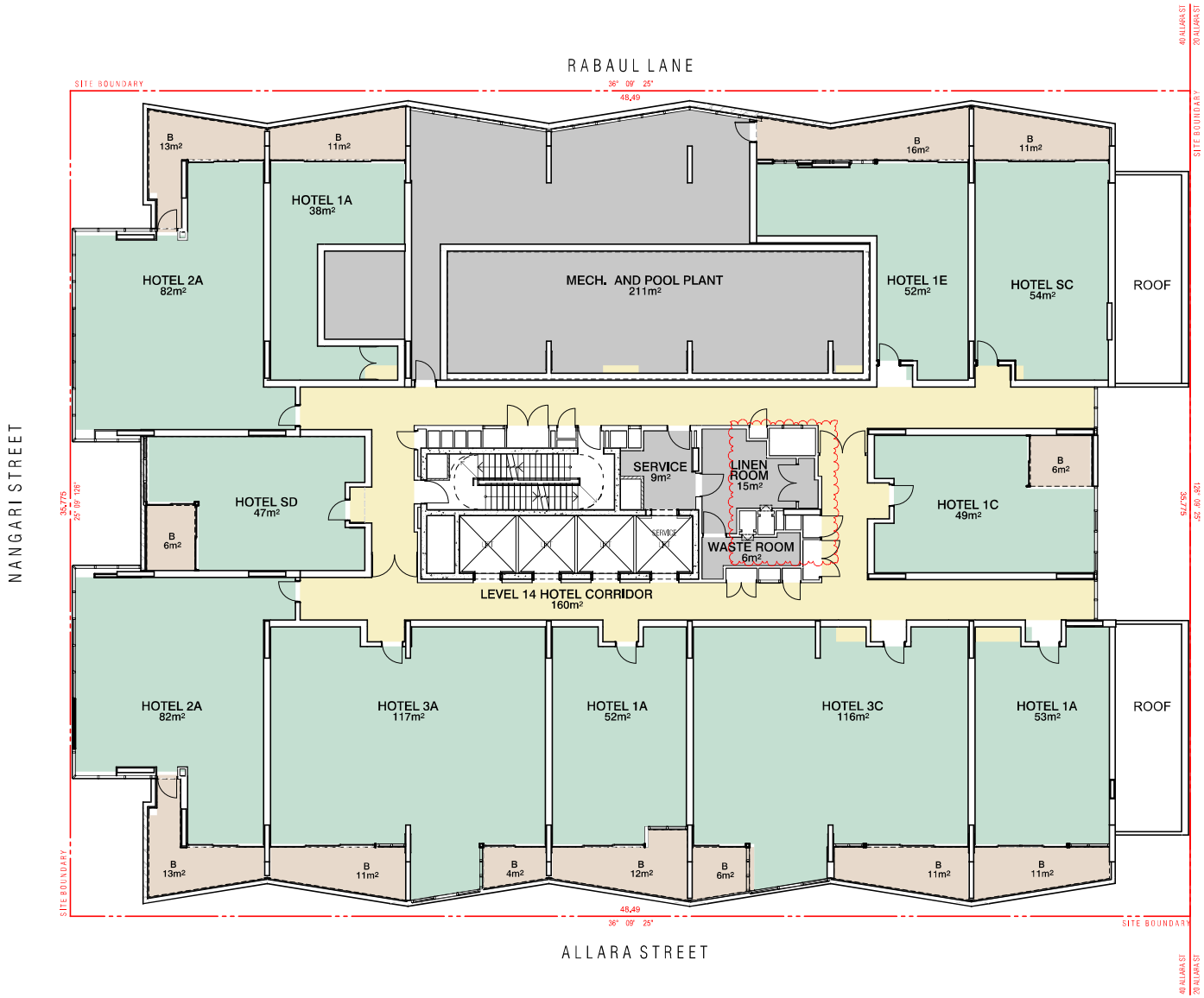
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
08

DRAWING NO.
DA613

Plot Date: FRIDAY, 26 NOVEMBER 2021 - 4:01:46 PM Last Saved By: ADC [C:\ADC\ACAD 2021\19125 - 40 Allara St Canberra 197 DS Submitted Section 197.rvt]



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

REVISION

-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	RM	26.02.2020
03	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
04	DEVELOPMENT APPLICATION	RM	03.05.2020
05	DEVELOPMENT APPLICATION	BB	17.06.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	SECTION 4.55	BB	21.01.2021
08	SECTION 4.55	RM	21.01.2021
> 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

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FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001–2015)
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 14

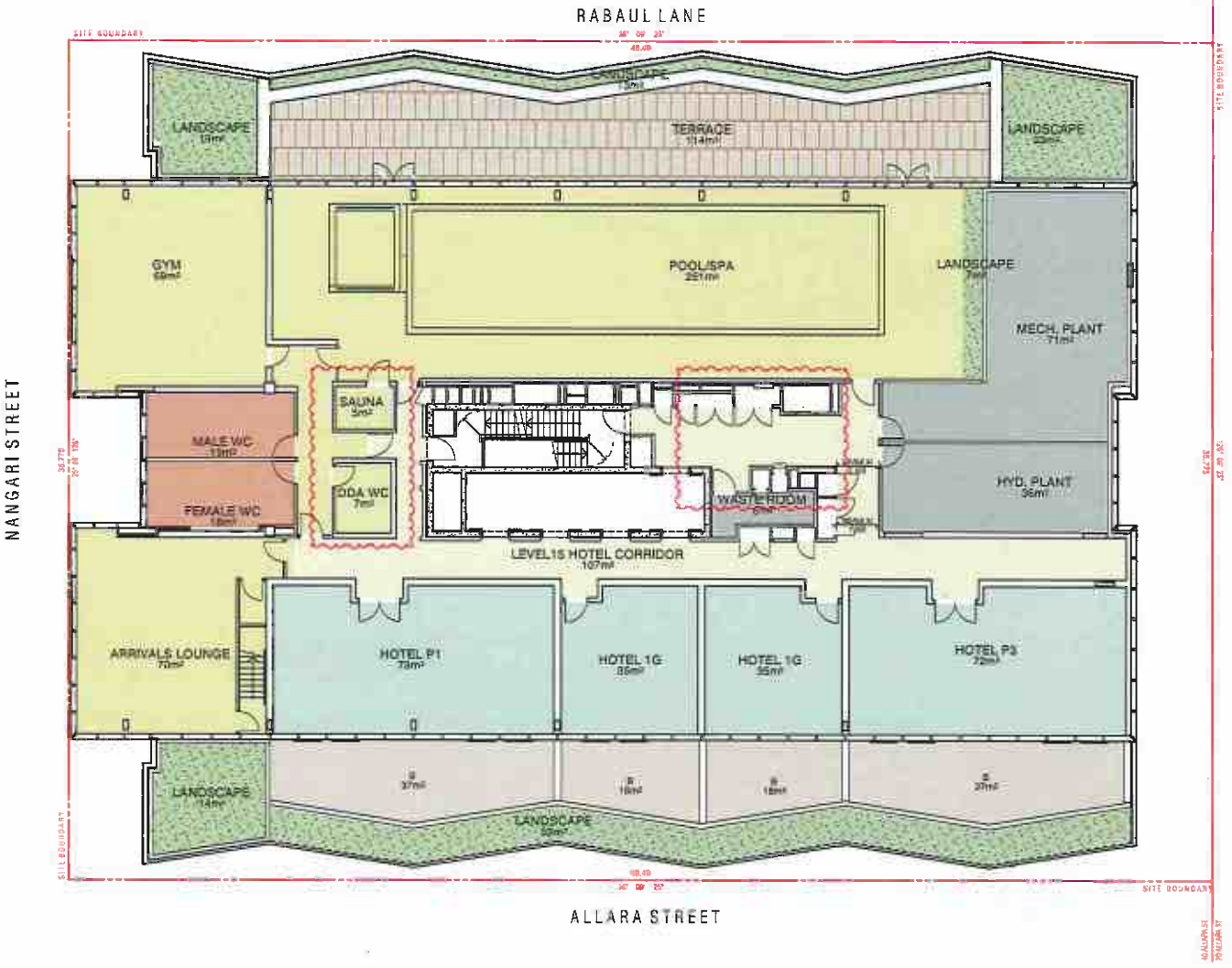
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA614



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BE	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - DEVELOPMENT APPLICATION	BB	04.03.2020
03	DEVELOPMENT APPLICATION	RM	03.03.2020
04	DEVELOPMENT APPLICATION	BB	17.06.2020
05	DEVELOPMENT APPLICATION	RM	15.09.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	DEVELOPMENT APPLICATION	RM	27.11.2020
08	SECTION 4.55	BB	31.01.2021
09	SECTION 4.55	RM	31.01.2021
> 10	SECTION 19F	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 unleased land to within site boundary
Retail tenancies sqm adjustments and tenancies 02 and 03 combined into one.
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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
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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

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ACN 098 949 092

QUALITY ASSURANCE (FKAIS A CERTIFIED COMPANY TO ISO 9001:2015)
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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

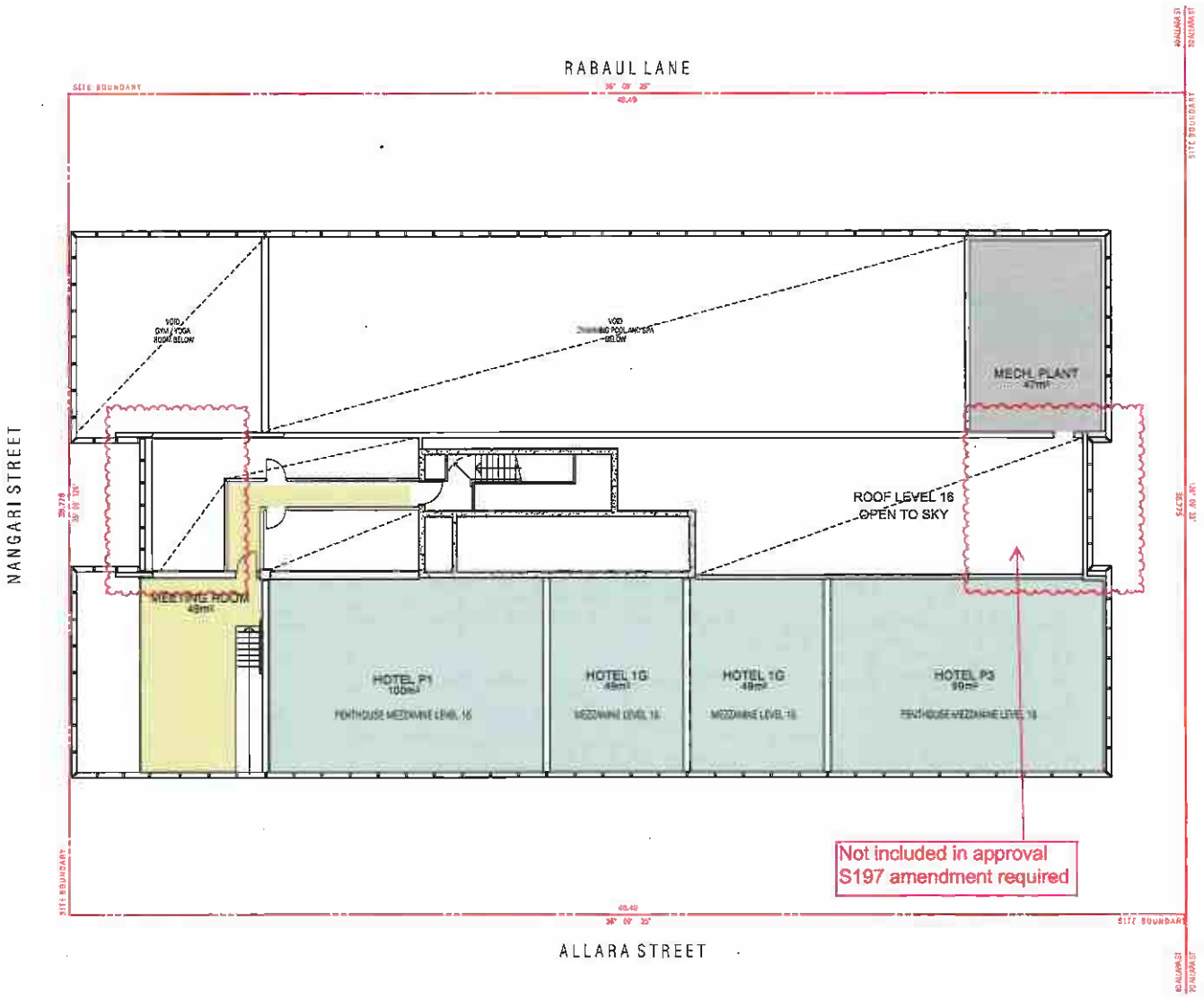
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
10

DRAWING NO.
DA615



REVISION			
-	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	14.02.2020
02	UPDATED PRE - [illegible] APPLICATION	BB	24.03.2020
03	DEVELOPMENT APPLICATION	RM	03.09.2020
04	DEVELOPMENT APPLICATION01	BB	17.09.2020
05	DEVELOPMENT APPLICATION01	BB	22.10.2020
06	DEVELOPMENT APPLICATION01 ,	RM	25.11.2020
07	SECTION 4.55	BB	24.01.2021
08	SECTION 4.55	RM	24.09.2021
▸ 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

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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NOT FOR CONSTRUCTION

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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

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
09

DRAWING NO.
DA616

FENDER KATSALIDIS

MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA 2061

PROJECT NO: 19125

DEVELOPMENT APPLICATION - SECTION 197

REVISION			
07	UPDATED PRE-DEVELOPMENT APPLICATION	RM	18.03.2020
08	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
09	DEVELOPMENT APPLICATION	RM	03.04.2020
10	DEVELOPMENT APPLICATION	RM	06.04.2020
11	DEVELOPMENT APPLICATION	RM	10.04.2020
12	DEVELOPMENT APPLICATION	BB	17.06.2020
13	DEVELOPMENT APPLICATION	RM	10.08.2020
14	DEVELOPMENT APPLICATION	RM	23.09.2020
15	DEVELOPMENT APPLICATION	RM	25.09.2020
16	DEVELOPMENT APPLICATION	RM	16.07.2020
17	DEVELOPMENT APPLICATION	BB	23.10.2020
18	DEVELOPMENT APPLICATION	RM	29.10.2020
19	DEVELOPMENT APPLICATION	RM	27.11.2020
20	SECTION 4.55	BB	21.04.2021
21	SECTION 4.55	RM	21.04.2021
22	SECTION 197	RM	13.09.2021

DRAWING ISSUE			
DA000	22	COVER SHEET	DEVELOPMENT APPLICATION
DA006	11	SITE PLAN GROUND FLOOR PROPOSED	DEVELOPMENT APPLICATION
DA098	13	BASEMENT LEVEL 02	DEVELOPMENT APPLICATION
DA099	13	BASEMENT LEVEL 01	DEVELOPMENT APPLICATION
DA100	16	GROUND FLOOR PLAN	DEVELOPMENT APPLICATION
DA101	12	LEVEL 01 FLOOR PLAN	DEVELOPMENT APPLICATION
DA102	14	LEVEL 02 FLOOR PLAN	DEVELOPMENT APPLICATION
DA103	14	LEVEL 03 FLOOR PLAN	DEVELOPMENT APPLICATION
DA104	14	LEVEL 04 FLOOR PLAN	DEVELOPMENT APPLICATION
DA105	14	LEVEL 05 FLOOR PLAN	DEVELOPMENT APPLICATION
DA106	14	LEVEL 06 FLOOR PLAN	DEVELOPMENT APPLICATION
DA107	14	LEVEL 07 FLOOR PLAN	DEVELOPMENT APPLICATION
DA108	13	LEVEL 08 FLOOR PLAN	DEVELOPMENT APPLICATION
DA109	13	LEVEL 09 FLOOR PLAN	DEVELOPMENT APPLICATION
DA110	13	LEVEL 10 FLOOR PLAN	DEVELOPMENT APPLICATION
DA111	13	LEVEL 11 FLOOR PLAN	DEVELOPMENT APPLICATION
DA112	13	LEVEL 12 FLOOR PLAN	DEVELOPMENT APPLICATION
DA113	13	LEVEL 13 FLOOR PLAN	DEVELOPMENT APPLICATION
DA114	13	LEVEL 14 FLOOR PLAN	DEVELOPMENT APPLICATION
DA115	13	LEVEL 15 FLOOR PLAN	DEVELOPMENT APPLICATION
DA116	10	LEVEL 16 FLOOR PLAN	DEVELOPMENT APPLICATION
DA117	11	ROOF PLAN	DEVELOPMENT APPLICATION
DA200	13	ELEVATION - NORTH	DEVELOPMENT APPLICATION
DA201	13	ELEVATION - SOUTH	DEVELOPMENT APPLICATION
DA202	13	ELEVATION - EAST	DEVELOPMENT APPLICATION
DA203	13	ELEVATION - WEST	DEVELOPMENT APPLICATION
DA204	06	ELEVATIONS - LIGHT WELL & FACADE RECESS	DEVELOPMENT APPLICATION
DA220	09	COMPOSITION ELEVATIONS - SOUTH AND EAST	DEVELOPMENT APPLICATION
DA221	10	COMPOSITION ELEVATIONS - NORTH AND WEST	DEVELOPMENT APPLICATION
DA250	11	SECTION AA AND SECTION BB	DEVELOPMENT APPLICATION
DA251	11	SECTION CC AND SECTION DD	DEVELOPMENT APPLICATION
DA420	08	YIELD SUMMARY	DEVELOPMENT APPLICATION
DA425	07	GFA SCHEDULE	DEVELOPMENT APPLICATION
DA426	07	GFA SHEDULE	DEVELOPMENT APPLICATION
DA427	07	GFA SCHEDULE	DEVELOPMENT APPLICATION
DA450	05	SIGNAGE DETAILS PLAN	DEVELOPMENT APPLICATION
DA451	07	SIGNAGE DETAILS ELEVATIONS AND SECTIONS	DEVELOPMENT APPLICATION
DA452	05	SIGNAGE DETAILS ELEVATIONS	DEVELOPMENT APPLICATION
DA598	08	PUBLIC NOTIFICATION - BASEMENT 02	DEVELOPMENT APPLICATION
DA599	08	PUBLIC NOTIFICATION - BASEMENT 01	DEVELOPMENT APPLICATION
DA600	10	PUBLIC NOTIFICATION - GROUND FLOOR PLAN	DEVELOPMENT APPLICATION
DA601	10	PUBLIC NOTIFICATION - LEVEL 01 PLAN	DEVELOPMENT APPLICATION
DA602	08	PUBLIC NOTIFICATION - LEVEL 02	DEVELOPMENT APPLICATION
DA603	09	PUBLIC NOTIFICATION - LEVEL 03	DEVELOPMENT APPLICATION
DA604	09	PUBLIC NOTIFICATION - LEVEL 04	DEVELOPMENT APPLICATION
DA605	09	PUBLIC NOTIFICATION - LEVEL 05	DEVELOPMENT APPLICATION
DA606	09	PUBLIC NOTIFICATION - LEVEL 06	DEVELOPMENT APPLICATION
DA607	09	PUBLIC NOTIFICATION - LEVEL 07	DEVELOPMENT APPLICATION
DA608	09	PUBLIC NOTIFICATION - LEVEL 08	DEVELOPMENT APPLICATION
DA609	09	PUBLIC NOTIFICATION - LEVEL 09	DEVELOPMENT APPLICATION
DA610	08	PUBLIC NOTIFICATION - LEVEL 10	DEVELOPMENT APPLICATION
DA611	08	PUBLIC NOTIFICATION - LEVEL 11	DEVELOPMENT APPLICATION
DA612	08	PUBLIC NOTIFICATION - LEVEL 12	DEVELOPMENT APPLICATION
DA613	08	PUBLIC NOTIFICATION - LEVEL 13	DEVELOPMENT APPLICATION
DA614	09	PUBLIC NOTIFICATION - LEVEL 14	DEVELOPMENT APPLICATION
DA615	10	PUBLIC NOTIFICATION - LEVEL 15	DEVELOPMENT APPLICATION
DA616	09	PUBLIC NOTIFICATION - LEVEL 16	DEVELOPMENT APPLICATION
DA617	06	PUBLIC NOTIFICATION - ROOF	DEVELOPMENT APPLICATION
DA700	11	DDA HOTEL SUITES	DEVELOPMENT APPLICATION
DA800	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS ALLARA ST AWNING	DEVELOPMENT APPLICATION
DA801	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS ALLARA ST AWNING	DEVELOPMENT APPLICATION
DA802	01	SUPPLEMENTARY DRAWINGS ENCROACHMENT PLANS NANGARI STREET HIGH RISE SIGNAGE	DEVELOPMENT APPLICATION
DA810	-	SUPPLEMENTARY DRAWINGS SOLAR ANALYSIS 9AM - 9AM	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
DA825	-	SUPPLEMENTARY DRAWINGS WEST ELEVATION BALCONY SCREENS	DEVELOPMENT APPLICATION
DA826	-	SUPPLEMENTARY DRAWINGS WEST ELEVATION BALCONY SCREENS	DEVELOPMENT APPLICATION

DRAWINGS ISSUED ON: 13.09.2021

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.
2 x class 3 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 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

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

FENDER KATSALIDIS
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Lvl 5, 200 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 2000
FENDER KATSALIDIS (AUST) PTY LTD
ACN 002 943 932

QUALITY ASSURANCE (FKA) 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: 30.10.2020
- [ ] 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	13.09.2021	19125

PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

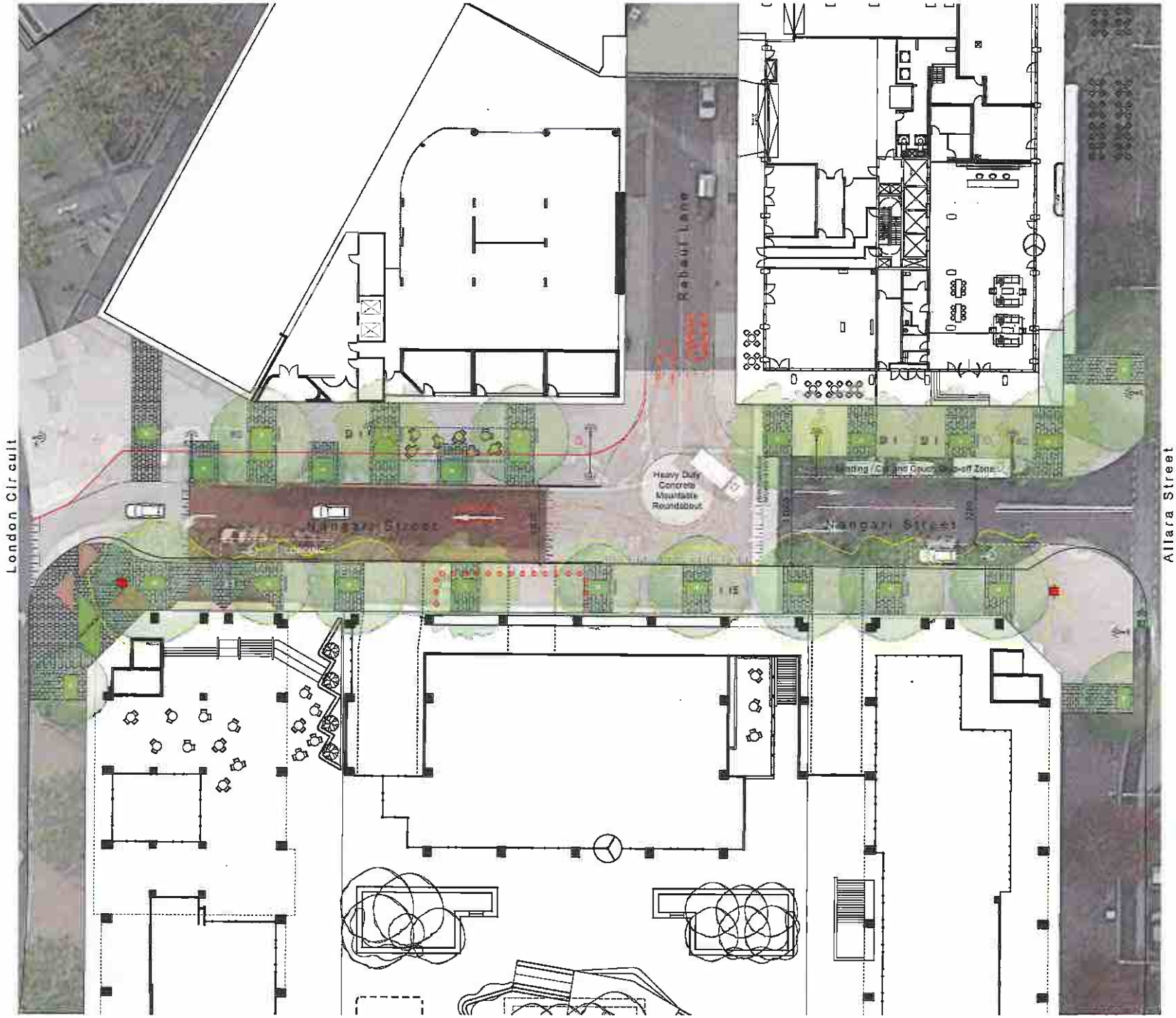
DRAWING TITLE
COVER SHEET

DESCRIPTION
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
22

DRAWING NO.
DA000

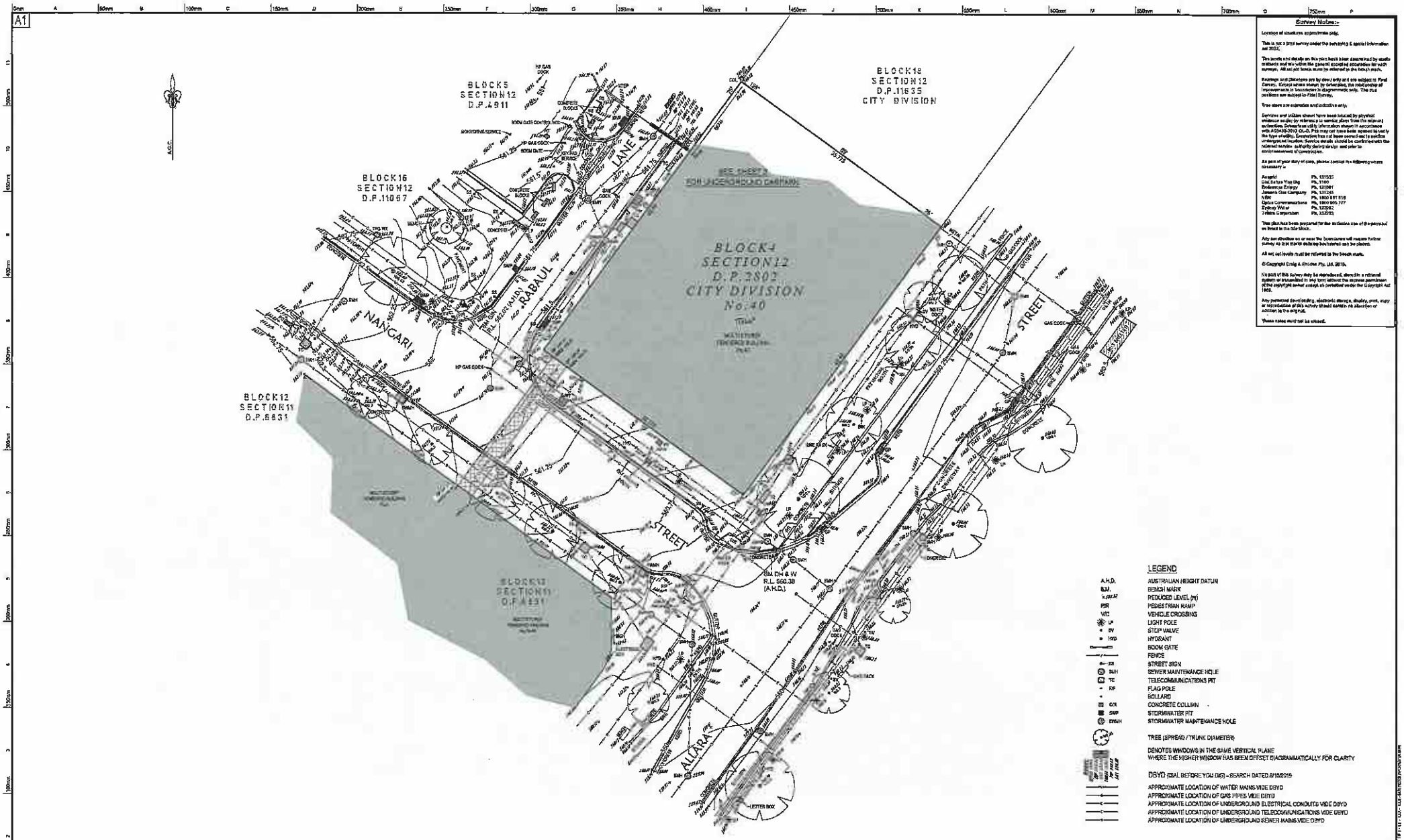


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION
PURSUANT TO SECTION 102
Delegate name DALE BELLING
Date 29/11/2021

Nangari Street Landscape Design
Landscape Concept Design

Tait Network

SCALE AT A3
1:200
REVISION
D
DATE
8/7/20
DRAWING NUMBER
SK-100



Survey Notes:-

Location of structures approximate only.

This is not a Strata survey under the surveying & spatial information act 2002.

The levels and details on this plan have been determined by onsite measure and are within the general accepted accuracies for such surveys. All set out levels are to be referred to the bench mark.

Bearings and Distances are by observation and are subject to Final Survey. Except where shown by dimension, the inferred angles of improvements to boundaries is diagrammatic only. The true positions are subject to Final Survey.

Tree 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. Generally all utility information shown in accordance with AS5488-2013 CLASS. This may not have been exposed 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 :-

Ausgrid	Ph. 131525
Dial Before You Dig	Ph. 1100
Endeavour Energy	Ph. 131081
Jemena Gas Company	Ph. 131245
NBN	Ph. 1800 687 818
Optus Communications	Ph. 1800 505 777
Sydney Water	Ph. 132092
Telstra Corporation	Ph. 132203

This plan has been prepared for the exclusive use of the persons as listed in the title block.

Any construction on or near the boundaries will require further survey as true marks defining boundaries can be placed.

All set out levels must be referred to the bench mark.

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LEGEND

A.H.D.	AUSTRALIAN HEIGHT DATUM
B.M.	BENCH MARK
+560.47	PEGGED LEVEL (m)
PBR	PEDESTRIAN RAMP
VXC	VEHICLE CROSSING
LP	LIGHT POLE
SV	STOP VALVE
HYD	HYDRANT
	BOOM GATE
	FENCE
SIGN	STREET SIGN
SMH	SEWER MAINTENANCE HOLE
TC	TELECOMMUNICATIONS PIT
FP	FLAG POLE
	BOLLARD
COL	CONCRETE COLUMN
SWP	STORMWATER PIT
SWMH	STORMWATER MAINTENANCE HOLE
	TREE (SPREAD / TRUNK DIAMETER)
	DENOTES WINDOWS IN THE SAME VERTICAL PLANE WHERE THE HIGHER WINDOW HAS BEEN OFFSET DIAGRAMMATICALLY FOR CLARITY
	DBYD (DIAL BEFORE YOU DIG) - SEARCH DATED 8/10/2018
	APPROXIMATE LOCATION OF WATER MAINS VIDE DBYD
	APPROXIMATE LOCATION OF GAS PIPES VIDE DBYD
	APPROXIMATE LOCATION OF UNDERGROUND ELECTRICAL CONDUITS VIDE DBYD
	APPROXIMATE LOCATION OF UNDERGROUND TELECOMMUNICATIONS VIDE DBYD
	APPROXIMATE LOCATION OF UNDERGROUND SEWER MAINS VIDE DBYD

10 8 6 4 2 0 5 10

1:250 @ A1

A.M.D.No.	03	Date	21/09/2020
Details	BASEMENT CAR PARK DETAILS ADDED		
A.M.D.No.	02	Date	26/10/2018
Details	CONTOURS & 3D CONTOURS UPDATED		
A.M.D.No.	01	Date	26/10/2018
Details	ADDITIONAL DETAIL		
A.M.D.No.	00	Date	26/10/2018
Details	INITIAL ISSUE		

DIAL 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	8/10/2018
Datum	A.H.D.	Council Ref.	
District Name:	CANBERRA CENTRAL		
Calc's	L.E.	Draws.	A.K.P.
Projection.	A.K.N.	Client Ref.	

CRAIG & RHODES
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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:

Location of structures approximate only.

This is not a Deed as to any matter the surveying & spatial information act 2002.

Any encroachments on or near the boundaries will require further survey so that marks defining boundaries can be placed.

All set out levels must be related to the bench mark.

Bearings and Distances are by deed only and are subject to Final Survey. Dimensions shown by dimension, the relationship of improvements to boundaries is diagrammatic only. The area positions are subject to Final Survey.

Trees are indicative only.

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 881 816

Optus Communications	Ph. 1800 505 777
Sydney Water	Ph. 132092
Telstra Corporation	Ph. 123200

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No.	By	Date	Description
03		07/08/2020	BASEMENT CAR PARK DETAIL ADDED
02		09/06/2020	CONTOURS & 3D CONFIGURATIONS
01		29/05/2020	ADDITIONAL DETAIL
00		08/05/2020	DETAIL ISSUE

Project: DETAIL SURVEY OVER BLOCK 4 SECTION 12 D.P.2602
CITY DIVISION
40 ALLARA STREET
CANBERRA 2601

Principal: KARIMBLA CONSTRUCTIONS SERVICES (NSW)

Scale: N.T.S.	Date: 8/10/2019	Council Ref.	
	Datum: A.H.D.	DISTRICT NAME: CANBERRA CENTRAL	
Date's: L.E.	Drawn: A.K.P.	Proj.Mgr.: A.K.M.	Client Ref.

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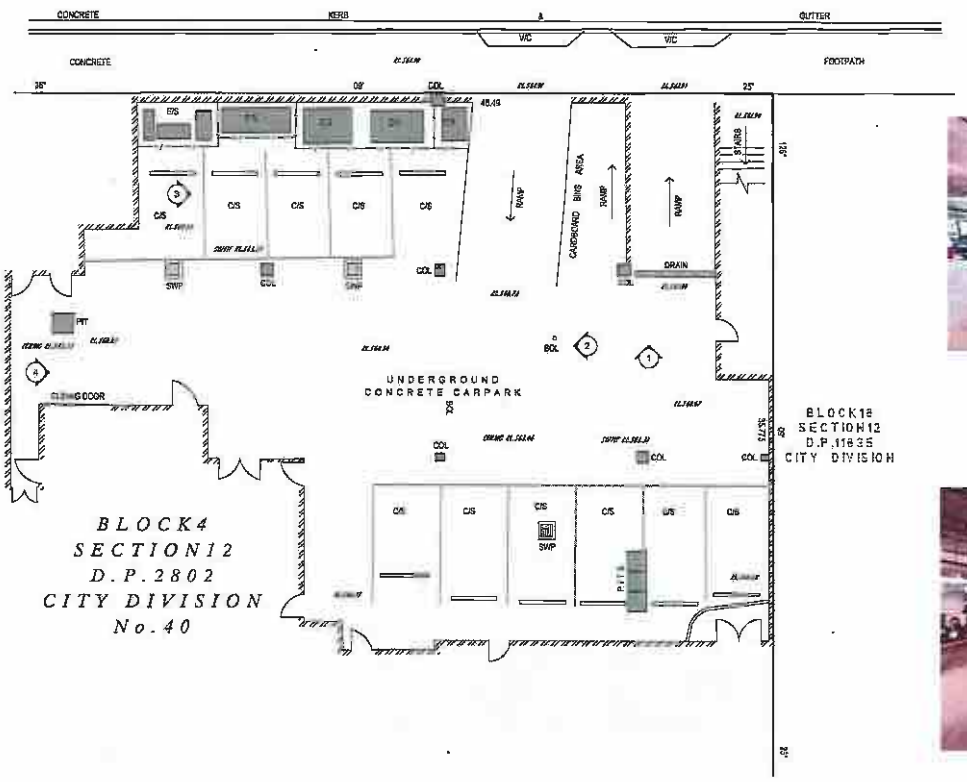
Our Ref. 143-19
Dwg File Ref. (Rev) - Sheet Ref.
143-19G T01 [03] - SHEET 2 OF 3

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 SERVICE
	METAL RAILS
1	VIEW

5 4 3 2 1 0 5
1:100 @ A1

Survey Notes:

Location of underground services only.

This is not a land survey plan for the purposes of Section 10 of the Surveyors Act 2002.

No trees or vegetation on or near the boundaries of neighbouring properties have been surveyed.

All set out work must be checked by the owner prior to the commencement of any construction.

The levels and details on this plan have been determined by static methods and are within the general accepted tolerances for such methods. All set out work must be checked by the owner prior to the commencement of any construction.

Buildings and features are to be read only and are subject to Final Survey. Contact where shown by dimension, boundary or measurement is approximate or approximate only. The true positions are subject to Final Survey.

These plans are prepared for the exclusive use of the principal as noted on the title block.

Service and utilities which have been located by physical evidence and/or by reference to service plans from the relevant authorities. Subscriber utility information shown in accordance with AS5488-2013. Class C. this may not have been spread 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 marked 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. 131526
NBN	Ph. 1800 687 816

Optus Communications	Ph. 1800 505 777
Sydney Water	Ph. 132092
Telstra Corporation	Ph. 132203

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AMENDMENT No. 03	DATE 21/03/2020	DETAILS	BASEMENT CAR PARK DETAILS ADDED
AMENDMENT No. 02	DATE 26/10/2018	DETAILS	CONTOURS & 3D CONTOURS UPDATED
AMENDMENT No. 01	DATE 05/10/2018	DETAILS	ADDITIONAL DETAIL
ISSUE No. 00	DATE 28/09/2018	DETAILS	DETAIL ISSUE

DIAL BEFORE YOU DIG 1100

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	8/10/2018
Datum	L.E.	Drawn	A.H.D.
Datum	L.E.	Projection	A.M.G.
Client Ref.			
DISTRICT NAME:	CANBERRA CENTRAL		

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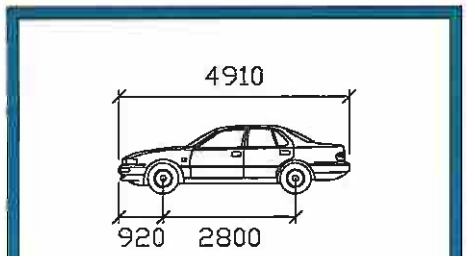
Dwg File Ref. [Rev] - Sheet Ref.
143-19G T01 [03]
- SHEET 3 OF 3



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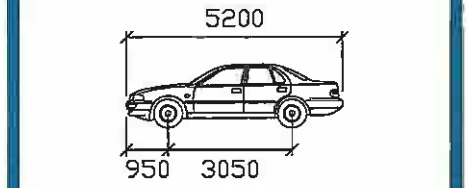

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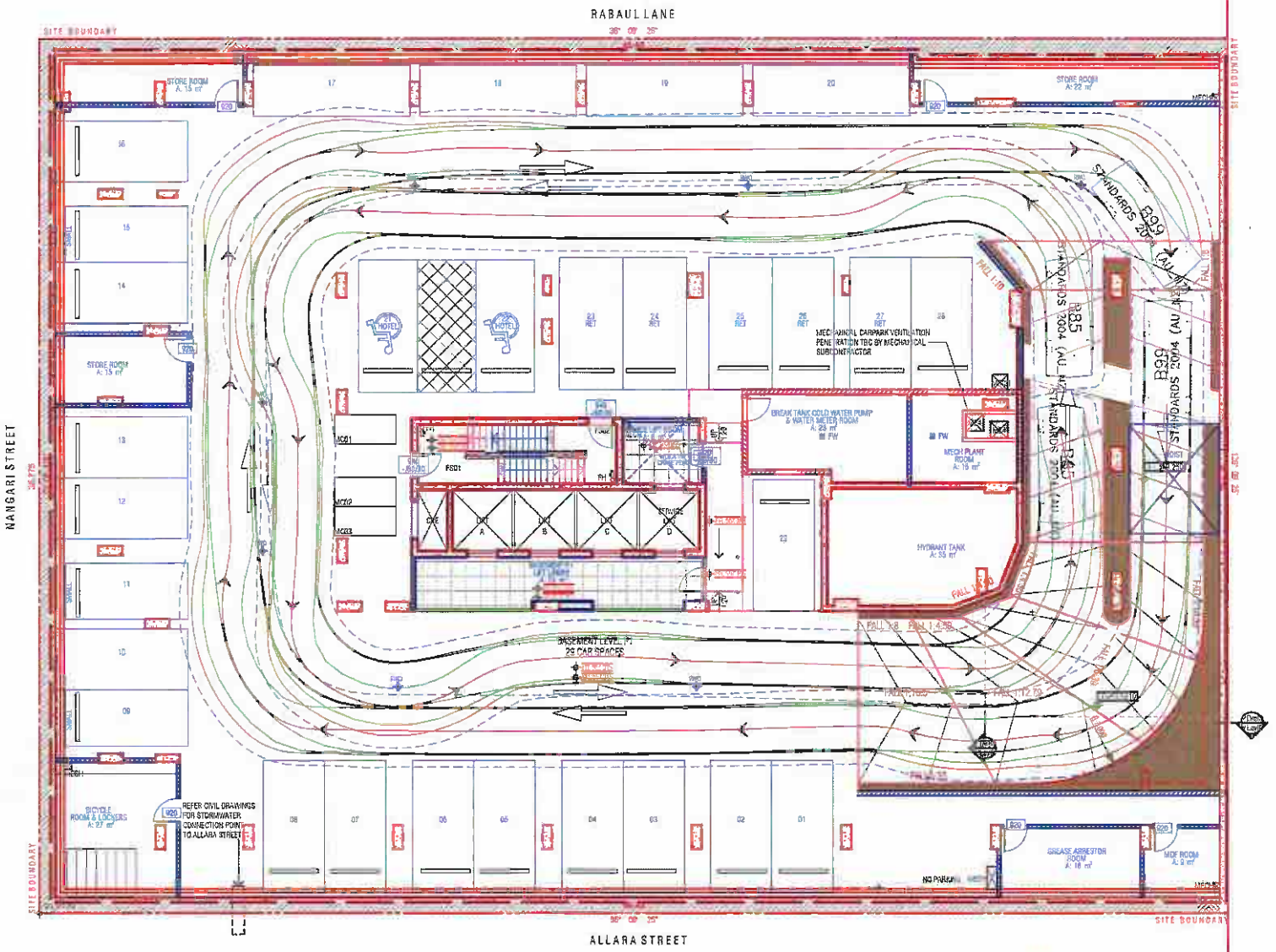


LEGEND

- 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

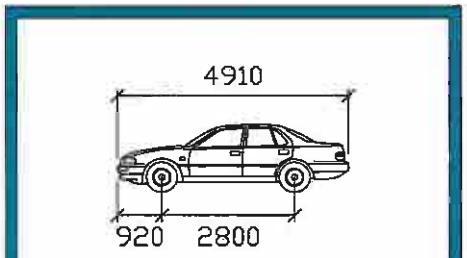
DRAWING REF NO.	039/2020
ISSUE	A
PAGE NO.	1 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250
SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 505, Level 5, 220 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 PASSING A 99th PERCENTILE VEHICLE ON SITE

PLOTTED BY LACHLAN YOWDRS:DWG\B5\039 - 40 ALLARA STREET, DANIER\RAMP\DWG\B5\P 21.JUL'21.DWG



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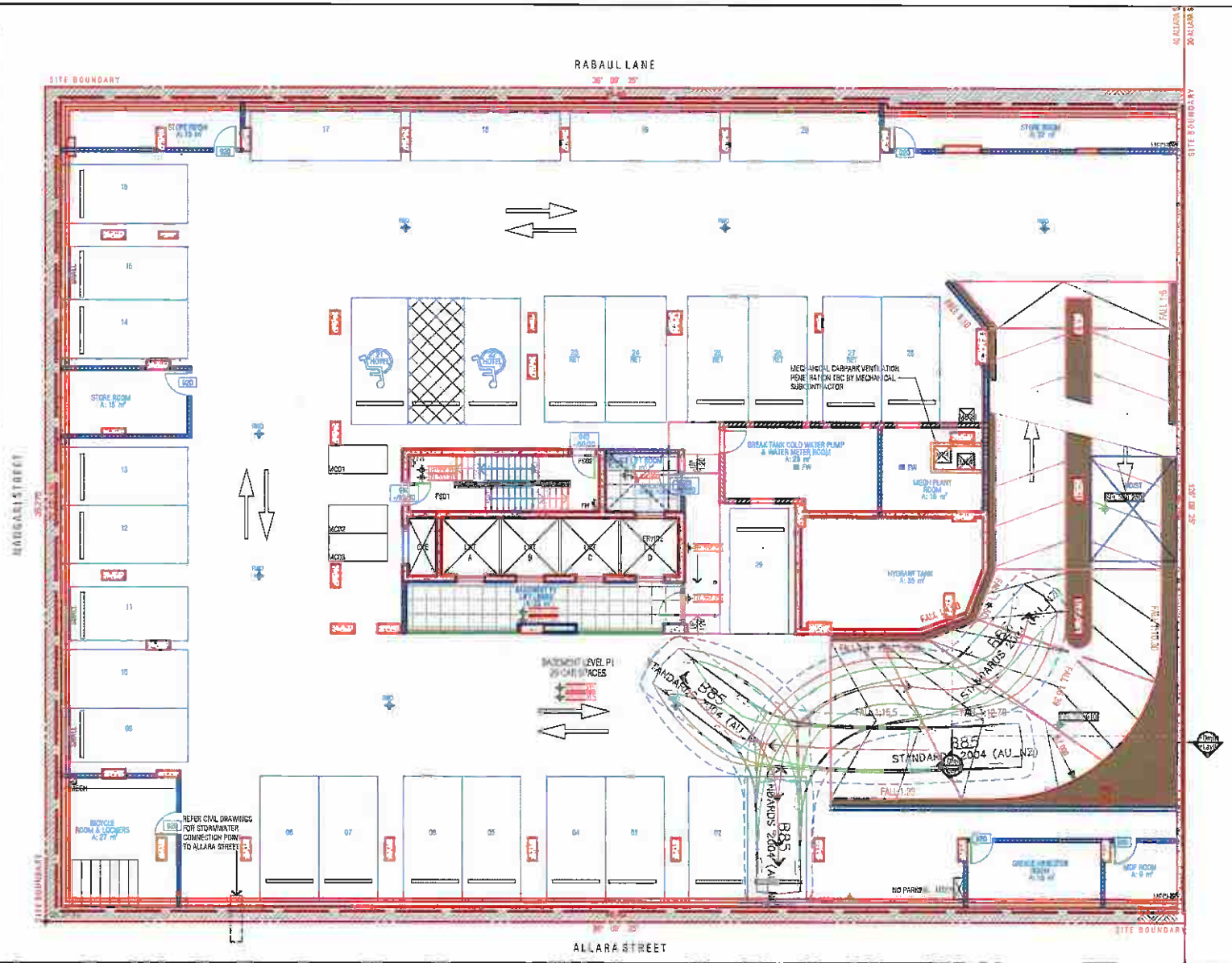

LEGEND

- 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.	838/2020
ISSUE	A
PAGE NO.	2 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

SCALE A4

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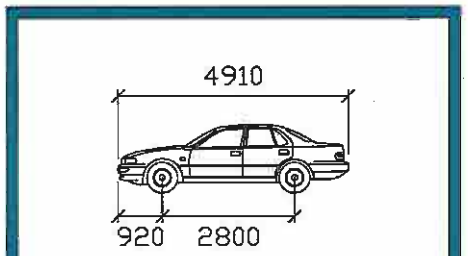
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY: LACHLAN TIMOTHY ON 21/07/2021 - 9:39:39 AM
FILE: C:\USERS\LACHLAN\TIMOTHY\DESKTOP\MISC\039 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.DWG



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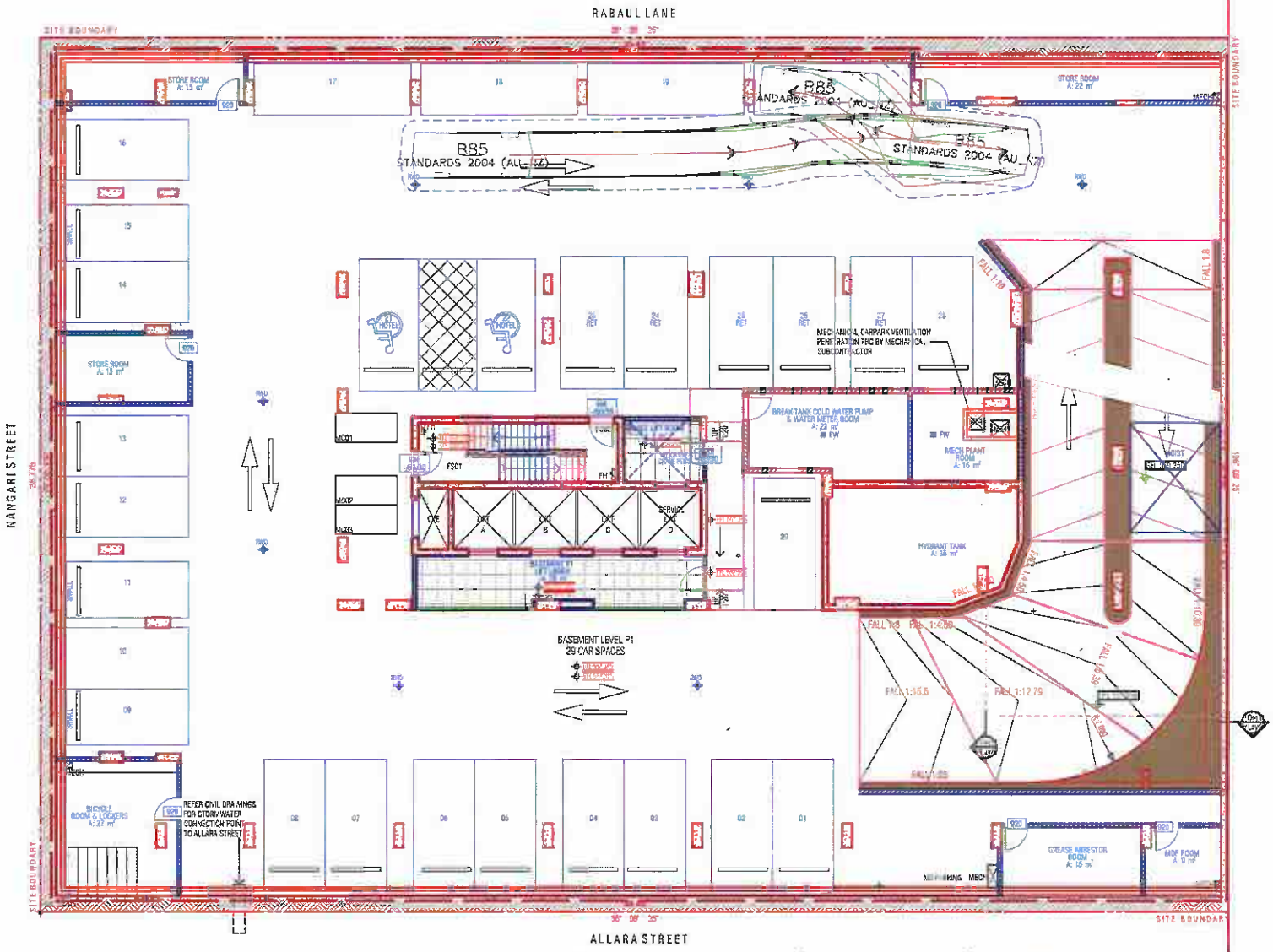

LEGEND

- 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

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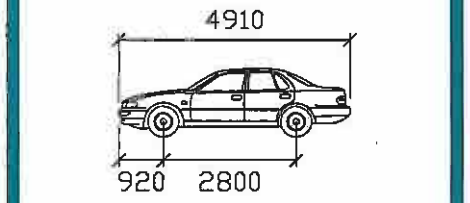
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TAYLOR 20/07/2021 @ 12:39 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21 JULY21.dwg



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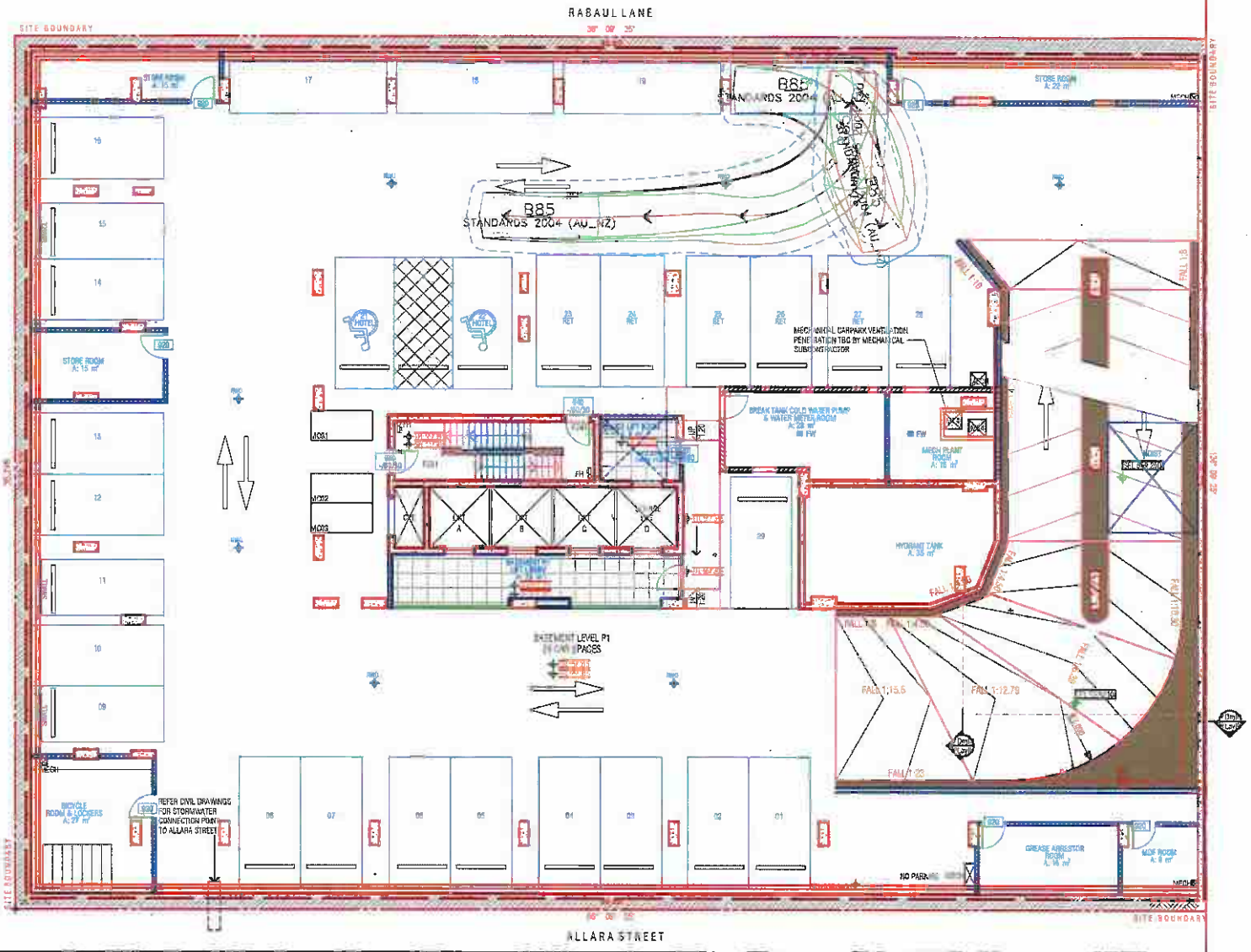

LEGEND

- 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.	4 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

SCALE A4

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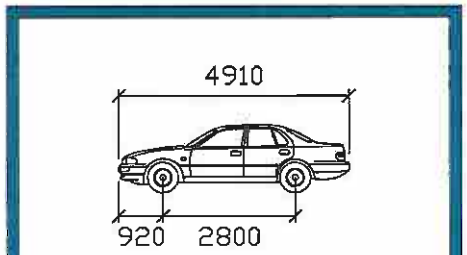
Address: Suite 502, Level 5, 263 Victoria Avenue, Chatswood NSW 2067
P: (02) 9411 3660 W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY: LACHLAN TAYLOR 21/07/2021 09:51:39 - G:\039\2020\DWG\SP\039-SP1 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21 JULY21.dwg



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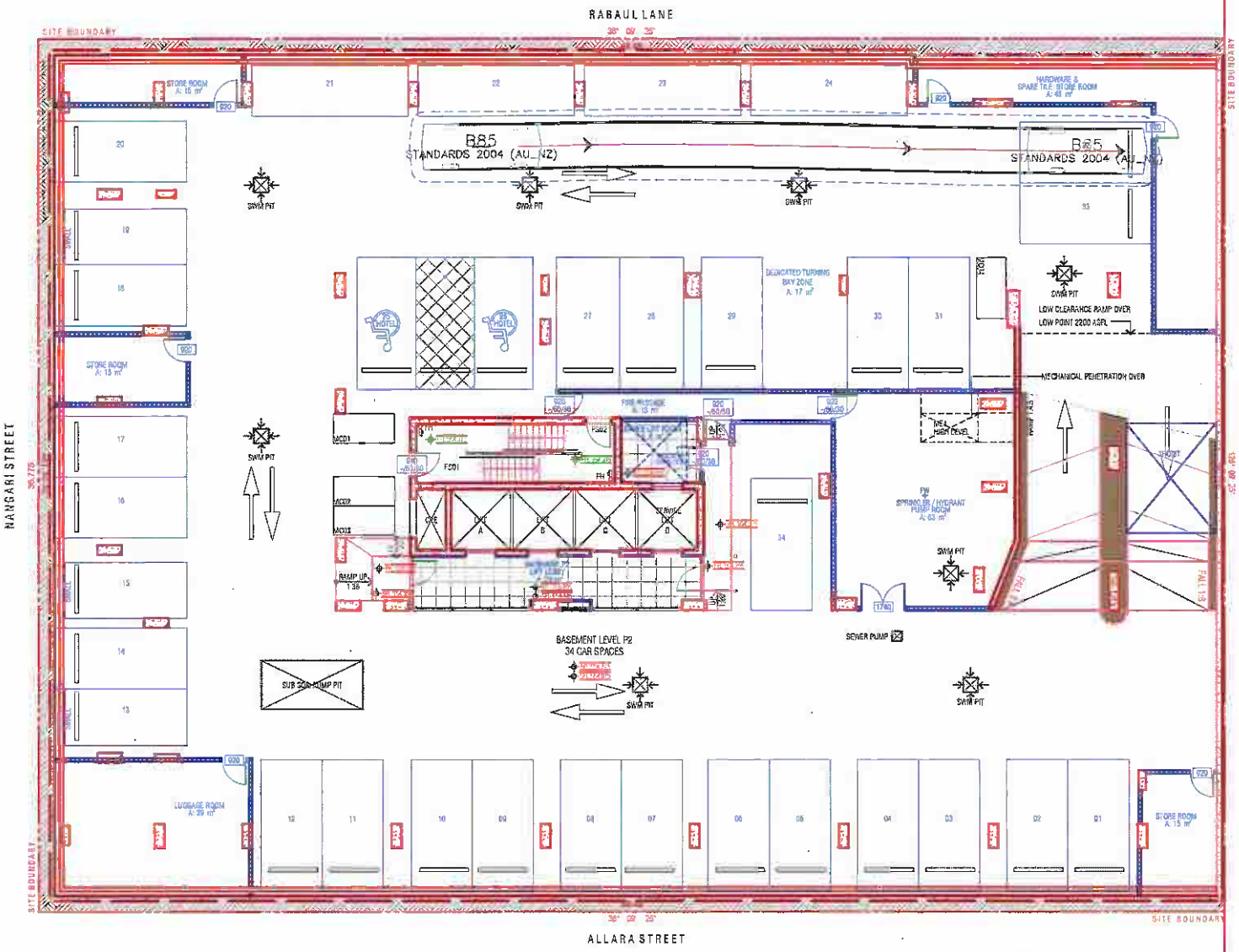

LEGEND

- 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.	5 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

SCALE A4

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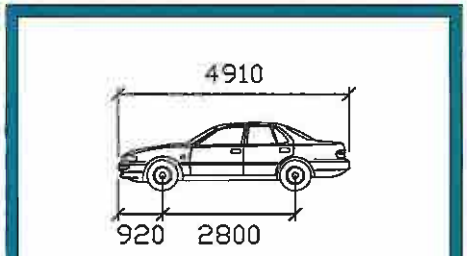
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
T: (02) 9411 5660 F: (02) 9904 6622 W: www.ttpa.com.au

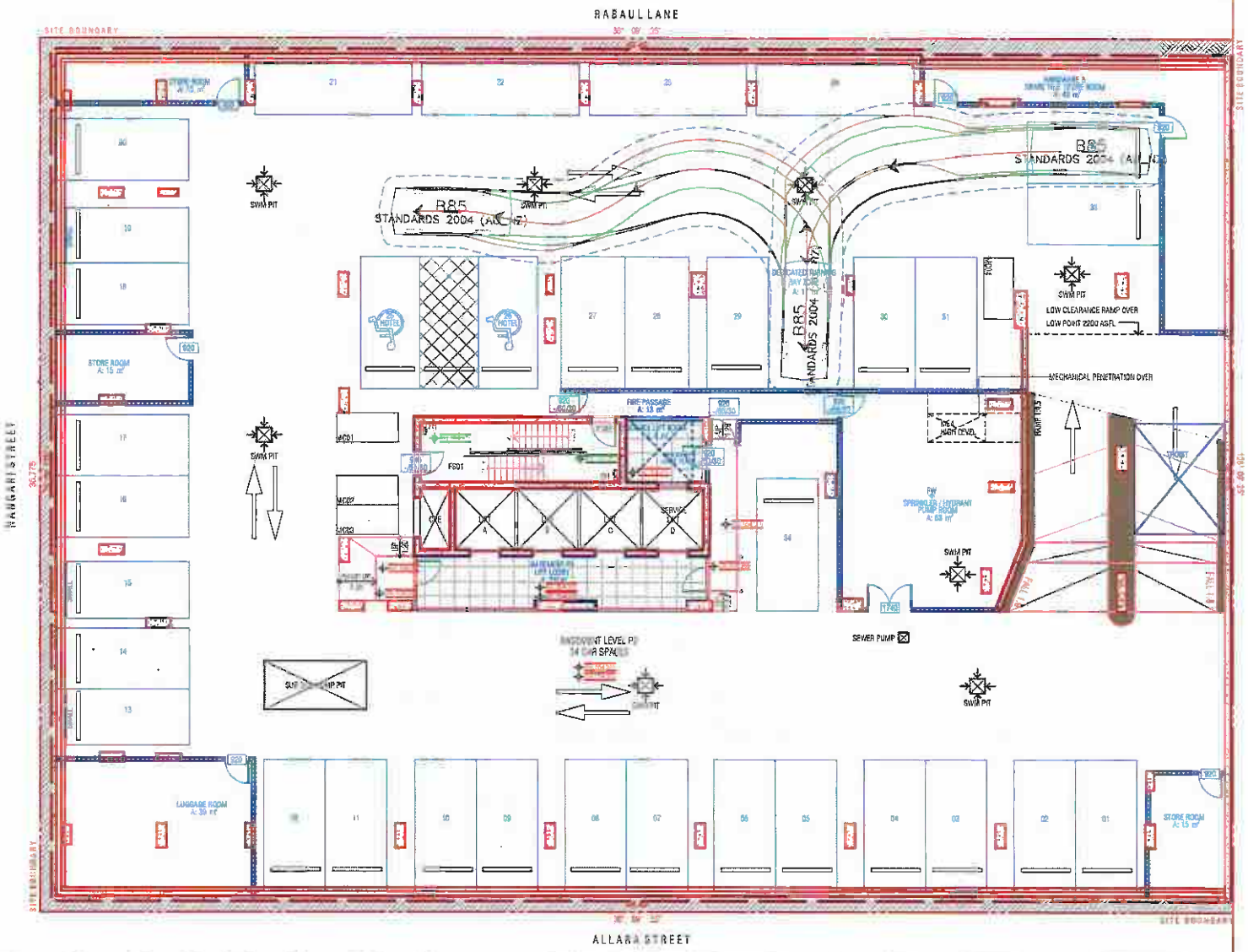
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TAYLOR ON 21/07/2021 - 43 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JUL21.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

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PAGE NO.	6 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

SCALE A4

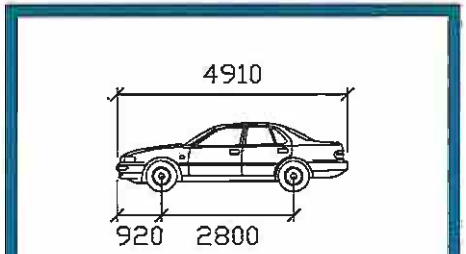
ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES Established 1994

Address: Suite 502, Level [illegible] Chatswood NSW 2067

P: (02) 9411 5440 [illegible] W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY: Lachlan TWORKSOMI80039 - 40 ALLARA STREET, DANBERRADRAWINGSEP 21 JULY21.dwg



B85

	mm
Width	: 1870
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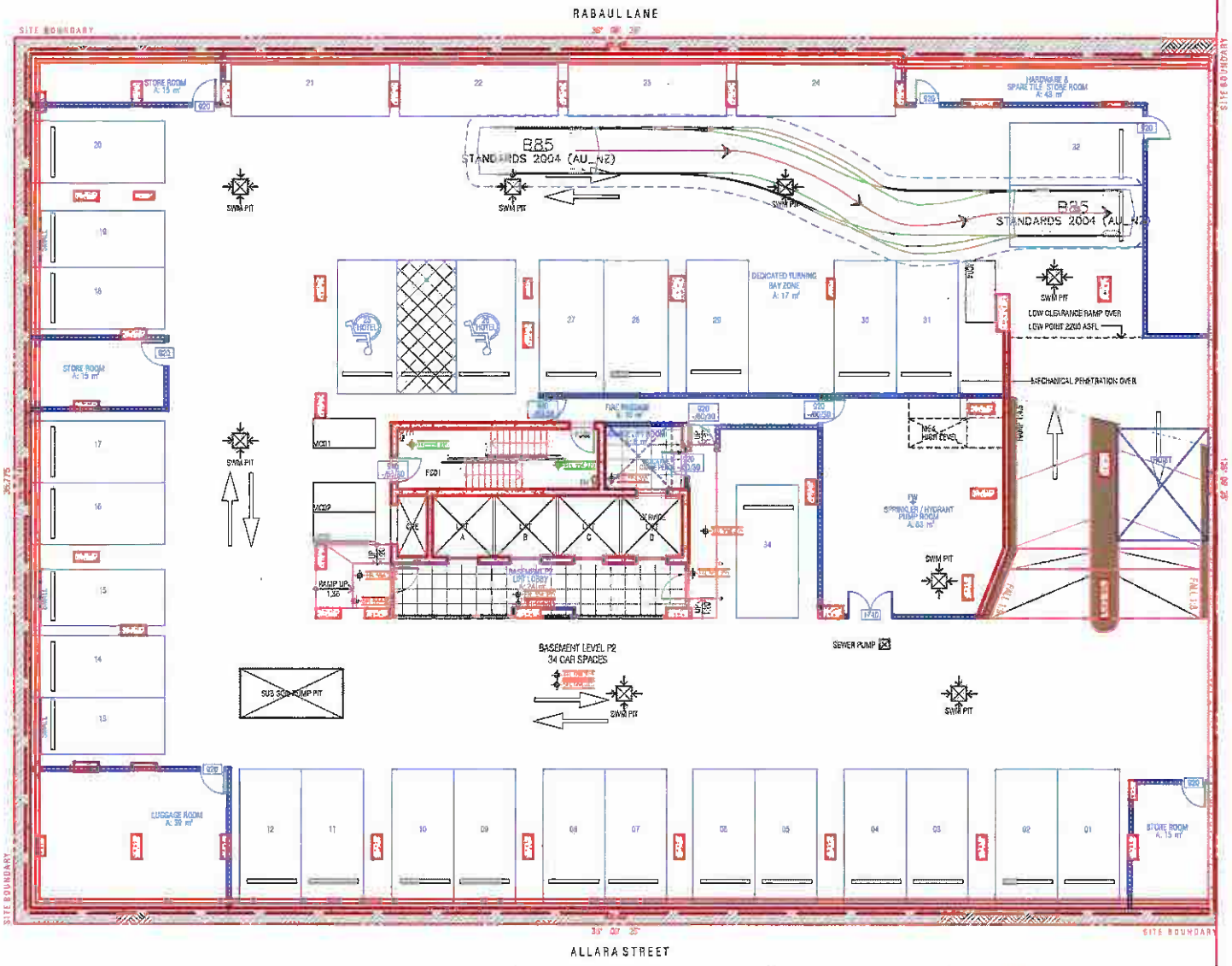
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



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

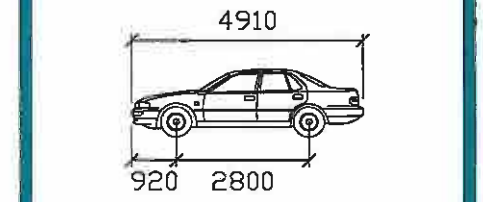
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 502, Level 5, 350 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 THE SITE

PLOTTED BY: LACHLAN TAYLOR 20/07/2021 - 10:40:11 AM
C:\USERS\LACHLAN TAYLOR\DROPBOX\TTPA\PROJECTS\039 - 40 ALLARA STREET, DANBERRA\DRAWINGS\SP 21.JULY21.DWG



B85

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Width	: 1870
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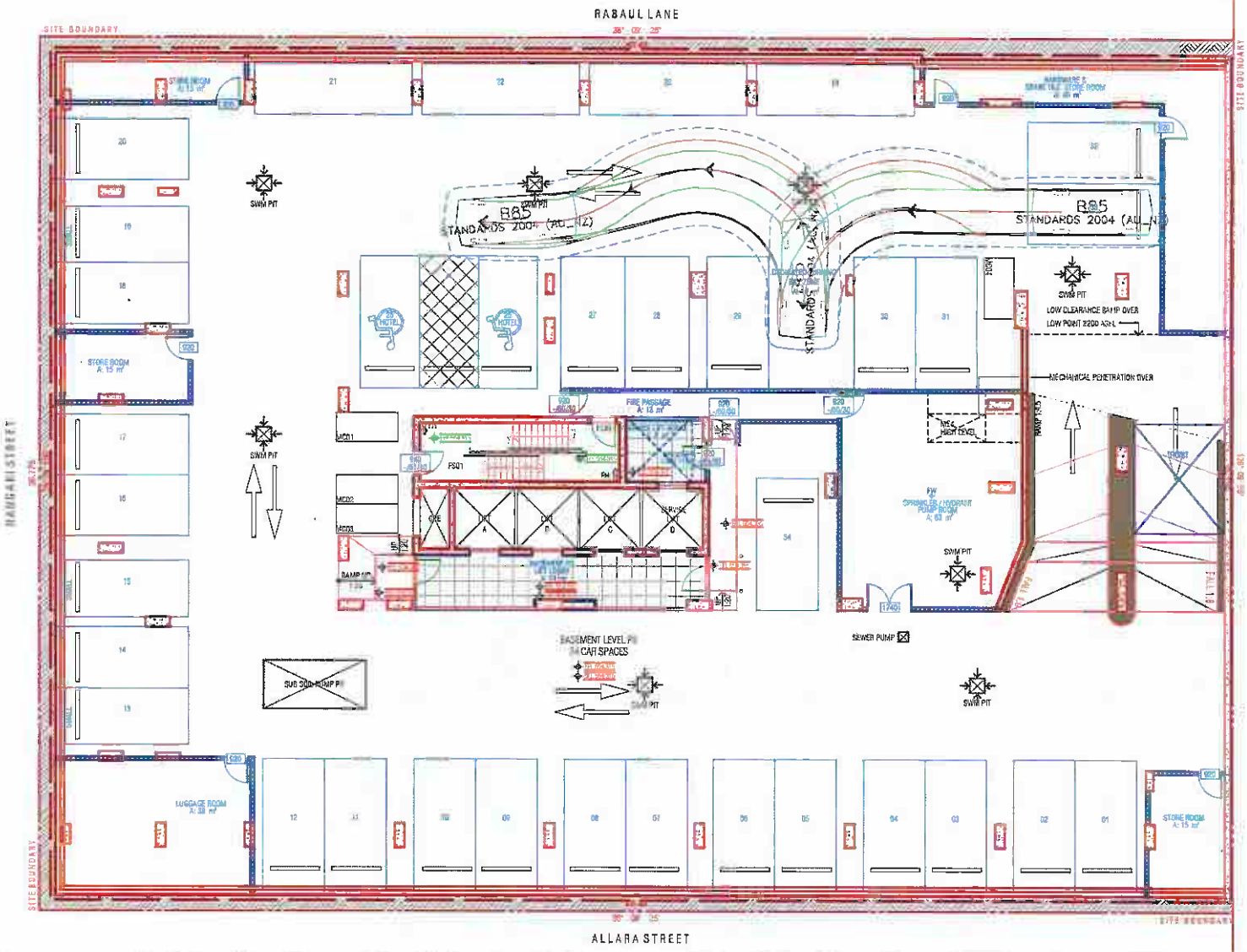
Lock to Lock Time	6.0
Steering Angle	: 34.1



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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

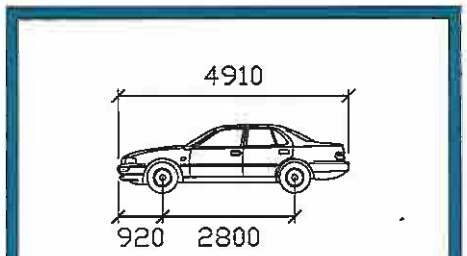
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address Suite 402, Level 3, 20 Victoria Avenue, Chatswood NSW 2067
Ph (02) 9411 5660 Fx (02) 9411 4635 W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY: LACHLAN T:\WORK\2020\SC039 - 45 ALLARA STREET, CANBERRA\DRAWINGS\SP 21 JULY 21.DWG



B85

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Width	: 1870
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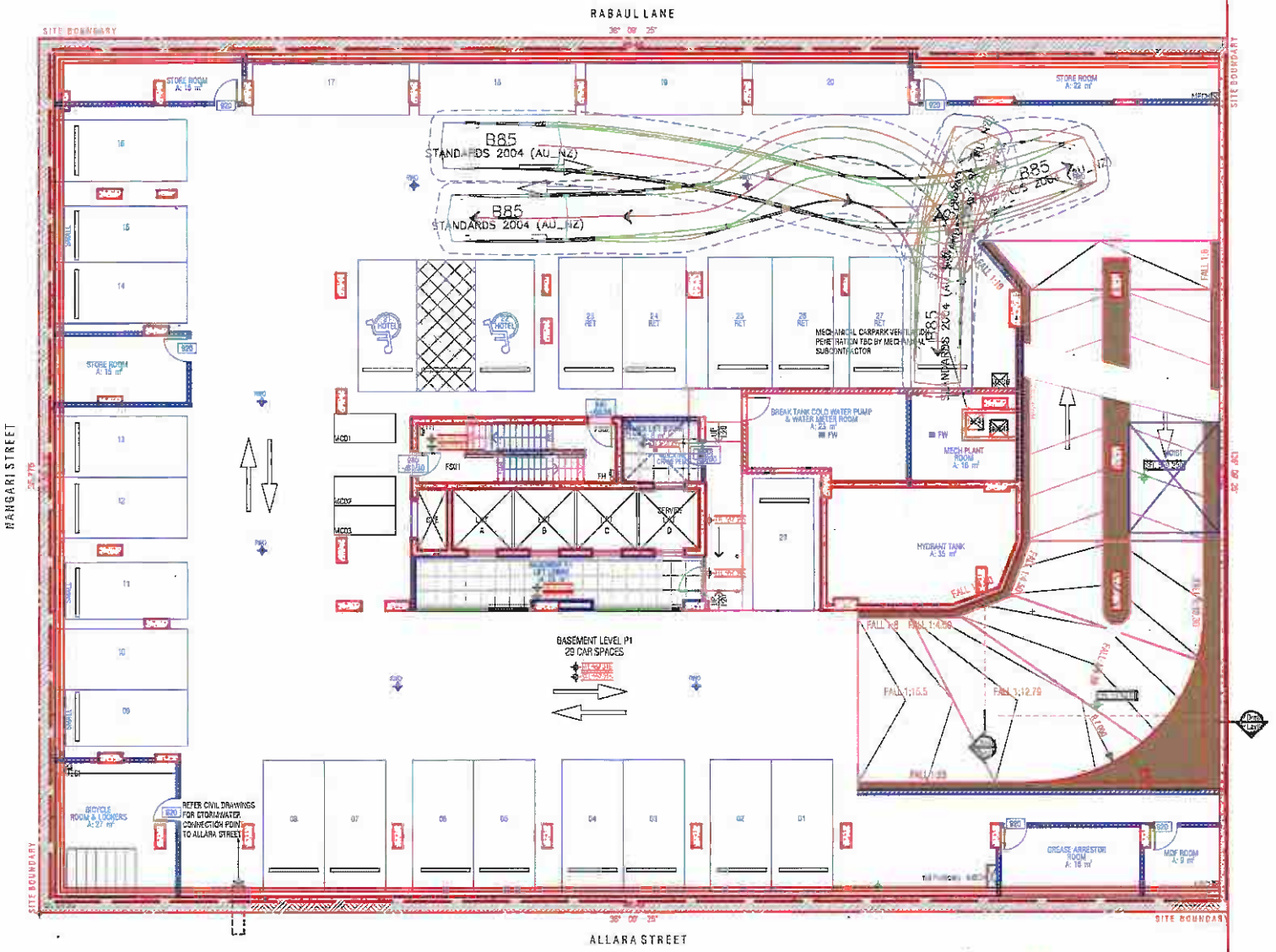
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

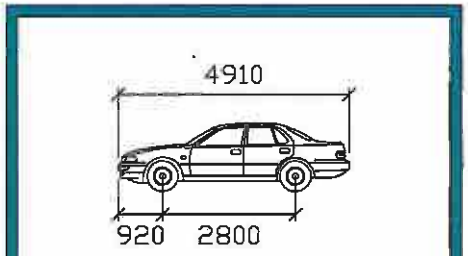
SCALE 1:250

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 AND EXITING THE SITE

PLOTTED BY LACHLAN TWORK 21/07/2021 - 10:03:39 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21 JULY21.dwg



B85

	mm
Width	: 1870
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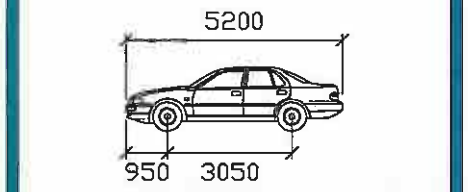
Lock to Lock Time	6.0
Steering Angle	: 34.1



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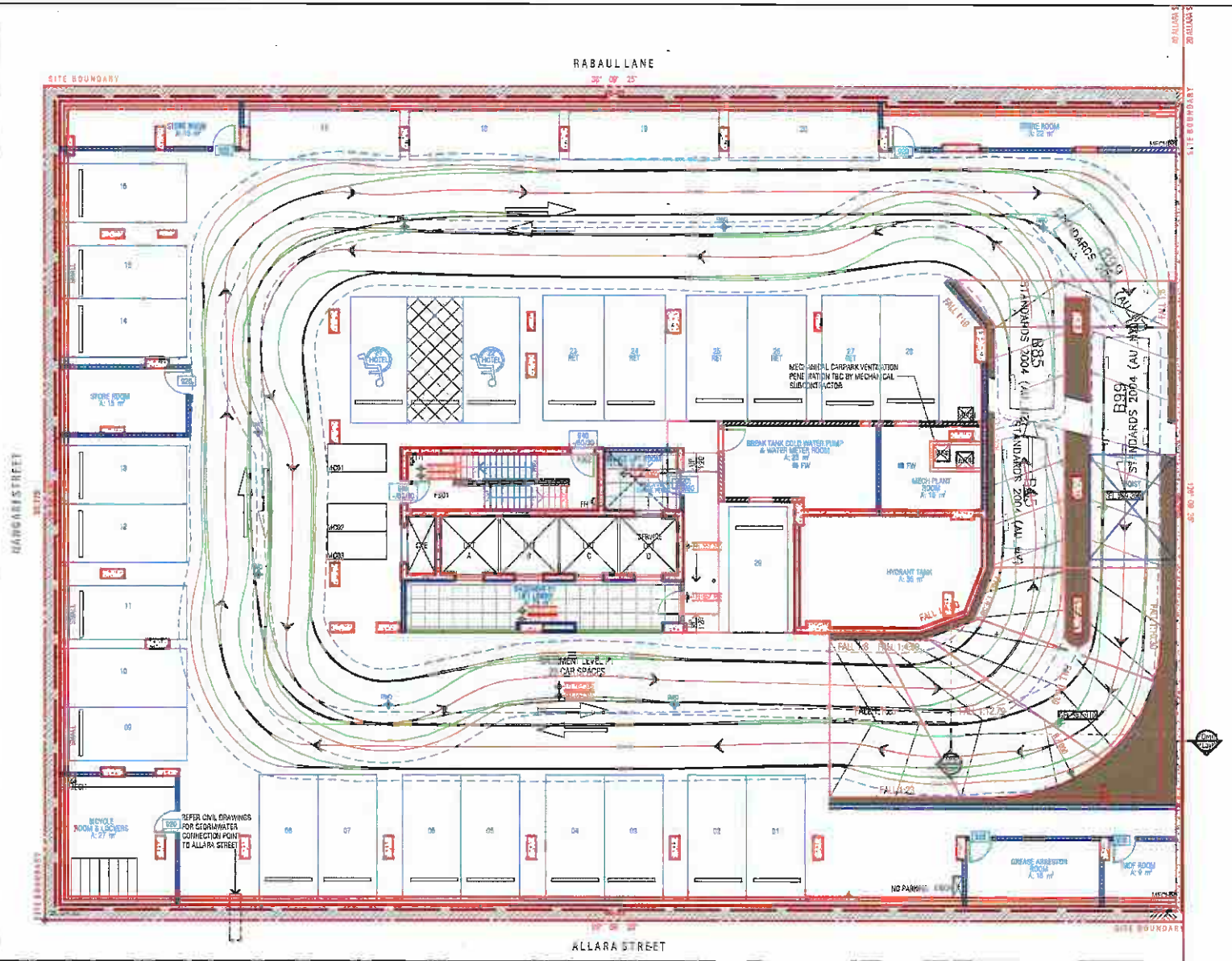

LEGEND

- 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 THIS 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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

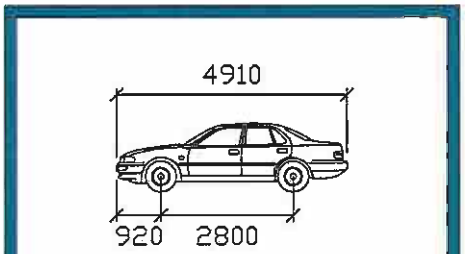
0 2.5m 5.0m

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 502, Level 5, 280 Victoria Avenue, Chatswood NSW 2067
Ph: (02) 9411 2411 | Fax: (02) 9411 2422 | W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE PASSING A 99th PERCENTILE VEHICLE ON SITE

PLOTTED BY LASHAN TAYDERSON 19/08/2021 - 40 ALLARA STREET, DAMEERA\DRAWINGS\SP 21 JULY21.dwg



B85

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Width	: 1870
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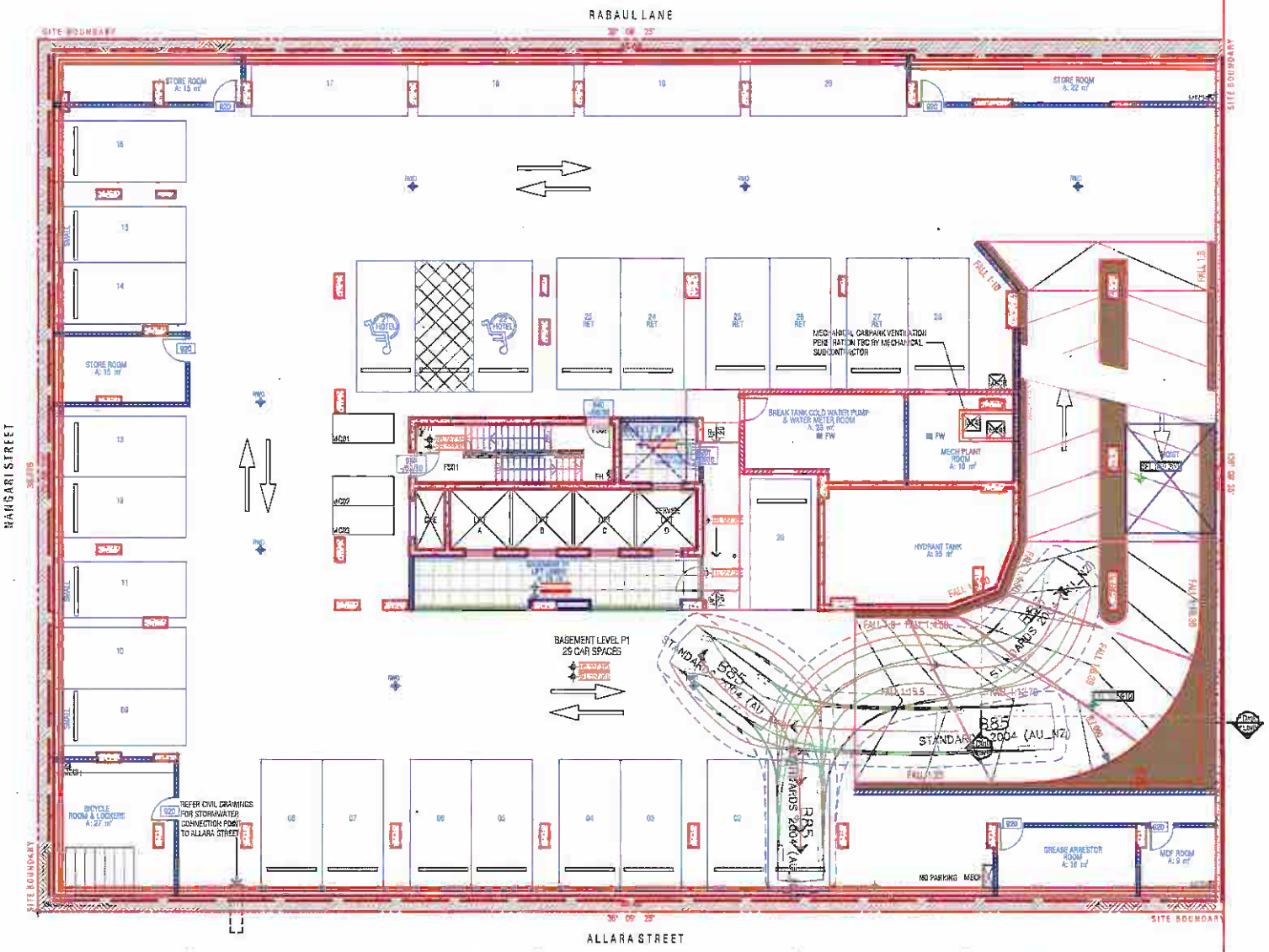
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

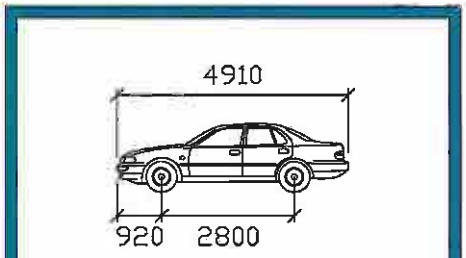
SCALE 1:250

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 We www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY LACHLAN TOWNSEND 21 JULY 21 - 40 ALLARA STREET, CANBERRA\DRAWINGS\039 P 21 JULY 21.dwg



B85

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Width	: 1870
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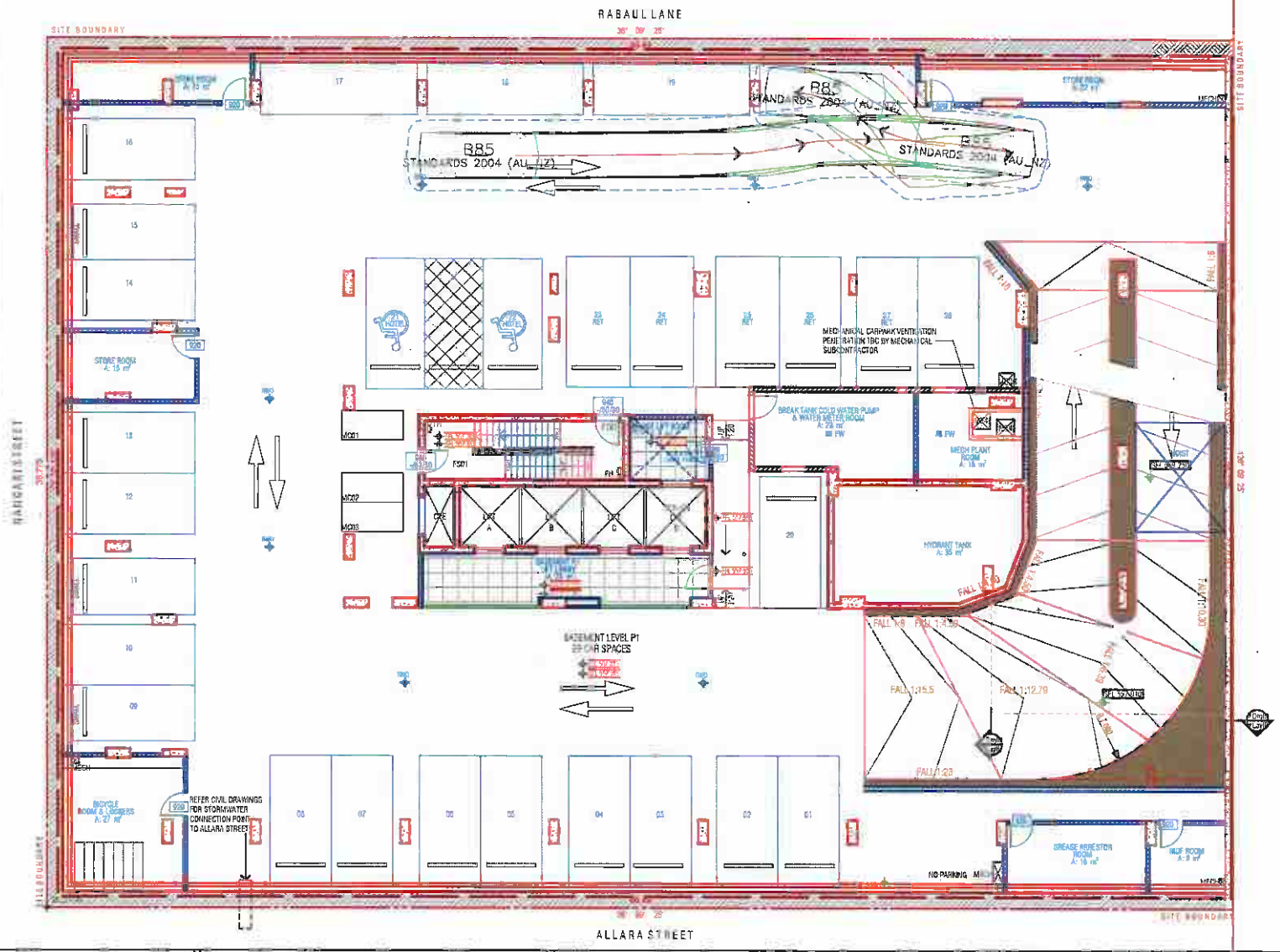
Steering Angle	: 34.1



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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

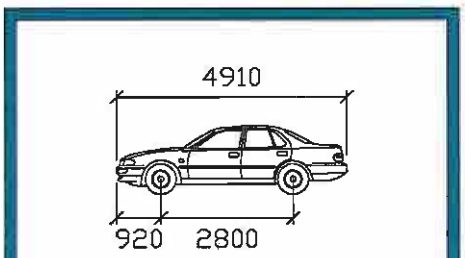
0 2.5m 5.0m

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1996
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
Ph: (02) 9411 3660 F: (02) 9904 1477 W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY: LAUREN TAYLOR(SMISSION) - 40 ALLARA STREET, DARLERAGRAWING(SHEET 2) JULY21.dwg



B85

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Width	: 1870
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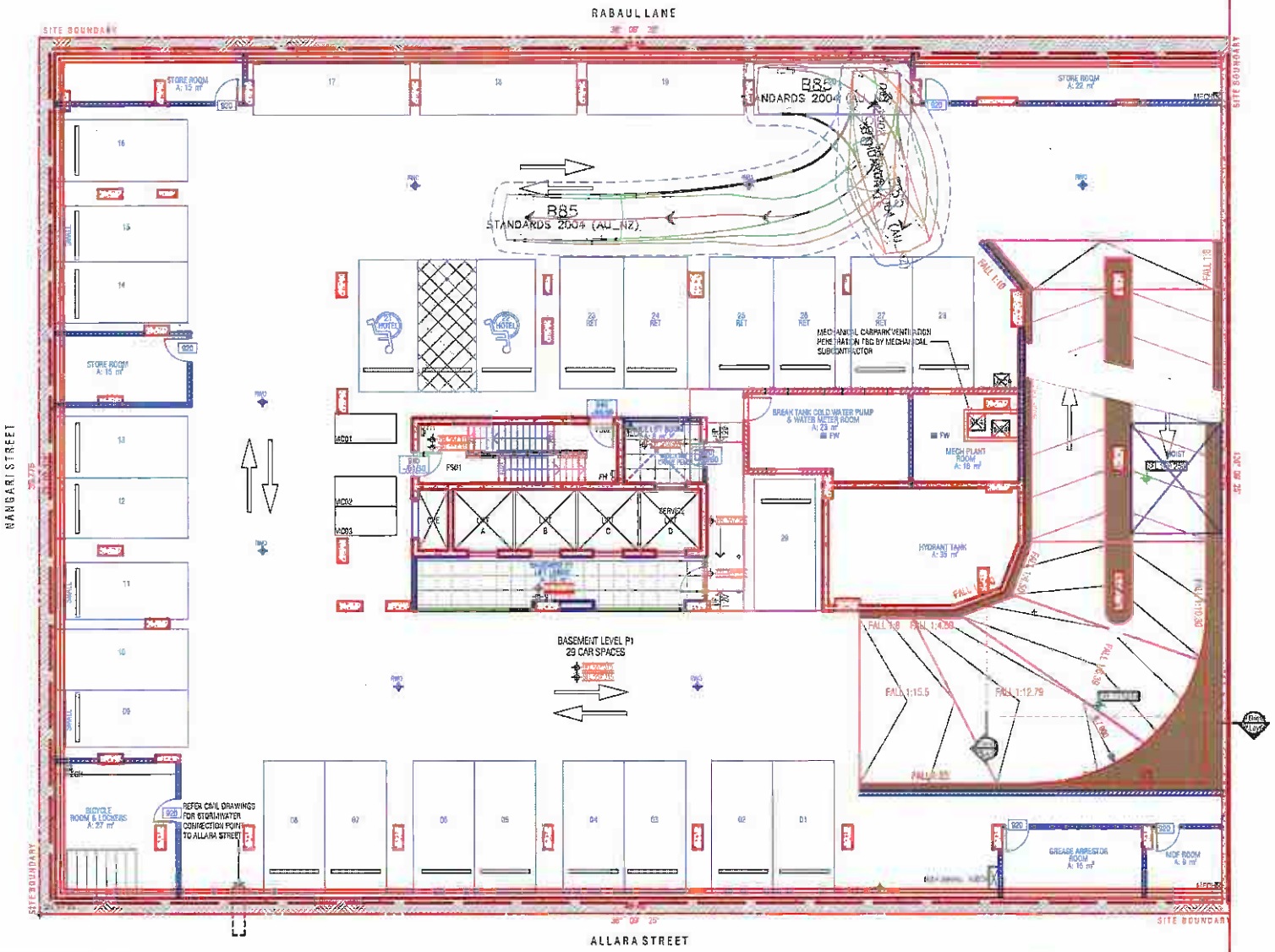
Steering Angle	: 34.1



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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DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

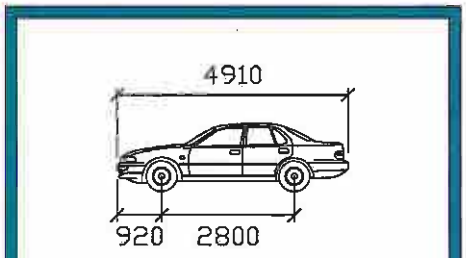
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1996
Address: Suite 302, Level 3, 207 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 EXITING THE SITE

PLOTTED BY LACHLAN TAYLOR 21/07/2021 - 40 ALLARA STREET, CANBERRA\DRAWINGS\SP 21JULY21.DWG



B85

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Width	: 1870
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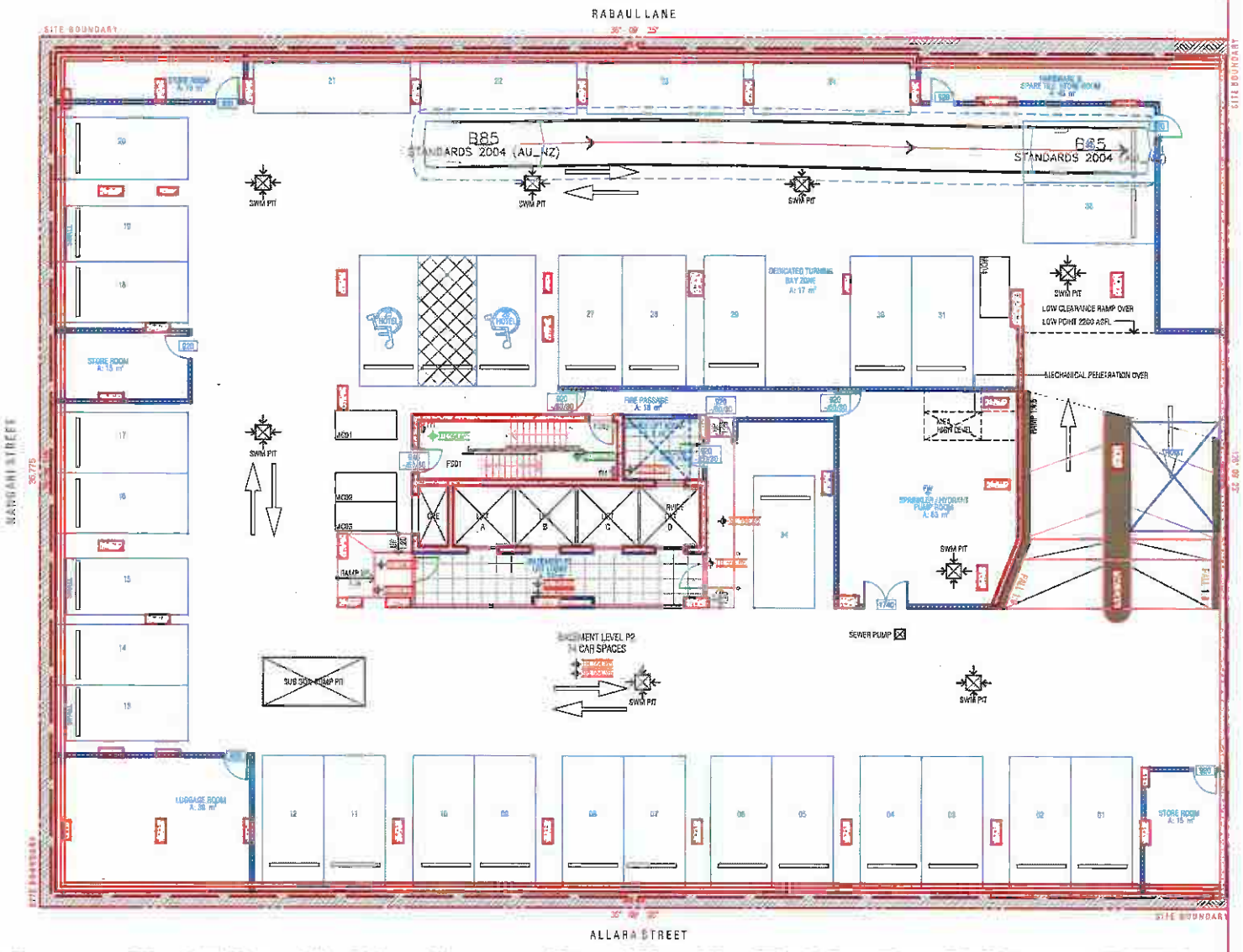
Lock to Lock Time	: 6.0
Steering Angle	: 34.1



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

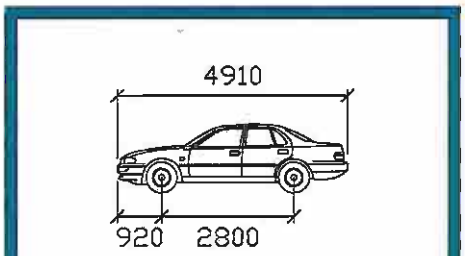
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994
Address: Suite 501, Level 3, 287 Victoria Avenue, Chatswood NSW 2067
P: (02) 9411 5660 F: (02) 9904 4601 W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY: LACHLAN TIMOKHIN 20/07/2021 9:53:59 - AD ALLARA STREET, CANBERRA\DRAWINGS\SP 8 | JULY21.DWG



B85

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Width	: 1870
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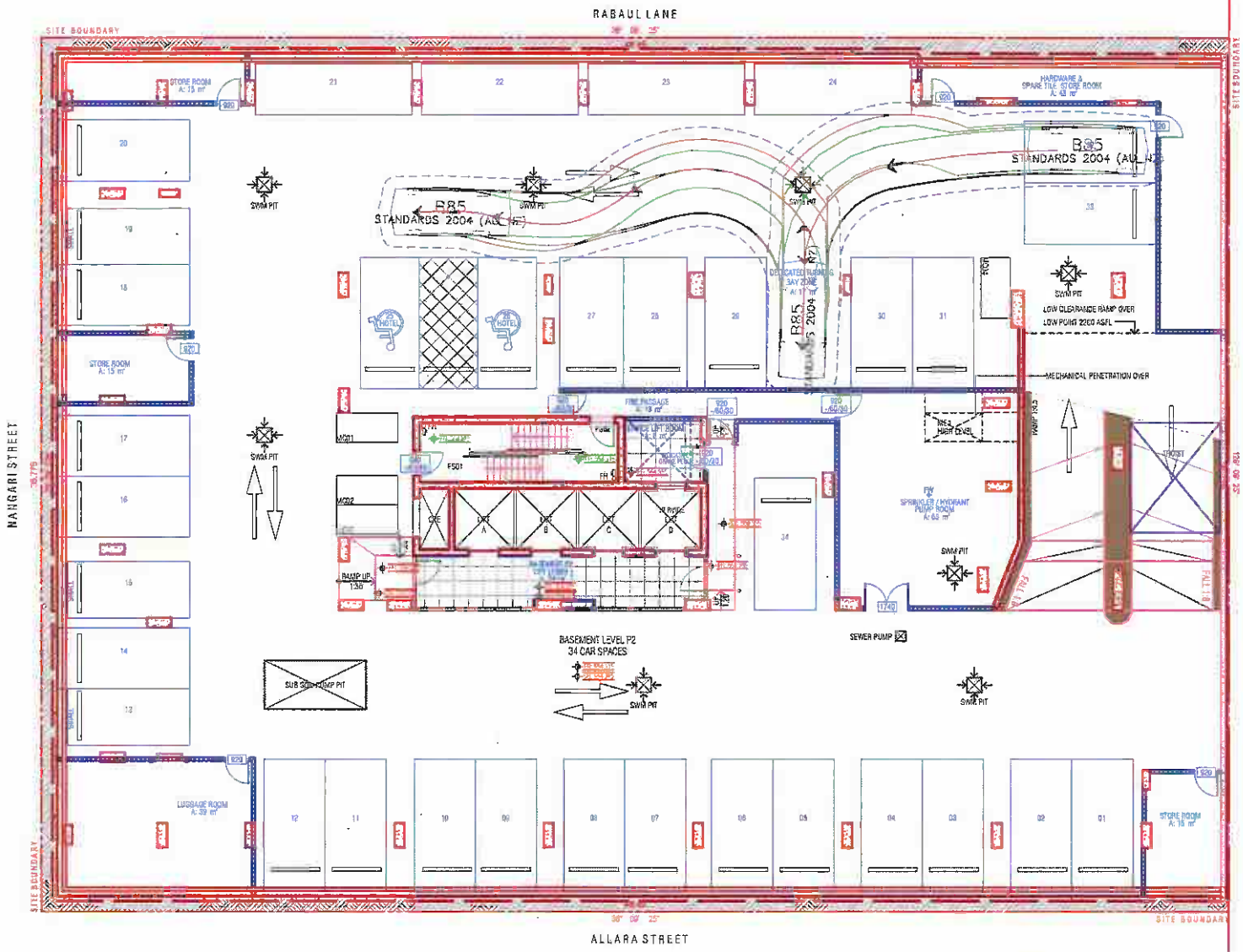
Steering Angle	: 34.1



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

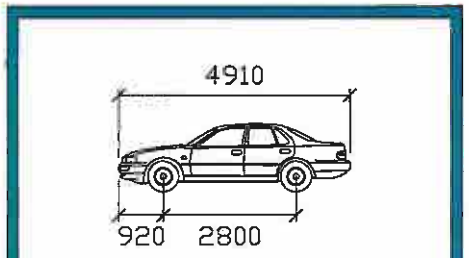
0 2.5m 5.0m

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 1994
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
Ph (02) 9411 2660 Fx (02) 9904 6622 W: www.ttpa.com.au

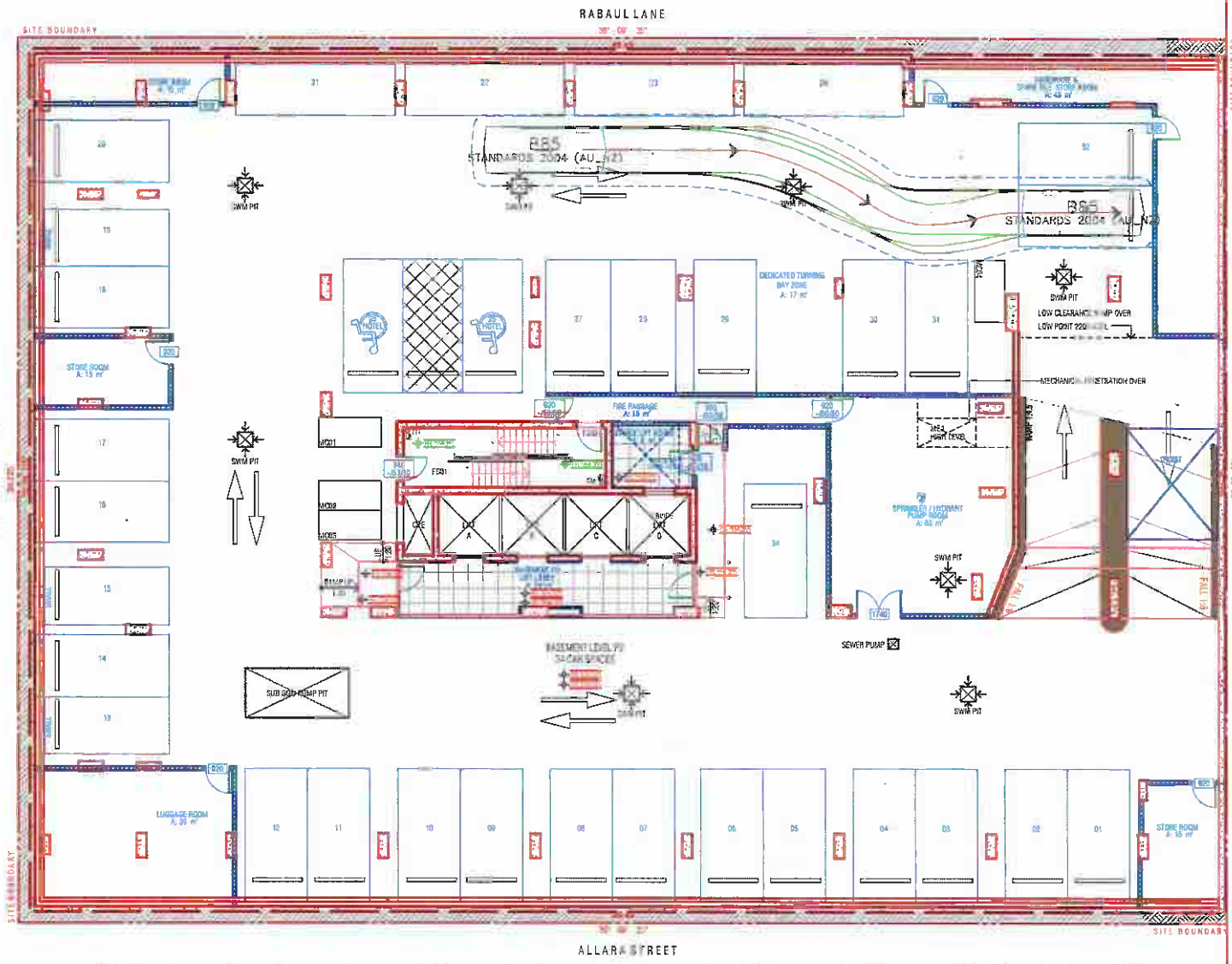
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TOWDRZIMBOSKI - 40 ALLARA STREET, CANBERRA\DRAWINGS\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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SWEPT PATH ANALYSIS

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REVIEWED BY	M.KONG

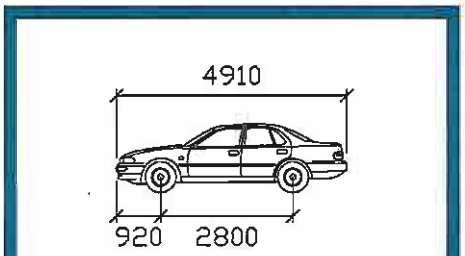
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Established 2004
Adelaide Suite 309, Level 3, 153 Flinders Avenue, Chatswood NSW 2067
P: (02) 9411 5660 F: (02) 9904 2622 W: www.ttpa.com.au

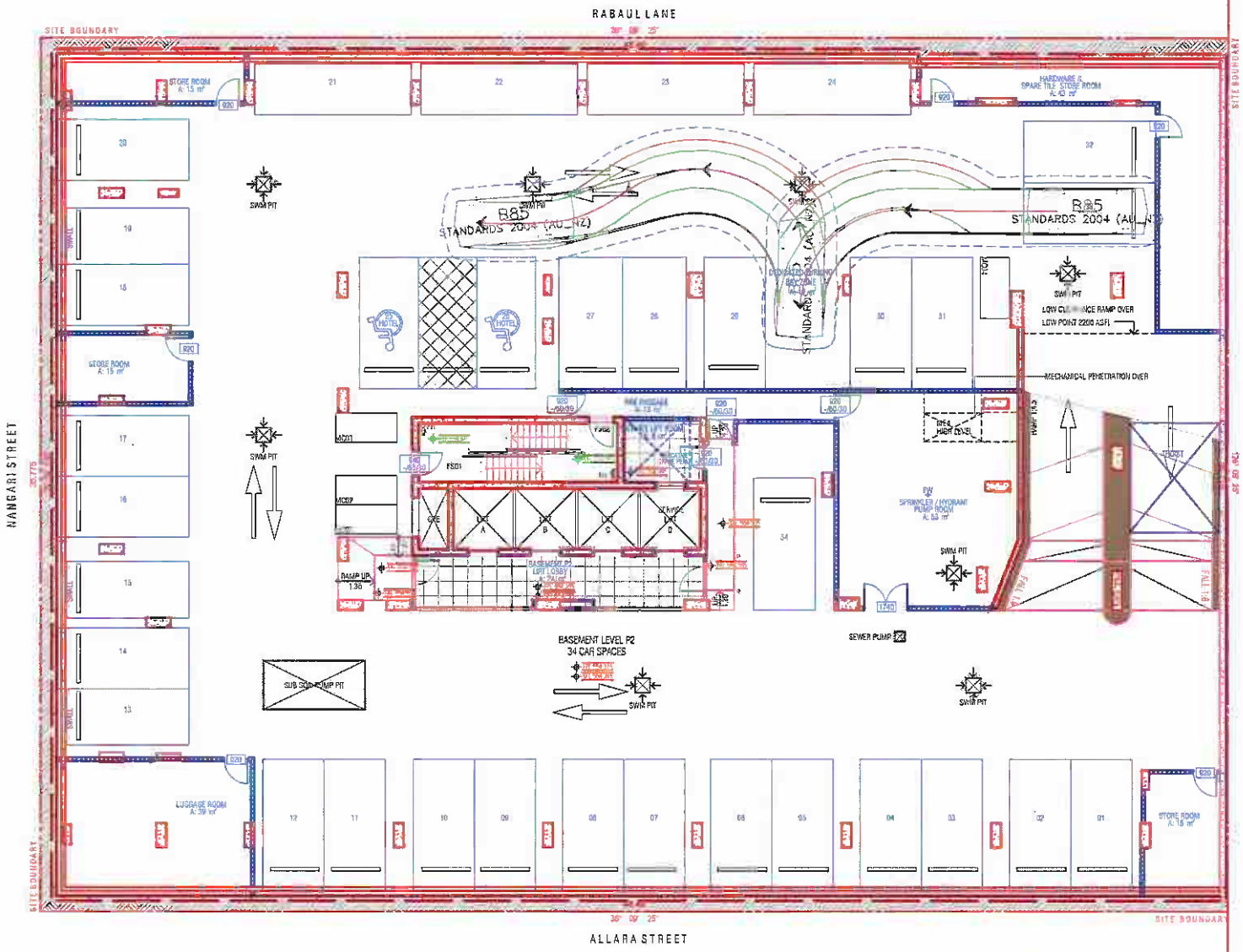
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING THE SITE

PLOTTED BY LACHLAN TIWORK3D\MISC\3D - 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

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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

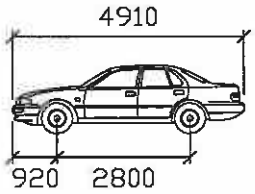
SCALE 1:250

SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Address: Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067
Ph (02) 9411 5660 Fx (02) 9904 4672 W: www.ttpa.com.au

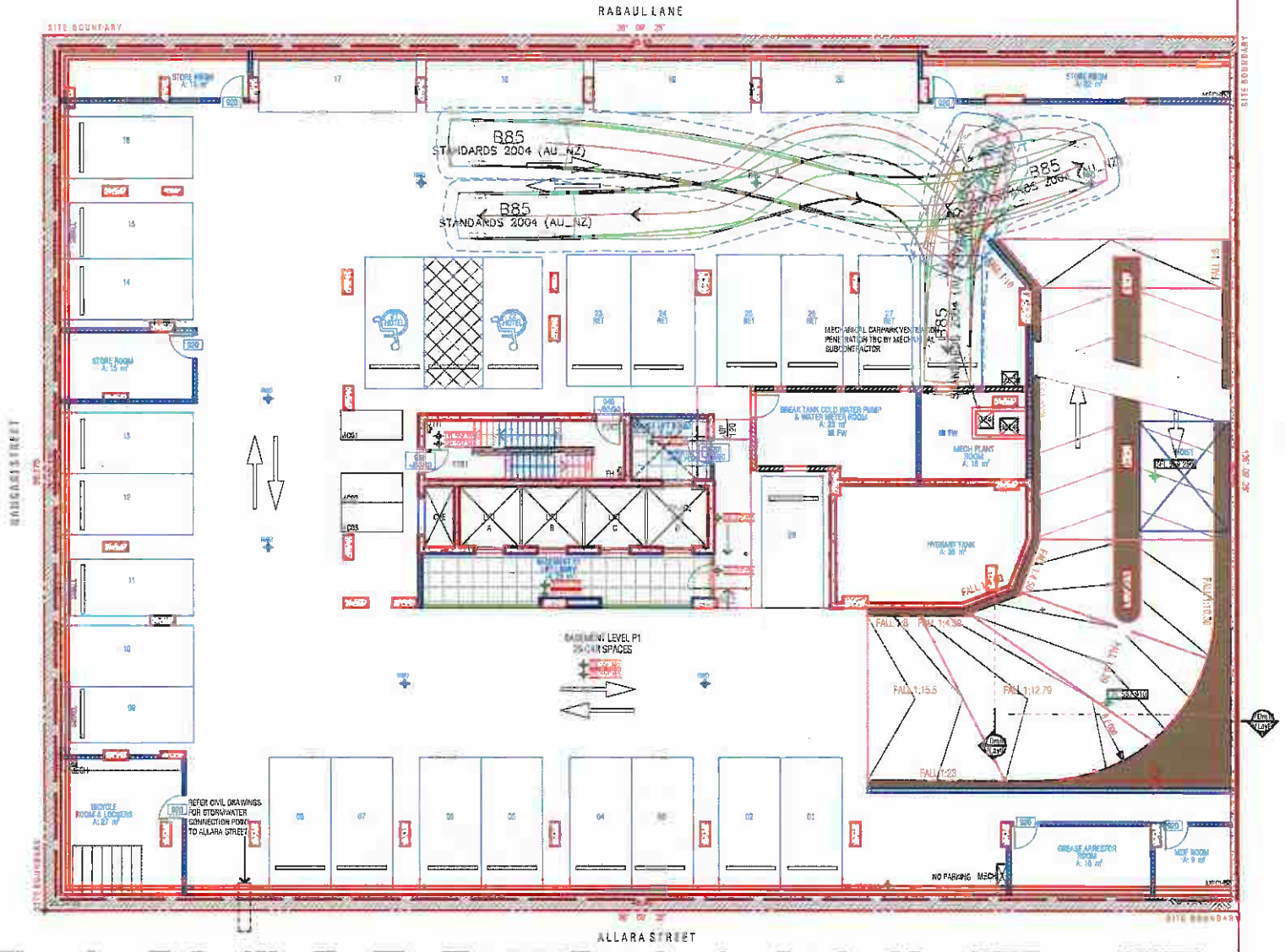
SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE EXITING THE SITE

PLOTTED BY LACHLAN TOWDRS22HIS0139 - 40 ALLARA STREET, CANBERRA\DRAWING B85P 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

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.	9 OF 9
ISSUE DATE	21 July 2021
DESIGNED BY	L.ELLSON
REVIEWED BY	M.KONG

SCALE 1:250

0 2.5m 5.0m

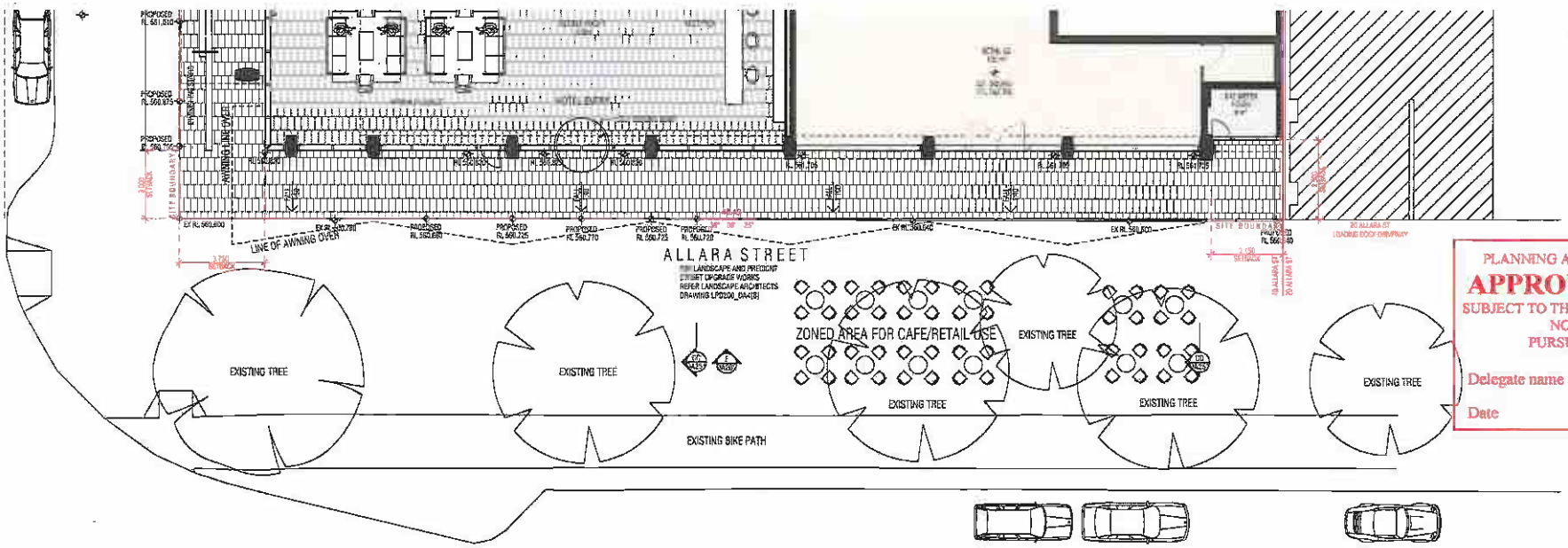
SCALE A4

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

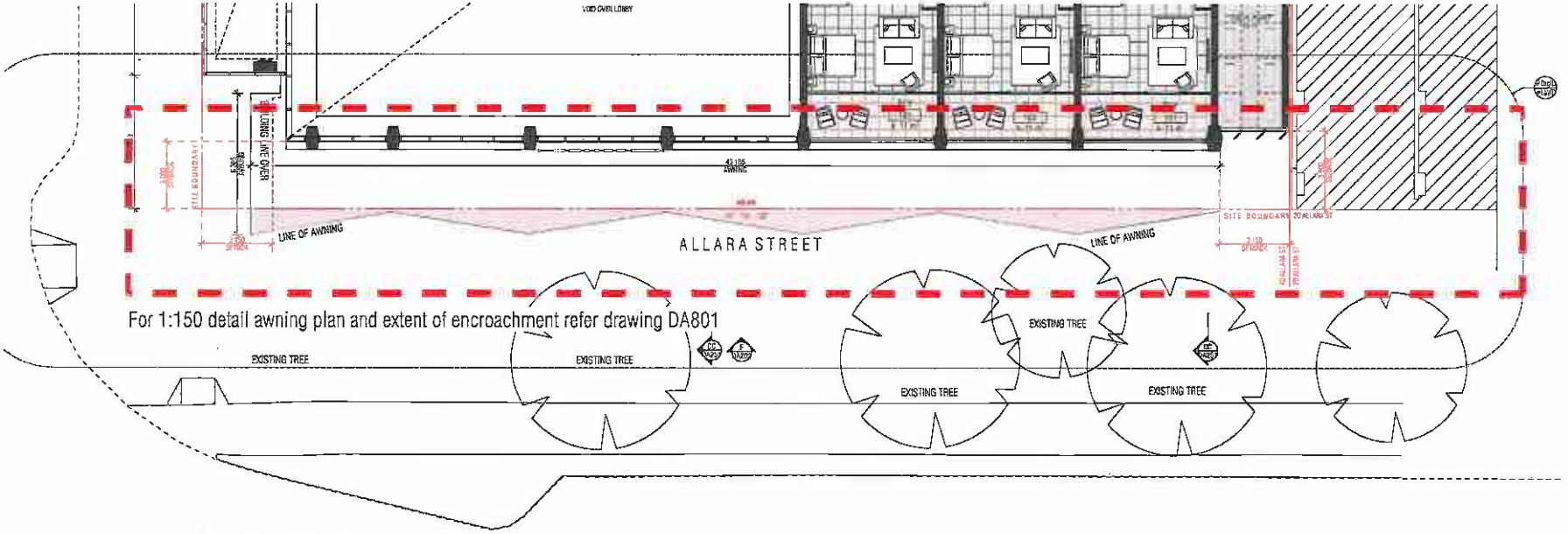
Address: Suite 602, Level 3, 263 Victoria Avenue, Chatswood NSW 2067
Ph: (02) 9411 3660 Fx: (02) 9904 1420 W: www.ttpa.com.au

SWEPT PATH ANALYSIS OF A 85th PERCENTILE VEHICLE ENTERING AND EXITING THE SITE

PLOTTED BY: LACHLAN TWORKOWSKI | 6/07/2021 - 10:39:39 | C:\USERS\LACHLAN TWORKOWSKI\DESKTOP\039 - 40 ALLARA STREET, DANBER\039 DRAWINGS\039 - 40 ALLARA STREET, DANBER\DRAWINGS\P 21 JULY21.DWG



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

WWW.FKAUSTRALIA.COM

1.01, 209 CASTLEREAGH STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8218 2000

FENDER KATSALIDIS (AUST) PTY LTD

ACN 098 843 026

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

7

ISSUE PURPOSE

DEVELOPMENT APPLICATION

SCALE

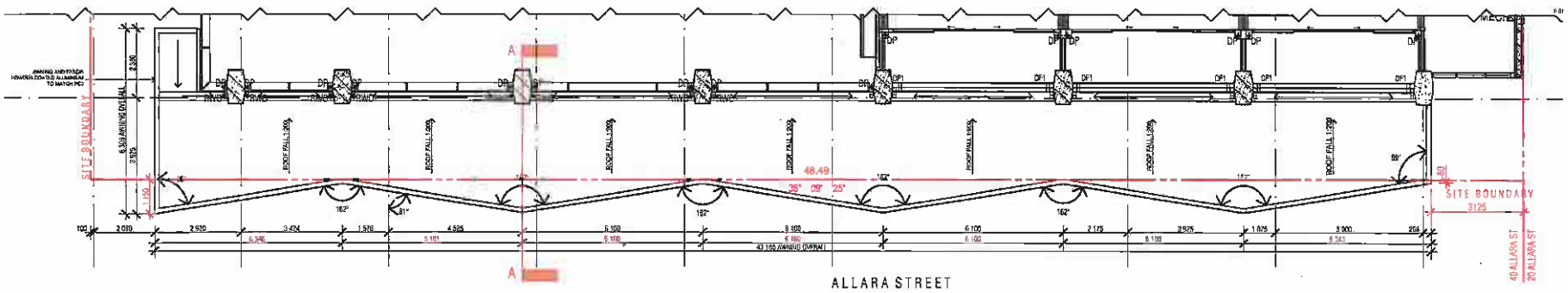
1:200@A3

REV.

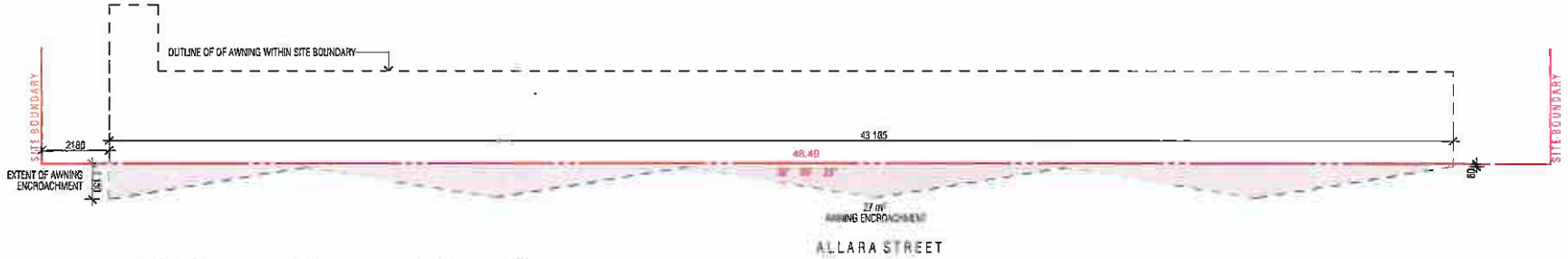
01

DRAWING NO.

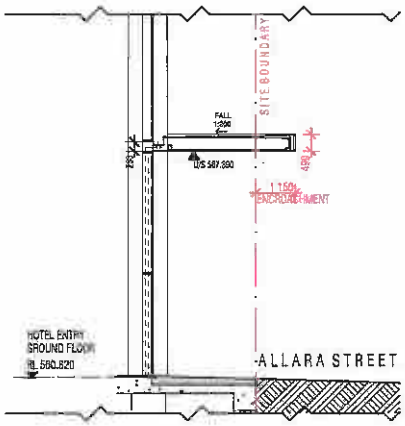
DA800



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

LEGEND

EXTENT OF ENCROACHMENT

NOT FOR CONSTRUCTION

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
L21, 255 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8235 2500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 088 845 032

QUALITY ASSURANCE (FK'S 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

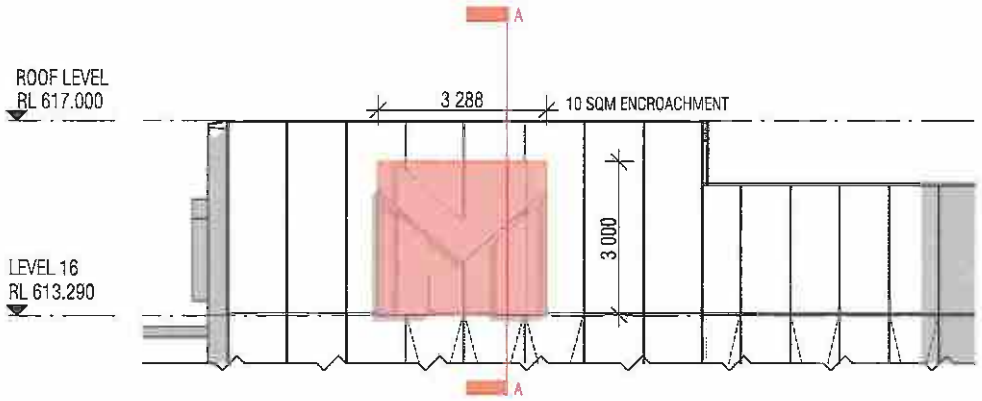
PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ENCROACHMENT PLANS
ALLARA STREET AWNING

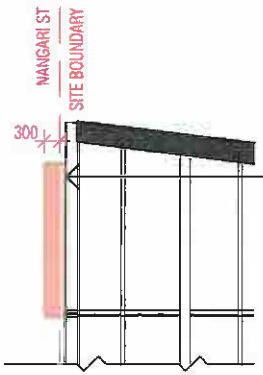
7

ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:150@A3

REV.	DRAWING NO.
01	**DA801**



01 - PART SOUTH ELEVATION - 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

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
[redacted]
LEVEL [redacted] STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 9216 2600
FENDER KATSALIDIS (AUST) PTY LTD
ACN 003 843 038

QUALITY ASSURANCE [redacted]
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 [redacted] COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR [redacted] 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

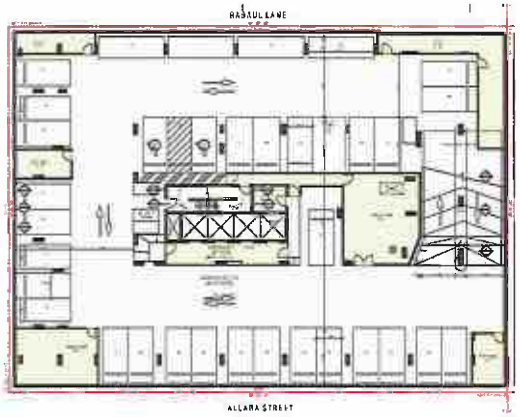
DRAWING TITLE
SUPPLEMENTARY DRAWINGS
ENCROACHMENT PLANS
NANGARI STREET HIGH RISE SIGN

ISSUE PURPOSE
DEVELOPMENT APPLICATION

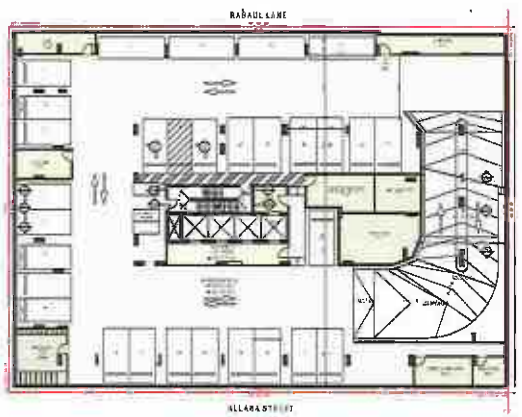
SCALE
1:100@A3

REV.
01

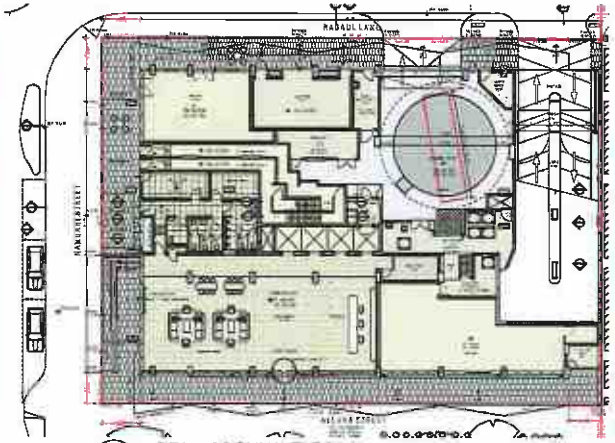
DRAWING NO.
DA802



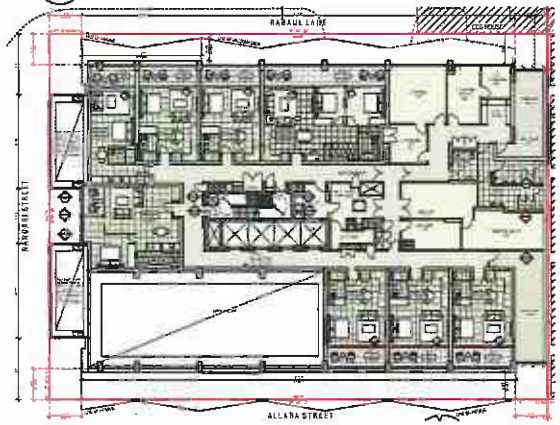
01 GFA - BASEMENT 02



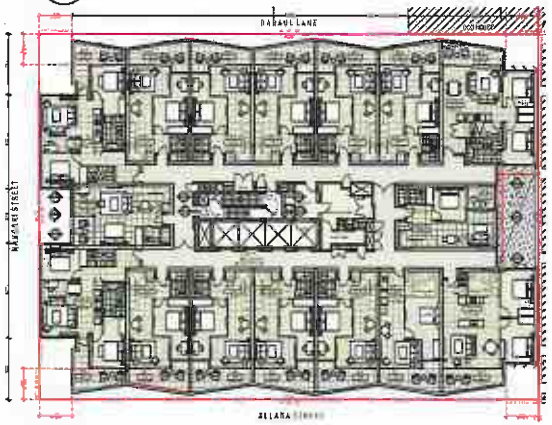
02 GFA - BASEMENT 01



03 GFA - GROUND FLOOR



04 GFA - LEVEL 01



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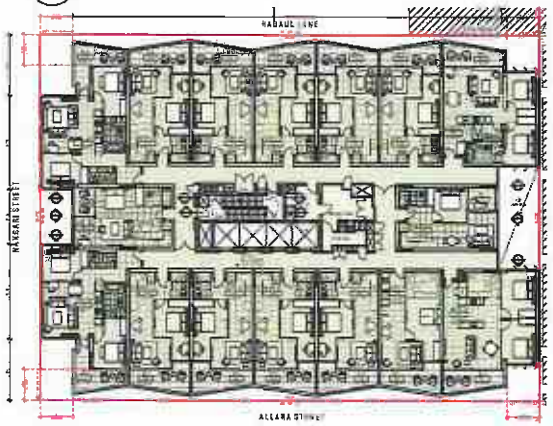
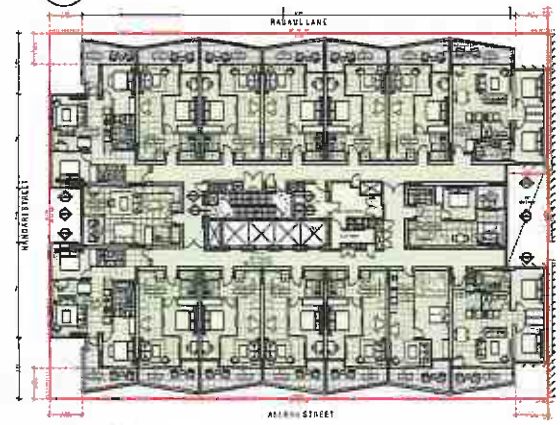
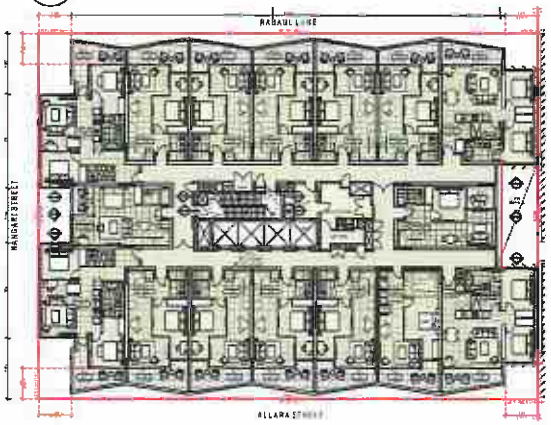


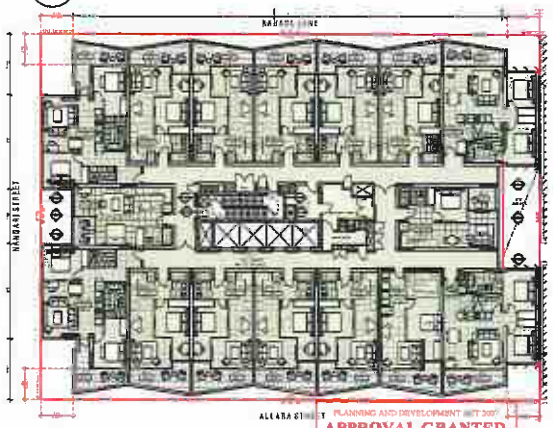
06 GFA - LEVEL 03



07 GFA - LEVEL 04



08 GFA - LEVEL 05



09 GFA - LEVEL 06

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
IS SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 182
Delegate name DALE BELLING
Date 29/11/2021

REVISION

-	UPDATED PRE - APPLICATION	PM	24.05.2020
01	DEVELOPMENT APPLICATION	PM	01.06.2020
02	DEVELOPMENT APPLICATION	BB	17.06.2020
03	DEVELOPMENT APPLICATION	BB	21.10.2020
04	DEVELOPMENT APPLICATION	PM	27.11.2020
05	SECTION 4.55	DB	21.01.2021
06	SECTION 4.55	PM	21.01.2021
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
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE +61 2 8216 2300
FENDER KATSALIDIS (NAUST) PTY LTD
ACN 002 943 629

QUALITY ASSURANCE (FKA is a certified company to ISO 9001:2015)
THIS PROJECT IS SUBJECT TO FKA'S QUALITY ASSURANCE SYSTEM

- [ ] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETE, DATE OF REVIEW
- [ ] 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

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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

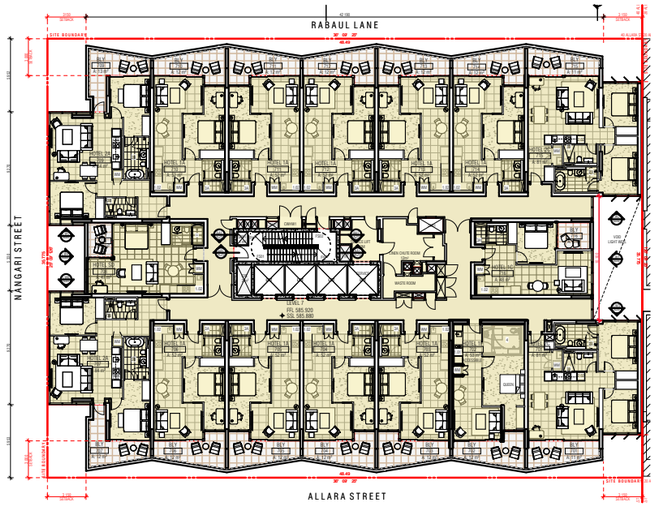
DRAWING TITLE
GFA SCHEDULE

7

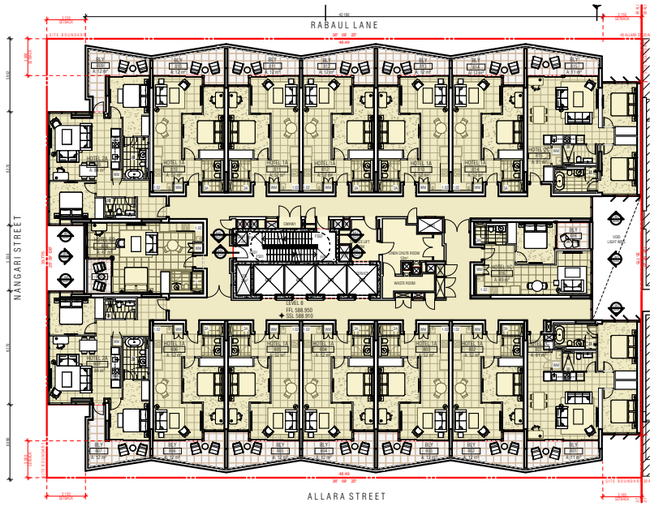
ISSUE PURPOSE	SCALE
DEVELOPMENT APPLICATION	1:500@A3

REV. 07

DRAWING NO. DA425



01 – GFA - LEVEL 07



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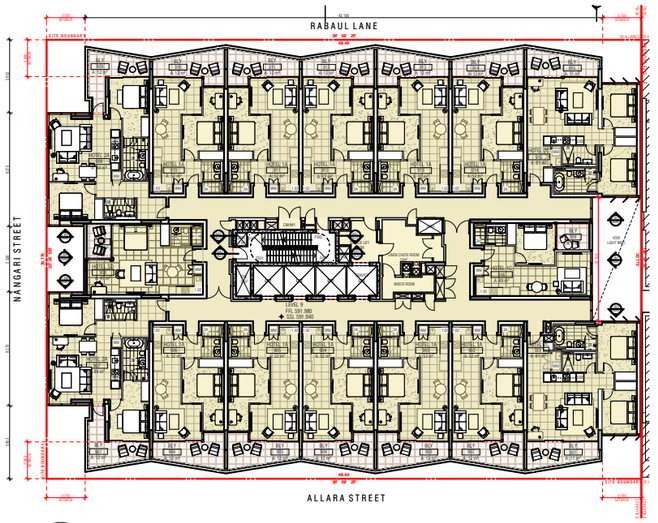
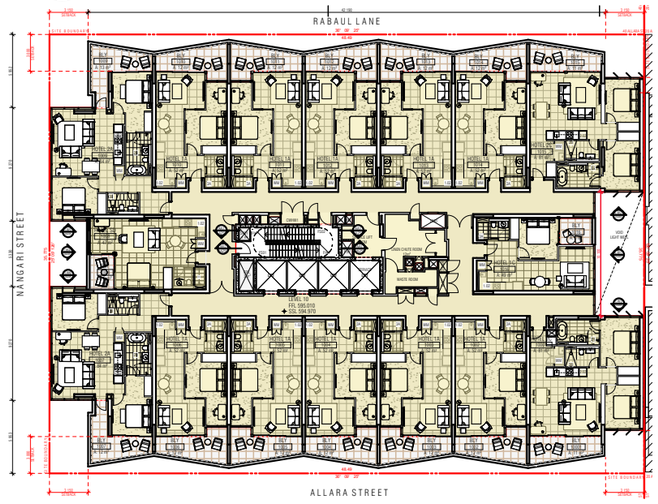
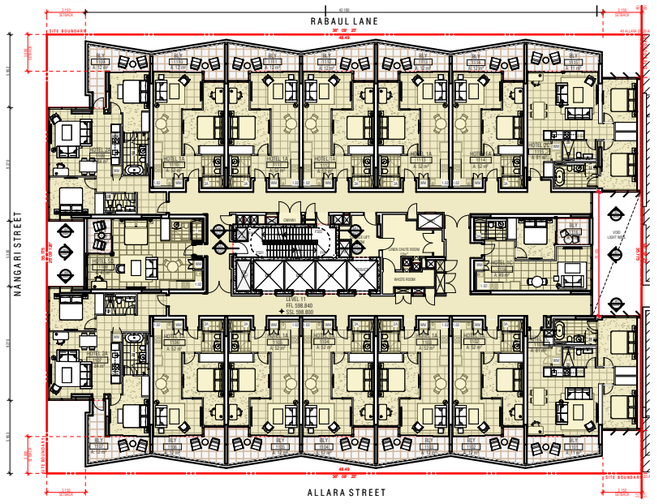


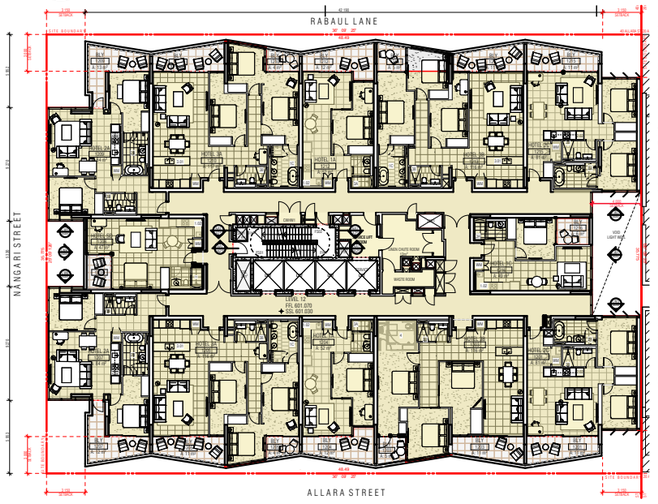
03 – GFA - LEVEL 09



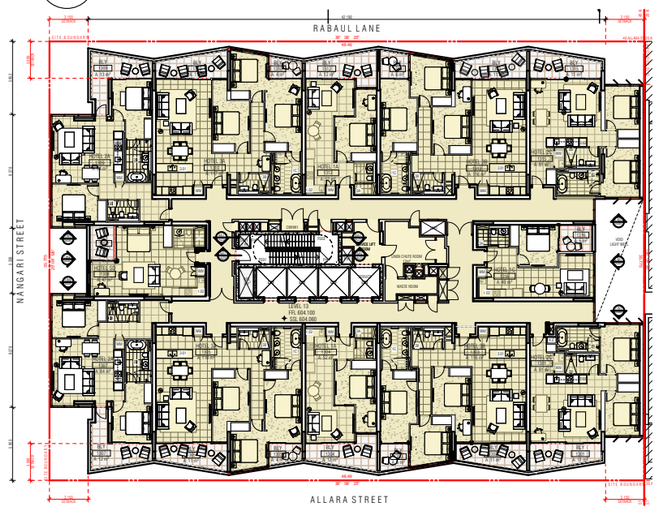
04 – GFA - LEVEL 10



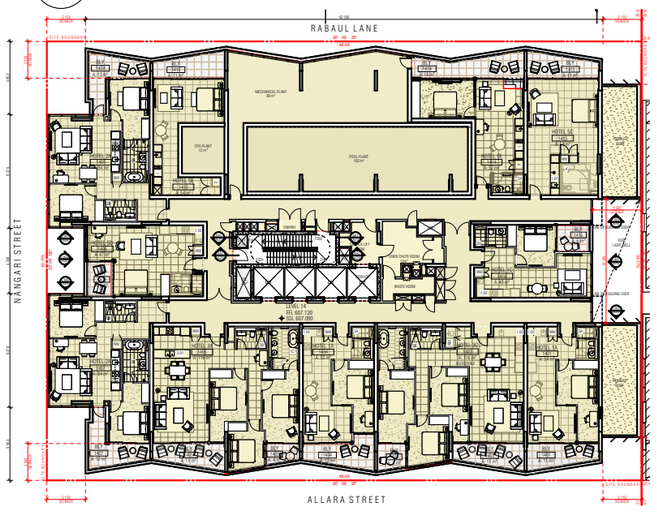
05 – GFA - LEVEL 11



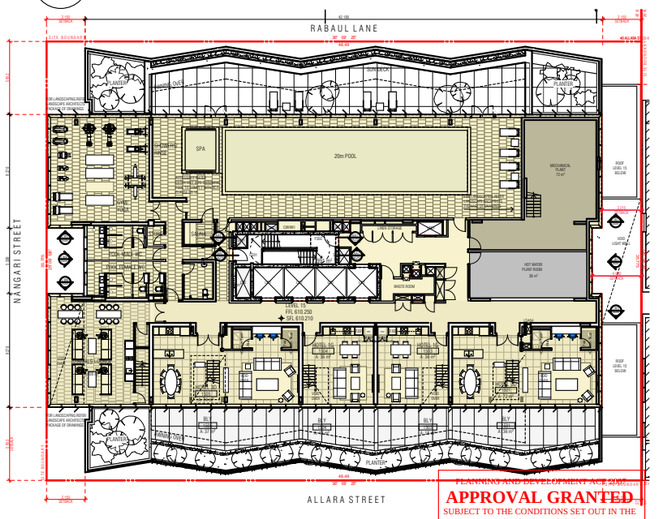
06 – GFA - LEVEL 12



07 – GFA - LEVEL 13



08 – GFA - LEVEL 14



09 – GFA - LEVEL 15

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

-	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
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 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

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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

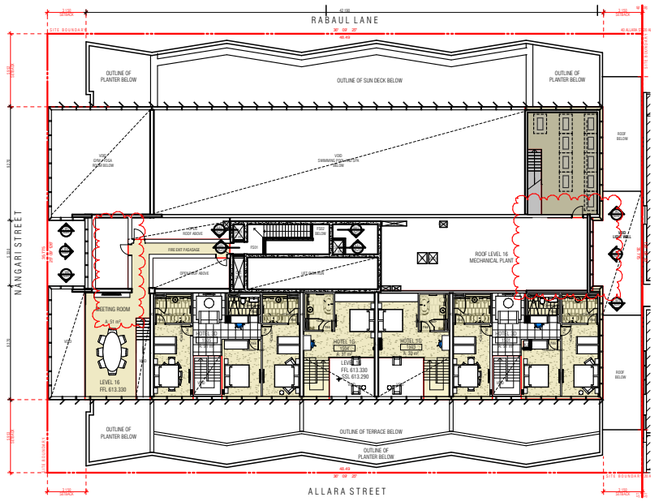
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:500@A3

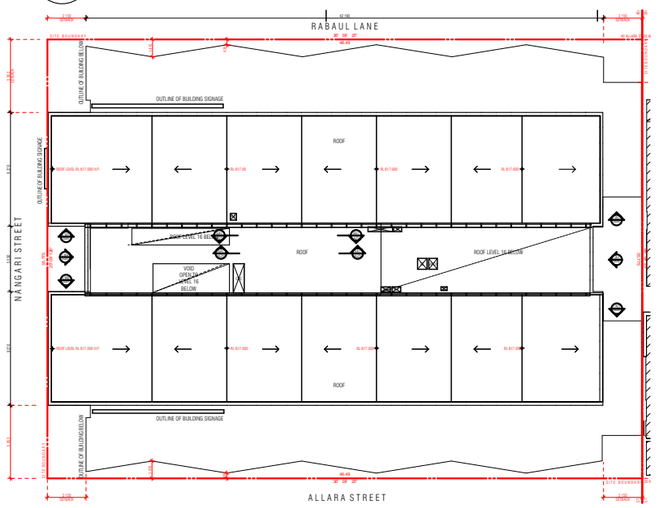
REV.
07

DRAWING NO.
DA426

BIMcloud: RKSYBRANCL0023 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197



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

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Fire egress passages to exit onto Nangari Street
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4. GFA Adjustments - general updates

5. Façade Treatment
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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

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

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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 SCHEDULE

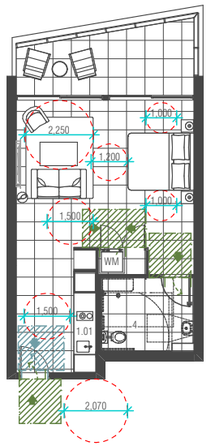
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:500@A3

REV.
07

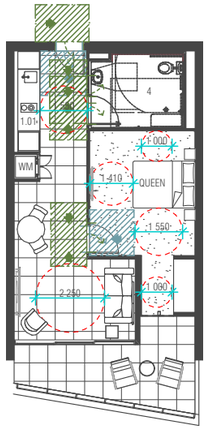
DRAWING NO.
DA427

BIM360:\\FKSYDBIM01.DU023 - BIM\cloud Basic for ARCHICAD 23\19125 - 40 Allara St Canberra\19125 Submitted Section197



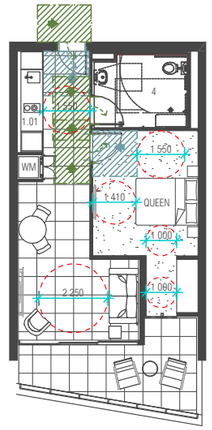
01 - DDA HOTEL SUITE

TYPE : STUDIO / SC
RIGHT HAND TRANSFER
LOCATION : LEVEL 14
SUITES : 1415
TOTAL : 1



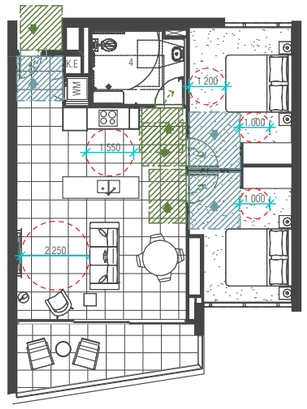
02 - DDA HOTEL SUITE

TYPE : ONE BEDROOM / 1D
RIGHT HAND TRANSFER
LOCATION : LEVELS 2, 3, 4
SUITES : 202, 302, 402
TOTAL : 3



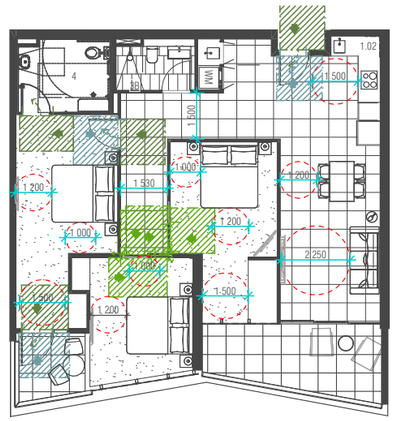
03 - DDA HOTEL SUITE

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

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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GENERAL LEGEND

HOTEL 1A >SUITE TYPE
101 >LEVEL/SUITE NUMBER
4 m2 >SUITE NLA

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
ST / PRESS STAIR PRESSURE
W REFUSE CHUTE/WASTE
L LINEN CHUTE
PL 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
04	DEVELOPMENT APPLICATION	PM	03.05.2020
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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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
DDA HOTEL SUITES

7

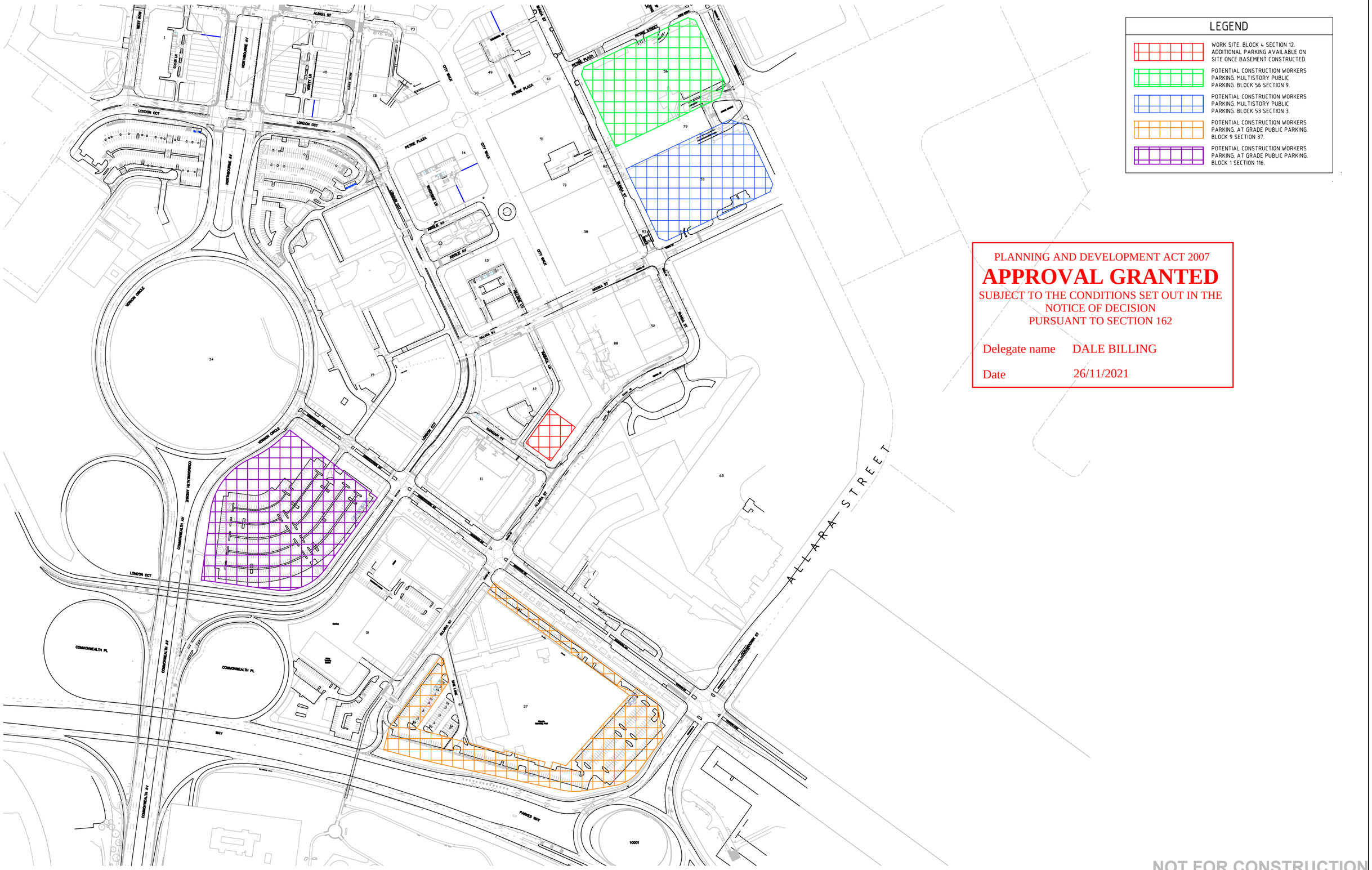
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
11

DRAWING NO.
DA700

BIMcloud: FKSYDBIM\Z_DL\0323 - BIMcloud Basic for ARCHICAD 23\19125 - 40 Allara St Canberra\19125 Submitted Section197



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

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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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 1863
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT
MERITON SUITES
40 ALLARA SREET
BLOCK 4 SECTION 12
CANBERRA

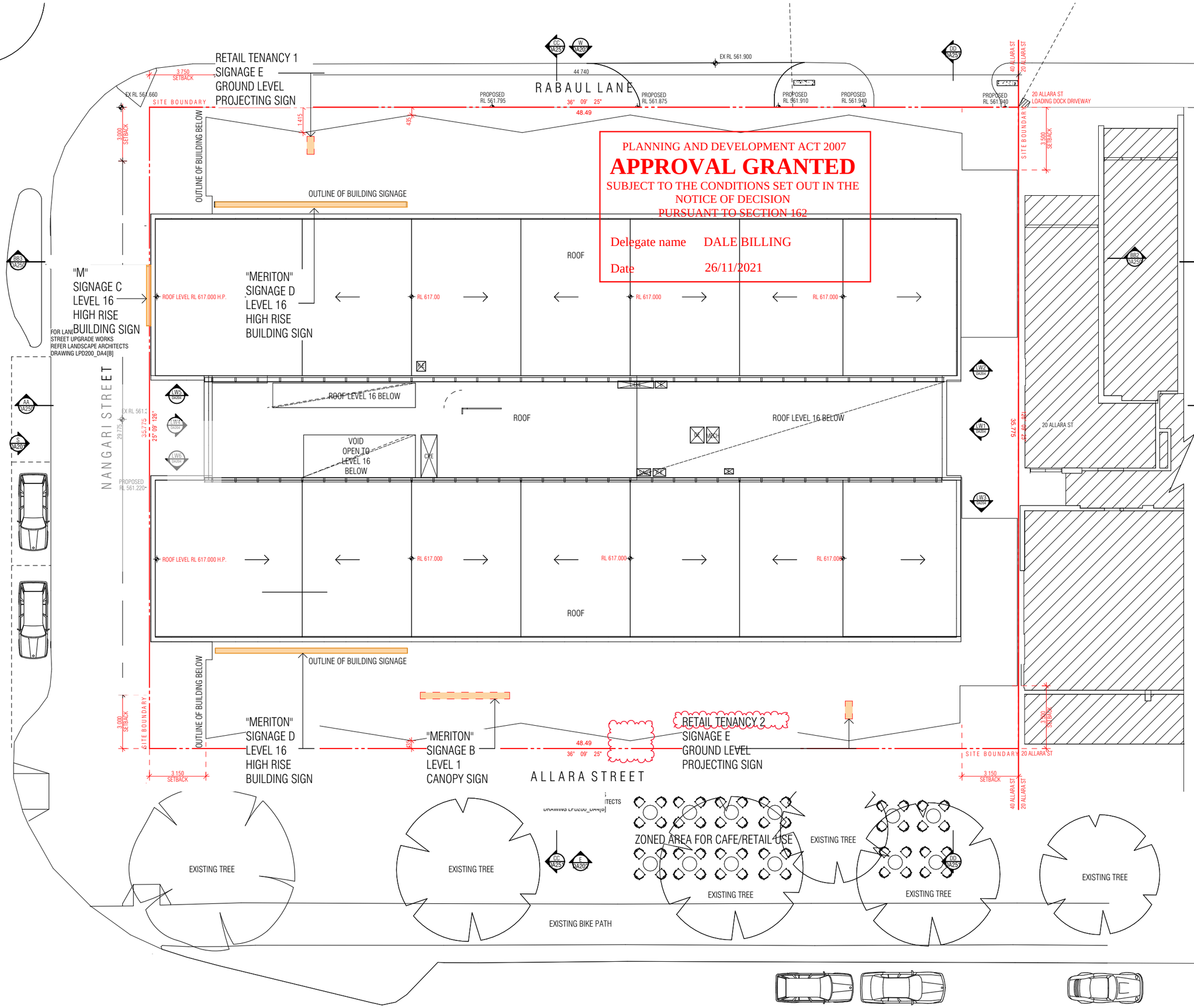
DRAWING TITLE
CIVIL WORKS
CONSTRUCTION MANAGEMENT
PARKING PLAN

JOB NUMBER **CR193036-06**

DRAWING NUMBER **SK03**

REVISION **2**

DRAWING SHEET SIZE = A1



PLANNING AND DEVELOPMENT ACT 2007

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Delegate name DALE BILLING

Date 26/11/2021

REVISION			
-	UPDATED PRE-DEVELOPMENT APPLICATION	PM	14.02.2020
01	UPDATED PRE - DEVELOPMENT APPLICATION	BB	24.03.2020
02	DEVELOPMENT APPLICATION	PM	03.05.2020
03	DEVELOPMENT APPLICATION	BB	23.10.2020
04	SECTION 4.55	BB	19.01.2021
> 05	SECTION 197	PM	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
SIGNAGE DETAILS PLAN

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:200@A3

REV.
05

DRAWING NO.
DA450

BIMcloud: FKSYDBIMCL:00323 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

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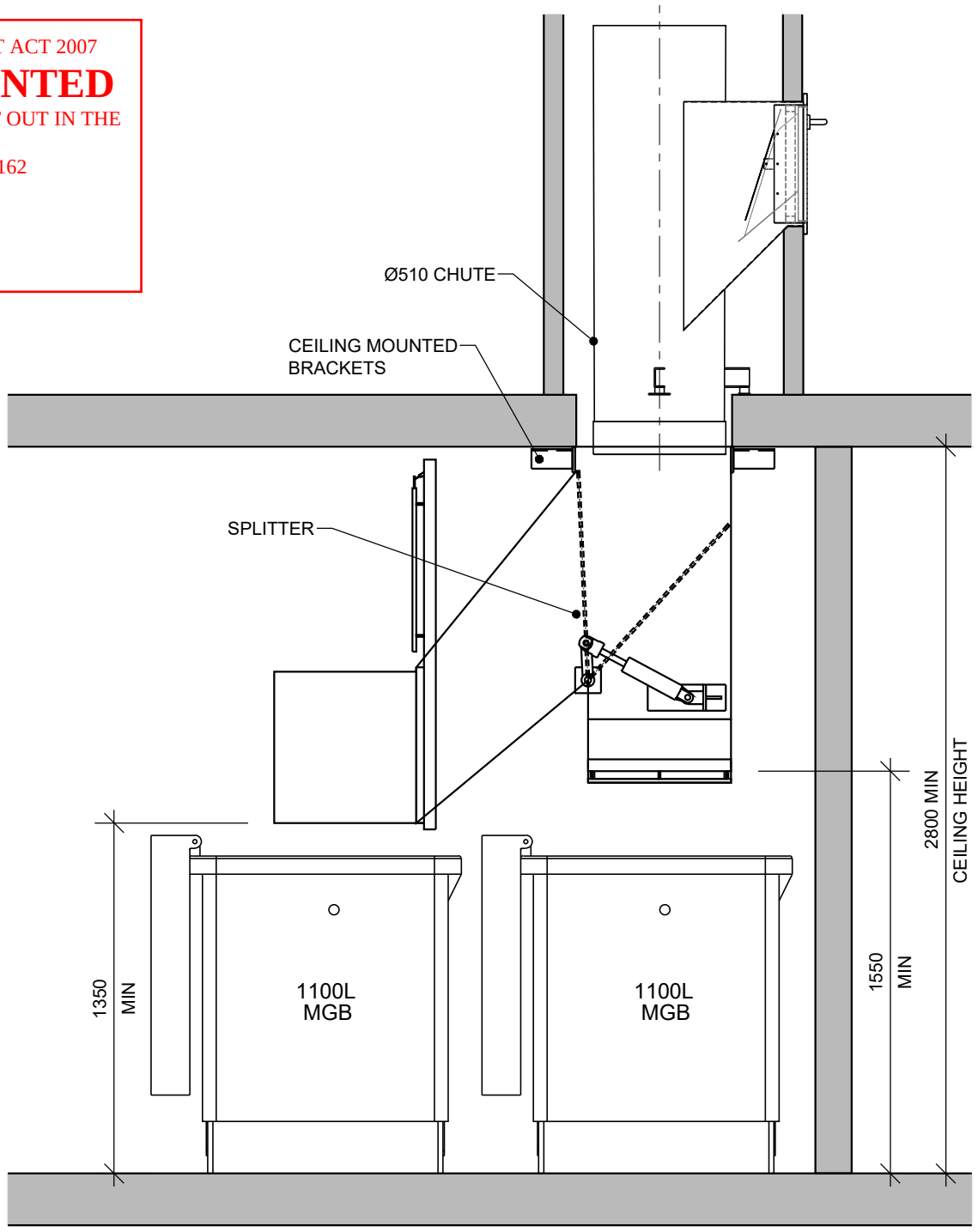
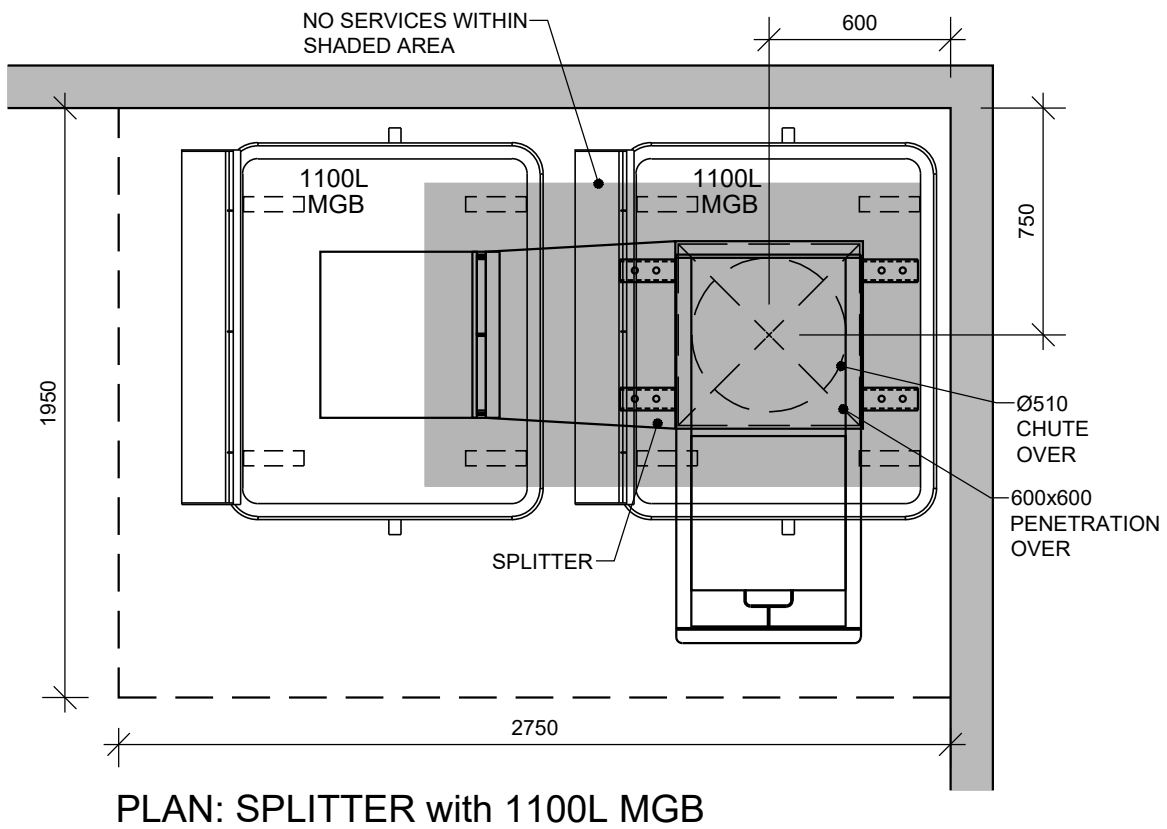
Delegate name DALE BILLING

Date 26/11/2021



ELEVATION: SPLITTER with 1100L MGB
(Ø510 CHUTE)



PLAN: SPLITTER with 1100L MGB
(Ø510 CHUTE)

ELEPHANTS FOOT recycling solutions
44-46 Gibson Ave Padstow NSW 2211
Ph 02 9780 3500 info@elephantsfoot.com.au
Free Call 1800 025 073 Fax 02 9707 2588

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DO NOT SCALE FROM DRAWINGS

Designed & Drawn	Date
JW	15.09.17
Checked	
BATME	
Scale	Sheet Size
NTS	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

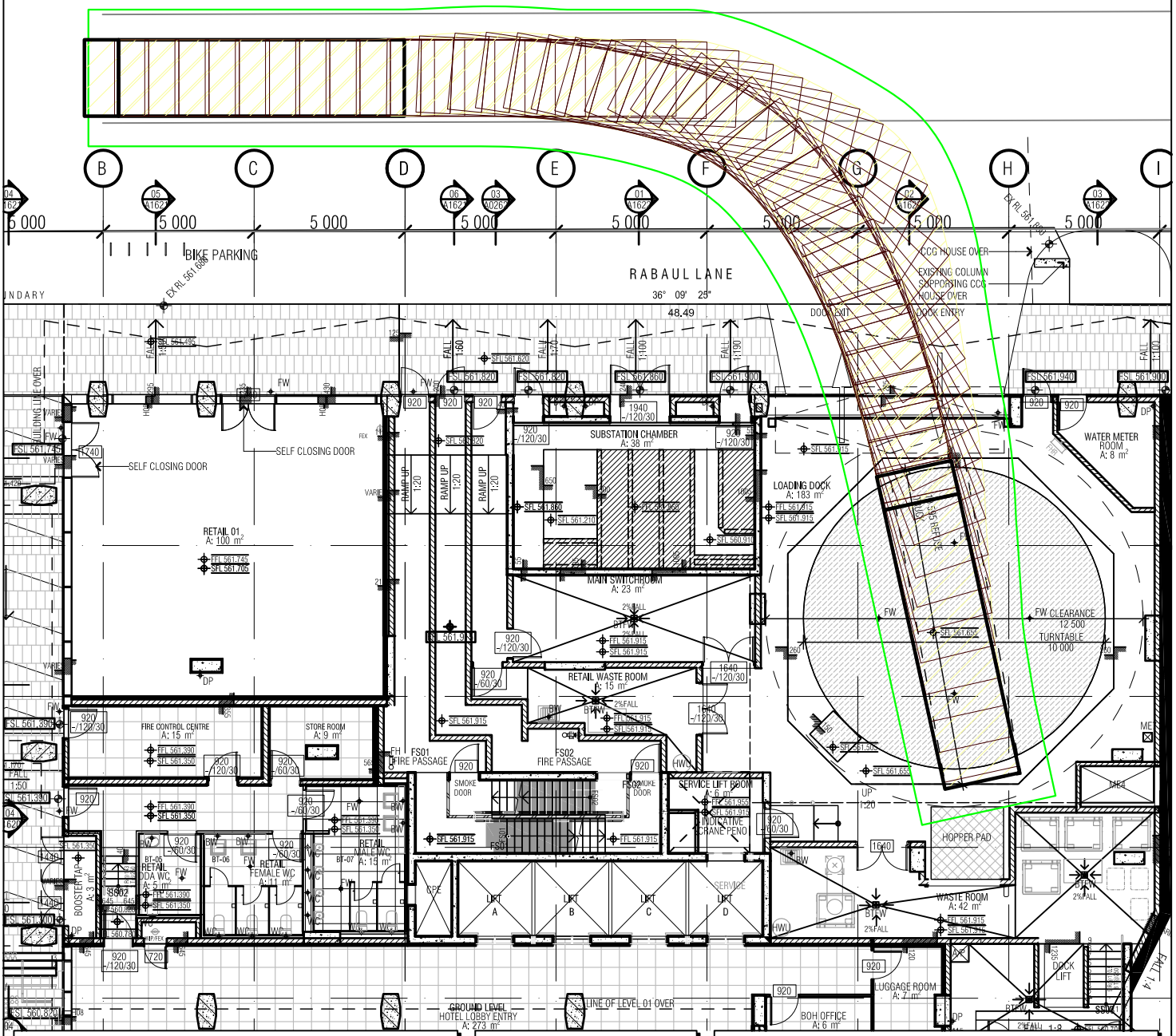
PLANNING AND DEVELOPMENT ACT 2007

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



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.

SWEPT PATH ANALYSIS OF A 10.595m REFUSE VEHICLE ENTERING THE SITE

SP 1

PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

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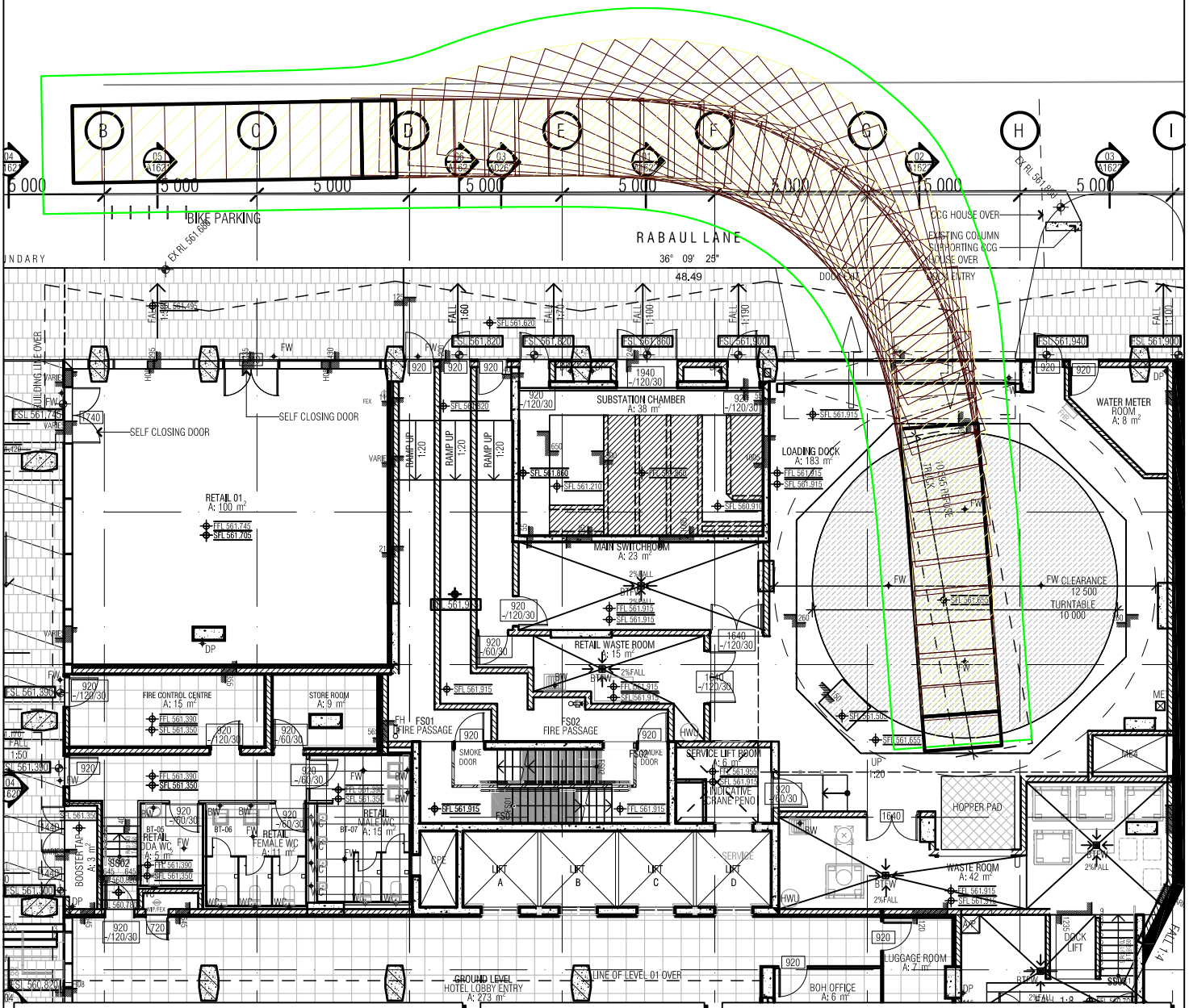
Delegate name DALE BILLING

Date 26/11/2021



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SWEPT PATH ANALYSIS OF A 10.595m REFUSE VEHICLE EXITING THE SITE

SP 2

YIELD SUMMARY

SITE AREA 1,734 m²

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

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%

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

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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
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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 [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	BB	24.03.2020
04	DEVELOPMENT APPLICATION	PM	03.05.2020
05	DEVELOPMENT APPLICATION	BB	17.06.2020
06	DEVELOPMENT APPLICATION	BB	23.10.2020
07	SECTION 4.55	PM	21.01.2021
> 08	SECTION 197	PM	13.09.2021

NOT FOR CONSTRUCTION

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TELEPHONE: +61 2 8216 3500
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ACN 092 943 032

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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

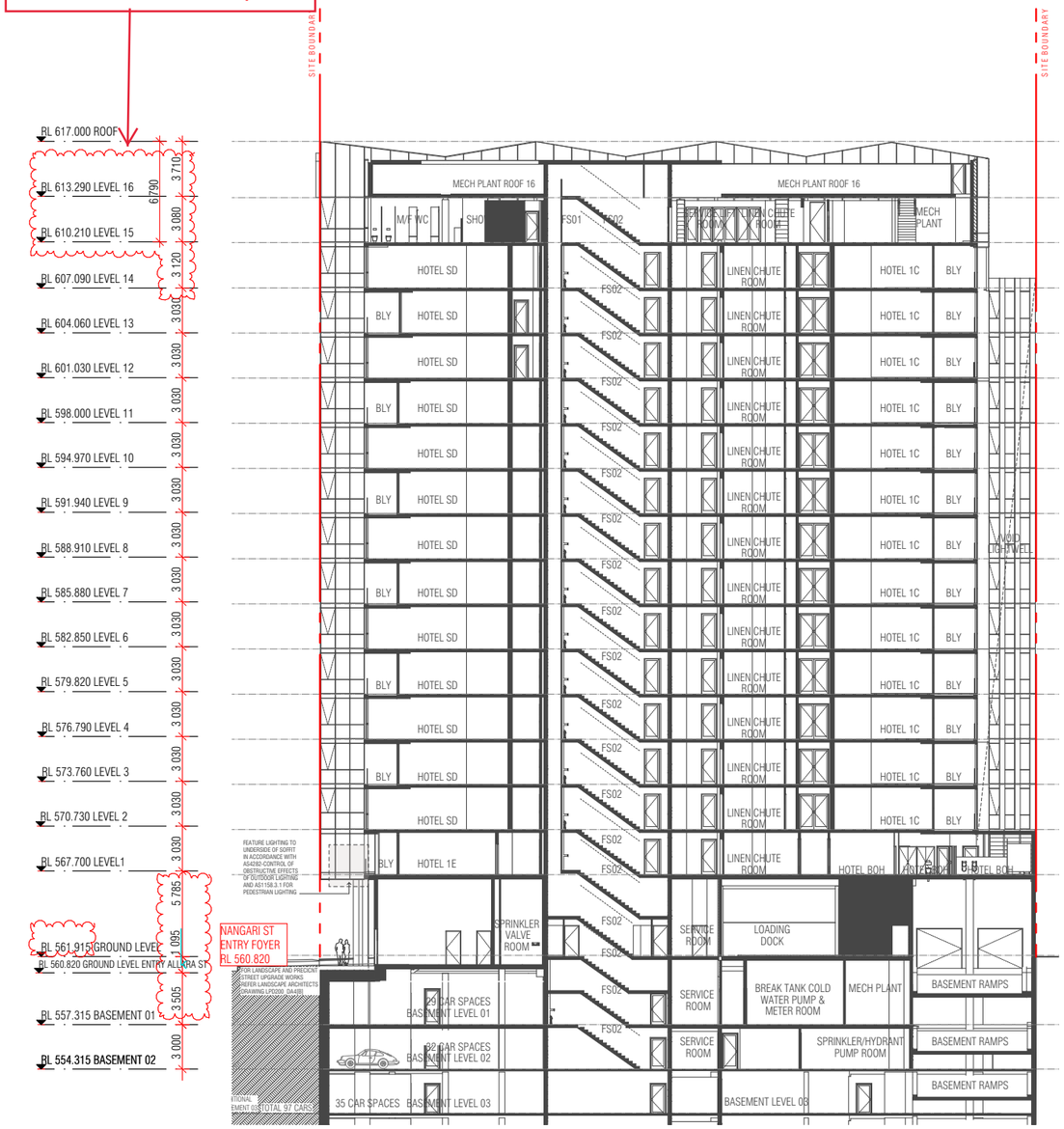
SCALE
1:100@A3

REV.
08

DRAWING NO.
DA420

Issued: FKSYDBIM\CL0U0223 - BIMcloud Basic for ARCHICAD 23\19125 - 40 Allara St Canberra\19125 Submitted Section197
BIMcloud: FKSYDBIM\CL0U0223

Not included in approval
S197 amendment required



AA
-

SECTION AA

SCALE 1:400@A3

PLANNING AND DEVELOPMENT ACT 2007

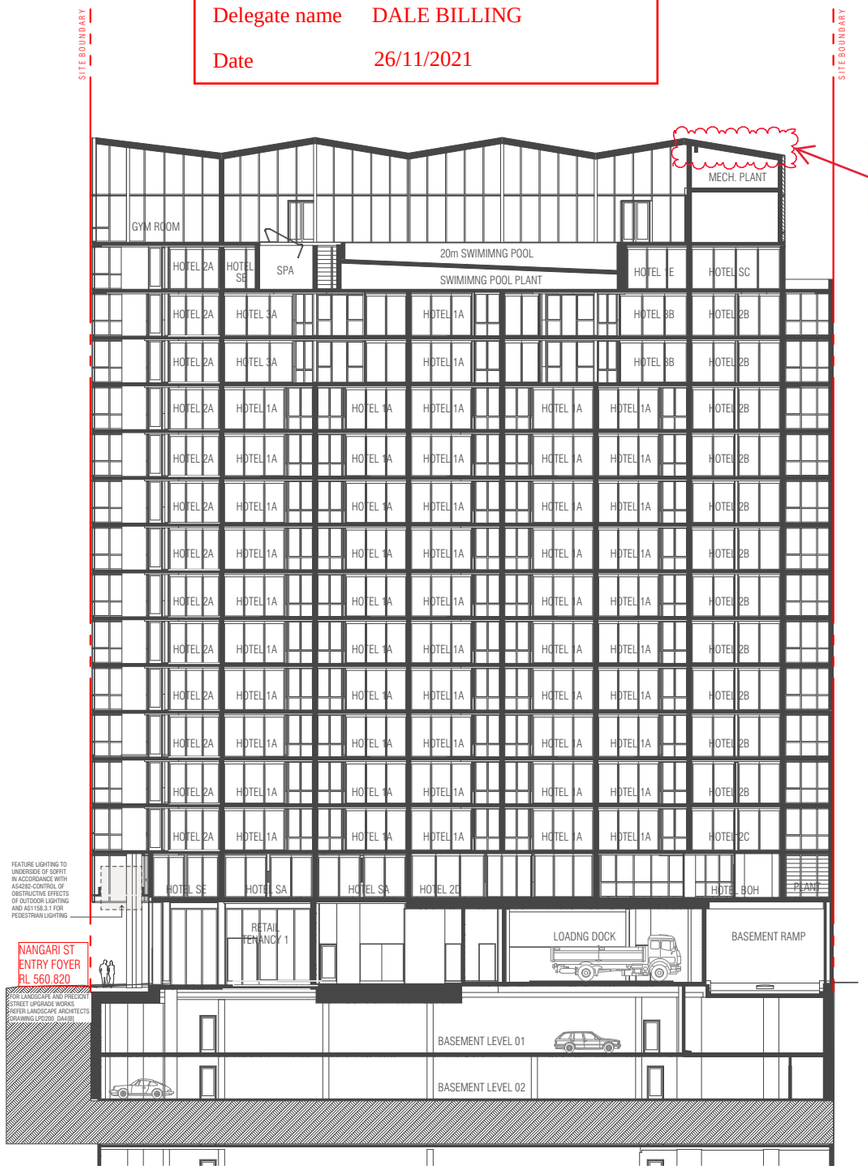
APPROVAL GRANTED

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

Delegate name DALE BILLING

Date 26/11/2021

Not included in approval
S197 amendment required



BB
-

SECTION BB

SCALE 1:400@A3

REVISION			
-	PRE - DEVELOPMENT APPLICATION [DRAFT]	BB	20.12.2019
01	PRE - DEVELOPMENT APPLICATION	BB	24.01.2020
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09	SECTION 4.55	BB	21.01.2021
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> 11	SECTION 197	PM	13.09.2021

SECTION 197 AMENDMENTS

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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
DEVELOPMENT APPLICATION

SCALE
1:400@A3

REV.
11

DRAWING NO.
DA250

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197

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

REVISION

-	PRE - DEVELOPMENT APPLICATION [DRAFT]	BB	20.12.2019
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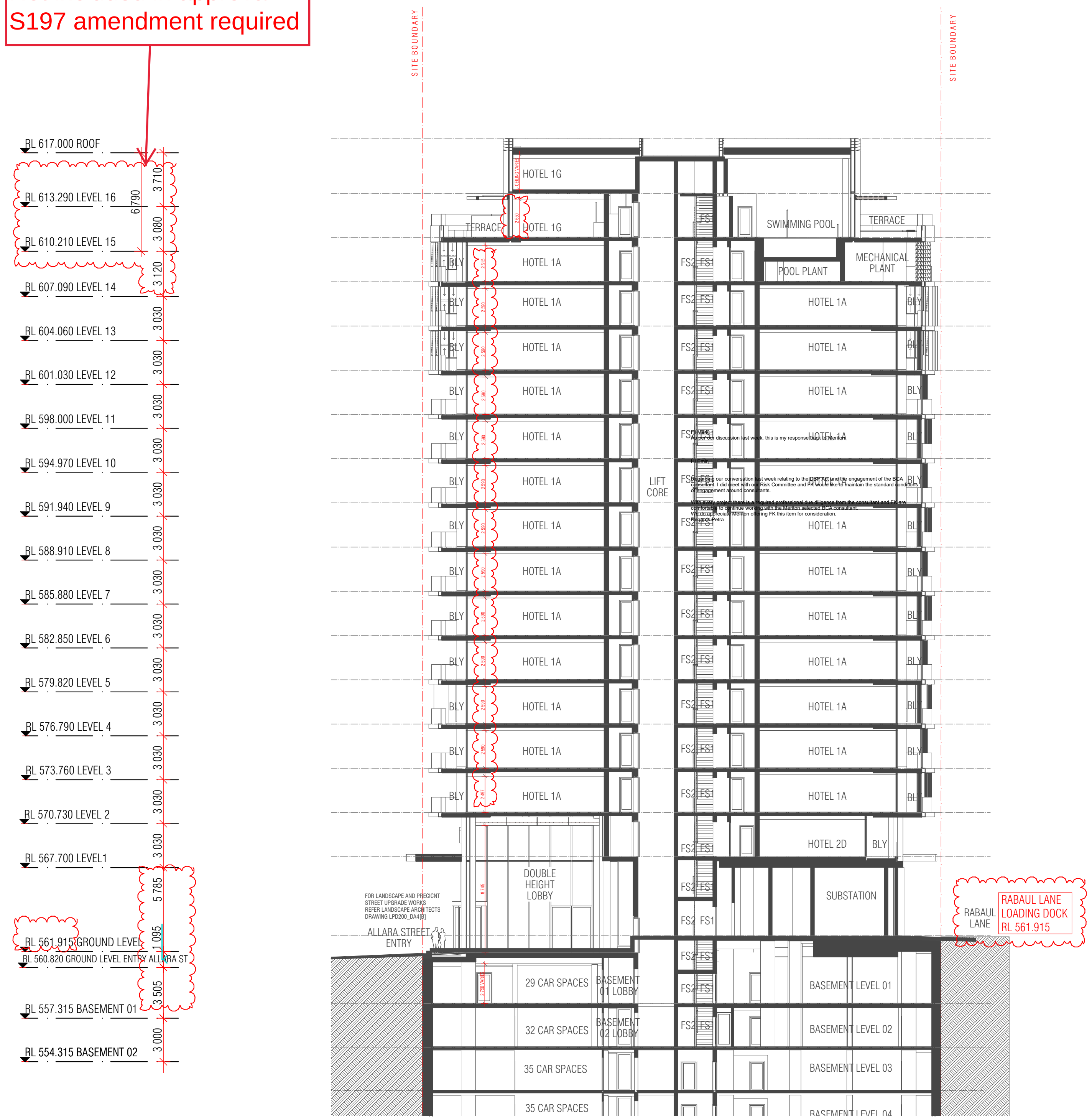
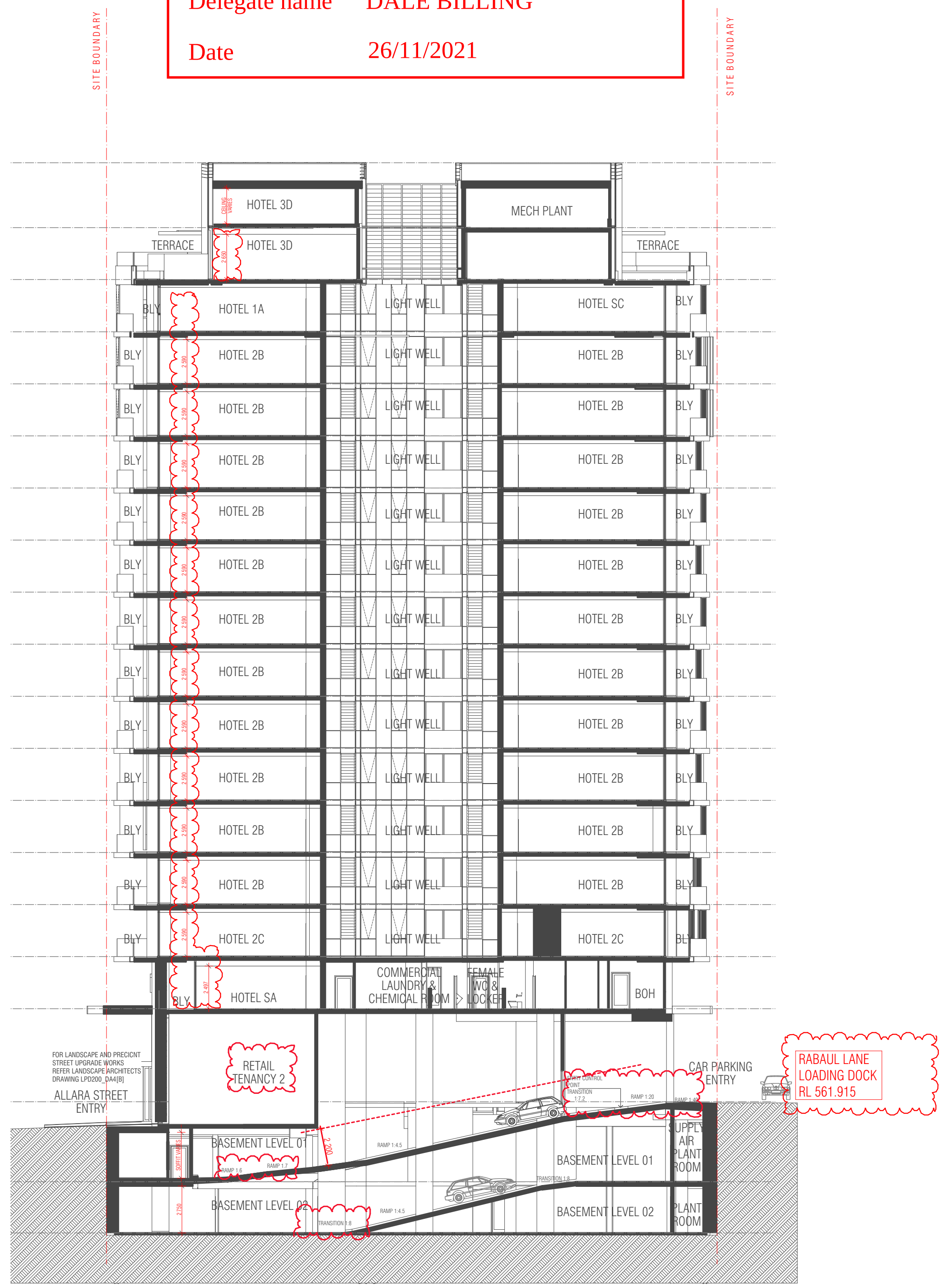
› 11	SECTION 197	PM	13.09.2021



CC
-
SECTION CC
SCALE 1:400@A3



DD3
-
SECTION DD
SCALE 1:400@A3

SECTION 197 AMENDMENTS

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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

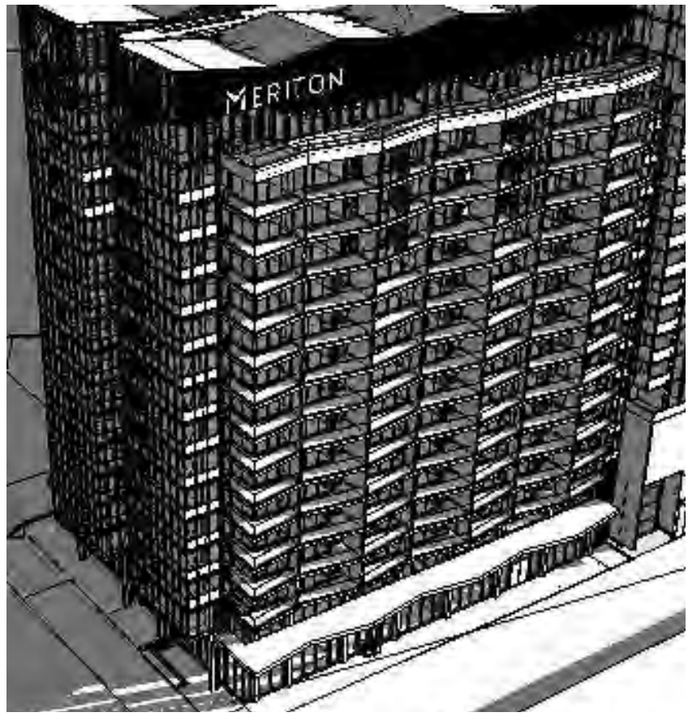
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
1:400@A3

REV.
11

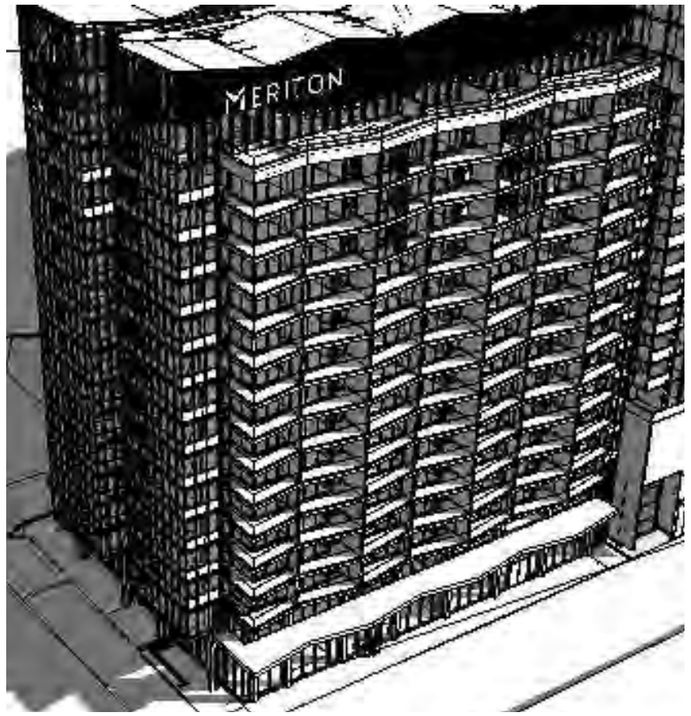
DRAWING NO.
DA251

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197



01 - 8am June

ALLARA STREET EAST ELEVATION

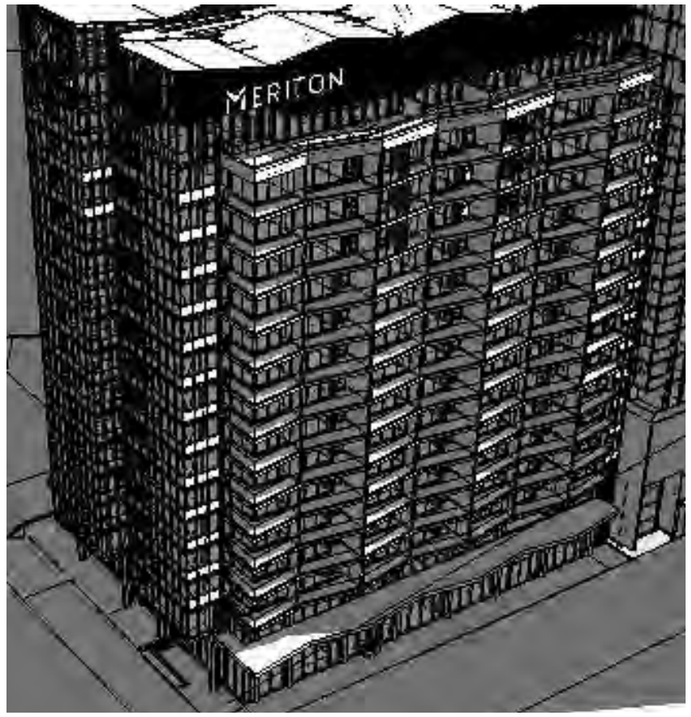


02 - 8am September

ALLARA STREET EAST ELEVATION

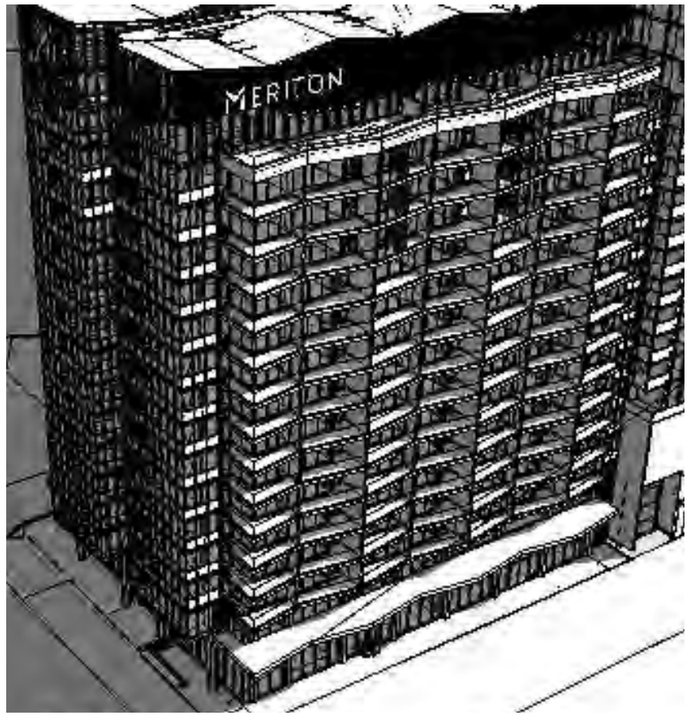
03 - 8am December

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 197	PM	13.09.2021

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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

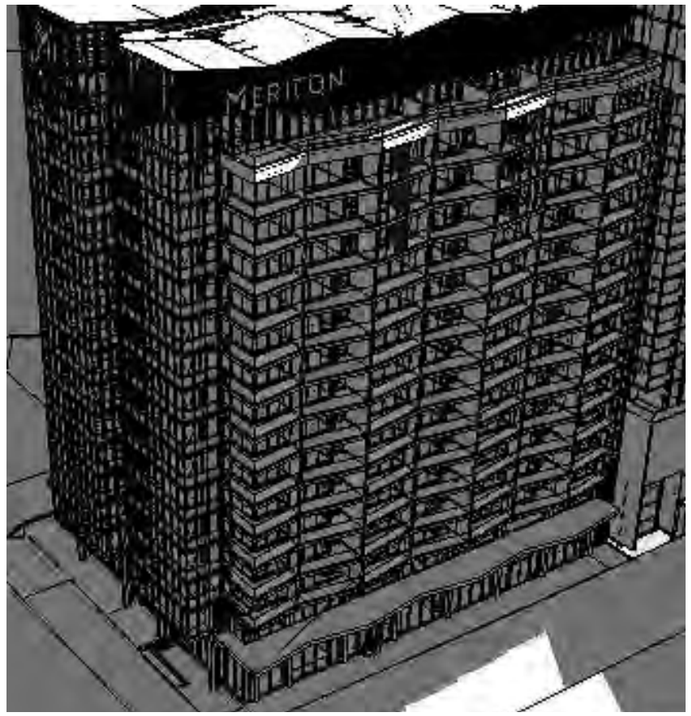
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

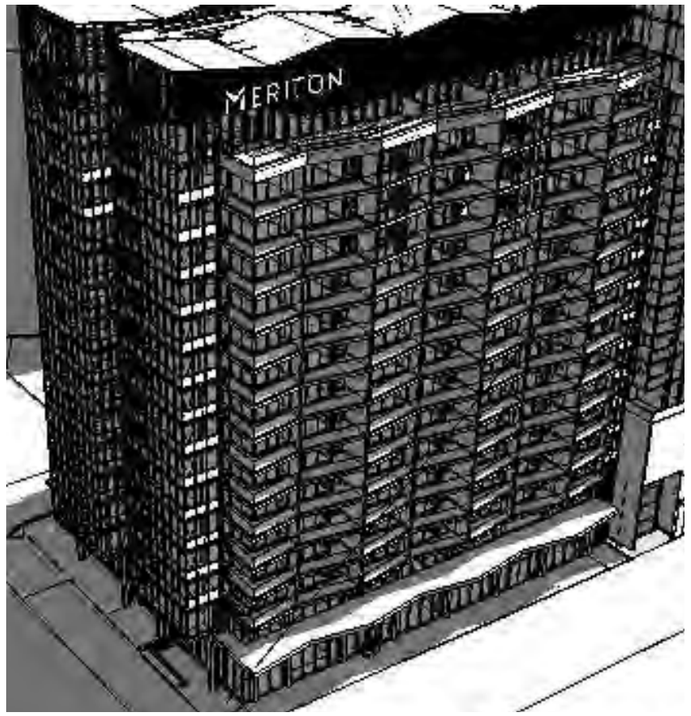
REV.
-

DRAWING NO.
DA810

BIMcloud: FK/DTB/MDL/D/023 - BIMcloud
Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197

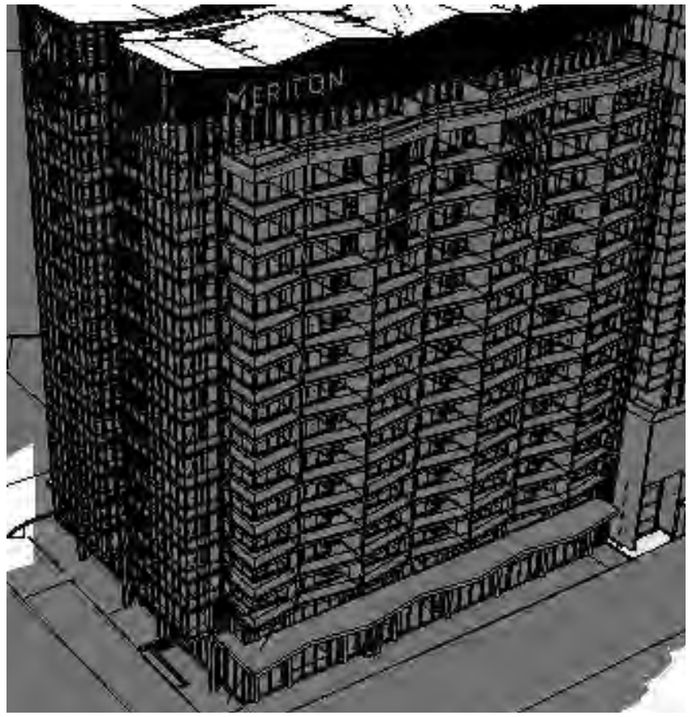


01 - 10am June
ALLARA STREET EAST ELEVATION

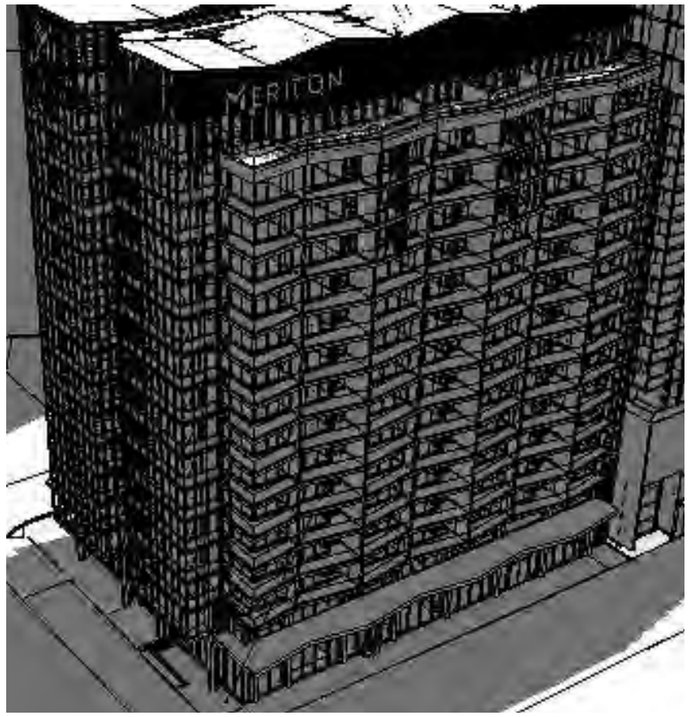


02 - 10am September
ALLARA STREET EAST ELEVATION

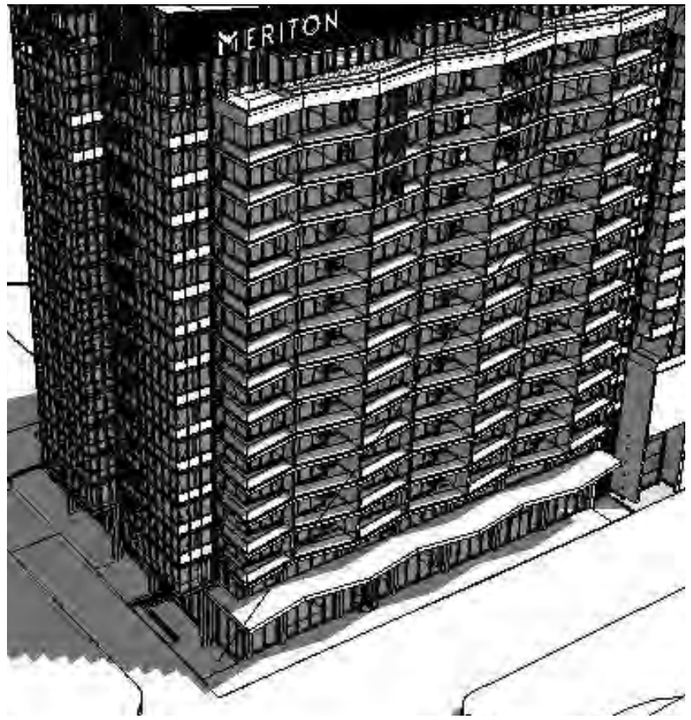
03 - 10am December
ALLARA STREET EAST ELEVATION



04 - 11am June
ALLARA STREET EAST ELEVATION



05 - 11am September
ALLARA STREET EAST ELEVATION



06 - 11am December
ALLARA STREET EAST ELEVATION

REVISION

> -	SECTION 197	PM	13.09.2021

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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 10AM -11AM
JUNE, SEPTEMBER & DECEMBER

7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

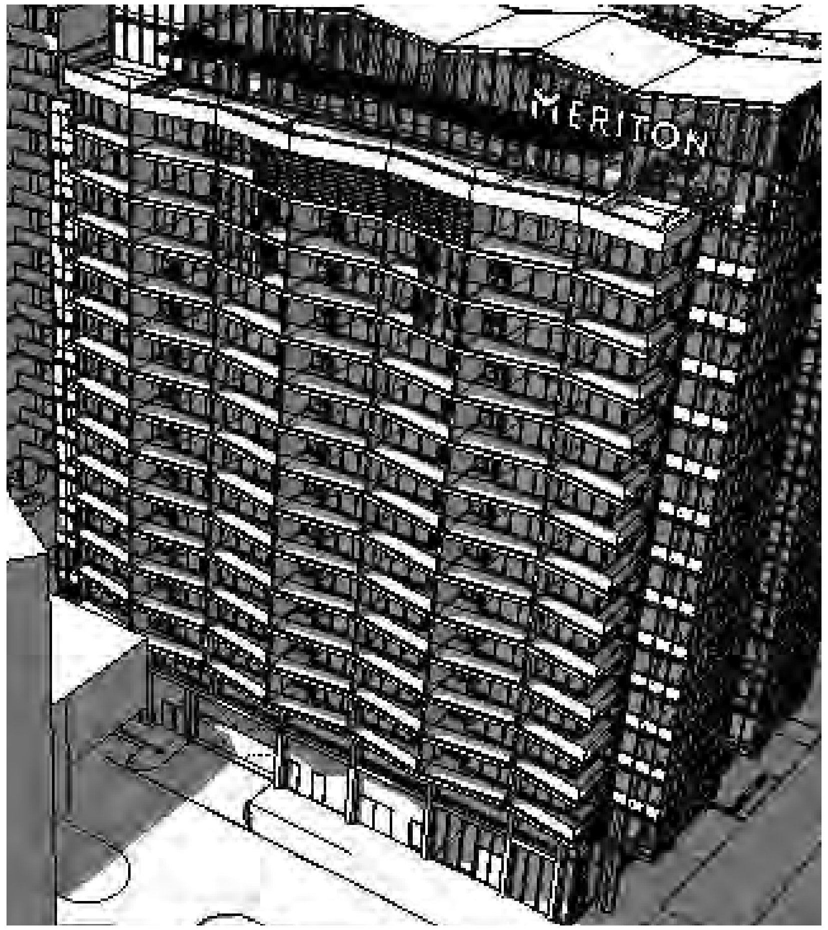
SCALE
N.T.S.@A3

REV.
-

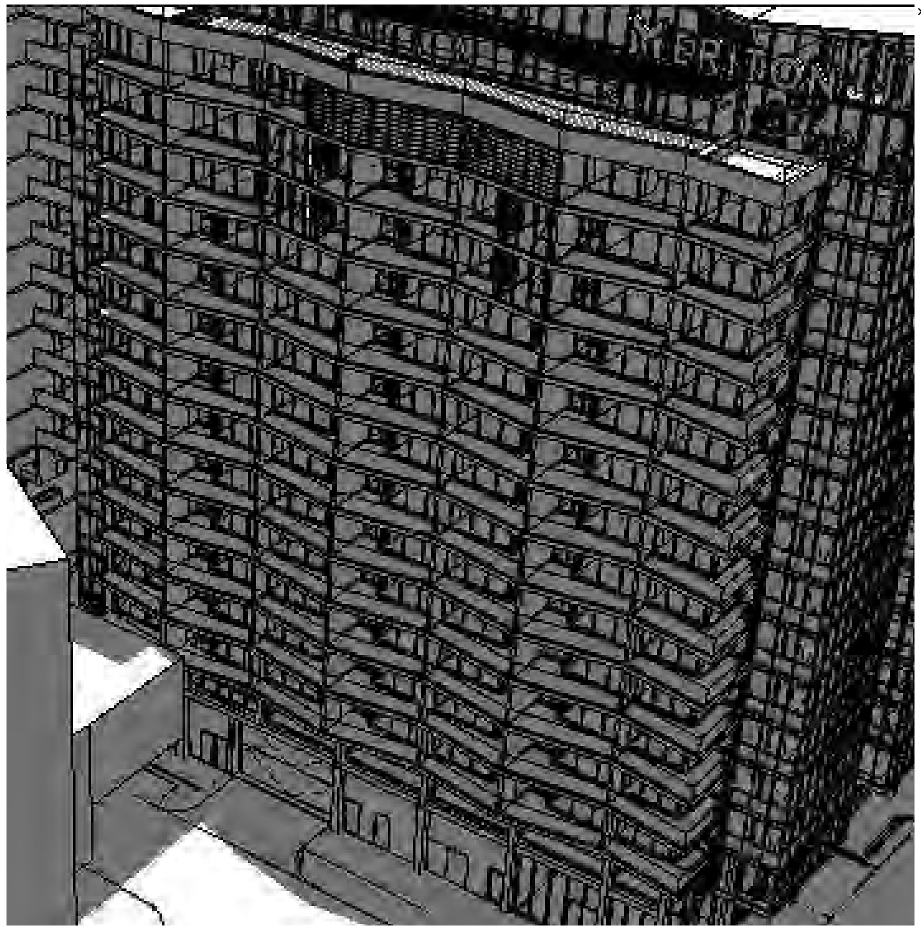
DRAWING NO.
DA811

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud
Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197

01 -
12pm June
RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

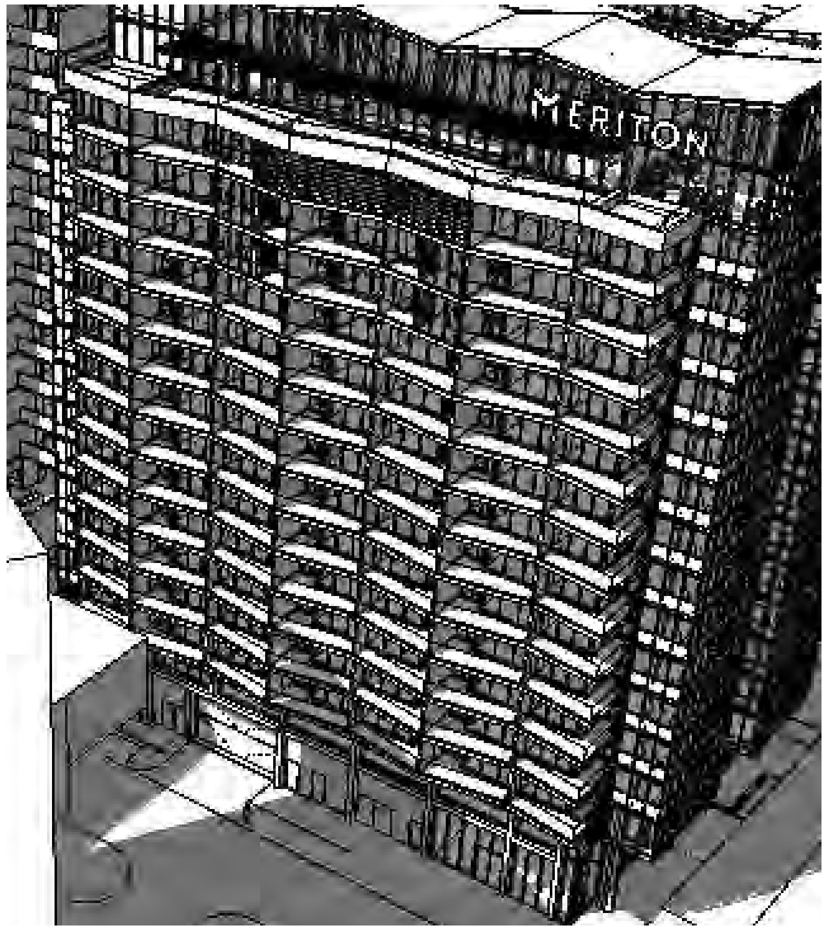


02 -
12pm September
RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

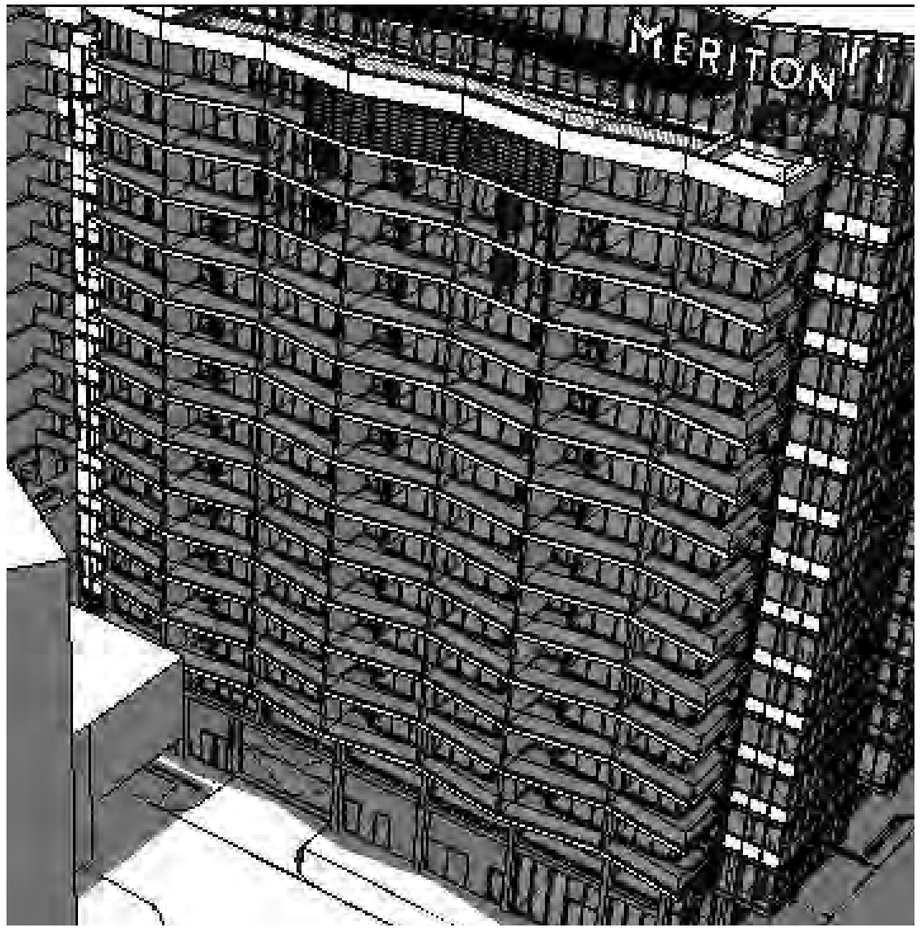


03 -
12pm December
RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

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 197	PM	13.09.2021

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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 12NOON-1PM
JUNE, SEPTEMBER & DECEMBER

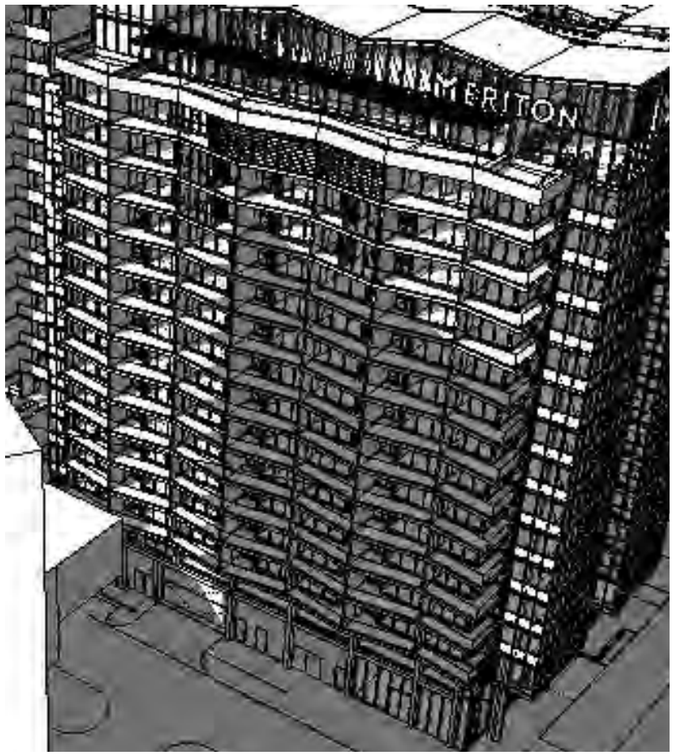
ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
-

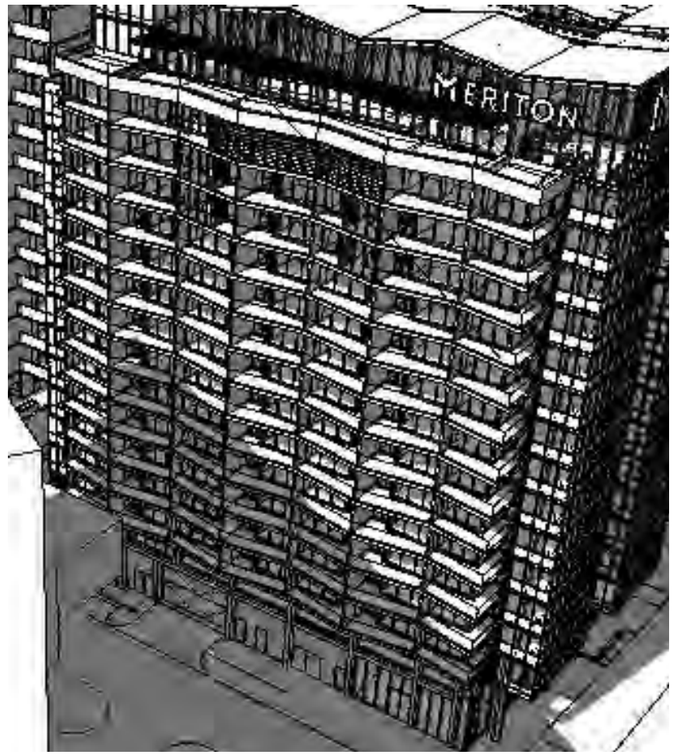
DRAWING NO.
DA812

BIMcloud: FKSYDBIMCLOUD23 - BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197



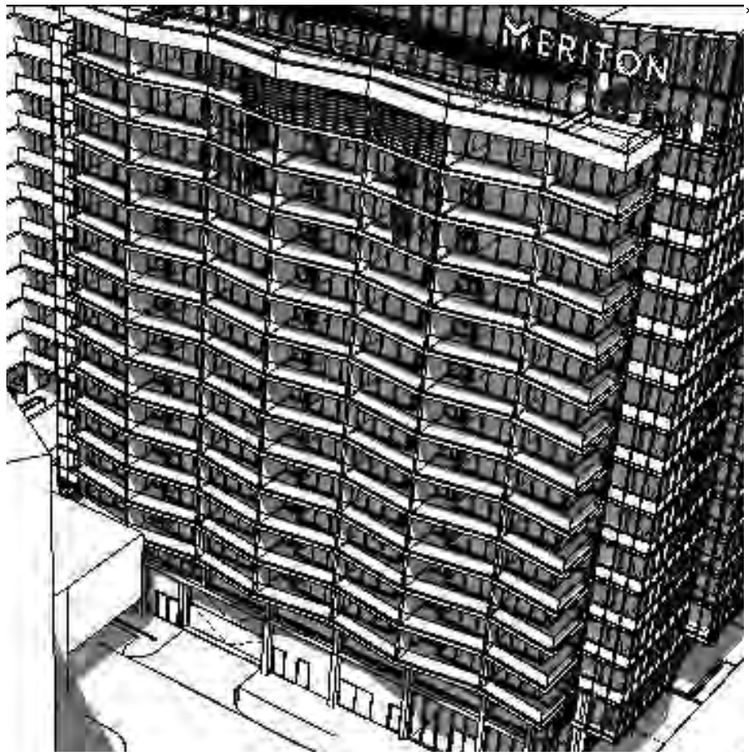
01 - 2pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN



02 - 2pm September

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

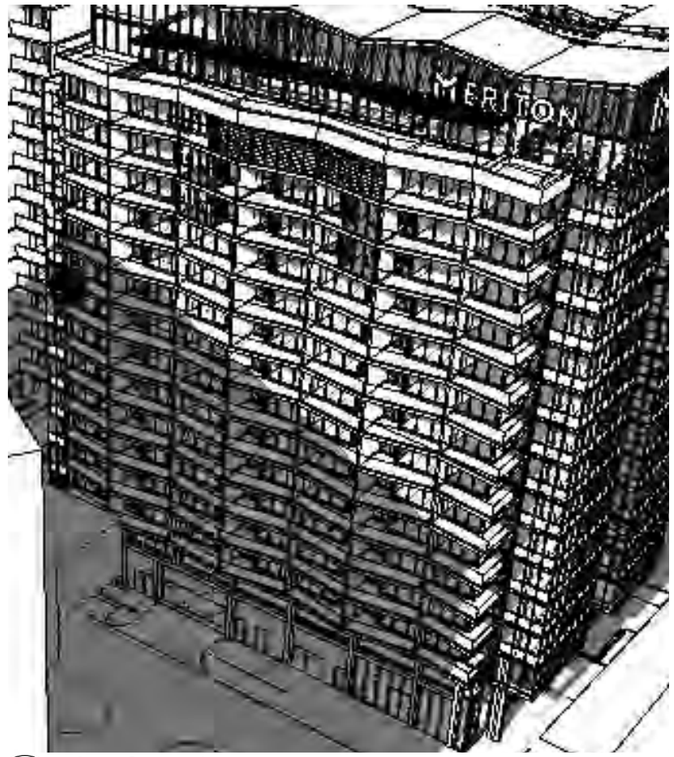


03 - 2pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

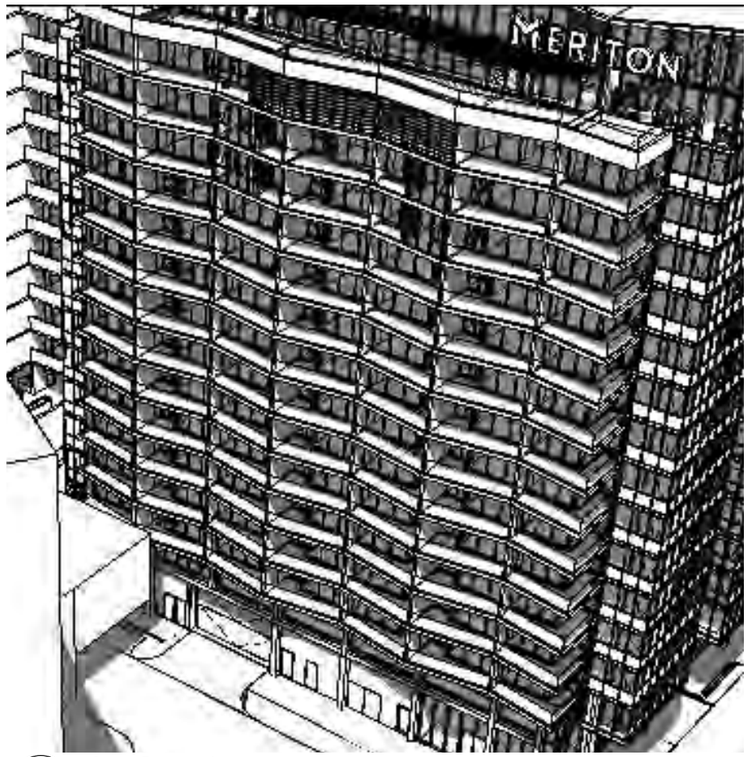
04 - 3pm June

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 197	PM	13.09.2021

©Mcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197

©Mcloud: FK/SYS/MCL/0U023

NOT FOR CONSTRUCTION

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

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

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
CANBERRA ACT 2061

DRAWING TITLE
SUPPLEMENTARY DRAWINGS
SOLAR ANALYSIS 2PM - 3PM
JUNE, SEPTEMBER & DECEMBER

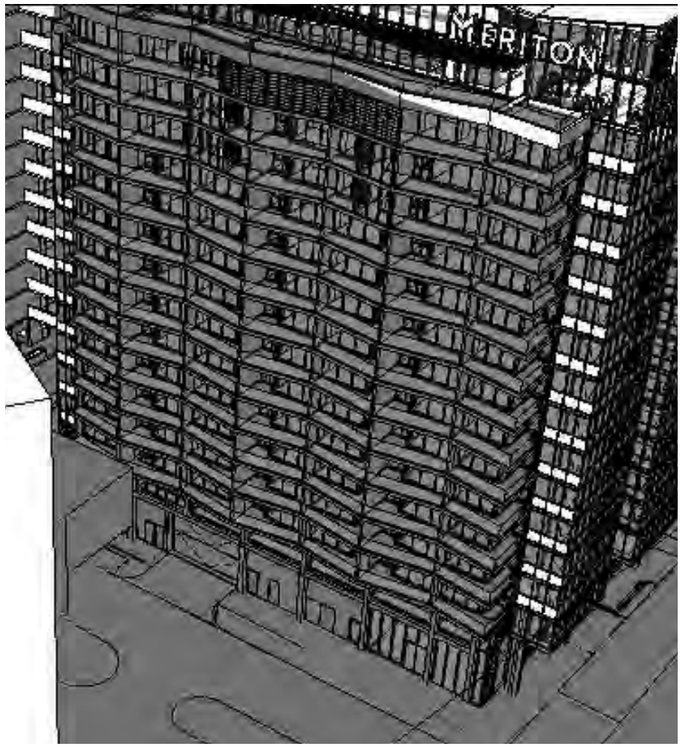
7

ISSUE PURPOSE
DEVELOPMENT APPLICATION

SCALE
N.T.S.@A3

REV.
-

DRAWING NO.
DA813



01 - 4pm June

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

02 - 4pm September

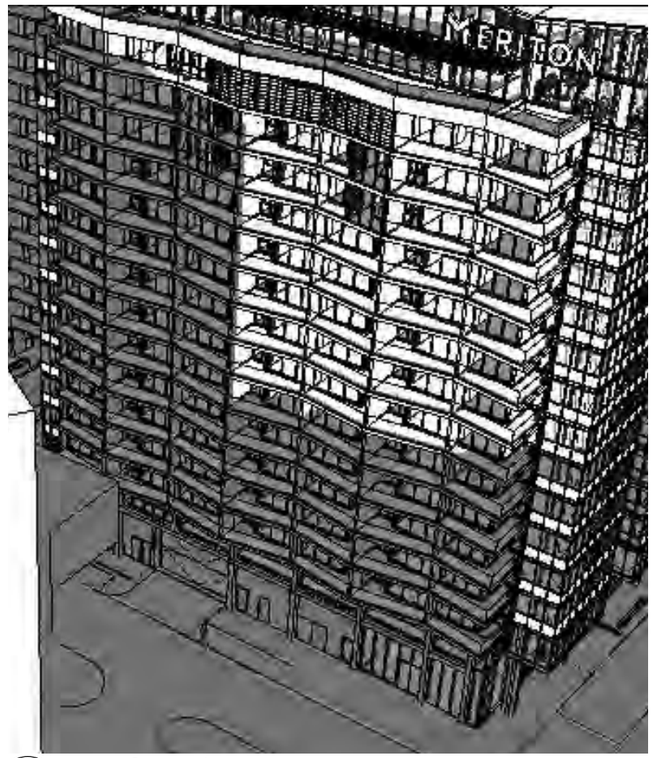
RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

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

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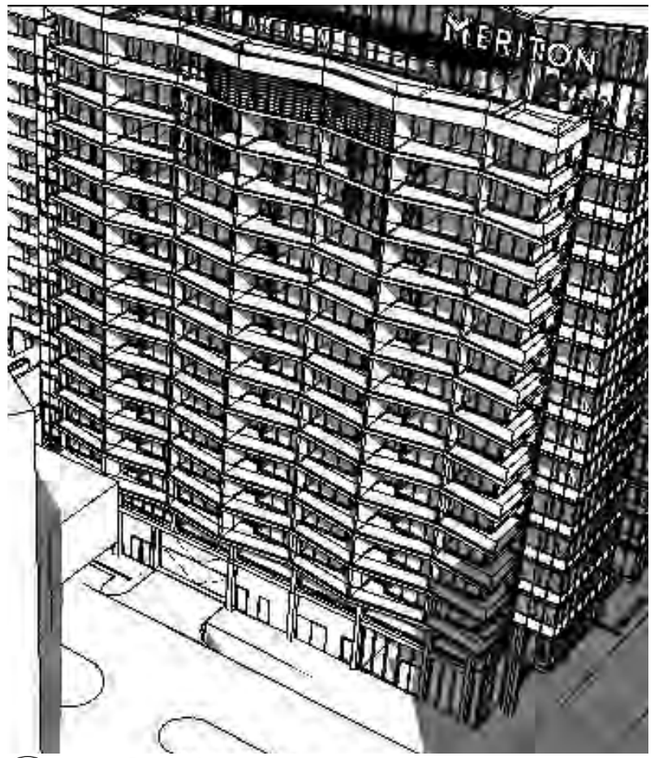

06 - 5pm December

RABAUL LANE WEST ELEVATION
PROPOSED SCREENS NOT SHOWN

REVISION

-	SECTION 197	PM	13.09.2021

NOT FOR CONSTRUCTION

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PROJECT
MERITON SUITES CANBERRA
40 ALLARA ST
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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

BIMcloud Basic for ARCHICAD 23/19125 - 40 Allara St Canberra/19125 Submitted Section197
BIMcloud : FKSYDBIMCLOUD023

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.

Redacted Pages (multiples)

The following documents have been redacted in full under the following provisions:

Document number. (page ref.)	Exemption Provision
Folio 82 - Binders 50 - pages 19 to 77 Folio 83 - Binder 51 - pages 1 to 29	Duplicate

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The following documents have been redacted in full under the following provisions:

Document number. (page ref.)	Exemption Provision
Folio 82 - Binders 50 - pages 19 to 77 Folio 83 - Binder 51 - pages 1 to 29	Duplicate

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 OF GEOTECHNICAL REPORT BY DOUGLAS PARTNERS REPORT 94370.00.R.001.REV0, DATED DECEMBER 2019.

2. BORED PILES HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING CAPACITY OF 3000kPa, 5000kPa & 7000kPa WITH SHAFT ADHESION OF 300kPa, 700 kPa & 500kPa.

3. PAD FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING PRESSURE OF 3000kPa, 5000kPa & 7000kPa.

4. STRIP FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE END BEARING PRESSURE OF 3000kPa & 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

THE NUMBER IMMEDIATELY FOLLOWING THE N SYMBOL IS THE BAR DIAMETER IN MILLIMETRES. (E.G. N20 IS A 20 DIA. BAR GRADE 500N)

12. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON PLASTIC TIPPED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 900 CENTRES BOTH WAYS. BARS ARE TO BE TIED AT ALTERNATE INTERSECTIONS WITH WIRE TIES. IN EXPOSURE CONDITIONS OF B2 OR C, USE ONLY PLASTIC CHAIRS.

13. LAPS AND SPLICES SHALL BE MADE ONLY IN THE POSITIONS AND TO THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS. FABRIC SHALL BE LAPPED TWO TRANSVERSE WIRES PLUS 50mm JOGGLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS, BUNDLED BARS SHALL BE TIED TOGETHER AT CENTRES OF 30 BAR DIAMETERS WITH THREE (3) WRAPS OF THE WIRE.

14. DO NOT WELD REINFORCEMENT EXCEPT AS SHOWN ON THE DRAWINGS, OR AS APPROVED BY THE ENGINEER. IF APPROVED SUCH WELDING SHALL COMPLY WITH AS1554.3

15. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, CONCRETE SIZES DO NOT INCLUDE THICKNESS OF APPLIED TOPPING IF APPROVED. SUCH WELDING SHALL COMPLY WITH AS1554.3

16. NO PENETRATIONS, HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE APPROVAL OF THE ENGINEER. ENSURE DETAILS FOLLOWED FOR EXTRA REINFORCEMENT.

17. FOR CHAMFERS, GROOVES, REGLETS REFER TO ARCHITECTURAL DETAILS. MAINTAIN COVER AT ALL DETAILS.

18. PLACE CONCRETE IN LAYERS SUCH THAT EACH SUCCEEDING LAYER IS BLENDED INTO THE PRECEDING ONE BY THE COMPACTION PROCESS. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENOUS MASS COMPLETELY FILLING THE FORMWORK AND THOROUGHLY EMBEDDING THE REINFORCEMENT.

19. COMPACTION: USE IMMERSION AND SCREED VIBRATORS ACCOMPANIED BY HAND METHODS AS APPROPRIATE TO REMOVE AIR BUBBLES AND COMPACT THE MIX. USE FORM VIBRATORS WHERE USE OF IMMERSED VIBRATORS IS IMPRACTICABLE. ENSURE CONCRETE IS FULLY COMPACTED AND ENTRAPPED AIR REMOVED. BUT AVOID OVER VIBRATION THAT MAY CAUSE SEGREGATION. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG THE FORMS.

20. CURE AS SOON AS THE SURFACE OF THE CONCRETE HAS HARDENED SEVEN DAYS. CURE BY ONE OF THE FOLLOWING MEANS.

PONDING OR CONTINUOUS SPRINKLING WITH WATER, OR THE USE OF WET COVERINGS SUCH AS HESSIAN OR SAND.

SHEETING MUST BE PROTECTED FROM WIND AND TRAFFIC.

21. DURING HOT OR WINDY WEATHER, USE ALIPHATIC ALCOHOL SPRAYED ON AFTER SCREEDING TO PREVENT PLASTIC SHRINKAGE OF TOP SURFACE UNTIL CURING IS APPLIED.

22. THE SUBCONTRACTOR SHALL GIVE AT LEAST TWENTY FOUR HOURS NOTICE SO THAT INSPECTION MAY BE MADE OF THE FOLLOWING:

MEMBRANE INSTALLED ON THE SUB-BASE (WHERE APPLICABLE)
REINFORCEMENT AND TENDONS FIXED IN PLACE;
CORES AND EMBEDMENTS FIXED IN PLACE;

NO CONCRETE SHALL BE PLACED UNTIL INSPECTION IS COMPLETED.

23. UNDERLAY MEMBRANE SHALL BE HIGH-IMPACT RESISTANCE POLYETHYLENE FILM TO AS1326 GRADE IR3. LAP JOINTS SHALL HAVE AT LEAST 200mm OVERLAP, SEALED WITH PRESSURE-SENSITIVE ADHESIVE TAPE. PLACE METAL OR PLASTIC PLATES UNDER REINFORCING CHAIRS TO AVOID PUNCTURING MEMBRANE.

24. MAKE CONSTRUCTION JOINTS WHERE SHOWN ON THE STRUCTURAL DRAWINGS. DO NOT RELOCATE OR ELIMINATE A CONSTRUCTION JOINT. DO NOT MAKE A CONSTRUCTION JOINT NOT SHOWN ON THE STRUCTURAL DRAWINGS, WITHOUT PRIOR APPROVAL OF THE ENGINEER. BEFORE FRESH CONCRETE IS PLACED AT A CONSTRUCTION JOINT, ROUGHEN AND CLEAN THE HARDENED CONCRETE SURFACE OF THE JOINT SO THAT ALL SOFT MATERIAL, FOREIGN MATTER AND LAITANCE IS REMOVED. JUST PRIOR TO PLACEMENT, DAMPEN THE HARDENED CONCRETE SURFACE, WITHOUT LEAVING FREE WATER JUST BEFORE PLACING CONCRETE.

25. ENSURE A MINIMUM 24 HOURS BETWEEN POURING ALL CONSTRUCTION JOINT, AND BETWEEN POURING VERTICAL AND HORIZONTAL ELEMENTS.

26. CONSTRUCTION SUPPORT PROPPING SHALL BE LEFT IN PLACE AS REQUIRED IN ORDER TO AVOID OVERSTRESSING A COMPLETED FLOOR DUE TO CONSTRUCTION LOADING. ALL BACKPROPPING SHALL BE APPROVED BY THE ENGINEER.

27. BRICKWORK OR UNREINFORCED CONCRETE MASONRY BLOCKWORK SHALL NOT BE BUILT ON SUSPENDED CONCRETE SLABS OR BEAMS UNTIL SUPPORTING FORMWORK HAS BEEN REMOVED.

28. CONDUITS AND PIPES SHALL BE LOCATED IN THE MIDDLE OF THE SLAB OR BEAM DEPTH AND SHALL BE SPACED HORIZONTALLY AT A MINIMUM OF 3 TIMES THE CONDUIT DIAMETER, CONDUITS AND PIPES.

29. UNLESS NOTED OTHERWISE CONCRETE STRENGTH SHOULD BE F'c = 32 AT 28 DAYS. CONCRETE MIX DESIGN TO ACHIEVE MAXIMUM SHRINKAGE STRAIN OF 650μm AT 56 DAYS. WATER/CEMENT RATIO TO BE A MAXIMUM OF 0.5.

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	(kpZ) 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	Sp/μ	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 (% 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 POSITIONING THE BOLTS WHEN CASTING IN.

16. GALVANISING SHALL BE TO AS4680 (MEMBERS) OR AS1214 (THREADED FASTENERS).

COATING MASS: AVERAGE - 600g/m^2
(MEMBERS) MINIMUM - 550g/m^2

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.

LEGEND/ABBREVIATIONS

E/W	EACH WAY
E/F	EACH FACE
E/S	EACH SIDE
B/S	BOTH SIDES
N/F	NEAR FACE
F/F	FAR FACE
T/B	TOP AND BOTTOM
(u)	MEMBER UNDER
(o)	MEMBER OVER
(b)	MEMBER BEYOND
UNO	UNLESS NOTED OTHERWISE
EB-	EDGE BEAM
IB-	INTERNAL BEAM
GEB-	GARAGE EDGE BEAM
TH	SLAB THICKENING
PMJ	PERMANANT MOVEMENT JOINT
CJ	CONSTRUCTION JOINT
CTS	CENTRES
AJ	ARTICULATION JOINT
SJ	SAW CUT JOINT
KJ	KEY JOINT
DJ	DOWELLED JOINT
DKJ	DOWELLED KEY JOINT
NSOP	NSOP NOT SHOWN ON PLAN
NSOE	NSOE NOT SHOWN ON ELEVATION
CL	CENTRE LINE
CFW	CONTINUOUS FILLET WELD
FSBW	FULL STRENGTH BUTT WELD
FPBW	FULL PENETRATION BUTT WELD
LL	LIVE LOAD
SDL	SUPERIMPOSED DEAD LOAD
w	WIDTH/WIDE
h	HEIGHT/HIGH
d	DEPTH/DEEP
EQ	EQUAL
NTS	NOT TO SCALE
NOM	NOMINAL
PL	PLATE
mm	MILLIMETRES
PT	POST TENSION
REO	REINFORCEMENT
DWG	DRAWINGS
GA	GENERAL ARRANGEMENT
HORIZ	HORIZONTAL
VERT	VERTICAL
PENO	SLAB PENETRATION
SB-	STEEL BEAM
RB-	RAFTER BEAM
RBR-	ROOF BRACING
ST-	STRUT
BR	BRIDGING
WBR-	WALL BRACING
P-	PURLIN
G-	GIRT
FB-	FLY BRACE
FJ-	FLOOR JOIST
UB	UNIVERSAL BEAM
UC	UNIVERSAL COLUMN
WB	WELDED BEAM
RA-	RAKING ANGLE
SA-	SHELF ANGLE
PFC	PARALLEL FLANGE CHANNEL
SHS	SQUARE HOLLOW SECTION
RHS	RECTANGULAR HOLLOW SECTION
CHS	CIRCULAR HOLLOW SECTION
MRT	MANUFACTURERS TRUSSES
TB-	TRIMMER BEAM
L-	LINTEL
TP-	TIMBER POST
DS	DOUBLE STUD
TS	TRIPLE STUD
FT-	FASCIA TRUSS
PFT-	PORTAL FRAME
TR-	TRUSS
VT-	VERTICAL TRUSS
WH-	WINDOW HEAD
WS-	WINDOW SILL
SC-	STEEL COLUMN
STB-	STUB COLUMN
AW-	AWNING BEAM
WS-	WALL STRUT
W-	WALL
BW-	BLOCK WALL
PW-	PRECAST WALL
CW-	CONCRETE/CORE WALL
SW-	STAIR/CORE WALL
LW-	LIFT WALL
WP-	WALL PARTITION
PF-	PAD FOOTING
SF-	STRIP FOOTING
CC-	CONCRETE COLUMN
A-	ANCHOR
BP-	BORED PIER
TYP	TYPICAL
MAX	MAXIMUM
MIN	MINIMUM
CB-	CAPPING BEAM
SW-	SHOTCRETE WALL
DIA	DIAMETER
SIM	SIMILAR
BH-	BORE HOLE
HW	HIGHLY WEATHERED
EW	EXTREMELY WEATHERED
MW	MODERATELY WEATHERED
NGL	NATURAL GROUND LINE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
R.A.D.	REFER ARCHITECT DETAIL
SL	SQUARE MESH
RL	RECTANGULAR MESH
N/A	NOT APPLICABLE
'T'	TRIMMER BAR
SOG	SLAB ON GROUND
HJ	HORIZONTAL JOINT
VJ	VERTICAL JOINT
DMJ	DUMMY JOINT
L/LG	LONG
D-	DOWELS
FRL	FIRE RATING LEVEL
NLB	NON LOAD BEARING

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Solution Focused Thinking

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certis (ACT) Pty Ltd
License No. Sch 2.2(a)(ii)

ACT 1258
Block 4 Section 12 Canberra City

Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

Sch 2.2(a)(ii)

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
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

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APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 1

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

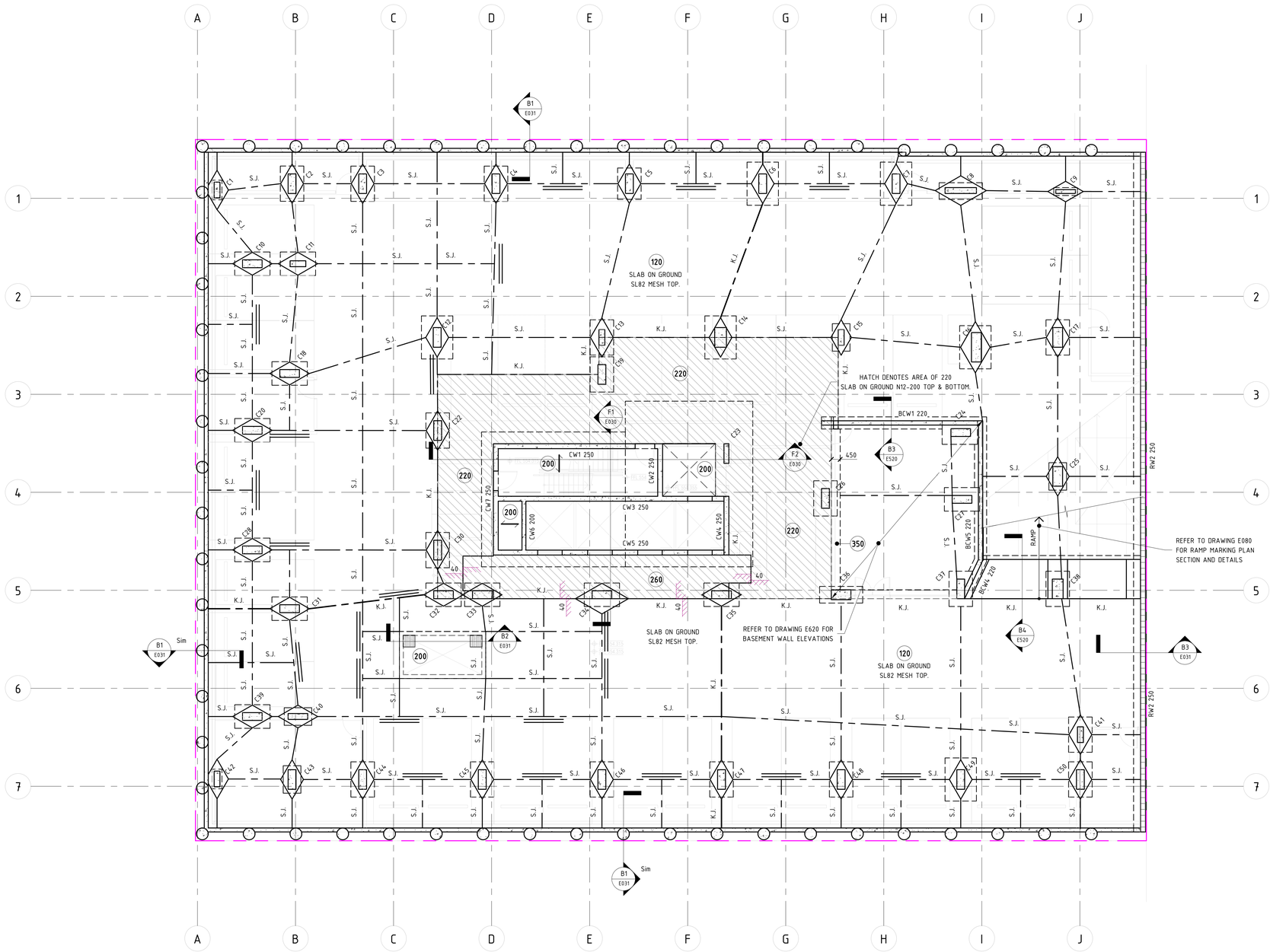
DRAWING TITLE
GENERAL NOTES

PROJECT No. 7774

NORTH POINT

DRAWING No. E002

AMDT A



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 SLAB THICKNESSES SHOWN ARE MINIMUM.

NOTE:
ALL UPSTAND/SPANDREL/HOB HEIGHTS, CRASH BARRIERS & PLANTER WALLS - REFER TO ARCHITECTURAL DRAWINGS.

SLAB ON GROUND REINFORCEMENT:
- 120 THICK SLAB ON GROUND 1 LAYER SL82 FABRIC, TOP, 30 COVER
- 220 THICK SLAB ON GROUND (TANKS) N12-200 EW, TOP AND BOTTOM, 40 COVER

QUANTITIES - BUDGET MEASURE

POST TENSIONING IN SLAB	RATE: NA TOTAL: NA
REINFORCEMENT IN SLAB	RATE: 40 kg/m³ TOTAL: 7.2 T
CONCRETE VOLUME	TOTAL: 178.8 m³
CONCRETE AREA	TOTAL: 1561 m²
THESE QUANTITIES DO NOT ALLOW FOR OFFCUTS OR WASTAGE	

NOTE: THESE RATE / TONNAGES DO NOT INCLUDE RAMPS.

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
TANKS - REFER TO DRAWING E620 FOR DETAILS
COLUMNS - REFER TO DRAWINGS E005 TO E019 FOR DETAILS
PRECAST WALLS - REFER TO E600 SERIES DRAWINGS 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 - A0098 - FLOOR PLAN REV - 02

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

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BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certis (ACT) Pty Ltd
License No. Sch 2.2(a)(ii)

ACT 1258
Block 4 Section 12 Canberra City

Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

Sch 2.2(a)(ii)

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
B	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
A	ISSUED FOR CONSTRUCTION CERTIFICATE	MM	27.04.2021	GC
8	REVISED AS CLOUDED	MM	16.04.2021	GC
7	ISSUED FOR TENDER	MM	13.04.2021	GC
6	ISSUED FOR TENDER	MM	19.03.2021	GC
5	ISSUED FOR TENDER	MM	04.03.2021	GC
4	DRAFT CONCRETE TENDER	MM	19.02.2021	GC
3	ISSUED FOR INFORMATION	MM	22.12.2020	GC
2	ISSUED FOR INFORMATION	MM	14.12.2020	GC
1	ISSUED FOR INFORMATION	MM	10.12.2020	GC

ARCHITECT / BUILDING DESIGNER
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CONSULT AUSTRALIA

APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

DRAWING TITLE
BASEMENT 2 MARKING PLAN

NORTH POINT

PROJECT No. 7774

DRAWING No. E201

AMDT B

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

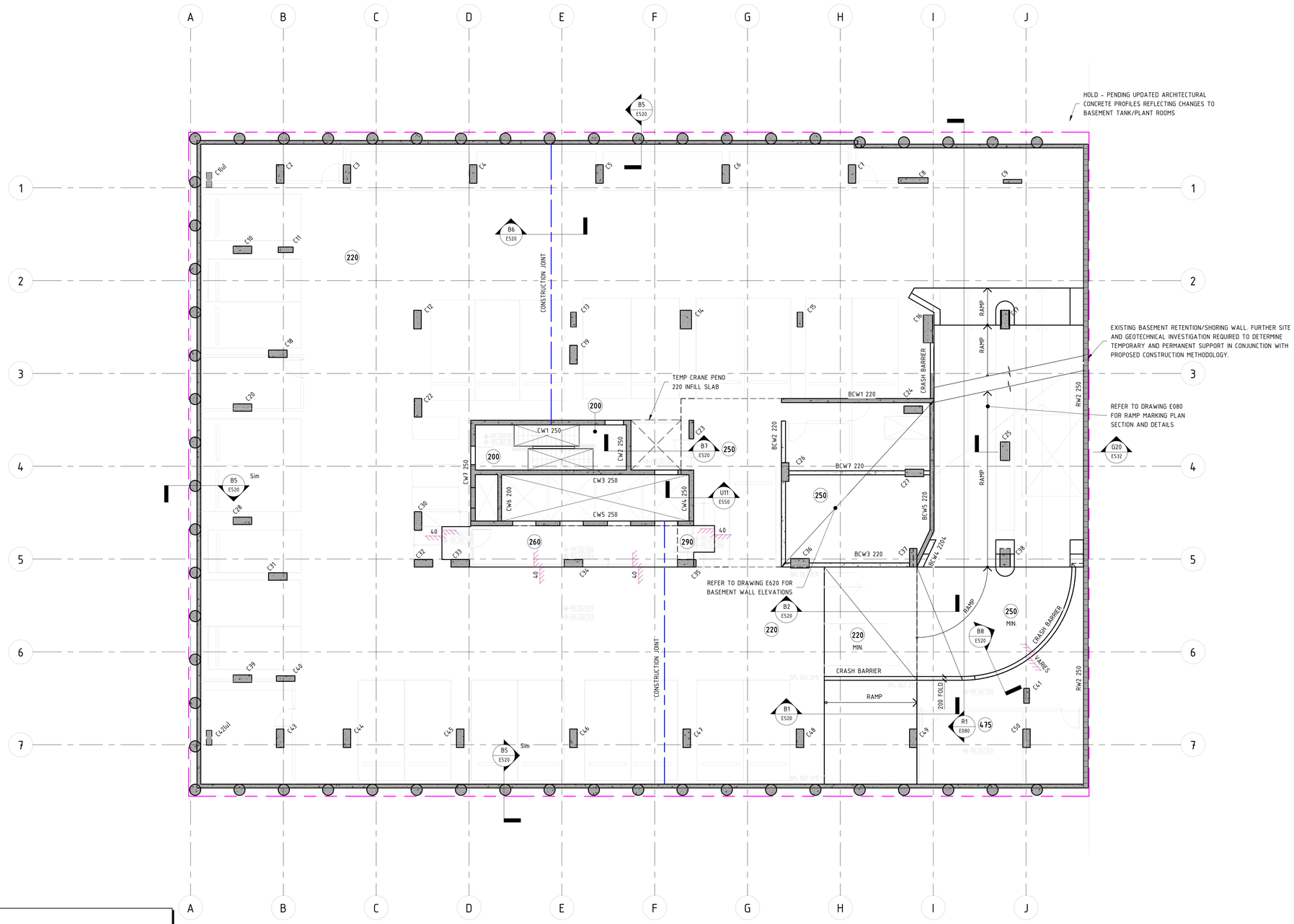
- THK — DENOTES SLAB THICKNESS OVERALL U.N.O
- DENOTES WALL/COLUMN UNDER
- DENOTES CONCRETE WALL/COLUMN OVER
- DENOTES CONCRETE WALL/COLUMN OVER & UNDER
- DENOTES LOAD BEARING PRECAST PANEL
- DENOTES NON LOAD BEARING PRECAST PANEL
- DENOTES PRECAST BALUSTRADE
- DENOTES STEP IN SOFFIT
- DENOTES SECONDARY 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.

QUANTITIES - BUDGET MEASURE

POST TENSIONING IN SLAB	RATE: 4.5 kg/m² TOTAL: 6.6 T
REINFORCEMENT IN SLAB	RATE: 55 kg/m³ TOTAL: 18.37 T
CONCRETE VOLUME	TOTAL: 334 m³
CONCRETE AREA	TOTAL: 1450 m²
THESE QUANTITIES DO NOT ALLOW FOR OFFCUTS OR WASTAGE	

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
RAMP DRAWINGS - REFER TO DRAWINGS E080 & E081 FOR DETAILS
TANKS - REFER TO DRAWING E620 FOR DETAILS
COLUMNS - REFER TO DRAWINGS E005 TO E019 FOR DETAILS
PRECAST WALLS - REFER TO E600 SERIES DRAWINGS 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 - A0099 - FLOOR PLAN	REV - 02

CERTIS
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Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

Sch 2.2(a)(ii)

NOTE: B1 DRAWING SHEET

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
B	ISSUED FOR CONSTRUCTION	MM	10.05.2021	GC
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6	ISSUED FOR TENDER	MM	19.03.2021	GC
5	ISSUED FOR TENDER	MM	04.03.2021	GC
4	DRAFT CONCRETE TENDER	MM	19.02.2021	GC
3	ISSUED FOR INFORMATION	MM	22.12.2020	GC
2	ISSUED FOR INFORMATION	MM	14.12.2020	GC
1	ISSUED FOR INFORMATION	MM	10.12.2020	GC

ARCHITECT / BUILDING DESIGNER
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CONSULT AUSTRALIA

APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

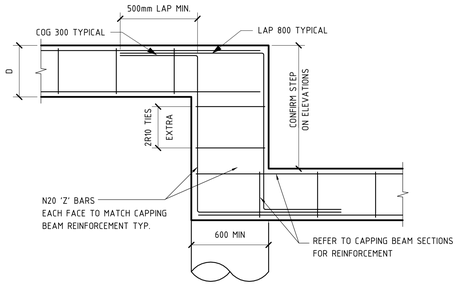
DRAWING TITLE
BASEMENT 1 MARKING PLAN

NORTH POINT

PROJECT No. 7774

DRAWING No. E202

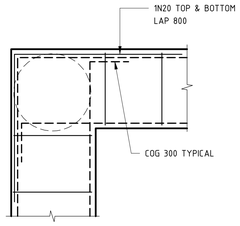
AMDT B



TYPICAL STEP IN CAPPING BEAM DETAIL

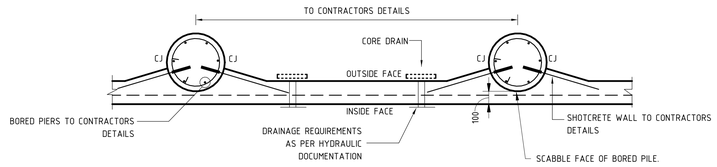
SCALE 1 : 20

NOTE:
ALL STEPS TO BE LOCATED DIRECTLY OVER PIERS



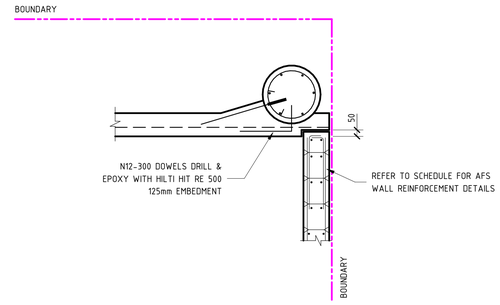
TYPICAL CAPPING BEAM CORNER DETAIL

SCALE 1 : 20



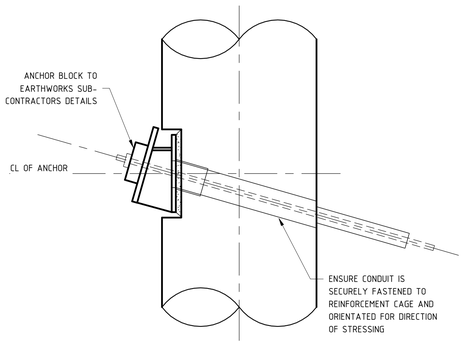
TYPICAL BORED PIER/SHOTCRETE WALL DETAILS

SCALE 1:20 @ B1



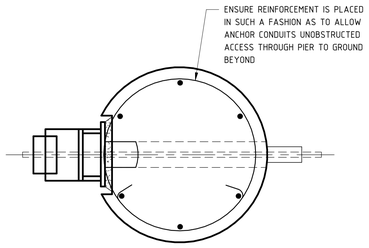
TYPICAL AFS TO SHORING WALL CONNECTION DETAIL

SCALE 1:20 @ B1



TYPICAL ANCHOR HEAD DETAIL

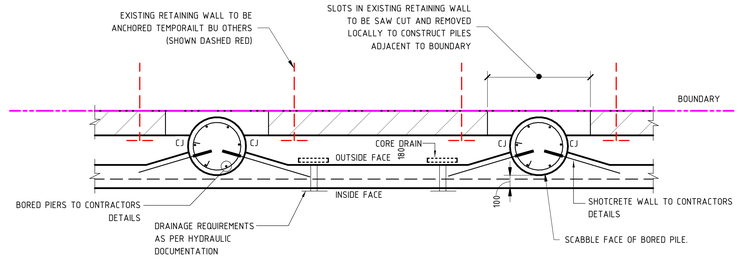
SCALE 1:10 @ A1



PLAN VIEW

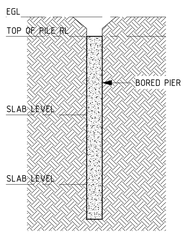
TYPICAL ANCHOR HEAD DETAIL

SCALE 1:10 @ A1



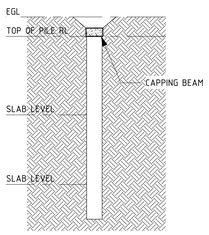
TYPICAL EXISTING RETAINING WALL AT PILE LOCATION DETAIL

SCALE 1:20 @ B1



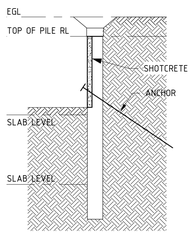
STAGE 1

SETOUT, DRILL & POUR SHORING PILE



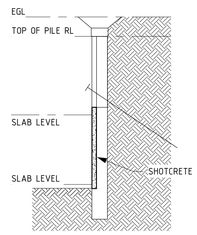
STAGE 2

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



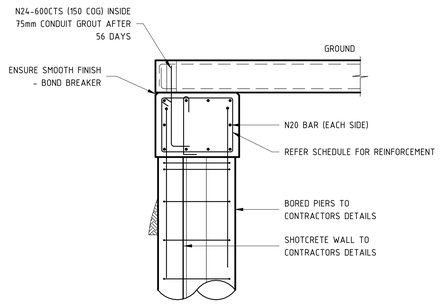
STAGE 4

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

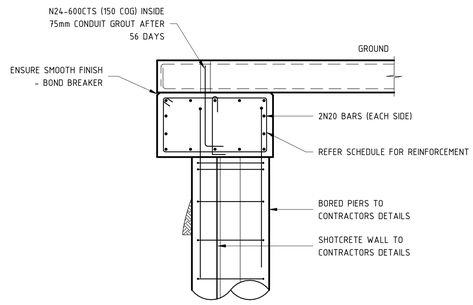
SCALE 1:100 @ A1

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

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Certis (ACT) Pty Ltd
License No. [redacted]

ACT 1256
Block 4 Section 12 Canberra City

Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

Sch 2.2(a)(ii)

REFER TO SMART STRUCTUR FOR SHORING DETAILS, PROJECT NUMBER 210

- 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

No.	AMENDMENT	APPROVED	DATE	AMENDED BY
B	ISSUED FOR CONSTRUCTION	MM	06.05.2020	GC
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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

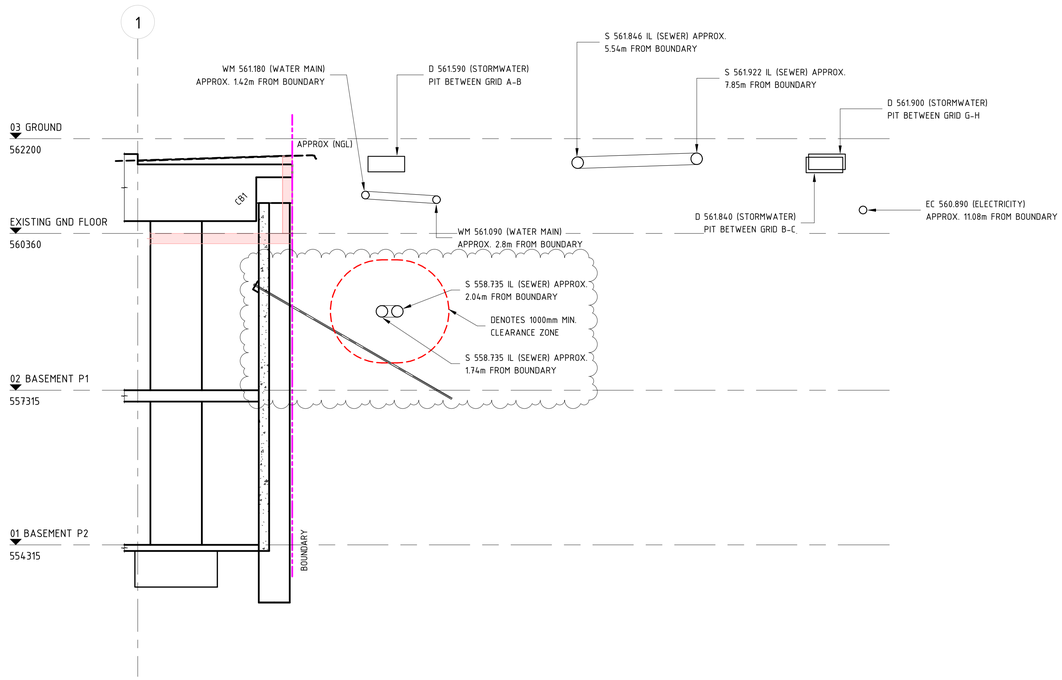
DRAWING TITLE
TYPICAL BORED PIER DETAILS - SHEET 1

NORTH POINT

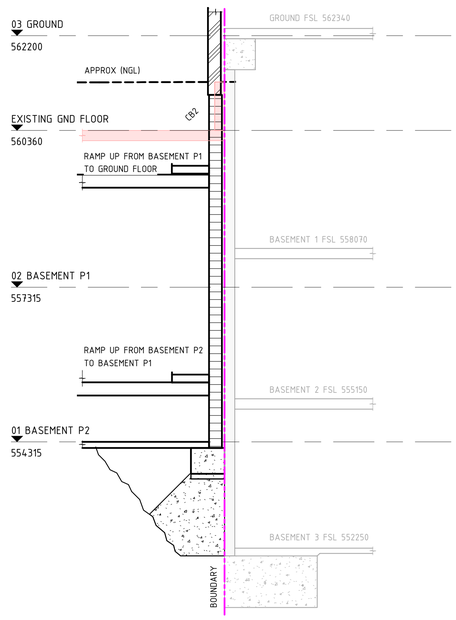
PROJECT No. 7774

DRAWING No. E032

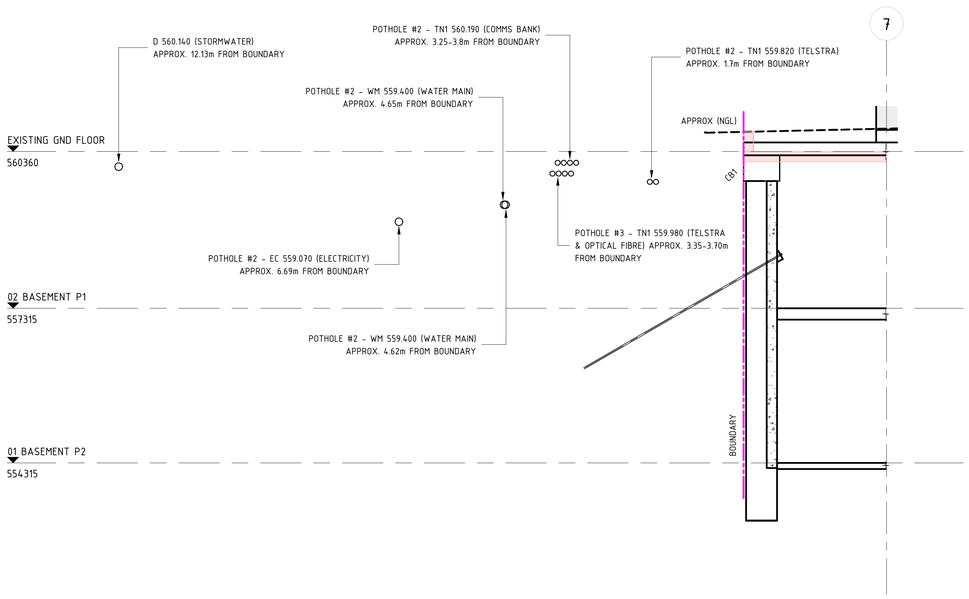
AMDT B



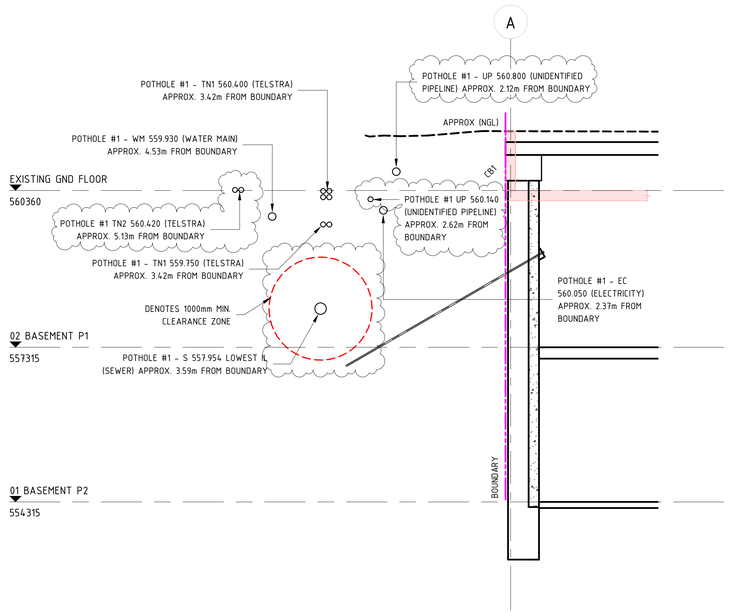
1 E100 SECTION
SCALE 1 : 50 @ B1



2 E100 SECTION
SCALE 1 : 50 @ B1



3 E100 SECTION
SCALE 1 : 50 @ B1



4 E100 SECTION
SCALE 1 : 50 @ B1

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

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 INFORMA[illegible] O ARCHITECT'S DRAWINGS FOR FINAL LEVELS.
2. ALL ANCHOR LOCATIONS TO [illegible]
3. TEMPORARY PILING PLATFOR[illegible] D DURING CONSTRUCTION TO BE PROVIDE[illegible]
4. ALL SERVICES TO BE LOCA[illegible] ACATION, INSTALLATION OF PILES/ANCHO[illegible]
5. TEMPOARY ANCHORS TO BE [illegible] P TO LOWER GROUND FLOOR IS POURED AND C[illegible] GROUTED AFTER 56 DAYS.

EXCAVATION AND GEOTE[illegible]
- DURING EXCAVATION CLOSE INSPECTION OF THE ROCK BY A QUALIFIED GEOTECHNICAL ENGINE[illegible] TO CHECK THAT ROCK ANCHORS ARE[illegible] RS ARE REQUIRED.
- FULL EXTENT OF ANC[illegible] ONCE EXCAVATION HAS BEE[illegible]

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Solution Focused Thinking
BUILDING APPROVAL
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License No. [redacted]
ACT 1258
Block 4 Section 12 Canberra City
Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

Sch 2.2(a)(ii)

AWING SHEET

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APPROVED	MM
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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 2

NORTH POINT

PROJECT No. 7774

DRAWING No. E033

AMDT B

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
CAPPING BEAM	N40	20	80

ELEMENT	TOP CLEAR COVER	BOTTOM CLEAR COVER	SIDE CLEAR COVER
CAPPING BEAM	50	50	50

LEGEND

- A1 — DENOTES ANCHOR LOCATION TO CONTRACTORS DETAILS
- SJ — DENOTES SHOTCRETE WALL SAWN JOINT - REFER BORED PIER DETAILS
- DENOTES APPROXIMATE LOCATION/S OF BORE HOLES - REFER TO GEOTECHNICAL REPORT FOR EXACT LOCATIONS.
- STEP — DENOTES STEP IN CAPPING BEAM. REFER TO ELEVATIONS FOR EXACT LOCATIONS.
- DENOTES LOCATION OF SITE BOUNDARY
- '*' — DENOTES NO ALLOWANCE FOR SUBFLOOR DRAINAGE TO INTERCEPT GROUNDWATER SEEPAGE AND/OR LOCALISED FLOWS OF SHORT TERM DURATION FOLLOWING STORM EVENTS, HYDRAULIC ENGINEER TO CONFIRM.

BORE HOLE SCHEDULE

BORE NUMBER	DEPTH TO BEDROCK (m)	DEPTH TO HIGH STENGTH ROCK (m)	DEPTH TO VERY HIGH STENGTH ROCK (m)
BH1	NE	NE	NE
BH1A	1.0	3.6	5.0
BH2	0.8	1.0	NE (HIGH TO VERY FROM 1.7)
BH3	0.4	3.9	NE (HIGH TO VERY FROM 6.0)
BH4	1.8	2.2	FROM 2.2-6.0m AND 8.0-8.5m

ALLOWABLE BEARING PRESSURES

FOUNDING STRATUM	ALLOWABLE END BEARING PRESSURE (kPa)		ALLOWABLE SHAFT ADHESION (kPa)#1
	PADS AND STRIP FOOTINGS	BORED PIERS#2	
MEDIUM STRENGTH ROCK	3000	3000	300
HIGH STRENGTH ROCK	5000	5000	500
VERY HIGH STRENGTH ROCK	7000	7000	700

#1 COMPRESSION LOADING ONLY AND INGORES THE IMPACT OF ANY SURROUNDING PILES. REDUCTION WILL BE REQUIRED SHOULD ADJACENT PILES BE WOTHIN THE ZONE OF INFLUNCE OF EACH OTHER.
#2 MINIMUM DEPTH OF 2m BELOW SURROUNDING GROUND

ABOVE TABLES ARE EXTRACTS FROM DOUGLAS PARTNERS GEOTECHNICAL INVESTIGATION REPORT FOR:
PROPOSED MERITON SUITES CANBERRA
BLOCK 4 SECTION 12, CANBERRA CITY

PROJECT 94370.00
DECEMBER 2019

BEL 554.215*
(SFL 554.315)

BEL 552.075
(SFL 554.315)

BLOCK4
SECTION12
D.P.2802
CITY DIVISION
No.40

MULTI STOREY
RENDERED BUILDING
No.40

EXISTING MULTISTOREY BUILDING
20 ALLARA STREET

ESTIMATE OF EXISTING COLUMN SURCHARGE LOAD:
G = 850kN
Q = 275kN

EXISTING COLUMN FOOTINGS APPROXIMATE RL 557.350 (BOTTOM OF FOOTING)
TBC PRIOR TO COMMENCING INSTALLATION OF RETENTION WALL PILES

ESTIMATE OF EXISTING COLUMN SURCHARGE LOAD:
G = 1,275kN
Q = 415kN

POSITION OF PILES TBC DUE TO NEIGHBOURING LOWRISE BUILDING STRUCTURE

STRIP FOOTING FOR BOUNDARY BASEMENT WALL AGAINST NEIGHBOURING BASEMENT WALL AT 20 ALLARA STREET

1V:1H TEMPORARY BATTER DUE TO BASEMENT OF 20 ALLARA ST BEING AT FSL 552.250 TBC GEOTECHNICAL ENGINEER

POTHOLE #1
POTHOLE #2
POTHOLE #3

BM DH & W
R.L. 560.38
(A.H.D.)

R.L. 562.02 (A.H.D.)

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certis (ACT) Pty Ltd
License No. [redacted]

ACT 1258
Block 4 Section 12 Canberra City

Issue Date: 22/06/2021
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NCC Construction Type: A

Sch 2.2(a)(ii)

REFER TO SMART STRUCTUR FOR SHORING DETAILS, PROJECT NUMBER 210

- S00.11[2] - GENERAL NOTES
- S00.12[2] - GENERAL NOTES
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- S01.11[3] - SHORING PLAN
- S01.21[3] - SHORING ELEVATIONS
- S01.31[3] - SHORING DETAILS
- S01.41[2] - SHORING SECTIONS

BULK EXCAVATION MARKING PLAN

SCALE 1 : 100 @ B1

NOTE: B1 DRAWING SHEET

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5	ISSUED FOR INFORMATION	MM	03.03.2021	GC
4	DRAFT CONCRETE TENDER	MM	19.02.2021	GC
3	REISSUED FOR INFORMATION	MM	08.12.2020	GC
2	REISSUED FOR INFORMATION	MM	07.12.2020	GC
1	ISSUED FOR INFORMATION	MM	04.12.2020	GC

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INDESCO
CANBERRA SYDNEY WOLLONGONG
www.indesco.com.au

CONSULT AUSTRALIA

APPROVED	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

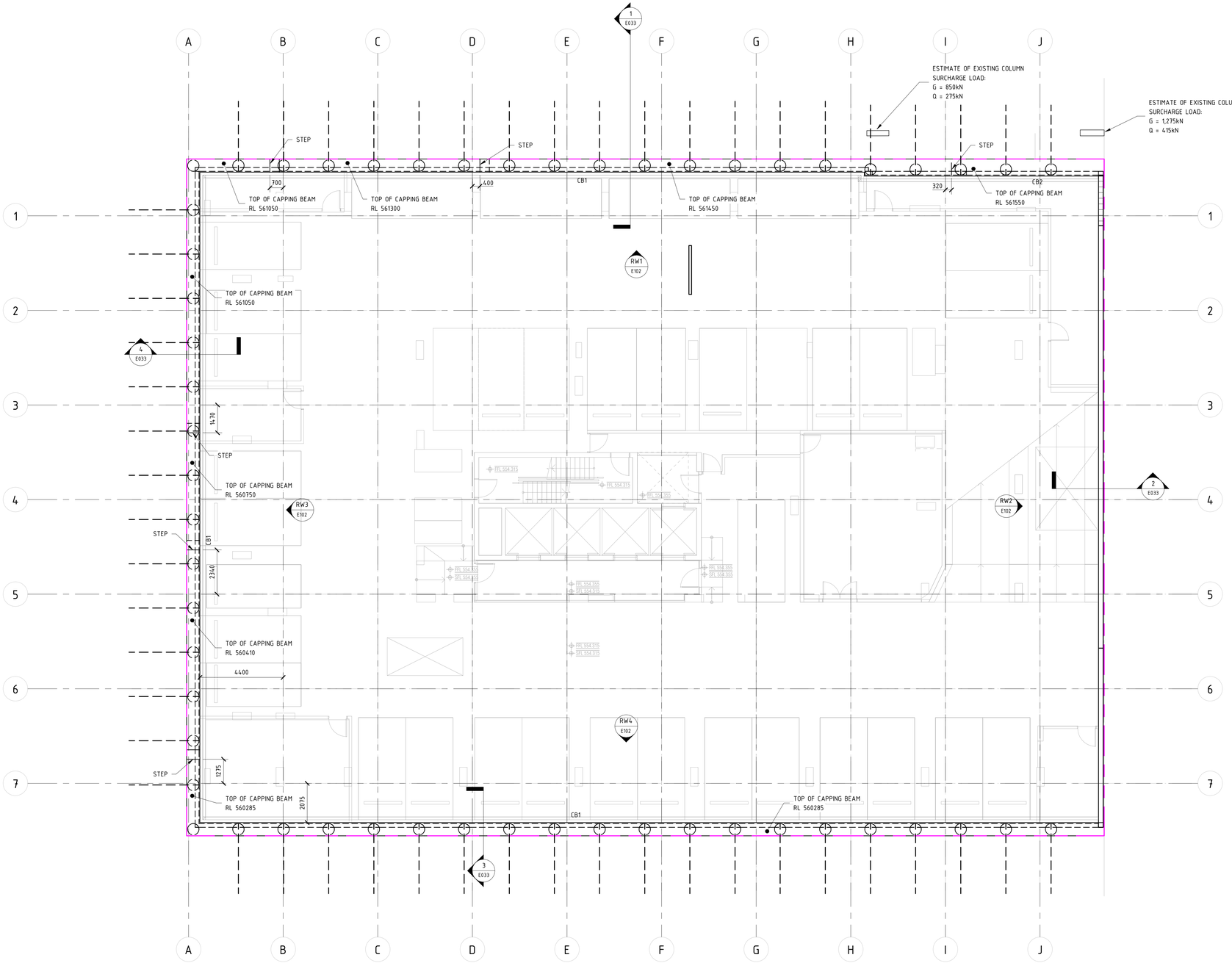
DRAWING TITLE
BULK EXCAVATION MARKING PLAN

NORTH POINT

PROJECT No. 7774

DRAWING No. E100

AMDT B



PIER RETENTION MARKING PLAN

SCALE 1 : 100 @ B1

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
CAPPING BEAM	N40	20	80

ELEMENT	TOP CLEAR COVER	BOTTOM CLEAR COVER	SIDE CLEAR COVER
CAPPING BEAM	50	50	50

LEGEND

- A1 — DENOTES ANCHOR LOCATION TO CONTRACTORS DETAILS
- SJ — DENOTES SHOTCRETE WALL SAWN JOINT - REFER BORED PIER DETAILS
- DENOTES APPROXIMATE LOCATION/S OF BORE HOLES - REFER TO GEOTECHNICAL REPORT FOR EXACT LOCATIONS.
- STEP — DENOTES STEP IN CAPPING BEAM. REFER TO ELEVATIONS FOR EXACT LOCATIONS.
- DENOTES LOCATION OF SITE BOUNDARY
- '*' — DENOTES NO ALLOWANCE FOR SUBFLOOR DRAINAGE TO INTERCEPT GROUNDWATER SEEPAGE AND/OR LOCALISED FLOWS OF SHORT TERM DURATION FOLLOWING STORM EVENTS, HYDRAULIC ENGINEER TO CONFIRM.

CAPPING BEAM SCHEDULE

MARK	SIZE	REINFORCEMENT
CB1	700W x 500D	4N20 T/B + N12-200 TIES
CB2	900W x 500D	5N20 T/B + N12-200 TIES

DESIGN LIVE LOAD SURCHARGE ON RETENTION/SHORING WALL: 30kPa

DESIGN LOADS ON CAPPING BEAM

GRAVITY LOADS (WORKING)

G = 60kN/m
Q = 10kN/m

LATERAL LOADS (ULTIMATE)

SEISMIC = +/- 10kN/m VERTICAL
+/- 20kN/m HORIZONTAL
WIND = +/- 20kN/m VERTICAL
+/- 40kN/m HORIZONTAL

CERTIS
Solution Focused Thinking

BUILDING APPROVAL
Issued under S28 of the Building Act 2004

Certis (ACT) Pty Ltd
License No. Sch 2.2(a)(ii)

ACT 1258
Block 4 Section 12 Canberra City

Issue Date: 22/06/2021
NCC Occupancy Class: 7a
NCC Construction Type: A

REFER TO SMART STRUCTUR FOR SHORING DETAILS, PROJECT NUMBER 210

- 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

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
7	REVISED AS CLOUDED	MM	16.04.2021	GC
6	ISSUED FOR TENDER	MM	13.04.2021	GC
5	ISSUED FOR TENDER	MM	19.03.2021	GC
4	ISSUED FOR TENDER	MM	04.03.2021	GC
3	ISSUED FOR INFORMATION	MM	03.03.2021	GC
2	DRAFT CONCRETE TENDER	MM	19.02.2021	GC
1	ISSUED FOR INFORMATION	MM	10.12.2020	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	MM
CHECKED	MM
DESIGNED BY	MM/DP
DRAWN BY	GC/SS
CAD FILE	
SCALE	1 : 100

PROJECT
MERITON SUITES CANBERRA
40 ALLARA STREET
CANBERRA ACT 2061

ISSUED FOR CONSTRUCTION

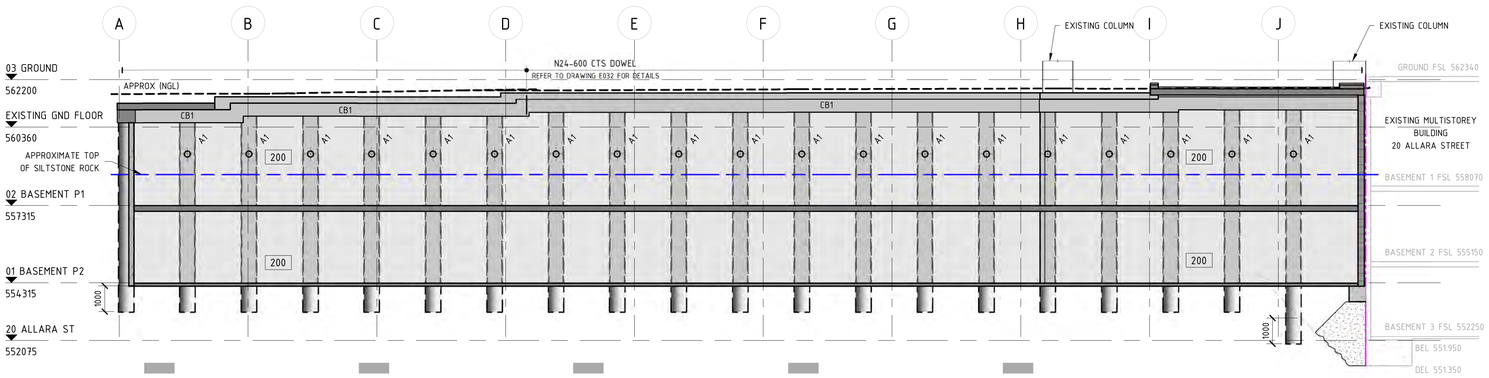
DRAWING TITLE
PIER RETENTION AND CAPPING BEAM MARKING PLAN

NORTH POINT

PROJECT No. 7774

DRAWING No. E101

AMDT B



BORE HOLE SCHEDULE

BORE NUMBER	DEPTH TO BEDROCK (m)	DEPTH TO HIGH STENGTH ROCK (m)	DEPTH TO VERY HIGH STENGTH ROCK (m)
BH1	NE	NE	NE
BH1A	1.0	3.6	5.0
BH2	0.8	1.0	NE (HIGH TO VERY FROM 1.7)
BH3	0.4	3.9	NE (HIGH TO VERY FROM 6.0)
BH4	1.8	2.2	FROM 2.2-6.0m AND 8.0-8.5m

CONCRETE ELEMENT	STRENGTH F'C	NOMINAL AGG. SIZE	SPECIFIED SLUMP
CAPPING BEAM	N40	20	80

ELEMENT	TOP CLEAR COVER	BOTTOM CLEAR COVER	SIDE CLEAR COVER
CAPPING BEAM	50	50	50

ALLOWABLE BEARING PRESSURES

FOUNDING STRATUM	ALLOWABLE END BEARING PRESSURE (kPa)		ALLOWABLE SHAFT ADHESION (kPa)#1
	PADS AND STRIP FOOTINGS	BORED PIERS#2	
MEDIUM STRENGTH ROCK	3000	3000	300
HIGH STRENGTH ROCK	5000	5000	500
VERY HIGH STRENGTH ROCK	7000	7000	700

#1 COMPRESSION LOADING ONLY AND INGORES THE IMPACT OF ANY SURROUNDING PILES. REDUCTION WILL BE REQUIRED SHOULD ADJACENT PILES BE WOTHIN THE ZONE OF INFLUNCE OF EACH OTHER
#2 MINIMUM DEPTH OF 2m BELOW SURROUNDING GROUND

ABOVE TABLES ARE EXTRACTS FROM DOUGLAS PARTNERS GEOTECHNICAL INVESTIGATION REPORT FOR:
PROPOSED MERITON SUITES CANBERRA
BLOCK 4 SECTION 12, CANBERRA CITY

PROJECT 94370.00
DECEMBER 2019

LEGEND

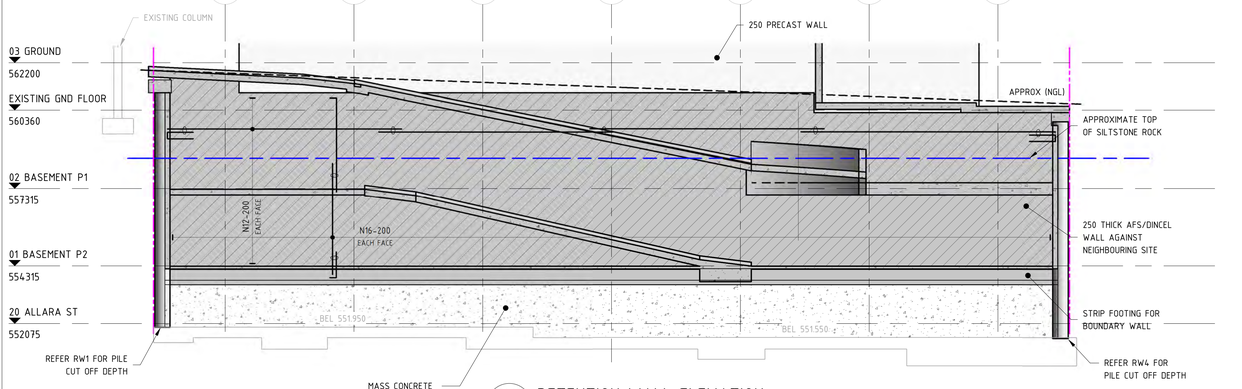
- A1 — DENOTES ANCHOR LOCATION TO CONTRACTORS DETAILS
- SJ — DENOTES SHOTCRETE WALL SAWN JOINT - REFER BORED PIER DETAILS.
- DENOTES APPROXIMATE LOCATION/S OF BORE HOLES - REFER TO GEOTECHNICAL REPORT FOR EXACT LOCATIONS.
- STEP — DENOTES STEP IN CAPPING BEAM. REFER TO ELEVATIONS FOR EXACT LOCATIONS.
- DENOTES LOCATION OF SITE BOUNDARY
- '*' — DENOTES NO ALLOWANCE FOR SUBFLOOR DRAINAGE TO INTERCEPT GROUNDWATER SEEPAGE AND/OR LOCALISED FLOWS OF SHORT TERM DURATION FOLLOWING STORM EVENTS, HYDRAULIC ENGINEER TO CONFIRM.

CAPPING BEAM SCHEDULE

MARK	SIZE	REINFORCEMENT
CB1	700W x 500D	4N20 T/B + N12-200 TIES
CB2	900W x 500D	5N20 T/B + N12-200 TIES

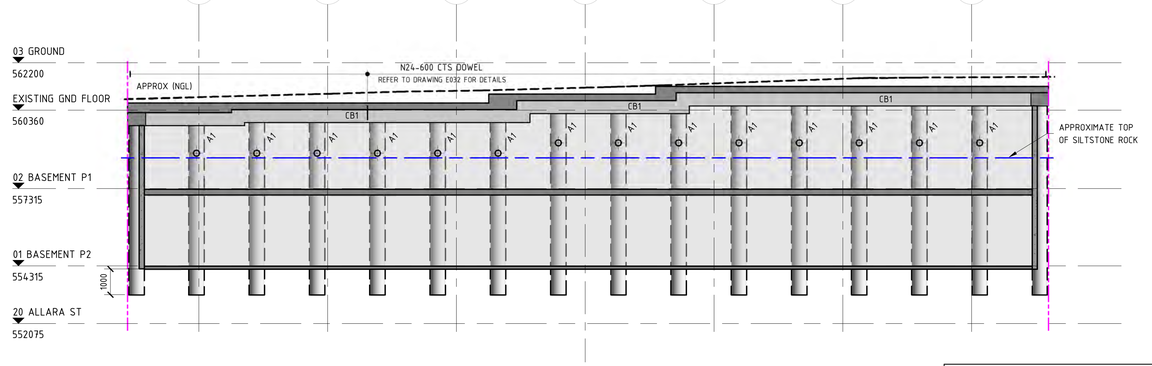
RW1 / E101 RETENTION WALL ELEVATION

SCALE 1 : 100 @ B1



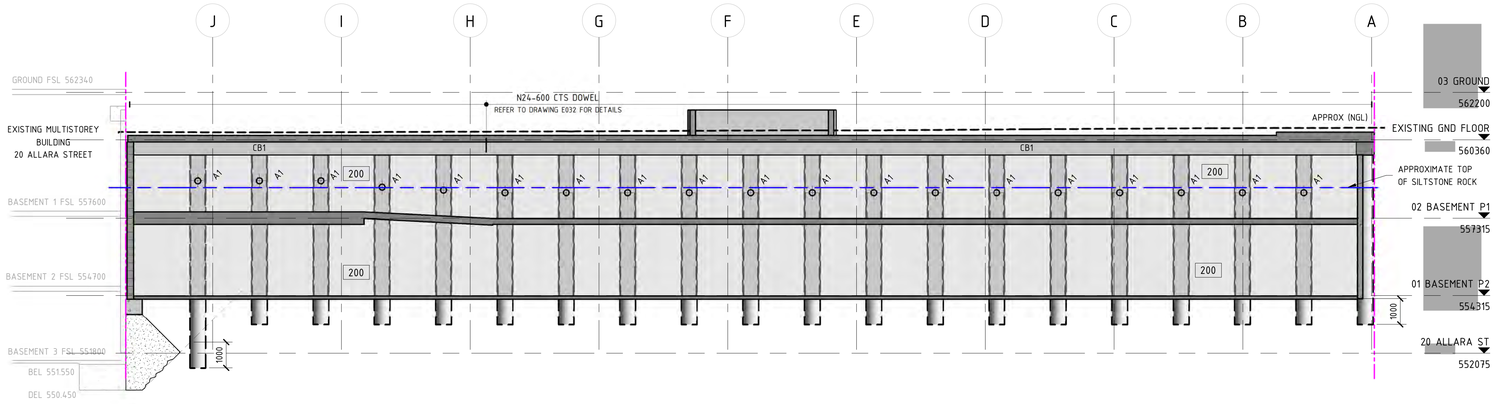
RW2 / E101 RETENTION WALL ELEVATION

SCALE 1 : 100 @ B1



RW3 / E101 RETENTION WALL ELEVATION

SCALE 1 : 100 @ B1



RW4 / E101 RETENTION WALL ELEVATION

SCALE 1 : 100 @ B1

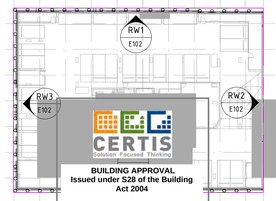
DESIGN LOADS ON CAPPING BEAM

GRAVITY LOADS (WORKING)

G = 60kN/m
Q = 10kN/m

LATERAL LOADS (ULTIMATE)

SEISMIC = +/- 10kN/m VERTICAL
+/- 20kN/m HORIZONTAL
WIND = +/- 20kN/m VERTICAL
+/- 40kN/m HORIZONTAL



PIER [illegible] PLAN

SCALE 1 :

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

DESIGN LIVE LOAD SURCHARGE ON RETENTION/SHORING WALL: 30kPa

LEVELS NOTE: [illegible] ONLY.
[illegible] SIONS TO BE
[illegible] HE ARCHITECT.

Sch 2.2(a)(ii)

NOTE: B1 DRAWING SHEET

REFERENCE DRAWINGS:
REFER TO DRAWING NO. DENOTED ON SECTION TAG FOR DETAILS
PIER RETENTION DETAILS - REFER TO DRAWING E032 FOR DETAILS

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
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Internet: http://www.meriton.com.au

INDESCO
CANBERRA
SYDNEY
WOLLONGONG
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
PIER RETENTION ELEVATIONS - SHEET 1

NORTH POINT

PROJECT No. 7774
DRAWING No. E102
AMDT B